MEETING AGENDA
CITY OF MOUNTAIN BROOK
VILLAGE DESIGN REVIEW COMMITTEE
1/15/2020
PRE-MEETING: (ROOM A106) 7:30 A.M.
REGULAR MEETING: (ROOM A108) 8:00 A.M.
CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

1. Approval of Agenda
2. Approval of Minutes: 12/18/2019, Regular Meeting
3. Case V-20-01: Lane Parke Apartments – 1000 Lane Parke Court, New Item
4. Case V-20-02: ALKMY – 17 Dexter Avenue, New Item
5. Next Meeting: 2/19/2020
6. Adjournment
Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:

Business Name: LANE PARKE APARTMENTS

Address: 700 LANE PARKE COURT
MOUNTAIN BROOK, AL 35213

2. Property Owner:

Name: LPT LANE PARKE, LLC
Email: LLPMANAGER@CARTERHASTON.COM
Phone: (205) 443-4567

3. Applicant:

Name: HNP, LLC
Mailing Address: 1914 28TH AVE S
BIRMINGHAM, AL 35209
Phone: (205) 820-9930
Email: JAMES@HNPINTERPLAN.com
Signature: 

4. Contractor Information:

Company Name: TO BE DETERMINED - CURRENTLY BIDDING
Mailing Address: 
City/State/Zip: 
Phone: 
Bus. License No: 
(email for the City of Mountain Brook)
Print Name: 
Email: 

V-20-01

Office Use Only - Permits

Permit No: 
Date Issued: 
Permitted Amount:

Office Use Only - Design Review

☐ Approved
☐ Approved w/ Conditions
☐ Denied

Clerk: 
Date: 

Category of Construction

☐ Awning
☐ Facade
☐ Window
☐ Ground
☐ Directory
☐ Roof
☐ Projecting
☐ Door
☐ Directional

Sign Information

Job Description: N/A

Existing Sign Information

Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.

Square feet of Signs: 
Square feet of Incidental Signs: 

Property Owner Signature

This installation is being made on commercial property owned by me or a member of my immediate family.

Signature: 

Is this property subject to a master sign plan, which has been approved by the Design Review Committee?

☐ Yes
☐ No

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.
Proposed Woodland Park

This request is for a section of the Woodland Park within the Lane Parke PUD. With the exception of the sod lawn, the proposed plant materials and mix of amenities meet the intent and plant list of the PUD.

The majority of the walk is comprised of crushed stone, the plan makes use of a rain garden, there is an area for walking and informal gathering, and several trees are to be protected and retained. Connectivity to the village is shown to be in compliance with the Walkway Plan approved by VDR in conjunction with the attached landscape plans for Phase 2 Retail.

Also, attached is a letter from Schoel Engineering indicating approval of the proposed stormwater improvements, which are said to appropriately convey and manage water runoff from the site to the creek and surrounding properties.

The proposed area denoted for the installation of sod currently contains a grassy/weed mix, where the apartment owners likely seeded the area to stabilize exposed, loose ground matter that had been churned up during the demolition/construction phase, and has been used in that state ever since. The proposed sod area is actually reduced in size from the current grassy/weed area (see attached photos from extent of the existing grass area).

However, the PUD’s intent for Woodland Park is that it be improved as a “natural” park area, similar to that of Jemison Trail with regard to plant species, creek stabilization, crushed stone paths, and an informal setting… containing areas for wildlife observation, picnics, walks, and informal gathering (see attached pages 88, and 91-92 of the PUD for plans and approved plant species list). There is no mention of a formal lawn or grassy area in the PUD for Woodland Park.

The applicant is apprised that sod is not in-line with the Woodland Park specifications of the PUD, and has been ask to consider an alternative plant material/ground cover. It is the intent of this meeting to give VDR the opportunity to review and make recommendations to the proposed landscape plan for the Woodland Park, with the knowledge that it will be passed to the Board of Landscape Design for further review and recommendations.

