



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

October 12, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA23-000011 - A request by MTTR, Applicant, FELTON BUILDING COMPANY, INC, for a resurvey of LOTS 5 & 6 BLK 11 PERDUE & LAWRENCE into two (2) lots at 1287 ROSA PARKS CIR LEEDS AL 35094 (Site Only), TPID: 25 00 20 1 024 003.000, Jefferson County, Zoned R-3, Multi-Family.
2. SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 llots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.
3. SA23-000013 - A request by Live Oak Engineering Ben Watson, applicant, Rockhampton, LLC, Owner, for final plat approval of Rockhampton Phase 2 - 51 lots - located at 1250 Maitland Rd, Leeds, AL 35094, TPID:2500153001004001; Zoned: R-2, Single Family District (Litigation)

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:

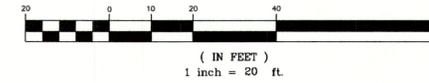
1. SA23-000011 - A request by MTTR, Applicant, FELTON BUILDING COMPANY, INC, for a resurvey of LOTS 5 & 6 BLK 11 PERDUE & LAWRENCE into two (2) lots at 1287 ROSA PARKS CIR LEEDS AL 35094 (Site Only), TPID: 25 00 20 1 024 003.000, Jefferson County, Zoned R-3, Multi-Family.

PERDUE AND LAWRENCE RESURVEY

BEING A RESURVEY OF LOTS 5, 6, 7 AND 8 OF BLOCK 11
OF THE PERDUE AND LAWRENCE ADDITION TO LEEDS
AS RECORDED IN MAP BOOK 12 PAGE 47 JEFF CO AL
SITUATED IN NE 1/4 OF SECTION 20 TOWNSHIP 17 SOUTH, RANGE 1 EAST
CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

THE PURPOSE OF THIS RESURVEY IS TO DIVIDE FOUR LOTS INTO FIVE LOTS
FOR RESIDENTIAL USE.

GRAPHIC SCALE



State of Alabama
Jefferson County)

The undersigned, Joseph A. Miller, III, Surveyor, and JOHN R. FRAWLEY, JR. FOR SHERIDAN SOUTH 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 insistence of said owner, that this plat or map is a true and correct map of lands shown therein and known or to be known as Cottages at Lane Park, 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, and showing the relation of the lands to the PERDUE AND LAWRENCE ADDITION TO LEEDS SURVEY IN NE 1/4 SECTION 20 TOWNSHIP 17 SOUTH, RANGE 1 EAST, 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. Said owner dedicates streets, alleys and public grounds as shown by said plat or map.

Joseph A. Miller, III, PE/PLS date _____ JOHN R. FRAWLEY, JR. FOR SHERIDAN SOUTH, LLC DATE _____
AL Reg. No. 17054
MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, Al. 35244

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 _____, 2023.

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 JOHN R. FRAWLEY, JR., whose name is signed to the foregoing certificate as an authorized representative for SHERIDAN SOUTH, 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 _____, 2023.

