



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

July 18, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes - June 2024

OLD BUSINESS:

NEW BUSINESS:

2. A24-000007 - A request by MOORE ROBERT & CORENE D for the Moore Family resurvey of LOT 2 BLK 2 CAFFEY SURVEY at 1220 Ivy St, 35094, Jefferson County, TPID: 2500223003004000, Zoned: R-2, Single Family District.
3. SA24-000008 - A request by MTTR Engineers Inc., Applicant, and TASS Inc., Owner, for a resurvey of LOT 2 FRANK A MUS S/D located at 1835 Ashville Rd., 35094, St. Clair Co., Zoned: B-2, General Business District.
4. Proposed Amendment to Zoning Ordinance - Tree Preservation

PUBLIC ADDRESS:

OTHER BUSINESS:

CHAIRPERSON'S COMMUNICATION:

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. Minutes - June 2024



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

June 13, 2024 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:00 PM

ROLL CALL:

PRESENT

Commissioner Edward Cook
Commissioner Ken Mudd
Commissioner Roland Isbell
Commissioner Kelly Washburn
Commissioner Brad Watson

ABSENT

Commissioner Mike Cauble
Commissioner Dave Mackey

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes - May 9, 2024
Minutes approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

2. SA24-000006 - A request by Mackenzie Kizer, Applicant, for one (1) lot subdivision at 401 Rodgers Way, 35094 (Site Only), TPID: 2500314000001000, A-1, Agriculture, Jefferson County
Mackenzie Kizer 508 Julie Ann Dr. to speak. Is a 10 acre lot would like to split in half.
No comment from staff.
No one to speak for or against.
Motion made by Commissioner Watson to approve as presented. Seconded by Commissioner Washburn.
Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Isbell, Commissioner

Washburn, Commissioner Watson
Motion approved.

3. Proposed Amendment to the Zoning Ordinance Art. III Sec 7.03 and Sec. 9.00

Commissioner Watson stated to the board that there is no requirement for notification regarding Zoning. This draft will continue what has been done the only change is you will only notify the adjoining properties.

Several board members posed questions regarding posting sign to notify citizens. Commissioner Watson clarified the liability of having the signs. He educated the board on the new electronic system of notification on matters of the city.

The board stated that they would like to move forward with the draft.

4. Proposed Amendment to Zoning Ordinance - Tree Preservation

The board decided to have a work session to discuss regulations.

PUBLIC ADDRESS:

Leigh Davis 1624 Oliver Rd. Voiced concerns with a ruling made by the St. Clair County Court.

Susan Carswell 2120 Montevallo Rd. Stated she would like the greenspace to be increased and not be all cleared out at one time.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

The meeting was adjourned at 5:30 pm.

Mr. Edward Cook, Chairman

Mrs. Kelly Washburn, Secretary

File Attachments for Item:

2. A24-000007 - A request by MOORE ROBERT & CORENE D for the Moore Family resurvey of LOT 2 BLK 2 CAFFEY SURVEY at 1220 Ivy St, 35094, Jefferson County, TPID: 2500223003004000, Zoned: R-2, Single Family District.

\$150.00

6

SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA

DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1404 9th Street, LEEDS, AL 35094 P.205.699.2585

INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: THOMAS GLOTT DREHER PLS AL 50407	
Mailing Address: 173 OXMOOR RD. HOMOWOOD AL 35209	
Telephone: 205-942-0086	E-mail: info@weygand.com
Signature: <i>Thomas Scott Dreher</i>	
Date Application Filed: 5/2/2024	Requested Hearing Date:

Part 2. Parcel Data	
Owner(s) of Record: CORENE MOORE	
Owner Mailing Address: 756 BELWOOD CIRCLE FAIRFIELD AL 35064	
Site Address: 1220 IVY STREET LEEDS	
Tax Parcel ID #: 2500223003004000	Existing Zoning:
Telephone: 205-929-0498	Proposed Zoning:
E-Mail:	
Signature Of Designated Plat Representative:	

Part 3. Request	
<input type="checkbox"/> New Subdivision	<input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Resurvey of Existing Recorded Subdivision	

Part 4 Additional Information	
<input checked="" type="radio"/> Number of proposed Lots 2	
<input type="radio"/> Approximate Acreage	
<input type="radio"/> Concurrent Zoning/Variance Case(s)	
<input type="radio"/> Concurrent Construction Case	
<input type="radio"/> Review Fee (see Schedule)	

Release for Postponement of Case	
I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.	
Signature of Designated Plat Representative:	Date:
Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.	
Signature of Designated Plat Representative:	Date:

7 NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision
Moore Family Subdivision in Addition to Caffey Survey

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Moore Family Subdivision in Addition to Caffey Survey". This proposed subdivision consists of 2.

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 #:	SA24-000007
APPLICANT NAME:	Geri Stocker
PROPERTY OWNER:	MOORE ROBERT & CORENE D
TAX PARCEL ID#S:	2500223003004000
CASE ADDRESS:	1220 IVY ST; 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: 07/18/2024
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

LEGEND	
SQ. FT.....	SQUARE FEET
AC.....	ACRES
+/-.....	MORE OR LESS
Δ.....	DELTA ANGLE
∠.....	DEFLECTION ANGLE
T.....	TANGENT
R.....	RADIUS
CH.....	CHORD
L.....	LENGTH
ESMT.....	EASEMENT
EX.....	EXISTING
M.B.....	MAP BOOK
PG.....	PAGE
FND.....	FOUND
ROW.....	RIGHT-OF-WAY
O.....	REBAR SET
MIN.....	MINIMUM
C.....	CENTERLINE
D.B.....	DEED BOOK
✂.....	NOT TO SCALE

LEGAL DESCRIPTION:
DEED BOOK 200213 - PAGE 5935:
THE SOUTH 187 FEET OF LOT 2, BLOCK 2, ACCORDING TO CAFFEY SURVEY, LYING
EAST OF BERRY STREET OF CAFFEY SURVEY, AS RECORDED IN MAP BOOK 10, PAGE
99, IN THE PROBATE OFFICE OF JEFFERSON, COUNTY, ALABAMA.

