



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

May 09, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA24-000004 - A request by Southeastern Surveyors Inc., Applicant, Say Properties Scott Young, Owner, for a resurvey of Lots 1-4 Block 7-A Leeds, located at 1621 9th St, Leeds, AL 35094, TPID: 2500211008007000, Zoned I-1 Light Industrial, Jefferson County.
2. SA24-000005 - A request by Southeastern Surveyors Inc., Applicant, WILKINSON DONALD & WILKINSON TERRY & WILKINSON DAVID, Applicant, for a three (3) lot subdivision, located at 7740 Mountain View Lane, TPID: 2700011000025000, Jefferson County, Zoned A-1, Agriculture.
3. RA24-000001 - A request by Michael Myrick, Applicant and Owner, to rezone the identified parcels for future development in compliance with court order, to change the zoning from R-2 Single Family District/R-5 Garden Home District to PCD Planned Community Development, located at 1730 Jones St (Site Only), TPID(s) 26~05-16-1-001-029.000 , 26~05-16~1-001-037.000,26-05-16-I-001-040.000 , and 26-05-16~1~001-037 .000, Zoned R-2, Single Family District and R-5 Garden Home District, St. Clair Co.

PUBLIC ADDRESS:

OTHER BUSINESS:

ADJOURNMENT:

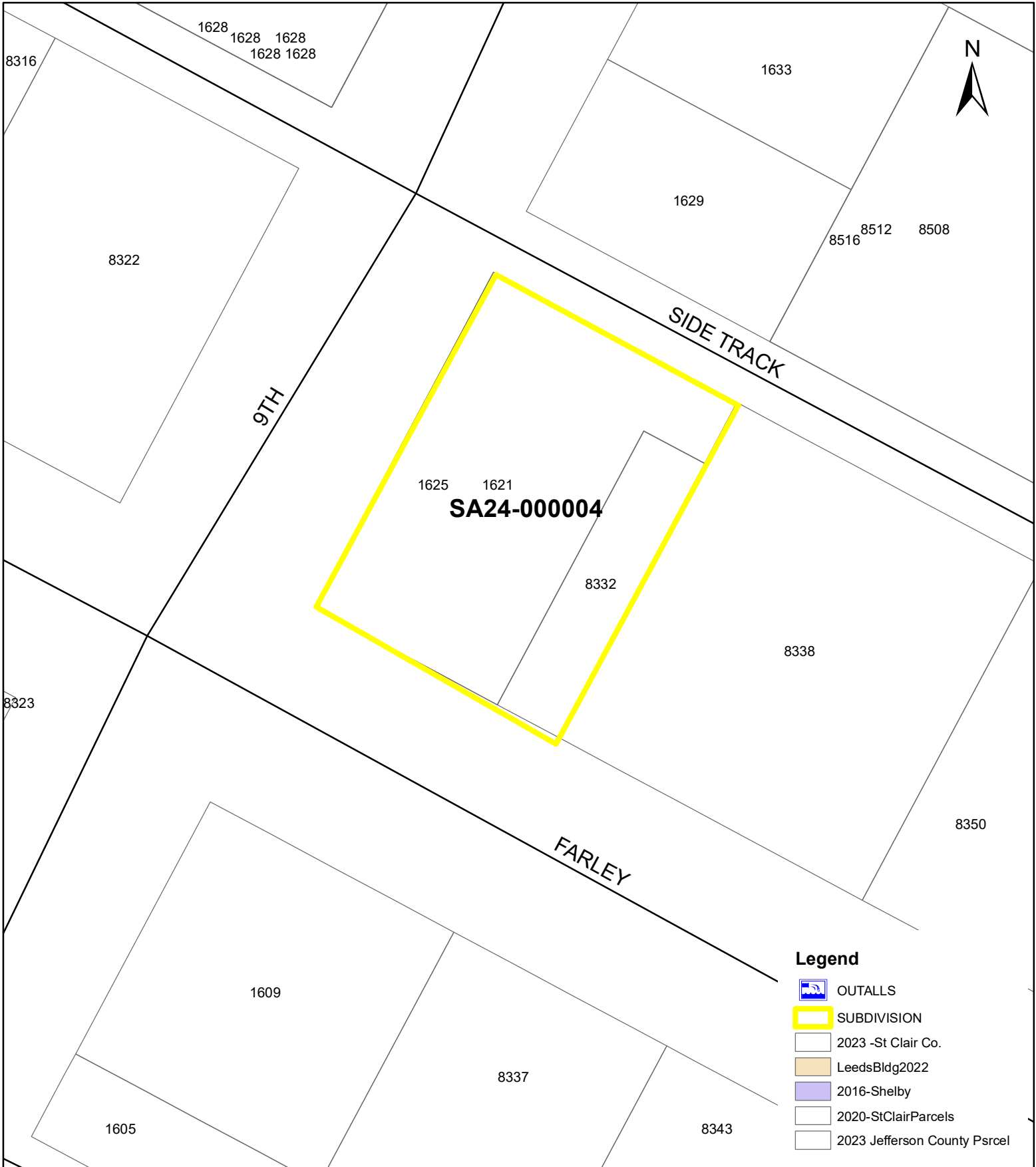
CHAIRPERSON'S COMMUNICATION:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. SA24-000004 - A request by Southeastern Surveyors Inc., Applicant, Say Properties Scott Young, Owner, for a resurvey of Lots 1-4 Block 7-A Leeds, located at 1621 9th St, Leeds, AL 35094, TPID: 2500211008007000, Zoned I-1 Light Industrial, Jefferson County.