Notary Public
My commission expires: _____

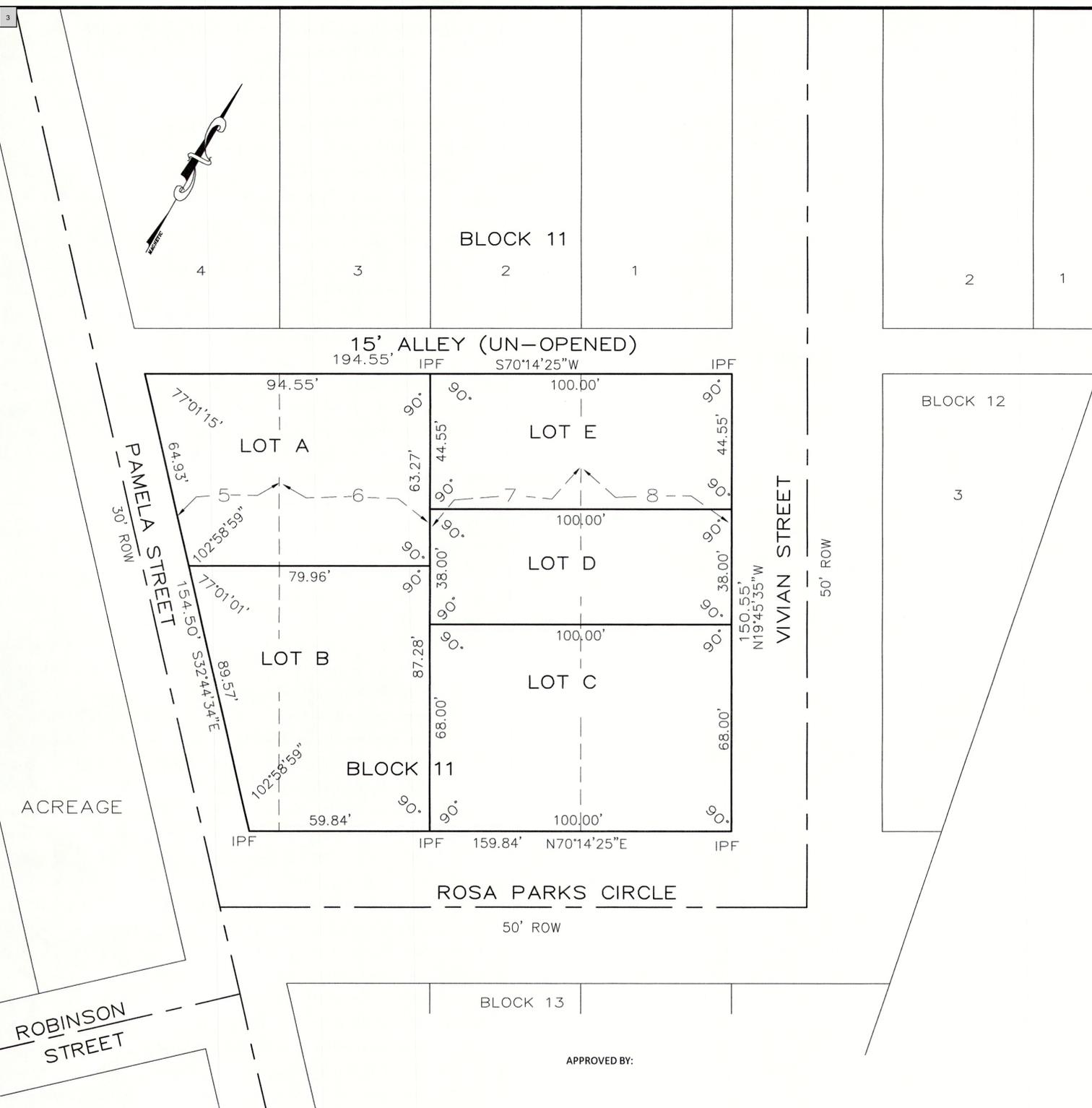
OWNER'S CERTIFICATE AND DEDICATION. JOHN R. FRAWLEY, JR., do hereby certify that we are the owners of and only person having any right, title or interest in the land shown on the plat of PERDUE AND LAWRENCE RESURVEY, and that the plat represents a correct survey of the above described property made with 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 _____, 2023. _____
JOHN R. FRAWLEY, JR FOR SHERIDAN SOUTH, LLC

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 G DATE: SEPTEMBER 29, 2006.
4. ALL ROAD ROWS ARE EXISTING CITY OF LEEDS PUBLIC STREETS, NO NEW ROW DEDICATED BY THIS MAP.
5. BASIS OF BEARINGS: ASSUMED
6. NO FENCES ALLOWED IN DRAINAGE EASEMENTS.
7. UNLESS SHOWN OTHERWISE, THIS LOT HAS A 10' UTILITY EASEMENT ACROSS THE FRONT AND REAR LINES 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.