- **Project Data:**

  NAME: Lane Parke Apartments (Woodland Park)

  CURRENT ZONING: PUD

  OWNER: LIPT Lane Parke, LLC

  LOCATION: 1000 Lane Parke Court
December 17, 2019

Building Inspections Department  
City of Mountain Brook  
56 Church Street  
Mountain Brook, AL 35213

Attention: Mr. Glen Merchant, Building Official

Reference: No-Rise Certification  
Lane Parke Amenity Space

Dear Mr. Merchant:

My Client, HNP Landscape Architecture (HNP), proposes to renovate the existing amenity space at the Lane Parke Apartments bordering Watkins Brook. The location of the site is shown on the attached site map. The amenity space is located predominantly outside of the floodway of Watkins Brook with a base flood elevation ranging between 671.50 and 673.5 feet MSL.

**Project Overview**

HNP proposes to renovate the existing amenity space to create a patio space, add new planting areas and implement stormwater improvements to better convey and manage site runoff. In general, grading will be minimal and limited to areas outside the floodplain to better facilitate drainage to the existing and proposed inlets. A rain garden is proposed and located at the southern border of the project site to capture and infiltrate stormwater runoff. The rain garden is located within the regulatory floodway but excavated below the existing grade. The surrounding ground will be slightly reshaped to direct runoff to the rain garden. The proposed patio space and main planting area is located in the northwestern quarter of the site outside of the floodway. The patio improvements will include the addition of hardscape, a dry creek stormwater conveyance feature, and a large planting area.

The construction documents package dated 12/12/2019 for the proposed Lane Parke Amenity Space project is enclosed with this letter.

**Effective Flood Insurance Study**

The effective Flood Insurance Study (FIS) for Jefferson County, dated September 3, 2010, covers the project area. The project area is located on FIRM Panel Number 01073C0557H. The FIS and FIRM were revised through a Letter of Map Revision (11-04-6751P) with an effective date of April 9, 2012.
Schoel performed the most recent study of Watkins Brook as part of the Watkins Brook Flood Hazard Mitigation Project. This study was the basis for the effective FEMA FIS and Flood Insurance Rate Maps (FIRM) for Watkins Brook. In addition, Schoel has worked with the developer and design team for the Lane Parke development to provide design guidance to prevent adverse impacts to flows and water surface elevations as a result of the project. The models developed as part of this work were referenced in addition to the effective FIS models for use in this analysis. The HEC-RAS hydraulics model for Watkins Brook was utilized in this analysis to evaluate the effect of the proposed amenity space improvements on the flood elevations and floodway widths. The effective FEMA model included cross sections upstream and downstream of the study property (Stations 6271.06 and 5523.22, respectively). The Lane Parke Development model included several additional cross sections within the amenity area and better represent the existing conditions as well as provides the ability to evaluate changes due to the proposed project (see Exhibit 4). The analysis will be discussed in more detail in the following section.

No Rise Evaluation

The Lane Parke Development study used the effective FIS model as the basis to accurately evaluate the effect of the development. The Lane Parke model was used to provide design guidance and ultimately demonstrate that the proposed Lane Parke Development would meet the City's "no rise" criteria as defined in the flood ordinance. Since this model best represents the existing conditions in the vicinity of the Lane Parke Amenity Space project it formed the basis for comparison in the no-rise analysis of the proposed work.

The grading plan prepared by HNP was used to evaluate the changes in topography due to the proposed amenity space improvement project. This review indicated only minor changes through the project site and no changes that would impact model cross sections. Furthermore, evaluation of the proposed grading located within the floodway indicated no changes that would reflect in the model cross sections. In addition, proposed vegetation was consistent with Manning n-values used in the HEC-RAS model for the overbank area. Because of the minimal changes to the site topography and nothing that would alter cross section geometry or roughness values, a proposed conditions model was not needed for this analysis.

Conclusion

HNP Landscape Architecture proposes to renovate the existing amenity space at the Lane Parke Apartments bordering Watkins Brook. Grading will be minimal for the proposed project and limited to areas outside the floodplain to better facilitate drainage to the existing and proposed inlets. The minimal grading will also allow for preservation of the existing trees within the project area. A rain garden will be constructed within the regulatory floodway but excavated below the existing grade.

The effective FEMA HEC-RAS model and Land Park Development study models were used to evaluate changes due to the proposed project. The model cross section geometry was not affected as a result of the proposed project due to the negligible changes to site grades. Manning's roughness values were appropriate for the proposed vegetation plan and also were not affected. Since no changes were necessary to evaluate the proposed project, model elevations do not change as a result of the proposed amenity space improvements. As long as the work conforms to that shown on the attached drawings
package (dated 12/12/2019), I certify that the described work will cause no rise in the upstream or downstream base flood and floodway elevations and floodway location. I have attached exhibits and other relevant information in support of this no-rise analysis to this letter.

