



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION - CALLED MEETING AGENDA

1412 9th St - Annex

December 15, 2022 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

- [1.](#) SA22-000026 - A request by Weygand Surveyors, Applicant, Mum by the Tracks, LLC, Owner to resurvey Lots 6-10 Block 10-a Leeds into one (1) lot, located at 1400 7th Ct, Leeds, AL 35094, TPID 2500211011004000, Zoned I-2, Heavy Industrial District, Jefferson County

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. SA22-000026 - A request by Weygand Surveyors, Applicant, Mum by the Tracks, LLC, Owner to resurvey Lots 6-10 Block 10-a Leeds into one (1) lot, located at 1400 7th Ct, Leeds, AL 35094, TPID 2500211011004000, Zoned I-2, Heavy Industrial District, Jefferson County

LEGEND

- SQ. FT.....SQUARE FEET
- AC.....ACRES
- +/-.....MORE OR LESS
- Δ.....DELTA ANGLE
- d.....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

RESURVEY OF LOTS 6-10 BLOCK 10-A LEEDS

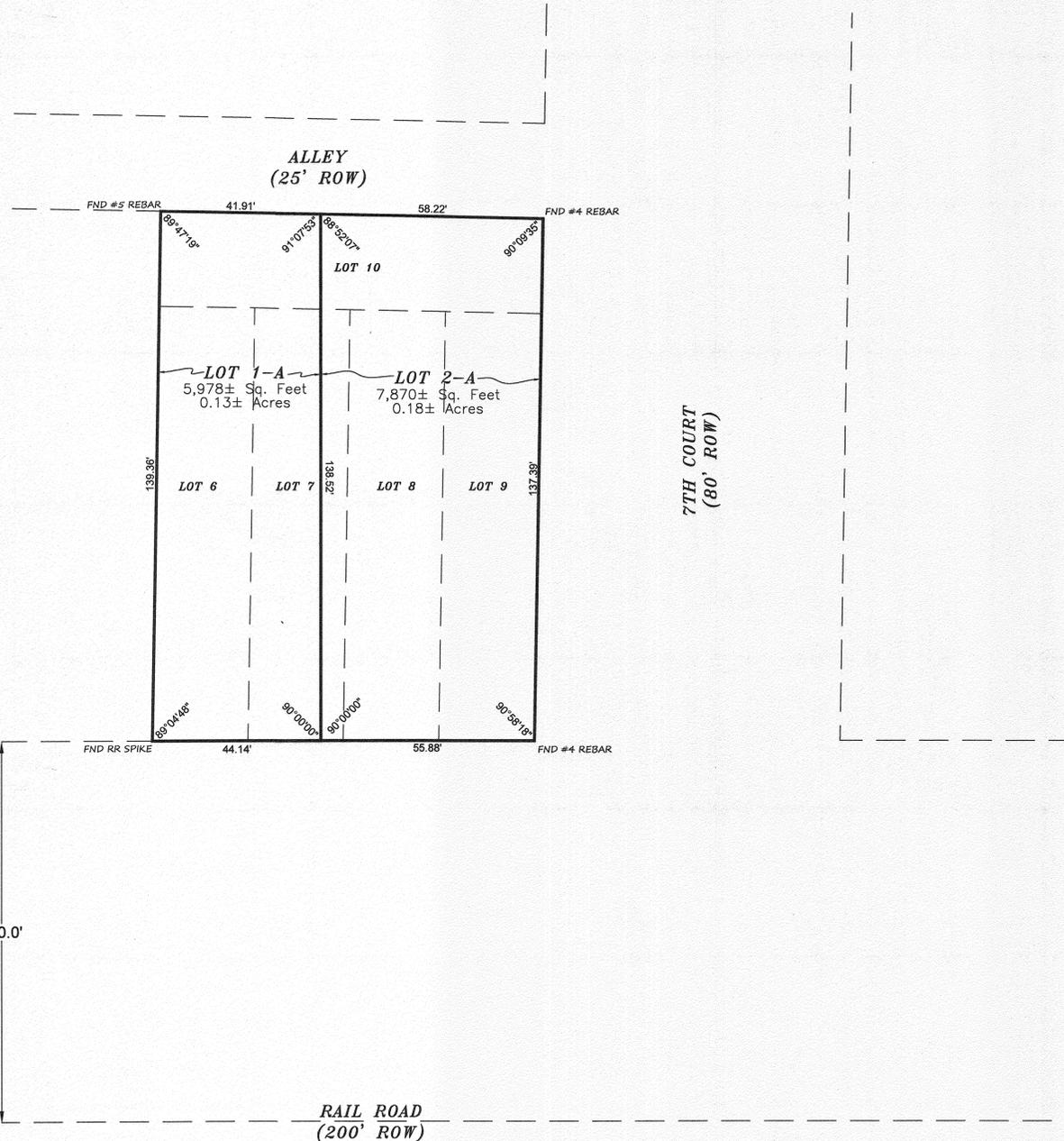
BEING A RESURVEY OF LOTS 6-10 BLOCK 10-A, OF LEEDS, AS RECORDED IN MAP
BOOK 10 PAGE 21 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON
COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 1 EAST,
JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: NOVEMBER 2022



STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and Mum By The Tracks, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as RESURVEY OF LOTS 6-10 BLOCK 10-A LEEDS, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, 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 LEEDS, (MAP BOOK 10, PAGE 21) and to government survey of Section 17, Township 17 South, Range 1 East, and 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. I, Ray Weygand, hereby state 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. Said owner agrees that the City of Leeds may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Leeds as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that we have full authority to execute this instrument and map.

In Witness Whereof, we have here unto set our hands this the 10th day of OCTOBER, 2022.

By: Ray Weygand
Ray Weygand
Reg. L.S. #24973

By: James Reardon
James Reardon (Member of Mum By The Tracks) - Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of October, 2022.

By: Dawn Mims
Notary Public - My commission expires: 6/8/25



STATE OF ALABAMA
JEFFERSON COUNTY

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that James Reardon (Member of Mum By The Tracks), whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of October, 2022.

By: Dawn Mims
Notary Public - My commission expires: 6/8/25



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

APPROVED: _____ DATE: _____
CITY OF LEEDS WATER BOARD

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 Environmental Services

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.

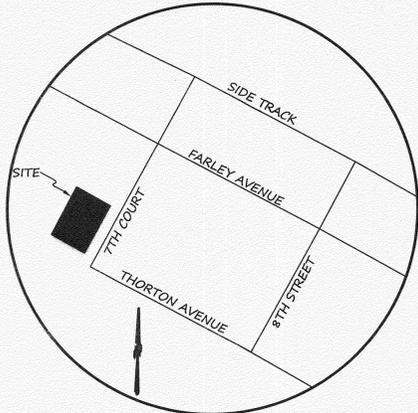
NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

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.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

VICINITY MAP
(NOT TO SCALE)



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0441H, DATED SEPTEMBER 24, 2021.