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES,
PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN
AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER
OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD
INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING
OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS
WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE
LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO
SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

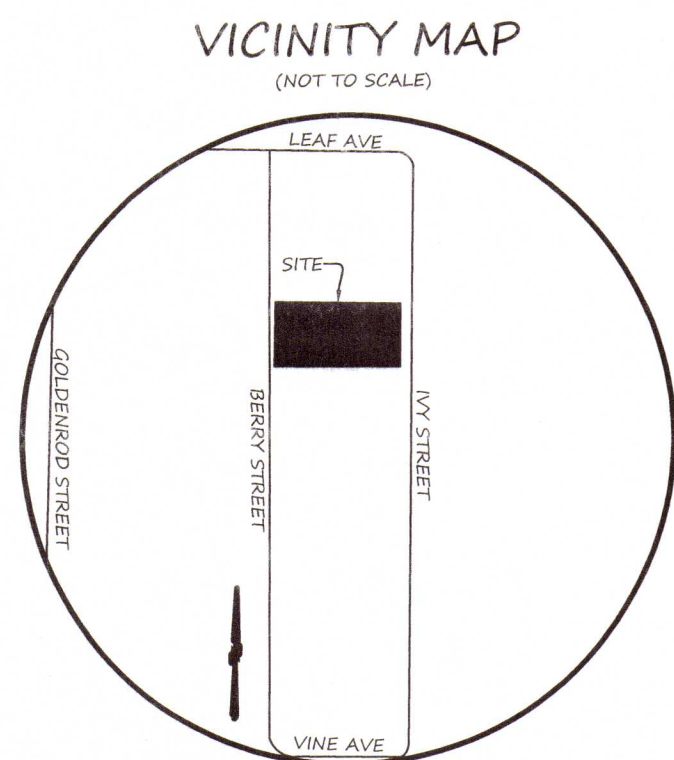
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT
STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE
OR SUBSURFACE INVESTIGATIONS.

FLOOD ZONE INFORMATION:
According to the Flood Insurance Rate Map published by the Federal Management Agency for Jefferson County, Alabama, this
entire property is situated in Zone "X" (Panel number 01073C0442H), dated September 24, 2021.

NOTES: (A) NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM, AND LAND SHOWN HEREON WAS NOT
ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO
SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY AND/OR CITY.
(B) ALL BEARINGS AND/OR ANGLES ARE DEED/RECORD MAP UNLESS OTHERWISE NOTED IN SUCH FORM AS MEASURED (DEED). (C)
UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, AND/OR OTHER UNDERGROUND STRUCTURES, UTILITIES, CEMETERIES OR BURIAL
SITES WERE NOT LOCATED UNLESS OTHERWISE NOTED. (D) THE SHOWN NORTH ARROW IS BASED ON DEED/RECORD MAP. (E) THIS
SURVEY IS NOT TRANSFERABLE. (F) EASEMENTS NOT SHOWN ON RECORDED MAP ARE NOT SHOWN ABOVE. (G) ALL IRON PINS SET
(IPS) BY THIS FIRM ARE 1/2" REBAR WITH A ORANGE CAP INSCRIBED CA50309 AND SHALL NOT BE REMOVED. (H) ALL CORNERS
SET MAG. NAILS AND WASHER WILL BE SILVER AND INSCRIBED WEYGAND CA50309.



MOORE FAMILY SUBDIVISION IN ADDITION TO CAFFEY SURVEY

A MINOR SUBDIVISION SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 01 EAST JEFFERSON COUNTY, ALABAMA

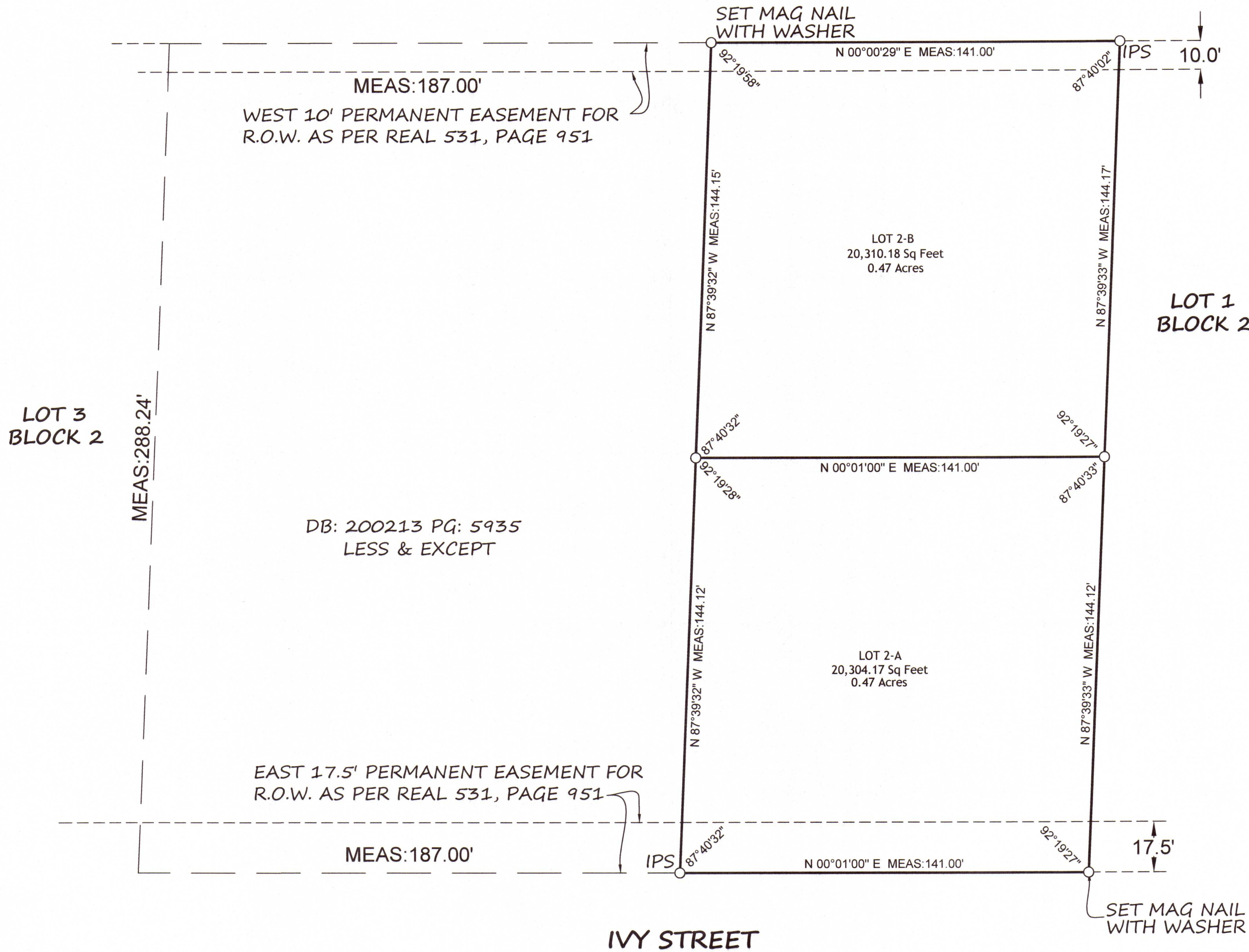
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE 0.93 ACRES INTO 2 LOTS FOR RESIDENTIAL USE.

