



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

May 13, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

NEW BUSINESS:

1. ADMINISTRATIVE ACTION - REQUEST TO EXTEND DEVELOPMENT PERMIT - SPRING VALLEY
2. SA 21-000004 - Resurvey of Lots 12 & 13 of the Bella Rosa Subdivision - Darrell Resser, Applicant; Harvest Innovation, Property Owner; 1 lot - 0 Bella Rosa CV - TPID 2605150001020012 & 20013; Zoned R-2, Single-Family District.
3. SA21-000007 - WASHINGTON SURVEY - ONE (1) LOT, STEVE GILBERT, APPLICANT, PATRICIA WASHINGTON OWNER, 8410 LANE DR, LEEDS, AL 35094, TPID 2500162001019000, ZONED R-2 - SINGLE FAMILY DISTRICT
4. SA21-000006 - CLAIRMONT PARK PHASE VI - FALLETTA PROPERTIES, APPLICANT AND OWNER - PRELIMINARY PLAT - 160 LOTS - LOCATION: 0 WEAVER AVE, LEEDS, AL; TPID 2601110001032000:047004;030037;047003;047000;030000; ZONED R-5 GARDEN HOME DISTRICT AND R-6, PATIO HOME DISTRICT.
5. SA21-000009 - SOUTHERN TRACE SECTOR 5 - ENGINEERING DESIGN GROUP, APPLICANT - WELLINGTON DEVELOPMENT, OWNER - THIRTY-SIX (36) LOTS - REVISED LAYOUT PLAN - 669 SOUTHERN TRACE PKWY, LEEDS, AL 35094, TPID 2500303000038000

PUBLIC ADDRESS:

ADJOURNMENT:

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:

2. SA 21-000004 - Resurvey of Lots 12 & 13 of the Bella Rosa Subdivision - Darrell Resser, Applicant; Harvest Innovation, Property Oewnr; 1 lot - 0 Bella Rosa CV - TPID 2605150001020012 & 20013; Zoned R-2, Single-Family District.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision Resurvey of Lot 12 & 13 - Bella Rosa

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Combining Two (2) Lots into One (1) Lot."

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

| | |
|-------------------------|---|
| CASE #: | SA21-000004 |
| APPLICANT NAME: | Darrell Reeser |
| PROPERTY OWNER: | HARVEST INNOVATION INC |
| TAX PARCEL ID#S: | 2605150001020012 & 20013 |
| CASE ADDRESS: | 0.00000000 BELLA ROSA COVE; LEEDS, AL 35094 |

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: 05/13/2021
 Time: 5:00 p.m.
 Place: Leeds Annex Meeting Room
 1412 9th St
 Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: bwatson@leedsalabama.gov

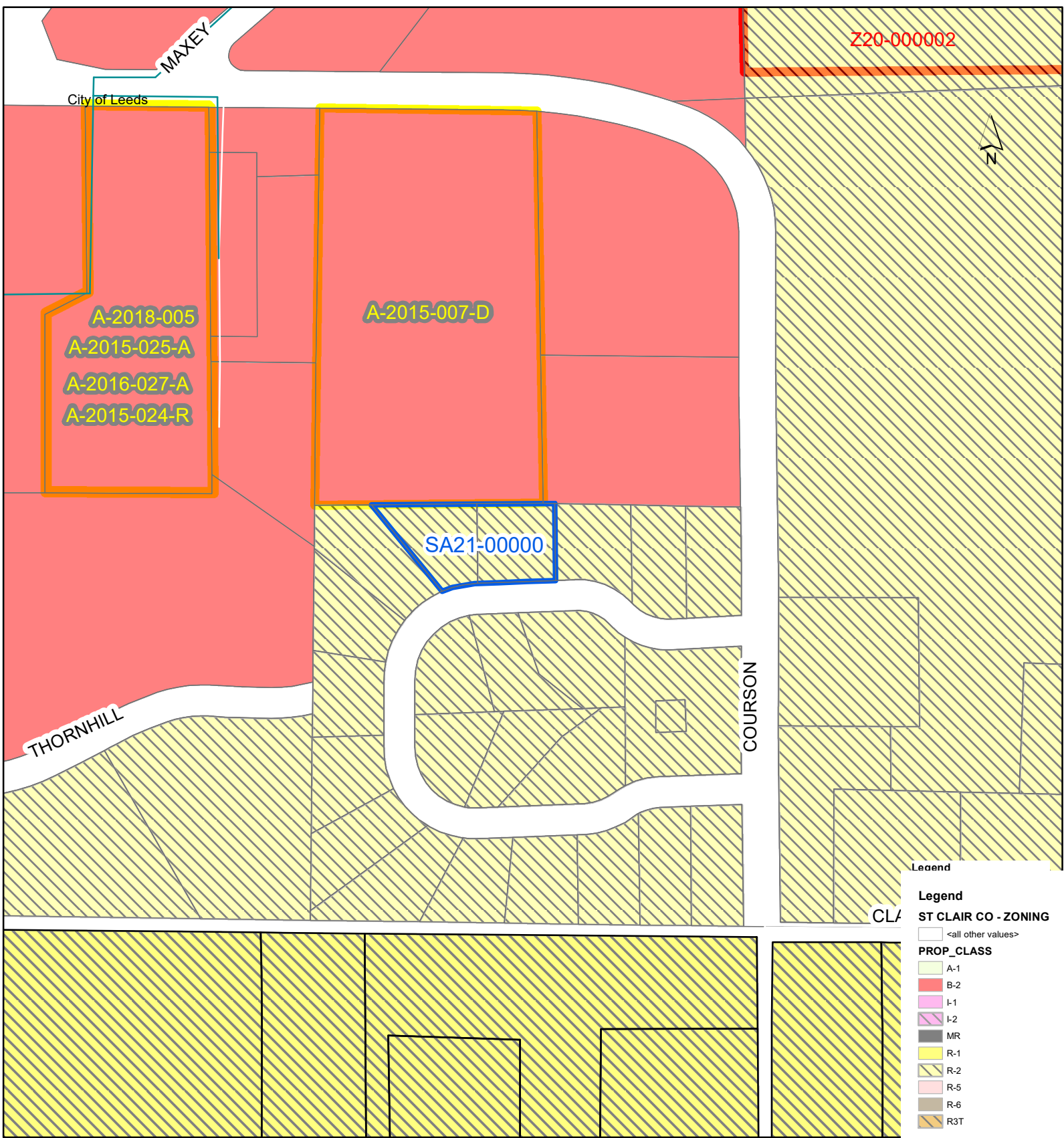
Mailing Address:

City of Leeds
 Planning and Zoning commission
 1404 9th Street
 Leeds, AL 35094

SA21-000004
RESURVEY OF LOTS 12 & 13 - BELLA ROSA
0 BELLA ROSA CV - SITE ONLY
2605150001020012
AERIAL



SA21-000004
RESURVEY OF LOTS 12 & 13 - BELLA ROSA
0 BELLA ROSA CV - SITE ONLY
2605150001020012
ZONING



Legend

ST CLAIR CO - ZONING

| PROP_CLASS | Color/Pattern |
|--------------------|----------------|
| <all other values> | White |
| A-1 | Light Green |
| B-2 | Red |
| I-1 | Pink |
| I-2 | Purple |
| MR | Grey |
| R-1 | Yellow |
| R-2 | Diagonal Lines |
| R-5 | Light Pink |
| R-6 | Light Brown |
| R3T | Orange |

REESER SURVEYING & MAPPING, LLC

15788 ALABAMA HIGHWAY #174
Pell City, Alabama 35125
Phone 205-338-2558
reesersurveying@gmail.com

SURVEYOR'S CERTIFICATE

I, Darrell E. Reeser, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of Alabama, and that the RE-SURVEY OF LOTS 12 & 13 OF BELLAROSA, consisting of one sheet correctly represents a survey made under my supervision on the 10th day of February, 2021; that all monuments shown hereon actually exist; that the positions are accurately shown; that said plat shows the subdivisions into which it is proposed to divide said lands, giving the bearings and lengths of said boundaries at said lot and its number and shows the relation of the lands to the Government Survey of Section 15, Township 17 South, Range 1 East, St. Clair County, 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; and that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Darrell E. Reeser PLS No. 12158

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Darrell E. Reeser, 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 _____, 2021.