SA24-000004 1621 9th St STREET

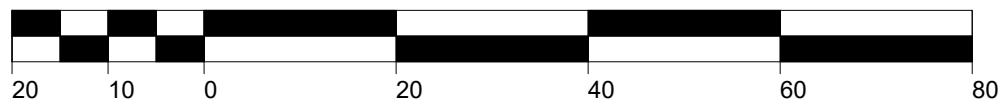


Resurvey of Lots 1-4 Block 7 -A Leeds

Map Book 10 Page 21 Jefferson County, Alabama
NE 1/4 Section 21 T. 17 S. R. 1 E.



Scale 1 inch = 20 feet



SURVEYOR'S CERTIFICATE

I, Steven H. Gilbert, the undersigned, do hereby certify that I am a Professional Land Surveyor, and that the map shown hereon of the RESURVEY OF LOTS 1-4 BLOCK 7 -A, consisting of one sheet correctly showing the subdivisions into which it is proposed to divide said lands, giving the bearings and lengths of said boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the 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 Government Survey of Section 21, Township 17 South, Range 1 East, Jefferson, Alabama; 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. This survey and drawing of the parcels described hereon were made by individuals under my supervision, based on knowledge and information in accordance with common accepted procedures consistent with applicable standards of practice and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

_____, 2024

Steven H. Gilbert PLS No. 17507

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Steven H. Gilbert, a Registered Land Surveyor in the State of Alabama, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the said certificate, executed the same voluntarily as an act of said Land Surveyor, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____.

I, the undersigned Scott Young, of Say Properties, do hereby certify that, subject to the remaining provisions hereof, I am the owner of the land shown on the plat of the RESURVEY OF LOTS 1-4 BLOCK 7 -A LEEDS, and the plat of the property shown hereon was made with my consent. The easements, if any, shown on said plat are created for the installation and maintenance of public utilities, unless otherwise noted. The undersigned owner represents and warrants that the real property shown on this Plat IS subject to a mortgage from Metro Bank.

Scott Young
Say Properties (Owner)

SOUTHEASTERN SURVEYORS, INC.
5160 Scenic View Drive
Birmingham AL 35210
205-613-0375

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Scott Young of Say Properties, whose name is signed to the foregoing instrument as Owner, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, she executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____.

STATE OF ALABAMA
SAINT CLAIR COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Metro Bank, whose name is signed to the foregoing instrument as a mortgage holder, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, he executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____.

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that the subdivision plat for the SURVEY OF LEEDS has been found to comply with the subdivision regulations for the City of Leeds, Alabama, with the exception of such variances, if any, are noted in the minutes of the Planning Commission; that it has been approved for recording in the Office of the Probate Judge of Jefferson County, Alabama.