PREPARED FOR:
CORENE MOORE
756 BELWOOD CIRCLE
FAIRFIELD, AL 35064
CELL: (205)-999-0331

PREPARED BY:
WEYGAND, LLC
173 Oxmoor Road
HOMEWOOD, AL 35209
Phone:(205) 942-0086



BERRY STREET



STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, THOMAS SCOTT DREHER, A LICENSED LAND SURVEYOR, STATE OF ALABAMA, AND CORENE MOORE (OWNERS) HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WAS MADE AT THE INSTANCE OF SAID OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN KNOWN AS MOORE FAMILY SUBDIVISION IN ADDITION TO CAFFEY SURVEY, SHOWING THE SUB-DIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTHS AND BEARINGS OF EACH LOT LINE AND ITS NUMBER, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, GIVING THE LENGTH AND WIDTH AND NAME OF EACH STREET AS WELL AS THE NUMBER OF EACH LOT AND SHOWING THE RELATION TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN FOUND OR INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND ARE DESIGNATED BY SMALL OPEN CIRCLES FOR SET IRONS AND SMALL CLOSED CIRCLES FOR FOUND IRONS ON SAID PLAT OR MAP. SAID OWNERS ALSO CERTIFIES THAT THEY ARE THE OWNER OF SAID LANDS AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE. I FURTHER STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS THEREOF, SAID SURVEYOR EXECUTED THESE PRESENTS THIS ____ DAY OF _____, 2024.

BY: _____ DATE: _____
THOMAS SCOTT DREHER, PLS AL 50407
173 OXMOOR ROAD
HOMEWOOD, AL 35209
(205) 942-0083

BY: _____ DATE: _____
CORENE MOORE, OWNER
756 BELWOOD CIRCLE, FAIRFIELD, AL 35064

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THOMAS S. DREHER, WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CORENE MOORE, WHOSE NAME IS SIGNED TO THE FORGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT AFTER BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, DOES EXECUTE THE SAME VOLUNTARILY AS SUCH INDIVIDUAL WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

APPROVED: _____ DATE: _____
CHAIRMAN, ZONING & PLANNING COMMISSION
CITY OF LEEDS, ALABAMA

APPROVED: _____ DATE: _____
CITY ENGINEER
CITY OF LEEDS, ALABAMA

APPROVED: _____ DATE: _____
WATER WORKS BOARD
CITY OF LEEDS, ALABAMA

NOTE:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean 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.

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIORNMENTAL SERVICES

PRELIMINARY DRAWING FOR CUSTOMER REVIEW

		0' 30' 60' 90'	
SCALE: 1" = 30'	APPROVED BY: Thomas Scott Dreher, PLS AL REG. NO. 50407	DATE OF FIELD WORK: 04/17/2024	GRAPHIC SCALE: 1" = 30' Copyright ©
DATE: 05/02/2024		SURVEYED BY: JTD / DRAWN BY: BAB	Job #: 20240232

DRIVER LICENSE
ALABAMA

★

NO. 5275712
D.O.B. 07-08-1963
CLASS DM
EXP 10-16-2024

GERALDINE C
STOCKER
6046 KENSINGTON WAY
CALERA AL 35040-4401

ENDORSEMENTS
ISS 10-14-2020

SEX F HT 5-04 EYES BRO
WT 142 HAIR BLK

Geraldine C. Stoker

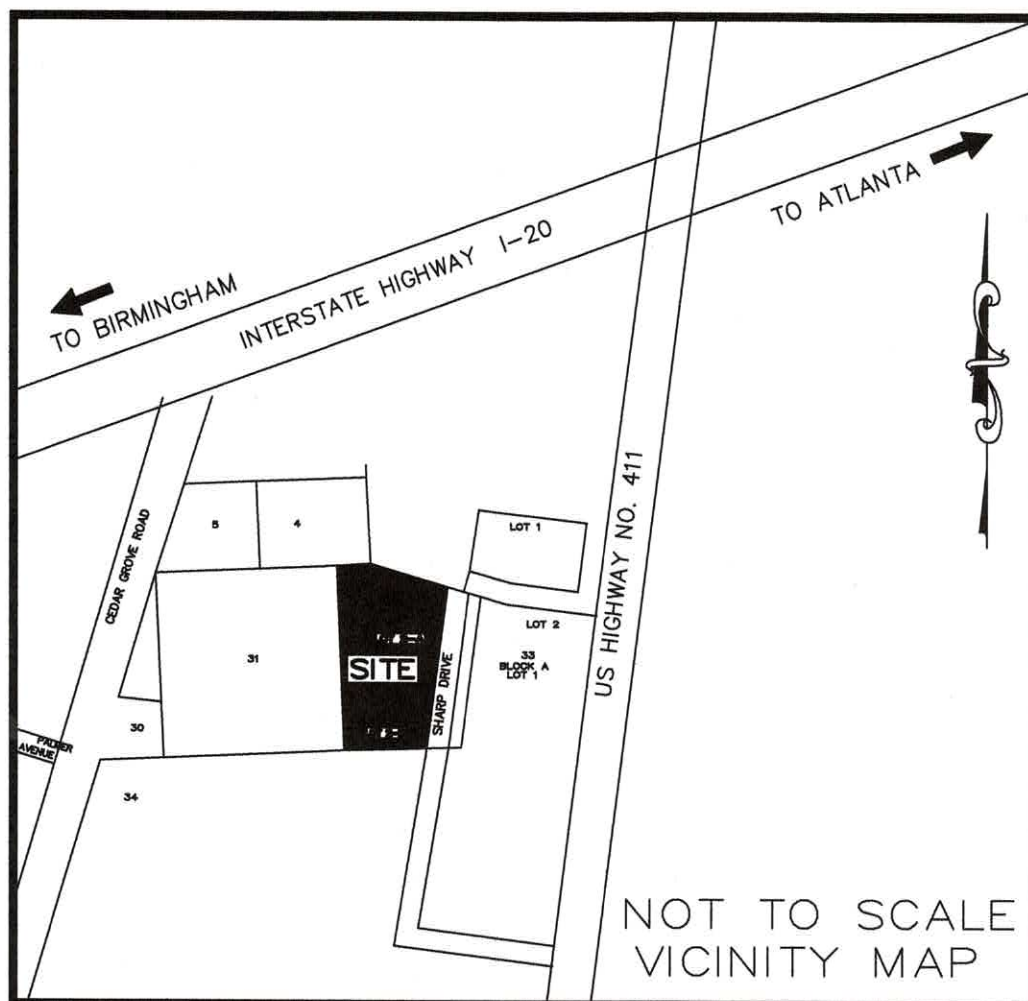
Secretary Hal Taylor
Secretary of Law Enforcement

Gerry

File Attachments for Item:

3. SA24-000008 - A request by MTTR Engineers Inc., Applicant, and TASS Inc., Owner, for a resurvey of LOT 2 FRANK A MUS S/D located at 1835 Ashville Rd., 35094, St. Clair Co., Zoned: B-2, General Business District.

ER IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES.
 ER IS RESPONSIBLE FOR PROVIDING A SITE FREE FROM DRAINAGE PROBLEMS.