Notary Public
My commission expires _____.

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned Dewayne Love, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land shown on the plat of RE-SURVEY OF LOTS 12 & 13 OF BELLAROSA, situated in the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 17 South, Range 1 East, Jefferson County, and the plat represents a correct survey of the above described property made with my consent, and that I hereby dedicate to the public use all the streets as shown on said plat. The easements shown on said plat are created for the installation and maintenance of public utilities within and without this subdivision. I hereby guarantee a clear title to all lands so dedicated from myself and my heirs or assigns forever, and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the Abstractor's Certificate.

WITNESS _____ hand, this the ____ day of _____, 2021.
Dewayne Love

STATE OF ALABAMA
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Dewayne Love, 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 _____, 2021.

Notary Public
My commission expires _____.

CITY OF LEEDS CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat for RE-SURVEY OF LOTS 12 & 13 OF BELLAROSA 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 St. Clair County, Alabama, this the ____ day of _____, 2021.

Chairman of Planning Commission

CITY OF LEEDS, COUNCIL ACCEPTANCE OF PUBLIC DEDICATION

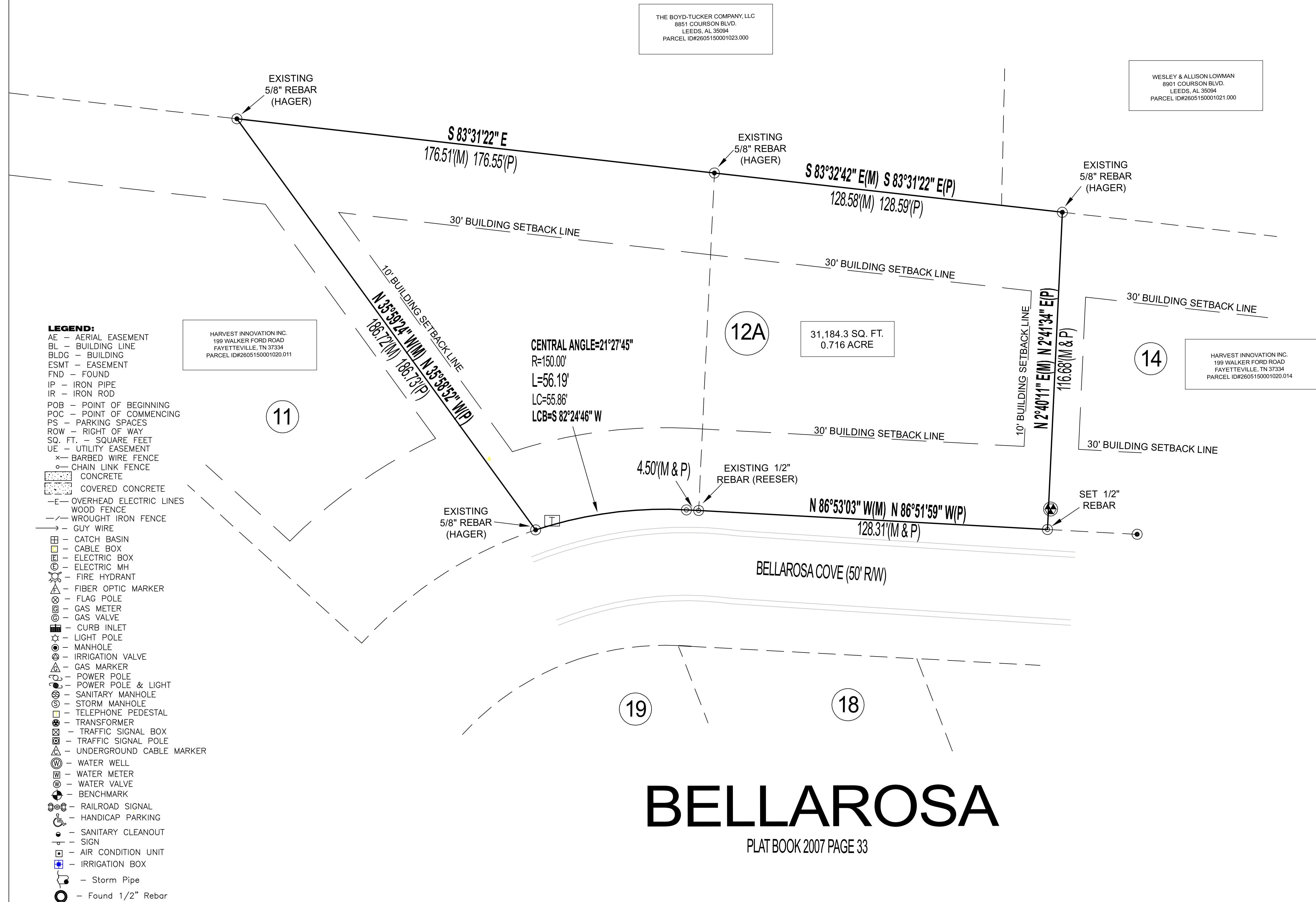
Be it Resolved by the City Council of the City of Leeds, Alabama, that the dedications shown on the attached plat of RE-SURVEY OF LOTS 12 & 13 OF BELLAROSA are hereby accepted. Adopted by the City Council of the City of Leeds, this the ____ day of _____, 2021.

Mayor _____ Date _____ Clerk _____ Date _____

ZONED R-4 SINGLE FAMILY RESIDENTIAL

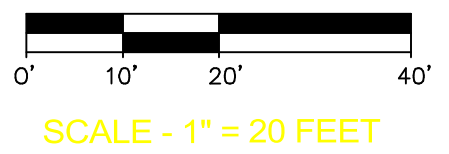
FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone(S) X of the Flood Insurance Rate Map, Community Panel No. 01073C0441G which bears an effective date of 9/29/2006 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Vicinity Map - Not To Scale



BELLAROSA

PLAT BOOK 2007 PAGE 33



BASIS OF BEARING - SUBDIVISION PLAT BEARINGS

File Attachments for Item:

3. SA21-000007 - WASHINGTON SURVEY - ONE (1) LOT, STEVE GILBERT, APPLICANT, PATRICIA WASHINGTON OWNER, 8410 LANE DR, LEEDS, AL 35094, TPID 2500162001019000, ZONED R-2 - SINGLE FAMILY DISTRICT

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision WASHINGTON PATRICIA

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for the "Washington Survey". This proposed subdivision consists of one (1) lot.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

| | |
|-------------------------|--------------------------------|
| CASE #: | SA21-000007 |
| APPLICANT NAME: | Steve Gilbert |
| PROPERTY OWNER: | WASHINGTON PATRICIA |
| TAX PARCEL ID#S: | 2500162001019000 |
| CASE ADDRESS: | 8410 LANE CIR; LEEDS, AL 35094 |

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: 05/13/2021
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

