



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

July 13, 2023 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of June 8, 2023 Meeting

OLD BUSINESS:

NEW BUSINESS:

2. SA23-000007 - A request by Jerry Perry, Applicant, Ariette Luna, Owner, to resurvey certain parcels as Luna Resurvey on Parkway located at 7516 Parkway Dr, 35094, TPID: 25 00 20 1 002 009.000, Jefferson County, Zoned B-2, General Business District Form Based Code Overlay.
3. SA20-000010 - Street Acceptance - A request by Tower Homes to accept the streets at the Cottages on Weaver.
4. SA20-000012 - Street Acceptance - A request to release the performance bond related to Grand River South Residential Phase 1, 995 Rex Lake Rd, Leeds, AL 35094, TPID 2400264000001000, Zoned PCD: Planned Community Development.
5. SA23-000009 - A request by Gene Moore investment Inc., Owner, and Applicant, to subdivide a parcel of property located at 8570 Apple St, Leeds, AL 35094, TPID 2500223002004.000, Jefferson County, Zoned I-2, Heavy Industrial.

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. Minutes of June 8, 2023 Meeting



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

June 08, 2023 @ 5:00 PM

CALL TO ORDER:

Meeting was called to order by Commissioner Edward Cook at 5:00 PM.

ROLL CALL:

PRESENT

Commissioner Edward Cook
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Roland Isbell
Commissioner Kelly Washburn

ABSENT

Commissioner Dave Mackey

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. May 11, 2023 - Minutes
Minutes approved as presented.

OLD BUSINESS:

Motion made by Commissioner Mudd, Seconded by Commissioner Washburn to hear case SA23-000006 first. Consent was unanimous.

Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Isbell, Commissioner Washburn

2. RA23-000001 - Modification to the R-5, Garden Home District and deletion of the R-6 Patio Home District

Commissioner Mudd expressed that the board needed to look at the wording of a few things in order to have a fallback position in case someone asks for a variance on the alley ways. As it is written now the R-5 would revert back to the original R-5 with the exception of the 7-foot set back. Commissioner Mudd would also like to look at other options for the garage.

City Attorney Scott Barnett advised the Board that City Council can make minor changes that are doable. If they make Major changes that could be an issue. If changes to the regulation are to be made it is to be by this board.

Commissioner Watson reminded the board of the public's right to apply with variance with the Board of Zoning Adjustments.

Motion made by Commissioner Mudd and seconded by Commissioner Watson to table and recommend extending the moratorium on R-5 for an additional six months.

Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Isbell, Commissioner Washburn

Motion passes.

NEW BUSINESS:

3. SA23-000006 - A request by MTTR Engineers, Inc., Applicant, Pierce Property, LLC, Owner for a one (1) lot resurvey "Oden Addition to Leeds Resurvey Number One" at 1111 Ashville Rd, Leeds, AL, TPID 2500163010001.000, Zoned I-1, Industrial, Jefferson County.

Joe Miller 33 Riverchase Ridge.

Mr. Miller stated that his company needs to resurvey since the owner would like to add on to the existing building.

Commissioner Watson stated Farley Ave appears to go into the platted area. The City would ask that the ride of way be granted to the City so that the City can maintain the street. The total ride of way would be 50 feet.

Commissioner Watson stated that the City will grant a foundation permit subject to approval of this resurvey.

Motion was made to close the public hearing by Commissioner Washburn and seconded by Commissioner Cauble.

No further discussion from the Board.

Motion to approve by Commissioner Watson to approve the plat subject to staff comments.

One of them being the granting of the ride of way for the current in place Farley Ave.

Seconded by Commissioner Mudd.

Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Isbell, Commissioner Washburn

Motion Passes.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

Meeting adjourned at 5:32 PM.

Mr. Edward Cook, Chairman

Ms. Kelly Washburn, Secretary

File Attachments for Item:

2. SA23-000007 - A request by Jerry Perry, Applicant, Ariette Luna, Owner, to resurvey certain parcels as Luna Resurvey on Parkway located at 7516 Parkway Dr, 35094, TPID: 25 00 20 1 002 009.000, Jefferson County, Zoned B-2, General Business District Form Based Code Overlay.

7

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision Resury five lots into two lots.

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "Resury five lots into two lots.". This proposed subdivision consists of 2.

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 #:	SA23-00007
APPLICANT NAME:	Jerry Peery
PROPERTY OWNER:	
TAX PARCEL ID#S:	2500201002009000
CASE ADDRESS:	7516 PARKWAY DR 110; 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: 07/13/2023
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

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

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

Contact Person: Brad Watson **Phone:** 205-699-0907
E-mail: development@leedsalabama.gov

