



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

September 14, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

- [1.](#) SA23-000010 - A request by USS to remove the condition imposed by the PZC regarding the classification of the alleys within the development as private as per city engineers letter of July 31, 2023 item (a).

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. SA23-000010 - A request by USS to remove the condition imposed by the PZC regarding the classification of the alleys within the development as private as per city engineers letter of July 31, 2023 item (a).

Keith L. Hager, PE

AL No. 24699

July 31, 2023

Brad Watson, City Manager

City of Leeds

1400 9th Street

Leeds, AL

**RE: Grand River South Residential – Phase II
Final Plat**

Dear Brad;

I have inspected the improvements for the Grand River South – Residential Final plat and I have found that the Plat and the improvements are in substantial conformance with the approved Preliminary Plat Documents. All improvements have been installed and I offer the following comments concerning the status of the improvements:

1. Per the requirements for the preliminary plat, the Private storm drains and detention pond shall be maintained by the HOA. The EOR should prepare a post-construction maintained report and plan for the HOA for the storm drainage system. The Owner shall submit a storm drainage maintenance agreement, record in the Probate Office as a part of the official deed for the property in a form acceptable to the City.
2. The Owner shall submit a current estimate for Final Asphalt Seal for Review and Approval of the City. The City shall use the information to set the amount for the final Asphalt Bond for all Public Roads. Bond amount will likely include some maintained bond for the section of Grand River Parkway South which will be used for Construction traffic.

Address:

1025 Montgomery Hwy, Suite 110
Birmingham, AL 35216

Contact:

205.229.1738
keithlhager@icloud.com

3. The City of Leeds will not maintain Street lighting for this development and a note shall be added to the Final Plat noting the maintenance requirements.

I offer the following Comments concerning the actual Survey (Plat Document):

- a. The Alley as noted in both sections shall be noted as a private alley. The City of Leeds will not maintain these areas and a note shall be added to the Plat specifically noting this and clarifying the maintenance of the areas outside of the public roadways shall be the responsibility of the HOA or Property Owner.
- b. A note should be added that the City of Leeds will not maintain any sidewalks for this development, and/or Driveways which serve private homes.
- c. The Information on Page 2 should have a clear Land tie to the Government Survey, or a clear tie back to the common areas shown on Page 1.
- d. Page 3 shall include all required certifications as shown in appendix of the Subdivision regulations for the City of Leeds, as can be found on the City Website.

Submitted By:
HagerCo, LLC



Keith L. Hager