

# PLANNING COMMISSION PACKET

May 31, 2022

**Hello All,**

Enclosed please find your packet for the meeting of June 6, 2022.

For consideration we have:

- 2 resurveys

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:

[www.mtnbrook.org](http://www.mtnbrook.org)

- Calendar (upper right corner)
- Planning Commission (June 6, 2022)
- Meeting Information (for agenda) and Supporting Documents (*to view proposed plans select link associated with the case number*)

If you have any questions about these cases please don't hesitate to give me a call at 802-3816 or send me an email at [hazend@mtnbrook.org](mailto:hazend@mtnbrook.org).

**Looking forward to seeing you on Monday!**

***Dana***

**MEETING AGENDA**  
**CITY OF MOUNTAIN BROOK**  
**PLANNING COMMISSION**  
**JUNE 6, 2022**  
**PRE-MEETING: 5:15 P.M.**  
**REGULAR MEETING: 5:30 P.M.**  
**CITY HALL, 56 CHURCH STREET**  
**MOUNTAIN BROOK, AL 35213**

**MEETING TO BE HELD IN-PERSON, AS WELL AS VIRTUALLY USING ZOOM VIDEO  
CONFERENCING. ZOOM ACCESS INSTRUCTIONS MAY BE FOUND ON CITY WEBPAGE AT:  
MTNBROOK.ORG - CALENDAR (UPPER RIGHT CORNER) - PLANNING COMMISSION  
JUNE 6, 2022)**

1. Call To Order
2. Approval of Agenda
3. Approval of Minutes: May 2, 2022
4. **Case P-22-10:** Jody Quick – Quick Eastis Street Resurvey, being a resurvey of Lot 1 and Lot 2, Block 2, recorded in Map Book 3, Page 47, in the Office of the Judge of Probate, Jefferson County, Alabama, and part of the vacated alley; being situated in the NE ¼ of Section 34, Twp-17S, R-2W, Jefferson County, Alabama. - **4 Eastis Street**
5. **Case P-22-11:** Verne Hanson and Teri Borders – Borders Resurvey of Mountain Brook Estates, being a resurvey of East 50 Feet of Est 191 and West 25 Feet of Est 192 Mountain Brook Estates New Country Club Sector, as recorded in Map Book 17, Page 49, in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the NE ¼ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. - **2637 Montevallo Road**
6. Next Meeting: **Tuesday, July 5, 2022**
7. Adjournment



# Planning Commission Application PART I

## Project Data

Address of Subject Property 4 EASTIS STREET

Zoning Classification RESIDENCE B

Name of Property Owner(s) JODY QUICK

Phone Number 205-527-7099 Email \_\_\_\_\_

Name of Representative Agent (if applicable)  
RAY WEYGAND

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Engineer or Surveyor RAY WEYGAND

Phone Number 205-942-0086 Email RAY@WEYGANDSURVEYOR.COM

Property owner or representative agent must be present at hearing

## Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

# P-22-10 Zoning



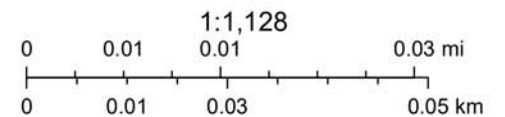
5/31/2022, 1:14:36 PM

..... LotLines

Residence B District

Tax\_Parcels 2021

Residence A District



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web AppBuilder

# P-22-10

## Resurvey in existing Residence B zoning

- ✓ Background: On July 6, 2020 the planning commission approved this same plat; however, it was not recorded within the 60-day and so expired.
- ✓ “Clean-up” resurvey combining two of legacy lots and a portion of a vacated alley. A new single family residence is to be built on two lots.
- ☑ **May be approved as a final plat;** the following correction for the final plat is required by the Subdivision Regulations, and **is suggest as a condition of approval:**

1) Remove note referring to Secondary Front Setback of 17.5 feet.

- ✓ Meets the Zoning Regulations for the Res-B district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.

- **Project Data:**

NAME: Quick Eastis Street Resurvey

CURRENT ZONING: Residence B

OWNER: Jody Quick

LOCATION: 4 Eastis Street

# QUICK EASTIS STREET RESURVEY

BEING A RESURVEY OF LOT 1 AND LOT 2, BLOCK 2 RECORDED IN MAP BOOK 3, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA AND PART OF THE VACATED ALLEY.