Approved: _____ DATE: _____
Chairman, Planning & Zoning Commission

Approved: _____
Mayor, City of Leeds

Approved: _____
Chair of Planning Commission

Approved: _____
City Engineer

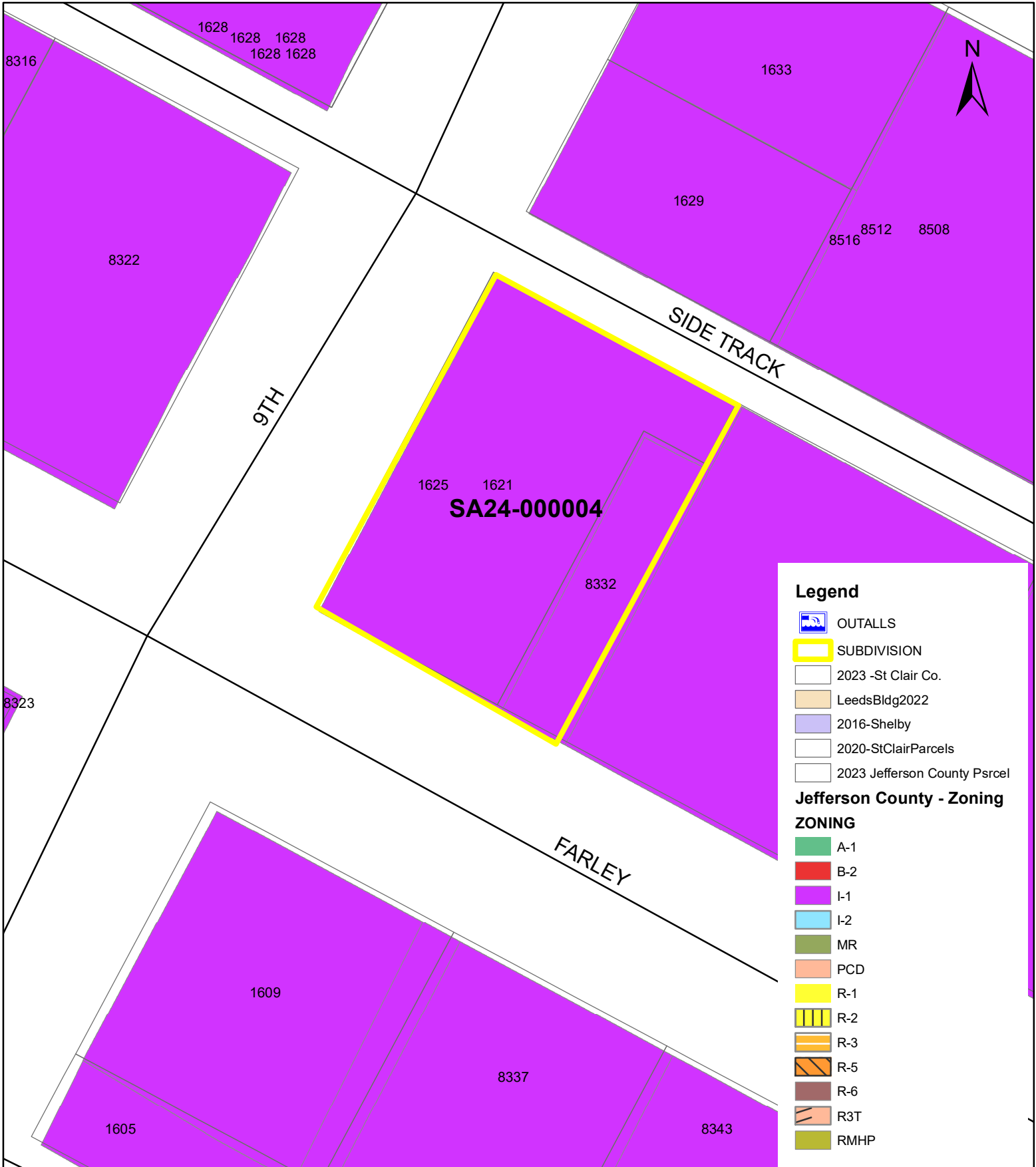
This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 datum and bearings are based on Alabama State Plane Coordinates, East Zone. Corrections were obtained from the ALDOT CORS network.

