CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

Virtual - https://global.gotomeeting.com/join/859602957
United States: +1 (571) 317-3112
Access Code: 859-602-957
March 11, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA20-000009 - A request by Joe Schifano, Applicant, Wellington Development, Owner, for Layout Approval, 1930 Hawkins Rd – Site Only -Southern Trace Sector 5, TPID 2400254000003000 & 2500303000038000, Jefferson County, Zoned R-5
2. SA-21-000001 - A request by Dan Alred, Applicant, Darlene Johnson, Owner, Resurvey of LOTS 24 & 25 BLK 4 H M ROBERTSONS ADD TO LEEDS - Johnson's Addition to Rosa Park – 1418 Rosa Parks Cir, 35094 -TPID 2500204001011000, Jefferson County - Zoned R-2
3. SA21-000003 - A request by Blaine Morell, Applicant, United States Steel, Owner - Resurvey - A Resubdivision of Lot 3.3 of The Grand River Rex Lake Road, Parcel 3 Commercial Property Subdivision and A Resurvey of Lot 3.24 of The Resurvey of Grand River Rex Lake Road Parcel 3.2 Commercial Subdivision Final Plat, 1101 Payton Way, 35094 -TPID: 2400244000001012 - Jefferson County - Zoned: B-2.
4. SA21-000005 - A request by the City of Leeds to subdivide for the purpose of dedicating ROW - 1760 Ashville Rd - TPID 2605150001005003 - St Clair Co - Zoned B-2

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. SA20-000009 - A request by Joe Schifano, Applicant, Wellington Development, Owner, for Layout Approval, Southern Trace Sector 5, TPID 2400254000003000 & 2500303000038000, Jefferson County, Zoned R-5

N TICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision

WELLINGTON DEVELOPMENT CORP

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “Southern Trace Sector 5”. This proposed subdivision consists of [filePermitting:::10410:::101874].

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 #:	SA20-000009
APPLICANT NAME:	Joe Schifano
PROPERTY OWNER:	WELLINGTON DEVELOPMENT CORP
TAX PARCEL ID#S:	2400254000003000
CASE ADDRESS:	1930 HAWKINS RD; 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: 03/11/2021
Time: 5:00 p.m.
Place: https://global.gotomeeting.com/join/859602957
United States: +1 (571) 317-3112
Access Code: 859-602-957

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
Planning and Zoning commission 1404 9th
Street
Leeds, AL 35094

CIVIL ENGINEERING PLANS
FOR
SOUTHERN TRACE - SECTOR 5
LEEDS, ALABAMA

LIST OF CONTACTS

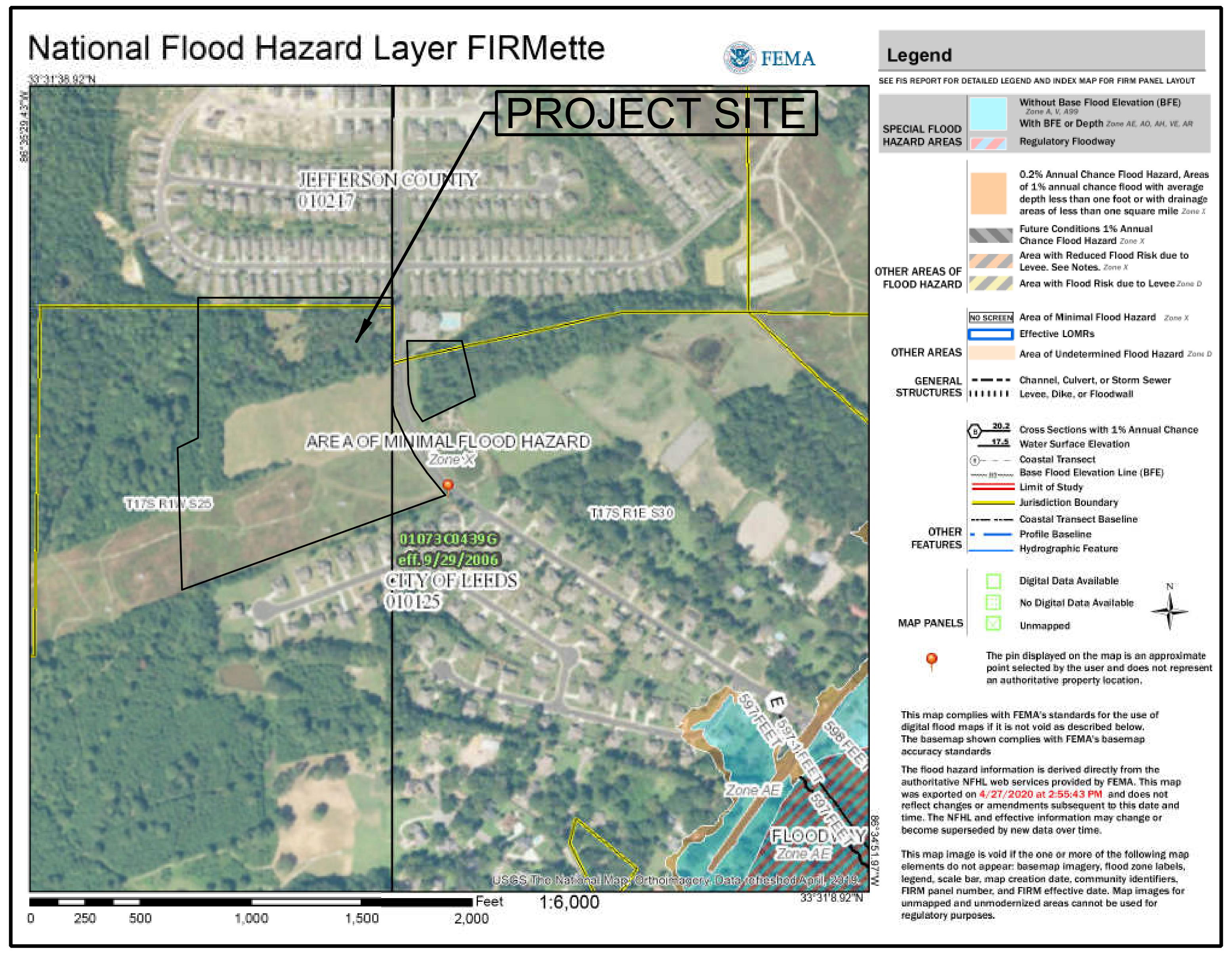
CITY OF LEEDS ENGINEER
CONTACT: KEITH HAGER
PHONE: 205-279-1738

LEEDS WATER WORKS BOARD
CONTACT: BILL MORRIS
PHONE: (205) 699-5151

ALABAMA POWER COMPANY
CONTACT: MELISSA SCOTT
PHONE: (205) 226-1567
MELSCOTT@SOUTHERNCO.COM

SPIRE ENERGY
CONTACT: C.G. COVEY
PHONE: (205) 581-1453
(205) 317-7782

COMMUNITY UTILITIES OF ALABAMA (SEWER)
CONTACT: DONALD BROWN
(205) 352-8303



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/27/2020 at 2:55:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PER FEMA MAP NO. 01073C0439G PORTIONS OF
THIS SITE LIE WITHIN A FLOOD PLAIN

VICINITY MAP
N.T.S

SHEET INDEX

OWNER/DEVELOPER
WELLINGTON DEVELOPMENT CO. LLC
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216
(205) 985-7171
CONTACT: CHARLES KESSLER

ENGINEERING
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
(205) 403-9158
CONTACT: WADE LOWERY, P.E.

SURVEYING
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
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CONTACT: RODNEY CUNNINGHAM, P.L.S.

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

GENERAL NOTES:

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL CONSTRUCTION SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS, AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BASED ON PLANS WHICH HAVE BEEN PROPERLY ISSUED FOR CONSTRUCTION PURPOSES.

3. ALL TRENCHES EXCAVATED UNDER PAVEMENT SHALL BE BACKFILLED WITH STONE.

4. CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES AND HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, ETC.) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.

5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS. ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

7. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

8. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION.

9. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES, TRAFFIC CONTROL, AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO: THE PROTECTION OF LIFE, PROPERTY, AND SITE IMPROVEMENTS: THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES: AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL EFFORTS AND MEASURES.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL TRANSITION GRADES, CONSTRUCTION MATERIALS, AND FINISHES SPECIFICALLY AT DRIVEWAY ENTRANCE LOCATION, ARE SUBJECT TO APPROVAL BY THE OWNER AND ENGINEER.

12. THE SITE WORK SHALL MEET OR EXCEED THE PLANS.

13. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING, CONTACT ENGINEER FOR SPECIFIC CLARIFICATIONS NEEDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. TOPOGRAPHIC SURVEY PROVIDED BY EDG AND GSQUARED. ENGINEERING DESIGN GROUP, LLC WILL NOT BE HELD RESPONSIBLE FOR ACCURACY OF SURVEY OR DESIGN ERRORS CAUSED BY SURVEY INACCURACIES PROVIDED BY OTHERS.

3. ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE TO ANY EXISTING IMPROVEMENT, ONSITE OR OFFSITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

5. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE OWNER/ENGINEER IMMEDIATELY.

6. ALL CONCRETE SHALL BE 3,000 PSI@ 28 DAY COMPRESSIVE STRENGTH UNLESS STATED OTHERWISE.

WATER NOTES:

1. ALL WATER MAIN AND SERVICE LATERAL INSTALLATION SHALL BE PER WATER AUTHORITY STANDARDS AND SPECIFICATIONS.

2. SERVICE LATERALS WILL PLACED UNDER ROADWAY WITH A MINIMUM OF 36 INCHES OF COVER.

3. CONTRACTOR SHALL SET THE SERVICE WITH CURB STOP INSTALLED INSIDE THE METER BOX. THE METER BOX SHALL BE SET PRIOR TO FINAL PLAT ACCEPTANCE.

4. SERVICE LATERALS MUST BE PLACED AT COMMON LOT LINES AS SHOWN. A MAXIMUM OFFSET FROM THE COMMON LOT LINE BOUNDARY OF 2 FEET IS ALLOWED. THE CONTRACTOR SHALL VERIFY THAT THE FRONT LOT CORNERS ARE SET, BASED ON THE LATEST SUBDIVISION PLAT AND APPROVED PRIOR TO HAVING THE SERVICE LATERALS INSTALLED.

5. LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER AUTHORITY SPECIFICATIONS. CONTRACTOR SHALL:

   A. COORDINATE WITH THE WATER AUTHORITY FIELD REPRESENTATIVE TO INSURE ANY ADJUSTMENTS REQUIRED TO THE MAIN INSTALLATION PLANS ARE MADE

   B. INSTALL DUAL HDPE, SDR 9, OR MUNICIPEX WATER SERVICE LATERALS UNDER NEW ROAD.

6. WATER SERVICE SHOULD BE THE FIRST UTILITY INSTALLED ONCE ROADWAY SUBGRADE IS ESTABLISHED AND AFTER STORM DRAINAGE SYSTEM AND SANITARY SEWER SYSTEM IS COMPLETE.

GRADING NOTES:

1. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. ANY CLEARING REQUIRED FOR THIS CONSTRUCTION SHALL BE INCIDENTAL TO THE OVERALL SITE WORK.

2. GRADED OR DISTURBED AREAS, THAT ARE NOT OTHERWISE PERMANENTLY STABILIZED, SHALL HAVE A MINIMUM OF 4" OF TOPSOIL IF REQUIRED BY FIELD CONDITIONS, GEOTECHNICAL/ENGINEER OR REGULATORY AGENCY. ALL GRADED OR DISTURBED AREAS SHALL BE GRASSED WITH SEED, MULCH, FERTILIZER AND WATER (OR OTHER GRASSING TECHNIQUE AS APPROPRIATE) APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

3. GRADES SHOWN ARE FINISHED PAVEMENT & TOP OF SOIL GRADE ELEVATIONS, REFERENCE SECTIONS & DETAILS.

4. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.

5. ANY EXCESS MATERIAL AT THE END OF THE PROPOSED GRADING OPERATIONS SHALL BE PLACED ON THE SITE IN AN ACCEPTABLE LOCATION TO OWNER/ENGINEER.

6. NO SLOPES SHALL BE STEEPER THAN 2-HORIZONTAL TO 1-VERTICAL, UNLESS OTHERWISE NOTED ON THE PLAN OR APPROVED BY THE ENGINEER. SLOPES 3:1OR STEEPER SHALL USE NORTH AMERICAN GREEN S-150 (MIN) EROSION CONTROL MATTING INSTALLED ALONG WITH ALDOT SEEDING, FERTILIZER AND TOP SOIL.

7. THE STRUCTURAL FILL AT THE SITE SHALL BE COMPOSED OF SOIL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. ALL SOIL MATERIAL SHALL BE PLACED ACCORDING TO THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS. ALL MATERIAL TO BE UTILIZED FOR FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.

8. WHEN ALL GRADING IS COMPLETED, CONTRACTOR WILL FURNISH AT NO EXTRA COST A TRIAXLE DUMP TRUCK HEAPED FULL WITH ALABAMA HIGHWAY DEPARTMENT TYPE B CRUSHED STONE AGGREGATE TO BE USED TO PROOF ROLL SUBGRADE, REGARDLESS OF DEGREE OF PROCTOR PERCENTAGE, ANY SOFT AREAS OR "PUMPING" WILL BE REMOVED TO ENGINEERS SATISFACTION. STONE USED WILL BE DUMPED ON SITE AT ENGINEER'S DIRECTION AND WILL BECOME OWNER'S PROPERTY. ALL COSTS OF PROOF ROLLING TO INCLUDE TRUCK RENTAL, STONE, CONTRACTOR'S TIME, ETC. SHALL BE INCLUDED IN BASE PRICE AND SHALL NOT BE CONSIDERED AS AN EXTRA PAY ITEM.

9. THE OWNER WILL PROVIDE GEOTECHNICAL TESTING. THE CONTRACTOR SHALL FULLY COOPERATE WITH THE MATERIALS TESTING ENGINEERS RELATIVE TO SOIL COMPACTION, CUTTING AND FILLING OPERATIONS, ETC.

10. SITE PREPARATION – THE FIRST CONSTRUCTION PHASE SHOULD CONSIST OF THE REMOVAL OF ALL VEGETATION, TOPSOIL, ORGANIC MATTER, AND ANY OTHER DELETERIOUS MATERIALS THAT FALL WITHIN THE CONSTRUCTION AREA. AFTER ROUGH GRADE HAS BEEN ESTABLISHED & PRIOR TO PLACEMENT OF ANY CONTROLLED FILL, THE EXPOSED SUBGRADE SHOULD BE CAREFULLY INSPECTED BY PROBING, PROOF ROLLING AND TESTING AS NECESSARY. REMOVE ANY UNSUITABLE MATERIAL. PRIOR TO THE PLACEMENT AND COMPACTION OF ENGINEERED FILL, THE IN-SITU SOILS SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY VALUE, AS TESTED FOR A MINIMUM DEPTH OF 1 FOOT IN THE BUILDING AND PAVEMENT AREAS. REFERENCE GEOTECHNICAL REPORT.

11. BLASTING (IF REQUIRED) – CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF ALL GOVERNING AUTHORITIES REGARDING THE USE AND STORAGE OF EXPLOSIVES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ARCHITECT, ENGINEER, OWNER'S REPRESENTATIVE AND THEIR AGENTS AND EMPLOYEES FROM ANY CLAIM ARISING OUT OF THE USE OF SUCH EXPLOSIVES. CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO SURROUNDING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A PRE-BLAST SURVEY OF THE SURROUNDING PROPERTIES AND MONITORING DURING BLASTING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR ACHIEVING DESIRED RESULTS OF BLASTING ACTIVITIES. REFERENCE GEOTECHNICAL REPORT.

12. FILL SLOPES – SHOULD BE COMPACTED TO A MINIMUM 98% OF THE MAXIMUM DENSITY VALUE (ASTM D-698) ALL THE WAY TO THE EDGE OF THE SLOPE AND SHOULD BE ADEQUATELY BENCHED INTO THE EXISTING HILLSIDE. THIS BENCHING SHOULD BE ACCOMPLISHED BY EXCAVATING HORIZONTALLY TEN (10) FEET ALONG THE HILLSIDE FOR EVERY FIVE (5) FEET IN VERTICAL HEIGHT FORMING A SERIES OF STEPPED BENCHES. FILL SLOPES SHOULD BE OVERSTEEPENED FOR COMPACTION AND THEN CUT BACK TO FINAL SLOPE. FILL SLOPES SHOULD NOT EXCEED 2-HORIZONTAL TO 1-VERTICAL UNLESS APPROVED BY THE ENGINEER. REFERENCE GEOTECHNICAL REPORT.

13. CUT SLOPES - SHOULD NOT EXCEED 2-HORIZONTAL TO 1-VERTICAL UNLESS APPROVED BY THE ENGINEER. CUT SLOPES SHOULD BE INSPECTED BY THE GEOTECHNICAL ENGINEER AS NEEDED DURING AND AFTER EXCAVATION TO ASSURE STABILITY.

14. CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE PROJECT GEOTECHNICAL REPORT AND ABIDE BY THE CONSTRUCTION RECOMMENDATIONS THEREIN. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER AND THEIR ON-SITE TESTING AGENT THROUGHOUT CONSTRUCTION TO ADDRESS EARTHWORK ISSUES AND FOR GEOTECHNICAL DIRECTIONS.

STORM DRAINAGE NOTES:

1. STORM PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76, B OR C WALL, CLASS III (UNLESS OTHERWISE NOTED IN THE PLAN). JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT, WHICH MUST BE SEALED WITH RUBBER GASKETS CONFORMING TO ASTM 443 OR FLEXIBLE GASKETS CONFORMING TO AASHTO M 198.

2. ALL PIPE ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION AT THE STRUCTURE IS WATER TIGHT.

3. ALL STORM SEWER MANHOLES SHALL BE PRECAST AND MEET THE SPECIFICATION OF ASTM C76.

4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS.

5. ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER"

6. ALL STORM DRAINAGE PIPE AND STRUCTURES SHALL BE CLEANED OF SILT, TRASH AND DEBRIS PRIOR TO DEMOBILIZATION FROM SITE.

7. CONTRACTOR IS TO BEGIN STORM DRAINAGE CONSTRUCTION FROM THE MOST DOWN STREAM POINT OF THE SYSTEM.

8. ALL HEADWALLS SHALL BE PER ALDOT STANDARD HIGHWAY DWGS. OR PRECAST BY HANSON OR APPROVED ALTERNATE.

9. INLETS ON 42" OR LARGER PIPE SHALL HAVE CONCRETE RISERS.

10. STORM SEWER CROSSINGS UNDER STREETS TO BE SOLID STONE BACKFILL WITH WEEP HOLES TO INLETS.

11. ALL STORM PIPE INSTALLED AT 20% OR GREATER GRADES SHALL HAVE CONCRETE COLLARS INSTALLED EVERY 25 FEET ON CENTERS MINIMUM.

12. ALL STORM PIPE INSTALLED WITH LESS THAN 3 FT. OF COVER SHALL BE BACK FILLED WITH STONE.

13. ALL STORM MANHOLES IN GRASSED AREAS SHALL BE FLUSH WITH FINISHED GRADE.

14. ALL DRAINAGE STRUCTURES MAY BE PRE-CAST, OR APPROVED ALTERNATE, IF APPROVED BY ENGINEER.

15. PIPE LENGTH AND SLOPES ARE APPROXIMATE. PIPE LENGTH ARE HORIZONTAL PROJECTIONS AND ARE MEASURED FROM THE CENTER OF THE STRUCTURE.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.

2. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DO NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.

4. ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH BY THE CURRENT ADDITION OF "ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS," AS A MINIMUM.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE (IF NOT REUSABLE ON SITE) AND FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT OF SLOPES & DITCHES, IF NECESSARY AT THE COMPLETION OF CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

10. PRIOR TO COMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

11. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN CONSTRUCTION DELAYS DUE TO REGULATORY INTERVENTION.

12. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENTATION CONTROL GUIDANCE.

13. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

14. SOME ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR THE LOCAL INSPECTOR.

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.

16. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.

17. OTHER THAN LAND CLEARING ACTIVITIES REQUIRED TO INSTALL THE APPROPRIATE BMP PLANS, ANY DOWNSLOPE EROSION AND SEDIMENT CONTROL MEASURES, ON-SITE STREAM CHANNEL PROTECTION AND UPSLOPE DIVERSION OF DRAINAGE REQUIRED BY THE BMP PLAN SHALL BE IN PLACE AND FUNCTIONAL BEFORE ANY CLEARING OR EARTH-MOVING OPERATIONS BEGIN. THESE MEASURES SHALL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT SHALL BE REPLACED AT THE END OF THE WORKDAY.

18. CONTRACTOR TO PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 13 DAYS OR MORE.

19. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO PETROLEUM PRODUCTS, LUBRICANTS AND PAINTS. MATERIALS SHALL BE STORED IN ACCORDANCE WITH SPCC REGULATIONS. THESE SUBSTANCES SHALL BE STORED AWAY FROM ALL STORM DRAINS, DITCHES AND GUTTERS IN WATER TIGHT CONTAINERS. DISPOSAL OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH ADEM REGULATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRASH CONTAINERS ONSITE FOR DISPOSAL OF CONSTRUCTION MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SITE TRASH FROM ENTERING THE STORM DRAINAGE SYSTEM.

20. ALL CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED QCP OR QCI, AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY 0.75 INCH RAINFALL AT THE SITE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF SUCH CHECKS AND REPAIRS. THESE RECORDS SHALL BE SUBJECT TO THE INSPECTION OF THE STORM WATER MANAGEMENT AUTHORITY AT ANY REASONABLE TIME. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT HIS OWN DAILY INSPECTIONS OF THE BMPS AND MAKE ANY REPAIRS NEEDED.

21. THE OWNER SHALL OBTAIN ALL NESCESSARY LAND DISTURBANCE PERMITS FOR THIS PROJECT AND PROVIDE REQUIRED MONITORING AND TESTING. CONTRACTOR SHALL COOPERATE FULLY WITH OWNER'S CONSULTANT TO INSURE ALL REQUIREMENTS OF THE NPDES PERMIT ARE MET.

22. SLOPE STABILIZATION MAT SHALL BE USED IF REQUIRED BY FIELD CONDITIONS, GEOTECHNICAL/ ENGINEER OR BY REGULATORY AGENCY ON SLOPES 3:1 OR STEEPER. PLACE NORTH AMERICAN GREEN C125BN, OR APPROVED EQUAL ON ALL SLOPES STEEPER THAN 3:1 AND NORTH AMERICAN GREEN S150 BN, OR APPROVED EQUAL ON 3:1 SLOPES.

23. A COPY OF THE PROJECT'S NPDES PERMIT SHALL BE POSTED AT THE SITE THROUGHOUT THE DURATION OF CONSTRUCTION.

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MARKINGS BY OTHERS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No. 27002
WADE H. LOWERY

REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
1 - 12-16-2020 ADDRESS CITY COMMENTS

DRAWN BY: EAF
CHECKED BY: WHL
PROJECT No.: KESS0088
CAD FILE: PLOT NOTES.DGN
DATE: DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
NOTES SHEET

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
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EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.:
C0

PRINTED: $DATE$ $TIME$

① 24 00 25 1 000 016.000
WATKINS BENNIE J
6435 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

② 24 00 25 1 000 015.000
PORTERFIELD MARIANNE
6439 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

③ 24 00 25 1 000 014.000
JONES EVAN M
6445 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

④ 24 00 25 1 000 013.000
BARNEET AARON GEORGE
6449 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑤ 24 00 25 1 000 012.000
CALVO EDUARDO &
DOPORTO OLGA
6455 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑥ 24 00 25 1 000 011.000
CRAIG TASIA
6459 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑦ 24 00 25 1 000 010.000
STEWART-MAGEE MARINA
6465 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑧ 24 00 25 1 000 009.000
GOFORTH BILLY R & FRANCES G
6469 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑨ 24 00 25 1 000 008.000
MCGUIRE FEBRA D
6475 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑩ 24 00 25 1 000 007.000
SOLDEVILLA MARIA D & ROGELIO
6481 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑪ 24 00 25 1 000 006.000
MENNEN KERI & BEARDEN JAMES
6485 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑫ 24 00 25 1 000 005.000
GRIGGS ROBERT
6491 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

⑬ 24 00 25 1 000 004.000
LINDER ALISHA NICOLE
6495 SOUTHERN TRACE DR
LEEDS, AL 35094
ZONING: R-5

25 00 30 3 000 061.000
LUNA JOSE JUAN &
6486 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

25 00 30 3 000 062.000
MILWOOD ROBERT & RAVONNA
6482 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

25 00 30 3 000 063.000
VETERANS AFFAIRS SEC OF
6478 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 006.000
CHAMBERS JASON R
& JENNIFER W
6474 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 007.000
HENDRIX BRAD JR & LINDSEY
6470 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 008.000
BOATWRIGHT HERBERT G
6466 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 009.000
LUCAS CHARLES J
6462 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 010.000
MCDANIEL YOLANDA D
6458 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 011.000
SCHRECONGOST LINDA JOYCE
6454 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

24 00 25 4 000 012.000
BRUCE ORLEAN MUNDY
6450 CROMER CIR
LEEDS, AL 35094
ZONING: R-5

SOUTHERN TRACE PHASE ONE
MB 223 PG 9

PRELIMINARY PLAT OF

SOUTHERN TRACE
SECTOR 5

SITUATED IN THE NE ¼ OF SECTION 25 TOWNSHIP 17 SOUTH, RANGE 1 WEST
AND THE SE ¼ OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 1 EAST
JEFFERSON COUNTY, ALABAMA

OWNER/DEVELOPER
WELLINGTON DEVELOPMENT CO. LLC
2700 HIGHWAY 280 SUITE 425
BIRMINGHAM AL 35223
(205) 985-7171
CONTACT: CHARLES KESSLER

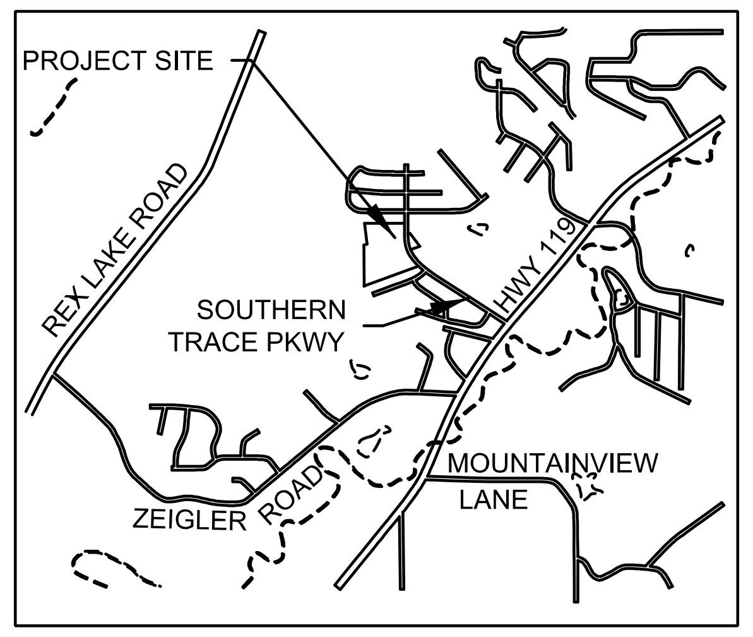
ENGINEERING & SURVEYING BY
ENGINEERING DESIGN GROUP, LLC
120 BISHOP CIRCLE, SUITE 300
PELHAM, ALABAMA 35124
PHONE: (205) 403-9158
FAX: (205) 403-9175

NOTES:

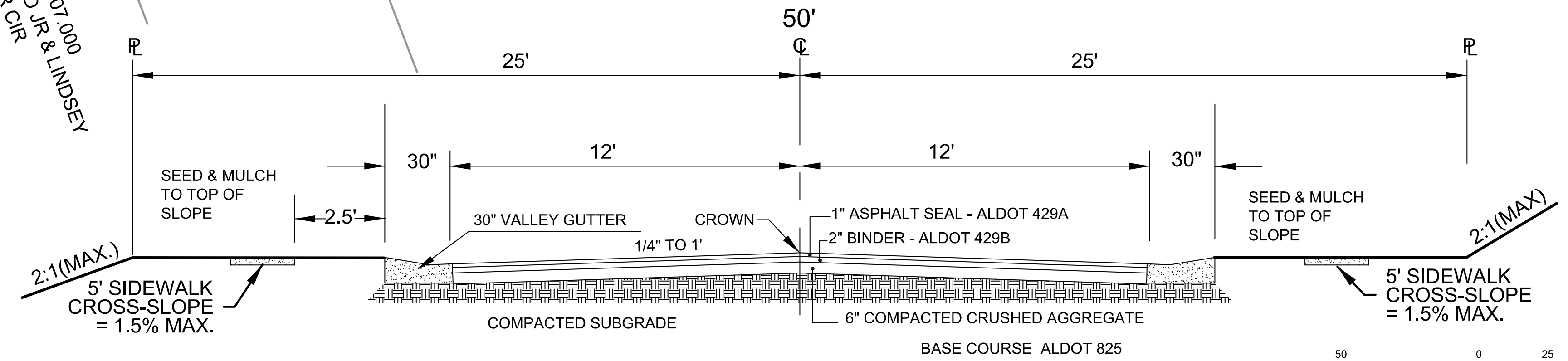
1. TOPOGRAPHY IS FROM 2013 JEFFERSON COUNTY GIS.
2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
3. ALL UTILITIES SHALL BE BACK FILLED WITH STONE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LEEDS SPECIFICATIONS.
5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
6. ALL CONSTRUCTION TO MEET OSHA SAFETY GUIDELINES. SAID SAFETY PROCEDURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL COMPACTION ON LOTS OR IN BUILDING AREAS SHALL BE CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER TO MEET BUILDING CODE REQUIREMENTS OR PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
8. REAR OF LOTS IN CUT SHALL HAVE A DRAINAGE SWALE TO CONVEY WATER WITHIN A PRIVATE DRAINAGE EASEMENT (MIN. 10' WIDE).
9. DETENTION POND DESIGN IS FOR 100 YEAR STORM EVENT.
10. THE SUBDIVISION SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE OF THE 100 YEAR FLOODPLAIN ACCORDING TO GRAPHIC PLOTTING OF FIRM PANEL 01073C04396, EFFECTIVE DATE SEPTEMBER 29, 2006.
11. MAINTENANCE OF STORM SEWER EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY IS NOT THE RESPONSIBILITY OF THE CITY OF LEEDS.
12. DETENTION POND WILL BE ACCESSED FROM THE POWER EASEMENT LOCATED ON THE PROPERTY.
13. ALL DECORATIVE STREET SIGNS AND MARKERS WILL BE THE DEVELOPER'S RESPONSIBILITY.
14. ALL STREET SIGNS SHALL COMPLY WITH THE LATEST EDITION OF MUTCD STANDARDS.
15. THE LOW PRESSURE DESIGN WILL DICTATE THE LOCATION OF THE NECCESARY SEWER EASEMENTS.
16. SURVEY BASED ON AWSPCS.

10' WIDE SANITARY
SEWER EASEMENT (TYP)

SITE DATA TABLE		
CURRENT ZONING:		R-5 - GARDEN HOME DISTRICT
SETBACKS:		
	FRONT:	20'
	REAR:	30'
	SIDE:	5'*
*NO RESIDENCE CAN BE CONSTRUCTED CLOSER THAN 15 FEET TO ONE ANOTHER.		
TOTAL ACREAGE:		16.18 AC
SMALLEST LOT SIZE:		7500 SF
TOTAL NUMBER OF LOTS:		35
LINEAR FEET OF ROAD:		1300 LF



VICINITY MAP



TYPICAL STREET SECTION

N.T.S.

