



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

July 19, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

NEW BUSINESS:

1. SA21-000011 - FINAL PLAT - SPRING VALLEY - 1620 MONTEVALLO RD - TPID
2500301001002000 - JEFFERSON COUNTY

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:

1. SA21-000011 - FINAL PLAT - SPRING VALLEY - 1620 MONTEVALLO RD - TPID
2500301001002000 - JEFFERSON COUNTY

SA21-000011
MTTR ENGINEERS
1620 MONTEVALLO RD
PART OF 2500301001002000
AERIAL



Legend
ST CLAIR CO - ZONING

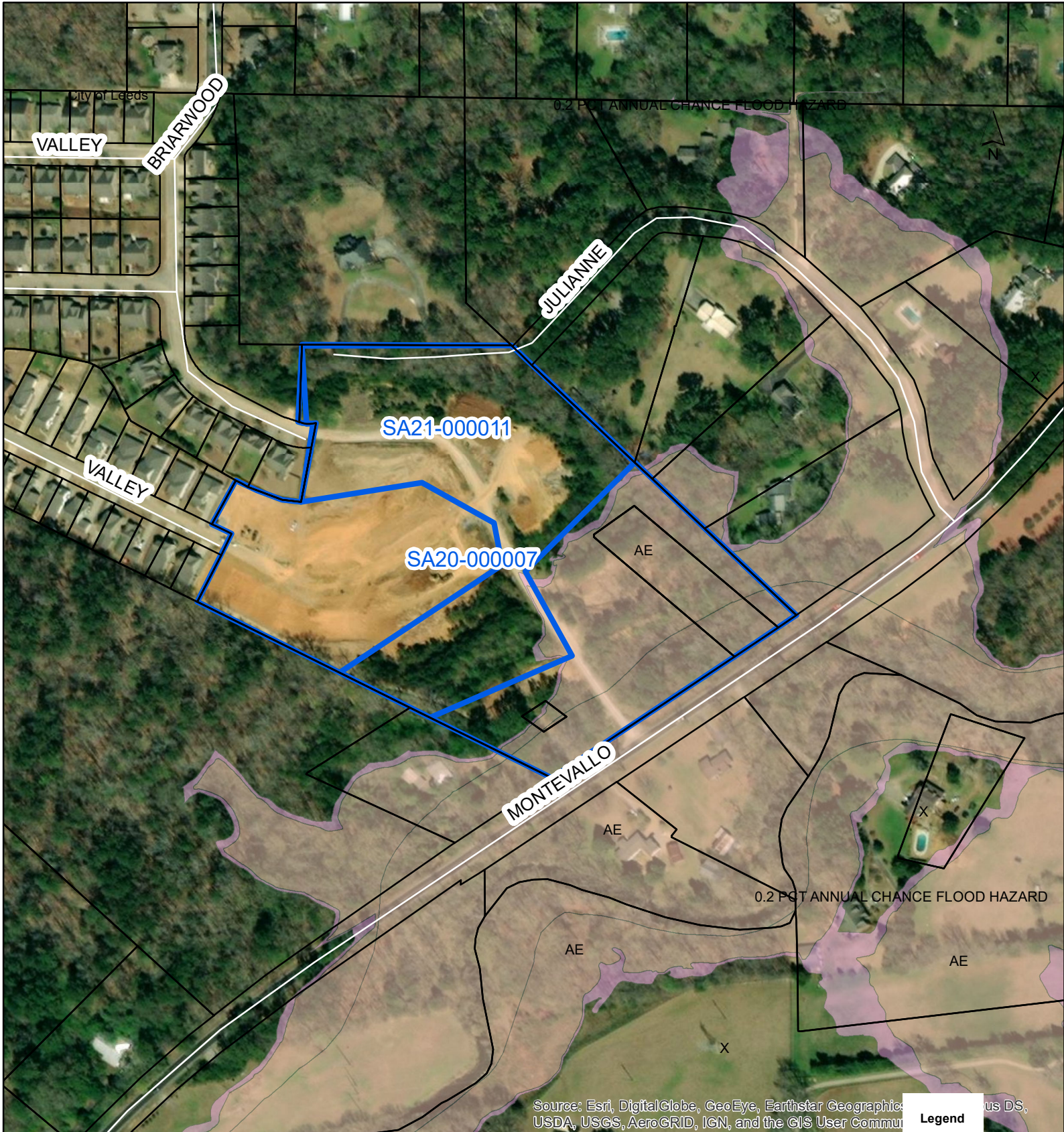
- <all other values>

PROP_CLASS

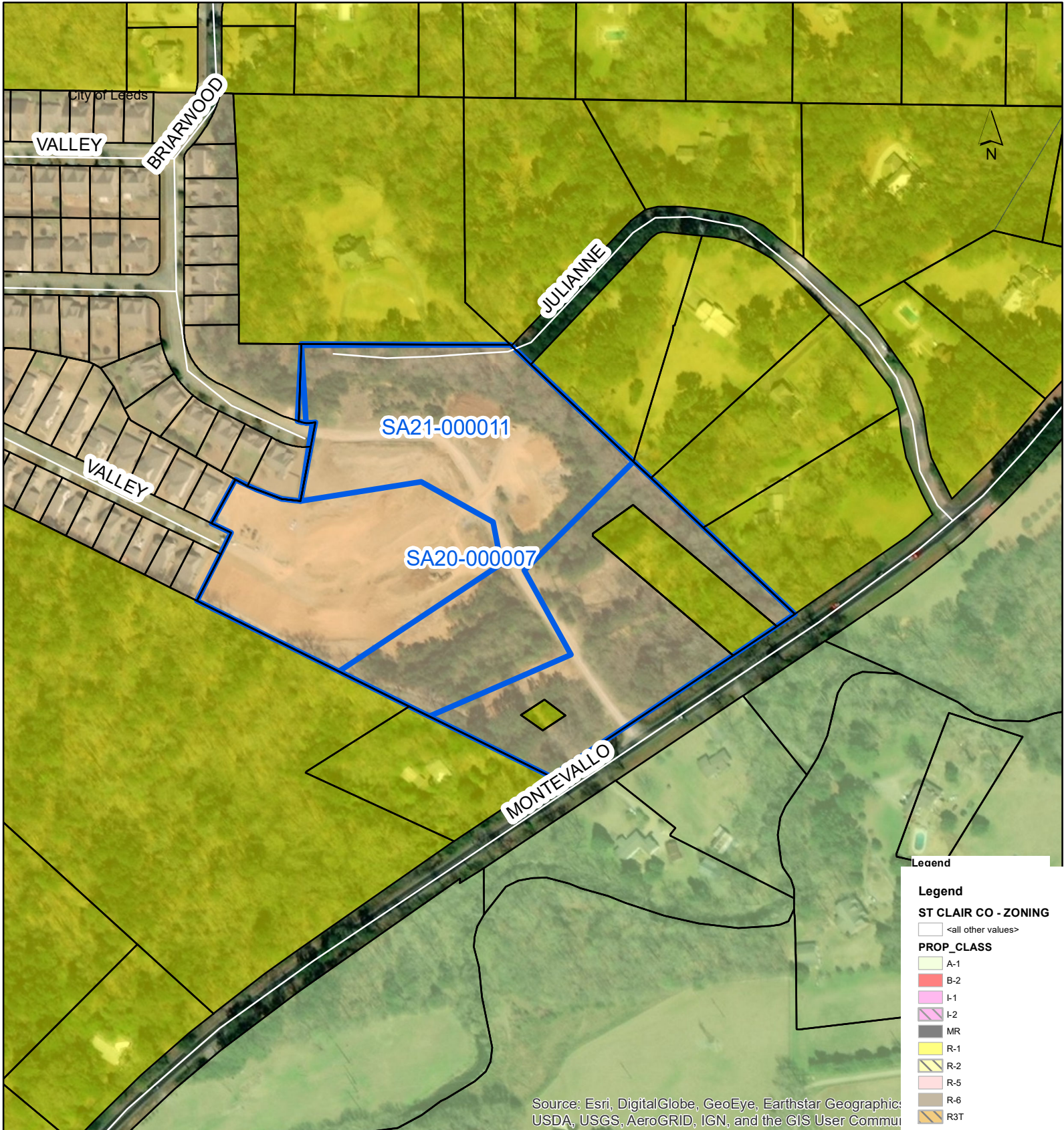
- A-1
- B-2
- I-1
- I-2
- MR
- R-1
- R-2
- R-5
- R-6
- R3T

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographic, USDA, USGS, AeroGRID, IGN, and the GIS User Commu