FIRM Map No. 01073C 0441 H dated September 2, 2021 indicates this property is located outside of a Flood Hazard Zone.

Director of Environmental Services _____ Date _____

Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

SA24-000004 1621 9th St ZONING



File Attachments for Item:

2. SA24-000005 - A request by Southeastern Surveyors Inc., Applicant, WILKINSON DONALD & WILKINSON TERRY & WILKINSON DAVID, Applicant, for a three (3) lot subdivision, located at 7740 Mountain View Lane, TPID: 2700011000025000, Jefferson County, Zoned A-1, Agriculture.

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 datum and bearings are based on Alabama State Plane Coordinates, East Zone. Corrections were obtained from the ALDOT CORS network.

FIRM Map No. 01073C 0602 F dated September 29, 2006 indicates this property is located outside of a Flood Hazard Zone.

Wilkinson Survey

SW 1/4 NE 1/4 Section 1
T. 18 S. R. 1 W.
Jefferson County, Alabama

Mountain View Lane

NE corner SW 1/4 NE 1/4
Sect. 1, T. 18 S, R. 1 W.

SURVEYOR'S CERTIFICATE

I, Steven H. Gilbert, the undersigned, do hereby certify that I am a Professional Land Surveyor, and that the map shown hereon of the WILKINSON SURVEY, consisting of one sheet correctly showing the subdivisions into which it is proposed to divide said lands, giving the bearings and lengths of said boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the 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 Government Survey of Section 1, Township 18 South, Range 1 West, Jefferson, Alabama; 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. This survey and drawing of the parcels described hereon were made by individuals under my supervision, based on knowledge and information in accordance with common accepted procedures consistent with applicable standards of practice and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Steven H. Gilbert PLS No. 17507

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Steven H. Gilbert, a Registered Land Surveyor in the State of Alabama, and who is known to me, on this date after being duly informed of the contents of the said certificate, executed the same voluntarily as an act of said Land Surveyor, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____

I, the undersigned Donald Wilkinson, David Wilkinson, and Terry Wilkinson, owners, do hereby certify that, subject to the remaining provisions hereof, I am the owner of the land shown on the plat of the WILKINSON SURVEY, and the plat of the property shown hereon was made with my consent. The easements, if any, shown on said plat are created for the installation and maintenance of public utilities, unless otherwise noted. The undersigned owner represents and warrants that the real property shown on this Plat IS subject to a mortgage from Metro Bank.

Donald Wilkinson (Owner) _____ David Wilkinson (owner) _____

Terry Wilkinson (owner) _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Donald Wilkinson, whose name is signed to the foregoing instrument as Owner, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, she executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that David Wilkinson, whose name is signed to the foregoing instrument as owner, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, he executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____

I, _____, a Notary Public in and for said County and State do hereby certify that Terry Wilkinson, whose name is signed to the foregoing instrument as owner, and who is known to me, acknowledged before me on this date after being duly informed of the contents of the instrument, he executed as such owner and with full authority, executed the same voluntarily as an act of said Owner, given under my hand and seal this the ____ day of _____, 2024.

Notary Public
My commission expires _____

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that the subdivision plat for the SURVEY OF LEEDS has been found to comply with the subdivision regulations for the City of Leeds, Alabama, with the exception of such variances, if any, are noted in the minutes of the Planning Commission; that it has been approved for recording in the Office of the Probate Judge of Jefferson County, Alabama.