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

S23-000007
7516 PARKWAY DR
AERIAL

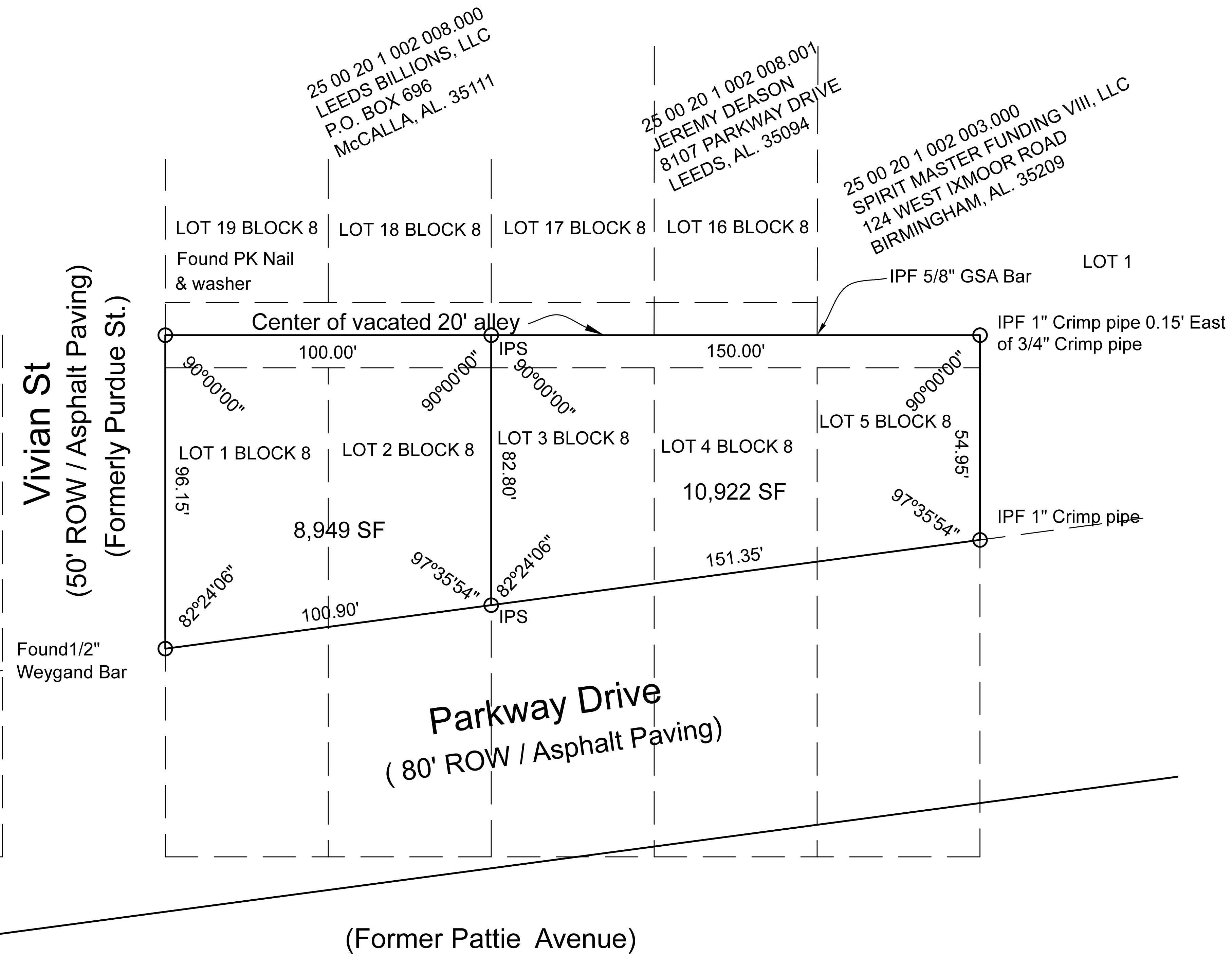


LEGEND

- A= Arc
- Ac= Acres
- AC= Air-conditioning
- Anchor= Anchor
- Av= Avenue
- Bldg= Building
- C & G= Curb & Gutter
- C= Calculated or Communication (Linetype)
- CATV= Cable TV
- Ch= Chord
- Conc= Concrete
- CM= Concrete Monument Found
- CMF= Corrugated Metal Pipe
- CO= Sanitary Sewer Clean out
- D= Deed or Central Angle
- E= East
- E= Underground Electric line when used as a line type
- Elec= Electric
- Elev= Elevation
- Esmf= Easement
- EM= Electric Meter
- FH= Fire Hydrant
- FL= Flowline
- Fnc= Fence
- Fnd= Found
- GM= Gas Meter
- GI= Grate Inlet
- HB= Hose Bib
- IPF= Iron Pin Found
- IPS= Iron Pin Set 1/2" Rebar With Cap Marked J.O. Peery PLS12697
- JB= Junction Box
- LS= Lamp Standard
- M= Measured
- MB= Mapbook
- MHSS= Sanitary Manhole
- MHST= Storm Manhole
- MHT= Telephone Manhole
- N= North
- NTS= Not To Scale
- OHU= Overhead Utilities
- P= Plat
- Pg= Page
- POB= Point of Beginning
- POC= Point of Commencement
- POE= Point of Ending
- PK= Parker-Kalon Nail
- PLS= Professional Land Surveyor
- R= Radius, Range or Record
- RC= Concrete Pipe
- RP= Reference Point
- Ref= Reference
- Rec= Recorded
- RM= Reference Mark
- ROW= Right-of-way
- RRS= Railroad Spike
- °= Degree
- S= South or Section
- SCM= Set Concrete Monument
- SP= Strain Pole
- SS=Sanitary Sewer
- Sto= Storage
- T= Township or Telephone
- Tped= Telephone Pedestal
- Trans= Transformer
- UG= Underground
- UP= Utility Pole
- W= West or Water when used as a line type
- WM= Water Meter
- WV=Water Valve
- '= Minute or Foot
- "= Second or Inch
- ~ = Not to scale
- = Leader Line

Final Plat

LUNA RESURVEY ON PARKWAY DRIVE
 BEING A RESURVEY OF PART OF LOTS 1 THRU 5 BLOCK 3
 LEEDS BUILDING & REAL ESTATE COMPANY'S SUBDIVISION (MB 13, Pg 30 B'HAM DIVISION)
 LOCATED IN THE NE1/4-NE1/4 S 20N T 17 S, R 1 E
 HUNTSVILLE PRINCIPAL MERIDIAN JEFFERSON COUNTY, ALABAMA
 CITY OF LEEDS, ALABAMA



25 00 20 1 002 008.000
 LEEDS BILLIONS, LLC
 P.O. BOX 696
 McCALLA, AL. 35111

25 00 20 1 002 008.001
 JEREMY DEASON
 8107 PARKWAY DRIVE
 LEEDS, AL. 35094

25 00 20 1 002 003.000
 SPIRIT MASTER FUNDING VIII, LLC
 124 WEST IXMOOR ROAD
 BIRMINGHAM, AL. 35209

State of Alabama
 Jefferson County

The undersigned, Jerry O. Peery, as registered land surveyor, State of Alabama, and Arlette Luna, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of land shown therein and known as or to be known as LUNA RESURVEY ON PARKWAY DRIVE, showing subdivision into which it is proposed to divide said lands; giving the length and the angles of the boundaries of each lot and its number; showing the streets, alleys, and public grounds; giving the length, width and name of each street, as well as the number of each lot and block; also showing the relations of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small circles on said plat or map. Said owner further certifies that they are the owners of said property and the property is subject to a mortgage held by Accent Mortgage.

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.

In witness whereof we have hereunto set our hands and seal this the _____ day of _____, 2023.

By:
 Jerry O. Peery, Alabama PLS 12697

By:
 Arlette Luna, Owner Date

State of Alabama
 Jefferson County

I, the undersigned Notary Public in and for said State and County, do hereby certify that Jerry O. Peery, whose name is signed to the foregoing certificate as Professional Land Surveyor whom is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, they executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2023.

By: _____ Notary Public
 Printed name

 My Commission Expires _____
 Signature Notary Public

State of Alabama
 Jefferson County

I, the undersigned Notary Public in and for said State and County, do hereby certify that Arlette Luna whose name is signed to the foregoing certificate as Owner who is known to me, acknowledge before me on this date that after having been duly informed to the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2023.