E-mail: development@leedsalabama.gov

Phone: 205-699-0907

Fax: 205-381-4077

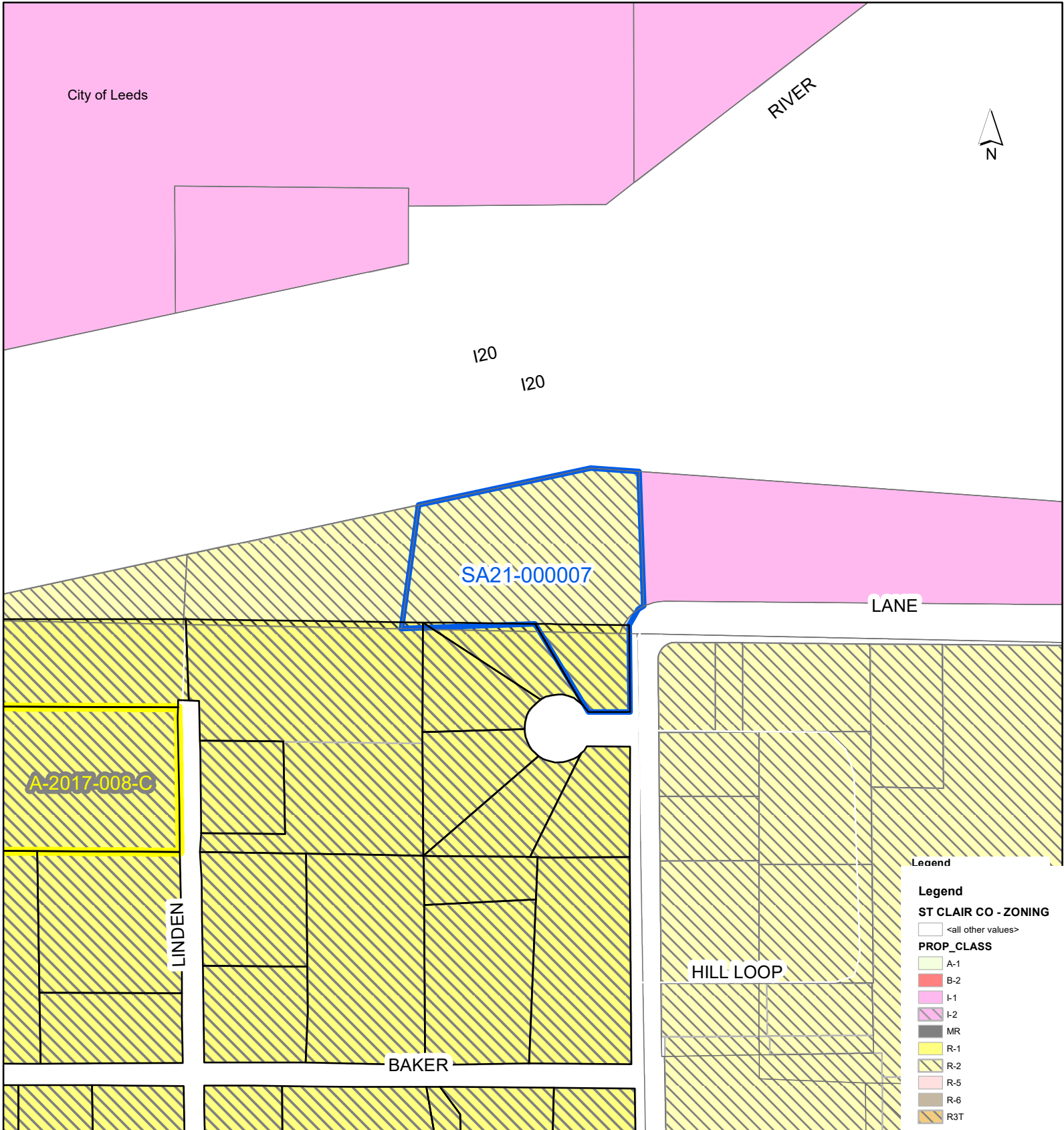
Mailing Address:

City of Leeds
Planning and Zoning Commission
1404 9th Street
Leeds, AL 35094

SA21-000007
WASHINGTON SURVEY
8410 LANE DR
2500162001019000
AERIAL



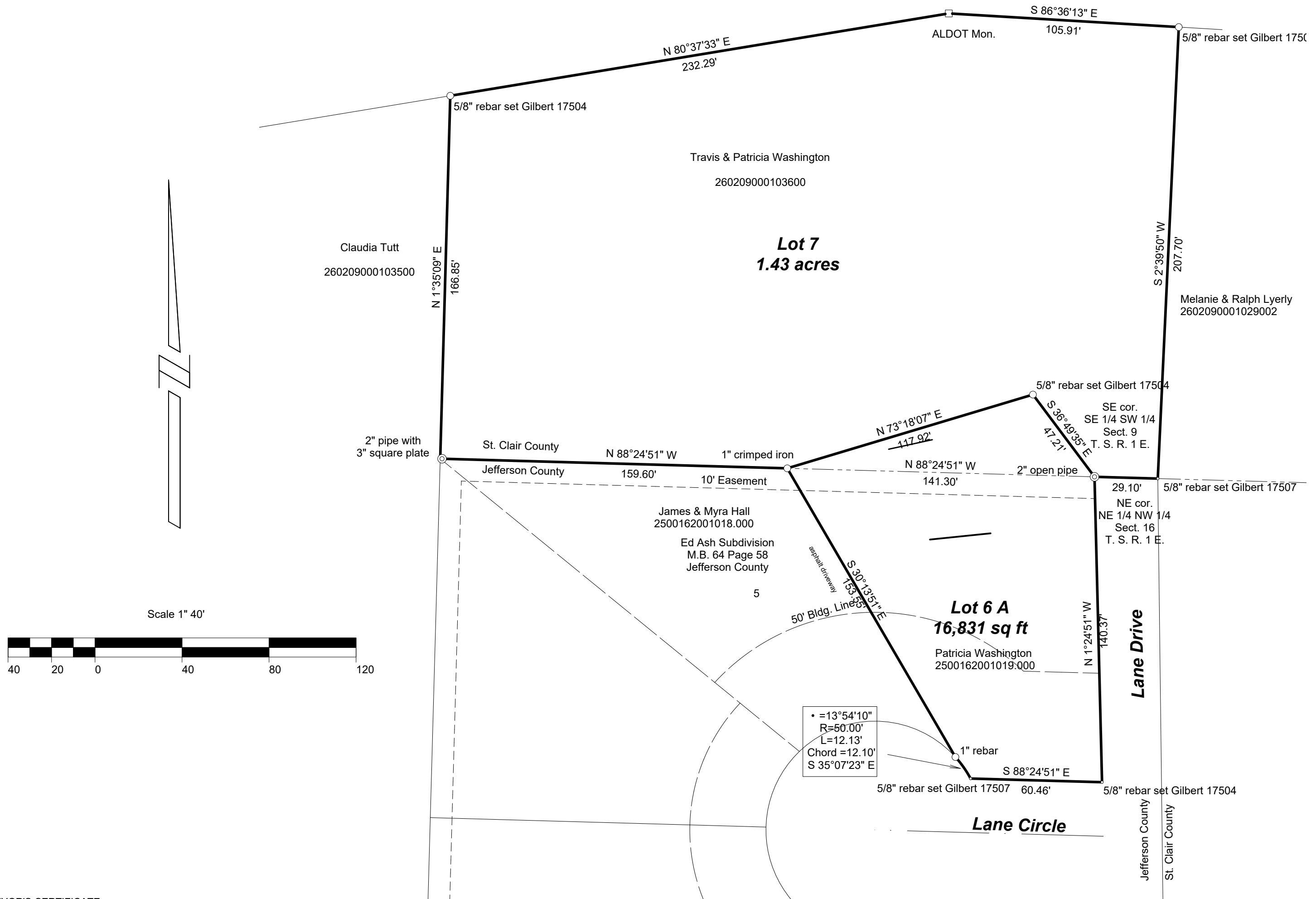
SA21-000007
WASHINGTON SURVEY
8410 LANE DR
2500162001019000
ZONING



Washington Survey

Being a part of the SE 1/4 of the SW 1/4 of Section 9, Township 17 South Range 1 East Saint Clair County, Alabama and Lot 6 of the Ed Ash Subdivision as recorded in Map Book 64, Page 58 in the Probate Office of Jefferson County, Alabama

Interstate Highway 20



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 WASHINGTON 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 10, Township 17 South, Range 1 East, Saint Clair County, 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.