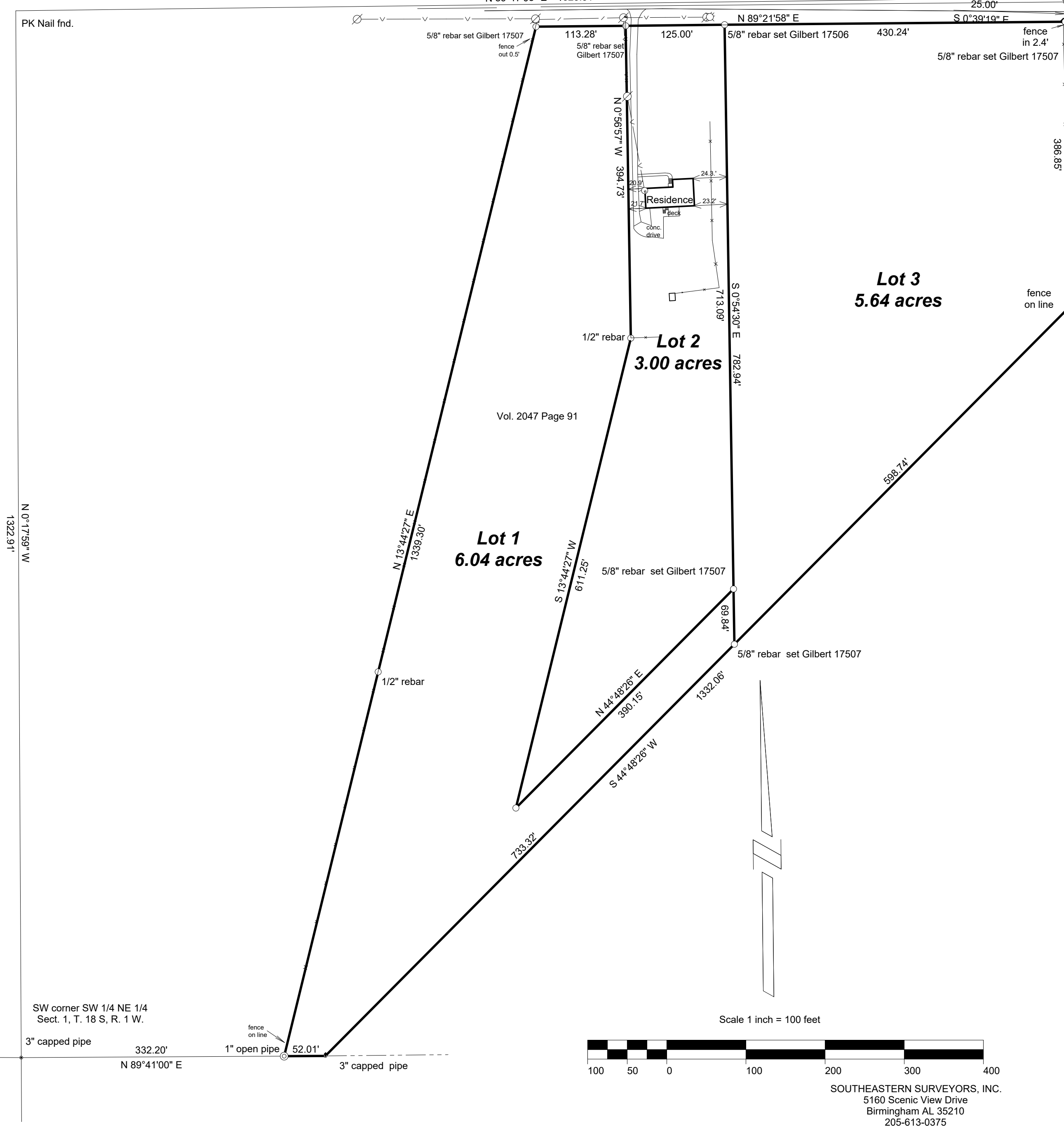
Approved: _____ DATE: _____
Chair, Planning & Zoning Commission

Approved: _____
Mayor, City of Leeds

Approved: _____
Chair of Planning Commission

Approved: _____
City Engineer

Jefferson County Health Department



Scale 1 inch = 100 feet

SOUTHEASTERN SURVEYORS, INC.
5160 Scenic View Drive
Birmingham AL 35210
205-613-0375

File Attachments for Item:

3. RA24-000001 - A request by Michael Myrick, Applicant and Owner, to rezone the identified parcels for future development in compliance with court order, to change the zoning from R-2 Single Family District/R-5 Garden Home District to PCD Planned Community Development, located at 1730 Jones St (Site Only), TPID(s) 26~05-16-1-001-029.000 , 26~05-16~1-001-037.000,26-05-16-l-001-040.000 , and 26-05-16~1~001-037 .000, Zoned R-2, Single Family District and R-5 Garden Home District, St. Clair Co.



