

PRELIMINARY PLAT FOR  
**CHEROKEE BEND**  
SOUTH SECTOR FIFTH ADDITION  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
LOCATED IN THE SE 1/4 OF SECTION 36,  
TOWNSHIP 17 SOUTH, RANGE 2W,  
JEFFERSON COUNTY,  
CITY OF MOUNTAIN BROOK, ALABAMA

**ENGINEER:**  
JEREMY TAYLOR P.E.  
GONZALEZ - STRENGTH & ASSOC., INC.  
2176 PARKWAY LAKE DRIVE  
HOOVER, ALABAMA 35244  
205.942-2486

**OWNER:**  
JR ADAMS  
BENT TREE, LLC  
3501 LORNA ROAD  
HOOVER, AL 35216

**NOTE:** ALL EASEMENTS SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED, EXCEPT BY THE PUBLIC WORKS DEPARTMENT, WITHIN THE LIMITS OF A DEDICATED EASEMENT.

Contractor and/or developer are responsible for providing building sites free of drainage problems.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the City of Mountain Brook Planning Commission.

According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel 01073C 0586 G, dated September 29, number 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

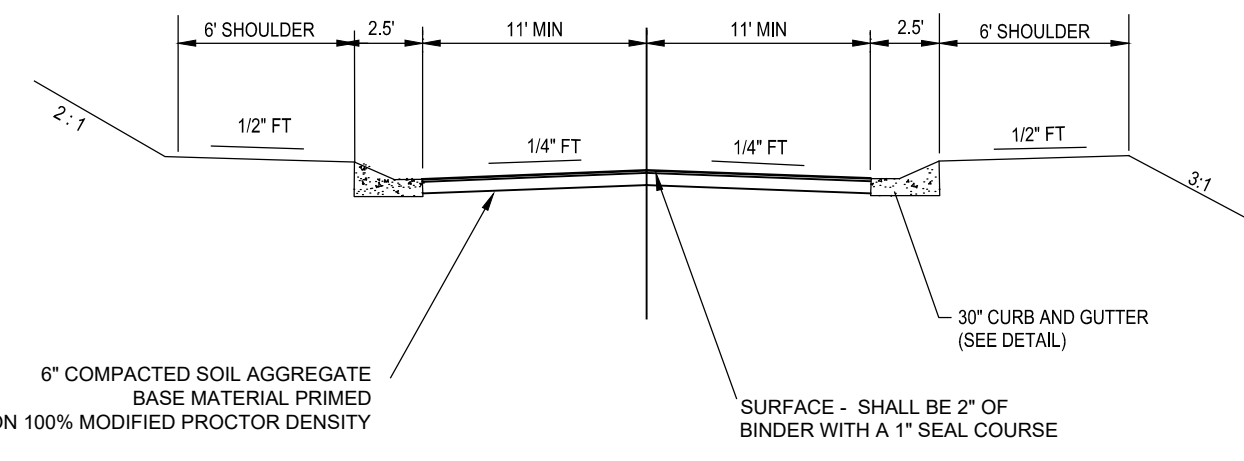
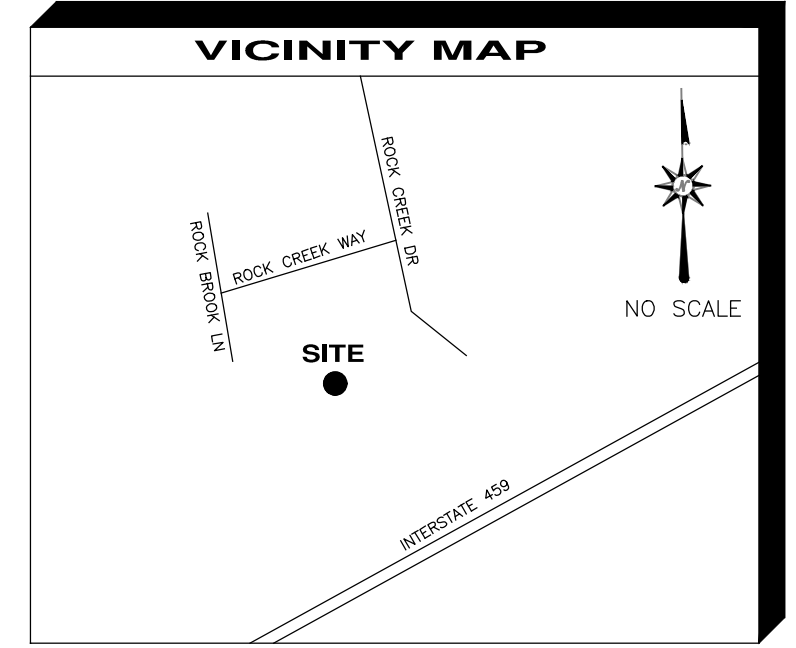
All construction shall be in accordance with City of Mountain Brook specifications.

All utilities in the roadway shall be backfilled with stone. Contractor and/or developer shall be responsible for installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadway and waterways.

The contractor shall notify the City Engineer's office 48 hours in advance before starting any work within the right-of-way of existing roads or on roads to be dedicated to the county through the subdivision process.

**EXISTING ZONING: ESTATE DISTRICT**  
Minimum front yard setback: 100 feet  
Minimum rear yard setback: 100 feet  
Minimum side yard setback: 40 feet

**PROPOSED ZONING: RESIDENCE A DISTRICT**  
Minimum front yard setback: 40 feet  
Minimum rear yard setback: 40 feet  
Minimum side yard setback: 15 feet



TYPICAL ROADWAY SECTION

NO.	REVISIONS	DESCRIPTION	DATE

PRELIMINARY PLAT	SCALE	DATE
<b>CHEROKEE BEND</b> SOUTH SECTOR FIFTH ADDITION MOUNTAIN BROOK, AL <b>BENT TREE, LLC</b> BIRMINGHAM, ALABAMA	SEE PLAN	3/26/19
DWN BY JLT	CKD BY JLT	

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
2176 PARKWAY LAKE DRIVE  
HOOVER, ALABAMA 35244  
PHONE: (205) 942-2486  
FAX: (205) 942-3030  
www.Gonzalez-Strength.com

© Copyright 2019

DWG. NO. <b>P1</b>
PROJECT <b>16BET01</b>