GRAPHIC SCALE
WGS 84

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No. 27902

REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
1 - 12-16-2020 ADDRESS CITY COMMENTS

DRAWN BY:	EAF
CHECKED BY:	WHL
PROJECT No.:	KESS0088
CAD FILE:	PLOT LAYOUT OVERALL.DGN
DATE:	DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
PRELIMINARY PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

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SHEET NO.
C1

PRINTED: $DATE$ $TIME$

No. 27002
WADE H. LOWERY

REVISIONS
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CAD FILE:	PLOT LAYOUT.DGN
DATE:	DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
SITE LAYOUT PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
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C2.0

PRINTED: $DATE$ $TIME$

NOTE: GUY WIRES SHALL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY

No. 27902
WADE H. LOWERY

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CAD FILE:	PLOT LAYOUT OVERALL.DGN
DATE:	DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
SITE GRADING PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

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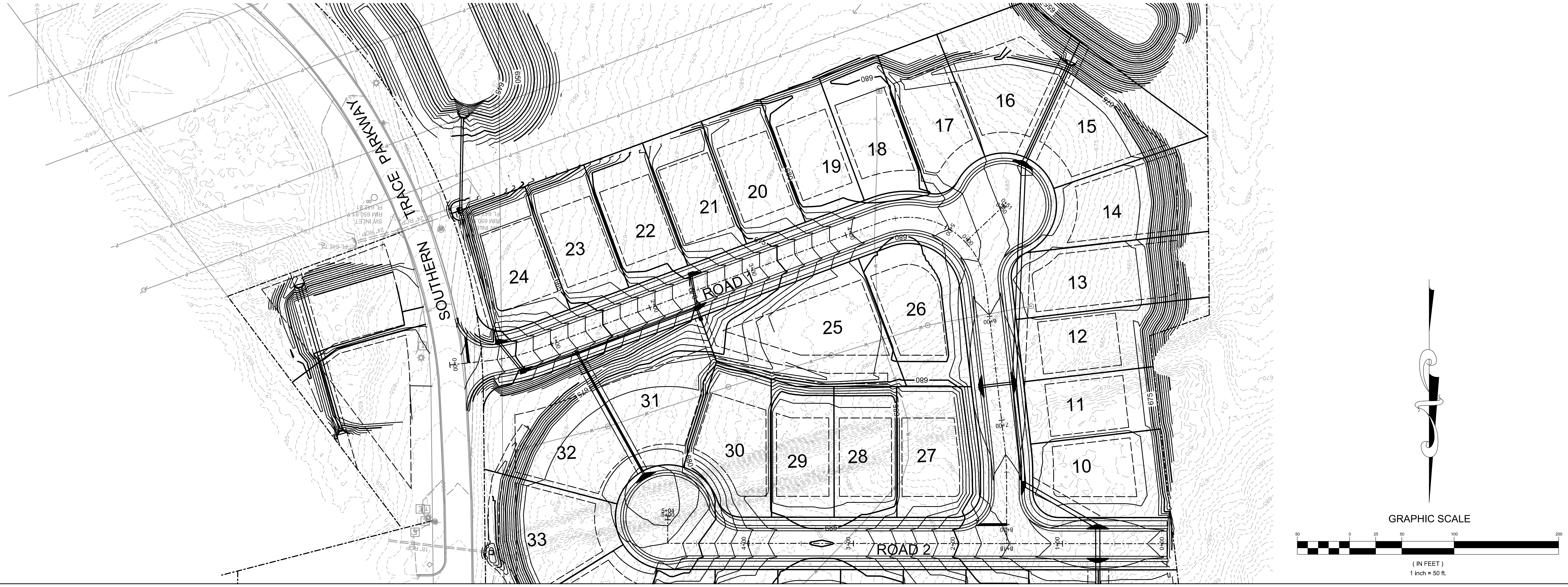
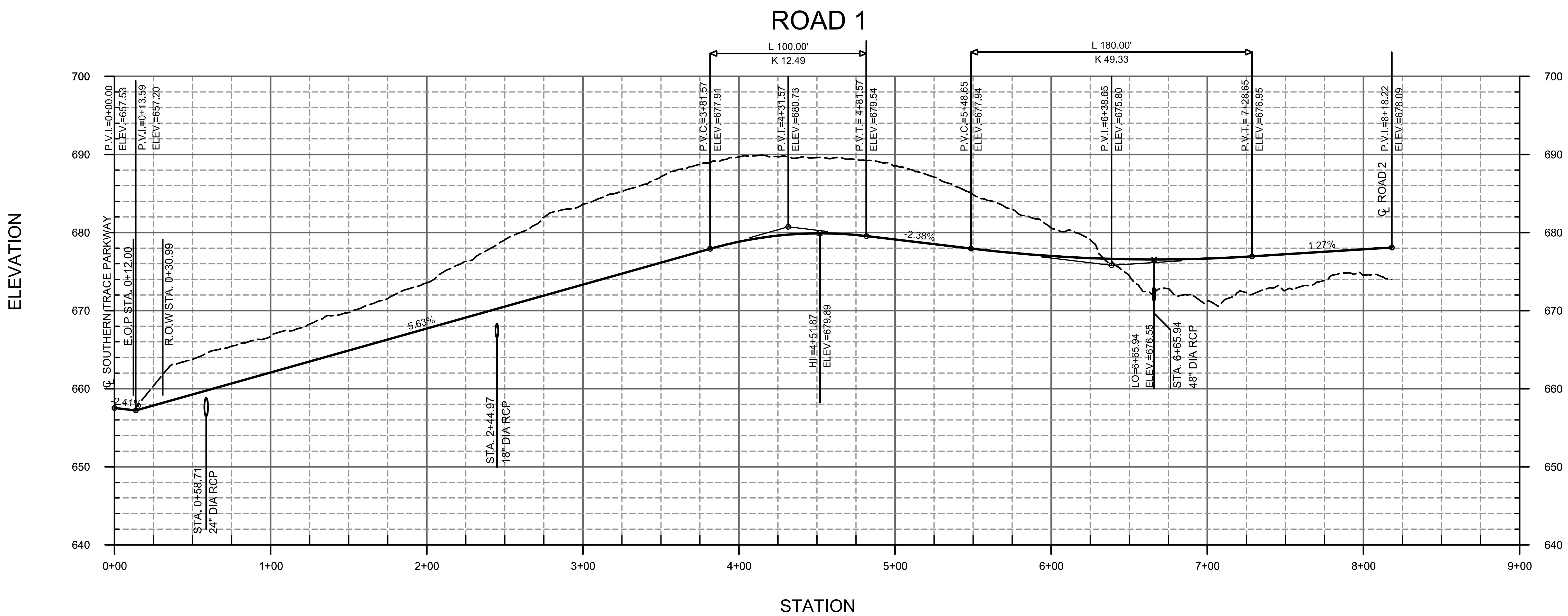
C3.0

PRINTED: $DATE$ $TIME$

C3.0 - Plot Grading.dgn 12/17/2020 11:41:07 AM



ROAD 1



SCALE
HORIZ. 1"=50'
VERT. 1"=10'

LEGEND
- - - = ORIGINAL GROUND ELEVATION
—— = PROPOSED FINISHED ELEVATION

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 27902
WADE H. LOWERY

REVISIONS
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DRAWN BY: EAF
CHECKED BY: WHL
PROJECT No.: KESS0088
CAD FILE: P&P ROAD 1.DGN
DATE: DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
PLAN AND PROFILE ROAD 1

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
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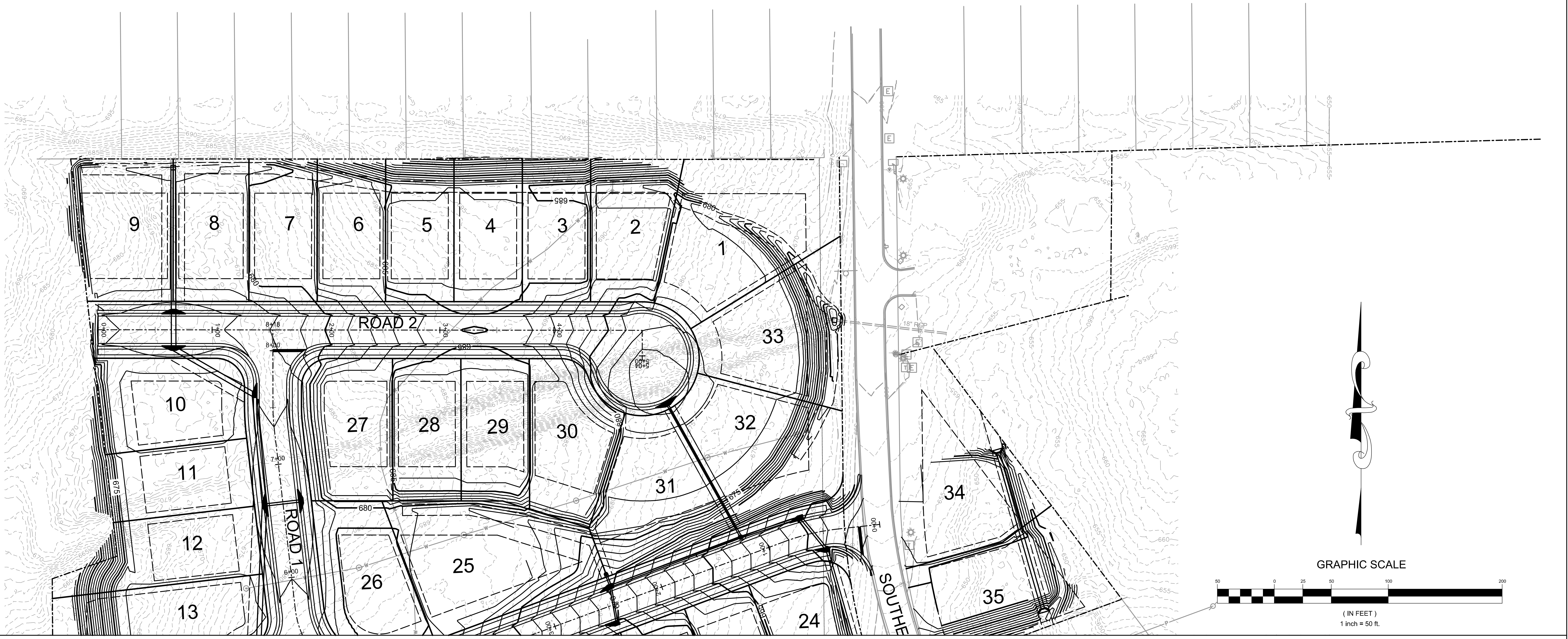
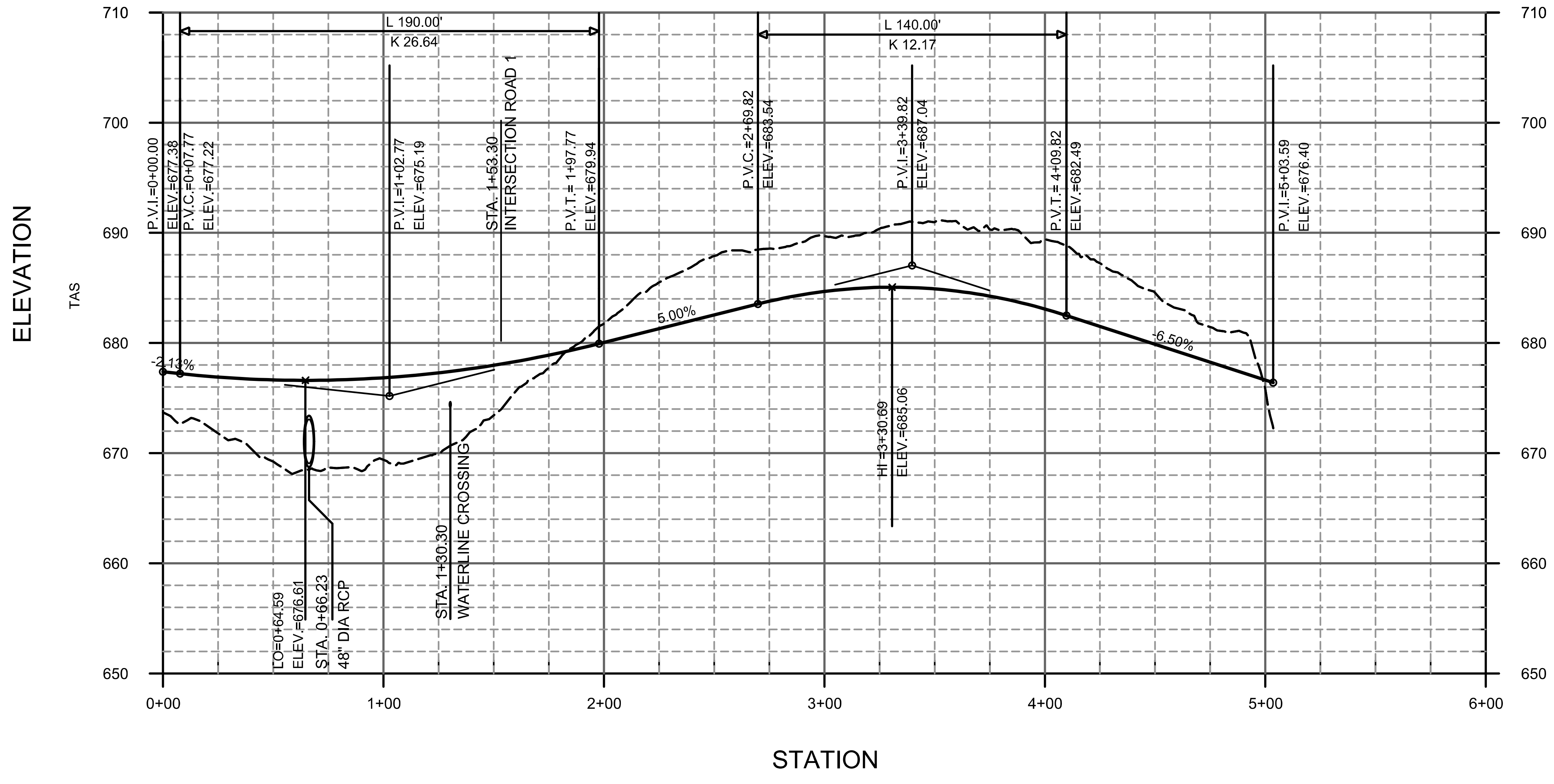


ROAD 2



SCALE
HORIZ. 1"=50'
VERT. 1"=10'

LEGEND
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Alabama Licensed Professional Engineer No. 27002 Wade H. Perry

REVISIONS
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CAD FILE:	P&P ROAD 2.DGN
DATE:	DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
PLAN AND PROFILE ROAD 2

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
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C3.2

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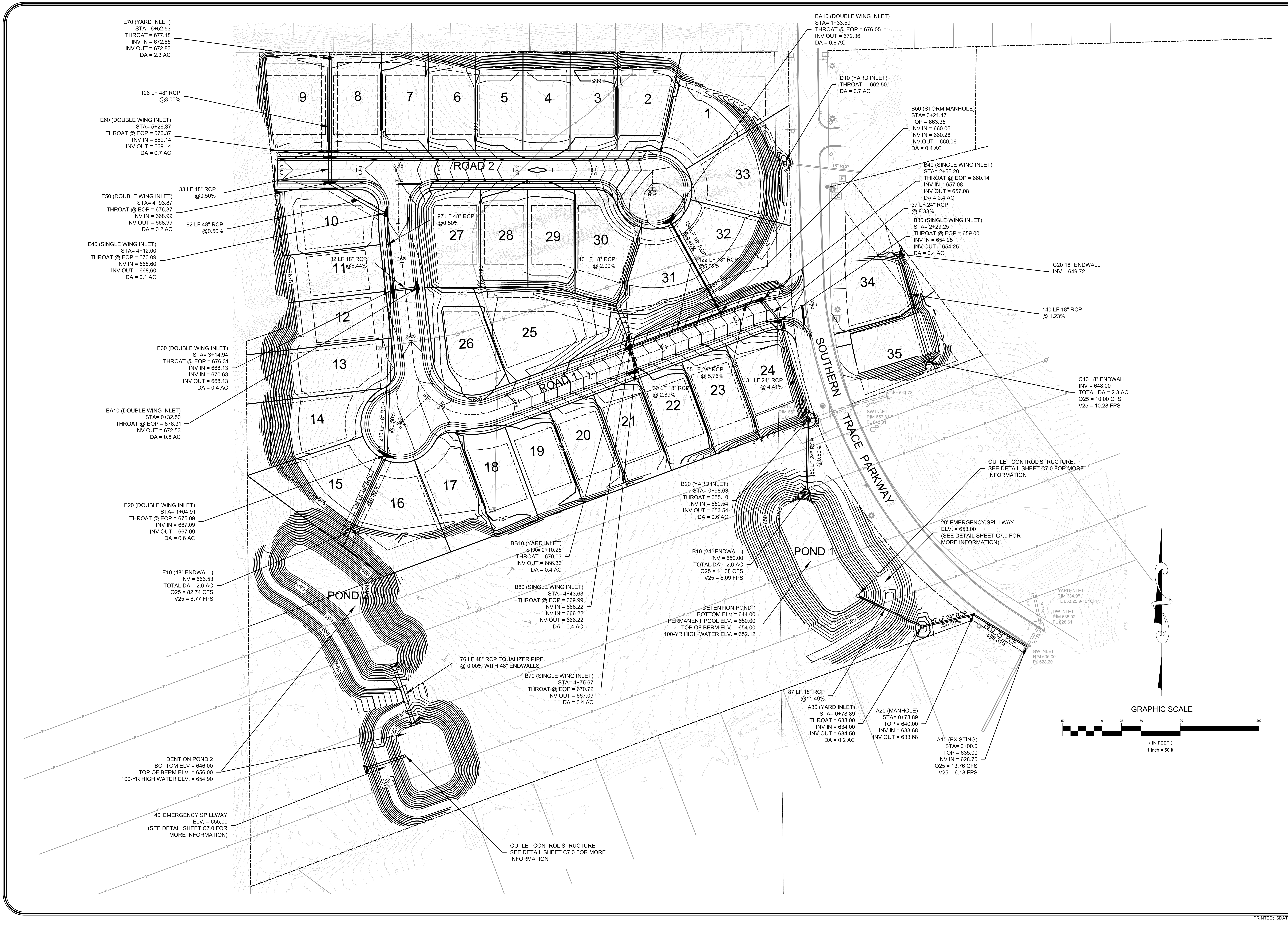

E70 (YARD INLET)
STA= 6+52.53
THROAT = 677.18
INV IN = 672.85
INV OUT = 672.83
DA = 2.3 AC

126 LF 48" RCP
@3.00%

E60 (DOUBLE WING INLET)
STA= 5+26.37
THROAT @ EOP = 676.37
INV IN = 669.14
INV OUT = 669.14
DA = 0.7 AC

33 LF 48" RCP
@0.50%

E50 (DOUBLE WING INLET)
STA= 4+93.87
THROAT @ EOP = 676.37
INV IN = 668.99
INV OUT = 668.99
DA = 0.2 AC

82 LF 48" RCP
@0.50%

E40 (SINGLE WING INLET)
STA= 4+12.00
THROAT @ EOP = 670.09
INV IN = 668.60
INV OUT = 668.60
DA = 0.1 AC

E30 (DOUBLE WING INLET)
STA= 3+14.94
THROAT @ EOP = 676.31
INV IN = 668.13
INV IN = 670.63
INV OUT = 668.13
DA = 0.4 AC

EA10 (DOUBLE WING INLET)
STA= 0+32.50
THROAT @ EOP = 676.31
INV OUT = 672.53
DA = 0.8 AC

E20 (DOUBLE WING INLET)
STA= 1+04.91
THROAT @ EOP = 675.09
INV IN = 667.09
INV OUT = 667.09
DA = 0.6 AC

E10 (48" ENDWALL)
INV = 666.53
TOTAL DA = 2.6 AC
Q25 = 82.74 CFS
V25 = 8.77 FPS

DENTION POND 2
BOTTOM ELV = 646.00
TOP OF BERM ELV. = 656.00
100-YR HIGH WATER ELV. = 654.90

40' EMERGENCY SPILLWAY
ELV. = 655.00
(SEE DETAIL SHEET C7.0 FOR
MORE INFORMATION)

76 LF 48" RCP EQUALIZER PIPE
@ 0.00% WITH 48" ENDWALLS

OUTLET CONTROL STRUCTURE.
SEE DETAIL SHEET C7.0 FOR MORE
INFORMATION

BB10 (YARD INLET)
STA= 0+10.25
THROAT = 670.03
INV OUT = 666.36
DA = 0.4 AC

B60 (SINGLE WING INLET)
STA= 4+43.63
THROAT @ EOP = 669.99
INV IN = 666.22
INV IN = 666.22
INV OUT = 666.22
DA = 0.4 AC

B70 (SINGLE WING INLET)
STA= 4+76.67
THROAT @ EOP = 670.72
INV OUT = 667.09
DA = 0.4 AC

B20 (YARD INLET)
STA= 0+98.63
THROAT = 655.10
INV IN = 650.54
INV OUT = 650.54
DA = 0.6 AC

B10 (24" ENDWALL)
INV = 650.00
TOTAL DA = 2.6 AC
Q25 = 11.38 CFS
V25 = 5.09 FPS

DETENTION POND 1
BOTTOM ELV = 644.00
PERMANENT POOL ELV. = 650.00
TOP OF BERM ELV. = 654.00
100-YR HIGH WATER ELV. = 652.12

87 LF 18" RCP
@11.49%

A30 (YARD INLET)
STA= 0+78.89
THROAT = 638.00
INV IN = 634.00
INV OUT = 634.50
DA = 0.2 AC

A20 (MANHOLE)
STA= 0+78.89
TOP = 640.00
INV IN = 633.68
INV OUT = 633.68

A10 (EXISTING)
STA= 0+00.0
TOP = 635.00
INV IN = 628.70
Q25 = 13.76 CFS
V25 = 6.18 FPS

BA10 (DOUBLE WING INLET)
STA= 1+33.59
THROAT @ EOP = 676.05
INV OUT = 672.36
DA = 0.8 AC

D10 (YARD INLET)
THROAT = 662.50
DA = 0.7 AC

B50 (STORM MANHOLE)
STA= 3+21.47
TOP = 663.35
INV IN = 660.06
INV IN = 660.26
INV OUT = 660.06
DA = 0.4 AC

B40 (SINGLE WING INLET)
STA= 2+66.20
THROAT @ EOP = 660.14
INV IN = 657.08
INV OUT = 657.08
DA = 0.4 AC

37 LF 24" RCP
@ 8.33%

B30 (SINGLE WING INLET)
STA= 2+29.25
THROAT @ EOP = 659.00
INV IN = 654.25
INV OUT = 654.25
DA = 0.4 AC

C20 18" ENDWALL
INV = 649.72

140 LF 18" RCP
@ 1.23%

C10 18" ENDWALL
INV = 648.00
TOTAL DA = 2.3 AC
Q25 = 10.00 CFS
V25 = 10.28 FPS

OUTLET CONTROL STRUCTURE.
SEE DETAIL SHEET C7.0 FOR MORE
INFORMATION

20' EMERGENCY SPILLWAY
ELV. = 653.00
(SEE DETAIL SHEET C7.0 FOR
MORE INFORMATION)

No. 27902

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PROJECT No.:	KESS0088
CAD FILE:	PLOT STORM.DGN
DATE:	DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
SITE DRAINAGE PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

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ENGINEERING DESIGN GROUP, LLC
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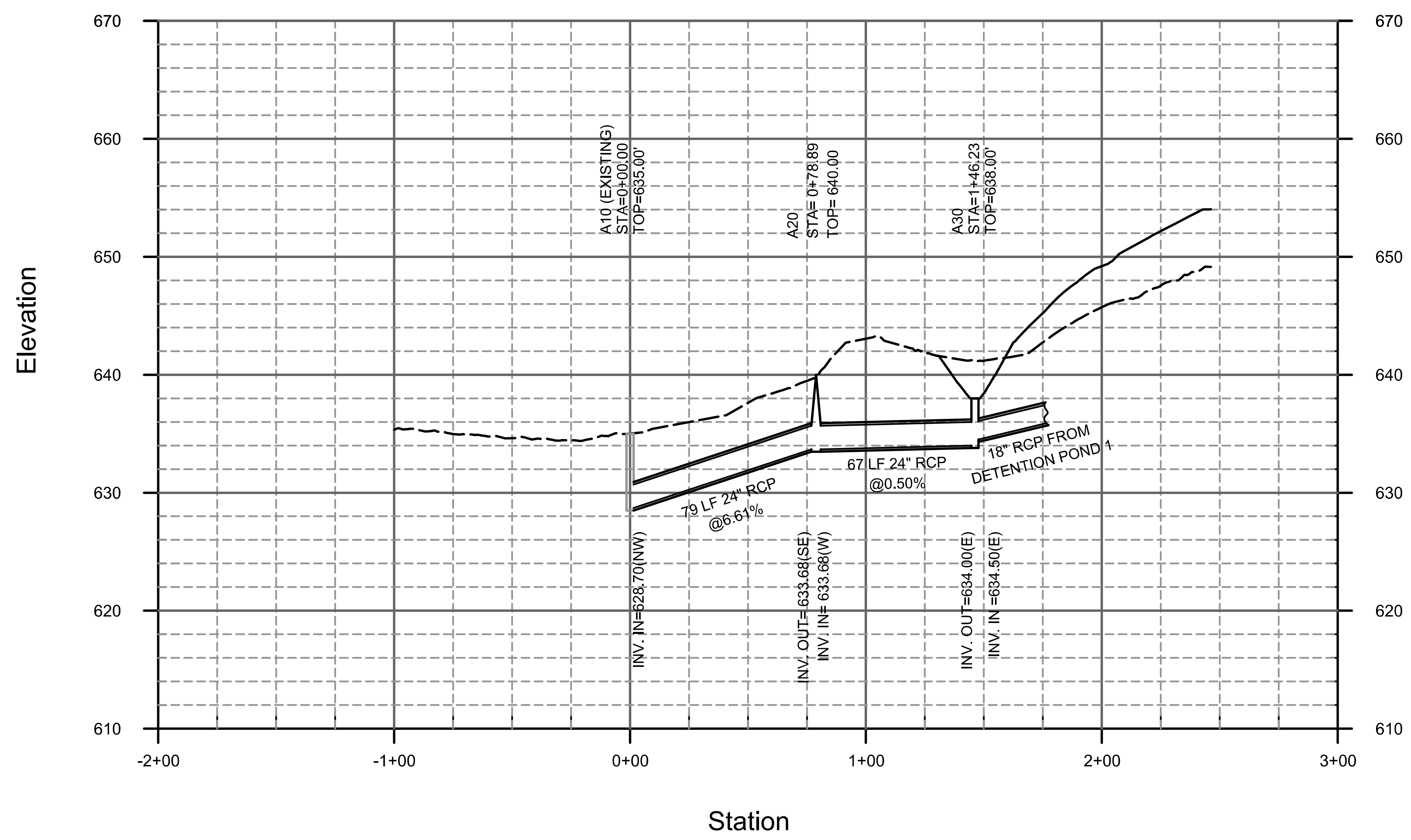
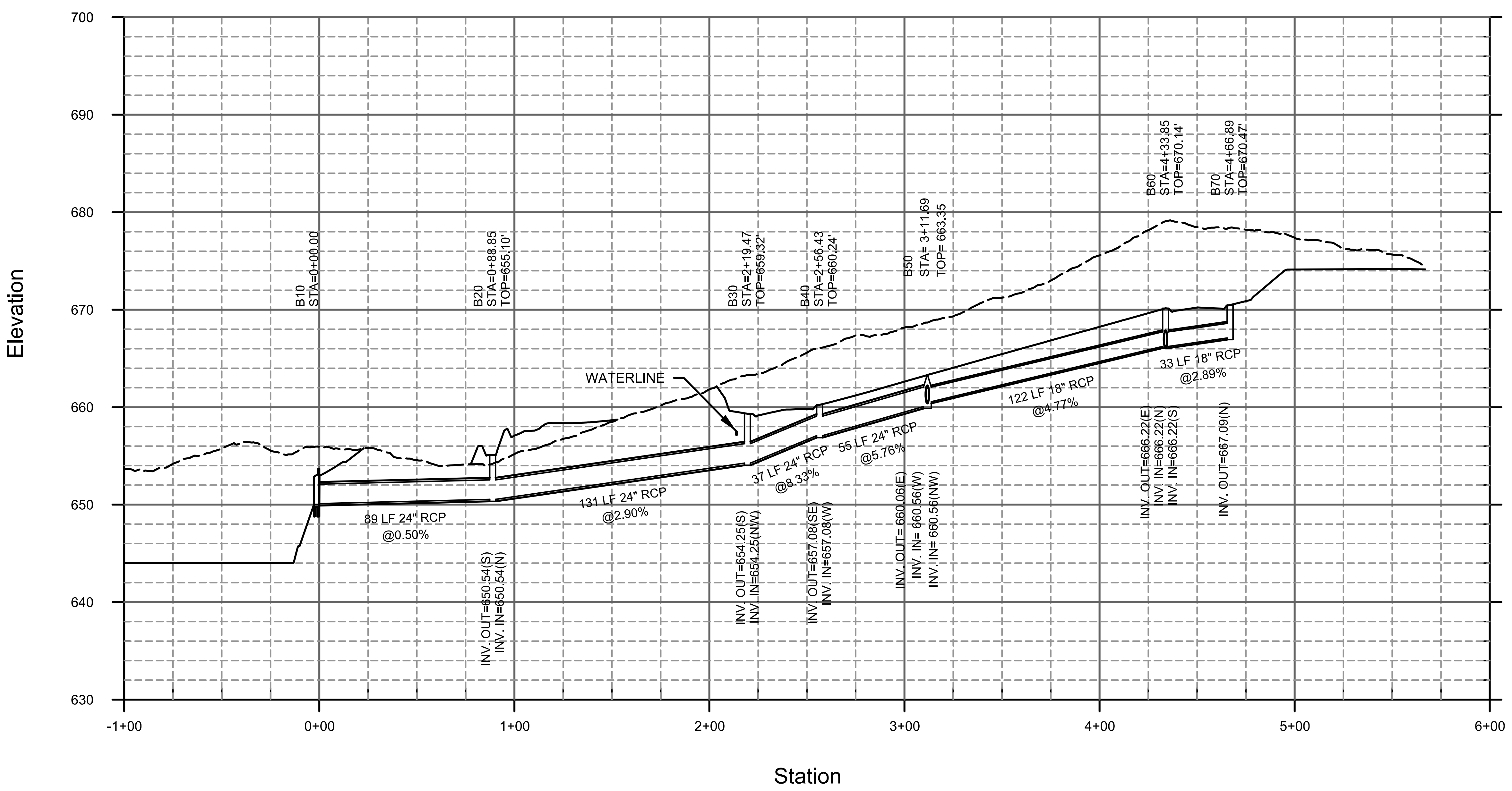
(205) 403-9158

SHEET NO.
C4.0

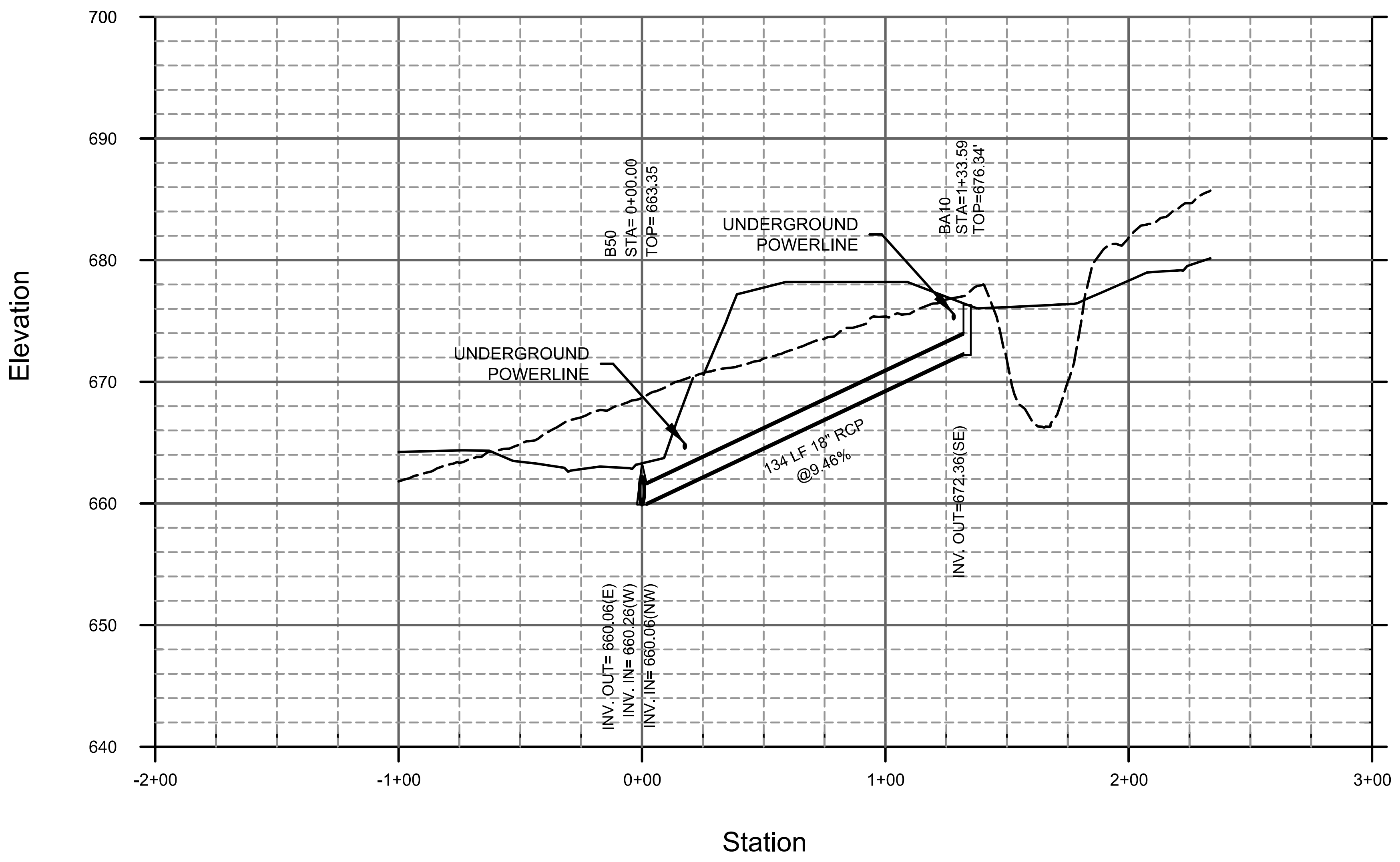
LINE A



LINE B



LINE BA



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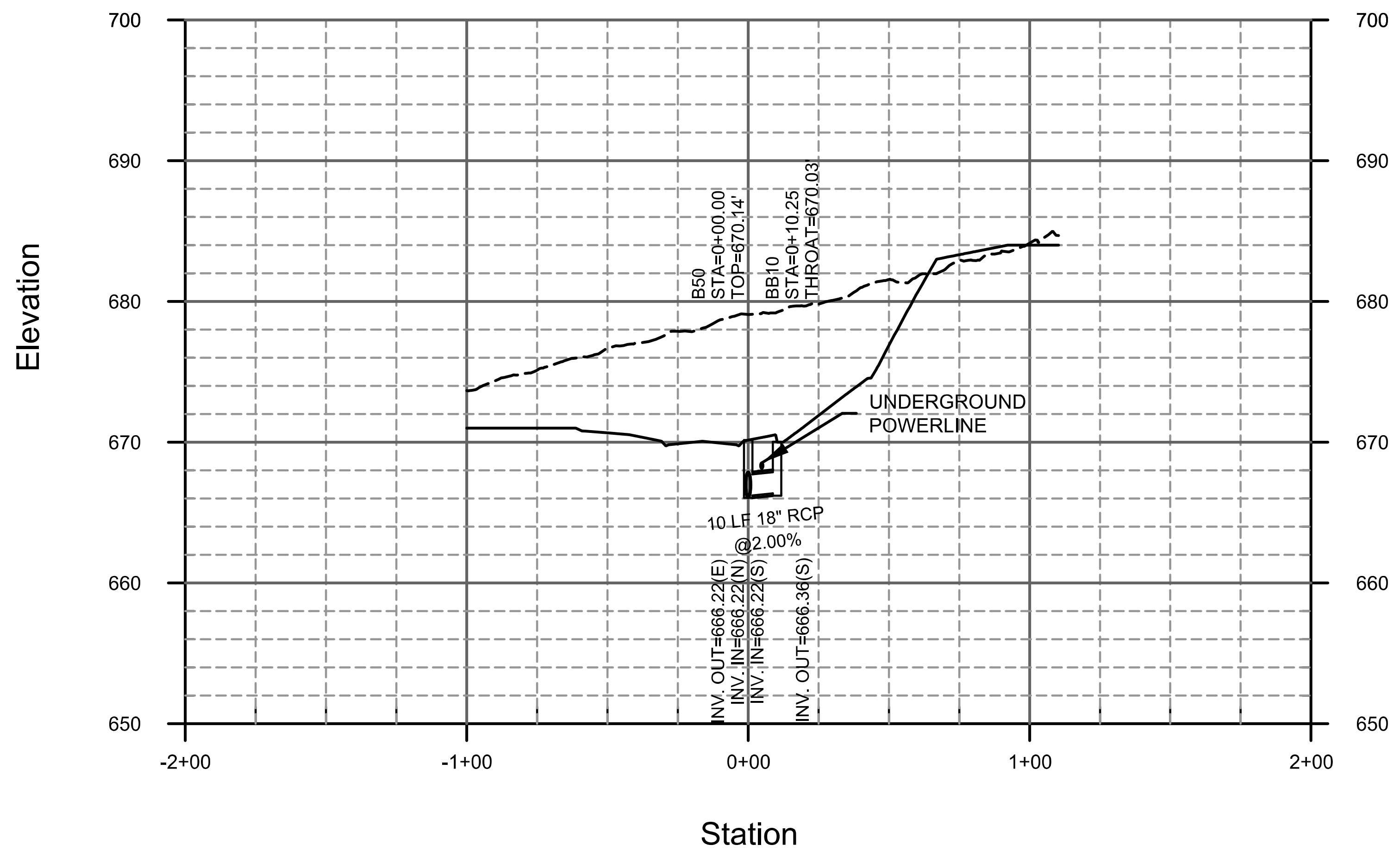