ELECTRONICALLY FILED
5/22/2023 4:09 PM
75-CV-2018-900217.00
CIRCUIT COURT OF
ST. CLAIR COUNTY, ALABAMA
KATHRYN BURKE, CLERK

**IN THE CIRCUIT COURT OF ST. CLAIR COUNTY, ALABAMA
PELL CITY DIVISION**

**JANIE MYRICK and MICHAEL
MYRICK,**)

Plaintiffs,)

v.)

CITY OF LEEDS, ALABAMA)

Defendant.)

CASE NO. CV-2018-900217.00

CASE NO. CV-2020-900025.00

ORDER

These Matters, having been consolidated upon motion of the Plaintiffs, and now having come before this Court upon a proffer of evidence and testimony from counsel for the Plaintiffs, Janie Myrick and Michael Myrick (the "Myricks") and Defendant, the City of Leeds (the "City") and upon due consideration of the same, finds the following order is due to be entered.

It is therefore **ORDERED, DECREED** and **ADJUDGED** as follows:

1. The property described legally and identified pictorially in Exhibit A (the "Property") is hereby re-zoned to a PCD PR1 zoning classification wherein the development and construction shall conform in all respects to homes constructed in a R-5 zoning District of the City and to all other construction and development regulations of the City of Leeds. A conceptual layout of the Property, post-subdivision (the "Development Concept"), is attached hereto as Exhibit B. In addition, the Court finds that the Property is affected by various drainage related issues as evidenced by the correspondence from the City's engineer (the "Engineer's Correspondence" attached hereto as Exhibit C). As such, at the time of subdividing the Property, all elements set forth in the Engineer's Correspondence shall be addressed.

2. Upon the City of Leeds approving a subdivision of the Property (including Plaintiff's adjacent property depicted in the Development Concept which is not a part of the zoning case - **CV-2020-900025.00**), including approval of all plats, permits, etc. consistent with the Development Concept after addressing the issues set forth in the Engineer's Correspondence, and

the subsequent connection of Dover Drive to the applicable proposed subdivision street(s) depicted on the Development Concept providing access the Property, the Court finds that the bridge providing access to the Property from Jones Street (the "Jones Street Bridge") will no longer be needed as a means of ingress and egress to the Property as other reasonable means of ingress and egress would exist.


3. A developer of the Property may choose to use the Jones Street Bridge as a construction easement for such time as is needed to complete the development of the Property upon satisfaction of any condition by the City's Engineer, at the sole cost of a developer. It is not intended that the Jones Street Bridge be utilized for permanent access to the development on the Property.

4. Any subsequent action required by the City, its Planning Commission or City officials, if any, to comply with the terms of this Order is hereby ordered by this Court.

5. Upon compliance with the terms of this Order, which shall survive dismissal, including vacation of the Bridge as described in Paragraph 2, and satisfaction of other material terms as agreed upon between the parties, CV-2018-900217 and CV-2020-900025 shall be dismissed with prejudice.

6. This matter is reset to Aug 14, 2023 at 9:00 a.m. to review compliance with the above.

Done and Ordered this the 22 day of May, 2023.


