



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

February 11, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

[SA21-000001](#) - A request by Falletta Properties, owner and applicant, for preliminary plat approval of Clairmont Park Phase VI consisting of one hundred sixty (160) lots. TPID(s) 2601110001032000;047004;030037;047003;047000;030000. Address: 9117 WEAVER AVE; Leeds, AL 35094 (Site Only). Zoned R-5 - Garden Home District and R-6 Patio Home District.

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:

SA21-000001 - A request by Falletta Properties, owner and applicant, for preliminary plat approval of Clairmont Park Phase VI consisting of one hundred sixty (160) lots. TPID(s) 2601110001032000;047004;030037;047003;047000;030000. Address: 9117 WEAVER AVE; Leeds, AL 35094 (Site Only). 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

CLAIRMONT PARK PHASE VI - BEL-AIRE PROPERTIES

APPLICATION

An application for preliminary 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 #:	SA21-000002
APPLICANT NAME:	BEL-AIR PROPERTIES
PROPERTY OWNER:	BEL-AIR 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 for February 11, 2021.

Date: 02/11/2021

Time: 5:00 p.m.

Place: Leeds Meeting Room - Meeting Room Capacity is limited to 16 persons to comply with state law
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:

Phone: 205-699-0943

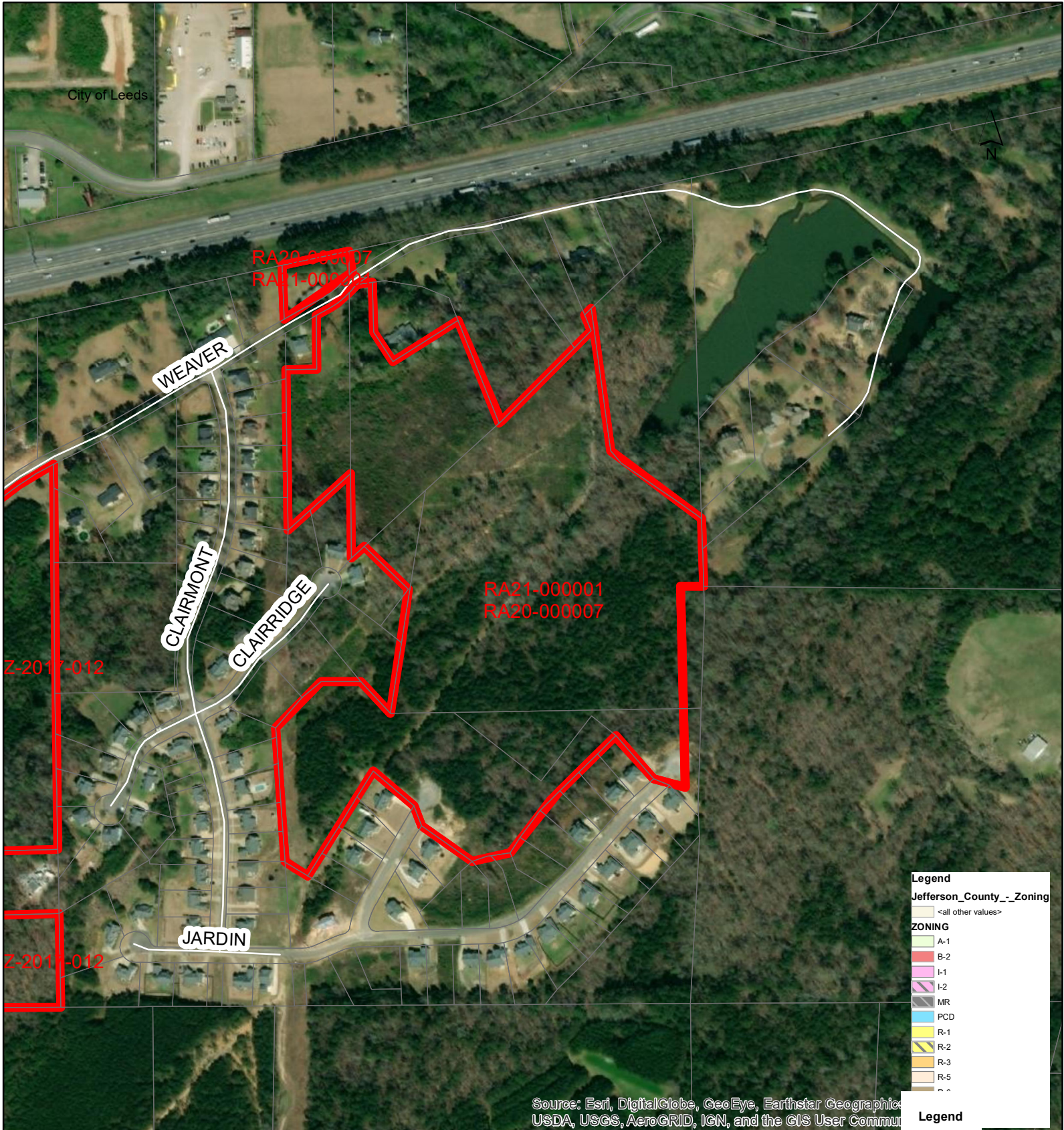
E-mail: development@leedsalabama.gov

Fax: 205-381-4077

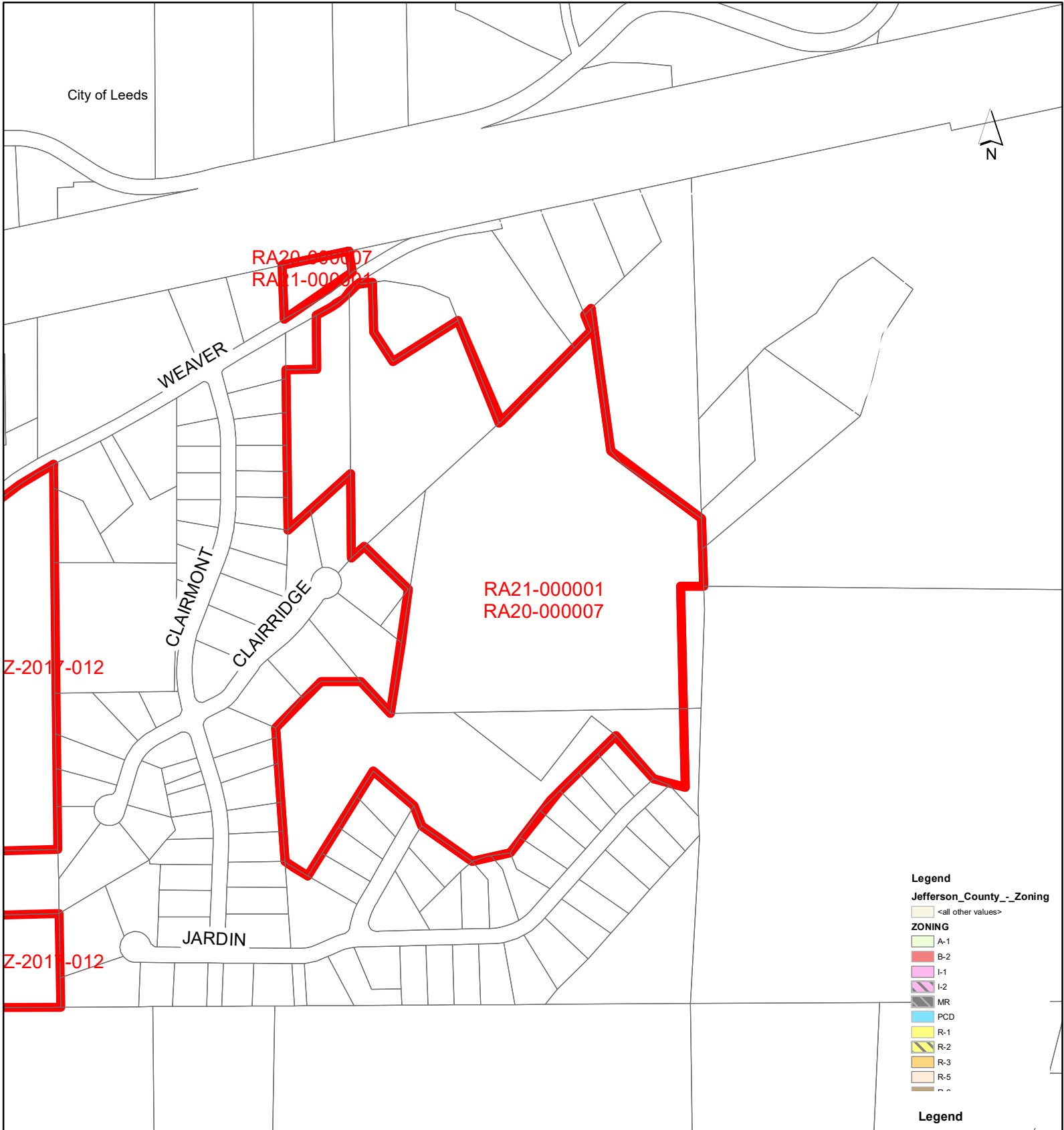
Mailing Address:

City of Leeds - 1400 9th St, Leeds, AL 35094
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

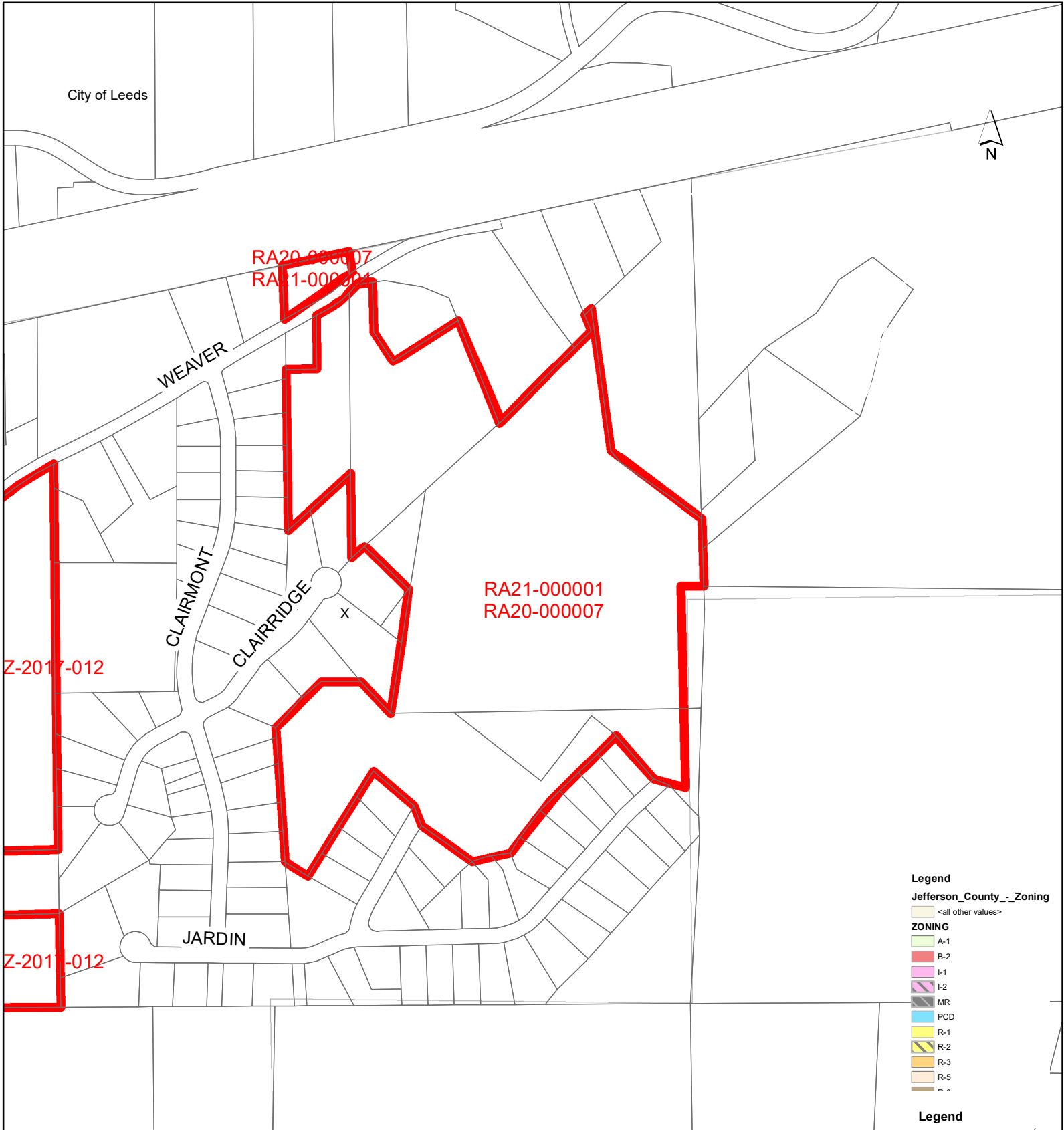
SA21-000001 CLAIRMONT PARK PHASE VI AERIAL