By: _____ Notary Public
 Printed name

 My Commission Expires _____
 Signature Notary Public

APPROVED IN FORMAT ONLY

Director of Environmental Services _____ Date

Director Roads and Transportation/County Engineer _____ Date

Chairman, City of Leeds Planning & Zoning Commission _____ Date

Director of Land Planning & Development Services _____ Date

UNLESS OTHERWISE SHOWN OR STATED, ALL EASMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS & EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.

SURFACE DRAINAGE NOT WITHIN THE ACCEPTED AND MAINTAINED COUNTY RIGHT-OF-WAY WILL NOT BE MAINTAINED BY THE CITY OF LEEDS, ALABAMA

ZONING: THE FOLLOWING ZONING INFORMATION IS CERTIFIED TO BE ACCURATE AS OF THE DATE OF THIS RECORDING: CITY OF LEEDS, ALABAMA B-2.

SOURCE OF WATER: LEEDS WATERWORKS BOARD.

SEWAGE DISPOSAL: JEFFERSON COUNTY ENVIRONMENTAL SERVICES SANITARY SEWER.

FLOOD ZONE: AE AS SHOWN ON MAP NUMBER 01073C0441H EFFECTIVE SEPTEMBER 24, 2021.

PID: 25-00-20-1-0020-009.000

OWNER / SPONSOR / DEVELOPER:
 ARLETTE LUNA
 1005 SADDLECREEK PARKWAY
 BIRMINGHAM, AL., 35242
 205.515.0421
 DEED: Instrument # 2020143774

SURVEYOR / PLAT REPRESENTATIVE:
 JERRY O. PEERY, PLS
 7850 SHERRY LANE
 McCALLA, ALABAMA 35111
 205.477.4128

**SPECIFIC PURPOSE SURVEY
 SUBDIVISION PLAT
 PREPARED BY: JERRY O. PEERY
 ALABAMA PROFESSIONAL LAND SURVEYOR
 7650 SHERRY LANE McCALLA, ALABAMA 35111
 TELEPHONE: (205) 477-4128
 DATE OF FIELDWORK 01/06/2023
 DATE OF DRAWING: 01/06/2023
 PROJECT: 20220811.CRD / 20220811.DWG
 SHEET 1 OF 1 SHEET**

S23-000007 7516 PARKWAY DR FLOOD



0.2 PCT ANNUAL CHANCE FLOOD HAZARD

SA23-000007

Miami

Parkway

Eloise

Vivian

AE

AE

Legend
— StreetCenterline

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, USDA, USGS, AeroGRID, IGN, and the GIS User Community

File Attachments for Item:

3. SA20-000010 - Street Acceptance - A request by Tower Homes to accept the streets at the Cottages on Weaver.

The Cottages on Weaver Subdivision

APPLICATION FOR STREET ACCEPTANCE

This application may be completed by any property owner seeking to dedicate one or more privately owned streets to the City of Leeds for public ownership and maintenance. For the purpose of this application, a "street" shall include all public infrastructure located within a public right-of-way, including, but not limited to: travel lanes, curb and gutter, drainage and sidewalks, as well as planting strips, planted medians and street trees, which may be subject to a maintenance agreement between the City and the applicant.

Only streets which have been platted pursuant to the City's Subdivision and Zoning Ordinances, and designed, installed and tested in accordance with the City of Leeds's design, installation and testing requirements (or any alternative requirements approved by the City Engineer), shall be eligible for dedication and acceptance.

All applications for street acceptance must include the following items:

- Signed and completed application for street acceptance;
- Property plat or map, minimum 11" by 17", showing all street locations and right-of-way widths (Note: Only streets which are dedicated as public rights-of-way may be offered for acceptance);
- One (1) full set of as-built drawings for all streets contained within the application;
- A one-time street inspection fee of \$2.00 per linear foot (~~unless exempt~~);
- Copies of all testing and inspection reports;
- Copies of all easements, encroachment permits and maintenance agreements within the proposed public rights-of-way;
- ~~Engineer's cost estimate or paid invoice(s) showing the total construction value (including labor) of all infrastructure located within any rights-of-way proposed for public acceptance; and~~
- ~~A surety bond or letter of credit equal to 25% of the engineer's cost estimate or total construction value, to be held for the duration of the Maintenance Liability Period, plus ninety (90) days (unless exempt).~~

Confirmed exempt. -BR

Confirmed exempt, see Exhibit A for existing Letter of Credit surety in-place with City of Leeds in the amount of \$50,000. -BR

The enclosed application form and all supporting materials may be sent to the following address:

**City of Leeds
Attn: Planning Department
1400 9th St
Leeds, AL 35094**

Exhibit B - City of Leeds public right-of-way acceptance letter attached dated March 22, 2022. -BR

APPLICATION FOR STREET ACCEPTANCE

Property Owner Name	Grants Mill, LLC
Property Owner Address	2106 Devereux Circle, Birmingham, AL 35209
Primary Contact Name/Title	Bobby Riis, Land Development Manager
Primary Contact Phone	251-298-9162
Primary Contact Email	bobby@tower-homes.com

Subdivision -- If Applicable	The Cottages on Weaver
Phase(s) -- If Applicable	NA

The property owner identified above hereby applies to the Leeds City Council for acceptance of the following streets into the City of Leeds Street Maintenance System. All streets must be clearly identified by name, beginning and ending point, and street length, in the space provided below. Portions of streets must be clearly delineated by dimensions and/or landmarks. Please include a map or plat of all streets covered by this application. Attach additional sheets, if necessary.

Street Name	From	To	Length (LF)
Weaver Way	East side entry - by C-3 & C-4	Dead-end; Lot 24	810 LF
Ashley Drive	West side entry - by C-1 & C-2	Dead-end; Lot 24	1010 LF


APPLICANT CERTIFICATION

By submitting this application, I, on behalf of the above-named property owner, do hereby certify the following to be true and accurate:

1. I am duly authorized to sign this application on behalf of the property owner, and to bind the property owner to the requirements of the City of Leeds Street Acceptance Policy; and
2. One hundred percent (100%) of the required public infrastructure and at least seventy-five percent (75%) of all lots within the area covered by this application have been built out and completed.