BEING SITUATED IN NE ¼ OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
189 Odomar Road, Homewood, AL 35209  
Phone (205) 842-0968 Fax (205) 842-0987



SCALE: 1"=30'

DATE: DECEMBER 2021

- LEGEND**
- SQ. FT. — SQUARE FEET
  - AC. — ACRES
  - +/- — MORE OR LESS
  - Δ — DELTA ANGLE
  - ∠ — DEFLECTION ANGLE
  - T — TANGENT
  - R — RADIUS
  - CH. — CHORD
  - L — LENGTH
  - ESMT — EASEMENT
  - EX. — EXISTING
  - M.B. — MAP BOOK
  - P.G. — PAGE
  - FND. — FOUND
  - ROW. — RIGHT-OF-WAY
  - O. — REBAR SET
  - MIN. — MINIMUM
  - C. — CENTERLINE
  - D.B. — DEED BOOK
  - — NOT TO SCALE

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Jody Quick, the Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as QUICK EASTIS STREET RESURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the map of Middlewine (MB 3, PG 47) and to government survey of Section 34, Township 17 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Ray Weygand, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this 20<sup>th</sup> day of December, 2021.

By Ray Weygand  
Ray L.S. #24973

By Jody Quick  
Jody Quick - Owner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Deanna May, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20<sup>th</sup> day of December, 2021.

By Deanna May  
Notary Public - My commission expires: 06/18/25



STATE OF ALABAMA  
JEFFERSON COUNTY

I, Deanna May, a Notary Public in and for said County and State hereby certify that Jody Quick, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 20<sup>th</sup> day of December, 2021.

By Deanna May  
Notary Public - My commission expires: 06/18/25



APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Chairman, Mountain Brook Planning Commission

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Secretary, Mountain Brook Planning Commission

NOTE:  
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED); NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

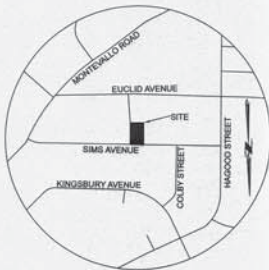
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

VICINITY MAP  
(NOT TO SCALE)



ZONED: RESIDENCE "R"  
REQUIRED SETBACKS  
FRONT PRIMARY — 3'  
SIDE — 12'  
REAR — 3'  
Front (Secondary) Yard Setback on Corner Lots Where Primary Frontage is Opposite a Dedicated Alley — 17.5'

NOTE:  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 8475C413G, DATED SEPTEMBER 25, 2006.

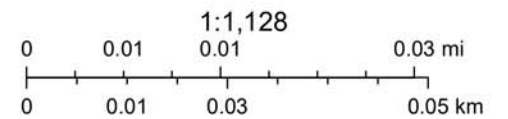


# P-22-10 Aerial



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..... LotLines 2018 Aerial  
■ Red: Band\_1  
■ Green: Band\_2  
■ Blue: Band\_3



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web AppBuilder



**CITY OF MOUNTAIN BROOK**

Department of Planning, Building &  
Sustainability  
56 Church Street  
Mountain Brook, Alabama 35213  
Telephone: 205.802.3810  
[www.mtnbrook.org](http://www.mtnbrook.org)

# P-20-11

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**PLANNING COMMISSION  
MEETING SUMMARY**

Meeting Date: July 6, 2020

Case Number: P-20-11

Address: 4 Eastis Street

Applicant(s): Jody Quick, [jody@onesourceair.com](mailto:jody@onesourceair.com)

Representative: Ray Weygand, Weygand Surveyors – [ray@weygandsurveyor.com](mailto:ray@weygandsurveyor.com)

Request: Quick’s Eastis Street Resurvey, being a resurvey of Lot 1 and Lot 2, Block 2, recorded in Map Book 3, Page 47, in the Office of the Judge of Probate, Jefferson County, Alabama, and part of the vacated alley; being situated in the NE ¼ of Section 34, Twp-17S, R-2W, Jefferson County, Alabama

Action Taken: The Planning Commission approves the resurvey request as submitted.

Dana O. Hazen, MPA, AICP  
Director of Planning, Building and Sustainability





# Planning Commission Application PART I

## Project Data

Address of Subject Property 2637 MONTEVALLO ROAD

Zoning Classification RESIDENCE A

Name of Property Owner(s) VERNE HANSON BORDERS JR & TERI BORDERS

Phone Number 205-266-2825 Email hborders@mjcpa.com

Name of Representative Agent (if applicable)

RAY WEYGAND

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Engineer or Surveyor RAY WEYGAND