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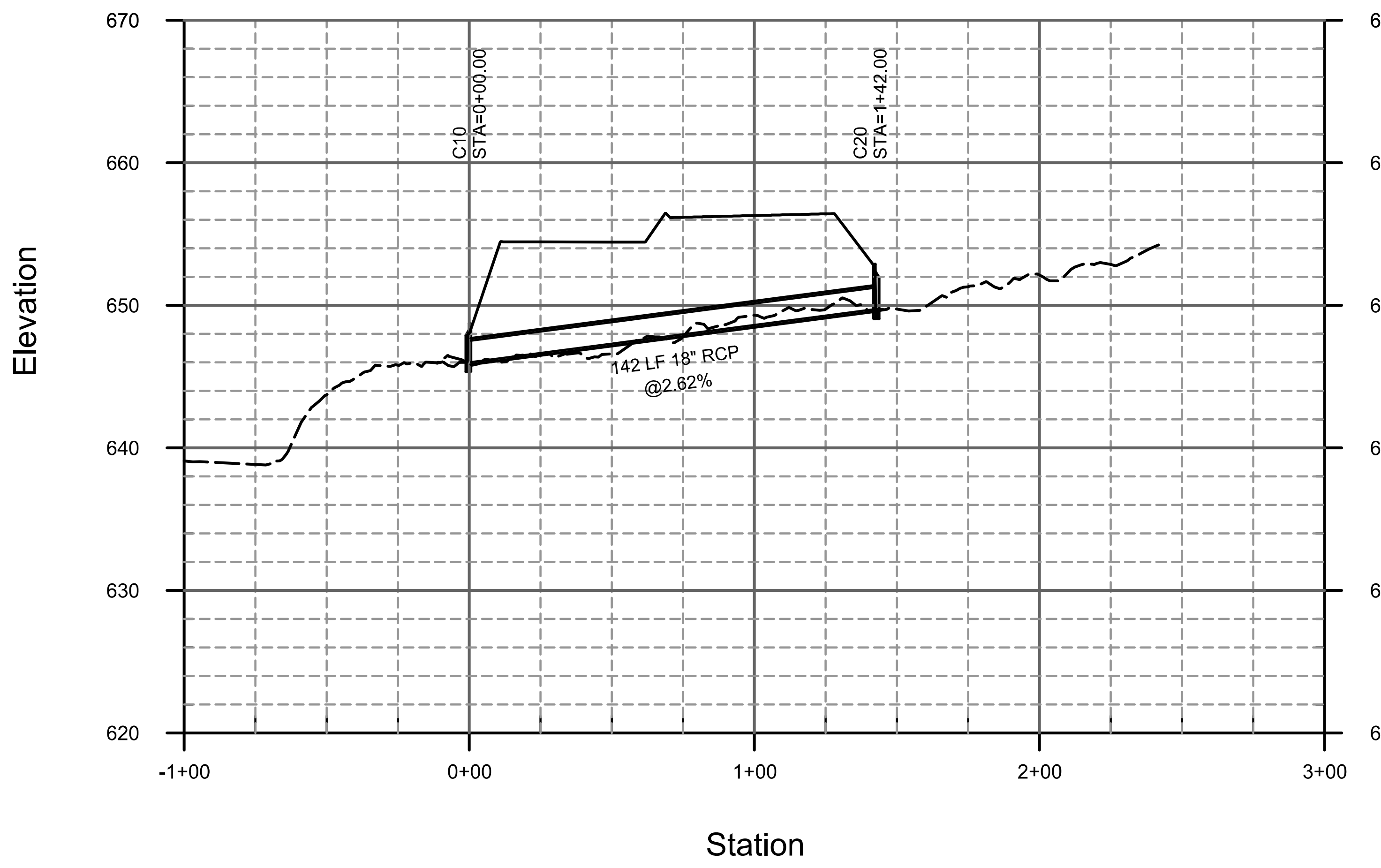

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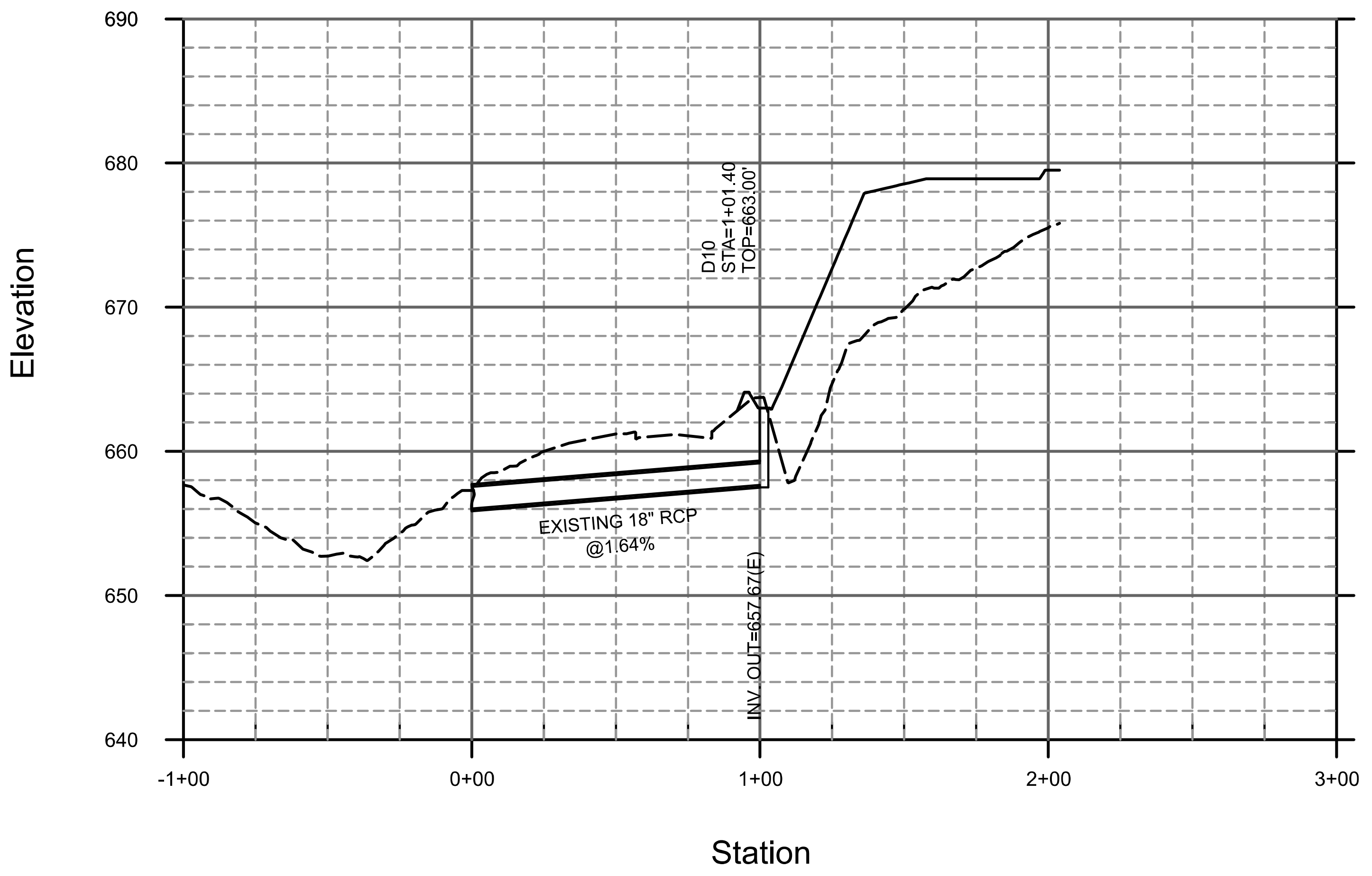

SCALE
HORIZ. 1"=50'
VERT. 1"=10'

LEGEND
– – – – = ORIGINAL GROUND ELEVATION
——— = PROPOSED FINISHED ELEVATION

No. 27002
WADE H. LOWERY

REVISIONS
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DRAWN BY:	EAF
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PROJECT No.:	KESS0088
CAD FILE:	STORM PROFILES.DGN
DATE:	DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
STORM PROFILES

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

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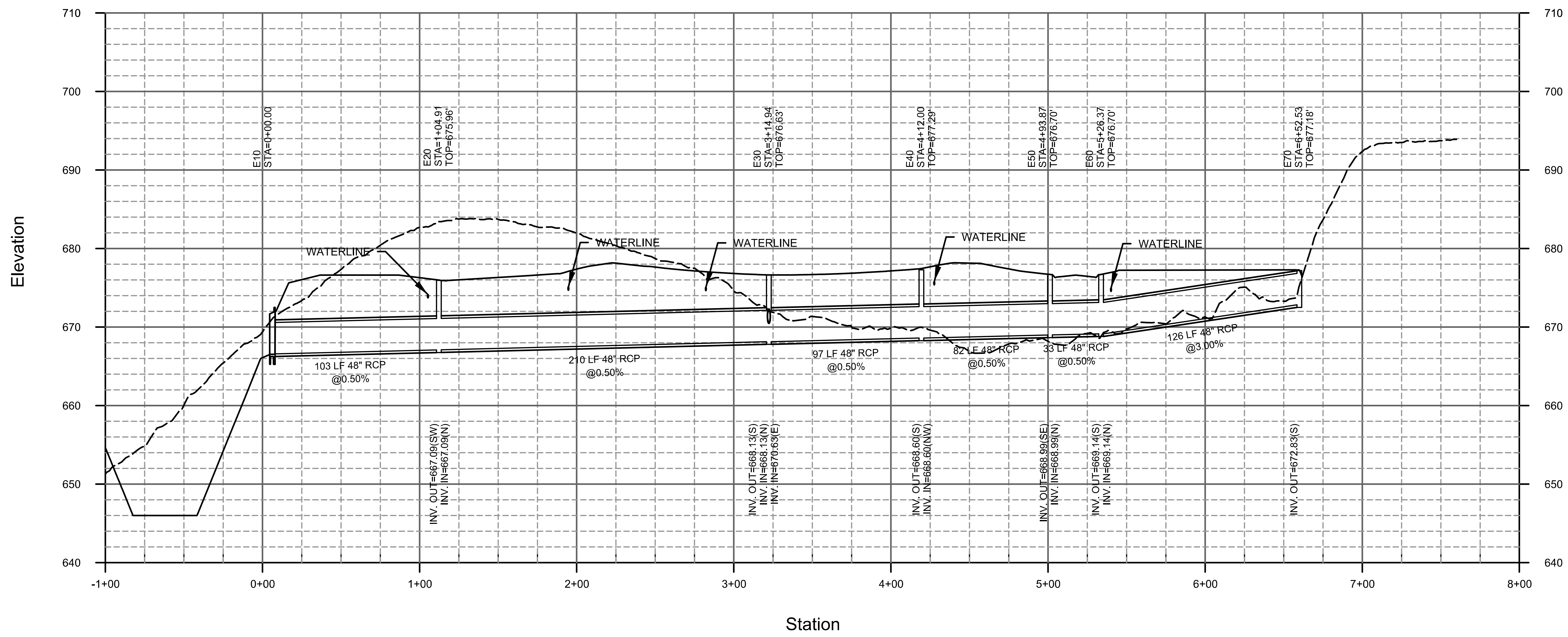
LINE E



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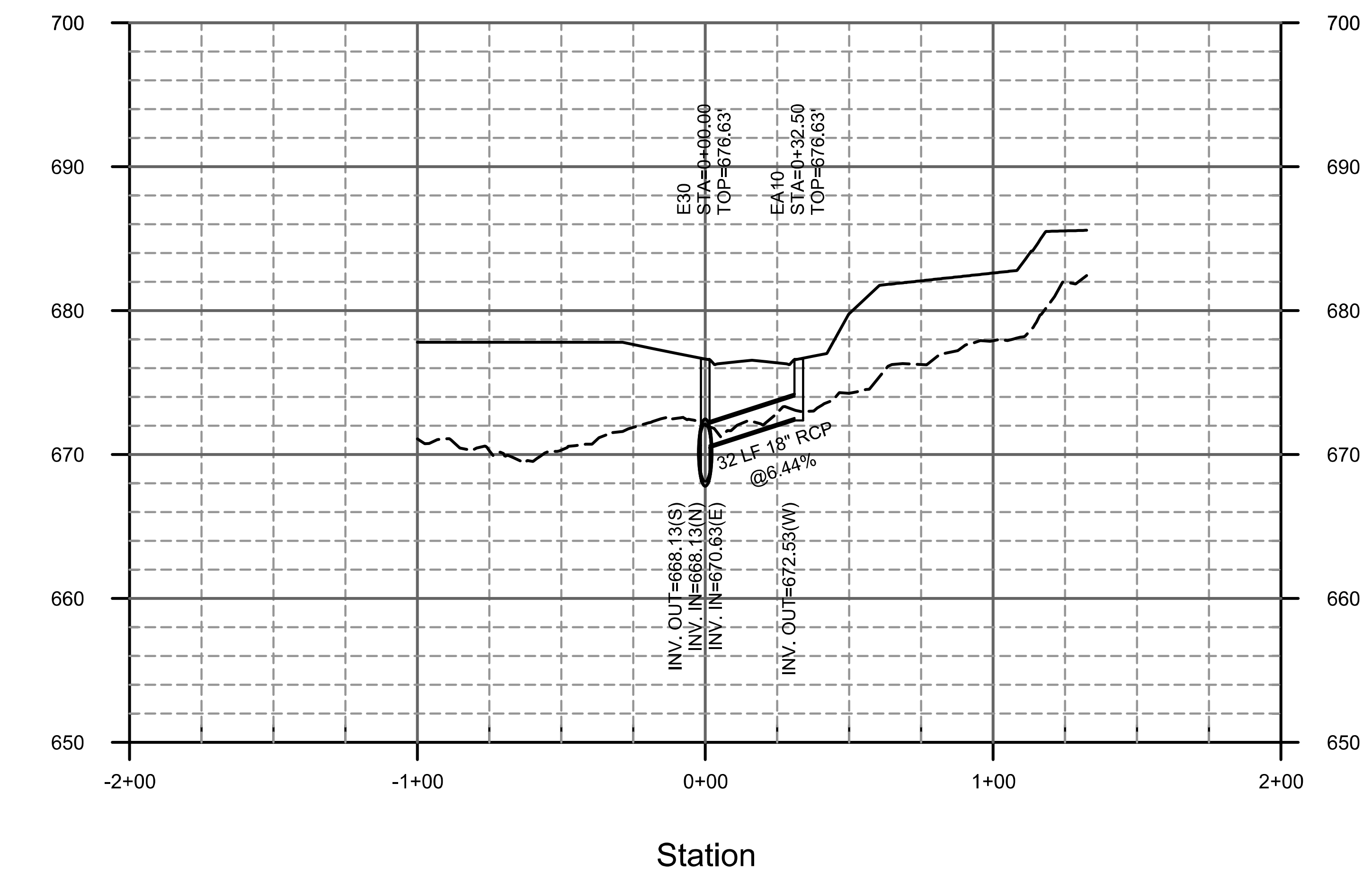
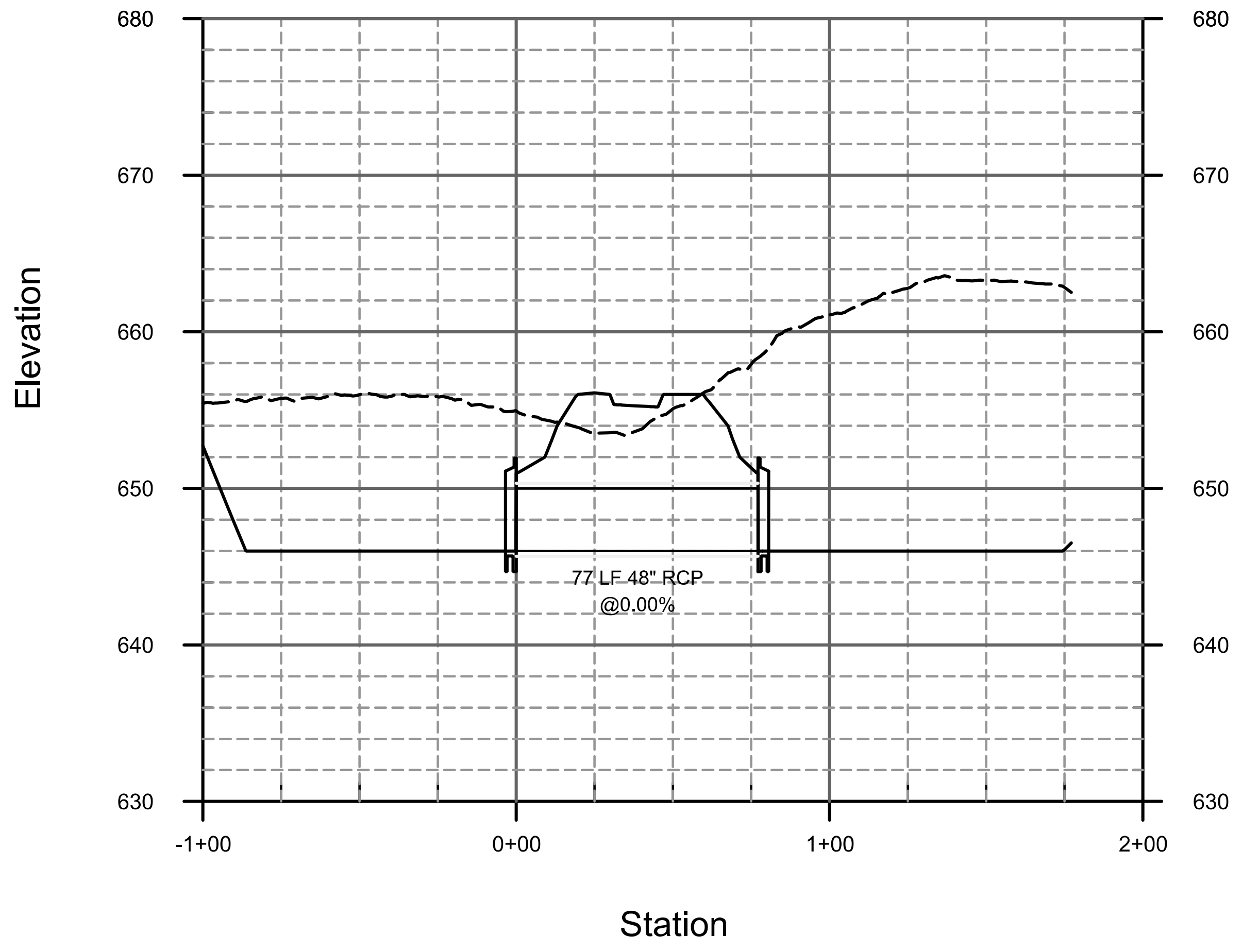


LINE F



SCALE
HORIZ. 1"=50'
VERT. 1"=10'

LEGEND
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ALABAMA LICENSED No. 27002 PROFESSIONAL ENGINEER WADE H. LOWERY

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SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
STORM PROFILES

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LEGEND

CEP		CONSTRUCTION EXIT PAD
TS		TEMPORARY SEEDING
DC		DUST CONTROL
MU		MULCHING
CD		WATTLE CHECK DAM
GK		GROUNDS KEEPING
SBN		TEMPORARY SEDIMENT BASIN
SB	— ◆ —	SEDIMENT BARRIER
IP	●	INLET PROTECTION
ECB	▨	EROSION CONTROL BLANKET
OP	▨	PERMANENT OUTLET PROTECTION
SK	—□	SKIMMER
WIP		WATTLE INLET PROTECTION
CW		CONCRETE WASHOUT

No. 27902
WADE H. LOWERY

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CHECKED BY: WHL
PROJECT No.: KESS0088
CAD FILE: PLOT EROSION.DGN
DATE: DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
EROSION CONTROL PLAN

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

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ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

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NOTE:

1. LOW PRESSURE SEWER SYSTEM TO BE DESIGNED BY COMMUNITY UTILITIES OF ALABABAMA.

2. UTILITIES WERE NOT MARKED AT THE TIME OF THE SURVEY. COORDINATE CONNECTION WITH LOCAL UTILITIES.

ALABAMA LICENSED No. 27002 PROFESSIONAL ENGINEER WADE H. LOWERY

REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
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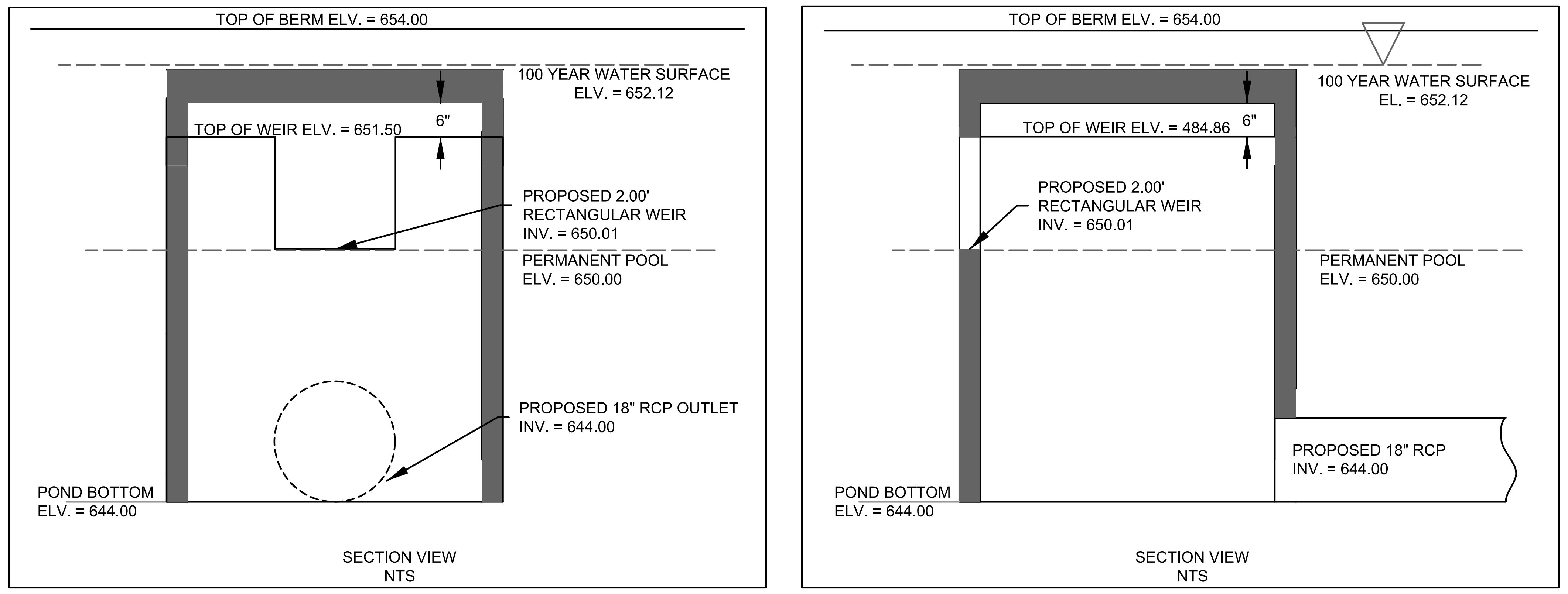
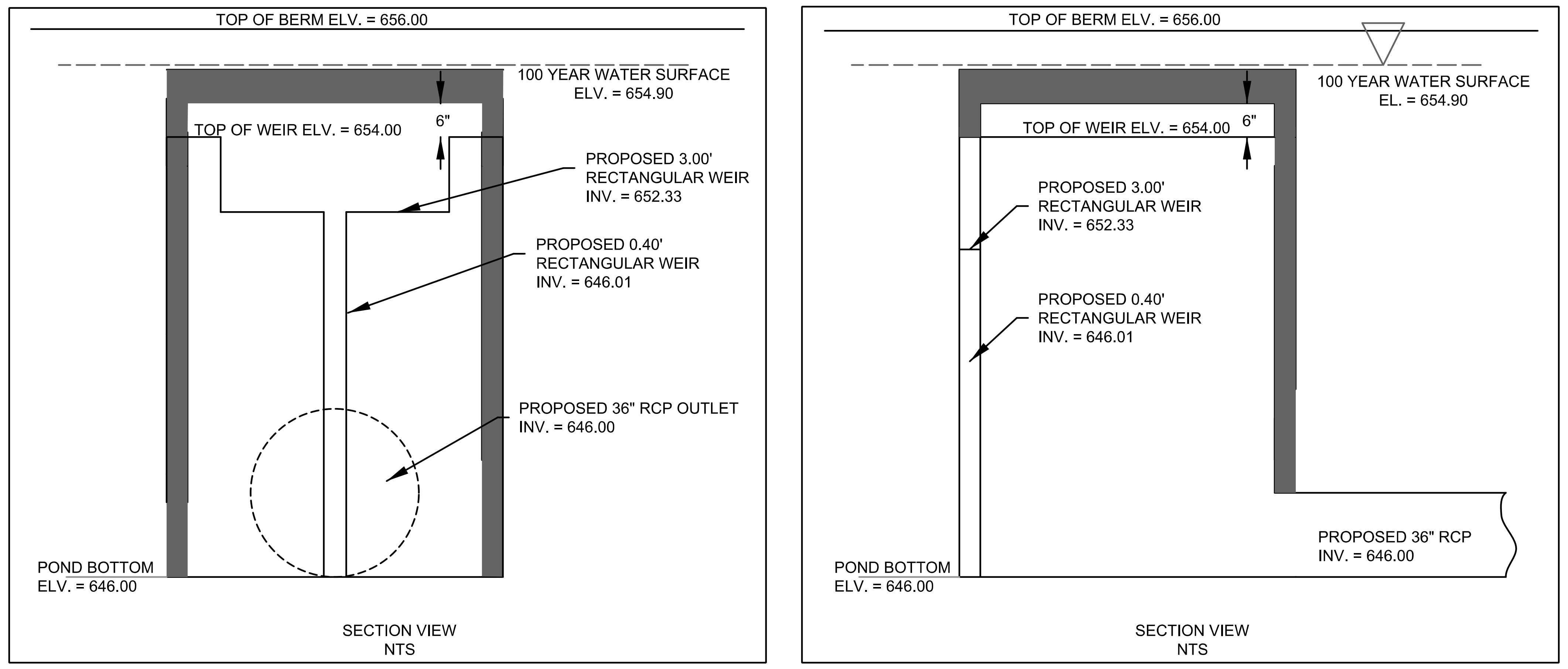


POND 1 - OUTLET STRUCTURE



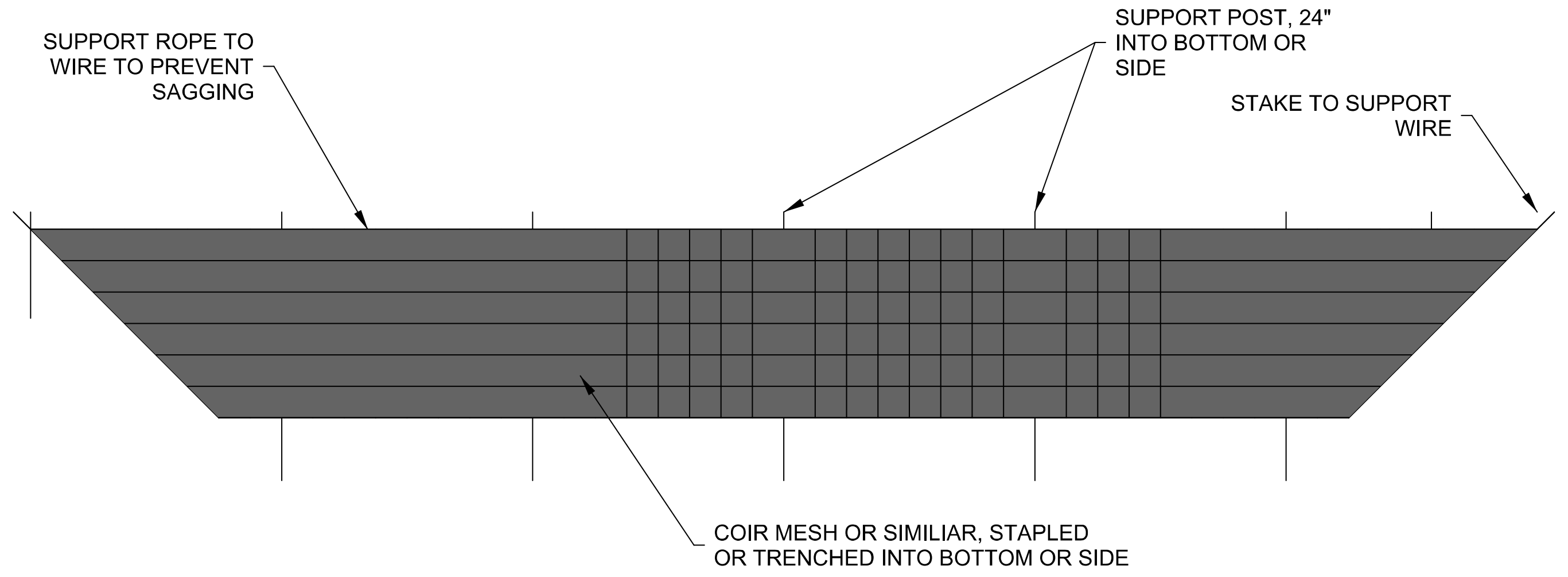
POND 2 - OUTLET STRUCTURE

CONSTRUCTION SPECIFICATION NOTES:

1. GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE.
2. INSTALL POSTS ACROSS THE WIDTH OF THE SEDIMENT BASIN.
3. STEEL POSTS SHOULD BE DRIVEN TO A DEPTH OF 24 INCHES, SPACED A MAXIMUM OF 4 FEET APART, AND INSTALLED UP THE SIDES OF THE BASIN AS WELL. THE TOP OF THE FABRIC SHOULD BE 6 INCHES TALLER THAN THE INVERT OF THE SPILLWAY. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS.
4. INSTALL AT LEAST THREE ROWS OF BAFFLES BETWEEN THE INLET AND THE OUTLET DISCHARGE.
5. WHEN USING POSTS, ADD A SUPPORT WIRE OR ROPE ACROSS THE TOP OF THE MEASURE TO PREVENT SAGGING.
6. WRAP POROUS MATERIAL, LIKE JUTE BACKED BY COIR MATERIAL, OVER THE TOP WIRE. THE FABRIC SHOULD HAVE FIVE TO TEN PERCENT OPENINGS IN THE WEAVE. ATTACH FABRIC TO A ROPE AND A SUPPORT STRUCTURE WITH ZIP TIES, WIRE, OR STAPLES.
7. THE BOTTOM AND SIDES OF THE FABRIC SHOULD BE ANCHORED IN A TRENCH OR PINNED WITH 8 INCH EROSION CONTROL MATTING STAPLES.
8. DO NOT SPLICE THE FABRIC, BUT USE A CONTINUOUS PIECE ACROSS THE BASIN.

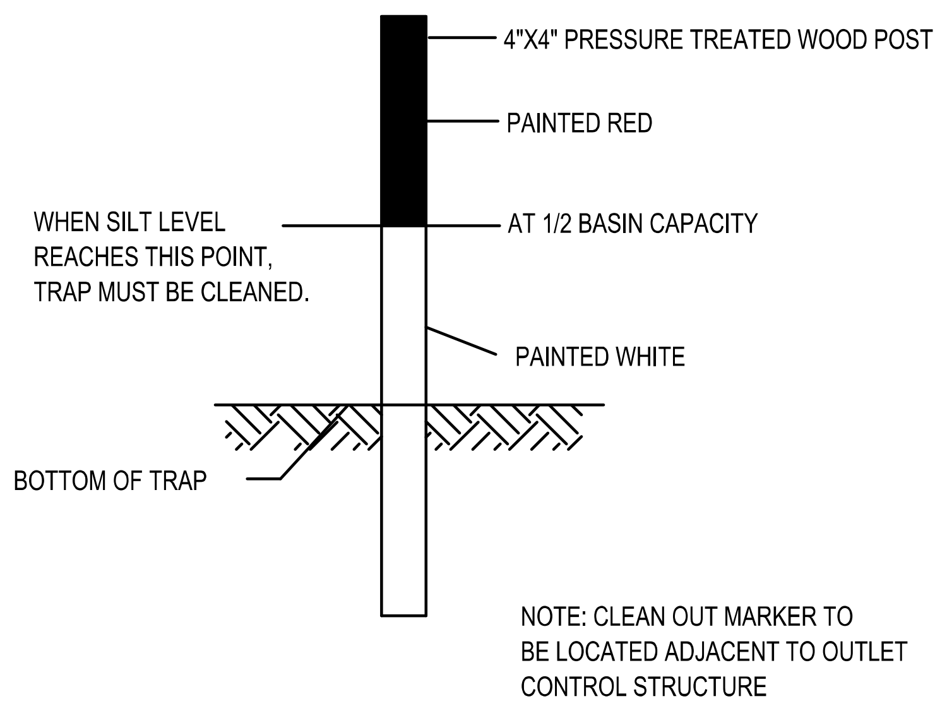
MAINTENANCE NOTE:

1. INSPECT BAFFLES ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. BE SURE TO MAINTAIN ACCESS TO BAFFLES. SHOULD THE FABRIC COLLAPS, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVIOD DAMAGINGTHE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
4. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.



POROUS BAFFLE DETAIL

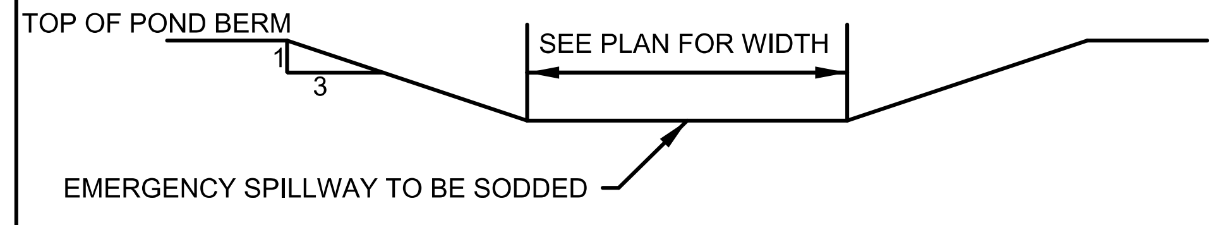
N.T.S.