SA21-000001 CLAIRMONT PARK PHASE VI CASE BOUNDARY



SA21-000001 CLAIRMONT PARK PHASE VI FLOOD



120

RA20-000007
RA21-000001

WEAVER

CLAIRMONT

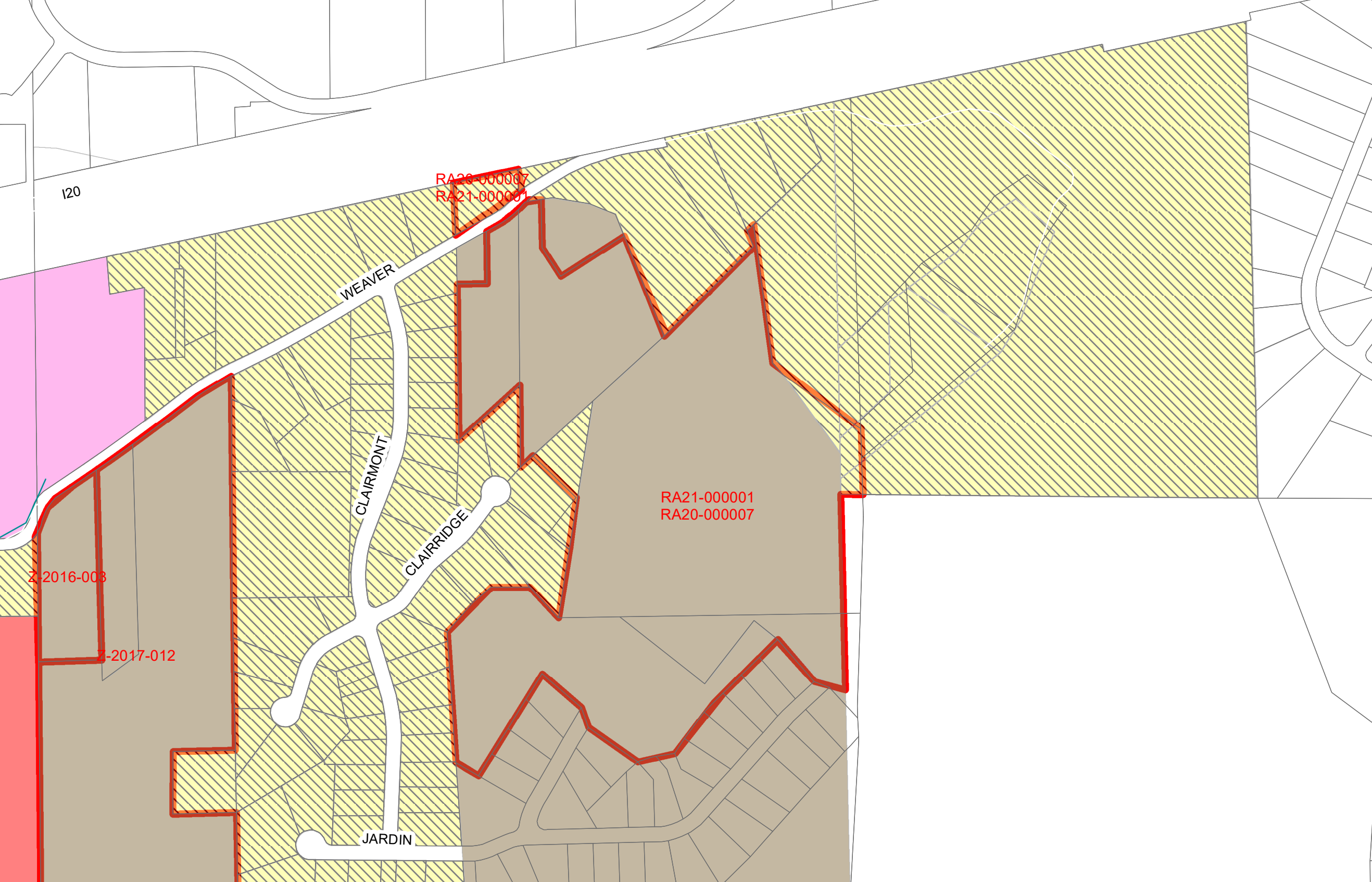
CLAIRRIDGE

RA21-000001
RA20-000007

Z-2016-003

Z-2017-012

JARDIN



Construction Plans for CLAIRMONT PHASE VI