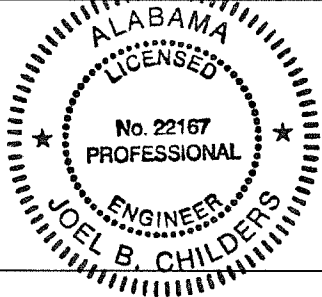
Furthermore, I, on behalf of the above-named property owner, do hereby agree to the following procedures and requirements, as outlined in the City of Leeds Street Acceptance Policy:

1. All applications for street acceptance shall be reviewed and inspected by the City Street and Drainage Inspector, City Engineer, Planning Director and Public Works Director, to determine eligibility prior to consideration by City Council.
2. All applications for street acceptance are subject to review and approval by Leeds City Council;
3. All streets accepted into the City of Leeds Street Maintenance System shall be subject to a Standard Maintenance Liability Period (12 months) or an Extended Liability Period (minimum 24 months), as determined by the Planning Director. During the Maintenance Liability Period, the applicant shall bear all costs related to maintaining and repairing all street(s) contained within this application, and shall correct any defects or discrepancies that arise during the warranty period. Unless exempt, a surety bond or letter of credit equal to 25% of the engineer's cost estimate or total construction value (including labor) shall be provided by the applicant and held by the City for the duration of the Maintenance Liability Period, plus ninety (90) days. In the event the applicant fails to make the required repairs during the Maintenance Liability Period, the bond or letter of credit will be drawn down by the City in order to complete the repairs, and any additional costs in excess of the bond or letter of credit amount, if required, will be the responsibility of the applicant.
4. Upon completion of the Maintenance Liability Period, the applicant shall submit a request to the City Engineer for a final inspection. Any defects or discrepancies identified by the City Engineer must be repaired by the applicant within sixty (60) days from the date of inspection. In the event the applicant fails to make the required repairs during the cure period, the bond or letter of credit will be drawn down by the City in order to complete the repairs, and any additional costs in excess of the bond or letter of credit amount, if required, will be the responsibility of the applicant.
5. Upon completing any necessary repairs, the applicant shall submit a request to the City Engineer for a final re-inspection. The City Engineer shall inspect all streets within five (5) business days of receiving the request, and shall provide a written report of his findings to the applicant. Once all streets have been found to be free of any defects or discrepancies, the inspection shall be approved, and the City Engineer shall send a written notification releasing the applicant from any further maintenance liability.

Applicant Signature		Date	4/7/2023
Name (Printed)	Bobby Riis	Title	Land Development Manager

APPLICANT'S ENGINEER CERTIFICATION

I certify that all streets contained within this application have been designed, installed and tested in accordance with the City of Leeds's design, installation and testing requirements, or any alternative requirements approved by the City Engineer.

Engineer Signature	<i>Joel Childers</i>	<p>Affix P.E. Seal Here</p> 
Name (Printed)	JOEL CHILDERS	
P.E. Number	22167	
P.E. State	AL	
Date	4/13/23	

This section to be completed by the City Street & Drainage Inspector

INSPECTOR CERTIFICATION

I certify that all streets contained within this application were inspected by me on _____, 20__, and were found to be free of any defects and/or discrepancies. I further certify that these streets are eligible for acceptance into the City of Leeds Street Maintenance System, pursuant to the City of Leeds's Subdivision Ordinance and Street Acceptance Policy, unless otherwise noted below.

Inspector Signature		Date	
Name (Printed)		Title	

Notes/Conditions:	
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This section to be completed by Engineering, Planning & Public Works

CITY ENGINEER ENDORSEMENT

Comments	
Recommendations	

Signature		Date	
Name (Printed)		Title	City Engineer

PLANNING DEPARTMENT ENDORSEMENT

Comments	Subdivision plat recorded at Plat Book(s)/Page(s) _____ _____ Bond/LOC # _____ Expiration: _____ Does property meet 75% build out requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
Recommendations	

Signature		Date	
Name (Printed)		Title	Planning Director

PUBLIC WORKS DEPARTMENT ENDORSEMENT

Comments	
Recommendations	

Signature		Date	
Name (Printed)		Title	Public Works Director

This section to be completed by the City Clerk following City Council action

CERTIFICATION OF COUNCIL ACTION

I certify that the Leeds City Council, during a duly called meeting on _____, 20__, voted to **ACCEPT** / **NOT ACCEPT** into the City of Leeds Street Maintenance System, all the streets contained within this application, unless otherwise noted below.

Pursuant to the City of Leeds Street Acceptance Policy, the Maintenance Liability Period shall commence on _____, 20__, and shall expire on _____, 20__, unless otherwise noted below.

Signature		Date	
Name (Printed)		Title	City Clerk

Notes/Conditions:	
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Statutory Reference

Approval of plan or plat not acceptance of dedication of land.

The approval of the land development plan or subdivision plat may not be deemed to automatically constitute or effect an acceptance by the municipality or the county or the public of the dedication of any street, easement, or other ground shown upon the plat. **Public acceptance of the lands must be by action of the governing body customary to these transactions.**

Alabama Code Title 11. Counties and Municipal Corporations § 11-52-34

This section to be completed by the Applicant upon completion of the Maintenance Liability Period

APPLICATION FOR FINAL INSPECTION

I/We hereby request that the City Engineer conduct a final inspection of all streets identified within this application. I certify that the Maintenance Liability Period has elapsed, or will elapse within the next thirty (30) days, and at least seventy-five percent (75%) of all lots within the area covered by this application have been built out and completed.

Further, following the results of the City Engineer's inspection, I/We agree to repair or replace any defects or discrepancies within sixty (60) days of the final inspection date. I/We understand that failure to make the required repairs within sixty (60) days will result in a drawdown of the applicant's bond or letter of credit.

Applicant Signature		Date	
Name (Printed)		Title	

Applicant Notes:	
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This section to be completed by the City Engineer following final inspection / re-inspection

FINAL INSPECTION REPORT

I certify that a final inspection for all streets contained within this application was completed by me on _____, 20___. Below is a summary of my findings:

Inspection Results	<input type="checkbox"/>	Final Inspection Approved <i>(No Repairs Required)</i>
	<input type="checkbox"/>	Final Inspection Not Approved <i>(Repairs Required)</i>
	<u>Defects/Discrepancies (If Any):</u> 	

It is understood that the applicant will repair any defects or discrepancies, if any are noted above, within ninety (90) days from the date of this inspection report. Upon completion of these repairs, the applicant shall request a final re-inspection from the City Engineer. Failure to make the required repairs within ninety (90) days will result in a drawdown of the applicant's bond or letter of credit.