OWNER:
SHERIDAN SOUTH, LLC
1309 COFFEEN AVENUE SOUTH
SUITE 1200
SHERIDAN, WYOMING 82801

Jefferson County 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
FOR RECORDING PURPOSES ONLY

APPROVED BY: _____
CHAIRMAN, PLANNING AND ZONING COMMISSION - CITY OF LEEDS

CITY OF LEEDS, CITY ENGINEER

SECRETARY, CITY OF LEEDS PLANNING COMMISSION

_____, 2023
Chairman, Planning Commission

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

MTTR
MILLER *HOOPER *TAYLOR *HANKSON

PROJECT
RECORD PLAT OF
PERDUE AND LAWRENCE RESURVEY
SITUATED IN NE 1/4 OF SECTION 20 TOWNSHIP 17 SOUTH, RANGE 1 EAST
CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA

DATE	REVISIONS
01-12-22	GILBERT SURVEY LOTS 7&8
08-31-22	REC MAP
07-27-23	GILBERT SURVEY LOTS 5&6
08-24-23	REPAIR LOTS INTO FIVE LOTS

JOB NO: _____
FILE NAME: I/SUBDIVISIONS
PERDUE AND LAWRENCE
DATE: AUGUST 25, 2023
DRAWN: JBC
CHECKED: JAM III
SCALE: 1"=20'
SHEET 01

File Attachments for Item:

2. SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 llots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.

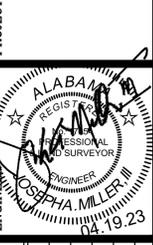
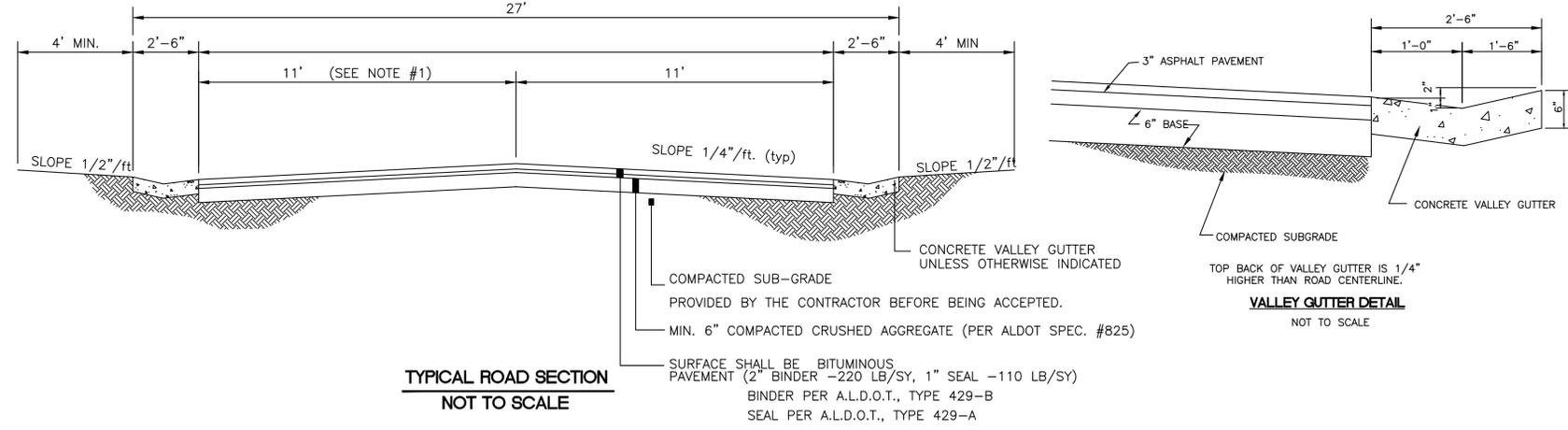
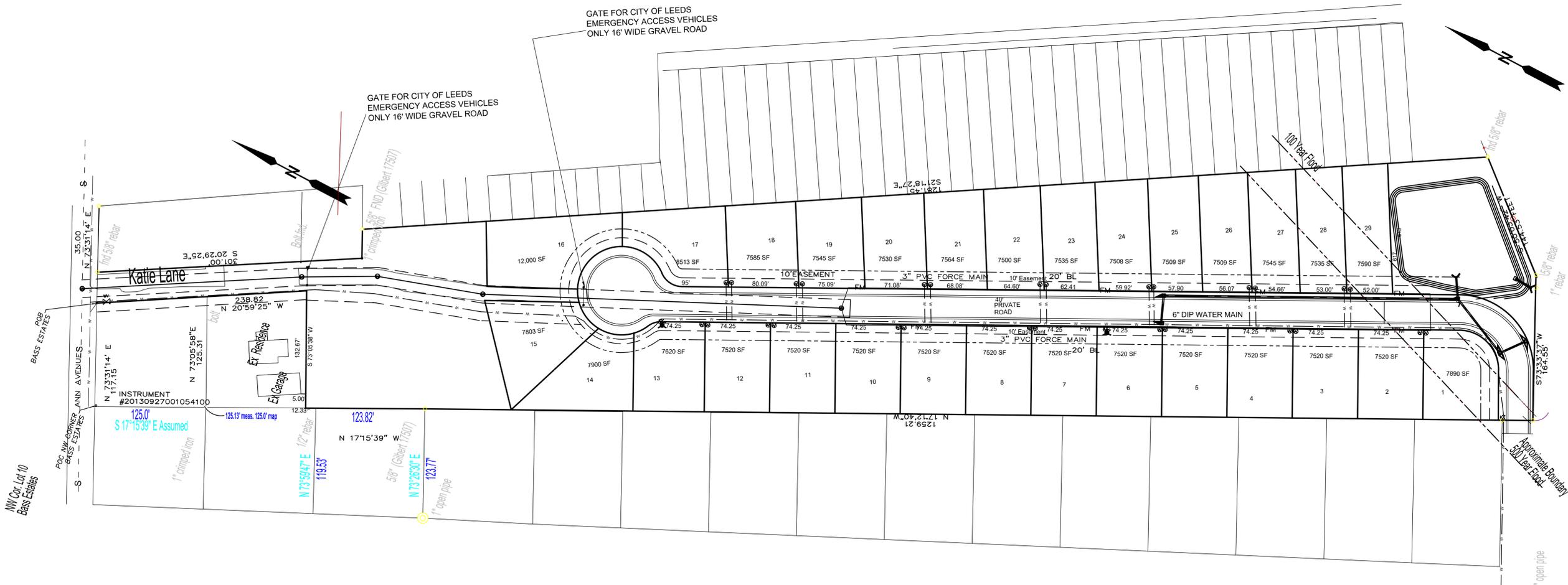
Owner / Developer:
 Steve French
 Parkstone Meadows, LLC,
 1309 Coffeen Avenue, Suite 1200
 Sheridan, Wyoming, 82801