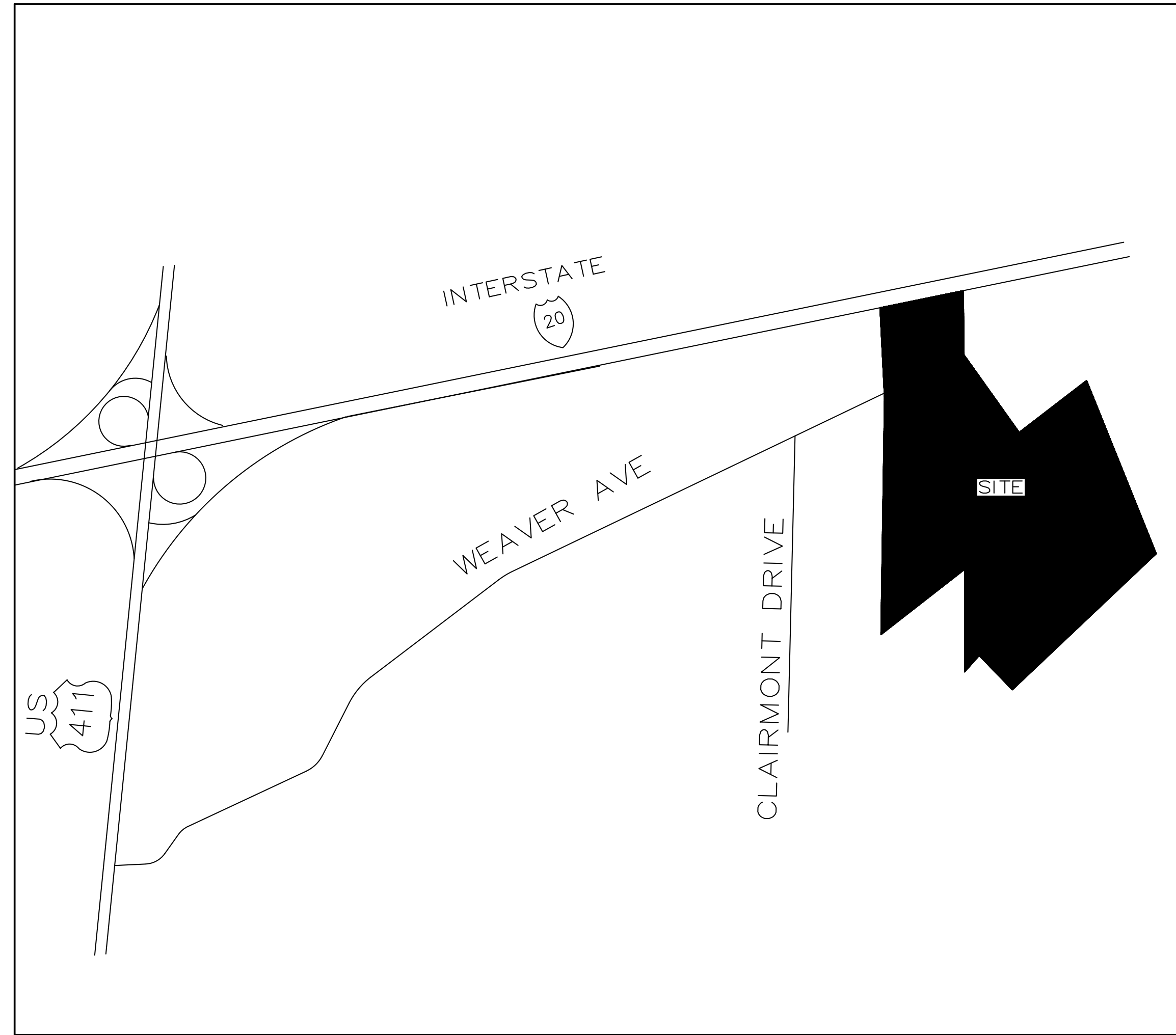
Property being situated in the Northeast 1/4 of the Southwest 1/4
of Section 11, Township 17 South, Range 1 West, Leeds,
Leeds, St. Clair County, Alabama
A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT
163 LOTS ZONED R-6 (55' Wide @ the Building Line)