VICINITY MAP FOR: RESURVEY OF LOT 2 OF FRANK A. MUS SURVEY

RECORDED IN, MAP BOOK 'D' PAGE 68, ST. CLAIR COUNTY PROBATE OFFICE
 SITUATED IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$
 OF SECTION 14, T-17-S, R-1-E, SAINT CLAIR COUNTY, ALABAMA
 CITY OF LEEDS, ALABAMA

SCALE: NTS

PREPARED BY
 MTTR ENGINEERS 3 RIVERCHASE RIDGE, HOOVER, AL. 35244

06-04-24

NOTES:

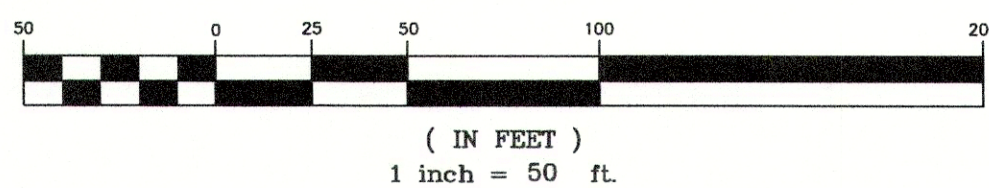
- (1) UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
- (2) SITE IS NOT IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL #01115C0334 H, DATED SEPTEMBER 24, 2021. SITE IS IN ZONE "X".
- (3) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY MTR ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD REVIEW THE SITE BEFORE BEGINNING CONSTRUCTION.
- (4) 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.
- (5) SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO SHARP DRIVE AND OLD US 411, BOTH PUBLIC STREET RIGHTS OF WAY.

INTERSTATE HIGHWAY NO. I-20

ACREAGE OF LOT 2

120,816 SF TOTAL
92,232 SF WEST OF SHARP DRIVE
10,148 SF EAST OF SHARP DRIVE
18,436 SF ROW IN SHARP DRIVE

GRAPHIC SCALE



BOUNDARY SURVEY OF:

LOT 2 OF THE FRANK A. MUS SUBDIVISION AND
TWO ACREAGE TRACTS WEST OF SAID LOT 2
SITUATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4
OF SECTION 14, T-17-S, R-1-E, SAINT CLAIR COUNTY, ALABAMA
CITY OF LEEDS, ALABAMA

- LEGEND
- ◇ YARD INLET
 - PROPERTY CORNER
 - ⊕ PROPERTY OFFSET CROSS
 - AC ○ AIR CONDITION UNIT
 - TEL ○ TELEPHONE PEDESTAL
 - CB ○ CABLE TV BOX
 - PM ○ POWER METER
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ SANITARY MANHOLE
 - △ SIGN
 - ⊕ POWER POLE
 - ⊕ GUY-ANCHOR
 - WOOD FENCE
 - TELEPHONE LINE
 - SS— SANITARY SEWER LINE
 - GAS LINE
 - WATER LINE
 - POWER LINE
 - CHAIN LINK FENCE
 - CO SEWER CLEANOUT
 - WM ○ WATER METER
 - ⊕ LIGHT POLE
 - ⊕ INLET AND STORM SEWER
 - GEN. POWER GENERATOR
 - PB. POWER BOX
 - JBC. POWER JUNCTION BOX
 - RCAP. REINFORCED CONCRETE ARCH PIPE
 - HW. SLOPE PAVED HEADWALL

MTR

ENGINEERS, INC.

CONSULTING ENGINEERS—LAND SURVEYORS
3 RIVERCHASE RIDGE, HOOVER, AL. 35244
TELEPHONE (205) 320-0114

MTR

MILLER • THOMPSON • TAYLOR • RAWSON

BOUNDARY SURVEY OF:

LOT 2 OF THE FRANK A. MUS SUBDIVISION AND
TWO ACREAGE TRACTS WEST OF SAID LOT 2
SITUATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4
OF SECTION 14, T-17-S, R-1-E, SAINT CLAIR COUNTY, ALABAMA
CITY OF LEEDS, ALABAMA

PROJECT

ENGINEER

REVISIONS

DATE

FIELD WORK

DRAWN

CHECKED

JAM III

SCALE:

SHEET

1
SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION OF THE PROPERTY SURVEYED:
LOT 2 OF THE FRANK A. MUS SUBDIVISION AS RECORDED IN MAP BOOK 'D', PAGE 68 IN THE PROBATE OFFICE OF SAINT CLAIR COUNTY, ALABAMA. LESS AND EXCEPT A 50 FOOT WIDE RIGHT OF WAY FOR SHARP DRIVE, A PUBLIC STREET, WHICH RUNS ACROSS SAID LOT 2, (NO DEED OR RIGHT OF WAY MAP AVAILABLE FOR THIS STREET RIGHT OF WAY). SUBJECT TO SANITARY SEWER EASEMENTS AS SHOWN ON THE SURVEY. LOT 2 CONTAINS 92, 232 SF WEST OF SHARP DRIVE.

TWO ACREAGE TRACTS AS RECORDED IN DEED BOOK 2008, PAGE 1365 IN THE PROBATE OFFICE OF SAINT CLAIR COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:
COMMENCE AT A ONE INCH SOLID BAR IRON FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 1 EAST SAINT CLAIR COUNTY, ALABAMA; THENCE RUN S02°27'35"E MEASURE (S02°30' E DEED) ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 232.08 FEET MEASURE, 232 DEED TO A FOUND ONE INCH SOLID BAR IRON, SAID POINT BEING THE POINT OF BEGINNING OF SAID PARCEL ONE; THENCE TURN 89°47'14" LEFT AND RUN N 87°37'23"E (N87°30'E DEED) FOR 420.53 FEET MEASURE (420.00' DEED) TO A ONE INCH SOLID BAR IRON FOUND AT THE NE CORNER OF THE SUBJECT PROPERTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2 OF FRANK A. MUS SUBDIVISION; THENCE TURN AN INTERIOR ANGLE OF 89°50'56" AND RUN S21°13'33"E MEASURE, (S02°32'0"E DEED) ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND ALONG THE WEST LINE OF SAID LOT 2 FOR 428.13 FEET MEASURE (428 DEED) TO A NUMBER FOUR REBAR (CAP NUMBER CA-0621-LS) FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE TURN AN INTERIOR ANGLE OF 90°10'48" AND RUN S87°35'18"W (S87°30'W DEED) ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY AND ALONG THE NORTH LINE OF AN ACREAGE TRACT RECORDED IN DEED BOOK 153, PAGE 320 IN THE PROBATE OFFICE OF SAINT CLAIR COUNTY FOR 417.81 FEET MEASURE (420.00 FEET DEED) TO A NUMBER 4 REBAR FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY; THENCE TURN AN INTERIOR ANGLE OF 90°10'42" AND RUN N02°35'23"W MEASURE (N02°30'W DEED) FOR 428.39 FEET MEASURE, (428 DEED) TO THE POINT OF BEGINNING. PARCEL ONE CONTAINS 179,512 SQUARE FEET OR 4.12 ACRES MORE OR LESS. PARCEL ONE IS SUBJECT TO A JEFFERSON COUNTY SANITARY SEWER EASEMENT WHICH RUNS ALONG THE SOUTH PROPERTY LINE.