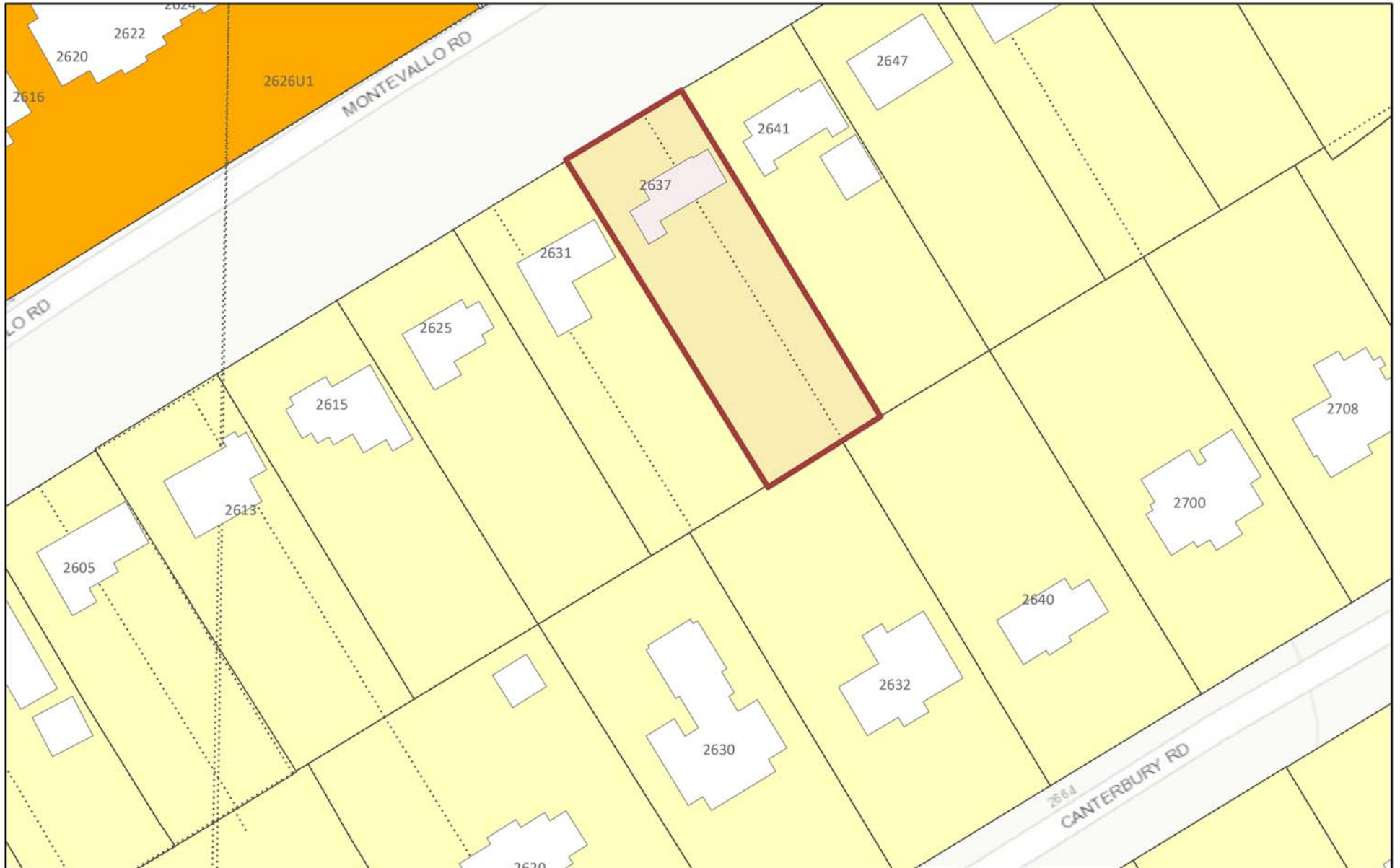
Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Property owner or representative agent must be present at hearing

## Plans

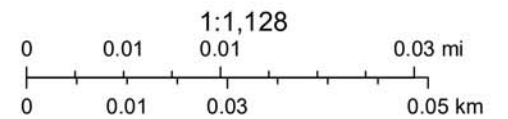
See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.

# P-22-11 Zoning



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- ..... LotLines
- Residence D District
- Tax\_Parcels 2021
- Residence A District



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web AppBuilder

# P-22-11

## Resurvey in Residence A zoning

- ✓ “Clean-up” resurvey combining portions of legacy lots.
- ☑ **May be approved as a final plat;** the following correction for the final plat is required by the Subdivision Regulations, and **is suggested as a condition of approval:**

1) note zoning district (Residence A) on plat;

- ✓ Meets the Zoning Regulations for the Residence A district.
- ✓ **Overall layout is acceptable**, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.
- ✓ No floodplain present.
- ✓ No relevant history or prior cases.