_____, 2021

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 _____, 2021.

Notary Public
My commission expires _____

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned Travis Washington do hereby certify that, subject to the remaining provisions hereof, I am the sole owner of the land shown on the plat of the Precision Pipe & Products 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 not subject to a mortgage.

Travis Washington Owner

I, the undersigned Patricia Washington, President of Precision Pipe and Products Inc. do hereby certify that, subject to the remaining provisions hereof, I am the sole owner of the land shown on the plat of the Precision Pipe & Products 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 not subject to any mortgage.

Patricia Washington

STATE OF ALABAMA
SAINT CLAIR COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Travis Washington, 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 _____, 2021.

Notary Public
My commission expires _____

STATE OF ALABAMA
____ COUNTY

I, _____, a Notary Public in and for said County and State do hereby certify that Patricia Washington, 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 _____, 2021.

Notary Public
My commission expires _____

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that the subdivision plat for the Washington Survey 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 and the Office of the Probate Judge of Saint Clair County, Alabama.

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

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 0434 H dated September 3, 2010 indicates this property is located outside of a Flood Hazard Zone.

Jefferson County Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers. However, this does not mean that 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 _____
Jefferson County

Saint Clair County Engineer _____ Date _____

Saint Clair County Health Department _____ Date _____

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

File Attachments for Item:

4. SA21-000006 - CLAIRMONT PARK PHASE VI - FALLETTA PROPERTIES , APPLICANT AND OWNER - PRELIMINARY PLAT - 160 LOTS - LOCATION: 0 WEAVER AVE, LEEDS, AL; TPID 2601110001032000:047004;030037;047003;047000;030000; ZONED R-5 GARDEN HOME DISTRICT AND R-6, PATIO HOME DISTRICT.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision
FALLETTA PROPERTIES

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "CLAIRMONT PARK PHASE VI". This proposed subdivision consists of one hundred sixty (160) lots

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

| | |
|-------------------------|---|
| CASE #: | SA21-000006 |
| APPLICANT NAME: | Christal Grammer |
| PROPERTY OWNER: | FALLETTA PROPERTIES |
| TAX PARCEL ID#S: | 2601110001032000;047004;030037;047003;047000;030000 |
| CASE ADDRESS: | 9117 WEAVER AVE; LEEDS, AL 35094 - SITE ONLY |

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: 04/22/2021
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

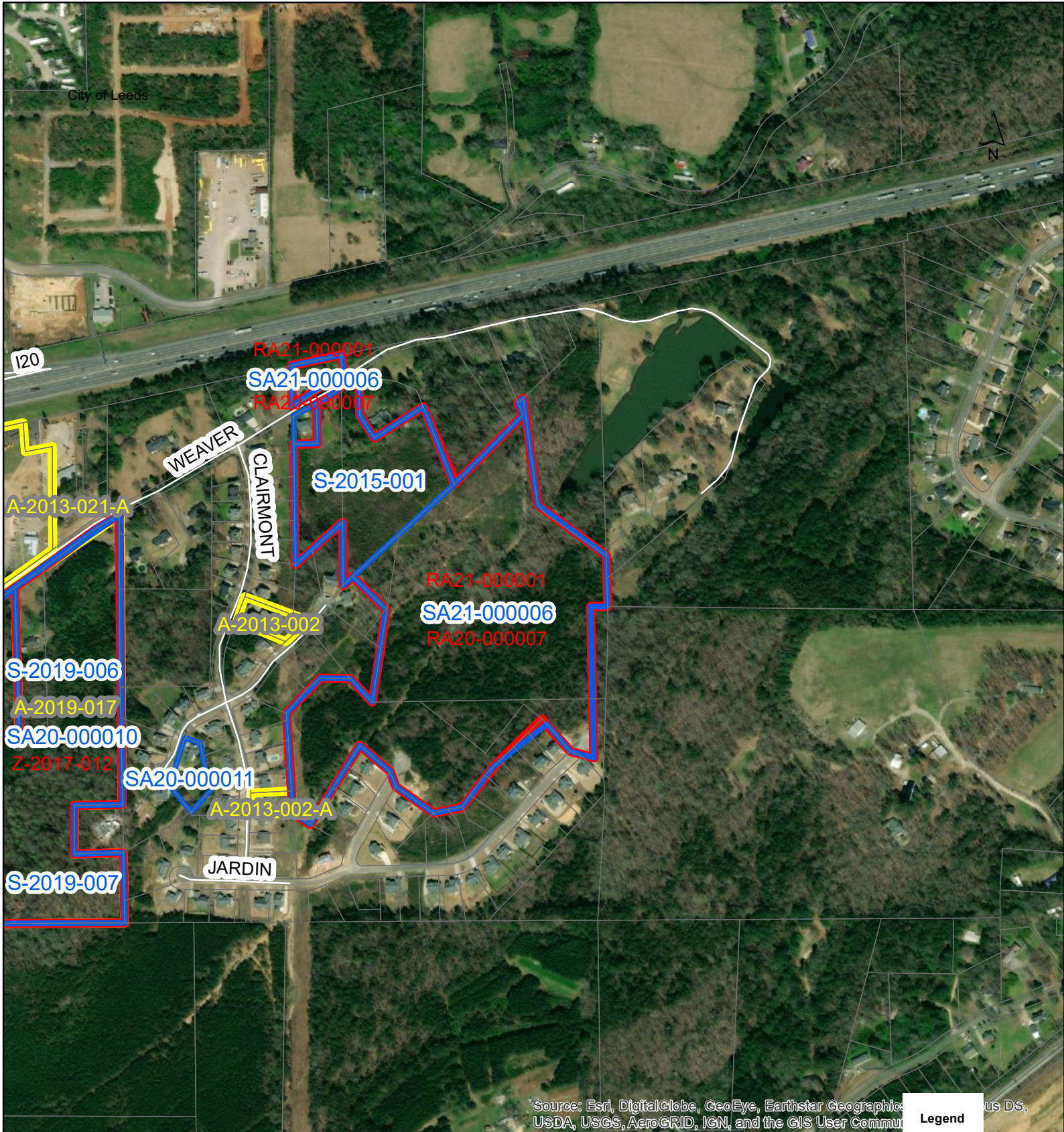
For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: bwatson@leedsalabama.gov