PARCEL TWO:
COMMENCE AT A ONE INCH SOLID BAR IRON FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAINT CLAIR COUNTY, ALABAMA; THENCE RUN S02°27'35"E MEASURE (02°30'E DEED) ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 232.08 FEET MEASURE (232 DEED) TO A FOUND ONE INCH SOLID BAR IRON, SAID POINT BEING THE POINT OF BEGINNING OF SAID PARCEL TWO; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL ONE; THENCE CONTINUE S02°35'23"E ALONG THE LAST STATED COURSE AND ALONG THE WEST LINE OF SAID PARCEL ONE FOR 299.31 FEET MEASURE (297.00 FEET DEED) TO A NUMBER FOUR REBAR FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL TWO; THENCE TURN 98°18'42" RIGHT AND RUN N84°16'41"W MEASURE (N84°15'00" DEED) FOR 99.08 FEET MEASURE (98 FEET DEED) TO A NUMBER FOUR REBAR FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL TWO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF CEDAR GROVE ROAD (OLD US HIGHWAY NUMBER 411); THENCE TURN 100°40'09" RIGHT AND RUN N26°23'28"E ALONG SAID ROAD RIGHT OF WAY FOR 299.10 FEET MEASURE (305 FEET DEED) TO THE POINT OF BEGINNING.

SAID PARCEL TWO CONTAINS 14,675 SQUARE FEET OR 0.35 ACRES MORE OR LESS.

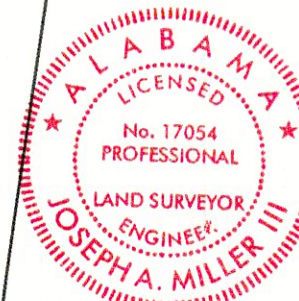
SAID PARCEL IS SUBJECT TO A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LEEDS AS RECORDED IN DEED VOLUME 161, PAGE 12, IN THE PROBATE OFFICE OF SAINT CLAIR COUNTY, ALABAMA.

I, JOSEPH A. MILLER, III, A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY TO THE OWNER LISTED BELOW ON THE DATE SHOWN BELOW THAT THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED OF: BOUNDARY SURVEY OF LOT 2 OF THE FRANK A. MUS SUBDIVISION AS RECORDED IN MAP BOOK 'D', PAGE 68 AND TWO ACREAGE TRACTS AS RECORDED IN DEED BOOK 2008, PAGE 1365, ALL RECORDED IN THE PROBATE OFFICE OF SAINT CLAIR COUNTY, ALABAMA.

THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A BOUNDARY SURVEY SHOWING THE EXISTENCE OR NONEXISTENCE OF ENCROACHMENTS INTO OR OUT OF SAID PROPERTY. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVeways OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL NUMBER 011173C03379 E. DATE: FEBRUARY 20, 2013, THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.

THE CORRECT STREET ADDRESS IS: 1835 ASHVILLE ROAD, LEEDS, ALABAMA 35094

FEMA PANEL: # 011173C03379 E. DATED: FEBRUARY 20, 2013
DATE: MARCH 12, 2024 FILED: ACREAGE/CERTS/PLOTS/FNDS
INVOICE NO. 240155
ORDERED BY: PATEL FEB 29, 2024
OWNER: TASS INC
FIELD FILE: FRANK A MUS PATEL MOTEL.TXT
SURVEYOR AND FIELD WORK DATE: MARCH - MARCH 2024
DRAWN BY AND DATE: JBC ON 03-12-24



JOSEPH A. MILLER, III, P.E. & L.S. NO. 17054
3 RIVERCHASE RIDGE
HOOVER, ALABAMA 35244
TELEPHONE (205) 320-0114

ORIGINAL SURVEY—NOT VALID UNLESS SIGNED & SEALED IN RED INK BY THE ABOVE SURVEYOR.

CEDAR GROVE ROAD
(OLD US HIGHWAY NO. 411)

PARCEL II
ACREAGE TRACT
2008/1365
14.675 SF
OR 0.35 ACRES

DEED 153 PAGE 320

34

OWNER:
TASS INC. COMFORT INN SUITE
1951 VILLAGE DRIVE
LEEDS, ALABAMA 35094
PROPERTY ADDRESS:
1835 ASHVILLE ROAD
LEEDS, ALABAMA 35094

ENGINEER/SURVEYOR:
JOSEPH A. MILLER
PE / LS 17054
MTR ENGINEERS, INC.
3 RIVERCHASE RIDGE
HOOVER, AL. 35242
TELEPHONE (205) 320-0114

NOTES:

1. REFER TO THE SUBDIVISION COVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THE PLAT.
2. NO TITLE SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT AND OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENT, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
3. ALL EASEMENT ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DITCHES AND MAY BE USED TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. CITY OF LEEDS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.
4. THE CITY OF LEEDS IS NOT RESPONSIBLE FOR DITCH OR PIPE MAINTENANCE OUTSIDE OF PUBLIC STREET RIGHT OF WAYS.
5. THE OWNER/BUILDER SHALL USE APPROPRIATE METHODS INCLUDING PIPES, UNDERDRAINS, DITCHES, SWALES, GRADING OR OTHER METHODS TO PROVIDE ADEQUATE SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF BIRMINGHAM PLANNING COMMISSION.
7. NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPHY WHICH ALTERS THE FLOW OF STORMWATER OR ADVERSELY EFFECTS ANY PROPERTY SHALL BE PERMITTED.
8. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
9. NO BUILDING SHALL HAVE A FINISHED FLOOR LESS THAN TWO (2) FEET ABOVE THE TOP OF ANY ADJACENT STORM SEWER WITHOUT AN ENGINEER'S APPROVAL.
10. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAP PANEL NUMBER 01115C0334 H, JEFFERSON COUNTY, ALABAMA, DATED SEPTEMBER 24, 2021. THE PROPERTY HAS LOW SPOTS WHICH HOLD WATER AND THE PROPERTY ON THE WEST SIDE OF OLD US 411 IS IN ZONE "AE".