If you have any questions, please do not hesitate to call me at (205) 323-6166.

Very truly yours,

SCHOEL ENGINEERING COMPANY, INC.

[Signature]

William R. Thomas, P.E., CFM
AL Reg. No. 27489

Enclosure
Open space within Lane Park shall include the Village Green, the Woodland Park, residential green space and numerous pocket parks and spaces of passage.

It is the goal to manage stormwater leaving the site and improve water quality. Maximizing water percolation into the ground is key to the management of the amount of runoff in a development. Lane Park will strive to use a number of techniques like bioretention or raingardens, pervious paving in strategic locations and infiltration swales to assist in the percolation of water into the ground. All these methods filter the water and improve water quality.

All parks and public spaces are connected by a walkway system providing linkage to streetscapes and beyond to the Village and adjacent neighborhoods. These walkways will complement the existing network indentified in the Mountain Brook Pedestrian Master Plan and beyond providing linkage to the proposed greenways and trails of the Our One Mile Greenway Master Plan for Jefferson County.

Identifying Features

1. Village Green
2. Woodland Park
3. Residential green space
4. Active connectivity with the Mountain Brook
5. Innovative storm water management
6. Tree lined streets
W O O D L A N D  P A R K

The Woodland Park will be located as shown on the Illustrative Master Plan and shall be completed by the completion of construction of the Residential Phase.

Plantings within the natural area will include riparian plants for creek stabilization and indigenous trees planted beyond the creek (similar to the eastern slope to bring that canopy type throughout the Woodland Park and reminiscent to the canopy at the Botanical Gardens to the west of Lane Park Road). Native plant massing will be used throughout and with areas of native shrubs, groundcover and wildflowers.

Walking paths, similar to the Jemison Trail, will connect the Village with the natural areas and designated areas for wildlife observation, picnics and informal gathering and walks. These paths via the walkway system will connect with the existing Mountain Brook trail system. The exposed creek will be reminiscent to a rock lined mountain stream with natural plantings.

Plants will be watered initially for stabilization only. Long term irrigation will not be used. Bioretention will be used to handle storm water overflow and filter toxins present before entering Watkins Branch.

I D E N T I F Y I N G  F E A T U R E S

1. Native tree canopy
2. Trails
3. Connectivity with Mountain Brook Trail System
4. Native plants and wildflowers
5. Wildlife Observation
6. Complements Adjacent Existing Tree Canopies
7. Occasional seating
### Shade Trees

<table>
<thead>
<tr>
<th>Latin Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fagus grandifolia</td>
<td>American Beech</td>
</tr>
<tr>
<td>Fraxinus pennsylvanica</td>
<td>P团员 a</td>
</tr>
<tr>
<td>Fraxinus pennsylvanica 'Purpurea'</td>
<td>Purple Ash</td>
</tr>
<tr>
<td>Liriodendron tulipifera</td>
<td>Tulip Poplar</td>
</tr>
<tr>
<td>Magnolia grandiflora</td>
<td>Southern Magnolia</td>
</tr>
<tr>
<td>Magnolia macrophylla</td>
<td>Big Leaf Magnolia</td>
</tr>
<tr>
<td>Myrica rubra</td>
<td>Black Gum</td>
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<tr>
<td>Pinus sylvestris</td>
<td>Scots Pine</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak</td>
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<tr>
<td>Quercus falcata</td>
<td>Narrow Oak</td>
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<td>Quercus nigra</td>
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<td>Hazel</td>
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<tr>
<td>Cornus sericeus</td>
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</tr>
<tr>
<td>Larix decidua</td>
<td>Spruce</td>
</tr>
<tr>
<td>Larix principis</td>
<td>Spruce</td>
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<td>Liriodendron tulipifera</td>
<td>Tulip Poplar</td>
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<tr>
<td>Ulmus parvifolia</td>
<td>Lacebark Elm</td>
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<tr>
<td>Ulmus parvifolia 'Pamela'</td>
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<tr>
<td>Ulmus parvifolia 'Decale'</td>
<td>Decale</td>
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### Small Accent Trees