NOTE: CLEAN OUT MARKER TO BE LOCATED ADJACENT TO OUTLET CONTROL STRUCTURE

TEMPORARY SEDIMENT BASIN CLEAN OUT MARKER

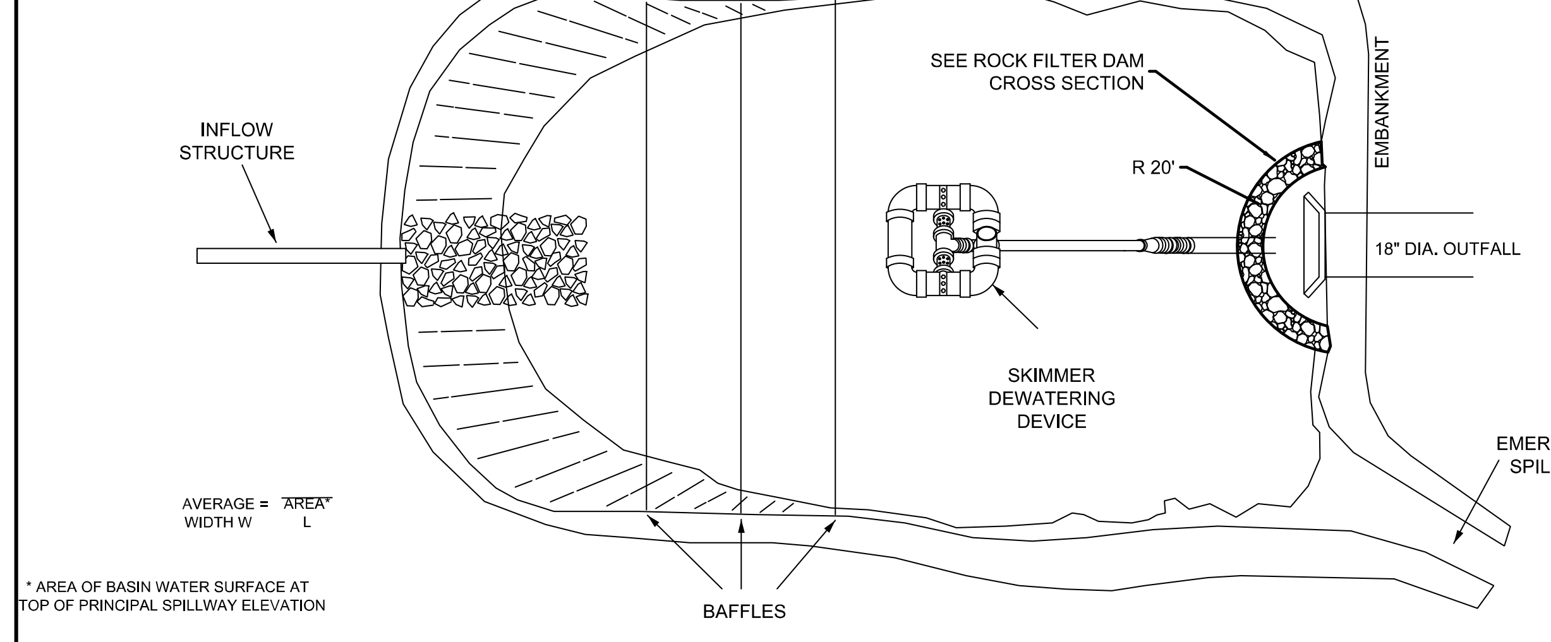
N.T.S.



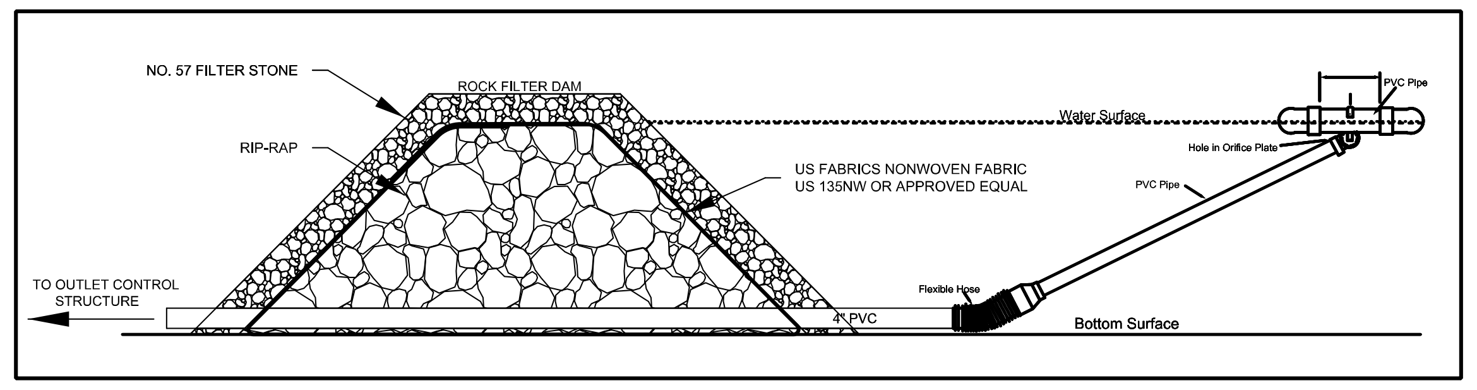
EMERGENCY SPILLWAY DETAIL

NTS

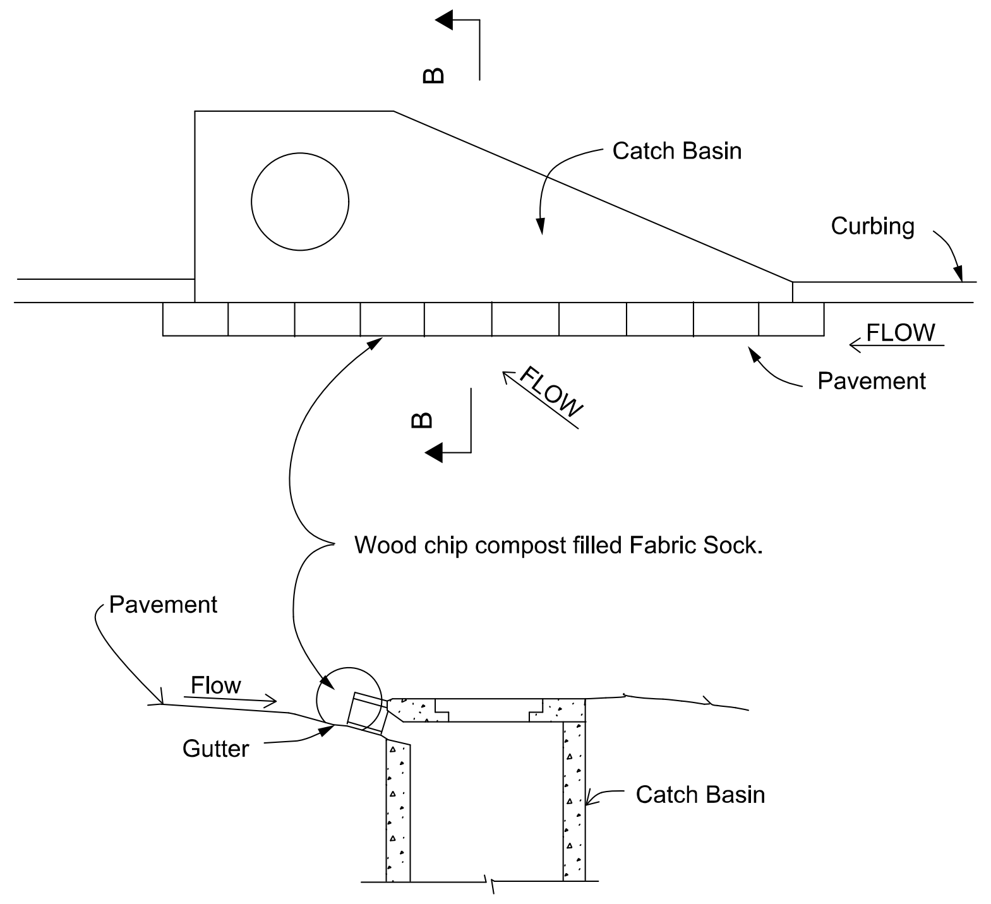
PLAN VIEW



ROCK FILTER DAM CROSS SECTION, N.T.S.



SEDIMENT POND CHECK DAM



SECTION B-B

NOTE:

- * Install filter within 24 hours of pouring curb, or when wing inlet top is poured and water is directed to inlet.
- * Install filter within 24 hours after any asphalt pavement installation.

CURB INLET FILTER

"PIGS IN BLANKET"

No. 27002

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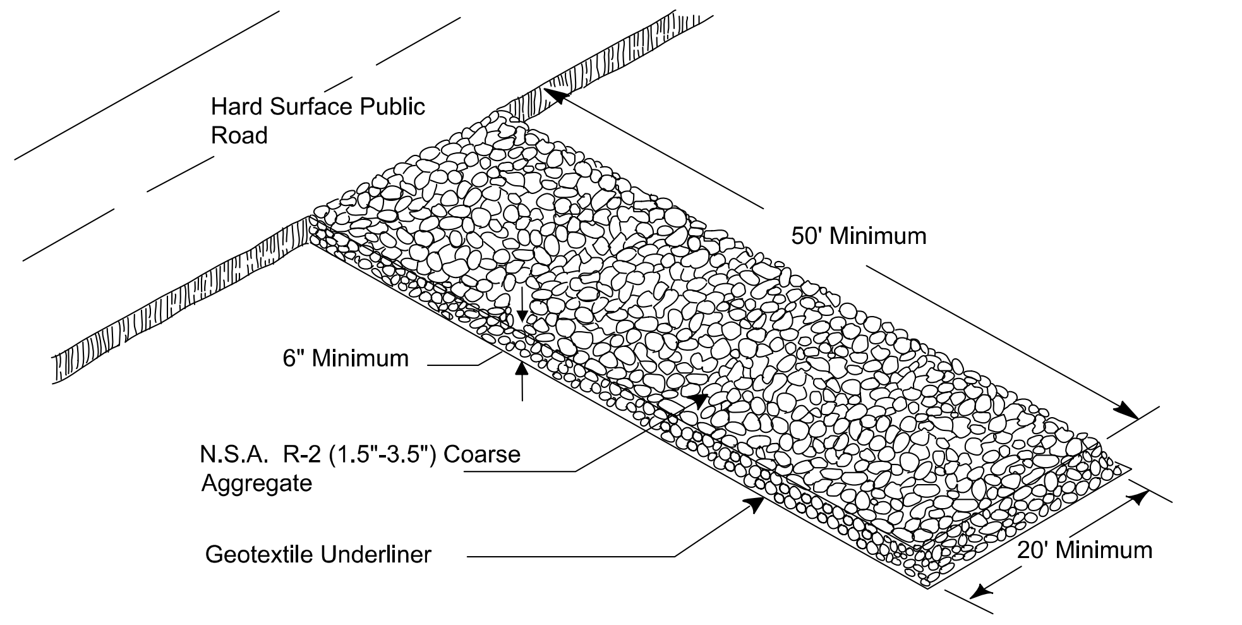
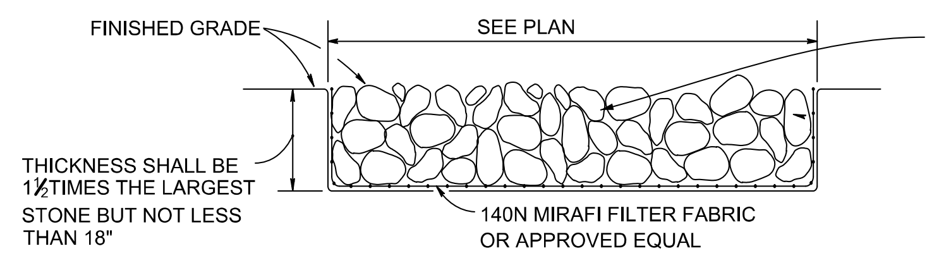


CRUSHED STONE CONSTRUCTION ENTRANCE



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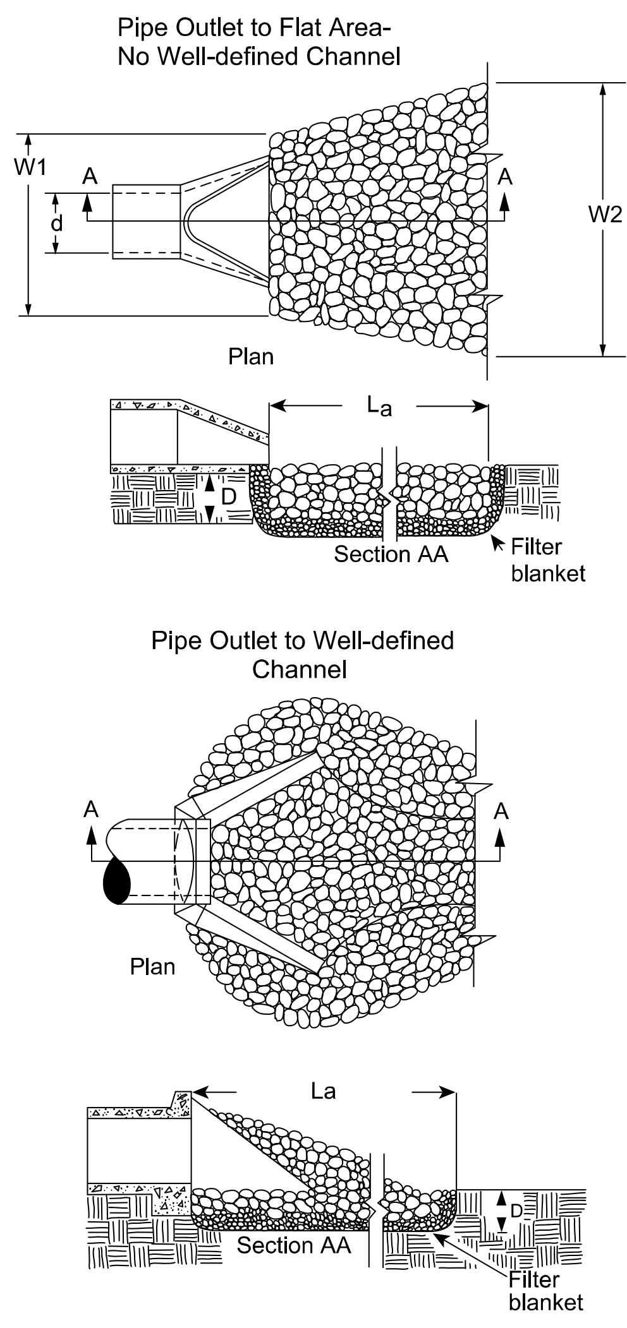
TYPICAL RIPRAP INSTALLATION DETAIL

N.T.S.



Notes

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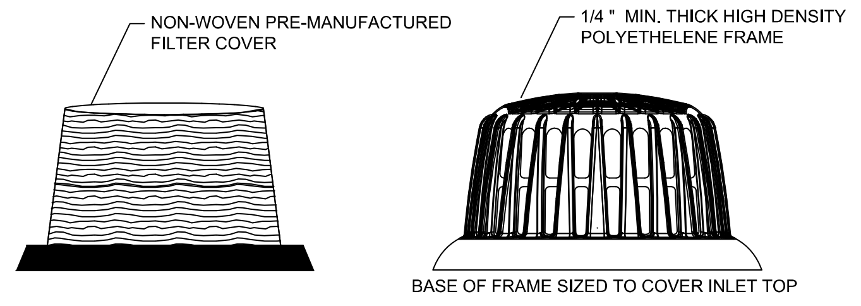
3. In a well-defined channel extend the apron up the channel banks to an elevation equal to the top of the bank.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.
5. All rip rap shall be ALDOT class 1 unless noted otherwise.

STORM DRAIN OUTLET PROTECTION

OP



SIDE VIEW

TYPICAL CONSTRUCTION SEQUENCE
FOR FRAME & FILTER ASSEMBLY

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURE THE FRAME COVERS STRUCTURE COMPLETELY.
3. PLACE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND THE INLET STRUCTURE.
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3. BRUSH, SWEEP OR WASH FILTER AND INSPECT FOR ANY CUTS AND/OR ABRASIONS, REPLACE FILTER AS NECESSARY. INSPECT FRAME FOR ANY STRESS OR DAMAGE, REPLACE AS NECESSARY.
4. REFILL FILTER POCKETS, BACKFILL AS REQUIRED BY JOBSITE CONDITIONS.

SILT SAVER - (IP)

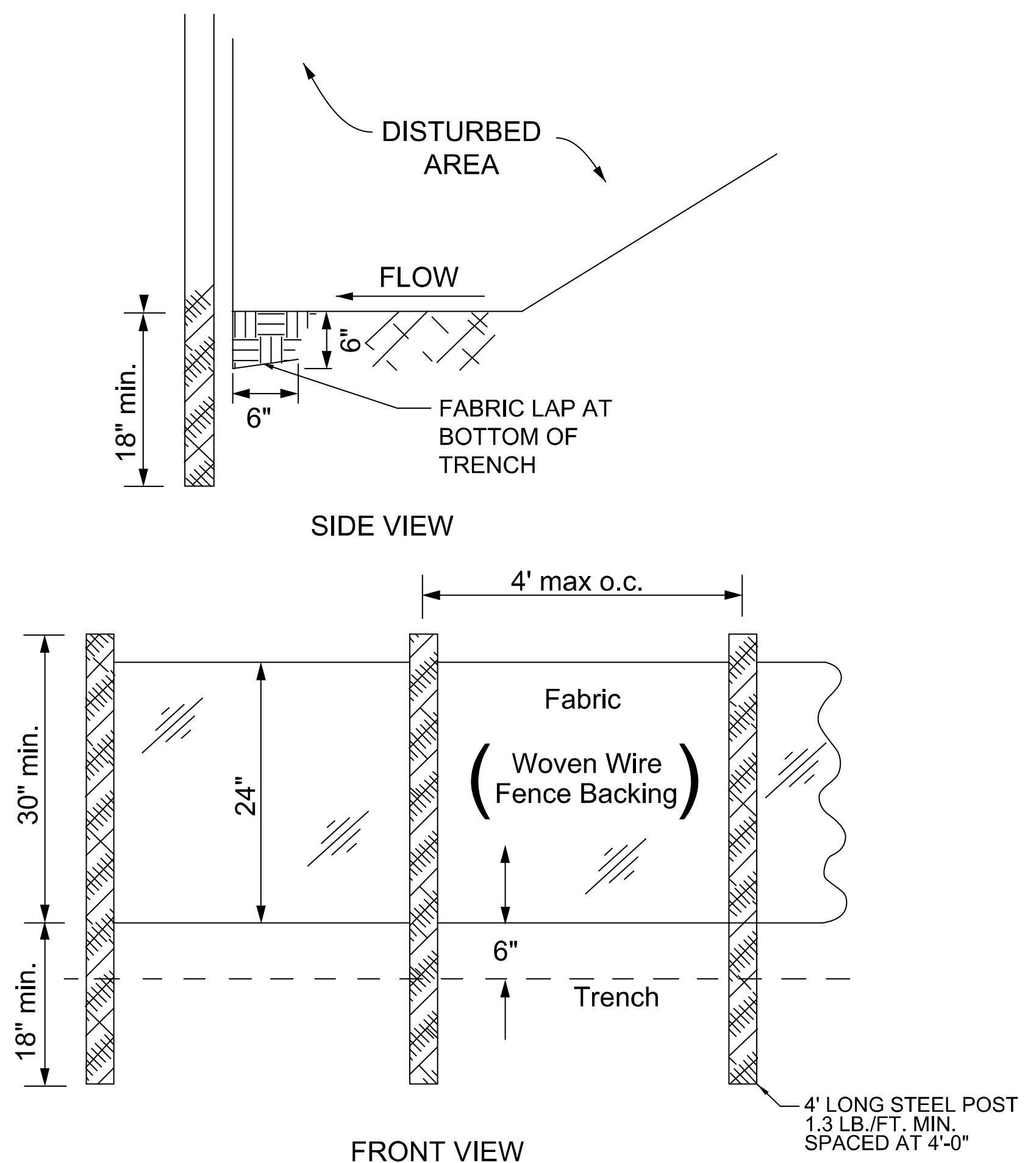
Species	Seeding Rates/Ac PLS[1]	North	Central	South
			Seeding Dates	
Bahiagrass, Pensacola	40 lbs	-	Mar 1-July 1	Feb 1-Nov 1[2]
Bermudagrass, Common	10 lbs	Apr 1-July 1	Mar 15-July 15	Mar 1-July 15
Bahiagrass, Pensacola Bermudagrass, Common	30 lbs 5 lbs	-	Mar 1-July 1	Mar 1-July 15
Bermudagrass, Hybrid (Lawn Types)	Solid Sod	Anytime	Anytime	Anytime
Bermudagrass, Hybrid (Lawn Types)	Sprigs 1/sq ft	Mar 1-Aug 1	Mar 1-Aug 1	Feb 15 -Sep 1
Fescue, Tall	40-50 lbs	Sep 1-Nov 1	Sep 1-Nov 1	--
Sericea	40-60 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15 -July 15
Sericea & Common Bermudagrass	40 lbs 10 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15-July 15
Switchgrass, Alamo	4 lbs	Apr 1-Jun 15	Mar 15-Jun 15	Mar 15-Jun 15

Figure FS-1 Geographical Areas for Species Adaptation

Note: Site conditions related to soils and aspect in counties adjacent or close to county boundaries may justify adjustments in planting dates by qualified design professionals.

Table MU-1 Mulching Materials and Application Rates

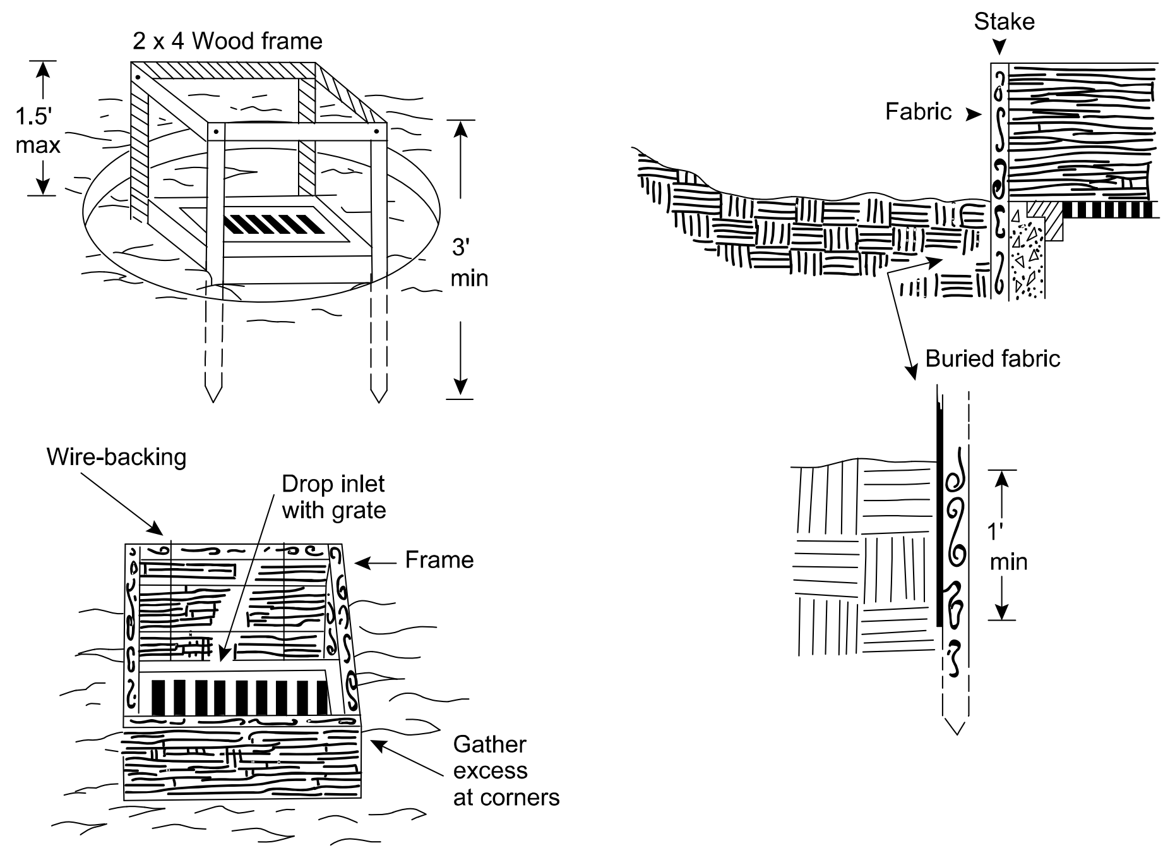
Material	Rate Per Acre and (Per 1000 ft.2)	Notes
Straw (with Seed)	1 ½ - 2 tons (70 lbs - 90 lbs)	Spread by hand or machine; anchor when subject to blowing.
Straw Alone (no seed)	2 ½ - 3 tons (115 lbs - 160 lbs)	Spread by hand or machine; anchor when subject to blowing.
Wood Chips	5-6 tons (225 lbs - 270 lbs)	Treat with 12 lbs. nitrogen/ton.
Bark	35 cubic yards (0.8 cubic yard)	Can apply with mulch blower.
Pine Straw	1-2 tons (45 lbs - 90 lbs)	Spread by hand or machine; will not blow like straw.
Peanut Hulls	10-20 tons (450 lbs - 900 lbs)	Will wash off slopes. Treat with 12 lbs. nitrogen/ton.



NOTE:
Use 36" D.O.T. approved fabric.
Use steel posts.- only

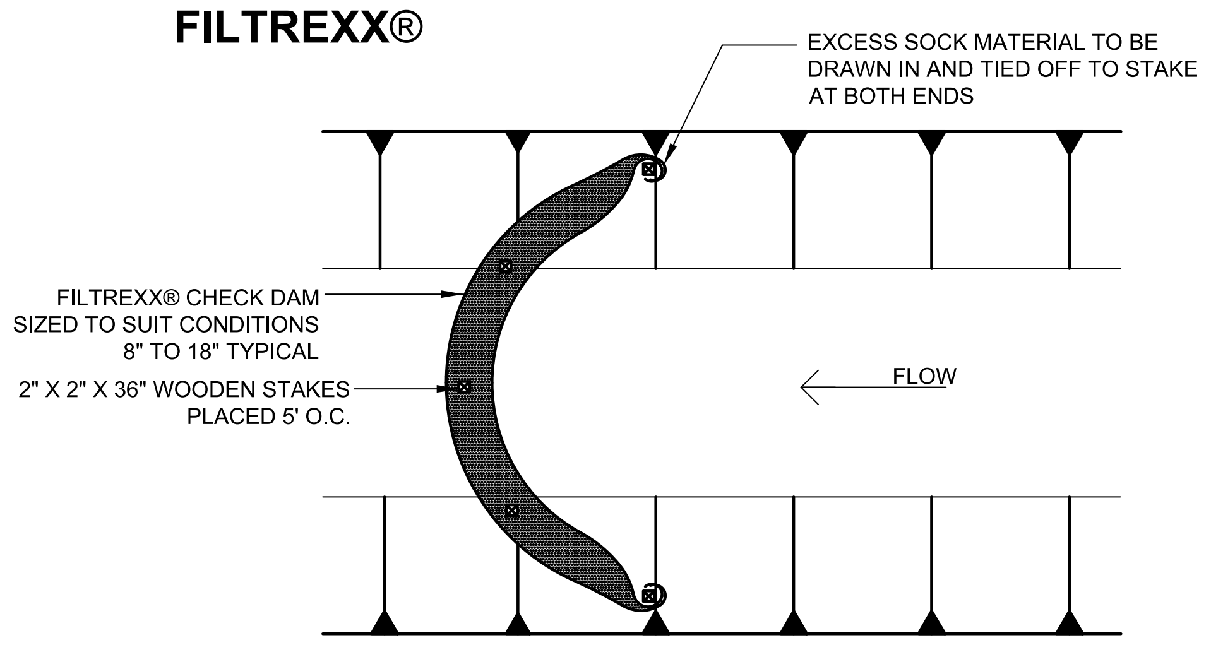
MINIMUM OVERLAP OF 18" IS TO BE PROVIDED AT ALL SPLICE JOINTS

SILT FENCE



SILT FENCE INLET PROTECTION

FILTREXX®



NOTES:
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2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
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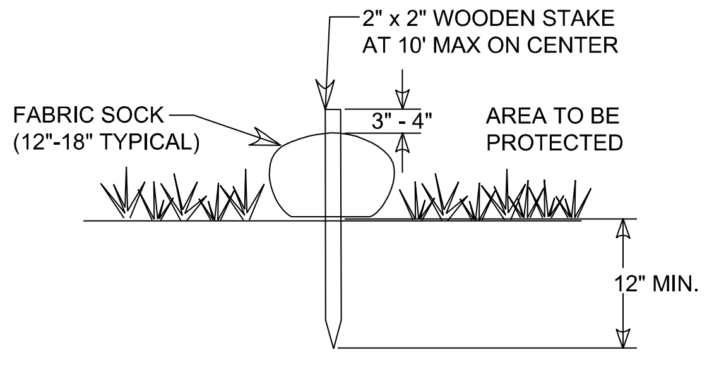
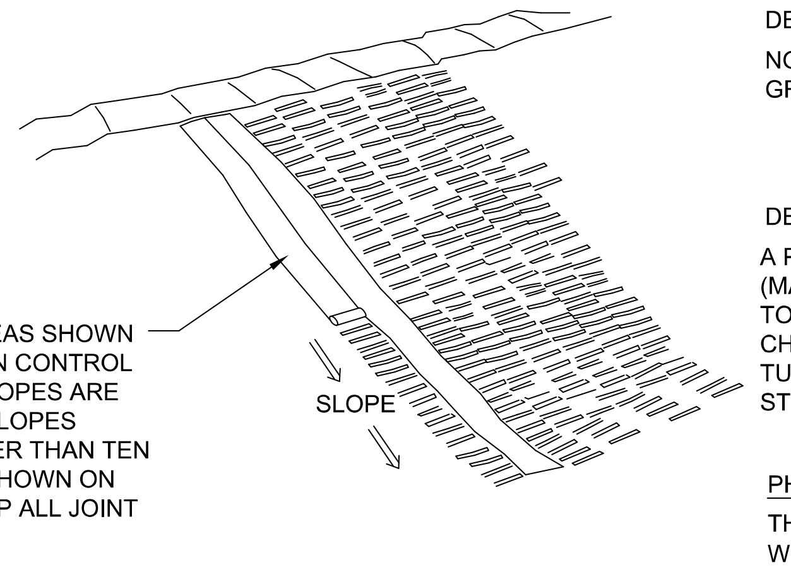


SECTION

WATTLE CHECK DAM (CD)

NTS



IN ADDITION TO THE AREAS SHOWN ON PLANS, USE EROSION CONTROL MATTING WHENEVER SLOPES ARE STEEPER THAN 3:1 OR SLOPES THAT ARE 3:1 AND HIGHER THAN TEN FEET, REGARDLESS IF SHOWN ON PLANS OR NOT. OVERLAP ALL JOINT SPLICES 6" MIN.

DESIGN BASIS:

NORTH AMERICAN GREEN S150 OR NORTH AMERICAN GREEN HYDRACX2 OR APPROVED ALTERNATE.

DEFINITION:

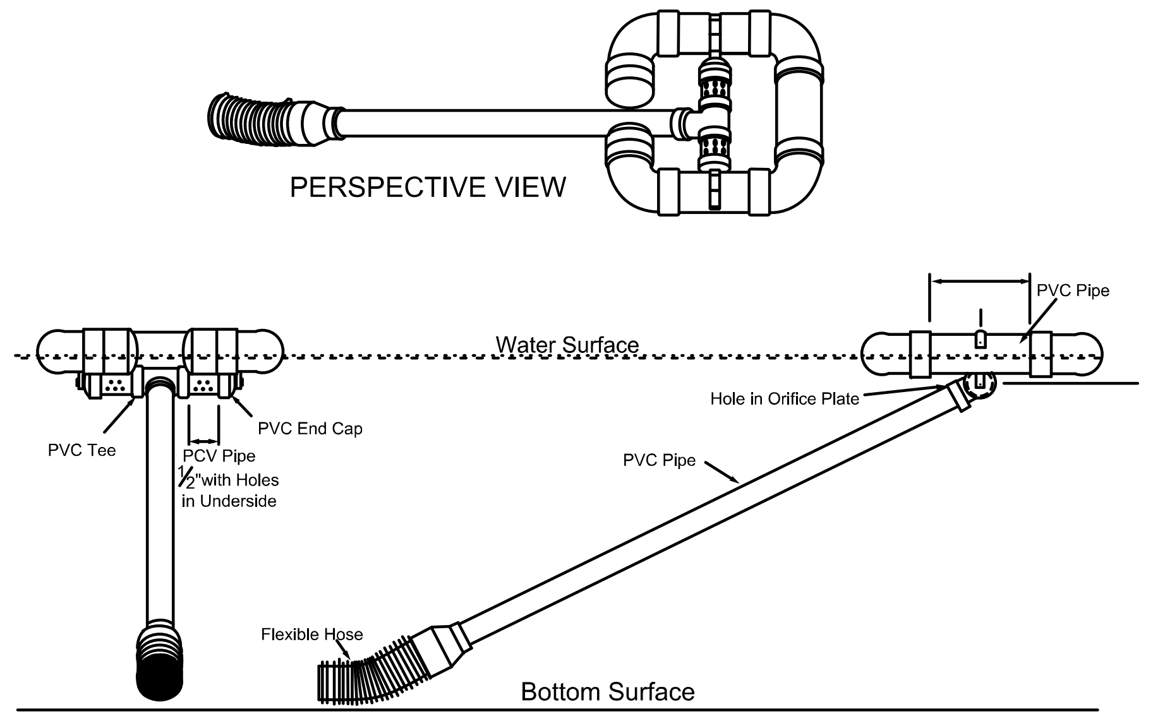
A PROTECTIVE SOIL STABILIZATION COVERING (MATTING OR HYDROSEED WITH TACKIFIER) USED TO ESTABLISH VEGETATION ON STEEP SLOPES, CHANNELS, OR SHORELINES. IT ALSO REINFORCES TURF TO RESIST FORCES OF EROSION DURING STORM EVENTS.