RECORD PLAT OF THE RESURVEY OF LOT 2 OF FRANK A. MUS SURVEY

RECORDED IN, MAP BOOK 'D' PAGE 68, ST. CLAIR COUNTY PROBATE OFFICE
SITUATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4
OF SECTION 14, T-17-S, R-1-E, SAINT CLAIR COUNTY, ALABAMA
CITY OF LEEDS, ALABAMA

BEING A RESURVEY OF LOT 2 OF THE FRANK A. MUS SURVEY
AS RECORDED IN MAP BOOK 'D' PAGE 68, ST. CLAIR CO AL
SITUATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4
OF SECTION 14, T-17-S, R-1-E, SAINT CLAIR COUNTY, ALABAMA
CITY OF LEEDS, ALABAMA

THE PURPOSE OF THIS RESURVEY IS TO RESURVEY
ONE LOT INTO TWO LOTS. FOR COMMERCIAL LOTS

NOTES:

1. REFER TO THE SUBDIVISION COVENANTS AND RESTRICTIONS FOR BUILDING SETBACKS AND LOT RESTRICTIONS NOT SHOWN ON THE PLAT.
2. NO TITLE SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT AND OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE LOTS SHOWN HEREON ARE SUBJECT TO SETBACKS, EASEMENT, AND ZONING AND BUILDING CODE ORDINANCES OF THE GOVERNING AUTHORITY.
3. ALL EASEMENT ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM DITCHES AND MAY BE USED TO SERVE THE LOTS BOTH WITHIN AND OUTSIDE THE SUBDIVISION. CITY OF LEEDS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE THE PUBLIC RIGHT OF WAY.
4. THE CITY OF LEEDS IS NOT RESPONSIBLE FOR DITCH OR PIPE MAINTENANCE OUTSIDE OF PUBLIC STREET RIGHT OF WAYS.
5. THE OWNER/BUILDER SHALL USE APPROPRIATE METHODS INCLUDING PIPES, UNDERDRAINS, DITCHES, SWALES, GRADING OR OTHER METHODS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF LEEDS PLANNING COMMISSION.
7. NO FENCING, AUXILIARY STRUCTURES, LANDSCAPING OR CHANGES IN TOPOGRAPHY WHICH ALTERS THE FLOW OF STORMWATER OR ADVERSELY EFFECTS ANY PROPERTY SHALL BE PERMITTED.
8. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT.
9. NO BUILDING SHALL HAVE A FINISHED FLOOR LESS THAN TWO (2) FEET ABOVE THE TOP OF ANY ADJACENT STORM SEWER WITHOUT AN ENGINEER'S APPROVAL.
10. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAP PANEL NUMBER 01115C0334 H, SAINT CLAIR COUNTY, ALABAMA, DATED SEPTEMBER 24, 2021. THE PROPERTY HAS LOW SPOTS WHICH HOLD WATER AND THE PROPERTY ON THE WEST SIDE OF OLD US 411 IS IN ZONE "AE".

STATE OF ALABAMA
JEFFERSON COUNTY

THE UNDERSIGNED, JOSEPH A. MILLER III, SURVEYOR, AND SHILPA PATEL, MEMBER, TASS PROPERTIES, LLC, OWNER HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THIS PLAT OR MAP WAS MADE AT THE INSTANT OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND AND KNOWN OR TO BE KNOWN AS RESURVEY OF LOT 2 OF THE FRANK A. MUS SURVEY, SHOWING THE SUBDIVISIONS INTO WHICH IT PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND BEARINGS OF EACH LOT AND ITS NUMBER, SHOWING STREETS, ALLEYS, AND PUBLIC GROUNDS, GIVING THE BEARINGS, LENGTH, AND WIDTH AND NAME OF EACH STREET, AND SHOWING THE RELATION OF THE LANDS TO THE SURVEY OF FRANK A. MUS SURVEY AS RECORDED IN MAP BOOK 'D', PAGE 68 IN THE JUDGE OF PROBATE OFFICE OF ST. CLAIR COUNTY, ALABAMA, SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 14, T-17-S, R-1-E, ST. CLAIR COUNTY, ALABAMA, AND THAT IRON PINS HAVE BEEN LOCATED OR INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. NO STREET DEDICATIONS BY THIS MAP, THEREFOR THE USUAL STREET DEDICATION IS OMITTED.

Joseph A. Miller, III, PE/PLS DATE
AL Reg. No. 17054
MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3 RIVERCHASE RIDGE
HOOVER, ALABAMA 35244

SHILPA PATEL MEMBER: TASS PROPERTIES, LLC DATE

State of Alabama
Jefferson County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Joseph A. Miller, III, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such authorized representative and with authority thereof.

Given under my hand and seal this ____ day of _____, 2024.

Notary Public
My commission expires: _____

State of Alabama
Jefferson County)

I, _____, as Notary Public in and for said County and State, do hereby certify that SHILPA PATEL, whose name is signed to the foregoing certificate as an authorized representative for TASS PROPERTIES, LLC and who is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificate, he executed same voluntarily as such authorized representative and with authority thereof.

Given under my hand and seal this ____ day of _____, 2024.

Notary Public
My commission expires: _____

OWNER'S CERTIFICATE AND DEDICATION. I, SHILPA PATEL, MEMBER, TASS PROPERTIES, LLC, do hereby certify that we are the owners of and only person having any right, title or interest in the land shown on the plat of RESURVEY OF LOT 2 OF THE FRANK A. MUS SURVEY of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: NONE

Witness: _____ hand this ____ day of _____, 2024.

NOTES

1. THE CITY OF LEEDS IS NOT RESPONSIBLE FOR DITCH OR PIPE MAINTENANCE OUTSIDE OF PUBLIC STREET RIGHT OF WAYS.
2. ALL EASEMENTS OUTSIDE OF STREET ROW TO BE MAINTAINED BY HOME-OWNERS ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNER.
3. SITE IS NOT IN A FLOOD HAZARD AREA PER FIRM MAP No. 01073C0441 H. DATE: SEPTEMBER 24, 2021.
4. ALL ROAD ROWS ARE EXISTING CITY OF LEEDS PUBLIC STREETS, NO NEW ROW DEDICATED BY THIS MAP.
5. BASIS OF BEARINGS: FRANK A. MUS RECORD MAP.
6. NO FENCES ALLOWED IN DRAINAGE EASEMENTS.
7. UNLESS SHOWN OTHERWISE, THESE LOTS HAVE A 10' UTILITY EASEMENT ACROSS THE FRONT LINE OF THE LOT.
8. ALL EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS AND OPEN STORM DITCHES AND MAY BE USED FOR SUCH PURPOSES TO SERVE BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
9. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ACKNOWLEDGEMENT:

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED RESURVEY OF LOT 2 OF THE FRANK A. MUS SURVEY FULLY MEET THE REQUIREMENTS OF THE ALABAMA STATE HEALTH DEPARTMENT, THE CITY OF LEEDS, AND ST. CLAIR COUNTY, AND ARE HEREBY APPROVED AS SHOWN.

_____, 2024

ST. CLAIR COUNTY DEPARTMENT OF HEALTH

APPROVED BY:

ENGINEER, ST. CLAIR COUNTY DATE

E-911
ST. CLAIR COUNTY, ALABAMA DATE

ENGINEER/SURVEYOR:
JOSEPH A. MILLER
PE / LS 17054
MTTR ENGINEERS, INC.
3 RIVERCHASE RIDGE
HOOVER, AL 35244
TELEPHONE (205) 320-0114

OWNER:
TASS INC. COMFORT INN SUITE
1951 VILLAGE DRIVE
LEEDS, ALABAMA 35094
PROPERTY ADDRESS:
1835 ASHVILLE ROAD
LEEDS, ALABAMA 35094

CERTIFICATE OF FINAL PLAT APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION OF THE RESURVEY OF LOT 2 OF THE FRANK A. MUS SUBDIVISION, IS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF LEEDS, ALABAMA, WITH THE EXCEPTIONS OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF ST. CLAIR COUNTY, ALABAMA.