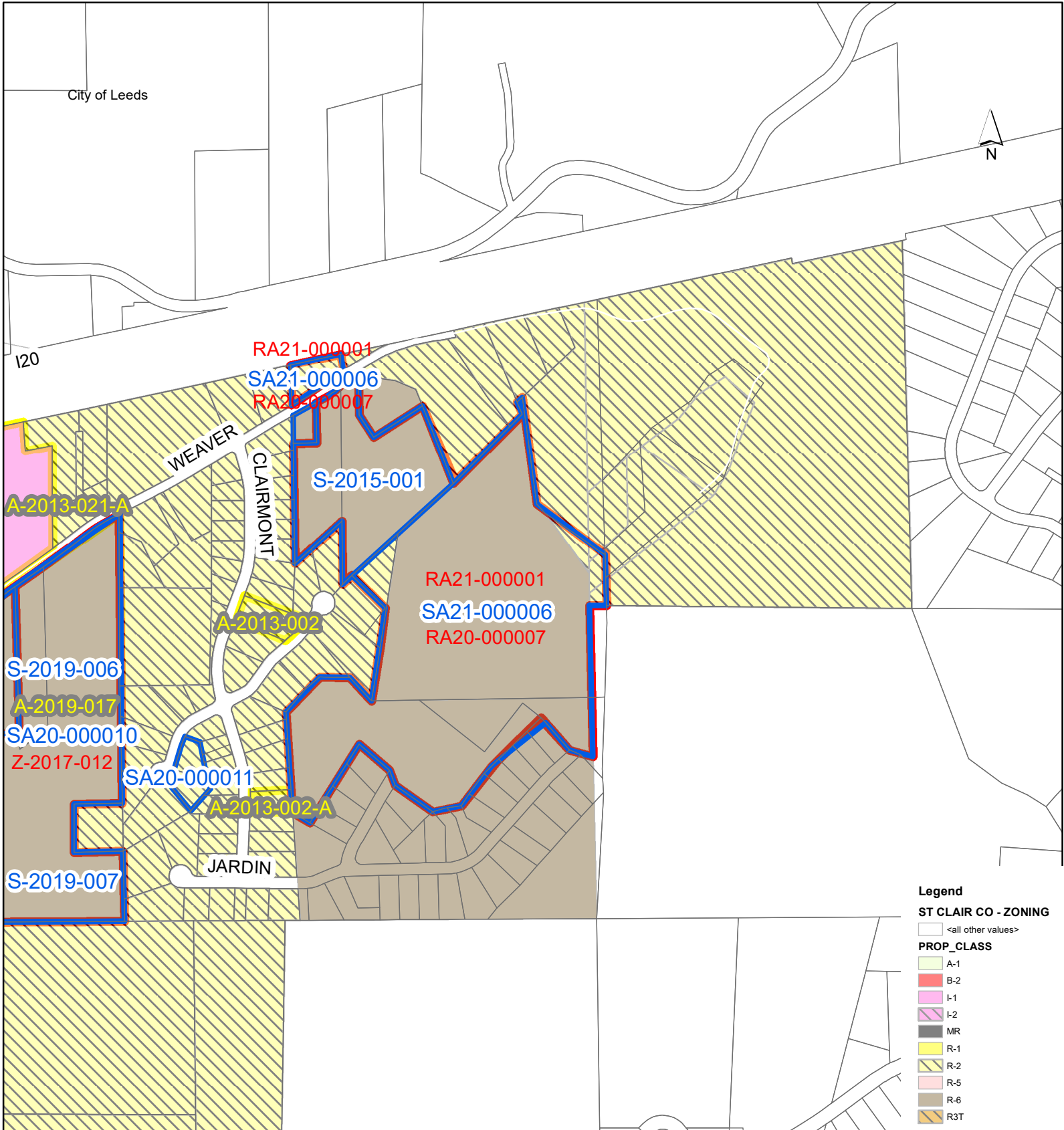
Mailing Address:

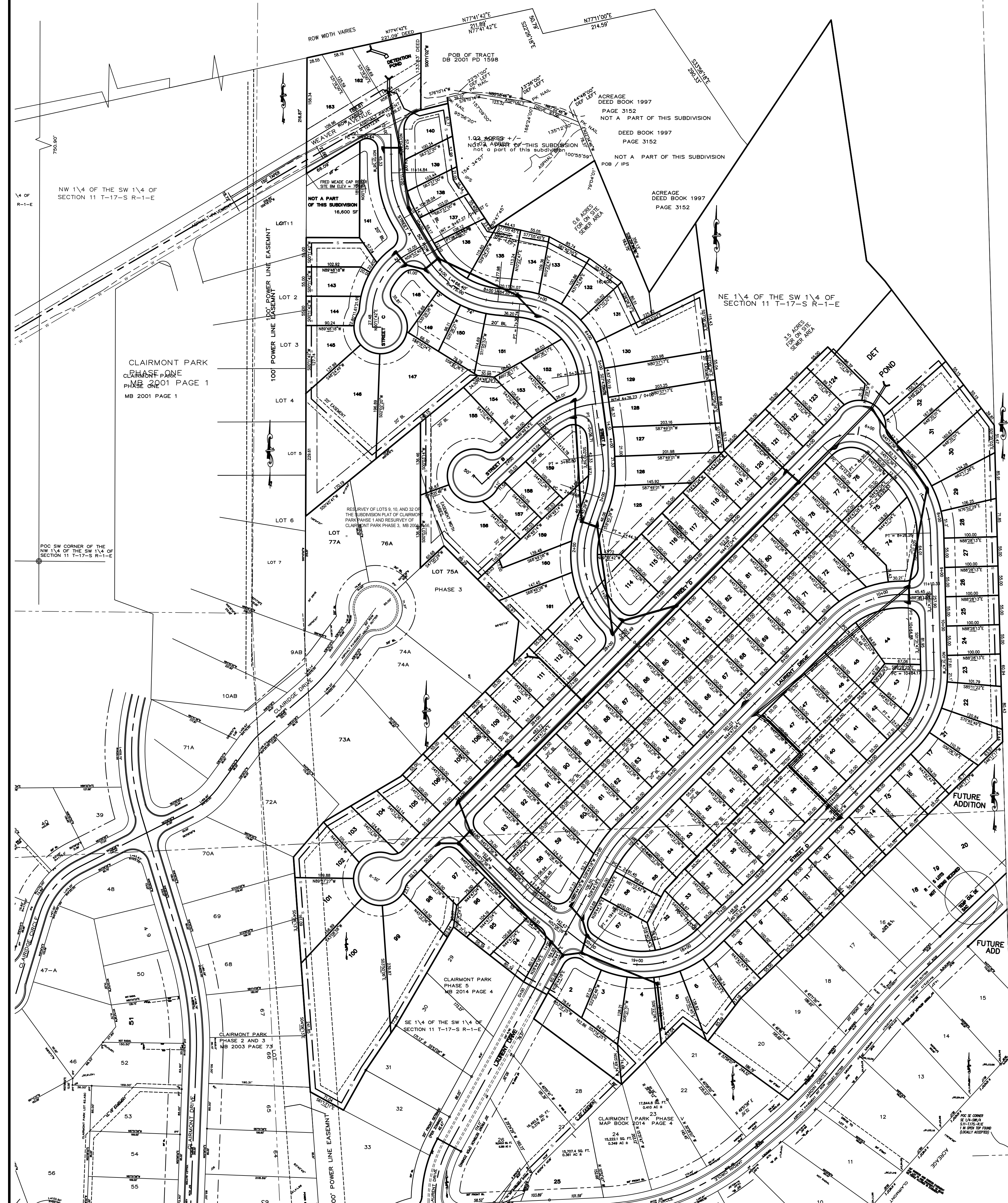
City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