Philip K. Seay,
Circuit Court Judge

FILED
SOUTHERN DIVISION-PELL CITY

MAY 22 2023

ST. CLAIR COUNTY
Christine Duke
CLERK & REGISTER

EXHIBIT A

This instrument was prepared by

(Vol 93 PAGE 625)

PEAL 452 PAGE 3

(Name) Willard O. Jackson, Attorney

(Address) Leeds, Alabama

Form 1-22 Rev. 1-59

GRANTEES DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and NO/100-----(\$10.00)-----DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEEES aforesaid, the receipt whereof is acknowledged, we, Edwin G. Goss and wife, Jo Ann M. Goss

(herein referred to as grantors) do grant, bargain, sell and convey unto John A. Myrick, Jr. and wife, Janice Patton Myrick

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson and St. Clair County, Alabama to-wit:

Parcel #26-05-16-1-001-042.000
From the SW corner SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 16, T 17 S, R 1 E, the point of beginning of the within described property, run South 88° 43' W, 150.00 feet; thence North 3° 26' W, 554.98 feet; thence North E 0° 42' E, 551.96 feet; thence North 80° 27' E, 956.42 feet to point 20 feet west of east line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence South 2° 45' E, 71.00 feet to the center of Cahaba Creek; thence follow the center of said creek southwesterly to where the said creek intersects the south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 16, T 17, R 1; thence west along the south line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the point of beginning, being a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 16, T 17 S, R 1 E, St. Clair County, Alabama.

A L S O

Parcel #25 00 16 4 001 001.000
Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 16, T 17 S, R 1 E, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run thence easterly along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the center line of Cahaba Creek; run thence southwesterly along the center line of said Cahaba Creek to a point which lies south 47° 56' East, 310.86 feet from the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ section; run thence North 47° 56' West for a distance of 310.86 feet to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I (we) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE Edwin G. Goss have hereunto set our hand(s) and seal(s), this 17 day of July, 1968

WITNESS:
Raymond L. Peoples (Seal)
Charles Murray (Seal)

Edwin G. Goss (Seal)
Notary Public Seal

LEGAL DESCRIPTION

Parcels of land situated in and being part of the SE 1/4 of the NE 1/4 and a part of the SW 1/4 of the NE 1/4 of Section 16, Township 17 South, Range 1 East, St Clair County, Alabama, Peff City Division and being more particularly described as follows:

TRACT 1: Parcel#26-05-16-1-001-029.000

Commence at a 2" crimped pipe locally excepted as the NE corner of Section 16, Township 17 South, Range 1 East and run South 02° 44' 02" East a distance of 1415.44 feet; thence South 88° 38' 20" West a distance of 448.83 feet; thence South 88° 39' 48" West a distance of 805.32 feet to the Point of Beginning of the following tract of land; thence South 88° 42' 47" West a distance of 36.99 feet thence South 78° 08' 02" West a distance of 177.59 feet; thence North 13° 53' 58" West a distance of 451.05 feet; thence South 04° 23' 13" West a distance of 153.13 feet; thence South 02° 34' 24" East a distance of 1006.87 feet; thence North 79° 44' 13" East a distance of 12.00 feet; thence North 30° 33' 13" East a distance of 784.49 feet to the point of beginning.

TRACT 2: Parcel#26-05-16-1-001-037.000

Commence at a 2" crimped pipe locally excepted as the NE corner of Section 16, Township 17 South, Range 1 East and run South 02° 44' 02" East a distance of 1415.44 feet to the Point of Beginning of the following tract of land; thence South 88° 38' 20" West a distance of 448.83 feet; thence South 88° 39' 48" West a distance of 805.32 feet; thence South 30° 33' 13" West a distance of 784.49 feet to a 2 inch open pipe found; thence North 81° 01' 13" East a distance of 339.47 feet; thence North 80° 56' 13" East a distance of 199.58 feet; thence North 80° 45' 13" East a distance of 300.30 feet; thence North 80° 43' 13" East a distance of 226.00 feet; thence North 80° 34' 13" East a distance of 213.31 feet; thence North 80° 58' 13" East a distance of 214.64 feet; thence North 02° 44' 02" West a distance of 463.04 feet to the point of beginning.

LESS AND EXCEPT that parcel acquired by Jones Street, LLC by quitclaim deed from Larry Alan Johnson filed on 3-24-03, in Deed Book 2003, page 2509 in the Probate Office of St. Clair County, Alabama. The grantor therein only had a tax interest as acquired by virtue of prior tax sale and tax deed dated 5-14-04 and attached to and made a part of the instrument referenced hereinabove. Said parcel being more particularly described as follows:

Commence at the NE corner of Section 16; thence run West 20 feet; thence run South 1450 feet to the point of beginning, thence West 110' x 50' X 100' x 50' to the point of beginning.