Signature		Date	
Name (Printed)		Title	City Engineer

FINAL RE-INSPECTION REPORT

I certify that a final re-inspection for all streets contained within this application was completed by me on _____, 20___. At such time, all streets were found to be free of any defects or discrepancies. The re-inspection is hereby approved, and the applicant is hereby released from any further maintenance liability for all streets contained within this application, unless otherwise noted below.

Signature		Date	
Name (Printed)		Title	City Engineer

Notes/Conditions:	
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COTTAGES ON WEAVER

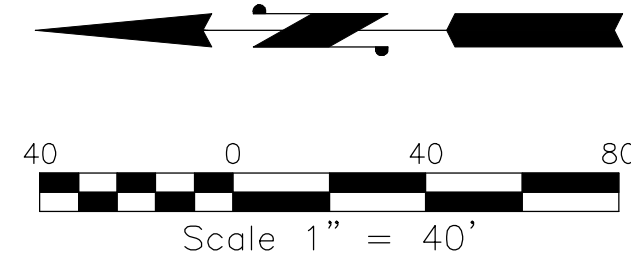
A RESIDENTIAL SUBDIVISION
 BEING LOCATED IN THE SOUTHWEST QUARTER OF
 SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST
 HUNTSVILLE MERIDIAN, ST. CLAIR COUNTY, ALABAMA
 BEING PART OF PARCEL NUMBERS
 2601110001023000, 260110001024000 AND 2601110001024001
 ST. CLAIR COUNTY

Prepared by:



CARR & ASSOCIATES ENGINEERS, INC.
 153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124

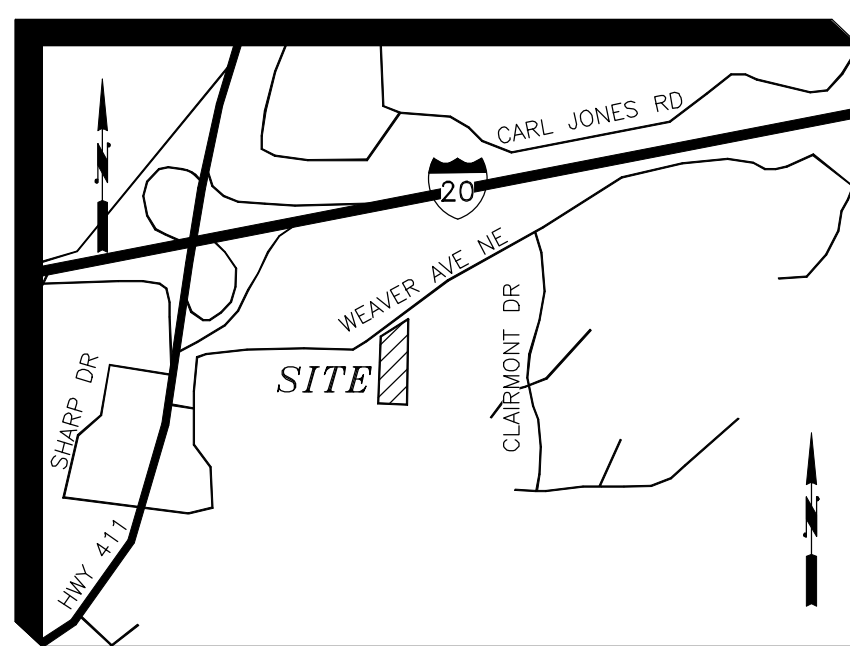
PHONE (205) 664-8498 FAX (205) 664-9685
 CAD FILE: 76.197 COTTAGES ON WEAVER PLAT.dwg
 CAD OPERATOR: BBT
 JUNE 2020



TYPICAL ADDRESS
LOT 50
4004

CURVE CHART

CURVE	RADIUS	DELTA ANGLE	ARC L
C1	25.00'	81°19'27"	35.48'
C2	150.00'	6°30'28"	17.04'
C3	150.00'	18°11'14"	47.61'
C4	150.00'	2°24'30"	6.30'
C5	525.00'	1°23'35"	12.76'
C6	525.00'	1°07'23"	10.29'
C7	225.00'	5°41'46"	22.37'
C8	225.00'	11°46'43"	46.25'
C9	225.00'	11°48'09"	46.35'
C10	225.00'	9°47'09"	38.43'
C11	225.00'	7°01'50"	27.61'
C12	125.00'	13°30'41"	29.48'
C13	125.00'	17°11'19"	37.50'
C14	125.00'	12°25'40"	27.11'
C15	25.00'	89°13'19"	38.93'
C16	25.00'	126°32'04"	55.21'
C17	25.00'	54°49'19"	23.92'
C18	25.00'	113°29'48"	49.52'
C19	100.00'	14°47'52"	25.83'
C20	475.00'	2°30'57"	20.86'
C21	175.00'	15°25'01"	47.09'
C22	175.00'	28°04'21"	85.74'
C23	175.00'	2°38'17"	7.96'
C24	75.00'	41°34'17"	54.42'
C25	25.00'	92°20'04"	40.29'
C26	50.00'	22°42'43"	19.82'
C27	100.00'	43°54'21"	76.63'
C28	200.00'	46°05'39"	160.90'
C29	500.00'	2°30'57"	21.96'
C30	125.00'	35°08'36"	76.67'
C31	200.00'	15°42'12"	54.81'
C32	200.00'	1°49'19"	41.27'
C33	150.00'	2°08'53"	5.62'
C34	150.00'	8°29'39"	22.24'



VICINITY MAP
NOT TO SCALE

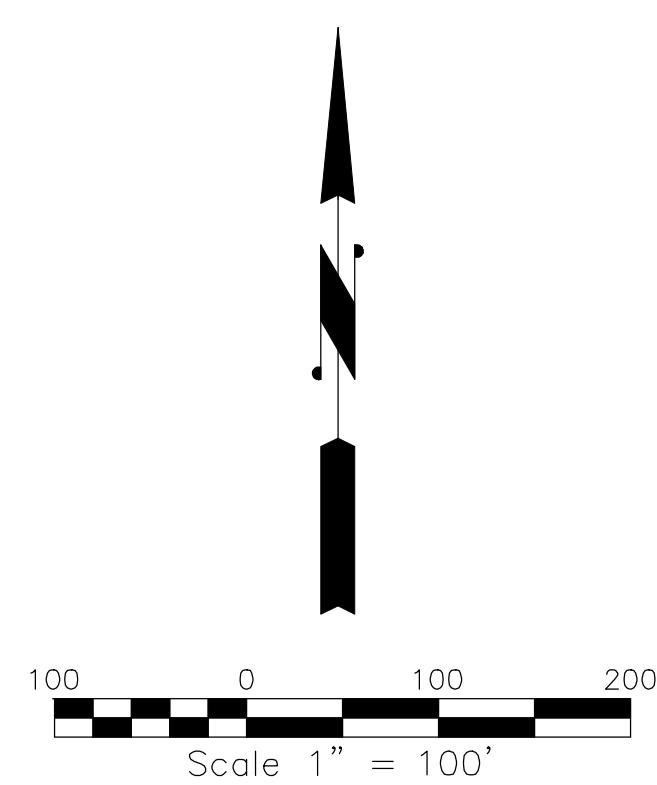
OWNER:
Grants Mill LLC
 2106 Devereux Circle
 Birmingham, AL 35243
 CONTACT:
 Clint Johnston
 Phone: (205) 970-2363
 Fax: (205) 970-2365