SA21-000011
MTTR ENGINEERS
1620 MONTEVALLO RD
PART OF 2500301001002000
FLOOD



SA21-000011
MTTR ENGINEERS
1620 MONTEVALLO RD
PART OF 2500301001002000
ZONING

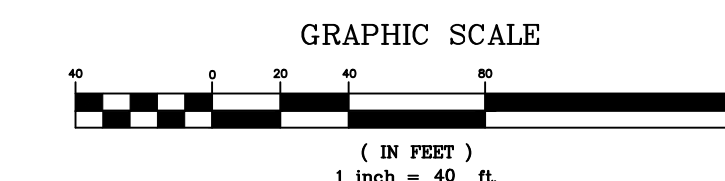


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographic, USDA, USGS, AeroGRID, IGN, and the GIS User Commu

As Built Utility Survey SPRING VALLEY PH IV SECTOR II

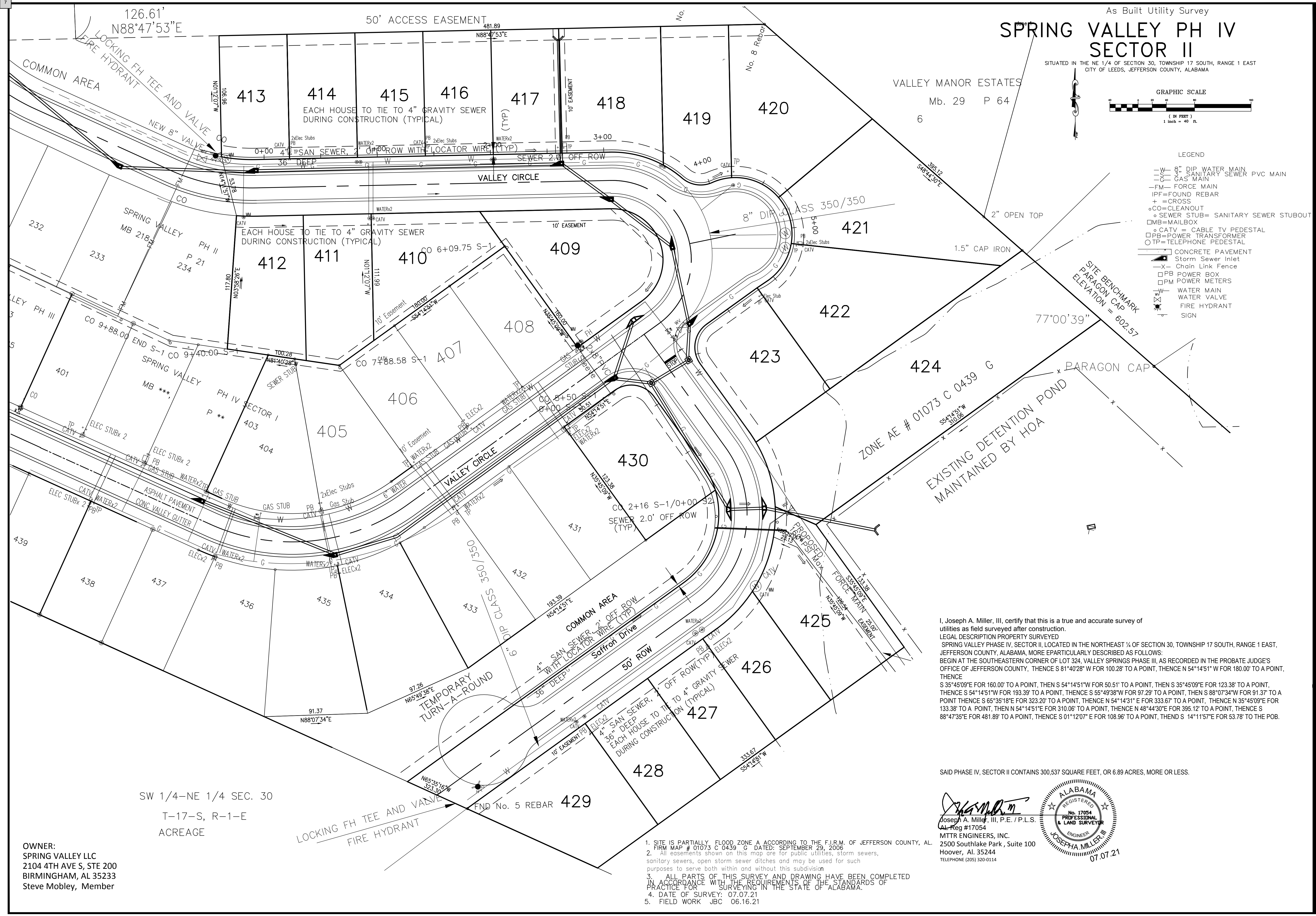
SITUATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST
CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