Engineer:
 Joseph A. Miller, III
 MTTR ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 3 RIVERCHASE RIDGE, HOOVER, AL.
 Hoover, AL. 35244

MTTR ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 3 RIVERCHASE RIDGE
 HOOVER, AL. 35244
 TELEPHONE: (205) 988-0444



PRELIMINARY PLAN
 PARKSTONE MEADOWS
 KATIE LANE
 LEEDS ALABAMA
Parkstone Meadows, LLC,
 Sheridan, Wyoming, 82801



DATE	REVISIONS

JOB NO.:
 SUBDIVISIONS:
 FILE NAME: PARKSTONE MEADOWS SUB. 07.27.22
 DATE: 04.18.23
 DRAWN: JAM III
 CHECKED: JAM III
 SCALE: 1"=60'
 SHEET

File Attachments for Item:

3. SA23-000013 - A request by Live Oak Engineering Ben Watson, applicant, Rockhampton, LLC, Owner, for final plat approval of Rockhampton Phase 2 - 51 lots - located at 1250 Maitland Rd, Leeds, AL 35094, TPID:2500153001004001; Zoned: R-2, Single Family District (Litigation)

FINAL PLAT
ROCK HAMPTON SUBDIVISION
PHASE 2
A RESIDENTIAL SUBDIVISION

PROPERTY LOCATED
NE 1/4 SW 1/4 NW 1/4 SW 1/4
SECTION 15 TOWNSHIP 17 SOUTH RANGE 1 EAST
CITY OF LEEDS, JEFFERSON COUNTY AL

OWNER/DEVELOPER ALLEN
MCWILLIAMS AMAC DESIGN
BUILDERS 608 FOREST DRIVE
LEEDS, AL 35094

CIVIL ENGINEERING MTR ENGINEERS, INC
2500 SOUTHLAKE PARK, SUITE 100
HOOVER, AL 35244

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Lists curve data for lots C1 through C47.