OWNER: PERRY JACKIE & JOHNSON KATHY A
 PID# 260210004003000
 DB 2015, PG 123222

OWNER: ROBERTS HERMAN L & JUDY T
 PID# 260210004006001
 PB A102, PG 6

40' ACCESS
 EASEMENT -
 EXACT LOCATION
 TO BE DETERMINED
 AT A LATER DATE

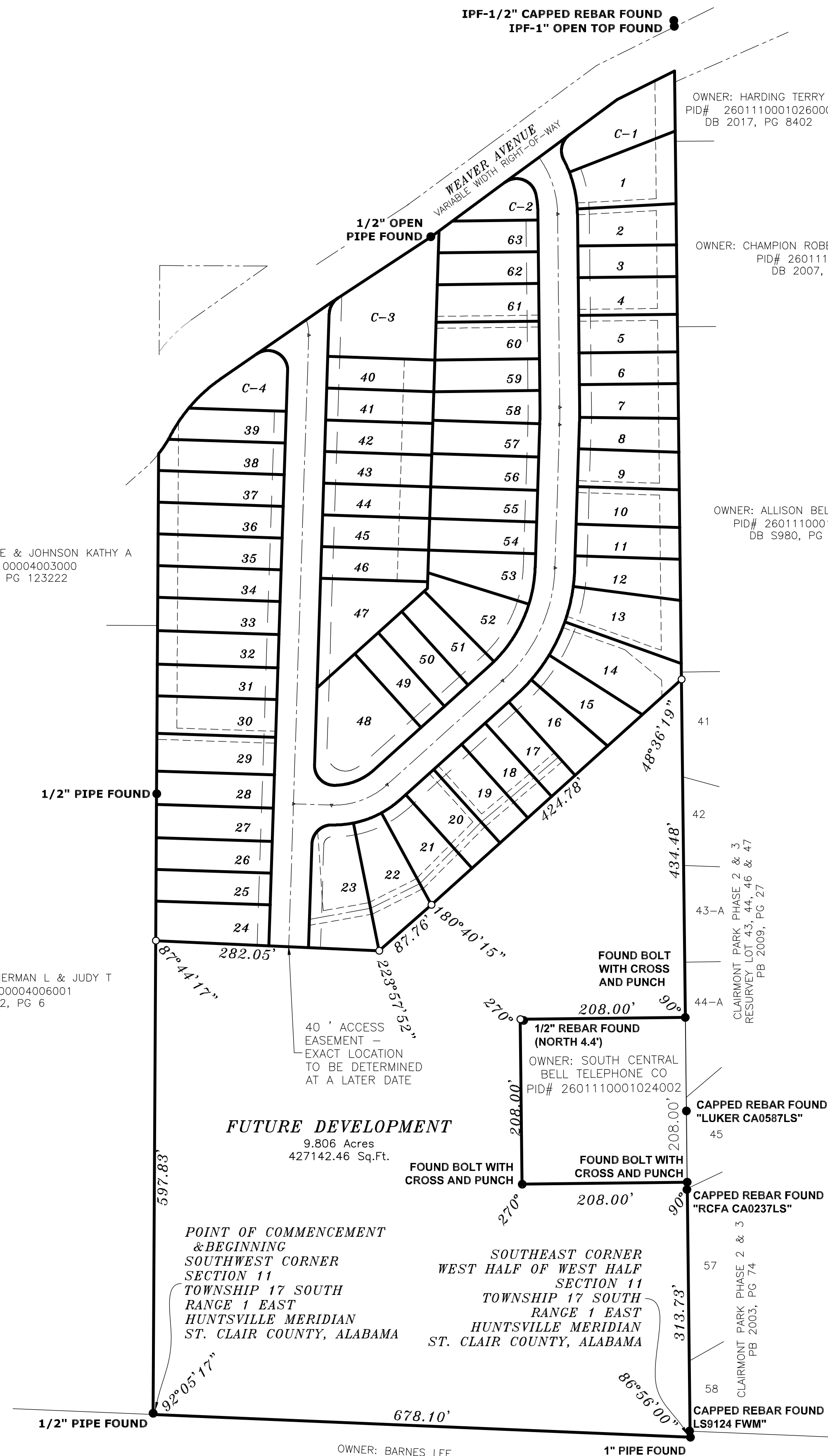
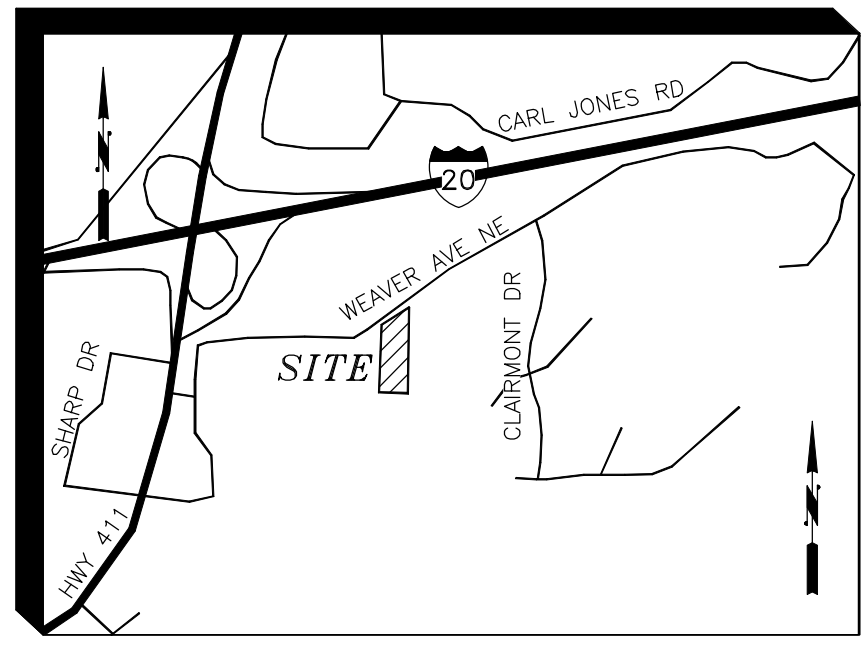
FUTURE DEVELOPMENT
 SEE SHEET 2 OF 2