Said parcel also being referred to as Tax Parcel No. 59-26-05-16-0.001-038.

TRACT 3:

Parcel 1: Parcel#26-05-16-1-001-040.000

Commence at a 2" crimped pipe locally excepted as the NE corner of Section 16, Township 17 South, Range 1 East and run South 02° 44' 02" East a distance of 1949.17 feet to the Point of Beginning of the following tract of land; thence South 02° 44' 02" East a distance of 882.87 feet; thence South 54° 20' 00" West a distance of 14.85 feet; thence North 35° 40' 00" West a distance of 167.00 feet thence North 54° 20' 00" East a distance of 21.00 feet; thence North 27° 24' 11" West a distance of 62.60 feet thence South 54° 20' 00" West a distance of 130.00 feet; thence North 35° 40' 00" West a distance of 324.04 feet to the centerline of Little Cahaba Creek; thence along the centerline of said creek the

following: North 04° 02' 22" East a distance of 82.52 feet; thence North 58° 25' 10" East a distance of 42.15 feet; thence North 80° 15' 27" East a distance of 59.79 feet; thence South 88° 23' 24" East a distance of 87.64 feet; thence North 62° 43' 30" East a distance of 32.11 feet; thence North 38° 04' 35" East a distance of 80.62 feet; thence North 44° 20' 46" East a distance of 117.11 feet; thence North 81° 08' 20" East a distance of 38.82 feet to the point of beginning.

LESS AND EXCEPT existing right of way of Jones Road (20' ROW).

PARCEL #: Parcel#26-05-16-1-001-037.000

That parcel acquired by Jones Street, LLC by quit claim deed from Larry Alan Johnson filed on 3-24-03, in Deed Book 2003, page 2509 in the Probate Office of St. Clair County, Alabama. The grantor therein only had a tax interest as acquired by virtue of prior tax sale and tax deed dated 5-14-84 and attached to and made a part of the instrument referenced hereinabove. Said parcel being more particularly described as follows:

Commence at the NE corner of Section 16, Township 17 South, Range 1 East, St. Clair County, Alabama, thence run West 20 feet thence run South 1450 feet to the point of beginning, thence West 110' x 50' x 100' x 50' to the point of beginning.

Said parcel also being referred to as Tax Parcel No. 59-26-05-16-0.001-038.

EXHIBIT B

EXHIBIT C

HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

May 31, 2022

Brad Watson, City Manager
City of Leeds
1400 9th Street
Leeds, AL

RE: Myrick Property
Concept Map

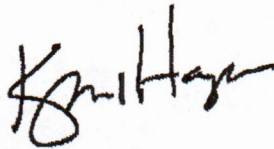
Dear Brad;

As requested I have reviewed the concept map presented for the Myrick Property by MTTR Engineers. The concept map appears to maximize development of the property, however it is my opinion that a full engineering design may result in a lesser density than the concept map. While the proposed zoning includes the masterplan review, it is important to note, that these engineering issues will likely play a large part in the final layout which would be required to meet City Standards and a proper engineering design.

- A significant part of the lots are shown within the SFHA noted by the red line. All of these lots could presumably be submitted for letter of Map Revision (LOMR-F) and may could be developed, however all parts of the plan would have to meet FEMA Regulations and City Flood Ordinance. Any future development would be required to meet City Flood Ordinance and FEMA regulations. The development would require extensive storm drainage study and all improvements would have to meet Leeds Storm Water Ordinance.
- From my knowledge of the Area, it is possible that there could be issues concerning regulated waters of the US and the USACE environmental regulations including regulated waters and wetlands.
- I am also aware of sink hole type formations in this area of Leeds. Geotechnical testing and inspection will likely be required as a part of development of this property.

Please call me if you have any questions or comments concerning this information.

Submitted By:
HagerCo, LLC



Keith L. Hager

Address:
1025 Montgomery Hwy, Suite 110
Birmingham, AL 35216

Contact:
205.229.1738
keithlhager@icloud.com