APPROVED BY:

CHAIRMAN, PLANNING AND ZONING COMMISSION - CITY OF LEEDS DATE

CITY OF LEEDS, CITY ENGINEER DATE

SECRETARY, CITY OF LEEDS PLANNING COMMISSION DATE

MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3 RIVERCHASE RIDGE
Hoover, AL 35244
TELEPHONE (205) 320-0114

MTTR

RECORD PLAT OF THE
RESURVEY OF LOT 2 OF
FRANK A. MUS SURVEY

PROJECT

ENGINEER

REVISIONS

SURVEY JOB NO:
240294
FILE NAME:
FRANK A MUS SUB
DATE:
MAY 7, 2024
DRAWN:
JBC
CHECKED:
JAM III
SCALE:
1" = 50'
SHEET
1
SHEET 1 OF 1 SHEET

File Attachments for Item:

4. Proposed Amendment to Zoning Ordinance - Tree Preservation

§1.00 Tree Conservation

Tree conservation aims to incentivize retaining a small percentage of trees during the land development process by establishing a minimum percentage of each lot or parcel that must have trees after development is complete. This minimum percentage can comprise retained trees, planted trees, or a combination of both.

In residential development, techniques such as retaining trees in areas of severe terrain, flood areas, and along rear property lines, drainage ways, and the periphery of the project are the most practical ways to comply with the minimum standards of this Article. Trees required in the front yard of each dwelling also count toward the minimum requirement for the subdivision.

In nonresidential projects, trees within parking areas and buffers may be applied to the required minimum coverage. Retention and planting of trees in areas of severe terrain and along the periphery of the project will facilitate compliance with the minimum standards.

In all districts, planning for the location of tree save areas before land disturbance is the most practical way to comply with the requirements of this Article. This approach is reinforced by the requirement to submit a tree conservation plan to the city before land disturbance.

§01.02.01 Method

A land disturbance permit shall be required before any land disturbance is regulated by this Article. The permit shall only be issued by the City upon receipt and approval of a land disturbance permit application. If the property is the subject of a conditional use, special use, special exception, variance, or Mixed-Use District zoning application, a tree conservation plan shall be submitted as part of said application.

§01.02.02 Applicability

The land disturbance is defined as making any material change to the natural surface of the land or removing trees and other woody vegetation, including clearing, grading, excavating, filling, borrowing, creating spoil areas, and dumping materials. The following land disturbances are exempt from the provisions of this Article:

1. Land disturbance on an occupied single-family residential lot, provided such disturbance is conducted by the owner/occupant or their agent.
2. Enlargement of a single-family residential dwelling or the construction or placement of an accessory building or structure on the premises of an existing single-family dwelling.

3. Repair and maintenance of public utilities and storm drainage structures.
4. Installation and maintenance of structures and facilities of a railroad company.
5. Construction of streets within a public right-of-way or an area approved by the city as a public street right-of-way on a preliminary subdivision plat.
6. Emergency work to protect life, limb, or property and emergency repairs.
7. Each PUD approved after the effective date of this Article shall adopt and enforce tree conservation requirements that meet or exceed the requirements of Section 01.02 but may be exempt from the requirements of §13.06 Enforcement. Such requirements shall be submitted for review by the City as part of the PUD zoning application.

§01.02.03 Tree Conservation Plan

A tree conservation plan as defined in §01.02.04 or §01.02.05, as applicable, shall be approved before the issuance of a land disturbance permit, clearing permit, grading permit, or building permit. The purpose of the plan is to incorporate tree conservation with site development to provide an economically feasible project with the least amount of site disturbance. The tree conservation plan is intended to provide a site development plan for the property, delineating areas of site disturbance, tree save areas, and/or areas for the replanting of trees in compliance with the requirements of this and all other land development regulations. If a buffer or landscaping within a parking or vehicle maneuvering area is required for the proposed development, those requirements shall be part of the tree conservation plan.

§01.02.04 Land Disturbance Permit Application

The land disturbance permit application shall be filed on forms provided by the city and accompanied by a tree conservation plan drawn to a scale no smaller than one inch equals 50 feet with topographic information at five-foot contour intervals. For residential uses in the A-1 District and permitted uses in the E-1, E-2, R-1, R-2, R-5, PUD, and PCD districts, a tree conservation plan may be approved for individual lots or more than one lot.

A tree conservation plan for an individual lot according to a building plan shall not require topography and shall contain the following information:

1. The boundaries of all tree-save areas
2. All dimensions and distances, property lines, easements, and rights-of-way
3. Existing and proposed buildings and structures

4. Bodies of water, including water detention and retention areas
5. Driveways and parking areas
6. Sufficient information and detail to demonstrate that all applicable requirements and standards of this Section are fully satisfied.

The plan shall be accompanied by quantitative data that certifies compliance with the tree conservation standards of §01.02.09. A tree conservation plan covering more than one lot shall be a conceptual plan showing how the tree conservation standards of §01.02.09 will be fulfilled. The plan shall contain the following information:

1. The boundaries of all tree-save areas
2. All dimensions and distances, property lines, easements, and rights-of-way
3. Bodies of water, including water detention and retention areas
4. Sufficient information and detail to demonstrate that all applicable requirements and standards of this Section are fully satisfied.

The plan shall be accompanied by a statement describing how the tree conservation standards of §13.02.09 are to be met and certification that the tree conservation plan complies with those standards. For uses other than a dwelling in the A-1 district and for conditional uses in the districts and all uses in the A-1, E-1, E-2, R-1, R-2, R-3, R-5, PUD and PCD, I-1, I-2, and Mixed-Use districts, the tree conservation plan according to a building plan shall contain the following information:

1. The boundaries of all tree-save areas
2. All dimensions and distances, property lines, easements, rights-of-way, and buffers
3. Existing and proposed buildings and structures, including signs, dumpsters, light and power poles, and utility and drainage structures.
4. Existing and proposed buildings and structures on adjacent property are affected by a required buffer. When the finished floor elevation of buildings on the subject property differs by ten feet or more from the finished floor elevation of the buildings on the adjacent property affected by the buffer, the plan shall include an elevation accurately showing the comparative elevations of the buildings.
5. Bodies of water, including water detention and retention areas
6. Driveways, parking areas, existing and proposed parking spaces, access aisles, and other vehicle maneuvering areas.

7. The location, species, size, description, and spacing of all required ground covers, shrubs, and trees to be planted. Shrub bed plantings at a scale of one-inch equals 20 feet and sections of planting through typical berms and slopes greater than a ten percent gradient shall be provided at the request of the administrator.
8. Sufficient information and detail to demonstrate that all applicable requirements and standards of this Article are fully satisfied.

The plan shall be accompanied by:

1. A grading plan showing all areas of cut and fill as well as borrow areas and areas for stockpiling of soil and materials.
2. Quantitative data certifying compliance with the tree conservation standards of §01.02.09.
3. Detailed drawings and specifications of tree protection measures, including protective tree fencing, erosion control fencing, tree protection signs, transplanting specifications, tree wells and aeration systems, staking specifications, and other applicable drawings.