OWNER: PERRY JACKIE & JOHNSON KATHY A
PID# 260210004003000
DB 2015, PG 123222

OWNER: ROBERTS HERMAN L & JUDY T
PID# 260210004006001
PB A102, PG 6

OWNER:
Grants Mill LLC
2106 Devereux Circle
Birmingham, AL 35243
CONTACT:
Clint Johnston
Phone: (205) 970-2363
Fax: (205) 970-2365



LEGAL DESCRIPTION (PARCEL I)
A parcel of land situated in the Southwest Quarter of the Section 11, Township 17 South, Range 1 East, Huntsville Meridian, St. Clair County, Alabama, Pell City Division, being more particularly described as follows:

Commence at a one-half inch pipe found at the Southwest Corner of Section 11, Township 17 South, Range 1 East, Huntsville Meridian, St. Clair County, Alabama; thence proceed **North 00°00'00" East** (Bearing basis Deed Book 2002, Page 8228, St. Clair County, Alabama) a distance of **781.69 feet** to the **POINT OF BEGINNING** at a one-half inch found pipe; thence continue **North 00°00'00" East** a distance of **429.22 feet** to a one-half inch set rebar (with a plastic cap stamped "CARR 00010 LS"), said point being on the South Right-of-Way line of WEAVER AVENUE with a variable width Right-of-Way; thence with chord bearing of North 32°47'39" East and a chord distance of 27.82 feet, run along the aforesaid Right-of-Way Northeasterly, then Northerly **27.86 feet** along the arc of a concave curve to the Northwest, counterclockwise, with a radius of 150.00 feet and a central angle of 10°38'32" to the Point of Reverse curve to the right, concave Southeast with chord bearing of North 41°14'08" East, a chord distance of 95.16 feet and a radius of 200.00 feet; thence run along the aforesaid Right-of-Way Northerly, then Northeasterly **96.08 feet** along the arc of said curve; thence continue along the aforesaid Right-of-Way **North 54°59'54" East** a distance of **169.43 feet** to a one-quarter inch found rod; thence run **South 00°45'17" West** a distance of **628.95 feet** to a one-half inch found pipe; thence run **North 87°55'33" West** a distance of **208.43 feet** to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION (PARCEL II)
Commence at the SW corner of Section 11, Township 17 South, Range 1 East, proceed **North 05 deg. 26 min. East 144.38 feet** to a point on the South right of way boundary of Weaver Avenue Extension (Right of way assumed 50 feet), the **POINT OF BEGINNING** of the property herein described; thence **North 53 deg. 30 min. East** along said right of way boundary **150.00 feet** to a point; thence **South 02 deg. 06 min. East**, parallel to the West boundary of the aforementioned Section **702.93 feet** to a point; thence **North 02 deg. 06 min. West** parallel to Weaver Avenue Extension **150.00 feet** to a point; thence **North 02 deg. 06 min. West 702.93 feet** at the **POINT OF BEGINNING**; being situated in the West 1/2 of the SW 1/4 of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama.

LEGAL DESCRIPTION (PARCEL III)
Part of the West one half of West one half of Southwest one quarter of Section 11, Township 17 South, Range 1 East, St. Clair County, Alabama, and being more particularly described as follows:
Begin at the Southwest corner of the West one half of the West one half of the Southwest one quarter of Section 11, Township 17 South, Range 1 East, thence **North 2°51' West** along the West line of said quarter section **782.64 feet**; thence **North 89°14' East 210.00 feet**; thence **South 2°06' East 73.00 feet**; thence **North 53°30' East 150.00 feet**; thence **North 2°06' West 702.93 feet** to the Southeasterly right of way of Weaver Avenue; thence **North 50°23' East** along said right of way **292.43 feet**; thence **North 60°27' East** along said right of way **80.97 feet** to the East line of the West one half West one half of Southwest one quarter, thence **South 3°50' East** along said East line **1723.93 feet** to the Southeast corner of the West one half of West one half of Southwest one quarter of Section 11, thence **South 89°14' West 678.10 feet** to the **POINT OF BEGINNING**.

Less and Except the following:
Part of the West half of the West half of Southwest quarter of Section 11, Township 17 South, Range 1 East and described as follow:
Commence at the Southeast corner of said West half of West half; thence **North 1°0' West** along the East line of same a distance of **313.73 feet** to the **POINT OF BEGINNING**; thence **continue** along the last named course a distance of **208.0 feet**; thence **90°0'** to the left West a distance of **208.0 feet**; thence **90°0'** to the left south a distance of **208.0 feet**; thence **90°0'** to the left East a distance of **208.0 feet** to the **POINT OF BEGINNING**.

The undersigned warrant and covenant that they are seized in fee simple of the land and premises shown hereon, including those easements and or rights of way within or without the boundaries of the subdivision, lots or lot depicted and designated for Sanitary Sewer Easements and rights of way, and have a good right and title to convey and do hereby, grant, bargain, sell, and convey to Jefferson County, Alabama, all Sanitary Sewer and other utility Easements shown hereon that may be used for Sanitary Sewer pipelines and all other Sanitary Sewer uses associated therewith. The undersigned further warrant and covenant that Jefferson County or its contractor or agents shall have the unqualified right to at all times enter upon, disturb, excavate, build, and/or construct and maintain a Sanitary Sewer pipeline and all other necessary Sanitary Sewer works and or fixtures etc., within easements and rights of way shown hereon. In consideration of the approval of this map or plat, the sufficiency of which is herewith acknowledged, the undersigned do further agree and acknowledge that neither they nor any of their contractors, agents, servants, or employees shall place any soil, fill dirt, heavy equipment or heavy objects on, over, across or upon said easement or right of way without the express written permission of Jefferson County, Alabama.