SA21-000006
CLAIRMONT PARK VI
0 WEAVER AVE - SITE ONLY
2601110001047003
AERIAL

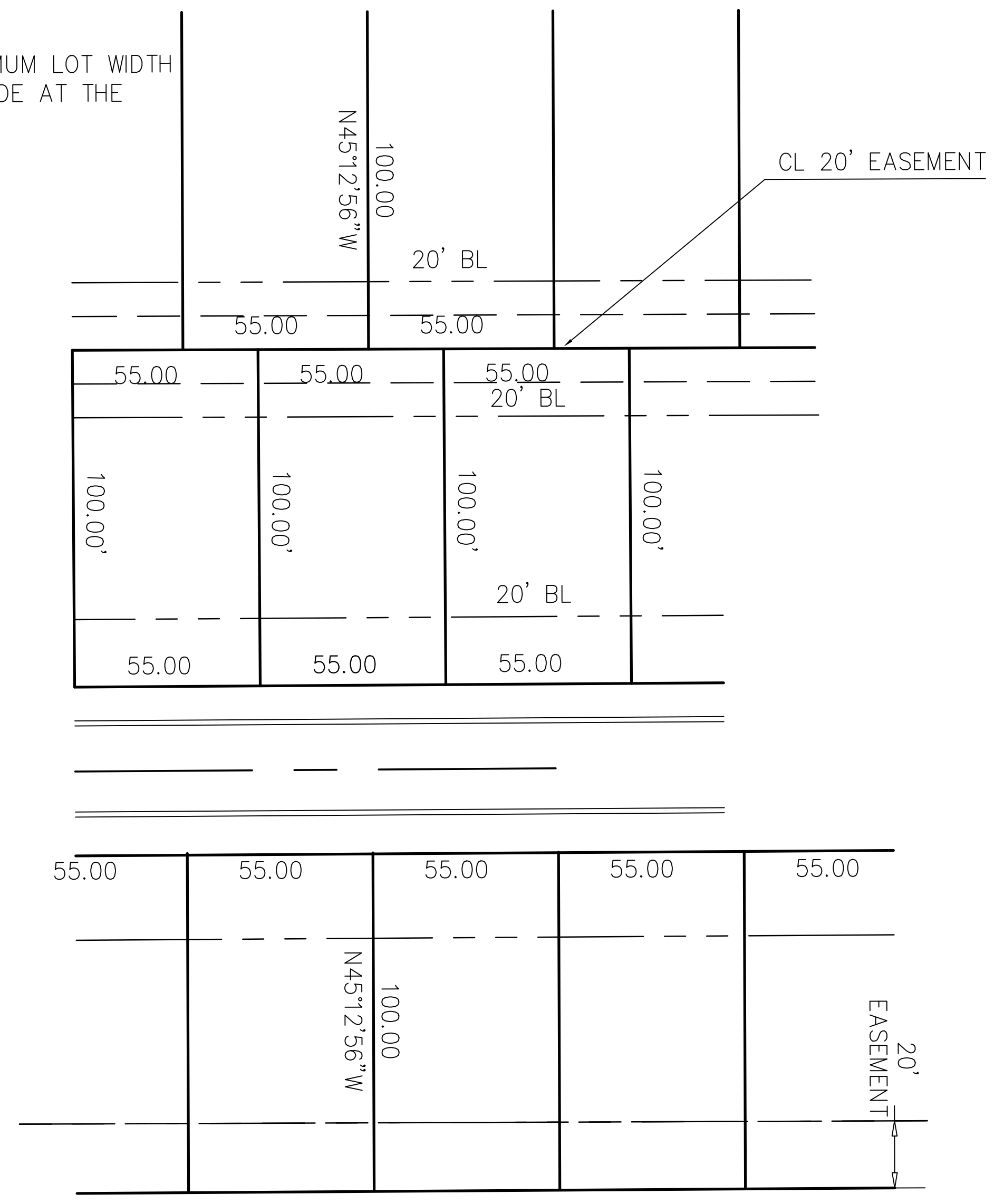


SA21-000006 CLAIRMONT PARK VI 0 WEAVER AVE - SITE ONLY 2601110001047003 ZONING



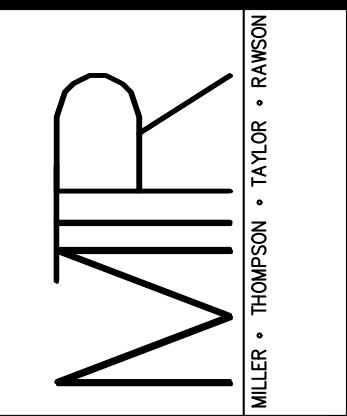


R-6 LOT, MINIMUM LOT WIDTH WILL BE 55' WIDE AT THE BUILDING LINE.

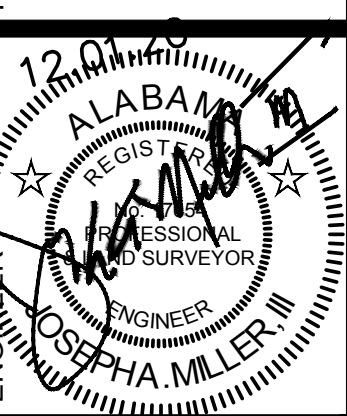


All easements shown on this map are for public utilities, storm sewers, sanitary sewers, open storm sewer ditches and may be used for such purposes to serve both within and without this subdivision.
 20' Easement along all rear property lines, centered within subdivision, 20' on outside lots.

MTR ENGINEERS, INC.
 CONSULTING ENGINEERS—LAND SURVEYORS
 2500 Southlake Park, Suite 100,
 HOOPER, AL. 35244
 TELEPHONE (205) 320-0114



Preliminary Plan for
CLAIRMONT PARK PHASE VI
 Property being situated in the
 Southeast 1/4 of the
 Southwest 1/4 of Section 11,
 Township 17 South, Range 1 West, Leeds,
 Leeds, St. Clair County, Alabama



| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |

JOB NO.:
 FILE NAME: AAA PLOTS \
 CLAIRMONT PARK LEEDS
 DATE:
 NOVEMBER 11th, 2020
 DRAWN:
 JAM/bsp
 CHECKED:
 JAM III
 SCALE:
 1" = 100.00'
 SHEET

File Attachments for Item:

5. SA21-000009 - SOUTHERN TRACE SECTOR 5 - ENGINEERING DESIGN GROUP,
APPLICANT - WELLINGTON DEVELOPMENT, OWNER - THIRTY-SIX (36) LOTS - REVISED
LAYOUT PLAN - 669 SOUTHERN TRACE PKWY, LEEDS, AL 35094, TPID
2500303000038000

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision WELLINGTON DEVELOPMENT CORP

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Southern Trace Sector 5". This proposed subdivision consists of 36.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

| | |
|-------------------------|--|
| CASE #: | SA21-000009 |
| APPLICANT NAME: | Joe Schifano |
| PROPERTY OWNER: | WELLINGTON DEVELOPMENT CORP |
| TAX PARCEL ID#S: | 2500303000038000 |
| CASE ADDRESS: | 669 SOUTHERN TRACE PKWY; LEEDS, AL 35094 |

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on.

Date: 05/13/2021
 Time: 5:00 p.m.
 Place: Leeds Annex Meeting Room
 1412 9th St
 Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

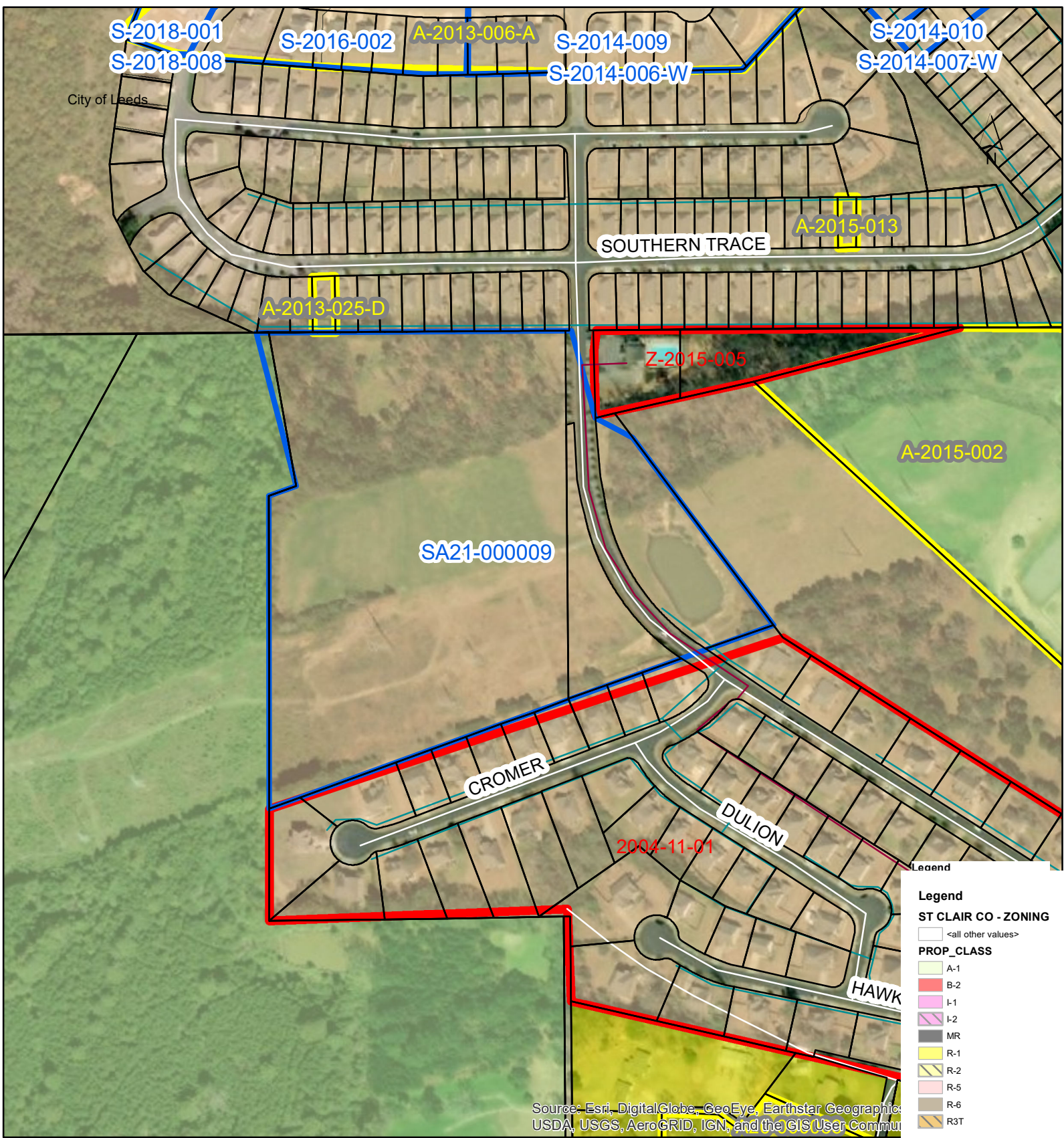
For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: development@leedsalabama.gov