§01.02.05 Speculative Land Disturbance

The following restrictions shall apply to land disturbance on property for which building plans are not available:

1. Speculative land disturbance in the A-1, E-1, E-2, R-1, R-2, R-3, R-5, PUD, and PCD districts shall leave 20% of the land area in tree cover as required in §01.02.09. The tree cover area shall be located along the rear and side property lines of a tract or parcel and the rear property line of a lot.
2. Speculative land disturbance in the A-1, E-1, E-2, R-1, R-2, R-3, R-5, PUD, and PCD districts on property owned by an entity which is a conditional use in those districts shall not be permitted within 50 feet of an adjacent single-family residential district boundary nor any required buffer.
3. Speculative land disturbance in the B-2, I-1, and I-2 districts and those areas not yet zoned by the City shall not be permitted within 100 feet of an adjacent single-family residential district boundary nor any required buffer.

A tree conservation plan drawn to a scale no smaller than one-inch equals 50 feet containing the following information shall be approved by the administrator before any speculative land disturbance:

1. The boundaries of all tree-save areas.
2. All dimensions and distances, property lines, easements, and rights-of-way.
3. Bodies of water, including water detention and retention areas.
4. Sufficient information and detail to demonstrate that all applicable requirements of this §01.02.05 are fully satisfied.

A complete tree conservation plan as required in §01.02.04 shall be submitted as part of any subsequent conditional use, special use, special exception, or variance application and before issuing any building permits.

§01.02.06 Land Disturbance Guidelines

1. Land disturbance shall not include any unnecessary clearing.
2. Water retention and detention areas and sedimentation basins shall be constructed to take advantage of the natural terrain to minimize grading and vegetation removal.
3. Proposed utilities shall be located to have minimal impact on existing vegetation. Adequate clearing shall be shown for the installation of utilities, including equipment access, excavating, and deposition of soil.

§01.02.07 Review of Land Disturbance Permit Applications

Upon receipt of a complete land disturbance permit application, the administrator shall either approve, return for revisions, or deny the application. All tree protection measures as required in the administrative guidelines shall be installed and inspected by the administrator before land disturbance.

§01.02.08 Maintenance

Except for occupied single-family dwellings, the owner shall be responsible for maintaining all plant material required by this Section. All plant material shall be tended and maintained in a healthy growing condition and replaced when dead.

§01.02.09 Tree Conservation Standards

All land-disturbing activities regulated by this Article shall include the preservation and/or planting of trees on the site to the extent that minimum tree cover is provided as detailed in Table 01-1:

Table 01-1 Tree Conservation Standards

Zoning Districts	Percent Coverage
Permitted Uses in the A-1, E-1, E-2, R-1, R-2, R-3, R-5, and PCD districts	20%
Permitted and Conditional Uses in the A-1, E-1, E-2, R-1, R-2, R-3, R-5, and PCD districts	15%
Permitted and Conditional Uses in the B-2, I-1, I-2, and I-1 districts	10%
Mixed Use District	See paragraph H

For detached single-family residential dwellings and subdivisions, the percent coverage shall be applied to gross land area minus public street rights-of-way. For all other uses, the percent coverage shall be applied to the adjusted gross site area, defined as gross site area in square feet minus:

1. The footprint area of all buildings excluding parking deck structures.
2. Public street, utility, and drainage easements and rights-of-way
3. Lakes, detention, and retention ponds based upon the normal surface elevation.
4. Absorption fields for on-site sewage disposal systems
5. Baseball, softball, football, soccer, and similar athletic fields

Enlargement of a building other than a single-family residential dwelling or accessory building by 20% or less of the building floor area shall be exempt from the percent coverage requirements of this Section, provided no trees are cleared as part of the development process. If trees are cleared, trees equaling the tree cover area of the cleared trees shall be planted on the property in a location determined by the administrator. Enlargement of a building other than a single-family residential dwelling or accessory building by more than 20% of the building floor area shall require the premises of the enlarged building to comply with the percent coverage requirements of this Section.

The 20% tree coverage requirement for single-family detached dwellings may be applied to each lot or to the area covered by the tree conservation plan. If applied to the area, a tree conservation plan shall be submitted and approved for the entire area within the boundary of the tree conservation plan before clearing any lots within that area. The minimum number of trees specified in Table 13-2 shall apply to each front yard of all residential lots

in the A-1, E-1, E-2, R-1, R-2, R-3, R-5, and PCD zoning districts. Trees required for each lot by this subsection may be reallocated to other yards besides the front yard or other planting areas within the boundary of the tree conservation plan.

Table 01-2 Minimum Number of Trees for A-1 and Residential Districts

Lot Width	Minimum Number of Large Deciduous Trees
70 ft or less	1
More than 70 ft	2

When a tree conservation plan is submitted for an individual single-family residential lot, compliance with the tree conservation standards of this Section shall not result in the requirement to plant more than four large deciduous trees on the subject lot. When a tree conservation plan is submitted for more than one single-family residential lot, compliance with the tree conservation standards of this Section shall not result in the requirement to plant a total number of large deciduous trees greater than the number of lots in the tree conservation plan multiplied by four.

In the Mixed-Use District, pedestrian-oriented open space, including parks, plazas, courtyards, outdoor dining areas, and landscaping, shall comprise at least 10% of the gross land area of the Mixed Use District.

§01.02.10 Tree Preservation Credit

Existing trees may meet all or part of the tree cover requirements of this Section. Existing trees shall qualify for tree cover credit if they are located within a tree save area identified on the tree conservation plan, protected during land disturbance as required in the administrative guidelines, and meet the minimum requirements of this Section. The credit allowed for a freestanding tree or cluster of trees shall be 1.25 multiplied by the area defined by the boundaries of the existing drip line of a freestanding tree or group of trees as delineated on the tree conservation plan. The minimum size tree to be allowed for tree cover credit shall be two inches DBH.

When existing trees are to be preserved for tree cover credit, efforts should be made to avoid fragmentation of the preservation areas from other woodlands within or contiguous to the site. Tree cover credit shall only be given to trees with main trunks located on the subject property. If during construction trees that are shown to be preserved are cleared or removed so that the tree cover standard is no longer met, then replacement trees shall be required. Conversely, if additional trees are preserved in compliance with the

administrative guidelines, then tree cover credit may be added to the calculations per this Section.

§01.02.11 Tree Planting Credit

Tree cover credit shall only be given to trees with main trunks located on the site being developed, except that required trees may be planted within an adjacent public street right-of-way if shown on the approved tree conservation plan and approved by all applicable governments and utilities. The tree cover calculations for planted trees shall be based upon the tree coverage area for each tree as shown in the tree selection and cover guide. Other trees and larger tree sizes may be given tree cover credit with the submission of supporting tree cover data to the administrator. The trees to be planted shall be selected from species suitable for the proposed site conditions.