Owner / Developer:

Jackie Falleta
CLAIRMONT HOMES, LLC
P.O. Box 9
LEEDS, AL 35904
205-541-7286

Engineer:

Joseph A. Miller, III, PE/LS 17054
MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, Al. 35244
TELEPHONE (205) 320-0114



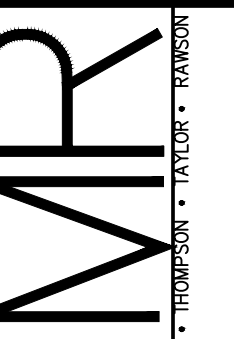
Vicinity Map
n.t.s.

SHEET	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	GRADING AND EROSION SEDIMENT CONTROL PLAN
4	GRADING AND EROSION SEDIMENT CONTROL PLAN
5	STREET A PLAN AND PROFILE
6	STREET B AND C PLAN AND PROFILE
7	STREET D PLAN AND PROFILE 0+00 TO 15+00
8	STREET D PLAN AND PROFILE 15+00 TO 28+**
9	LAURENT DRIVE PLAN AND PROFILE
10	STORM A-1 PLAN AND PROFILE 0+00 TO 11+00
11	STORM A-1 PLAN AND PROFILE 11+00 TO 16+67.7 & A-9
12	STORM A-2, A-4 PLAN AND PROFILE
13	STORM A-3, A-5 PLAN AND PROFILE
14	STORM A-10, A-11 PLAN AND PROFILE
15	STORM A-9
16	WATER MAIN EXTENSION PLAN
17	WATER MAIN EXTENSION PLAN
18	SEWER PLAN
19	SEWER PLAN
20	SITE ASSESSMENT MAP
21	DETAIL SHEET
21	EROSION CONTROL DETAILS
22	DETENTION POND

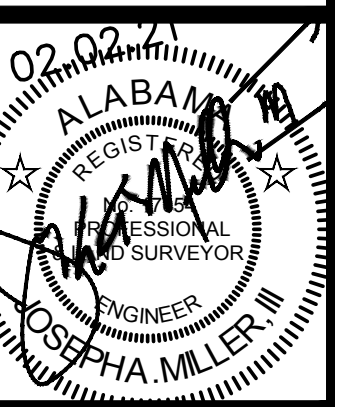
NOTES:

- (1) THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF LEEDS. CONTRACTOR SHALL NOTIFY CITY ENGINEER OF LEEDS BEFORE BEGINNING CONSTRUCTION.
- (2) UTILITY CONTRACTOR SHALL OBTAIN PERMIT FROM CITY OF LEEDS BEFORE INSTALLING UTILITIES.
- (3) WATER FOR THIS PROJECT WILL BE FURNISHED BY THE LEEDS WATER BOARD.
- (4) UTILITY LOCATIONS ARE FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE. UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
- (5) THE NUMBER, LOCATION AND SPACING OF FIRE HYDRANTS SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE CITY ENGINEER AND/OR FIRE CHIEF.
- (6) ALL EASEMENTS SHOWN IN THIS SUBDIVISION ARE TO SERVE PUBLIC UTILITIES, SANITARY AND STORM SEWERS, AND DRAINAGE DITCHES BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
- (7) ALL TRAFFIC CONTROL SIGNS AND PAINT STRIPING ARE TO BE FURNISHED AND INSTALLED BY THE DEVELOPER.
- (8) ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- (9) ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE SO AS TO MINIMIZE THE AREA OF EXPOSED SOIL AT ONE TIME.
- (10) ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANING, NOT BY FLUSHING, BEFORE THE END OF EACH DAY.
- (11) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- (12) JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- (13) STONE BACKFILL SHALL BE USED THE FULL DEPTH OF TRENCH UNDER ALL PAVEMENT IN ROW ONLY.
- (14) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION & MAINTANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
- (15) CONTRACTOR AND DEVELOPER RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
- (16) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH AMUTGD, LATEST EDITION.
- (17) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY MTM ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD REVIEW THE SITE BEFORE BEGINNING CONSTRUCTION.
- (18) ALL EXISTING UTILITIES APPURTENANCES, DRAINAGE STRUCTURES AND ACCESSORIES SHOULD BE DETERMINED TO MAINTAIN MINIMUM COVERAGE
- (19) ALL DISTURBED AREAS TO BE SEEDED OR SODDED PER LATEST AL DOT SPECIFICATIONS FOR GRASSING OR LANDSCAPED PER LANDSCAPE PLAN.
- (20) WATER MAINS SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF LEEDS WATER WORKS.
- (21) SEWER LINE CONSTRUCTION SHALL COMPLY WITH JEFFERSON COUNTY HEALTH DEPT REGULATIONS AND SPECIFICATIONS.
- (22) DATUM IS U.S.G.S.
- (23) CONTOUR INTERVAL IS ONE FOOT.
- (24) SITE BENCHMARK= FRED MEADE CAP REBAR; ELEV = 701.67 AT NEW CORNER OF SITE
- (25) BOUNDARY OF PHASE IV CLOSES 1 IN 10000 MEETING 3RD ORDER ACCURACY.
- (26) There are no wooded areas, wetlands, unstable soils or slopes and any other adverse condition affecting the site