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<tr>
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<tbody>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
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<tr>
<td>Betula nigra</td>
<td>River Birch</td>
</tr>
<tr>
<td>Cercis canadensis</td>
<td>Redbud</td>
</tr>
<tr>
<td>Cornus florida</td>
<td>Dogwood</td>
</tr>
<tr>
<td>Crape myrtle</td>
<td>Myrtle</td>
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<tr>
<td>Eriobotrya japonica</td>
<td>Loquat</td>
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<tr>
<td>Fothergilla gardenia 'Mt. Airy'</td>
<td>Fothergilla</td>
</tr>
<tr>
<td>Fagus grandifolia</td>
<td>American Beech</td>
</tr>
<tr>
<td>Euonymus americana</td>
<td>Hearts A Bustin</td>
</tr>
<tr>
<td>Deciduous Holly</td>
<td>Deciduous Holly</td>
</tr>
<tr>
<td>Ilex vomitoria</td>
<td>Yaupon</td>
</tr>
<tr>
<td>Ilex x meserve 'Blue Princess'</td>
<td>Blue Princess</td>
</tr>
<tr>
<td>Ilex 'Nelle Stevens'</td>
<td>Nellie Stevens</td>
</tr>
<tr>
<td>Ilex vomitoria</td>
<td>Yaupon</td>
</tr>
<tr>
<td>Viburnum opulus</td>
<td>Watergale</td>
</tr>
<tr>
<td>Viburnum plicatum</td>
<td>Watergale</td>
</tr>
<tr>
<td>Viburnum prunifolium</td>
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<tr>
<td>Viburnum plicatum</td>
<td>Watergale</td>
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### Native Plants for Natural Areas

<table>
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<tr>
<th>Latin Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actinidia kolomikta</td>
<td>Hardy Actinidia</td>
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<tr>
<td>Aleuria sarcoides</td>
<td>Pow Pow</td>
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<td>Asclepias tuberosa</td>
<td>Butterfly Weed</td>
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<td>Betula nigra</td>
<td>River Birch</td>
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<td>Callicarpa americana</td>
<td>American Beautybark</td>
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<td>Callicarpa americana 'Red Sunset'</td>
<td>Red Sunset</td>
</tr>
<tr>
<td>Carpinus carolinus</td>
<td>American Hornbeam</td>
</tr>
<tr>
<td>Cercis canadensis</td>
<td>Redbud</td>
</tr>
<tr>
<td>Chionanthus virginicus</td>
<td>Fringe Tree</td>
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<tr>
<td>Citharex acuminata</td>
<td>Summertime</td>
</tr>
<tr>
<td>Corokia ciliata</td>
<td>Corokia</td>
</tr>
<tr>
<td>Cornus florida</td>
<td>Flowering Dogwood</td>
</tr>
<tr>
<td>Cornus sericeus</td>
<td>Dogwood</td>
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<tr>
<td>Dicenca biolley</td>
<td>Queen Anne's Lace</td>
</tr>
<tr>
<td>Euonymus americana</td>
<td>Heart A Bustin</td>
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<tr>
<td>Eucalyptus grandis</td>
<td>American Beech</td>
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<tr>
<td>Fothergilla gardenia 'Mt. Airy'</td>
<td>Fothergilla</td>
</tr>
<tr>
<td>Haloca integra</td>
<td>Silver Bell</td>
</tr>
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<td>Hibiscus albicans</td>
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<td>Hydrangea quercifolia</td>
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<tr>
<td>Illex decidua</td>
<td>Deciduous Holly</td>
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<tr>
<td>Ilex opaca</td>
<td>Dogwood</td>
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<tr>
<td>Magnolia macrophylla</td>
<td>Bigleaf Magnolia</td>
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<tr>
<td>Magnolia virginiana</td>
<td>Sweet Bay Magnolia</td>
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<tr>
<td>Prunus avium</td>
<td>Black Mulberry</td>
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<tr>
<td>Radbecchia</td>
<td>Black Ice Sun</td>
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<tr>
<td>Schizachyrium scoparium</td>
<td>Little Bluestem</td>
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<tr>
<td>Violet odorata</td>
<td>Sweet Violet</td>
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### Shrubs and Ground Cover