PHYSICAL PROPERTIES	MINIMUM VALUE
THICKNESS	0.5 INCH
WEIGHT	0.6 PSY
ROLL WIDTH	38 INCHES
TENSILE STRENGTH	
LENGTH 950% ELONGATION)	15 LBS/INCH
LENGTH (ULTIMATE)	20 LBS/INCH

NOTE:
1. ALL MATTING MATERIAL MUST BE ON THE ALABAMA DEPARTMENT OF TRANSPORTATION QUALIFIED PRODUCTS LIST

2. INSTALL PER MANUFACTURER SPECIFICATIONS

EROSION CONTROL MATTING



DEWATERING SKIMMER

No. 27902
WADE H. LOWERY

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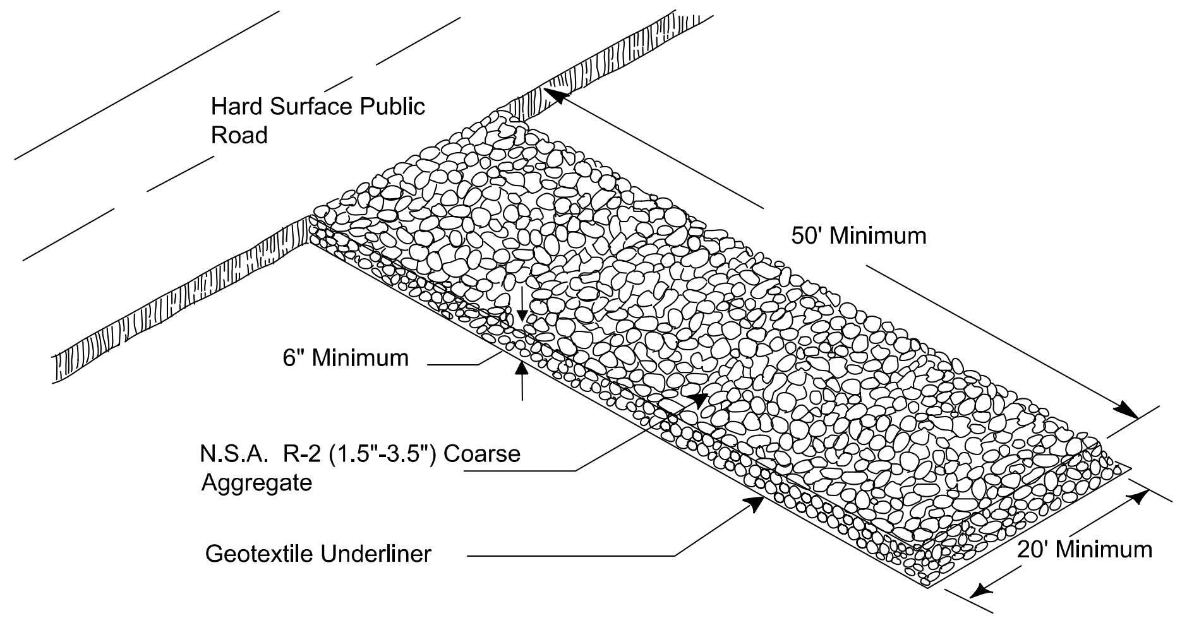

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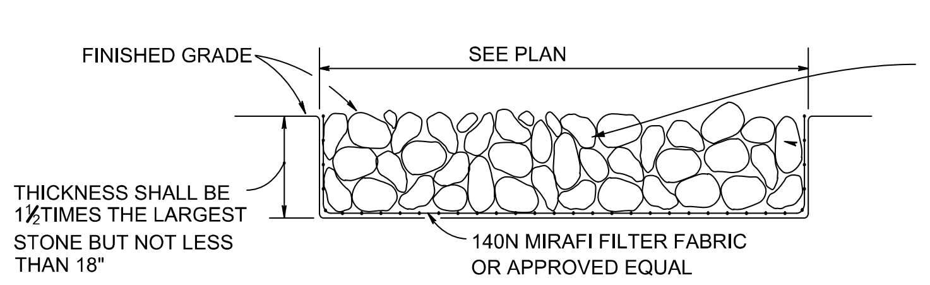

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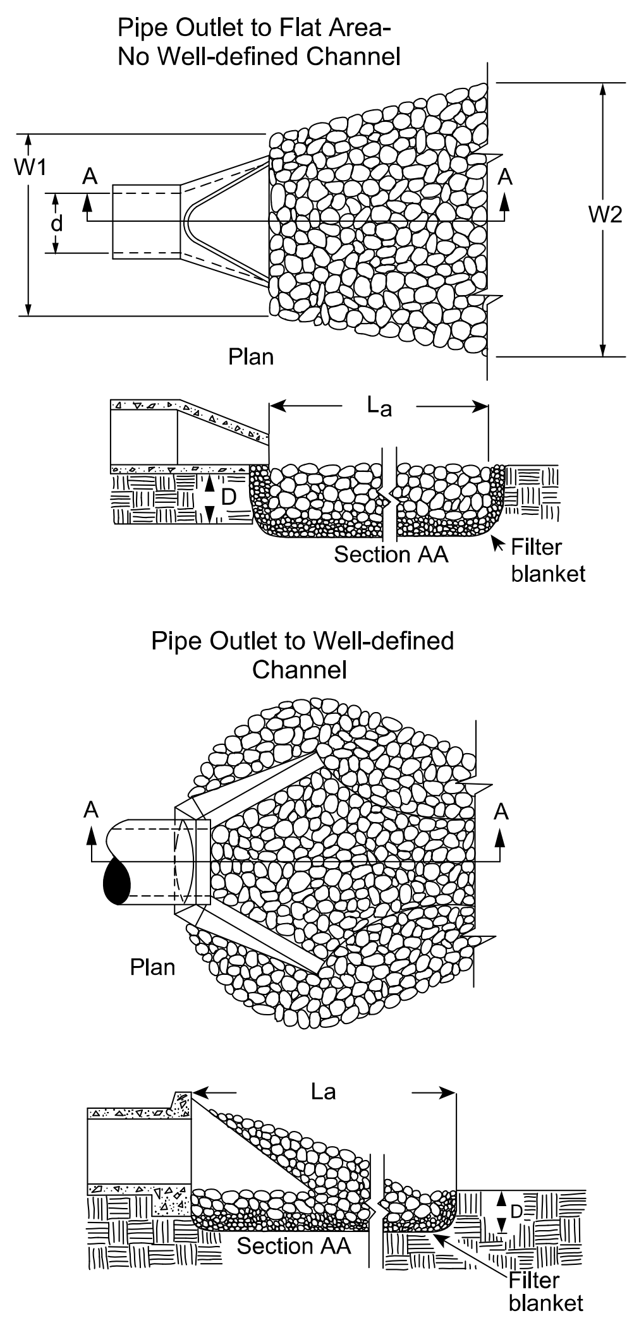

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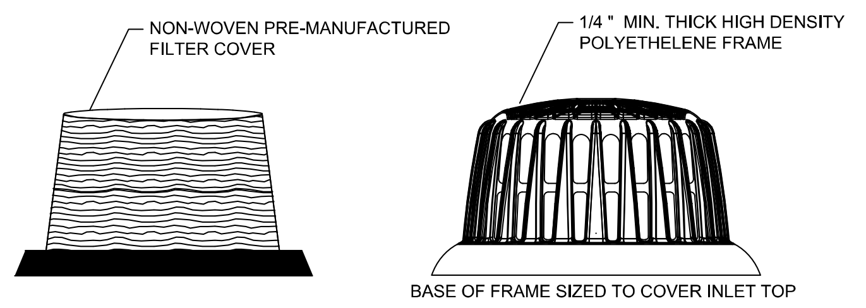

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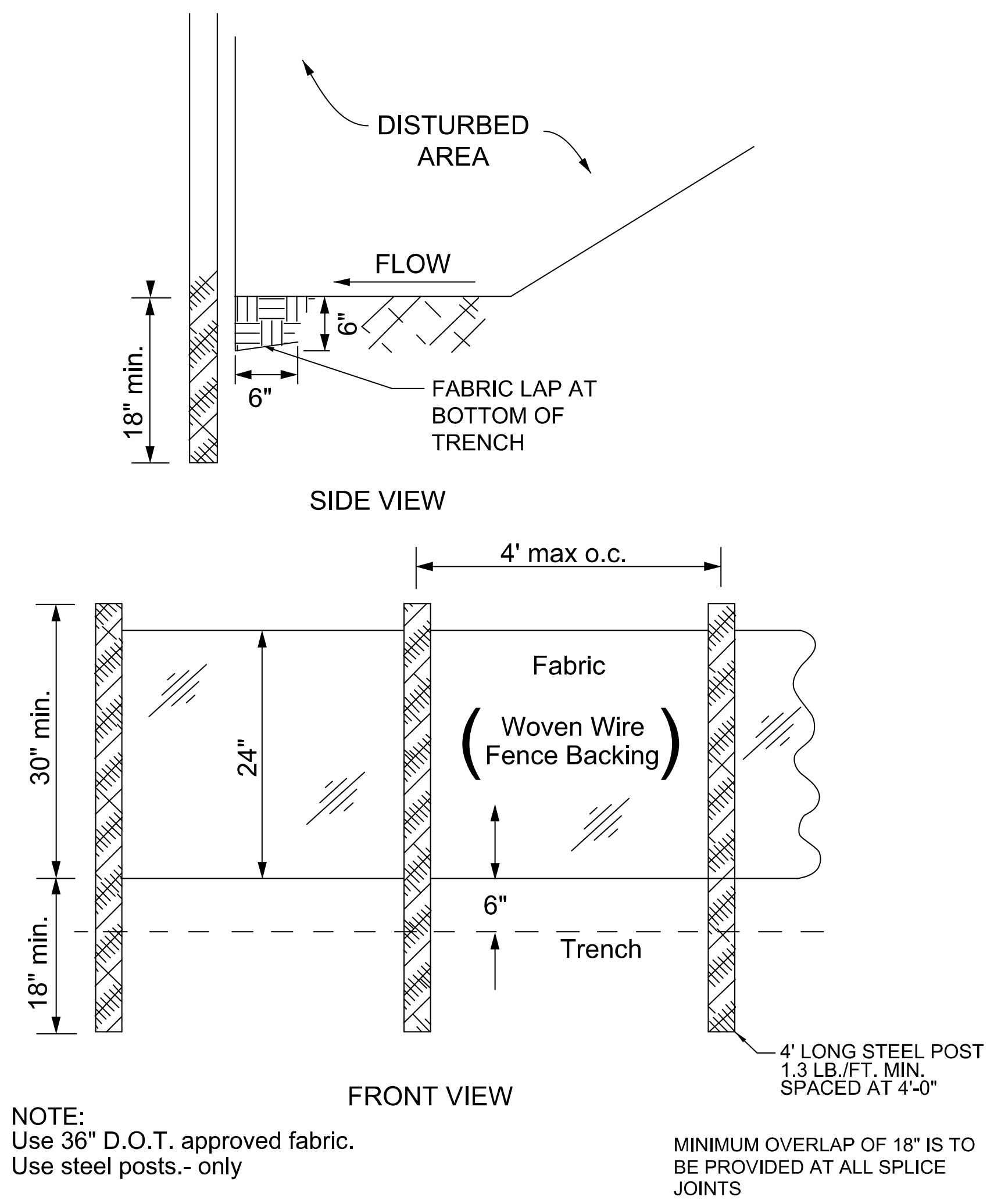

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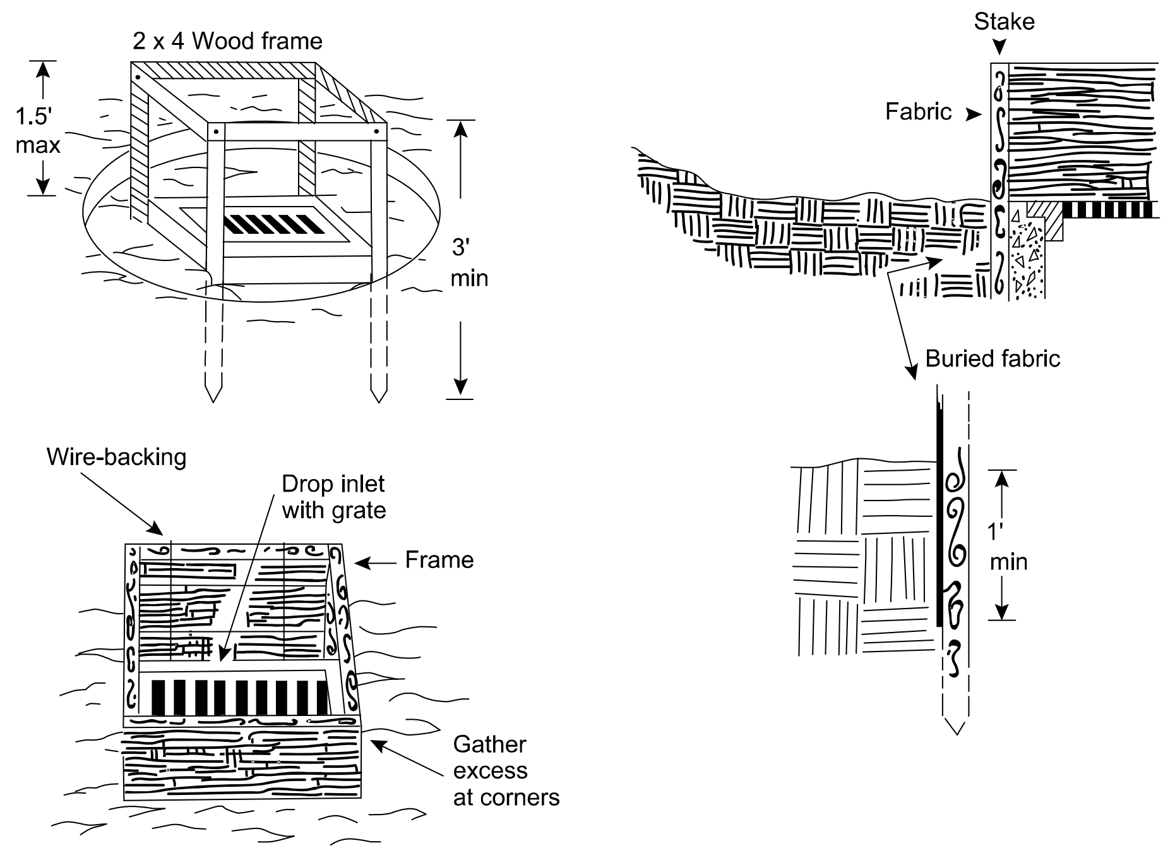
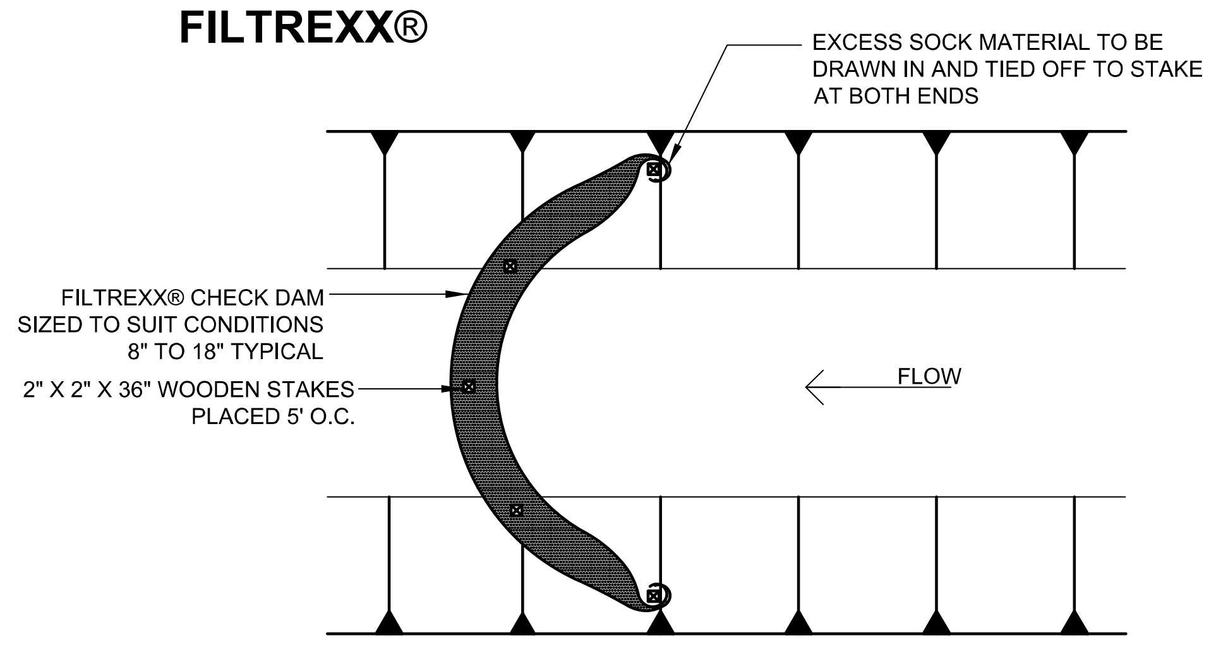
SILT FENCE



SILT FENCE INLET PROTECTION

FILTREXX®



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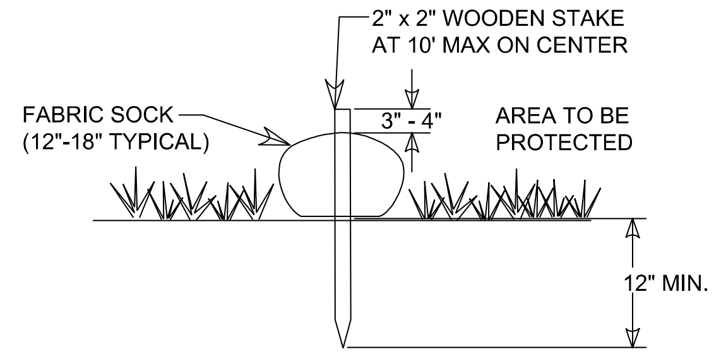
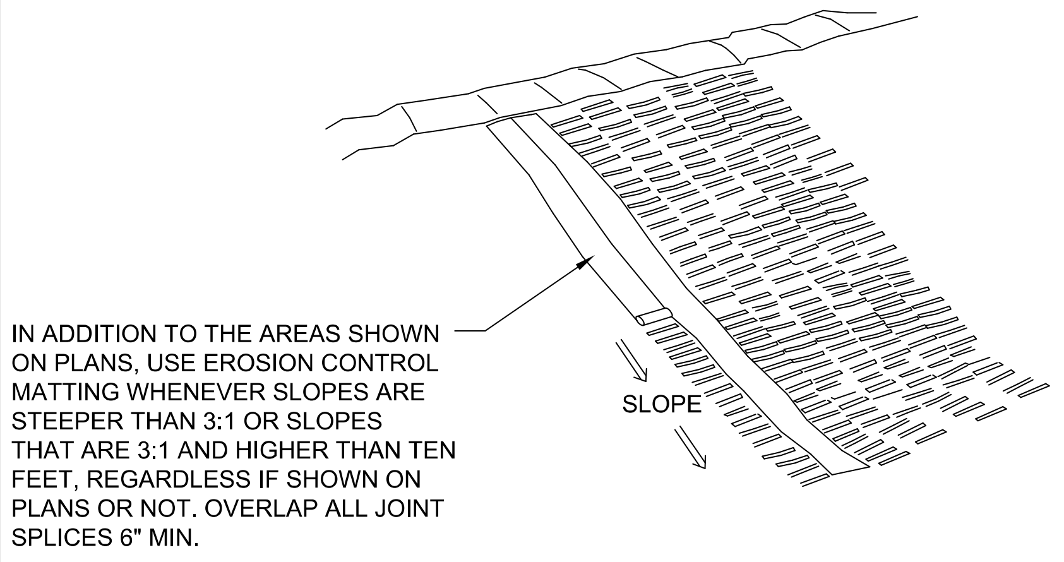


SECTION

WATTLE CHECK DAM (CD)

NTS



IN ADDITION TO THE AREAS SHOWN ON PLANS, USE EROSION CONTROL MATTING WHENEVER SLOPES ARE STEEPER THAN 3:1 OR SLOPES THAT ARE 3:1 AND HIGHER THAN TEN FEET, REGARDLESS IF SHOWN ON PLANS OR NOT. OVERLAP ALL JOINT SPLICES 6" MIN.

DESIGN BASIS:

NORTH AMERICAN GREEN S150 OR NORTH AMERICAN GREEN HYDRACX2 OR APPROVED ALTERNATE.

DEFINITION:

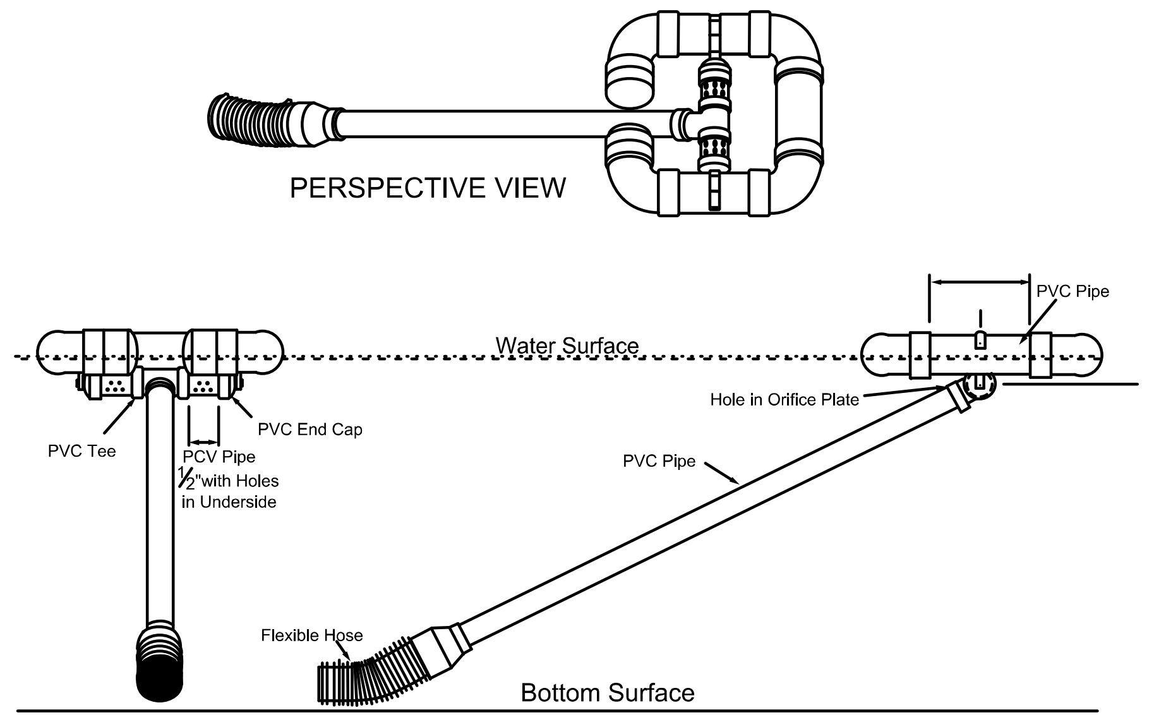
A PROTECTIVE SOIL STABILIZATION COVERING (MATTING OR HYDROSEED WITH TACKIFIER) USED TO ESTABLISH VEGETATION ON STEEP SLOPES, CHANNELS, OR SHORELINES. IT ALSO REINFORCES TURF TO RESIST FORCES OF EROSION DURING STORM EVENTS.

PHYSICAL PROPERTIES	MINIMUM VALUE
THICKNESS	0.5 INCH
WEIGHT	0.6 PSY
ROLL WIDTH	38 INCHES
TENSILE STRENGTH	
LENGTH 950% ELONGATION)	15 LBS/INCH
LENGTH (ULTIMATE)	20 LBS/INCH

NOTE:
1. ALL MATTING MATERIAL MUST BE ON THE ALABAMA DEPARTMENT OF TRANSPORTATION QUALIFIED PRODUCTS LIST

2. INSTALL PER MANUFACTURER SPECIFICATIONS

EROSION CONTROL MATTING



DEWATERING SKIMMER

No. 27902
WADE H. LOWERY

REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
1 - 12-16-2020 ADDRESS CITY COMMENTS

DRAWN BY:	EAF
CHECKED BY:	WHL
PROJECT No.:	KESS0088
CAD FILE:	PLOT DETAILS.DGN
DATE:	DECEMBER 16, 2020

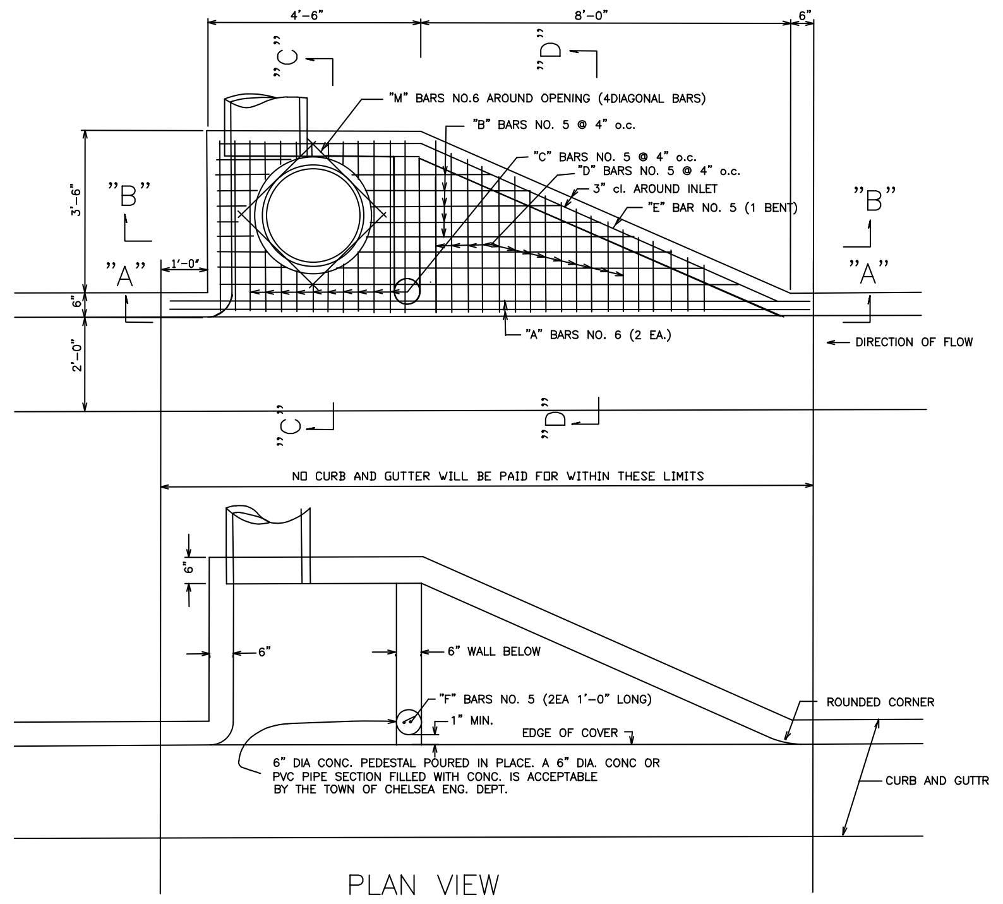
PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
STANDARD DETAILS

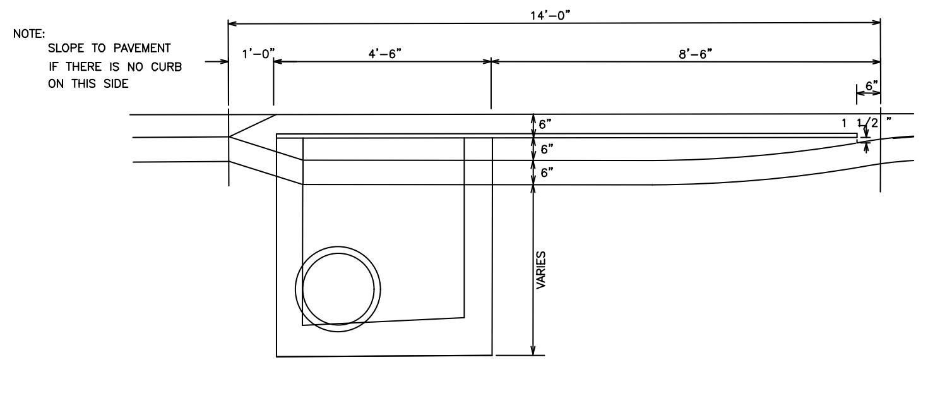
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

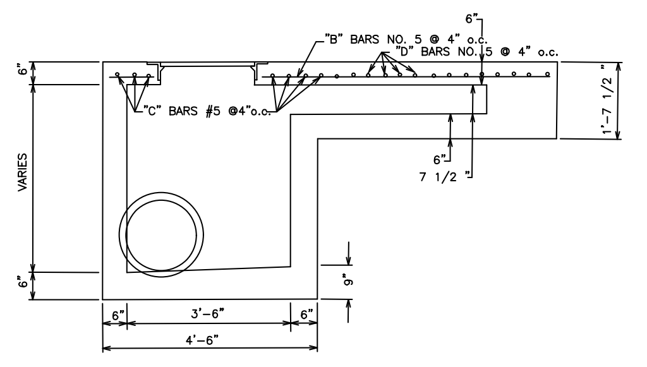
SHEET NO.
C7.1



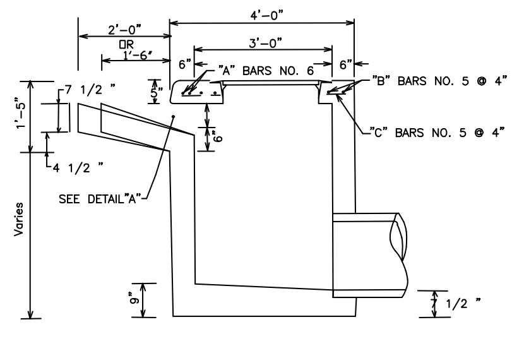
PLAN VIEW



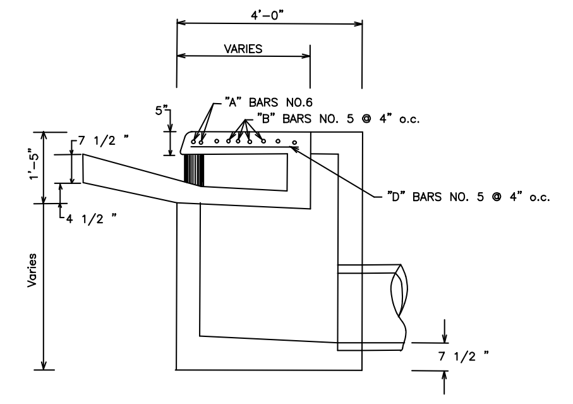
SECTION "A-A"



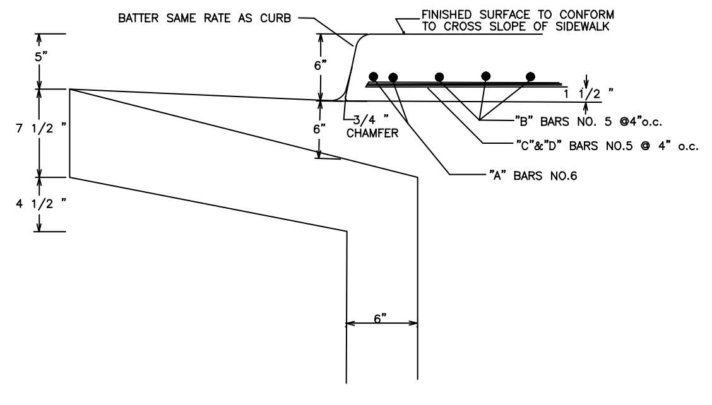
SECTION "B-B"



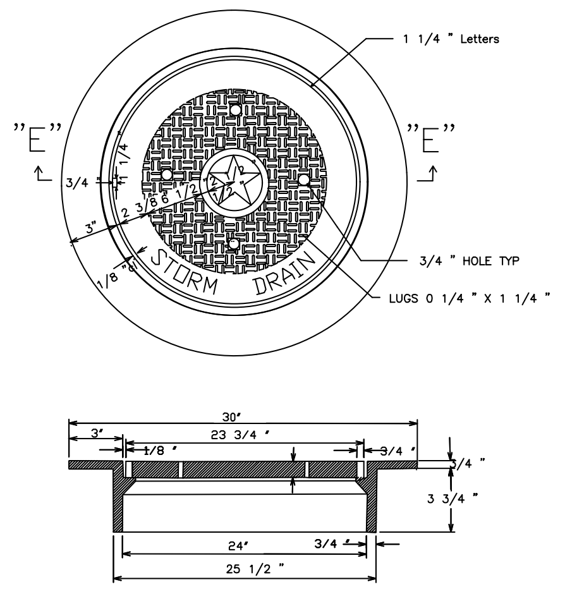
SECTION "C-C"



SECTION "D-D"



DETAIL "A"



SECTION "E-E"

RING AND COVER DETAIL

GENERAL NOTES

CONCRETE

ALL CONCRETE SHALL BE CLASS "A".

REINFORCING

ALL REINFORCING SHALL BE DEFORMED BARS

INLET WINGS

WHERE THE DIRECTION OF FLOW IS FROM BOTH SIDES OF THE INLET, SIDE OPENINGS (AS SHOWN ON ONE SIDE ONLY) SHALL BE BUILT ON BOTH SIDES OF THE INLET. FOR EACH INLET SO BUILT, PAYMENT WILL BE MADE UNDER ITEM "INLETS TYPE S (TWO WING)". WHERE ONE WING ONLY IS BUILT, PAYMENT WILL BE MADE UNDER ITEM "INLETS TYPE S, (ONE WING)".

LARGE PIPE

TO ACCOMODATE LARGE DIAMETER PIPE, OR TO FIT OTHER CONDITIONS IT MAY BE NECESSARY TO INCREASE ONE OR BOTH PLAN DIMENSIONS OF THE INLET BOX AND COVER SLAB. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CORRESPONDING INCREASE IN CONSTRUCTION MATERIALS WHERE CHANGES IN DIMENSIONS ARE REQUIRED.

PIPE CONNECTIONS

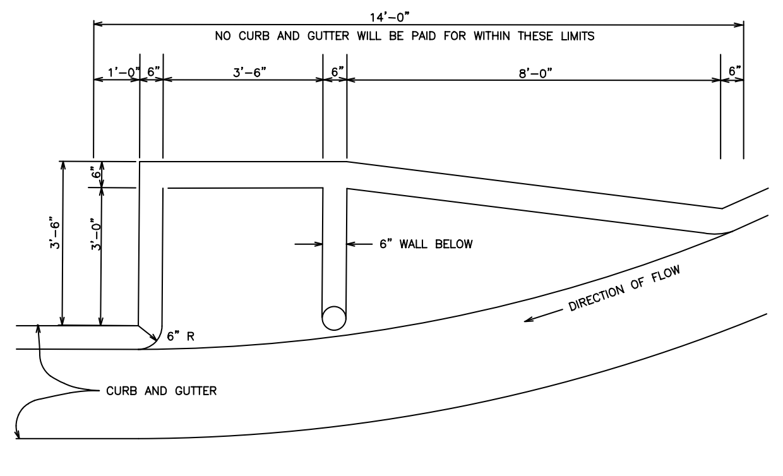
PIPE MAY CONNECT WITH INLETS FROM ANY DIRECTION AND AS MANY CONNECTIONS SHALL BE MADE AS ARE NECESSARY.

WEEP HOLES

2" MINIMUM WEEP HOLES SHALL BE CONSTRUCTED IN INLETS AS DIRECTED BY THE ENGINEER TO FACILITATE SUBGRADE DRAINAGE.