- **Project Data:**

NAME: Borders Resurvey of Mountain Brook Estates

CURRENT ZONING: Residence A

OWNERS: Verne Hanson Borders and Teri Borders

LOCATION: 2637 Montevallo Road

# BORDERS RESURVEY OF MOUNTAIN BROOK ESTATES

BEING A RESURVEY OF EAST 50 FT OF EST 191 & WEST 25 FEET OF EST 192 MOUNTAIN BROOK ESTATES NEW COUNTRY CLUB SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 49 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

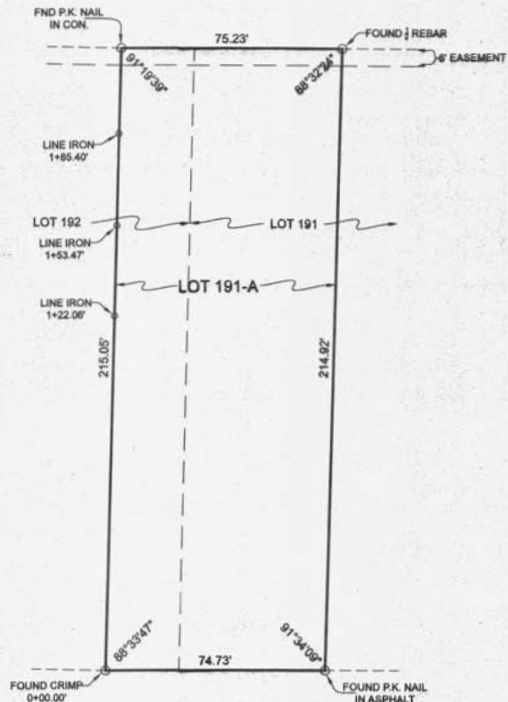
SCALE: 1"=20'

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: JANUARY 2022

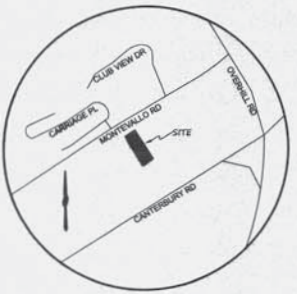


- LEGEND**
- SQ. FT. .... SQUARE FEET
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  - O. .... REBAR SET
  - MIN. .... MINIMUM
  - C. .... CENTERLINE
  - D.B. .... DEED BOOK
  - ⚡ .... NOT TO SCALE



- Minimum yards and building setbacks, ....
- Minimum front yard setback .....40 feet
  - Minimum rear yard setback .....40 feet
  - Minimum side yard setback .....15 feet

### VICINITY MAP



MONTEVALLO ROAD  
(100' R.O.W.)

**NOTE:**  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C05571, DATED SEPTEMBER 24, 2021.

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Verne Borders and Teri Borders, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made of the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as BORDERS RESURVEY OF MOUNTAIN BROOK ESTATES, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and the number, showing the streets, alleys and public grounds, giving the bearing, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the NEW COUNTRY CLUB SECTOR OF MOUNTAIN BROOK ESTATES (MAP BOOK 17, PAGE 49) and to government survey of Section 8, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Roy Weygand, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner agrees that the City of Birmingham may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

In Witness Whereof, we have hereunto set our hands this 8<sup>th</sup> day of February, 2022.  
By [Signature]  
Ray Weygand  
Reg. L.S. #24973  
By [Signature]  
Verne Hanson Borders Jr. - Owner  
By [Signature]  
Teri Borders - Owner



STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature], a Notary Public in and for said County and State hereby certify that [Signature], whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8<sup>th</sup> day of February, 2022.

By [Signature]  
Notary Public - My commission expires 06/08/25



STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature], a Notary Public in and for said County and State hereby certify that Verne Hanson Borders Jr., whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8<sup>th</sup> day of February, 2022.

By [Signature]  
Notary Public - My commission expires 06/08/25



STATE OF ALABAMA  
JEFFERSON COUNTY

I, [Signature], a Notary Public in and for said County and State hereby certify that Teri Borders, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8<sup>th</sup> day of February, 2022.

By [Signature]  
Notary Public - My commission expires 06/08/25



APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Chairman, Mountain Brook Planning Commission

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
Secretary, Mountain Brook Planning Commission

**NOTE:**  
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

APPROVED: [Signature] DATE: 1/7/2022  
Director of Environmental Service

- NOTES:**
- ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.
  - BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
  - BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.
  - THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
  - THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
  - ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.
  - NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.
  - NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.
  - WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.
  - NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

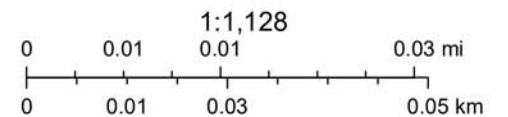


# P-22-11 Aerial



5/31/2022, 2:10:32 PM

..... LotLines 2018 Aerial  
■ Red: Band\_1  
■ Green: Band\_2  
■ Blue: Band\_3



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web AppBuilder