RAY & GILLILAND, P.C.
122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150
DRAWN BY: GJL
BOUNDARY SURVEY
AUGUST 13, 2023

SURVEYOR NOTE: AS NOTED IN THE CERTIFICATION, I AM ONLY CERTIFYING TO THE BOUNDARY AND THE LOTS WITHIN THIS PLAT. MANY NOTES RELATED TO THIS PLAT WERE REQUIRED BY THE CITY OF LEEDS AND/OR OTHERS.

HOA: THE LOTS ON THIS PLAT WILL JOIN THE ROCK HAMPTON ASSOCIATION RECORDED IN INSTRUMENT NO. 2022061399

OWNERS CERTIFICATE AND DEDICATION

We, the undersigned Member of AMAC Design Builders, do hereby certify that we are the owner of and only person having any right, title or interest in the land shown on the plat of Rock Hampton Phase 2 and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use of all streets as shown on said plat. The easements as shown on the plats 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 abstractors certificate.

AMAC DESIGN BUILDERS
By: Allen McWilliams
Witness _____ hand this ____ day of ____ 2023.

FLOOD INFORMATION

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY ALABAMA MAP NUMBER 01073C0442G MAP REVISED DATE SEPTEMBER 29, 2006

LWWB takes no responsibility for the maintenance or upkeep for the proposed fire protection system including the pump(s), housing associated lines and or fire hydrants. It should be the sole responsibility of the landowner and or HOA.

THE LWWB can provide the ADEM minimum pressure required of 20 PSI at the meters at the elevations as previously provided. Any lot above elevation 765' +/- may require a pressure increasing device that is the sole responsibility of the homeowner. It should be noted that LWWB is not responsible for furnishing, maintenance and or upkeep of the pressure increasing device. These lots include lots 48-75.

LWWB DATE _____

NOTES:

- 1. 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.
2. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT AND NO FENCE SHALL IMPED THE FLOW OF WATER IN ANY DRAINAGE WAY.
3. RAY AND GILLILAND P.C. IS NOT RESPONSIBLE FOR SOIL COMPACTION FOR THIS SUBDIVISION.
4. THE COMMON AREA/DETENTION POND ALONG WITH ALL DRAINAGE INFRASTRUCTURE OUT OF THE R/W SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA. SPECIFICALLY, A DEDICATED FIRE LINE PUMP (MINIMUM OF 1,000 PGM) PROVIDED AT ALL FIRE HYDRANTS AND HOUSING INSTALLED ON THE COMMON AREA PARCEL SHALL BE MAINTAINED BY THE HOA.

State of Alabama
Jefferson County)

The undersigned, James Ray, Registered Land Surveyor, State of Alabama, and AMAC DESIGN BUILDERS, 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 owners, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as ROCK HAMPTON PHASE 2, 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 to the government survey of Section 15, 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, JAMES M. RAY, 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 owners also certify that they are the owners of said lands, and that the same is not subject to any mortgage.

In Witness Whereof, we have hereunto set our hands this ____ day of ____ 2023.

By: James M. Ray, Reg. L.S. #19383
By: ALLEN MCWILLIAMS Manager



State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State, do hereby certify that James Ray, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of ____ 2023.

By: _____
Notary Public - Commission Exp.:

State of Alabama
Jefferson County)

I, _____ as Notary Public in and for said County and State, do hereby certify that Allen McWilliams, whose name is signed to the foregoing certificate, and who are known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of ____ 2023.

By: _____
Notary Public - Commission Expires:

I hereby certify that the subdivision plat for Rock Hampton Phase 2 has been found to comply with the Subdivision Regulations for Leeds, Alabama, with the exception of such variances, if any as are noted in the minutes of the Planning Commission, that it has been approved for recording the office of the Probate Judge of Jefferson County, Alabama. This the ____ day of ____ 2023.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD
The undersigned, as authorized by the Water Works Board, hereby approve the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama. This the ____ day of ____ 2023.