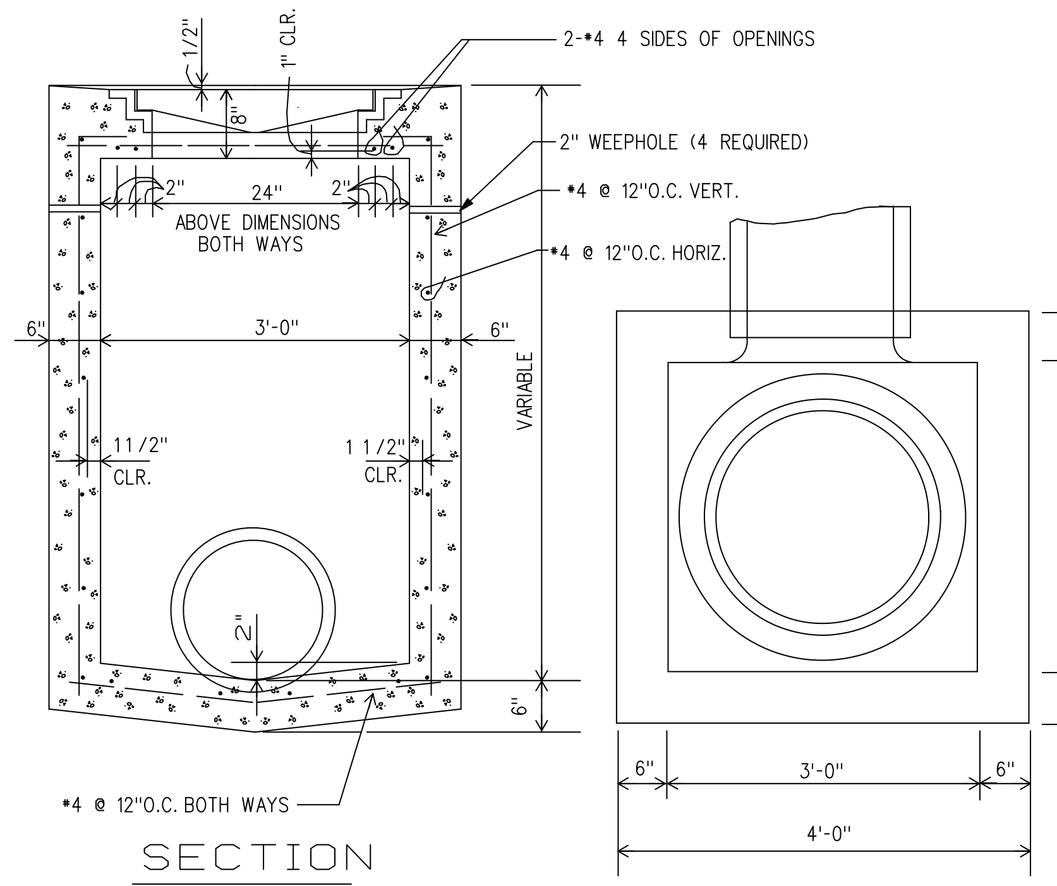
RING AND COVER

SHALL CONFORM TO THE REQUIREMENTS OF CLASS 30 FOR GRAY IRON CASTINGS A.S.T.M. DESIGNATION A48.



PLAN ON RADIUS

CATCH BASIN DETAILS

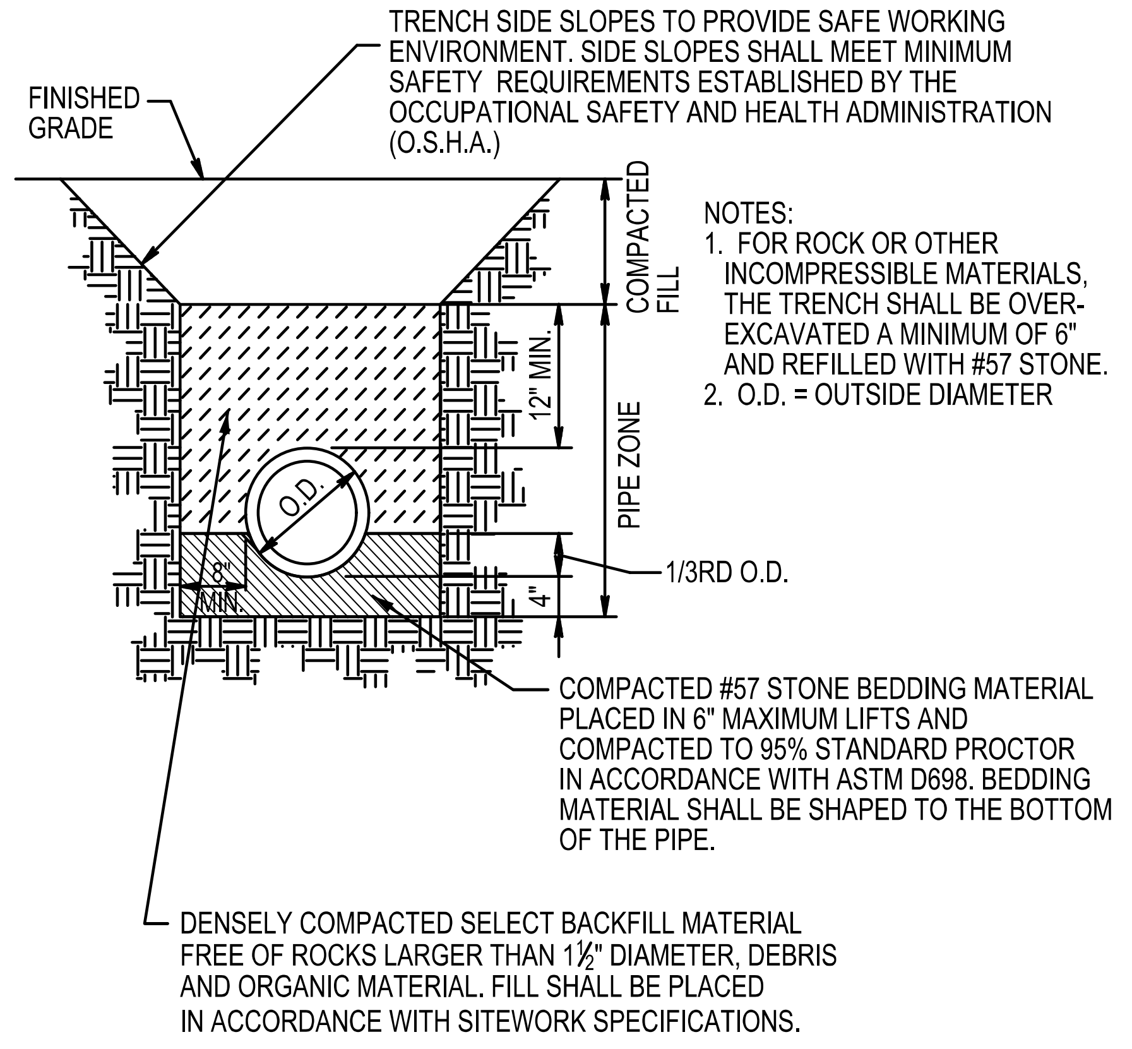


SECTION

PLAN

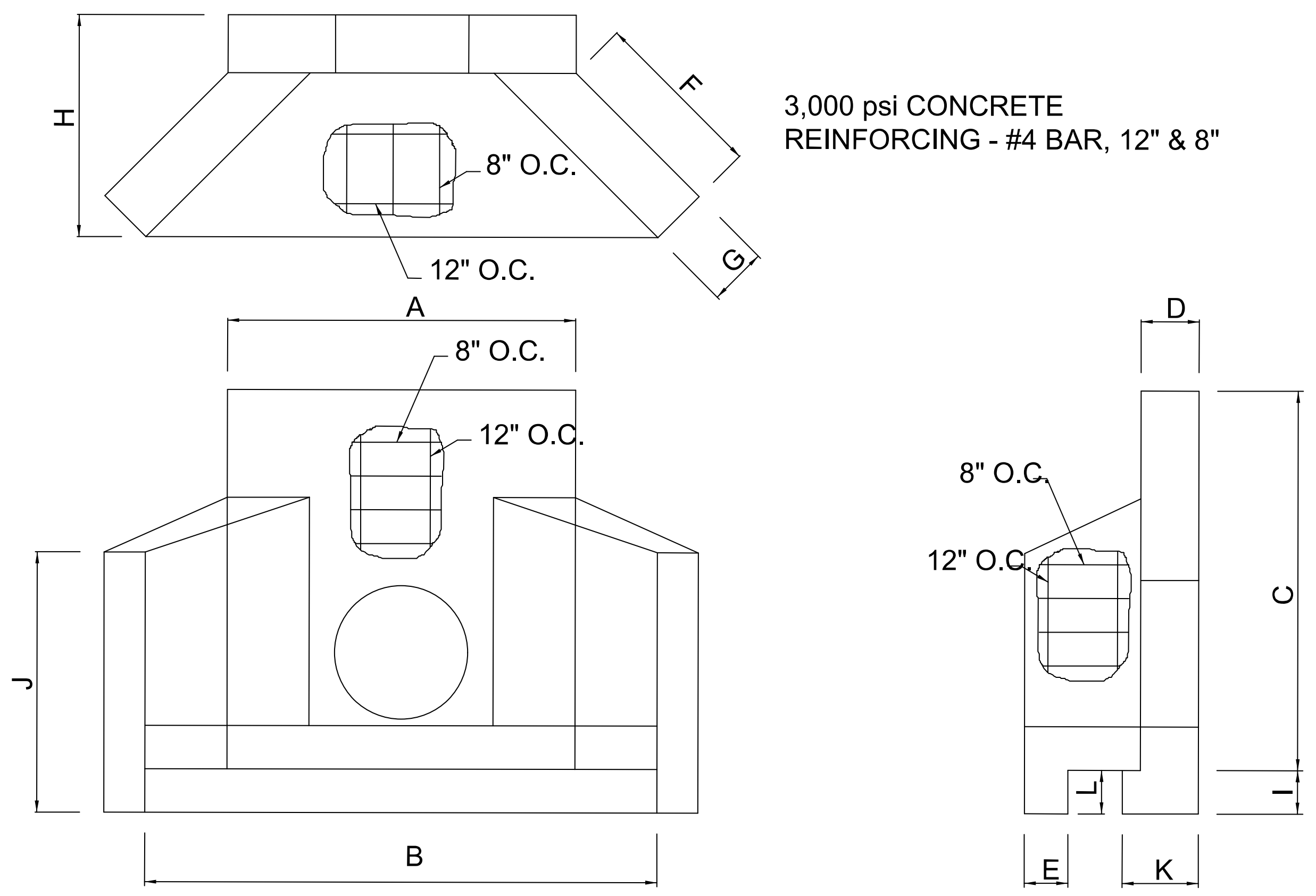
NOTE:
PER HCWD #1, STEPS SHALL NOT BE INSTALLED IN BELOW GROUND STRUCTURES.

CATCH BASIN DETAILS



PIPE BEDDING DETAIL

N.T.S.

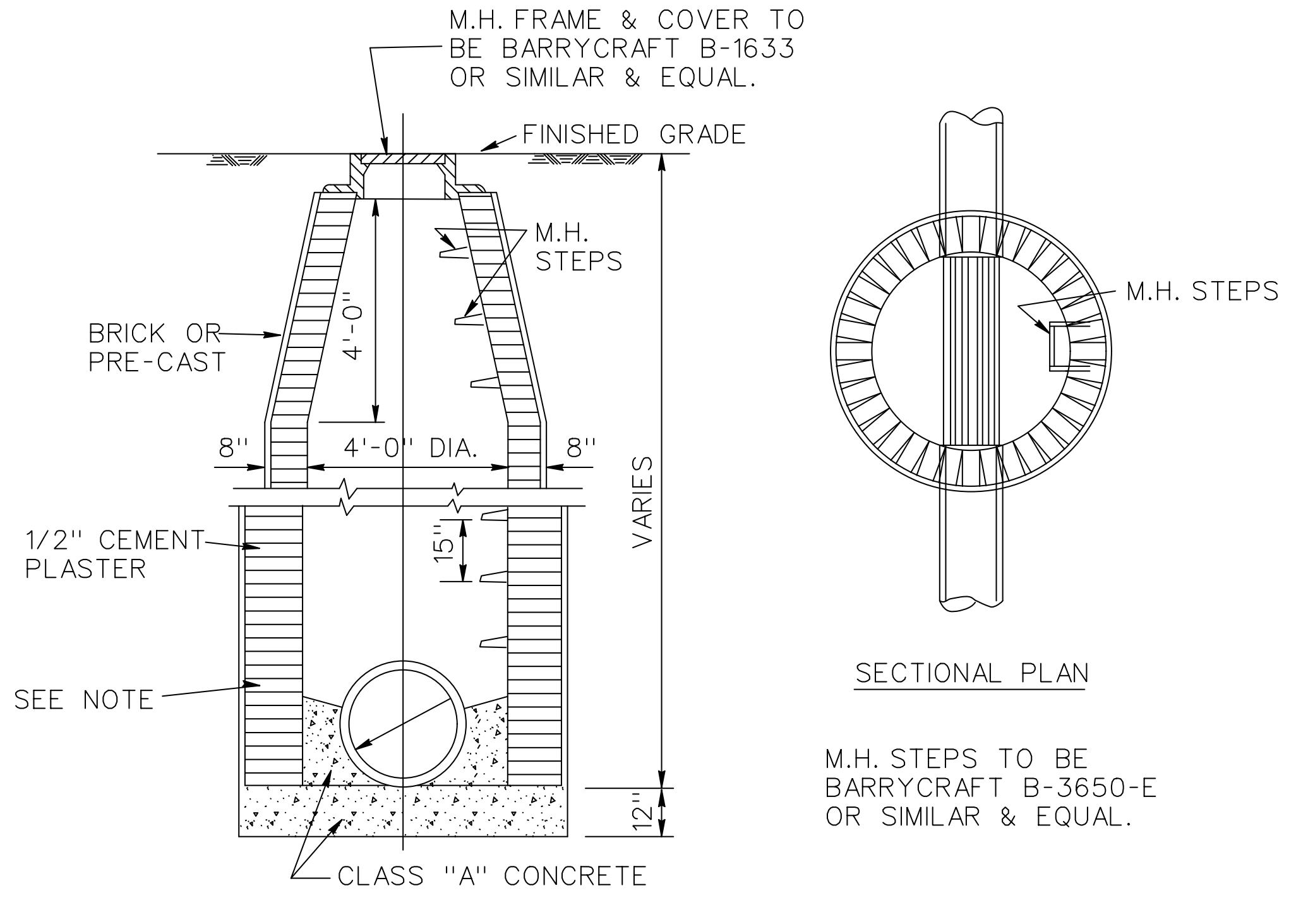


INSIDE DIAMETER	HOLE DIA. UPSTREAM - DOWNSTREAM	A	B	C	D	E	F	G	H	I	J	K	L
15	22-19	48	72	40	8	6	24	8	24	6	40	12	8
18	29-22	48	72	40	8	6	24	8	24	6	40	12	8
24	34-29	64	98	53	8	6	33	8	34	6	49	12	12
30	40-34	67	120	63	8	6	48	8	41	6	59	12	12
36	48-40	67	120	63	8	6	48	8	41	6	59	12	12
42	54-48	75	120	63	8	6	42	8	41	6	59	12	12
48	NA-54	75	120	63	8	6	42	8	41	6	59	12	12

Dimensions are in inches.
Some arch sizes and smaller diameters are available.

HEADWALL DETAIL

N.T.S.



SECTIONAL ELEVATION

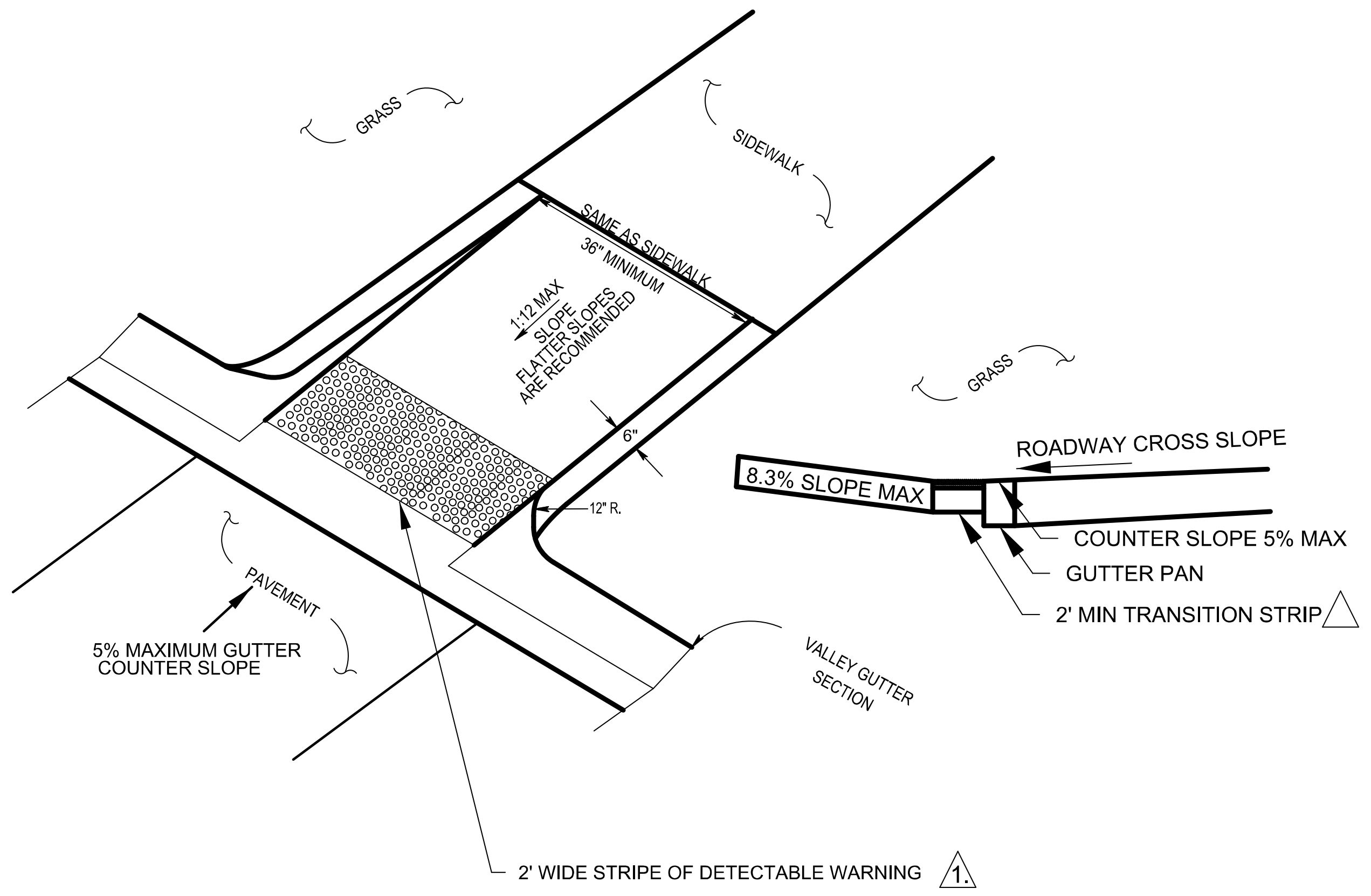
SECTIONAL PLAN

M.H. STEPS TO BE BARRYCRAFT B-3650-E OR SIMILAR & EQUAL.

NOTE: M.H. WALLS SHALL BE 8" THK. BRICK & MORTAR UP TO 15' DEEP. WALLS OVER 15' DEEP SHALL BE 12" BRICK AND MORTAR.

STANDARD STORM MANHOLE

36" DIA. PIPE OR SMALLER
NOTE: BRICK NOT ALLOWED FOR SANITARY MANHOLES. SEE SPECIFICATIONS.



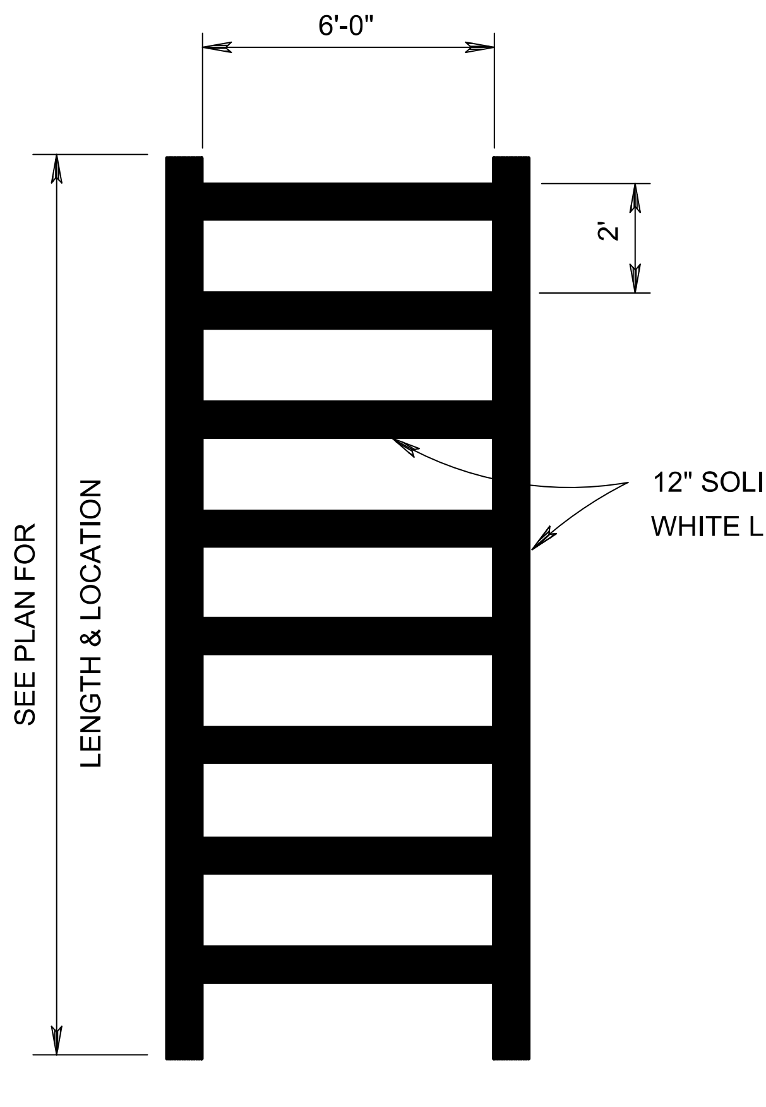
1. DETECTABLE WARNING SURFACES MUST BE TWO (2) FEET IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP. THE DETECTABLE WARNING MATERIAL AND MANUFACTURER SHALL BE PREFABRICATED MAT (RED) OR INLAID BRICK PAVERS, BRICK RED IN COLOR. IF BRICK PAVERS ARE USED, THEY SHALL BE GROUTED INTO THE RECESS USING 1/2" THICK CEMENT MORTAR.

2. PROVIDE A TWO (2) FEET MINIMUM TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN THE ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 9:1 (11.0%). TRANSITION STRIP SHALL NOT EXCEED 2.0% (50:1).

CONCRETE TEXTURED SURFACE SHALL BE PER THE A.D.A. HANDICAP REGULATIONS. CONCRETE RAMP SHALL ALSO BE COLOR IMPREGNATED TO PROVIDE VISUAL COLOR CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES. THE MATERIAL USED TO PROVIDE COLOR CONTRAST SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF. THE CONCRETE SPECIFICATION SHALL BE THE SAME AS SIDEWALK.

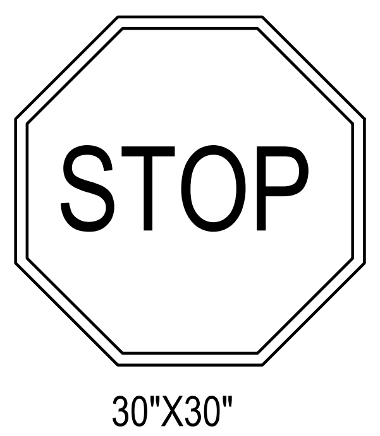
VALLEY GUTTER HANDICAP RAMP DETAIL

N.T.S.

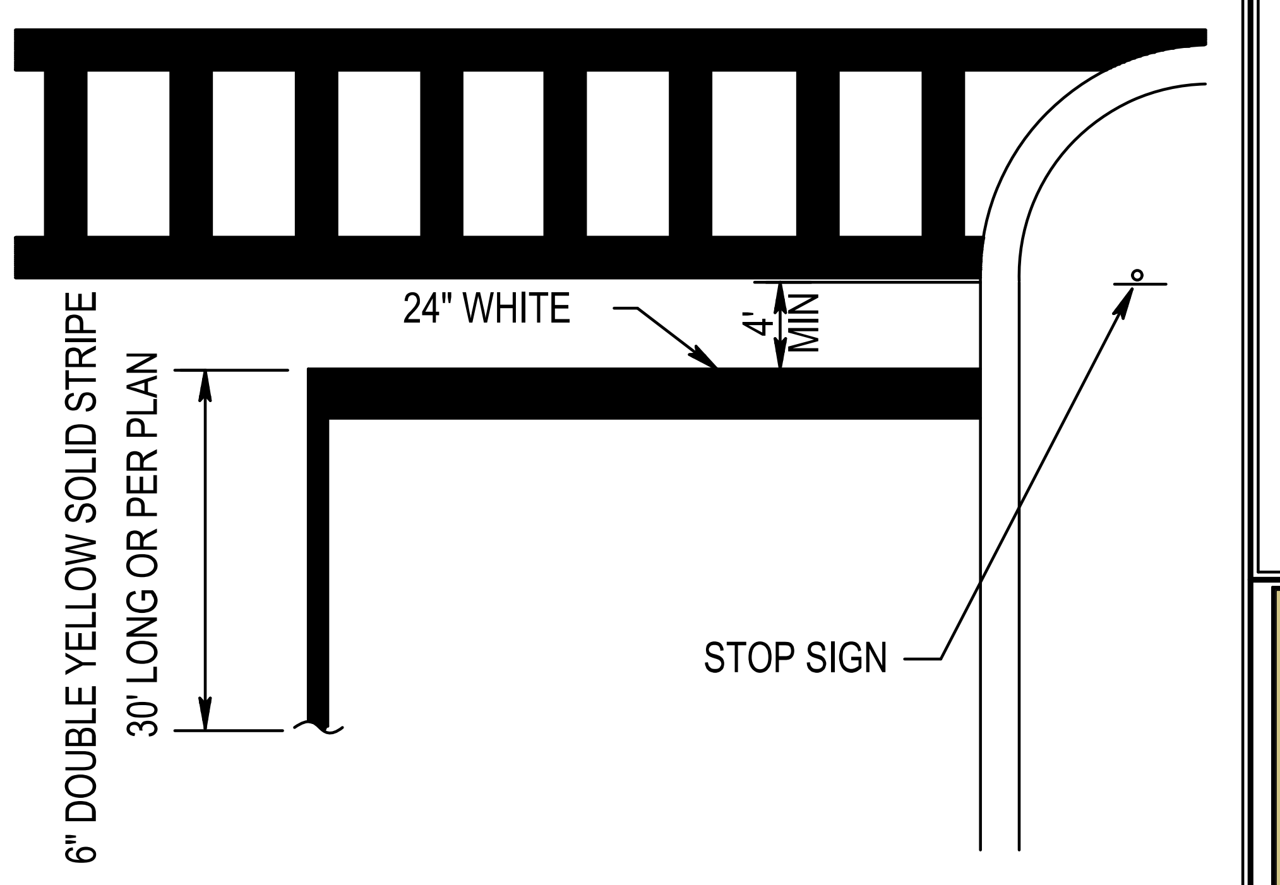


CROSSWALK DETAIL

N.T.S.



30"X30"



PAINTED STOP DETAIL

N.T.S.

No. 27002

REVISIONS
0 - 06-16-2020 - ISSUED FOR CITY REVIEW
1 - 12-16-2020 ADDRESS CITY COMMENTS

DRAWN BY: EAF
CHECKED BY: WHL
PROJECT No.: KESS0088
CAD FILE: PLOT DETAILS.DGN
DATE: DECEMBER 16, 2020

PROJECT:
SECTOR 5
SOUTHERN TRACE
LEEDS, ALABAMA

TITLE:
STANDARD DETAILS

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158

SHEET NO.
C7.3

City of Leeds
Department of Development Services
1404 9th St
Leeds, AL 35094

(205)-699-2585
(205)-381-4077 Fax
devleopment@leedsalabama.gov
www.leedsalabama.org

David Miller, Mayor

COUNCIL MEMBERS

Kenneth Washington – District 1
Eric G. Turner – District 2
Johnny G. Dutton – District 3
Ryan Bell – District 4
Linda Miller – District 5

June 18, 2020

Mr. Hoe Schufano
2604 Chandafern Dr.
Pelham AL. 35124

Re: SA20-000009

The City has received your application for preliminary subdivision approval – Southern Trace Sector 5. The submittal documents are lacking the necessary information for submittal, specifically:

Section 4-5-7, City of Leeds Subdivision Regulations

b. The name, address and Deed Book and Page of record of the legal owner AND the name and address of the agent or agents acting for the legal owner.

c. North point referenced to a line established in the U.S. Public land survey, date and scale.

d. A caption giving the location of the subdivision by government lot, quarter section, township, range, city, county and state including sufficient description to clearly define the lands; AND lot and block and subdivision name and parcel number(s) and legal Deed Book and Page of all portions which are a part of previously approved subdivision(s) of legal record

k. Wooded areas, wetlands, unstable soils or slopes and any other adverse condition affecting the site.

l. Unless already approved during the Layout Approval process, a site assessment map drawn at the same scale as the plat, and including the location, size, and condition of all the following:

- **(a) geologic formations**
- **(b) soils classifications**
- **(c) colluvium**
- **(d) bluffs**
- **(e) sinkholes**
- **(f) caves**

(g) landslides (active and inactive)
(h) lineaments
(i) springs
(j) seeps
(k) streams (perennial, intermittent, wet weather)
(l) wetlands
(m) Groundwater recharge points
(n) vegetative communities, including the five most abundant tree and floral species for
each community, in order of abundance and including the approximate age of each community
(o) endangered and threatened species as determined by the US Fish and Wildlife Service
(p) evidence of recent or ancient quarry operations
(q) spoils areas
(r) dump sites (active, inactive, or covered/reclaimed)
(s) existing fills and excavations
(t) existing drainage retention and detention areas
(u) wells, whether active or inactive, open or closed
(v) storage tanks, regardless of contents, both above ground and underground
m. for the site assessment map (if applicable),

(a) the names and qualifications of all site assessment investigators and analysts,
(b) methods used in site assessment
(c) findings for all features identified on the map, including itemized descriptions, illustrations
and photographs,
(d) professional conclusions concerning the impact of the findings on the proposed development, as well as the impact of the development on the natural features of the site
(e) recommendations for mitigation of the impacts of development on the site

The location, widths and names of all proposed streets, alleys, pedestrian ways or other public ways and easements.

q. Required and proposed minimum building setback lines.

Zoning classification of the land to be subdivided and the zoning classification of all adjoining tracts of land.

Site information including:
(a) Acreage in total tract
(b) Smallest lot size
(c) Total number of lots
(d) Linear feet in streets

v. Fire flows at each fire hydrant in the subdivision based on hydraulic modeling approved by the Water Works Board.

Please correct the above deficiencies and resubmit via the portal.

Sincerely,

Brad Watson
Zoning Administrator
City of Leeds

EDG

ENGINEERING DESIGN GROUP, LLC

December 16, 2020

City of Leeds
Department of Development Services
1404 9th Street
Leeds, AL 35904

Attn: Mr. Brad Watson

Re: Response to comments on Subdivision Case SA20-000009

Dear Brad,

We are in receipt of your letter delivered via email June 18, 2020 regarding our preliminary plat and construction documents for Sector 5 of Southern Trace. Below is an itemized list of your comments followed by our explanation of how we addressed the comment.

The City has received your application for preliminary subdivision approval- Southern Trace Sector 5. The submittal documents are lacking the necessary information for submittal, specifically:

Section 4-5-7, City of Leeds Subdivision Regulations

b. The name, address and Deed Book and Page of record of the legal owner AND the name and address of the agent or agents acting for the legal owner.

Response: *Wellington Development Corporation and Community Utilities of Alabama, Inc. are the property owners. Wellington Development Corporation has an agreement with Community Utilities of Alabama, Inc. to deed the property to Wellington when it is no longer utilized for utility purposes. That process has begun.*

c. North point referenced to a line established in the U.S. Public land survey, date and scale.

Response: *All are shown on preliminary plat*

d. A caption giving the location of the subdivision by government lot, quarter section, township, range, city, county and state including sufficient description to clearly define the lands; AND lot and block and subdivision name and parcel number(s) and legal Deed Book and Page of all portions which are a part of previously approved subdivision(s) of legal record

***Response:** The items that were not a part of the original submittal are now included on the preliminary plat.*

k. Wooded areas, wetlands, unstable soils or slopes and any other adverse condition affecting the site.
1. Unless already approved during the Layout Approval process, a site assessment map drawn at the same scale as the plat, and including the location, size, and condition of all the following:
(a) geologic formations
(b) soils classifications
(c) colluvium
(d) bluffs
(e) sinkholes
(f) caves
(g) landslides (active and inactive)
(h) lineaments
(i) springs
(j) seeps
(k) streams (perennial, intermittent, wet weather)
(l) wetlands
(m) Groundwater recharge points
(n) vegetative communities, including the five most abundant tree and floral species for each community, in order of abundance and including the approximate age of each community
(o) endangered and threatened species as determined by the US Fish and Wildlife Service
(p) evidence of recent or ancient quarry operations
(q) spoils areas
(r) dump sites (active, inactive, or covered/reclaimed)
(s) existing fills and excavations
(t) existing drainage retention and detention areas
(u) wells, whether active or inactive, open or closed
(v) storage tanks, regardless of contents, both above ground and underground

m. for the site assessment map (if applicable),
(a) the names and qualifications of all site assessment investigators and analysts,
(b) methods used in site assessment
(c) findings for all features identified on the map, including itemized descriptions, illustrations and photographs,
(d) professional conclusions concerning the impact of the findings on the proposed development, as well as the impact of the development on the natural features of the site
(e) recommendations for mitigation of the impacts of development on the site The location, widths and names of all proposed streets, alleys, pedestrian ways or other public ways and easements.

***Response:** All items under Items k. and m. are addressed in the attached report by ATC Group Services, Dated August 20, 2020*

q. Required and proposed minimum building setback lines.

***Response:** All items were added or clarified on the preliminary plat.*

Zoning classification of the land to be subdivided and the zoning classification of all adjoining tracts of land.

Response: *Added or clarified on the preliminary plat*

Site information including:
(a) Acreage in total tract
(b) Smallest lot size
(c) Total number of lots
(d) Linear feet in streets

Response: *Site Data Table added to preliminary plat*

v. Fire flows at each fire hydrant in the subdivision based on hydraulic modeling approved by the Water Works Board.