<table>
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<tr>
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<th>Common Name</th>
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</thead>
<tbody>
<tr>
<td>Acer griseum</td>
<td>Shafer's Maple</td>
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<tr>
<td>Betula nigra 'FAC2'</td>
<td>River Birch</td>
</tr>
<tr>
<td>Cornus alba 'FAC2'</td>
<td>Willow</td>
</tr>
<tr>
<td>Cornus rubrum 'FAC2'</td>
<td>Shrub Dogwood</td>
</tr>
<tr>
<td>Cornus sericeus 'FAC2'</td>
<td>Dogwood</td>
</tr>
<tr>
<td>Ceratostigma willdenii 'Red Edge'</td>
<td>Red Edge</td>
</tr>
<tr>
<td>Euonymus americana 'FAC2'</td>
<td>Hearts A Bustin</td>
</tr>
<tr>
<td>Euonymus alata</td>
<td>Winged Euonymus</td>
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<tr>
<td>Euonymus fortunei</td>
<td>Japanese Winterberry</td>
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<tr>
<td>Ilex vomitoria</td>
<td>Yaupon</td>
</tr>
<tr>
<td>Ilex x meserve 'Blue Princess'</td>
<td>Blue Princess</td>
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<tr>
<td>Ilex 'Nelle Stevens'</td>
<td>Nellie Stevens</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Pamela'</td>
<td>Pamela</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Drake'</td>
<td>Drake</td>
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</table>

### Vines

<table>
<thead>
<tr>
<th>Latin Name</th>
<th>Common Name</th>
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<tbody>
<tr>
<td>Ficus pumila</td>
<td>Ficus</td>
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<tr>
<td>Grumichama asaefolia</td>
<td>Grumichama</td>
</tr>
<tr>
<td>Parthenocissus tricuspidata</td>
<td>Boston Ivy</td>
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<tr>
<td>Smilax lancelata</td>
<td>Smilax</td>
</tr>
<tr>
<td>Ulex europaeus</td>
<td>Ulex</td>
</tr>
<tr>
<td>Acer rubrum 'FAC3'</td>
<td>Red Maple</td>
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<tr>
<td>Betula nigra 'FAC3'</td>
<td>River Birch</td>
</tr>
<tr>
<td>Cornus sericeus 'FAC3'</td>
<td>Dogwood</td>
</tr>
<tr>
<td>Cornus opulus 'FAC3'</td>
<td>Dogwood</td>
</tr>
<tr>
<td>Magnolia virginiana 'FAC3'</td>
<td>Sweet Bay Magnolia</td>
</tr>
<tr>
<td>Nyssa aquatica 'OBL'</td>
<td>Water Tupelo</td>
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<tr>
<td>Quercus alba 'FAC3'</td>
<td>Willow Oak</td>
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<tr>
<td>Quercus phellodendron 'FAC3'</td>
<td>Willow Oak</td>
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<tr>
<td>Quercus rubrum 'FAC3'</td>
<td>Red Maple</td>
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<tr>
<td>Quercus sericeus 'FAC3'</td>
<td>Dogwood</td>
</tr>
<tr>
<td>Salix nigra 'OBL'</td>
<td>Black Willow</td>
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<tr>
<td>Taxodium distichum 'OBL'</td>
<td>Bald Cypress</td>
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### Riparian Plants for Creek Stabilization

<table>
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<tr>
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<tbody>
<tr>
<td>Amorpha fruticosa</td>
<td>Fatsia</td>
</tr>
<tr>
<td>Andropogon gerardii</td>
<td>Big Blue Stem</td>
</tr>
<tr>
<td>Asclepias incarnata</td>
<td>Milkweed</td>
</tr>
<tr>
<td>Aster sp.</td>
<td>Aster</td>
</tr>
<tr>
<td>Echinochloa pyramidalis</td>
<td>Indian Grass</td>
</tr>
<tr>
<td>Eutrophiura pyramidalis</td>
<td>Indian Grass</td>
</tr>
<tr>
<td>Helianthus annuus 'FAC2'</td>
<td>Sunflower</td>
</tr>
<tr>
<td>Helianthus tuberosus 'FAC2'</td>
<td>Sunflower</td>
</tr>
<tr>
<td>Hydrangea quercifolia</td>
<td>Oakleaf Hydrangea</td>
</tr>
<tr>
<td>Illex decidua</td>
<td>Dogwood</td>
</tr>
<tr>
<td>Ilex opaca</td>
<td>Dogwood</td>
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<tr>
<td>Ilex x meserve 'Blue Princess'</td>
<td>Blue Princess</td>
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<tr>
<td>Ilex 'Nelle Stevens'</td>
<td>Nellie Stevens</td>
</tr>
<tr>
<td>Ilex vomitoria</td>
<td>Yaupon</td>
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<tr>
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<tr>
<td>Ilex 'Nelle Stevens'</td>
<td>Nellie Stevens</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Pamela'</td>
<td>Pamela</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Drake'</td>
<td>Drake</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Pamela'</td>
<td>Pamela</td>
</tr>
<tr>
<td>Ulmus parvifolia 'Drake'</td>
<td>Drake</td>
</tr>
</tbody>
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### Landscaping, Parks and Open Spaces Plan