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

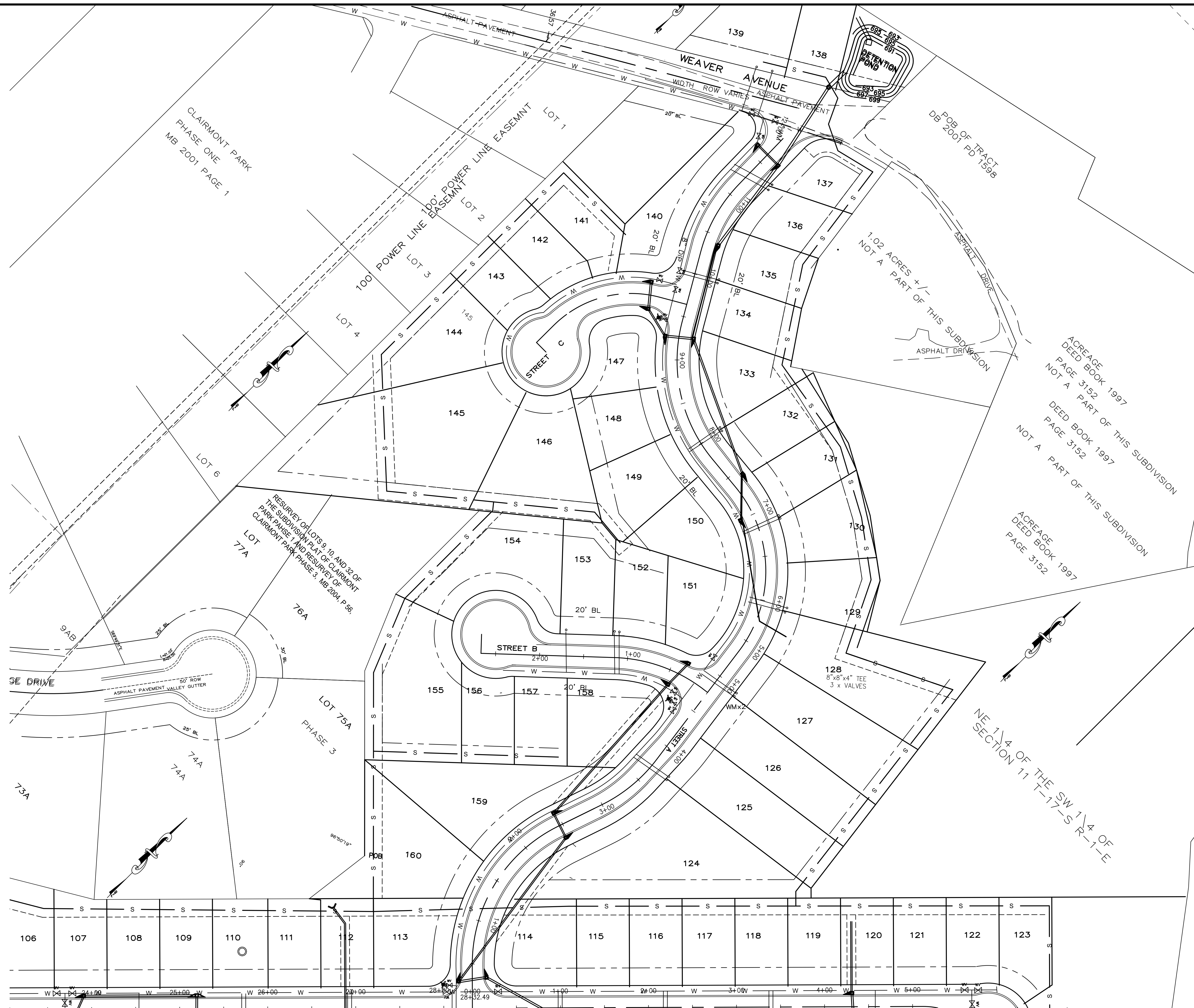


Construction Plans for
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4
of the Southwest 1/4 of Section 11,
Township 17 South, Range 1 West, Leeds,
St. Clair County, Alabama



REVISIONS
DATE

JOB NO.
FILE NAME:AAA PLOTS \
CLAIRMONT PARK LEEDS
DATE:
02.02.21
DRAWN:
JAM/bsp
CHECKED:
JAM III
SCALE:
nts
SHEET



CLAIRMONT PARK
PHASE ONE
MB 2001 PAGE 1

RESURVEY OF LOTS 9, 10, AND 32 OF
THE SUBDIVISION PLAT OF CLAIRMONT
PARK PHASE 1 AND RESURVEY OF
CLAIRMONT PARK PHASE 3, MB 2004, P. 55.

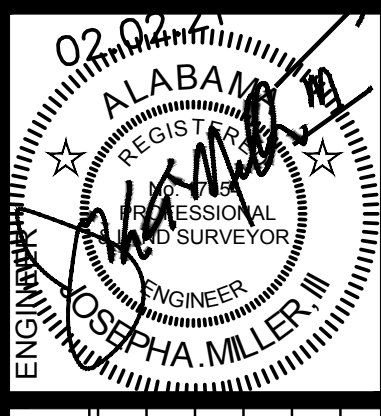
ACREAGE BOOK 1997
DEED BOOK 1997
PAGE 3152
NOT A PART OF THIS SUBDIVISION

ACREAGE BOOK 1997
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PAGE 3152
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NE 1/4 OF THE SW 1/4 OF
SECTION 11 T-17-S R-1-E

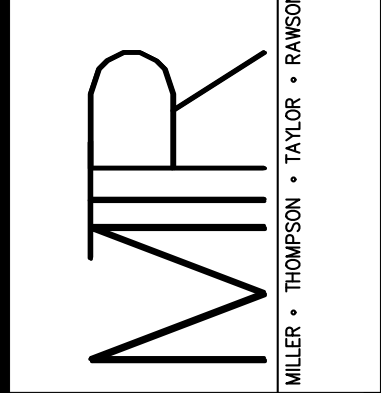
WATER PLAN
PROJECT
CLAIRMONT PARK PHASE VI
Property being situated in the
Southeast 1/4 of the
Southwest 1/4 of Section 11,
Township 17 South, Range 1 West, Leeds,
Leeds, St. Clair County, Alabama



REVISIONS	DATE

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

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



AutoCAD SHX Text
8" DIP