Response: *See attached Fire Flow review performed by Engineers of the South September 3, 2020*

Respectfully submitted
Engineering Design Group, LLC

Joseph Schifano, III, PLS
Project Manager

ENGINEERS
OF THE SOUTH

September 3, 2020

Joe Schifano, PLS
Engineering Design Group, LLC
120 Bishop Circle, Suite 300
Pelham, AL 35124

Re: Southern Trace – Sector 5
Water Main Sizing for Fire Flow

Dear Mr. Schifano:

We have reviewed the proposed improvements for the Southern Trace – Sector 5 subdivision in Leeds, AL, and recommend an 8" water line to provide the required fire flow service. Our recommendation is further documented in the attached preliminary review.

We appreciate the opportunity to assist with this review and please do not hesitate to contact me with any questions or comments.

Sincerely,
Engineers of the South

Greg Thompson, P.E.

Attachments Southern Trace – Sector 5 – Fire Flow Review
Cc: X:\EOS Projects\EDG PROJECTS\Southern Trace\Southern Trace - FIre Flow Analysis (2020-09-02).docx

SOUTHERN TRACE SUBDIVISION – SECTOR 5

Engineers of the South has reviewed the information provided by Engineering Design Group, LLC for the proposed improvements at the Southern Trace – Sector 5 subdivision located in Leeds, Alabama. A total of 35 lots are proposed within this Sector 5 development. Future developments beyond Sector 5 are assumed as an estimated 30 homes in the 10 acres available to the west of the proposed development. This is the Road 2 stubout for the future.

The information provided within this review include:

1. Civil Engineering Plans for Southern Trace – Sector 5 (Appendix A)
2. Flow Test Data Sheet (Appendix B)

For purposes of this preliminary review, the following assumptions have been made:

1. All elevations are based on surveys provided by others
2. Minimum fire flow for the City of Leeds Fire Department requirements of 1,000 gpm at a minimum pressure of 20 psi (per ADEM requirements)
3. A Hazen-Williams pipe coefficient C of 120 has been used for all calculations
4. This evaluation considers the improvements needed for only Sector 5 and the assumed future 30 homes of the proposed development
5. The hydraulic grade line is approximately 894 (based on the static pressure at the existing fire hydrant at the intersection of Cromer Circle and Southern Trace Parkway) in the project vicinity.

Fire flow tests were conducted at 11:34 am on August 25, 2020, by Total Fire Protection, Inc. Engineers of the South was not present. It should be noted that this type of test is an instantaneous test that represents only this specific time and does not consider typical system demands and fluctuations (diurnal pattern, etc.). Alternate pressure monitoring methods are available, at your request, including pressure loggers or even advanced computer aided modeling to establish a range of system pressures which include diurnal patterns and model fire flow demands.

EXECUTIVE SUMMARY

This evaluation recommends an 8” water line (looped) to provide fire flow service to the Sector 5 development. This should also be able to serve the assumed 10 acres / 30 homes to the west of this development. Any future expansion beyond this should include additional study to confirm adequate fire flow capacity and may require additional connections to the Leeds Water Works Board’s existing water system.

EXISTING LEEDS WATER SYSTEM

The Leeds Water Works Board’s water system has two existing fire hydrants in the project vicinity. The fire flow data is presented in the Appendix. This evaluation assumes an 8” water line along Southern Trace Parkway based on the information provided by EDG. The existing fire hydrant for the flow testing is shown in the Appendix and is located near the intersection of Southern Trace Drive and Southern Trace Parkway.

The existing 8” water line along Southern Trace Parkway provides an adequate water flow with minimal headloss. A fire flow test was completed on August 25, 2020, by Total Fire Protection, Inc. and is attached in the Appendix. It demonstrated a static pressure of 112 psi with a fire flow of 1,224 gpm at 110 psi (residual).

The City of Leeds Fire Department may consider confirming the fire flow test so that the City is satisfied that adequate fire flow is available.

SECTOR 5

As previously mentioned, the Sector 5 improvements include 35 proposed lots and an assumed 30 future lots along the west side of Southern Trace Parkway. The terrain of the existing site is hilly with a draw running west to east between the primary Roads 1 & 2. The proposed grading provides cuts and fills to normalize the site. The high point of the development is assumed as 685’ along Road 2 near Station 3+30.

DOMESTIC DEMAND:
The major purpose of any water distribution system is to provide domestic water usage to its customers. As such, the estimated domestic demand is based on the number of proposed lots, the average household population and the per capita usage. Max daily consumption is assumed as 150% of the average daily consumption and max hourly consumption is assumed as 300% of the average daily consumption (similar to wastewater peaking factors).

Proposed & Future Lots	Average Household Size (capita)	Per Capita Usage (gpd)	Average Daily Consumption (gpd)	Max Daily Consumption (gpd)	Max Hourly Consumption (gpd)
65	3.0	150	29,250	43,875	87,750

The domestic usage presents minimal demand on the City’s water system.

FIRE FLOW DEMAND:
The City of Leeds Fire Department requires the water system be sized in accordance with the 2015 International Fire Code. Per Appendix B of the 2015 Fire Code:

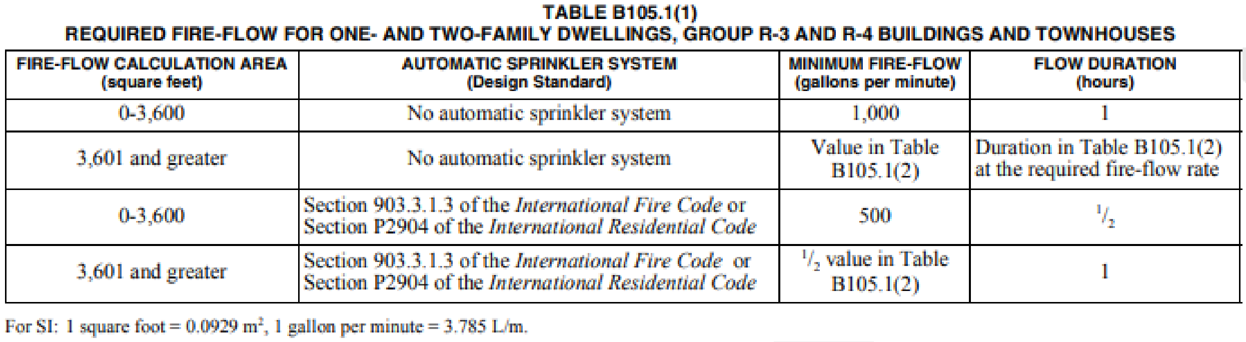


TABLE B105.1(1)
REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

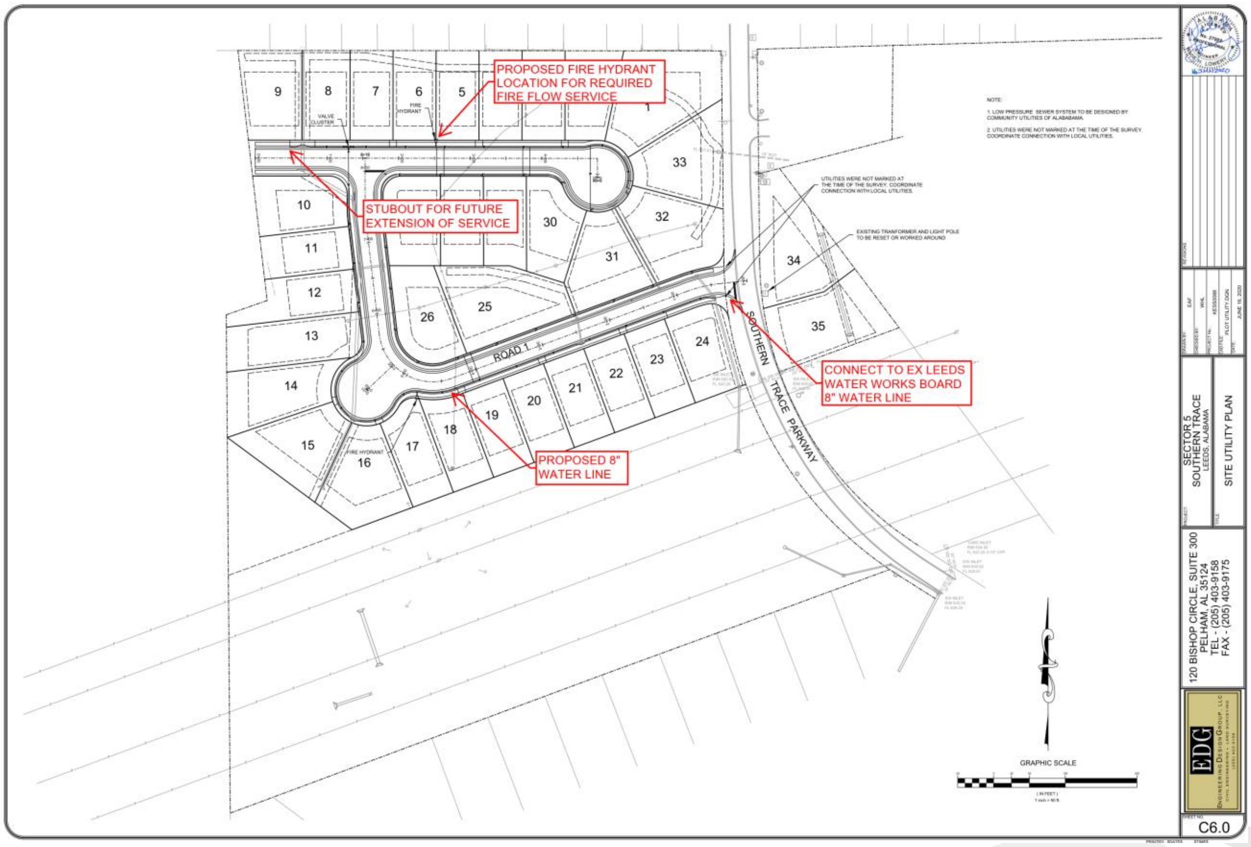
FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0-3,600	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	500	$^{1}/_{2}$
3,601 and greater	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	$^{1}/_{2}$ value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m.

A minimum fire flow of 1,000 gpm with a minimum system pressure of 20 psi (per ADEM requirements) and a duration of one hour is required. For this evaluation, the fire flow is assumed at the high and furthest point of the Sector 5 development (Lot 5) as shown below. The proposed fire hydrant is estimated at an elevation of 685' and approximately 1,100 LF from the connection to the Leeds Water Works Board's existing 8" water line along Southern Trace Parkway.

RECOMMENDATIONS

Based on the attached hydraulic calculations, we recommend an 8" water line be extended throughout the proposed Southern Trace – Sector 5 Subdivision.



SOUTHERN TRACE SUBDIVISION – SECTOR 5
Summary Hydraulic Calculations

Existing Fire Hydrant #1: Located at intersection of Cromer Circle and Southern Trace Parkway
Estimated Elevation: 635.5’
Static Pressure: 112 psi
Estimated Hydraulic Grade Line: 635.5 + (112 * 2.31) = 894’

Sector 5 – Scenario #1
Proposed 8” water line connected to existing 8” water line in Southern Trace Parkway ROW extended to furthest and highest fire hydrant of Sector 5 development (Lot 5 @ EL: 685’)
NOTE: Assume single line feed. Note that the proposed water line will not be looped.

Q = 1,000 gpm
C = 120
Existing 8” water line = 600 LF
Proposed 8” water line = 1,100 LF

Using Equivalent Lengths Method:
HL for existing 8” @ 1,000 gpm and C = 120 is 21.0’ / 1,000’
HL = 600 * 21.0’/1000’ = 12.6’
Estimated Hydraulic Grade Line @ Southern Trace – Sector 5 connection = 881’
Estimated Residual Pressure @ Southern Trace – Sector 5 connection = 97psi

HL for proposed 8” @ 1,000 gpm and C = 120 is 21.0’ / 1,000’
HL = 1,100 LF * (21.0’/1,000’) = 23.1’
Estimated Static Pressure @ Proposed Lot 5 = 894 – 685 = 209’ = 90 psi
Estimated Residual Pressure @ Proposed Lot 5 = 894 – 12.6 – 23.1 – 685 = 173’ = 75 psi
NOTE: This is acceptable

APPENDIX A

CIVIL ENGINEERING PLANS
FOR
SOUTHERN TRACE – SECTOR 5

(NOTE THAT THEY ARE HALF SIZE)

APPENDIX B

FLOW TEST DATA SHEET

Total Fire Protection, Inc.
141 Regency Park Drive
Alabaster, AL 35007
Ph: 205-621-6381
Fax: 205-621-6471

FLOW TEST DATA SHEET

INSURED CITY OF LEEDS

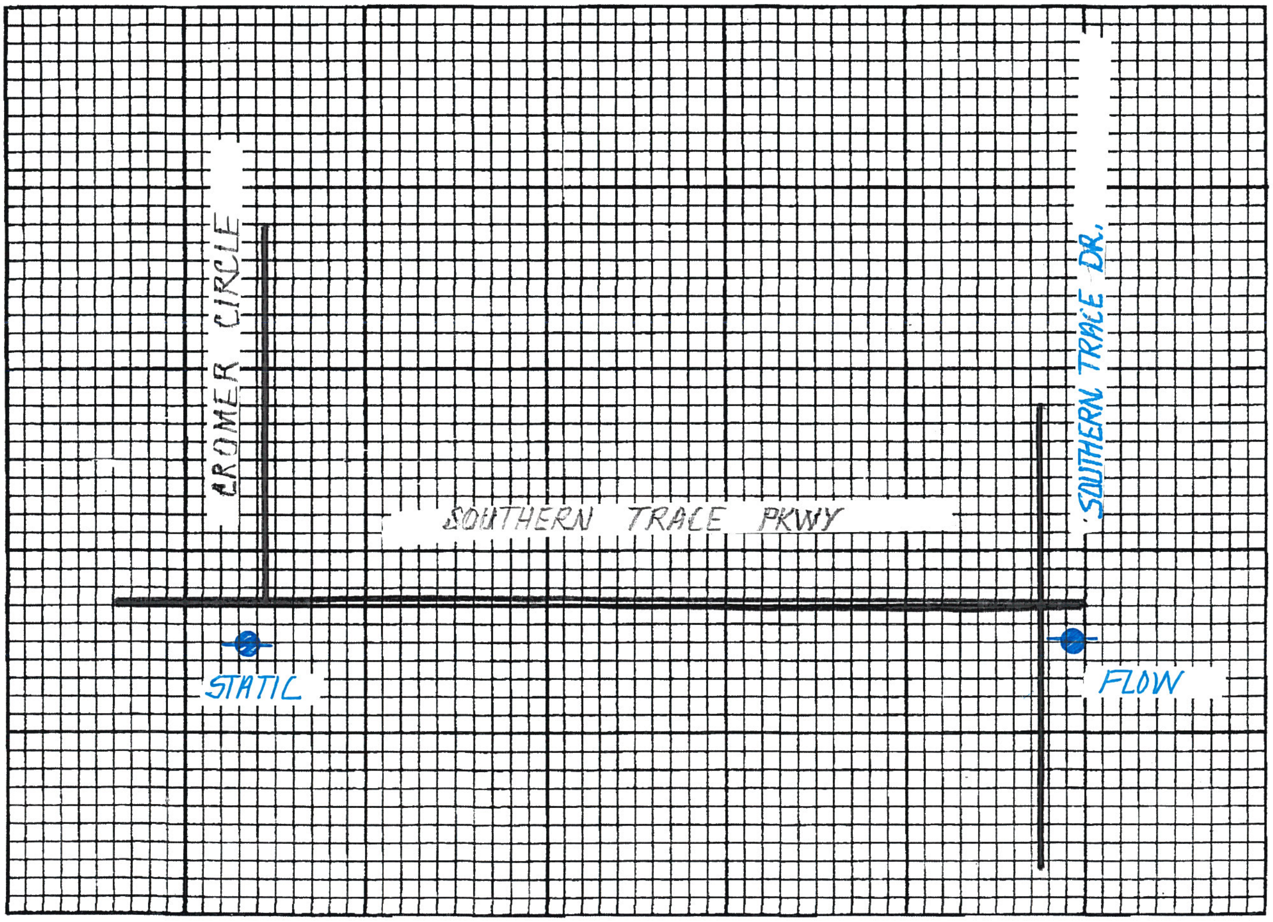
POLICY NO.

LOCATION SOUTHERN TRACE

BY DON BLACK

DATE	TIME	TEST HYD		FLOWING HYD 2					FLOWING HYD 3					TOTAL FLOW	
	AM PM	STATIC (psi)	RESIDUAL (psi)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	PITOT (psi)	DIA (in)	THEOR FLOW (gpm)	HYD COEF	ACTUAL FLOW (gpm)	ACTUAL (gpm)	AT 20 psi (gpm)
8-25-20	11:34	112	110		2½"		.90	1224							

SKETCH FLOW TEST LOCATION: Hydrant is always # 1



File Attachments for Item:

2. SA-21-000001 - A request by Dan Alred, Applicant, Darlene Johnson, Owner, Resurvey of LOTS 24 & 25 BLK 4 H M ROBERTSONS ADD TO LEEDS - Johnson's Addition to Rosa Park - TPID 2500204001011000, Jefferson County - Zoned R-2

N TICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision

JOHNSON DARLENE

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “JOHNSON'S ADDITION TO ROSA PARKS CIRCLE; resurvey of two existing lots into one lot”. This proposed subdivision consists of one (1) lot.

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 #:	SA21-000001
APPLICANT NAME:	dan alred
PROPERTY OWNER:	JOHNSON DARLENE
TAX PARCEL ID#S:	2500204001011000
CASE ADDRESS:	1418 ROSA PARKS CIR; 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.

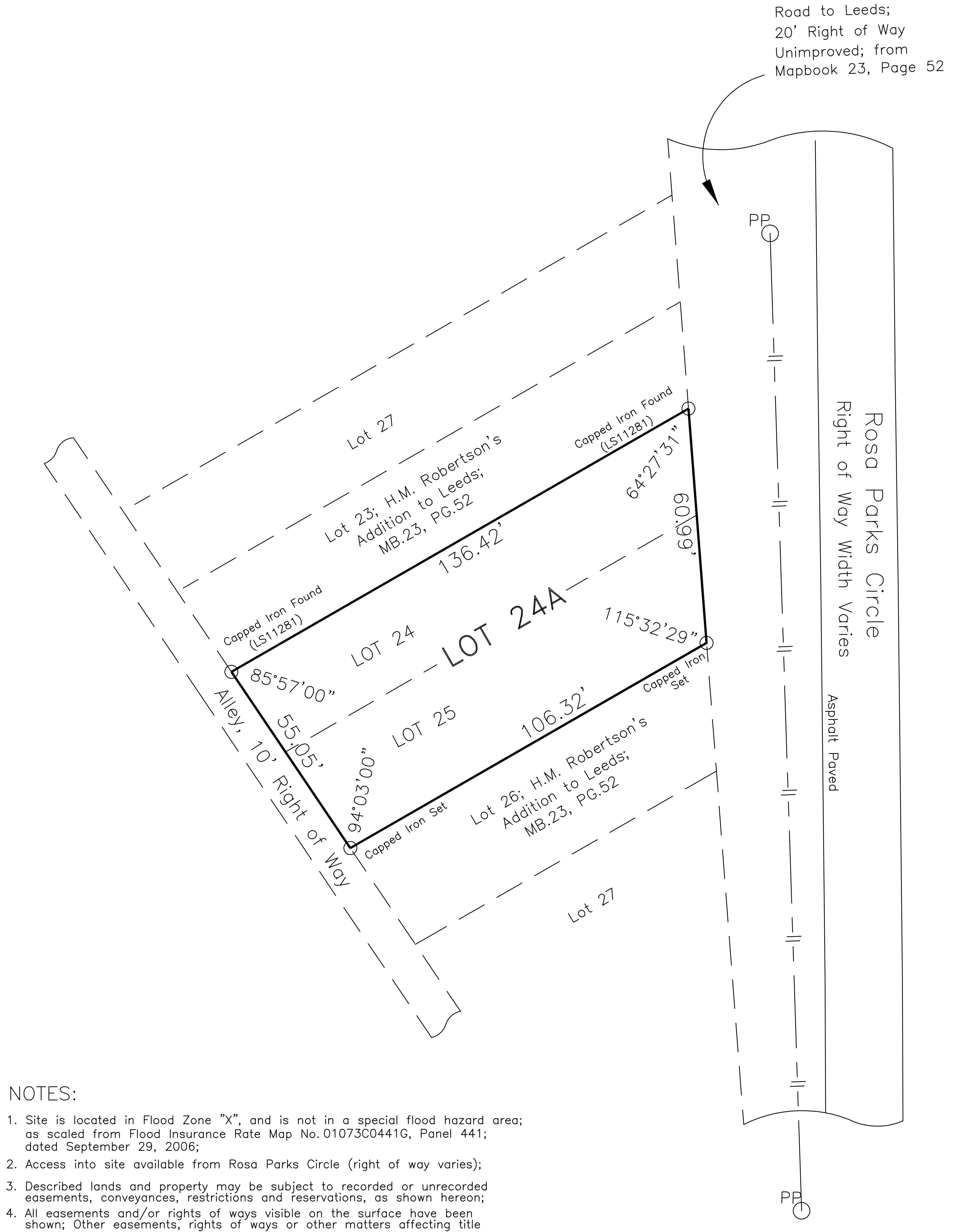
Date:	03/11/2021
Time:	5:00 p.m.
Place:	GotoMeeting Virtual

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: 205-699-0907

E-mail: leedsalabama@leedsalabama.gov

Mailing Address:
City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094



NOTES:

1. Site is located in Flood Zone "X", and is not in a special flood hazard area; as scaled from Flood Insurance Rate Map No. 01073C0441G, Panel 441; dated September 29, 2006;
2. Access into site available from Rosa Parks Circle (right of way varies);
3. Described lands and property may be subject to recorded or unrecorded easements, conveyances, restrictions and reservations, as shown hereon;
4. All easements and/or rights of ways visible on the surface have been shown; Other easements, rights of ways or other matters affecting title may exist;

SURVEYOR

Jackins, Butler & Adams, Inc.
Rowland Jackins, Ala PLN No. 18399
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209
Phone No. 205-870-3390

OWNER

Darlene Simmons Johnson
Post Office Box 776
Leeds, Alabama 35094-0013

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Rowland Jackins, a Registered Land Surveyor, State of Alabama, and Darlene Simmons Johnson, owner, hereby state 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 and known or to be known as Johnson's Addition to Rosa Parks Circle, showing the subdivision into which it is proposed to divide said lands, giving the length and the angles of the boundaries of each lot and block, showing the relation of the lands to the government survey in the Southeast Quarter of Section 20, Township 17 South, Range 1 East; that iron pins have been installed at all lot corners and curve points as shown and are designated by small open circles on said plat or map; said owner further certifies that they are the owner of said lands and that the same are not subject to any mortgage;

I, Rowland Jackins, PLS, 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.

Dated ________________________, 2021

By: ____________________________
Rowland Jackins, Alabama PLS No.18399

By: ________________________
Darlene Simmons Johnson, Owner

STATE OF ALABAMA
JEFFERSON COUNTY

I, ___________________________________, as Notary Public in and for said county and state, do hereby certify that Rowland Jackins, whose name is signed to the foregoing 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, he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this __________ day of ____________, 2021

By: ______________________________
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 Darlene Simmons Johnson, whose name is signed to the foregoing 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,s he executed the same voluntarily as such individual with authority therefore.

Given under my hand and seal this __________ day of ____________, 2021

By: ______________________________
Notary Public

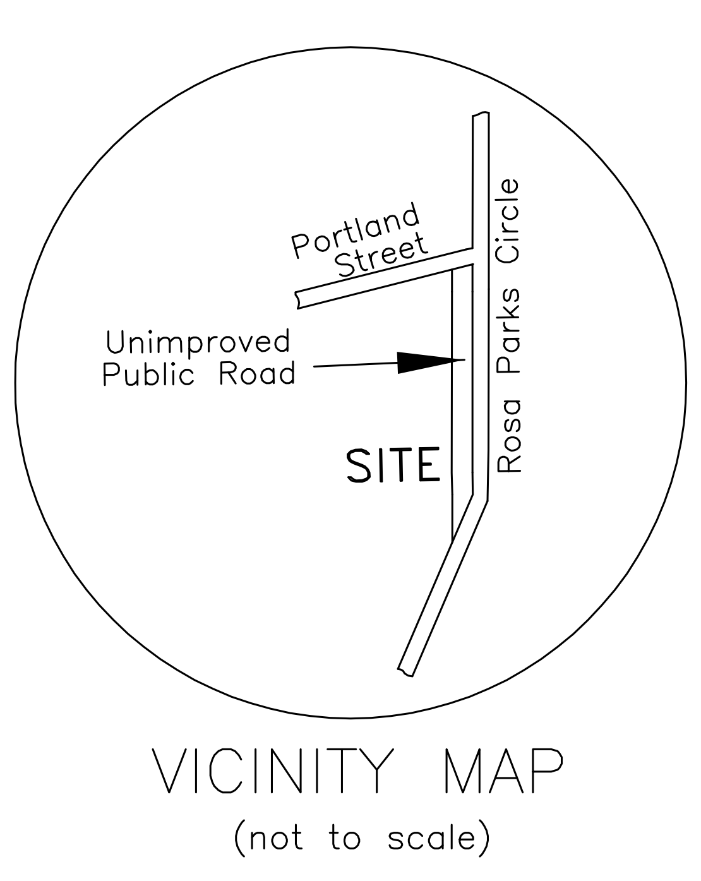
By: ____________________________ Date: ________________________
Chairman Planning & Zoning Commission
City of Leeds

By: ____________________________ Date: ________________________
City of Leeds, City Engineer

By: ____________________________ Date: ________________________
Secretary, City of Leeds Planning Commission

APPROVED IN FORMAT ONLY:

__________________________________ Date: _________________
Jefferson County Department of Health



VICINITY MAP
(not to scale)

JOHNSON'S ADDITION TO ROSA PARKS CIRCLE

Property Located At 1418 Rosa Parks Circle;
Being a Resurvey of Lots 24 and 25, Block 4,
H.M. Robertson's Addition to Leeds, as recorded
in Map Book 23, Page 52, Jefferson County,
Judge of Probate Office;

and located in a portion of the Southeast Quarter
of Section 20, Township 17 South, Range 1 East
City of Leeds, Jefferson County, Alabama;

0 20 40 60

Scale: 1 Inch = 20 Feet January 2021

JACKINS, BUTLER & ADAMS, INC.
SURVEYING-GEOLOGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870-3390

File: S-1442/19-B Drawing 1

File Attachments for Item:

3. SA21-000003 - A request by Blaine Morell, Applicant, United States Steel, Owner - Resurvey - A Resubdivision of Lot 3.3 of The Grand River Rex Lake Road, Parcel 3 Commercial Property Subdivision and A Resurvey of Lot 3.24 of The Resurvey of Grand River Rex Lake Road Parcel 3.2 Commercial Subdivision Final Plat, TPID: 2400244000001012 - Jefferson County - Zoned: B-2.

N TICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision

UNITED STATES STEEL CORP

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “A Resubdivision of Lot 3.3 of The Grand River Rex Lake Road, Parcel 3 Commercial Property Subdivison and A Resubdivsion of Lot 3.24 of The Resurvey of Grand River Rex Lake Road Parcel 3.2 Commercial Subdivision Final Plat”. This proposed subdivision consists of two (2) 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 #:	SA21-000003
APPLICANT NAME:	Blaine Morell
PROPERTY OWNER:	UNITED STATES STEEL CORP
TAX PARCEL ID#S:	2400244000001012
CASE ADDRESS:	1101 PAYTON WAY; 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: 02/11/2021
Time: 5:00 p.m.
Place: GotoMeeting
https://global.gotomeeting.com/join/859602957
United States: +1 (571) 317-3112
Access Code: 859-602-957

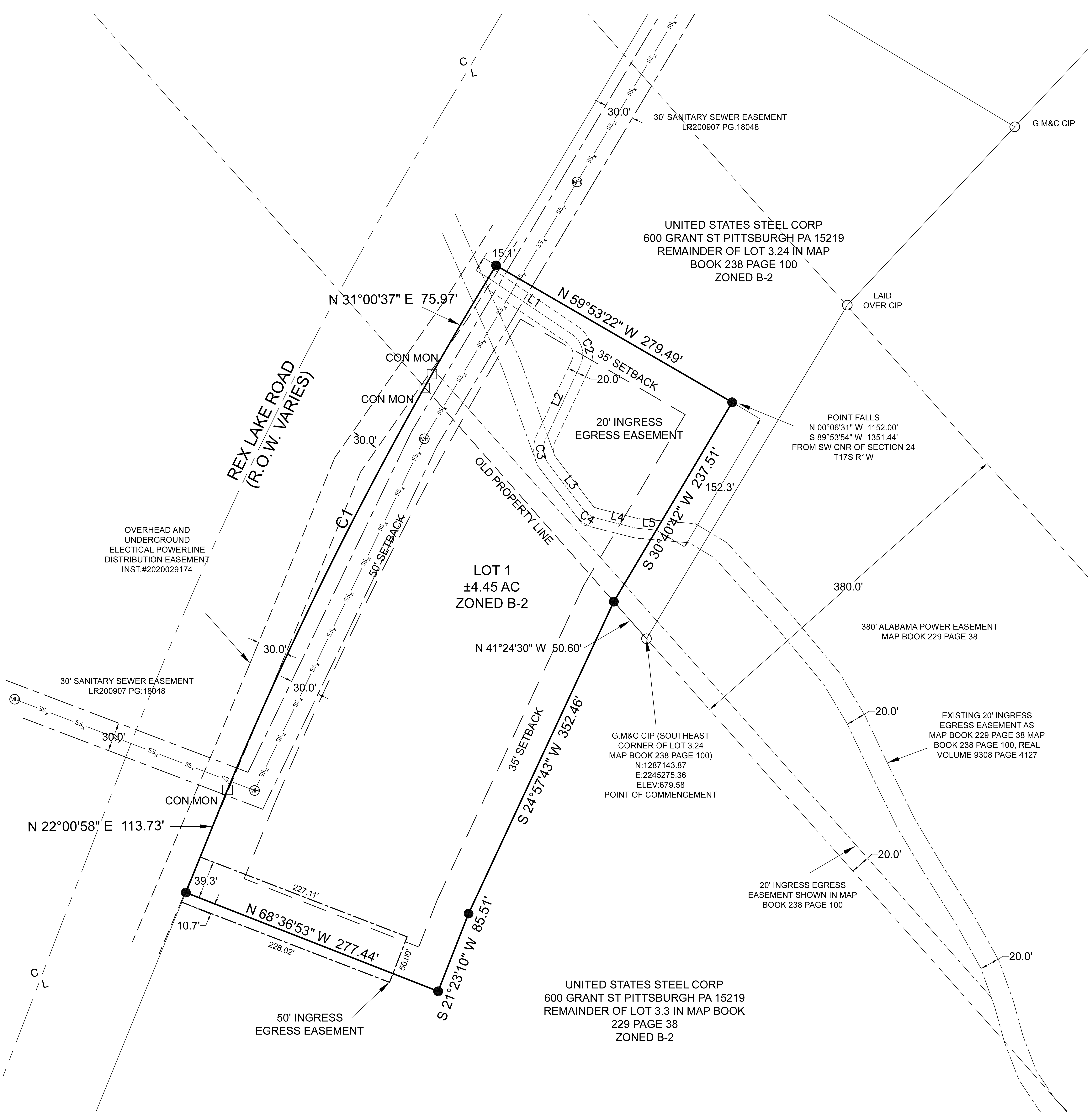
Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:
City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094



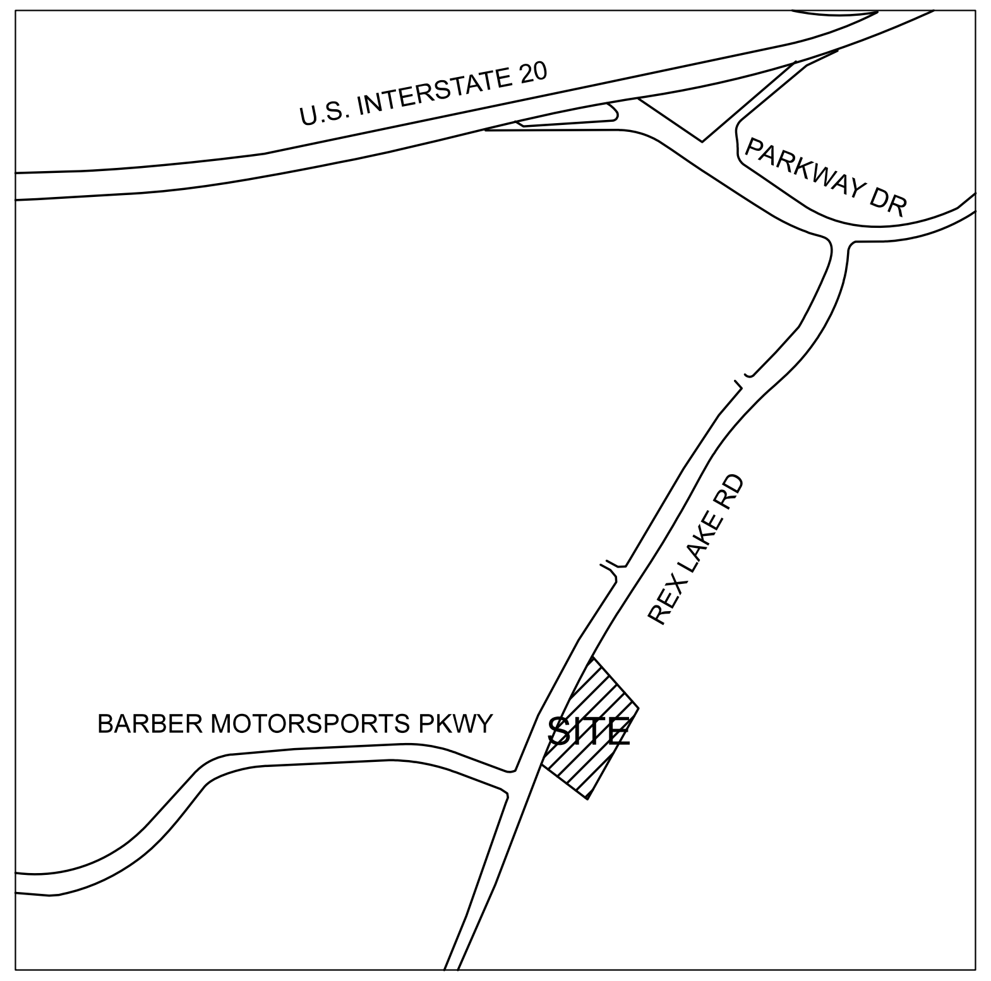
SCALE: 1 INCH = 60 FEET

0 60 120 180

N

LEGEND

- ● SET REBAR WITH CAP STAMPED "MORELL ENG CA-742-LS"
- ○ PROPERTY CORNER FOUND - TYPE NOTED
- ☐ CONCRETE MONUMENT
- —SS— SANITARY SEWER LINE
- MH SANITARY MANHOLE



SITE VICINITY MAP

(NOT TO SCALE)

THIS TRACT OF LAND IS SITUATED IN SEC. 24, T17S, R1W,
JEFFERSON COUNTY, ALABAMA

PROPERTY ADDRESS: 440 REX LAKE ROAD,
LEEDS, AL 35094

CERTIFICATE OF FLOOD HAZARD DESIGNATION

I, WILLIAM T. MORELL, THE ENGINEER/SURVEYOR OF RECORD, CERTIFY THAT THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD AREA "X" AS SHOWN ON THE MOST CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR THE COUNTY.