#### Plan List

- **Shade Trees**
- **Small Accent Trees**
- **Native Plants for Natural Areas**
- **Vines**
- **Shrubs and Ground Cover**
- **Riparian Plants for Creek Stabilization**

#### Green Space

- **Trees**
- **Ferns**
- **Grasses/Herbs**

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**Note:** The text includes a list of plants with their Latin and common names, organized by categories such as shade trees, small accent trees, native plants, vines, shrubs, and riparian plants. The document appears to be part of a landscaping or horticultural plan, aimed at creating diverse and visually appealing spaces.
1. Obtain all construction, licenses, etc. required for execution of work. Determine the presence and location of all utilities prior to commencing any construction.

2. Locate utilities prior to all excavations, including tree pits.

3. Layout work and verify all dimensions prior to actual construction. Notify landscape architect of any discrepancies before continuing work. Contractor responsible for staking site layout, grades, and limit of work. Dimensions are given from back of curb, face of structure, or the identified centerlines.

4. Clean-up, remove and properly dispose of all debris, waste and excess construction materials following completion.

5. Any variation from drawings or substitutions in materials and excess construction materials should be performed with the approval of the landscape architect only.

6. Check dimensions given are for field verification of layout. Dress all existing gravel walks with 2" of #8910 stone.

7. Note: topcoat all new gravel walks with 4" of #8910 stone and topdress all existing gravel walks with 2" of #8910 stone.

8. Crashed stone walk to remain.

9. Crushed stone walk side to side.

10. Rain garden enlargement.

11. Cross water system will follow existing.

12. Cross water system will follow existing.

13. Cross water system will follow existing.

14. Cross water system will follow existing.

15. Cross water system will follow existing.
1. Certification of Design \& Construction - Contractor shall follow all applicable regulations, guidelines, and specifications for erosion control. Certification of design and construction shall be provided by a licensed professional engineer or registered architect.

2. Erosion Control Plan - Plans are provided for site in support of the design for erosion control. Erosion control measures shall be designed to prevent erosion and sedimentation during construction. All materials used shall be appropriate for the expected duration of the project.

3. Contractor's Responsibilities: Contractor shall be responsible for providing erosion control measures appropriate for the duration of the project.

4. Quick Guard Anchors: 1' of fabric and grassing to begin 3 days after completion of bottom of fabric. Once clamped, the fabric and grassing are required to be checked daily. If any leaks or spills are noticed, contaminated soil shall be collected in a leak-proof vessel and disposed of per Alabama Hazardous Waste Management Act, O.C.A. 30-6-4. All spills and remediation shall be documented.

5. Erosion Control Fabric: Contractor shall be responsible for providing Erosion Control Fabric. The fabric shall be provided in rolls of 4' wide Amoco "1380 SiltStop" and shall be used as necessary to protect the site and adjacent property throughout the duration of construction.

6. Quick Guard Anchors: 1' of fabric and grassing to begin 3 days after completion of bottom of fabric. Once clamped, the fabric and grassing are required to be checked daily. If any leaks or spills are noticed, contaminated soil shall be collected in a leak-proof vessel and disposed of per Alabama Hazardous Waste Management Act, O.C.A. 30-6-4. All spills and remediation shall be documented.

7. Drainage Notes: Contractor shall maintain "best management practices" and adhere to recommendations as outlined in U.S. Department of Transportation Report No. FHWA-FLP-94-005 "Best Management Practices for Erosion and Sediment Control".

8. Tree Protection: Contractor shall provide tree protection in accordance with the tree protection plan. Tree protection shall be provided in accordance with the tree protection plan. Tree protection shall be maintained until clean-up at end of construction. Tree protection should remain in place until all construction materials are removed from the site.