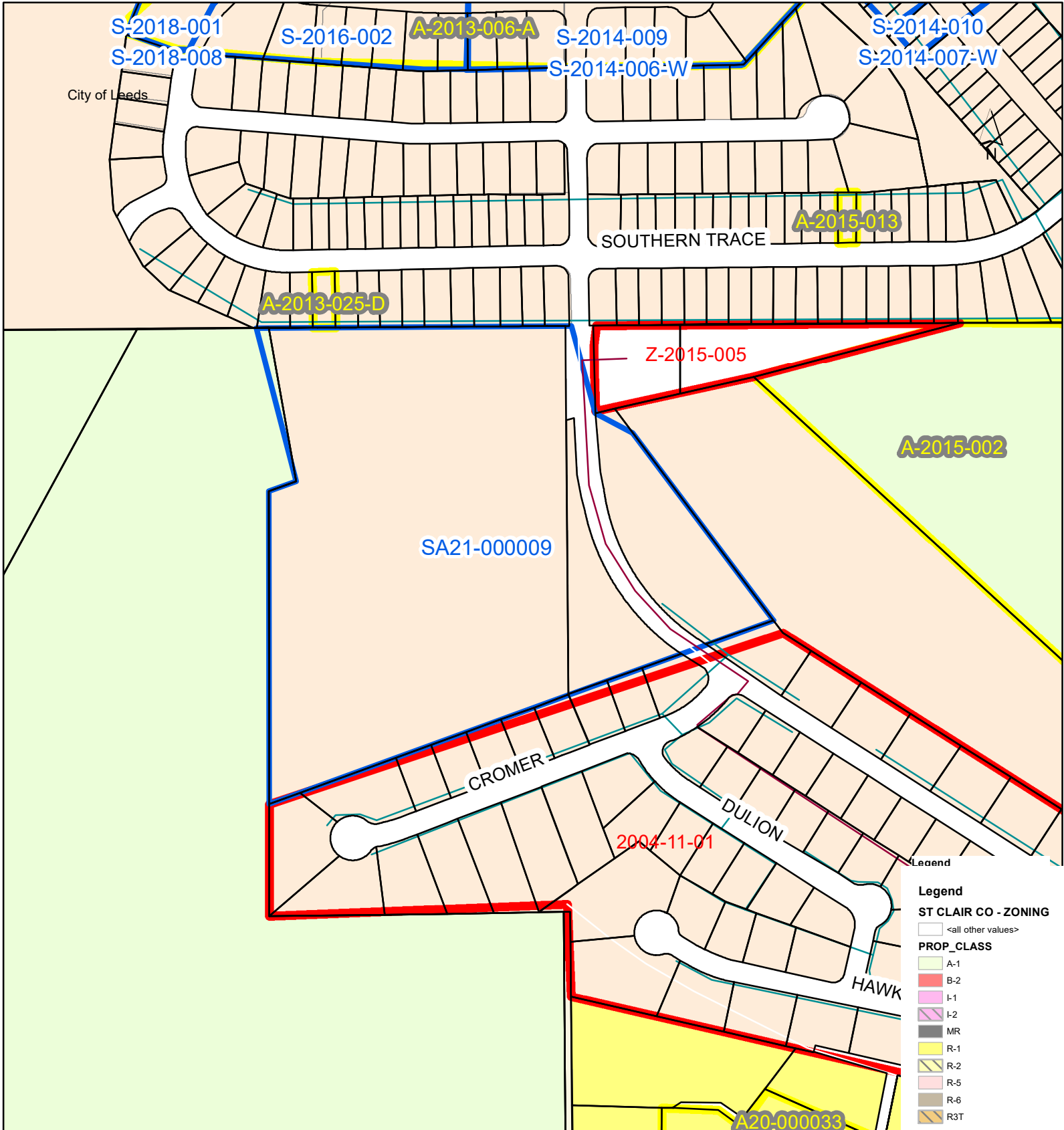
Mailing Address:

City of Leeds
 Planning and Zoning commission
 1404 9th Street
 Leeds, AL 35094

SA21-000009
WELLINGTON DEVLEOPMENT
669 SOUTHERN TRACE PKWY
2500303000038000
AERIAL



SA21-000009
WELLINGTON DEVLEOPMENT
669 SOUTHERN TRACE PKWY
2500303000038000
ZONING



- ① 24 00 25 1 000 016.000
WATKINS BENNIE J
6435 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ② 24 00 25 1 000 015.000
PORTERFIELD MARIANNE
6439 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ③ 24 00 25 1 000 014.000
JONES EVAN M
6445 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ④ 24 00 25 1 000 013.000
BARNEET AARON GEORGE
6449 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑤ 24 00 25 1 000 012.000
CALVO EDUARDO &
DOPORTO OLGA
6455 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑥ 24 00 25 1 000 011.000
CRAIG TASIA
6459 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑦ 24 00 25 1 000 010.000
STEWART AMEE MARINA
6465 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑧ 24 00 25 1 000 009.000
GOFORTH BILLY R & FRANCES G
6469 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑨ 24 00 25 1 000 008.000
MCGUIRE FEBRA D
6475 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑩ 24 00 25 1 000 007.000
SOLDEVILLA MARIA D & ROGELIO
6481 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑪ 24 00 25 1 000 006.000
MENNEN KERI & BEARDEN JAMES
6485 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑫ 24 00 25 1 000 005.000
GRIGGS ROBERT
6491 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- ⑬ 24 00 25 1 000 004.000
LINDER ALISHA NICOLE
6495 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5
- 24 00 25 4 000 002.000
SOUTHALL OF IRONDALE LLC
6392 ZEIGLER ROAD
LEEDS, AL 35094
ZONING: A-1



LAYOUT PLAT OF
**SOUTHERN TRACE
SECTOR 5**

SITUATED IN THE NE ¼ OF SECTION 25 TOWNSHIP 17 SOUTH, RANGE 1 WEST
AND THE SE ¼ OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 1 EAST
JEFFERSON COUNTY, ALABAMA