VALLEY MANOR ESTATES
Mb. 29 P 64
6



LEGEND

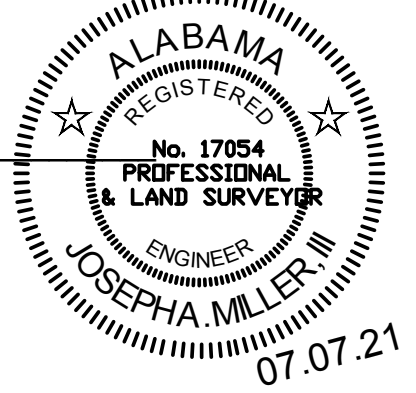
- W- 8" DIP WATER MAIN
- S- 8" SANITARY SEWER PVC MAIN
- G- GAS MAIN
- FM- FORCE MAIN
- IPF= FOUND REBAR
- + =CROSS
- oCO= CLEANOUT
- oSEWER STUB= SANITARY SEWER STUBOUT
- oMB= MAILBOX
- oCATV = CABLE TV PEDESTAL
- oPB= POWER TRANSFORMER
- oTP= TELEPHONE PEDESTAL
- CONCRETE PAVEMENT
- Storm Sewer Inlet
- X- Chain Link Fence
- oPB POWER BOX
- oPM POWER METERS
- W- WATER MAIN
- WV- WATER VALVE
- FH- FIRE HYDRANT
- S- SIGN



I, Joseph A. Miller, III, certify that this is a true and accurate survey of utilities as field surveyed after construction.
LEGAL DESCRIPTION PROPERTY SURVEYED
SPRING VALLEY PHASE IV, SECTOR II, LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEASTERN CORNER OF LOT 324, VALLEY SPRINGS PHASE III, AS RECORDED IN THE PROBATE JUDGE'S OFFICE OF JEFFERSON COUNTY, THENCE S 81°40'28" W FOR 100.28' TO A POINT, THENCE N 54°14'51" W FOR 180.00' TO A POINT, THENCE S 35°45'09" E FOR 160.00' TO A POINT, THEN S 54°14'51" W FOR 50.51' TO A POINT, THEN S 35°45'09" E FOR 123.38' TO A POINT, THENCE S 54°14'51" W FOR 193.39' TO A POINT, THENCE S 55°49'38" W FOR 97.29' TO A POINT, THEN S 88°07'34" W FOR 91.37' TO A POINT THENCE S 65°35'18" E FOR 323.20' TO A POINT, THENCE N 54°14'31" E FOR 333.67' TO A POINT, THENCE N 35°45'09" E FOR 133.38' TO A POINT, THEN N 54°14'51" E FOR 310.06' TO A POINT, THENCE N 48°44'30" E FOR 395.12' TO A POINT, THENCE S 88°47'35" E FOR 481.89' TO A POINT, THENCE S 01°12'07" E FOR 108.96' TO A POINT, THENCE S 14°11'57" E FOR 53.78' TO THE POB.

SAID PHASE IV, SECTOR II CONTAINS 300,537 SQUARE FEET, OR 6.89 ACRES, MORE OR LESS.

Joseph A. Miller, III, P.E. / P.L.S.
AL Reg #17054
MITR ENGINEERS, INC.
2500 Southlake Park, Suite 100
Hoover, AL 35244
TELEPHONE (205) 320-0114



1. SITE IS PARTIALLY FLOOD ZONE A ACCORDING TO THE F.I.R.M. OF JEFFERSON COUNTY, AL. FIRM MAP # 01073 C 0439 G DATED: SEPTEMBER 29, 2006
2. 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
3. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.
4. DATE OF SURVEY: 07.07.21
5. FIELD WORK JBC 06.16.21

OWNER:
SPRING VALLEY LLC
2104 4TH AVE S, STE 200
BIRMINGHAM, AL 35233
Steve Mobley, Member

SW 1/4-NE 1/4 SEC. 30
T-17-S, R-1-E
ACREAGE

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

MTR
 MILLER • THOMPSON • TAYLOR • RANSOM

As Built Utility Survey
 SPRING VALLEY PH IV
 SECTOR II
 SITUATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST
 CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

DATE	REVISIONS

JOB NO: 00-0013
 FILE NAME VALLEY SPRING VALLEY
 DATE: 07.07.21
 DRAWN: BSP/JAM III
 CHECKED: JAM III
 SCALE: 1" = 50'
 SHEET: 01