9. Die-back: All die-back within the tree protection zones shall be recorded and reported to the project engineer.

10. Inlet Protection: Wattle shall be provided in accordance with the inlet protection plan. Inlet protection shall be provided in accordance with the inlet protection plan. Inlet protection shall be maintained until clean-up at end of construction.

11. General Notes: Contractor shall provide each phase of work as required by the design. All work shall be performed in accordance with safety guidelines and applicable ordinances as required.

12. Sanitary Units: Minimum of one sanitary unit to be provided for every ten (10) workers on the site. Sanitary units shall be provided in accordance with U.S. Department of Transportation Report No. FHWA-FLP-94-005 "Best Management Practices for Erosion and Sediment Control".
DESIGN REVIEW/ SIGN APPLICATION
City of Mountain Brook
Building, Planning, & Sustainability
56 Church St, Mountain Brook, AL 35213
(205) 802-3830 • Fax (205) 879-6913

Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:

Business Name: Lane Parke

Address: Park Lane and Culver Road

2. Property Owner:

Name: John Evans

Email: john@evsoninc.com

Phone: 205-960-4428

3. Applicant:

Name: Jeff Slaton

Mailing Address: Goodwyn, Mills & Cawood, 2701 1st Avenue S.

City/State/Zip: Birmingham AL 35233

Phone: 205-949-3922

Email: jeff.slaton@gmcnetwork.com

Signature: [Signature]

4. Contractor Information:

Company Name: HOAR

Mailing Address: 1101 11th Ave S

City/State/Zip: Birmingham, AL 35205

Phone: 205-868-3975

Bus. License No: 18009420
(for the City of Mountain Brook)
Print Name: Shane Wilson

Email: SWilson@HOAR.com

Office Use Only - Permits

Permit No:
Date Issued:
Permitted Amount:

Office Use Only - Design Review

- Approved
- Approved w/ Conditions
- Denied

Clerk:

Date:

Category of Construction

- Awning
- Facade
- Window
- Ground
- Directory
- Roof
- Projecting
- Door
- Directional

Sign Information

Job Description: Phase 2 of Lane Parke: new retail construction to replace existing Mountain Brook Shopping Center, to comply with approved Lane Parke PUD.

Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: $

Number of Proposed Sign(s):

Existing Sign Information

Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.

Square feet of Signs: N/A

Square feet of Incidental Signs:

Property Owner Signature

This installation is being made on commercial property owned by me or a member of my immediate family.

Signature: [Signature]

Is this property subject to a master sign plan, which has been approved by the Design Review Committee?

- Yes
- No

Applications may be obtained online at www.mtnbrook.org. Look under Departments > Planning > Helpful Links. Please fill out all information below.
Board of Landscape Design comments regarding Lane Parke, Phase II, Landscape Plan  
February 20, 2018

1. The Board is assigning a tree to each village. The American Elm tree is assigned to Crestline Village; Mountain Brook Village’s tree is the Oak. Replace the American Elms in Lane Parke with Oak trees, if there is space, or Green Ash. Yes, oaks have been used when there is adjacent space.

2. Consider replacing Chinese Pistache with Red Maple. Ms. Ross commented that the Red Maple is not long-lived in the urban setting. She will research an option. We do not regularly use Red Maples in the urban setting. We have replaced the Chinese Pistache with American Elm due to limited space.

3. Use large trees, rather than medium height trees, for canopy. Many large Oak trees are planted throughout the design to create a canopy.

4. Issue of Black Gum trees in the parking lot area; messy. Black Gum is a valued native tree highly tolerant of urban conditions and has great seasonal color. It would be prudent to keep this beautifully structured tree.

Village Design Review Committee comments  
February 21, 2018

Regions landscaping – stand alone.

Screening nature – Sweet Bay – service area – maybe add another in that area. Additional Foster Holly has been added.

Tree canopy to be decided before continuing with under canopy.

Two Yaupon Trees, by the American Elms on Revel Street, do not seem to be doing well in the location. Consider replacing. Yaupon by Midici is drooping.
LANE PARKE PHASE II

SCALE: 1" = 50'-0"

GREENSPACE TRAILS

TRAILS OVER FLUME

BRIDGE OVER FLUME

ADJUST GRADES FOR WALK BACK OF CURB.