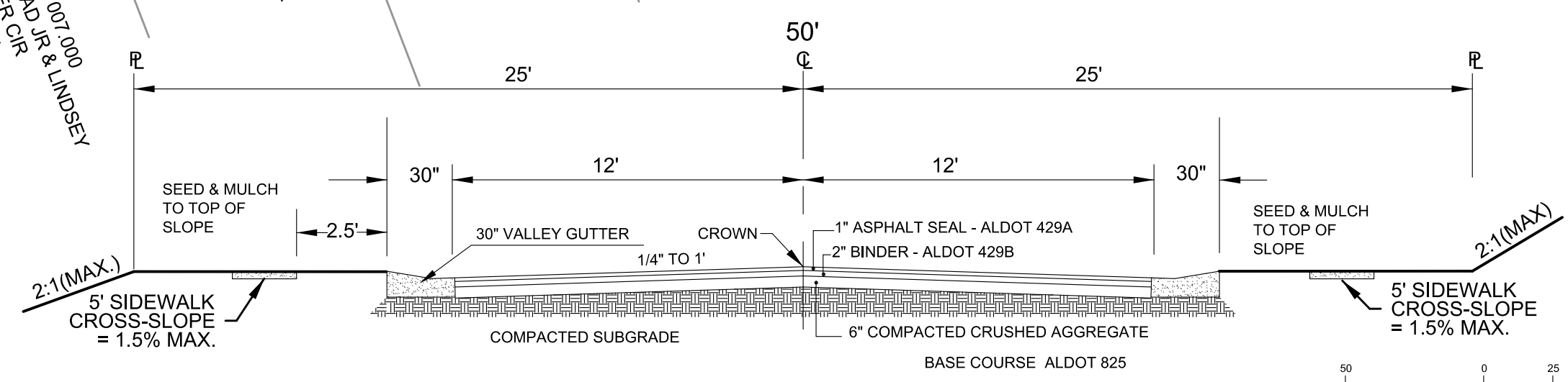
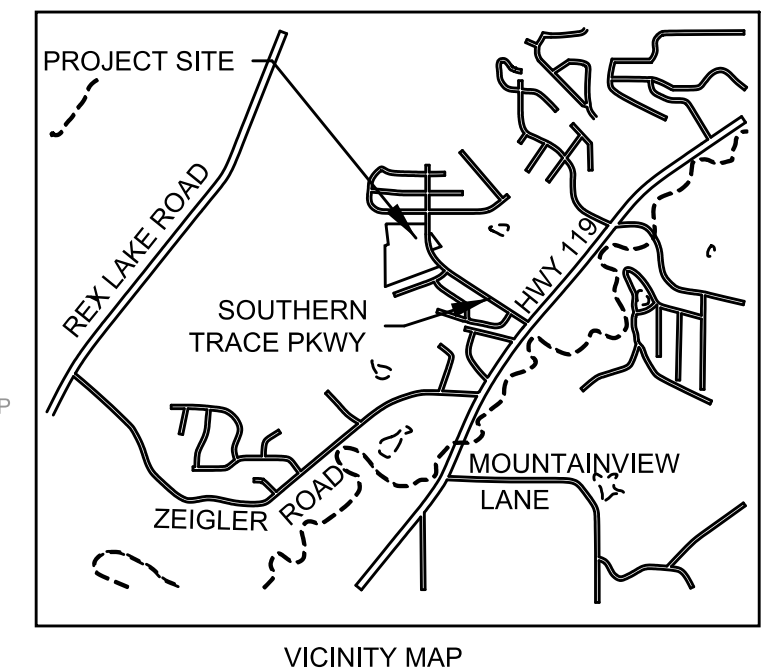
OWNER/DEVELOPER
WELLINGTON DEVELOPMENT CO. LLC
2700 HIGHWAY 280 SUITE 425
BIRMINGHAM AL 35223
(205) 985-7171
CONTACT: CHARLES KESSLER

OWNER
COMMUNITY UTILITIES OF ALABAMA INC
500 W MONROE ST STE 3600
CHICAGO IL 60661
AGENT CONTACT: CHARLES KESSLER
(205) 985-7171

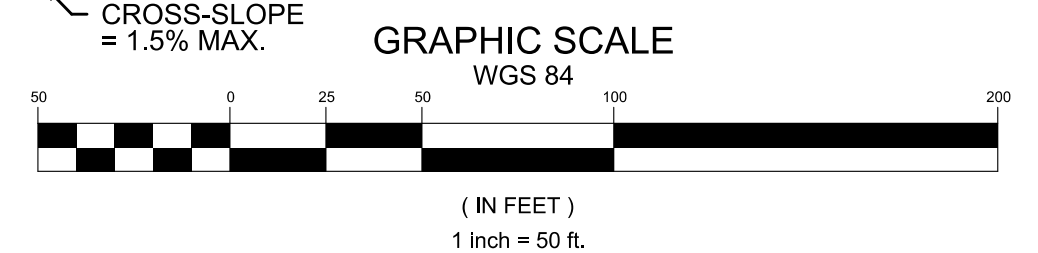
ENGINEERING & SURVEYING BY
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, ALABAMA 35124
PHONE: (205) 403-9158
FAX: (205) 403-9175

- NOTES:**
1. TOPOGRAPHY IS FROM 2013 JEFFERSON COUNTY GIS.
 2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
 3. ALL UTILITIES SHALL BE BACK FILLED WITH STONE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LEEDS SPECIFICATIONS.
 5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
 6. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 7. ALL COMPACTION ON LOTS OR IN BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET BUILDING CODE REQUIREMENTS OR PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
 8. REAR OF LOTS IN CUT SHALL HAVE A DRAINAGE SWALE TO CONVEY WATER WITHIN A PRIVATE DRAINAGE EASEMENT (MIN. 10' WIDE).
 9. DETENTION POND DESIGN IS FOR 100 YEAR STORM EVENT.
 10. THE SUBDIVISION SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE OF THE 100 YEAR FLOODPLAIN ACCORDING TO GRAPHIC PLOTTING OF FIRM PANEL 01073C04396, EFFECTIVE DATE SEPTEMBER 29, 2006.
 11. MAINTENANCE OF STORM SEWER EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY IS NOT THE RESPONSIBILITY OF THE CITY OF LEEDS.
 12. DETENTION POND WILL BE ACCESSED FROM THE POWER EASEMENT LOCATED ON THE PROPERTY.
 13. ALL DECORATIVE STREET SIGNS AND MARKERS WILL BE THE DEVELOPER'S RESPONSIBILITY.
 14. ALL STREET SIGNS SHALL COMPLY WITH THE LATEST EDITION OF MUTCD STANDARDS.
 15. THE LOW PRESSURE DESIGN WILL DICTATE THE LOCATION OF THE NECESSARY SEWER EASEMENTS.
 16. SURVEY BASED ON AWSPCS.

| SITE DATA TABLE | |
|--|----------------------------|
| CURRENT ZONING: | R-5 - GARDEN HOME DISTRICT |
| SETBACKS: | FRONT: 20' |
| | REAR: 30' |
| | SIDE: 5' |
| *NO RESIDENCE CAN BE CONSTRUCTED CLOSER THAN 15 FEET TO ONE ANOTHER. | |
| TOTAL ACREAGE: | 16.18 AC |
| SMALLEST LOT SIZE: | 7500 SF |
| TOTAL NUMBER OF LOTS: | 34 |
| LINEAR FEET OF ROAD: | 1300 LF |



TYPICAL STREET SECTION
N.T.S.



REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
1 - 12-16-2020 - ADDRESS CITY COMMENTS

DRAWN BY: CLG
CHECKED BY: WHL
PROJECT NO.: KESS0088
SUB FILE: PLOT LAYOUT OVERALL DGN
DATE: APRIL 16, 2021

PROJECT: SECTOR 5 SOUTHERN TRACE LEEDS, ALABAMA
TITLE: LAYOUT PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
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