Water Works Board City of Leeds, Alabama

CERTIFICATE OF APPROVAL BY THE LEEDS CITY ENGINEER
The undersigned, as City Engineer of the City of Leeds, Alabama hereby approve the within plat for the recording of the same in the Probate Office of Jefferson County, Alabama. This the ____ day of ____ 2023.

City Engineer

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT THIS DOCUMENT HAS BEEN REVIEWED FOR PROVISIONS OF FUTURE OR EXISTING SANITARY SEWERS. HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES DATE

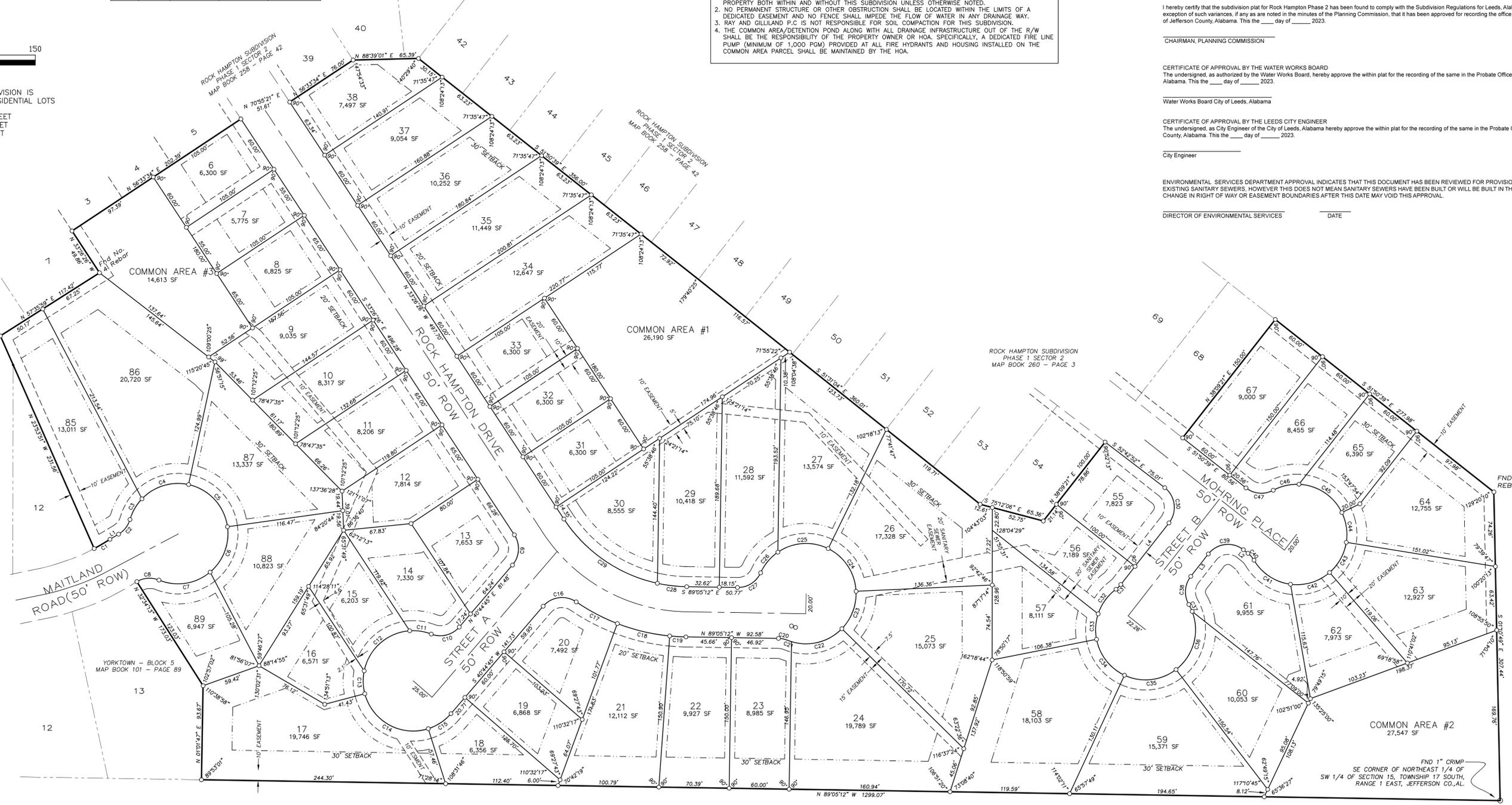


THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 51 SINGLE FAMILY RESIDENTIAL LOTS