ACCESS TO NEIGHBORHOOD

NO WALKWAY DUE TO GRADES (CREEK).

FLOOD PLAIN

CREEK

CULVERTS

PROPOSED WALKWAY

FLOOD PLAIN

CROSSWALK ACCESS

ACCESS TO VILLAGE

ACCESS TO NEIGHBORHOOD

EASTERN WALKWAY ROUTE

LANE PARKE PHASE II

V-18-13 (Phase 2)
Walkway Route

SCALE: 1" = 50'-0"

GMC
City of Mountain Brook  
Building, Planning, & Sustainability  
56 Church St, Mountain Brook, AL 35213  
(205) 802-3830  •  Fax (205) 879-6913

Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:
   Business Name: ALK MY
   Address: 17 DEXTER AVE

2. Property Owner:
   Name: ASHLEY SPOTSWOOD
   Email: AUSPOTSWOOD@MAC.COM
   Phone: 205 492-5017

3. Applicant:
   Name: ASHLEY SPOTSWOOD
   Mailing Address: 17 DEXTER AVE
   City/State/Zip: BIRMINGHAM, AL 35213
   Phone: 205 492-5017
   Email: AUSPOTSWOOD@MAC.COM

4. Contractor Information:
   Company Name: MEETING STREET GRAPHICS
   Mailing Address: 54 32ND STREET SOUTH
   City/State/Zip: BIRMINGHAM, AL 35233
   Phone: 205 458-0597
   Bus. License No. (for the City of Mountain Brook)  
   Print Name: MARK HAAS
   Email: MARK@MEETING-STREET-GRAPHICS.COM

Office Use Only - Permits

Permit No:
Date Issued:
Permitted Amount:
   [ ] Approved
   [ ] Approved w/ Conditions
   [ ] Denied

Clerk:
Date:

Category of Construction
   [ ] Awning
   [ ] Facade
   [ ] Window
   [ ] Ground
   [ ] Directory
   [ ] Roof
   [ ] Projecting
   [ ] Door
   [ ] Directional

Sign Information
Job Description:
NEW SIGN ERECTED BETWEEN TWO EXISTING POST. ORIGINAL SIGN APPROVED BY CODE IN APRIL. NEW SIGN WILL BE CONSTRUCTED OF METAL INSTEAD OF WOOD WITH BACKGROUND COLOR CHANGING FROM BLUE TO WHITE. NEW LETTERING ADDED.

Permit fees are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.
Valuation: $22,115.00

Number of Proposed Sign(s): 1

Existing Sign Information
Please calculate the total square footage of all existing signs on site. Refer to your ordinance for classification.
Square feet of Signs: 12
Square feet of Incidental Signs:

Property Owner Signature
This installation is being made on commercial property owned by me or a member of my immediate family.
Signature: [Signature]

Is this property subject to a master sign plan, which has been approved by the Design Review Committee?
   [ ] Yes
   [ ] No

Applications may be obtained online at www.mountainbrook.org/permit.
V-20-02

Proposed new freestanding sign

The proposed signage totaling approximately 4.5 SF meets the requirements for the aggregate allowed per the sign ordinance. The new sign would replace a sign that was approved by VDR (V-19-08) in April 2019. The new sign will be metal instead of wood with the background color changing from blue to white as well as a change in the font. The new sign will have aluminum brass finished letters instead of painted wood.

- **Project Data:**

  NAME: Alkmy

  CURRENT ZONING: Local Business District

  OWNER: Ashley Spotswood

  LOCATION: 17 Dexter Ave
V-19-08 Previously Approved

Raised Alkmy lettering in bronze

Wood sign to be painted BM 2057-20 "Galapagos Turquoise"

Existing post to be painted BM 2132-10 "Black"

1. Sign Elevation
   Scale: 1/2" = 1'-0"

ALKMY
V-19-08 Previously Approved

RAISED ALKMY
LETTERING IN BRONZE

WOOD SIGN TO BE PAINTED
BM 265T-20
"GALAPAGOS TURQUOISE"

EXISTING POST TO BE PAINTED BM 2132-10
"BLACK"

1. SIGN ELEVATION
SCALE: 1/2" = 1'-0"

2" thick PVC sign panel with 1/2" thick dimensional logo
painted dark bronze metallic (double-sided)
ACM Sign Proof: Double Sided
3 Dimensional Logo