FIRM PANEL # 01073C0437G

DATED 09/29/2006

WILLIAM T. MORELL, REG. #21409-PLS

GENERAL NOTES:

1. NORTH BASED ON ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD 1983) AS DETERMINED BY GNSS OBSERVATIONS. BENCHMARK USED FOR CONTOUR INTERVALS: VERTICAL AND HORIZONTAL SURVEY CONTROL DATUM IS BASED UPON THE CONTINUOUSLY OPERATION REFERENCE STATION (CORS) WITH ALL DATA PROVIDED IN NAD 83 (NSRS2007) USING NAVD 88 GEOID 09.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
4. SUBSTANTIAL FEATURES AND UTILITIES OBSERVED WHILE CONDUCTING SURVEY ARE SHOWN ON THE SURVEY MAP. LOCATE REQUESTS WERE REQUESTED THROUGH ALABAMA 811.

ZONING:

THIS PROPERTY IS ZONED B-2 (GENERAL BUSINESS DISTRICT) IN THE CITY OF LEEDS ZONING ORDINANCE.

DIMENSIONAL REQUIREMENTS FOR B-2:
1. FRONT SETBACK - 50 FT.
2. REAR SETBACK - 35 FT.
3. SIDE SETBACK - 35 FT.
4. MAXIMUM HEIGHT OF STRUCTURE - 65 FT.
5. MAXIMUM AREA OF IMPERVIOUS SURFACE - 50%

STATE OF ALABAMA
COUNTY OF JEFFERSON

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.

WILLIAM TAZ MORELL, REG. #21409-PLS,
MORELL ENGINEERING, INC.
711 E. HOBBS STREET ATHENS, ALABAMA 35611

No. 21409

LINE	BEARING	DISTANCE
L1	S 56°00'25" E	103.26'
L2	S 25°12'11" W	83.38'
L3	S 37°25'24" E	58.86'
L4	S 75°51'11" E	41.51'
L5	S 84°33'09" E	25.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4000.00'	603.94'	603.37'	N 27°07'08" E	8°39'03"
C2	25.00'	35.43'	32.54'	N 15°24'07" W	81°12'36"
C3	25.00'	27.32'	25.98'	S 06°05'58" E	62°36'19"
C4	25.00'	16.77'	16.46'	N 56°38'13" W	38°25'54"

CLIENT:
TRI GREEN EQUIPMENT
1776 TRIGREEN DRIVE
ATHENS, AL 35611

SHEET NUMBER
1 of 2

MORELL PROJECT NUMBER: 20-0375

DATE: 02/18/2021

SCALE: 1"=60'

CHECKED BY: WTM

DRAWN BY: BCP

A RESUBDIVISION OF LOTS 3.3 OF THE GRAND RIVER REX LAKE ROAD, PARCEL 3 COMMERCIAL PROPERTY SUBDIVISION FINAL PLAT, AND LOT 3.24 OF THE RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, COMMERCIAL SUBDIVISION FINAL PLAT

MORELL ENGINEERING

REVISIONS

711 E. HOBBS STREET ATHENS, AL. 35611
PHONE: (256) 867-4957
WWW.MORELLENGINEERING.COM

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, WILLIAM T. MORELL, AS PRESIDENT OF MORELL ENGINEERING INC., A LICENSED SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF UNITED STATES STEEL CORPORATION, SITUATED IN SECTION 24, TOWNSHIP 17 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA AND THAT I ALSO CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND PRACTICES FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND BEING PART OF LOT 3.3 IN MAP BOOK 229 PAGE 38 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA AND LOT 3.24 IN MAP BOOK 238 PAGE 100 BEING RECORDED IN SAID PROBATE OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT A CAPPED IRON REBAR STAMPED "G.M&C" FOUND AT THE SOUTHEAST CORNER OF LOT 3.24 OF THE RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, COMMERCIAL SUBDIVISION, AS RECORDED IN MAP BOOK 238, PAGE 100 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, THENCE RUN NORTH 41°24'30" WEST AT A DISTANCE OF 50.60 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE FROM THE POINT OF BEGINNING RUN SOUTH 24°57'43" WEST AT A DISTANCE OF 352.46 FEET TO A POINT; THENCE RUN SOUTH 21°23'10" WEST AT A DISTANCE OF 85.51 FEET TO A POINT; THENCE RUN NORTH 68°36'53" WEST AT A DISTANCE OF 277.44 FEET TO A POINT ON THE SOUTHEASTERN RIGHT OF WAY OF REX LAKE ROAD; THENCE ALONG SAID RIGHT OF WAY RUN NORTH 22°00'58" EAST AT A DISTANCE OF 113.73 FEET TO A CONCRETE MONUMENT; THENCE ALONG SAID RIGHT OF WAY RUN WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 603.94 FEET, WITH A RADIUS OF 4000.00 FEET, WITH A CHORD BEARING OF NORTH 27°07'08" EAST, WITH A CHORD LENGTH OF 603.37 FEET TO A POINT, PASSING A CONCRETE MONUMENT AT ARC LENGTHS OF 458.96 FEET AND 474.85 FEET RESPECTIVELY; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 59°53'22" EAST AT A DISTANCE OF 279.49 FEET TO A POINT; THENCE RUN SOUTH 30°40'42" WEST AT A DISTANCE OF 237.51 FEET AND BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 4.45 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS, AND SETBACK LINES THAT MAY OR MAY NOT BE OF RECORD IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND AS SHOWN AND PLOTTED ON THIS SURVEY.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH, AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED AS SHOWN.

____
WILLIAM T. MORELL DATE
REGISTRATION # 21409-PLS

No. 21409
WILLIAM T. MORELL

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF LIMESTONE

I, ________________________, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WILLIAM T. MORELL, WHOSE NAME AS PRESIDENT OF MORELL ENGINEERING INC., IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS
______DAY OF _____________, 20___.

____
NOTARY PUBLIC

SHIRLEY BROWN

DEDICATION

I, JAMMIE P. COWDEN, AS MANAGER OF UNITED STATES STEEL CORPORATION, THE OWNER OF LANDS SURVEYED BY MORELL ENGINEERING, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS A RESUBDIVISION OF LOTS 3.3 OF THE GRAND RIVER REX LAKE ROAD, PARCEL 3 COMMERCIAL PROPERTY SUBDIVISION FINAL PLAT, AND LOT 3.24 OF THE RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, COMMERCIAL SUBDIVISION FINAL PLAT, A PART OF SECTION 24, T17S, R1W, CITY OF LEEDS, ALABAMA, AND THAT THE STREETS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

____
JAMMIE P. COWDEN

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, ____________________________, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JAMMIE P. COWDEN IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS
______DAY OF _____________, 20___.

____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY ALABAMA POWER COMPANY

THE UNDERSIGNED, AS AUTHORIZED BY ALABAMA POWER, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, THIS ____________DAY OF __________, 20____

____
ALABAMA POWER COMPANY

CERTIFICATE OF APPROVAL BY THE WATER WORKS BOARD

THE UNDERSIGNED, AS AUTHORIZED BY THE WATERWORKS BOARD, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, THIS THE _____DAY OF____________, 20 ___.

____
WATER WORKS BOARD,
CITY OF LEEDS, ALABAMA

CERTIFICATE OF APPROVAL BY GAS CO

THE UNDERSIGNED, AS AUTHORIZED BY THE NORTH ALABAMA GAS DISTRICT, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, THIS THE _____DAY OF____________, 20 ___.

____
ALAGASCO

CERTIFICATE OF APPROVAL BY THE JEFFERSON COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE JEFFERSON DEPARTMENT, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF ______________ COUNTY, ALABAMA, THIS THE _____ DAY OF __________, 20____.

____
HEALTH OFFICER
JEFFERSON COUNTY, ALABAMA

CERTIFICATE OF APPROVAL BY THE JEFFERSON COUNTY ENVIRONMENTAL SERVICES

THE UNDERSIGNED, AS AUTHORIZED BY THE JEFFERSON COUNTY ENVIRONMENTAL SERVICES, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, THIS THE _____ DAY OF __________, 20____.

____
JEFFERSON COUNTY ENVIRONMENTAL SERVICES
CITY OF LEEDS, ALABAMA

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF LEEDS, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, THIS THE _____ DAY OF __________, 20____.

____
CITY ENGINEER
CITY OF LEEDS, ALABAMA

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WITHIN PLAT OF A RESUBDIVISION OF LOTS 3.3 OF THE GRAND RIVER REX LAKE ROAD, PARCEL 3 COMMERCIAL PROPERTY SUBDIVISION FINAL PLAT, AND LOT 3.24 OF THE RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, COMMERCIAL SUBDIVISION FINAL PLAT, JEFFERSON COUNTY, ALABAMA IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF

LEEDS, ALABAMA, THIS _____ DAY OF ____________, 20___.

____
CHAIRMAN

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY OF ___________________, 20___, AT _____O'CLOCK ____ M. AND RECORDED IN BOOK_______OF PLATS AND MAPS, PAGE _____.

____
JUDGE OF PROBATE

REVISIONS

711 E. HOBBS STREET ATHENS, AL. 35611
PHONE: (256) 867-4957
WWW.MORELLENGINEERING.COM

MORELL ENGINEERING

A RESUBDIVISION OF LOTS 3.3 OF THE GRAND RIVER REX LAKE ROAD, PARCEL 3 COMMERCIAL PROPERTY SUBDIVISION FINAL PLAT, AND LOT 3.24 OF THE RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2, COMMERCIAL SUBDIVISION FINAL PLAT

MORELL PROJECT NUMBER: 20-0375

SCALE: NTS

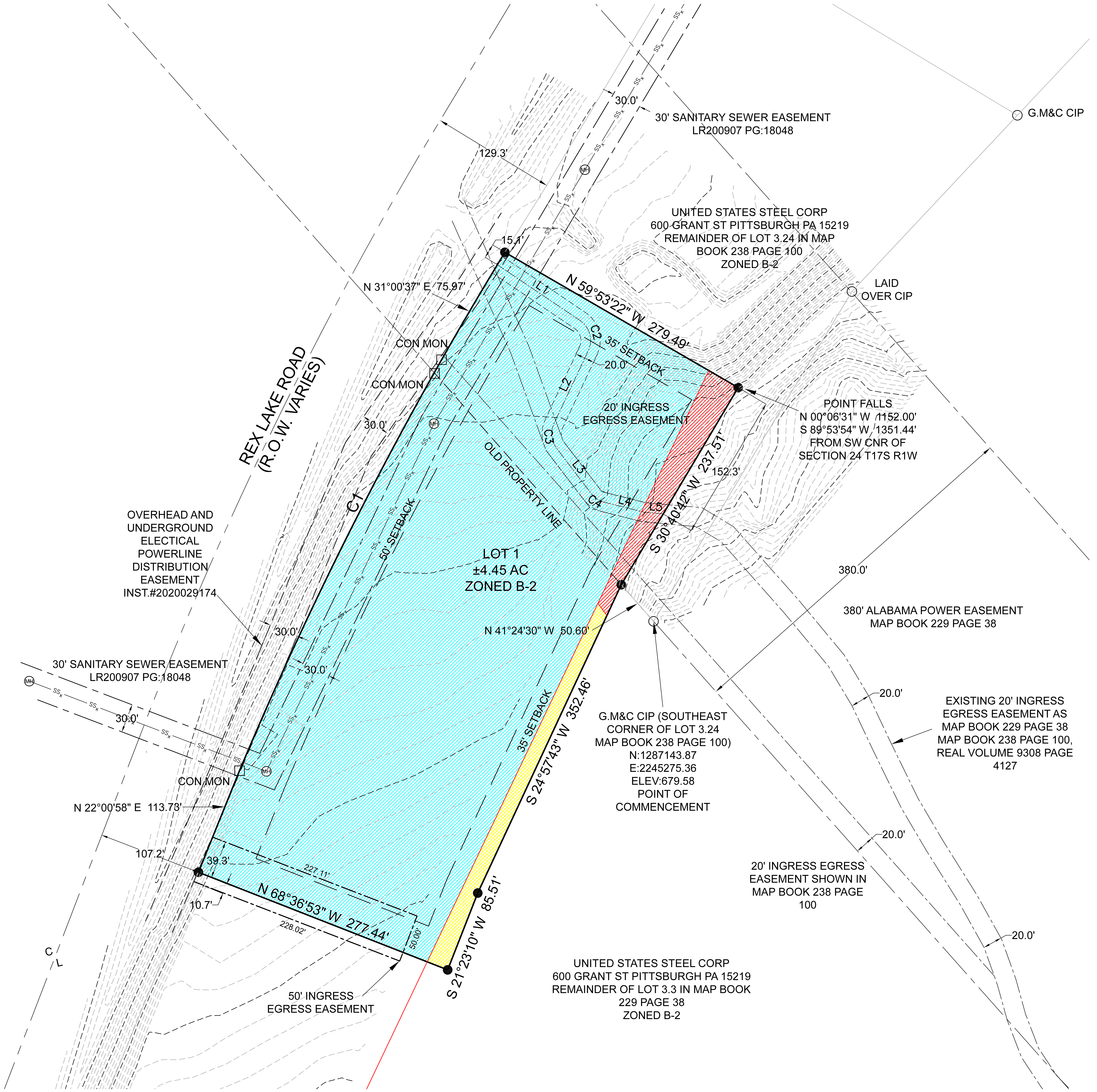
DATE: 02/18/2021

DRAWN BY: BCP

CHECKED BY: WTM

CLIENT:
TRI GREEN EQUIPMENT
1776 TRIGREEN DRIVE
ATHENS, AL 35611

SHEET NUMBER
2 of 2



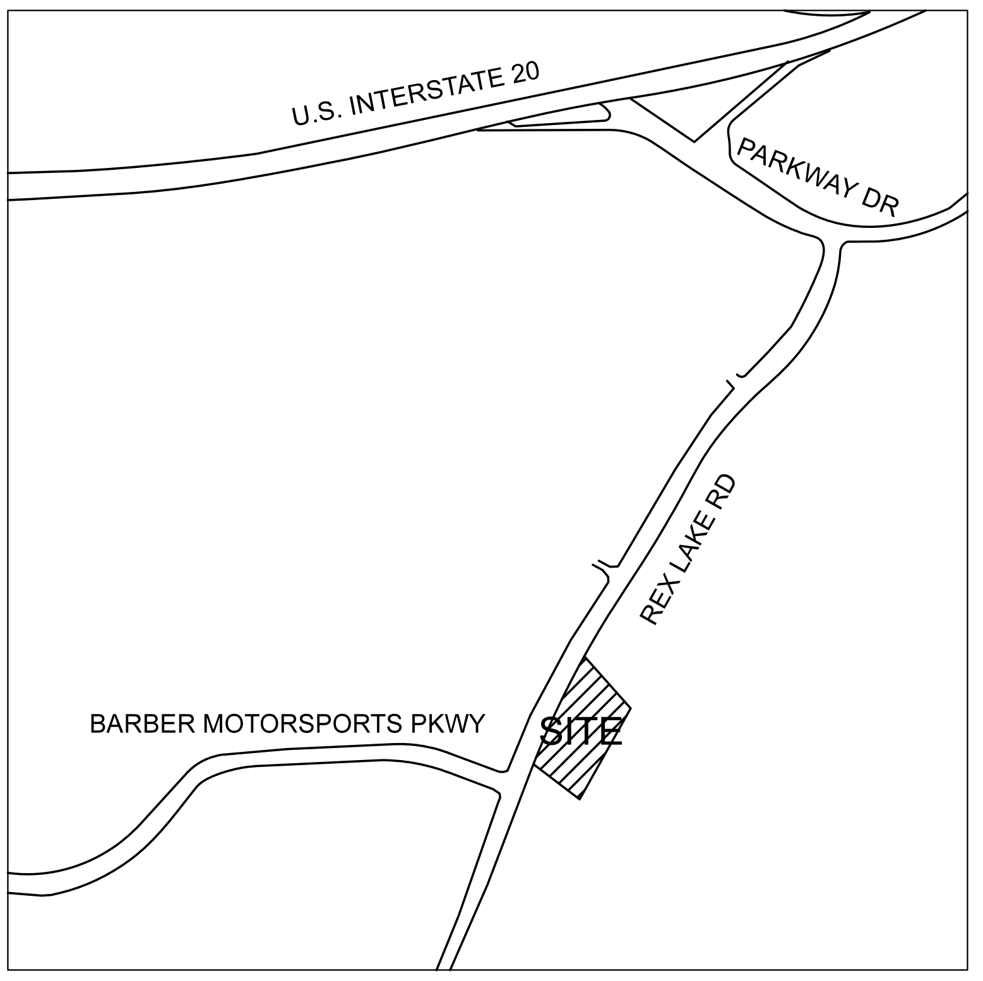
SCALE: 1 INCH = 60 FEET

0 60 120 180

N

LEGEND

●	SET REBAR WITH CAP STAMPED "MORELL ENG CA-742-LS"
○	PROPERTY CORNER FOUND - TYPE NOTED
☐	CONCRETE MONUMENT
—— SS_x ——	SANITARY SEWER LINE
(MH)	SANITARY MANHOLE



SITE VICINITY MAP
(NOT TO SCALE)
THIS TRACT OF LAND IS SITUATED IN SEC. 24, T17S, R1W,
JEFFERSON COUNTY, ALABAMA
PROPERTY ADDRESS: 440 REX LAKE ROAD,
LEEDS, AL 35094

CERTIFICATE OF FLOOD HAZARD DESIGNATION

I, WILLIAM T. MORELL, THE ENGINEER/SURVEYOR OF RECORD, CERTIFY THAT THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD AREA "X" AS SHOWN ON THE MOST CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR THE COUNTY.

FIRM PANEL # 01073C0437G

DATED 09/29/2006

WJMorell
WILLIAM T. MORELL, REG. #21409-PLS

GENERAL NOTES:

1. NORTH BASED ON ALABAMA STATE COORDINATE GRID-WEST ZONE (NAD 1983) AS DETERMINED BY GNSS OBSERVATIONS. BENCHMARK USED FOR CONTOUR INTERVALS: VERTICAL AND HORIZONTAL SURVEY CONTROL DATUM IS BASED UPON THE CONTINUOUSLY OPERATION REFERENCE STATION (CORS) WITH ALL DATA PROVIDED IN NAD 83 (NSRS2007) USING NAVD 88 GEOID 09.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
3. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES.
4. SUBSTANTIAL FEATURES AND UTILITIES OBSERVED WHILE CONDUCTING SURVEY ARE SHOWN ON THE SURVEY MAP. LOCATE REQUESTS WERE REQUESTED THROUGH ALABAMA 811.

SOILS LEGEND:

▨	BODINE-FULLERTON ASSOCIATION, STEEP
▨	FULLERTON-BODINE COMPLEX, 8 TO 15 PERCENT SLOPES
▨	NAUVOO-MONTEVALLO ASSOCIATION, 10 TO 40 PERCENT SLOPES

ZONING:

THIS PROPERTY IS ZONED B-2 (GENERAL BUSINESS DISTRICT) IN THE CITY OF LEEDS ZONING ORDINANCE.

DIMENSIONAL REQUIREMENTS FOR B-2:
1. FRONT SETBACK - 50 FT.
2. REAR SETBACK - 35 FT.
3. SIDE SETBACK - 35 FT.
4. MAXIMUM HEIGHT OF STRUCTURE - 65 FT.
5. MAXIMUM AREA OF IMPERVIOUS SURFACE - 50%

SITE ASSESSMENT NOTES:

1. NATURAL HAZARDS AND MAN-MADE HAZARDS
   a. GEOLOGIC FORMATIONS – SILURIAN-AGED RED MOUNTAIN FORMATION
   b. SOIL CLASSIFICATIONS – NAUVOO-MONTEVALLO ASSOCIATION, 10 TO 40 PERCENT SLOPES; BODINE-FULLERTON ASSOCIATION, STEEP; FULLERTON-BODINE COMPLEX, 8 TO 15 PERCENT SLOPES
   c. COLLUVIUM – NONE OBSERVED
   d. BLUFFS – NONE OBSERVED
   e. SINKHOLES – NONE OBSERVED
   f. CAVES – NONE OBSERVED
   g. LANDSLIDES – NONE OBSERVED
   h. LINEAMENTS – NONE OBSERVED
   i. SPRINGS – NONE OBSERVED
   j. SEEPS – NONE OBSERVED
   k. STREAMS – NONE OBSERVED ON THE PROJECT SITE. HOWEVER, ACCORDING TO THE 7.5 MINUTE SERIES TOPOGRAPHIC MAP OF THE LEEDS QUADRANGLE, A BLUE-LINE STREAM IS MAPPED ALONG THE WESTERN EDGE OF THE PROJECT SITE, ADJACENT TO REX LAKE ROAD.
   l. WETLANDS – NONE OBSERVED ON THE PROJECT SITE. HOWEVER, ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER WEBSITE, A LINEAR FRESHWATER FORESTED/SHRUB WETLAND IS MAPPED ALONG THE WESTERN EDGE OF THE PROJECT SITE, ADJACENT TO REX LAKE ROAD.
   m. GROUNDWATER RECHARGE POINTS – NONE OBSERVED
   n. ENDANGERED OR THREATENED SPECIES - MORELL ENGINEERING HAS SENT AN ENDANGERED SPECIES INQUIRY TO THE U.S. FISH AND WILDLIFE SERVICE. UPON RECEIVING A RESPONSE, WE WILL ISSUE A REPORT WITH THE FINDINGS OF THE INQUIRY IF THE NEW CONSTRUCTION WILL IMPACT ANY ENDANGERED OR THREATENED SPECIES.
   o. MINING OR QUARRY OPERATIONS – NONE OBSERVED
   p. SPOILS AREAS – NONE OBSERVED
   q. DUMP SITES – NONE OBSERVED
   r. EXISTING FILL AND EXCAVATION – NONE OBSERVED
   s. EXISTING DRAINAGE RETENTION OR DETENTION AREAS – NONE OBSERVED
   t. WELLS – NONE OBSERVED
   u. STORAGE TANKS – NONE OBSERVED
   v. HISTORICAL AND ARCHEOLOGICAL FEATURES - THE ALABAMA HISTORICAL COMMISSION INTERACTIVE MAP OF HISTORIC PROPERTIES WAS REVIEWED FOR INFORMATION REGARDING THE PRESENCE OF HISTORICAL AND ARCHEOLOGICAL FEATURES ON THE PROJECT SITE. ACCORDING TO THIS MAP, THERE ARE NO HISTORICAL OR ARCHEOLOGICAL FEATURES ON THE PROJECT SITE. ALSO, NO HISTORICAL OR ARCHEOLOGICAL FEATURES WERE OBSERVED DURING OUR SITE RECONNAISSANCE.

2. ADDITIONAL SITE ASSESSMENT INFORMATION

SITE ASSESSMENT INVESTIGATORS INCLUDE THE FOLLOWING MORELL ENGINEERING PERSONNEL:

CADY STEWART, P.E. – MS. STEWART IS A CIVIL ENGINEER AT MORELL ENGINEERING. HER ALABAMA PROFESSIONAL ENGINEER LICENSE NO. IS 38142. SHE GRADUATED FROM AUBURN UNIVERSITY IN 2014 WITH A BACHELOR OF SCIENCE IN CIVIL ENGINEERING.

LAURA VUKOSAVLJEVIC, P.E. – MS. VUKOSAVLJEVIC IS A GEOTECHNICAL ENGINEER AT MORELL ENGINEERING. HER ALABAMA PROFESSIONAL ENGINEER LICENSE NO. IS 38468. SHE GRADUATED FROM THE UNIVERSITY OF TENNESSEE IN 2006 WITH A MASTER OF SCIENCE IN CIVIL ENGINEERING, AND FROM LOUISIANA STATE UNIVERSITY IN 2004 WITH A BACHELOR OF SCIENCE IN CIVIL ENGINEERING.

METHODS USED IN SITE ASSESSMENT

MORELL ENGINEERING PERFORMED A RECONNAISSANCE OF THE PROJECT SITE. PUBLISHED SITE INFORMATION WAS ALSO RESEARCHED, INCLUDING HISTORICAL SITE PHOTOGRAPHS, THE 7.5 MINUTE SERIES TOPOGRAPHIC MAP OF THE LEEDS QUADRANGLE, THE GEOLOGICAL MAP OF ALABAMA, THE SINKHOLE MAP OF ALABAMA, THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER WEBSITE, AND THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF JEFFERSON COUNTY, ALABAMA.

FINDINGS FOR ALL FEATURES IDENTIFIED ON THE MAP

PLEASE SEE ALL FINDINGS PREVIOUSLY OUTLINED UNDER NATURAL HAZARDS AND MAN-MADE HAZARDS SECTION.

PROFESSIONAL CONCLUSIONS CONCERNING THE IMPACT OF THE FINDINGS

PENDING THE RESULTS OF THE ENDANGERED SPECIES INQUIRY, THE FINDINGS OF THIS SITE ASSESSMENT EVALUATION SHOULD GENERALLY NOT AFFECT THE PLANNED DEVELOPMENT.

RECOMMENDATIONS FOR MITIGATION OF THE IMPACTS OF DEVELOPMENT

ASSUMING THAT THE ENDANGERED SPECIES INQUIRY DOES NOT REVEAL THAT NEW CONSTRUCTION WILL IMPACT ANY ENDANGERED OR THREATENED SPECIES, NO MITIGATION IS NECESSARY. HOWEVER, IF THE NEW CONSTRUCTION WILL IMPACT ENDANGERED OR THREATENED SPECIES, A REPORT WILL BE ISSUED THAT DESCRIBES THE IMPACT AND RECOMMENDATIONS FOR MITIGATION, IF NEEDED.

REVISIONS

711 E. HOBBS STREET ATHENS, AL. 35611
PHONE: (256) 867-4957
WWW.MORELLENGINEERING.COM

MORELL
ENGINEERING

SITE ASSESSMENT MAP
OF
A REPLAT OF LOTS 3.3 OF THE GRAND RIVER REX LAKE ROAD, PARCEL 3
COMMERCIAL PROPERTY SUBDIVISION AS RECORDED IN MAP BOOK 229 PAGE 38,
AND LOT 3.24 OF THE RESURVEY OF GRAND RIVER REX LAKE ROAD, PARCEL 3.2,
COMMERCIAL SUBDIVISION FINAL PLAT AS RECORDED IN
MAP BOOK 238 PAGE 100

MORELL PROJECT NUMBER: 20-0375
SCALE: 1"=60'
DATE: 02/17/2021
DRAWN BY: BCP
CHECKED BY: WTM

SHEET NUMBER
1

File Attachments for Item:

4. SA21-000005 - A request by the City of Leeds to subdivide for the purpose of dedicating ROW - 1760 Ashville Rd - TPID 2605150001005003 - St Clair Co - Zoned B-2

N TICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision

CITY OF LEEDS

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “Millers Way”. This proposed subdivision consists of .

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 #:	SA21-000005
APPLICANT NAME:	CITY OF LEEDS
PROPERTY OWNER:	CITY OF LEEDS
TAX PARCEL ID#S:	2605150001005003
CASE ADDRESS:	1760 ASHVILLE RD; 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.

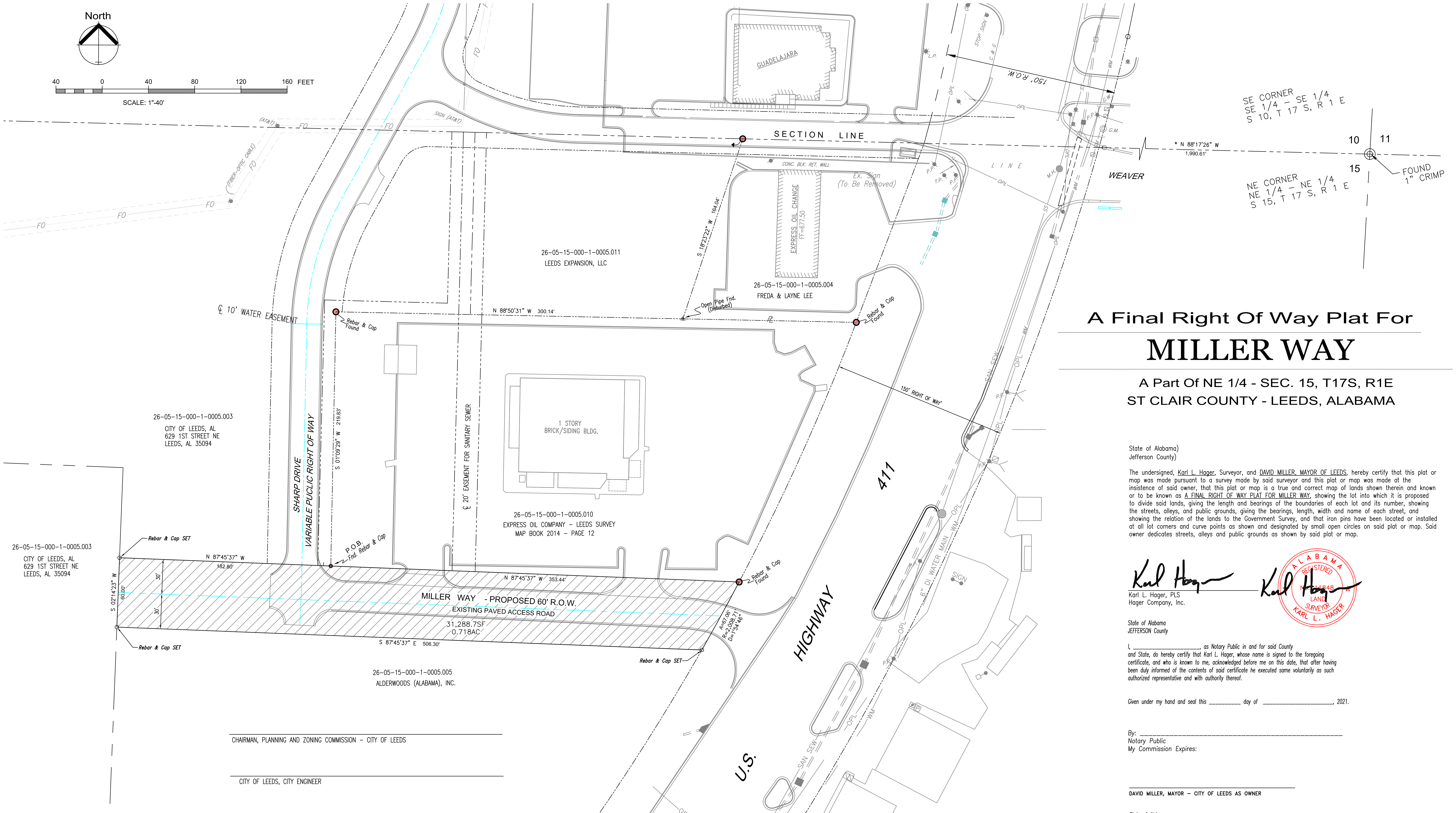
Date:	03/11/2021
Time:	5:00 p.m.
Place:	Leeds Civic Center Meeting Room 1000 Park Drive Leeds, AL 35094

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: bwatson@leedsalabama.gov
Fax: 205-381-4077

Mailing Address:
City of Leeds
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094



CHAIRMAN, PLANNING AND ZONING COMMISSION - CITY OF LEEDS

CITY OF LEEDS, CITY ENGINEER

City Clerk - City of LEEDS

ST. CLAIR COUNTY ENGINEER: APPROVED IN FORMAT ONLY

ST. CLAIR COUNTY E-911 DEPARTMENT: APPROVED IN FORMAT ONLY

C/L-CENTERLINE
IPS-5/8"REBAR W/ CAP
IPF-IRON PIN FOUND
CALC-CALCULATED
(-)-DEED DIMENSION
ROW-RIGHT OF WAY
CONC-CONCRETE
PP-POWER POLE
FC-FENCE CORNER
MTL-MEATAL
BM-BENCH MARK FOUND
TBM-BENCH MARK SET
ANC-POWER POLE ANCHOR

N-NORTH
S-SOUTH
W-WEST
E-EAST
POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
● -POINT SET
○ -POINT FOUND
☒ -POINT CALC.
△ -POINT NOT SET
—x—x—x— -FENCE LINE
— — — — -EASEMENT LINE
—— E —— -OVERHEAD POWER/TEL
MH - Manhole

TYPE:
PLAT MAP

OWNER'S CERTIFICATE AND DEDICATION. I the undersigned DAVID MILLER, MAYOR OF LEEDS, do hereby certify that THE CITY OF LEEDS is the owner of and has right, title, or interest in the land shown on the plat of A FINAL RIGHT OF WAY PLAT FOR MILLER WAY 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 Right of Way as shown on the plat is created for the installation and maintenance of public utilities.

OWNER_________________________this ___ day of __________________________2021.

Witness_________________________

A Final Right Of Way Plat For
MILLER WAY
A Part Of NE 1/4 - SEC. 15, T17S, R1E
ST CLAIR COUNTY - LEEDS, ALABAMA

State of Alabama)
Jefferson County)

The undersigned, Karl L. Hager, Surveyor, and DAVID MILLER, MAYOR OF LEEDS, 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 A FINAL RIGHT OF WAY PLAT FOR MILLER WAY, showing the lot 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 Government Survey, 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.

Karl Hager
Karl L. Hager, PLS
Hager Company, Inc.

Karl Hager

No. 11848
KARL L. HAGER

State of Alabama
JEFFERSON County

I, ______________________, as Notary Public in and for said County and State, do hereby certify that Karl L. Hager, 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 ______________________, 2021.

By: ____
Notary Public
My Commission Expires:

____
DAVID MILLER, MAYOR - CITY OF LEEDS AS OWNER

State of Alabama
____________________ County

I, ______________________________________, as Notary Public in and for said County and State, do hereby certify that DAVID MILLER, MAYOR OF LEEDS as OWNER, 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 ___________________, ______

By: ____
Notary Public
My Commission Expires:

811
Know what's **below.**
Call before you dig.

A PROJECT FOR:
CITY OF LEEDS, AL

2/15/2021

DATE	NUMBER	DESCRIPTION

DETAILS

PROJECT:
MILLER WAY RIGHT OF WAY PLAT
LOCATION:
Leeds, Alabama

HagerCo-LLC
keithlhager@icloud.com
Keith L. Hager, PE
1025 MONTGOMERY HIGHWAY, S 110
Birmingham, AL 35216
Direct: 205.229.1738

Right of Way
Final Plat

SHEET NUMBER
S1.0