FRONT SETBACK-20' FEET
REAR SETBACK-30 FEET
SIDE SETBACK-5 FEET

- MINIMUM PAD ELEVATION
LOT 6-691.0
LOT 7-693.0
LOT 8-695.0
LOT 9-699.0
LOT 10-703.0
LOT 11-707.0
LOT 12-713.0
LOT 13-721.0
LOT 14-721.0
LOT 15-717.0
LOT 16-717.0
LOT 17-717.0
LOT 18-719.0
LOT 19-723.0
LOT 20-733.0
LOT 21-743.0
LOT 22-749.0
LOT 23-755.0
LOT 24-757.0
LOT 25-757.0
LOT 26-755.0
LOT 27-753.0
LOT 28-749.0
LOT 29-745.0
LOT 30-733.0
LOT 31-721.0
LOT 32-713.0
LOT 33-711.0
LOT 34-707.0
LOT 35-699.0
LOT 36-695.0
LOT 37-693.0
LOT 38-691.0
LOT 55-783.0
LOT 56-783.0
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LOT 61-783.0
LOT 62-777.0
LOT 63-777.0
LOT 64-779.0
LOT 65-779.0
LOT 66-783.0
LOT 67-785.0

Table with columns: LINK, BEARING, DISTANCE. Lists link data for blocks 4 and 5.



Keith L. Hager, PE

AL No. 24699

October 11, 2023

Brad Watson, City Administrator
City of Leeds
1400 9th Street
Leeds, AL

**RE: Rock Hampton Subdivision – Proposed Final Plat
Phase 2**

Dear Brad;

AMAC is requesting approval of a Final Plat for the Rockhampton Phase 2, I offer the following comments concerning the current plat proposed:

1. The water improvements for these lots should be completed in full and tested to the standard of LWWB. While the LWWB will approve these improvements and testing, and will witness such by the signing of the Plat.
2. As we noted and completed during your consideration of Phase 1, the Leeds Fire Department will require the developer to test the fire system (Sector 2) by an independent, 3rd party testing agency. The testing requirements shall be coordinated with the Fire Chief. While the concept of the fire protection appears to meet regulations, the testing will be the final step to confirming the volume and pressure at the hydrants which serve the Sector 2 lots. The test results and report shall be submitted to the Fire Chief for this specific Sector. The location of the hydrants is often difficult in high slopes area, and the developer and builder should be made aware that the hydrants, will require a 3'-0" clear area for connection and final grading of the lots will not be allowed to obstruct the connection of the hydrants. No changes to the Fire hydrant areas will be allowed to grade for Driveways, or landscape.
3. As we discussed during the inspection process, a final certification from the Engineer of Record will be required for the final storm drainage design. All part of the system, including the original Storm Drainage ponds shall be included in the certification. The Letter shall be addressed to the City of Leeds, and the HOA of the specific subdivision. The intent of this certification is to insure the EOR has made whatever surveys or measurements are needed and that all improvements in the final configuration have been completed per the approved plans. If any modifications are needed to certify, this gives the engineer every opportunity to have the contractor to complete the work.

Address:
1025 Montgomery Hwy, Suite 110
Birmingham, AL 35216

Contact:
205.229.1738
keithlhager@icloud.com

4. The EOR shall submit a post construction maintenance plan. The plan shall include at a minimum specific instructions to the HOA for inspection and reporting requirements for all parts of the private storm system. The reports should be done at a minimum annually. The Developer will be required to sign a post construction agreement for perpetual maintenance in a form which shall be approved by the City Attorney.

5. The Developer shall submit to the City Engineer a current estimate for asphalt Seal and any other remaining improvements, for use in determining the final bonding amounts for the subdivision.

Please call me if you have any questions or comments concerning this information.

Submitted By:
HagerCo, LLC



Keith L. Hager