Printed Name: _____
Date: _____
By: _____
Grants Mill, LLC. - Owner
AS _____
Printed Name _____
Date: _____
By: _____
Whit Bird - City President
Robertson Banking Company

- NOTES:**
- All easements shown on this map are for public utilities, sanitary sewers, storm sewers, storm ditches and may be used for such purposes to serve property both within and without this subdivision (unless otherwise shown or stated).
 - Surface drainage not within the accepted and maintained City Right-Of-Way will not be maintained by the City of Leeds.
 - Building contractor and/or lot owner(s) are solely responsible for providing building sites free of drainage problems.
 - No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the local planning commission.
 - This entire subject property is located in Flood Zone "X", as shown on the Flood Insurance Rate Maps Panel Number 01073C0434H dated September 3, 2010 with the nearest flood elevation of 640' approximately one half mile West of this site. The lowest floor elevations of the proposed homes shall be 670 feet.
 - No Easements shown hereon maybe fenced or blocked in any manner without the approval of the Homeowners Association.
 - There is an undefined Access Easement across the "Future Development" to the Cell Tower site that must remain unless released by the South Central Bell or its assigns.

Chairman, Planning and Zoning Commission - City of Leeds
City Engineer - City of Leeds
Secretary - City of Leeds Planning Commission
Leeds Water Works Board

COTTAGES ON WEAVER

A RESIDENTIAL SUBDIVISION
BEING LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST
HUNTSVILLE MERIDIAN, ST. CLAIR COUNTY, ALABAMA
BEING PART OF PARCEL NUMBERS
2601110001023000, 260110001024000 AND 2601110001024001
ST. CLAIR COUNTY

Prepared by:
CAG
CARR & ASSOCIATES ENGINEERS, INC.
153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124
PHONE (205) 664-8498 FAX (205) 664-9685
CADD FILE: 76.187 COTTAGES ON WEAVER PLAT.dwg
DATE: 04/20/2010 OPERATOR: BFP

**STATE OF ALABAMA
COUNTY OF ST. CLAIR**
I, the undersigned, Barton F. Carr, a Registered Land Surveyor, in the State of Alabama and Grants Mill, LLC as Owner hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made in the instance of said owners; that this plat or map is a true and correct map of lands shown therein and known as **COTTAGES ON WEAVER** showing the streets, alleys, and public grounds, giving the bearings, length, width and name of each street as well as the number of each lot and block, showing the relation of the lands to the Government survey; and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and are designated by small open circles on said plat or map. We hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. Said owner(s) also certifies that he (she, they, it) is (are) the owner(s) of said lands and that the same are not subject to any mortgage, except a mortgage or mortgages held by the following mortgagee: Robertson Banking Company.
All parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge and belief. In witness thereof, said surveyor executed these persons this ___ day of _____, 20__.

Date: _____
By: _____
Grants Mill, LLC. - Owner
AS _____
Printed Name _____
Date: _____
By: _____
Whit Bird - City President
Robertson Banking Company

**STATE OF ALABAMA
COUNTY OF _____**
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Barton F. Carr, 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, does execute same voluntarily as such individuals with full authority thereof.
Given under by hand and seal this the ___ day of _____, 20__.

My Commission Expires _____
Notary Public

**STATE OF ALABAMA
COUNTY OF _____**
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that _____ whose name is signed to the foregoing certificate for the owner of Grants Mill, LLC, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.
Given under by hand and seal this the ___ day of _____, 20__.

My Commission Expires _____
Notary Public

**STATE OF ALABAMA
COUNTY OF _____**
I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Whit Bird, whose name is signed to the foregoing certificate as City President with Robertson Banking Company, and who is known to me, acknowledged before me, on this date, that after being duly informed of the contents of said certificate, does execute same voluntarily as such individuals with full authority thereof.
Given under by hand and seal this the ___ day of _____, 20__.

My Commission Expires _____
Notary Public

ST. CLAIR COUNTY ENGINEER
The undersigned, as County Engineer of the County of St. Clair, Alabama, hereby approve the within plat for the recording of the same in the Probate Office of St. Clair County, Alabama, this _____ day of _____, 2020

COUNTY ENGINEER
COUNTY OF ST. CLAIR

NOTE:
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTOR OF ENVIRONMENTAL SERVICES _____ DATE _____

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

06/26/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 06/20/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-55 : Field Observations made on this date.

- Soil Fill Observation

For Information Only

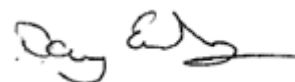
ST-36 : In place field density testing was performed for Fill for roadways & utility trench. The field density testing was performed in general accordance with ASTM D6938, using values from the laboratory proctors. A total of 19 in-place field density tests were performed on this date. The testing results indicate that in-place compaction and moisture content at the location and depth tested meet or exceed the specified requirements outlined in the project plans and specifications. For additional details of our testing, please refer to the attached Field Density Test Report.

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-55, ST-36



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-55
Contractor:	Tortorigi Construction	Technician:	Abigail Tyler
Monitoring:	Density Testing		

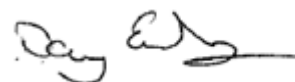
1 : Soil Fill Observation

The grading contractor was observed placing engineered fill at the following locations today:

6 lifts, approximately 6 inches in thickness, in the Driveway between Manhole 4 and 5, 6 and 7, and 7 and 8, at approximate elevation -1 to subgrade.

Once placed, the fill was spread with a dozier. The fill material was not moisture conditioned prior to compaction. The fill was placed in approximately 8 inch loose lifts and compacted with a sheeps foot roller. A total of 6 lifts were placed on this date. Our technician conducted 20 Field density tests and the results are shown on the report of field density for this date.

NOTE: All locations and thicknesses are estimates of our on-site representative.



Reviewed By



ST-36

Test Date: 06/20/2020

Field Technician: Abigail Tyler

Tests requested by: Tortorigi Construction

Results provided to: Michael Tierce

Report of Field Density Testing

Project Name: Cottages on Weaver Avenue (CMT) Leeds, AL
 Project Number: BH190345
 Project Location: Leeds, AL
 Client: Grants Mill, LLC
 Contractor: Tortorigi Construction

Ambient Temperature: 70-90
 Weather: Partly Cloudy
 Wind Conditions: Breezy
 Results Provided To: Michael Tierce
 Superintendent: Austin Payne

- Notes:
- 1 Test locations estimated by Bldg & Earth Technician
 - 2 Test elevations estimated by Bldg & Earth Technician
 - 3 The fill was placed and compacted while our representative was on-site

Design & Specification Data

Area ID	Area Description	Depth (ft)	Test Method	% Compaction	Moisture Range	
					Min	Max
Roadways	Fill for roadways & utility trench	0.0 - 50.0	ASTM D-698	98 %	- 2.0	+ 2.0

Laboratory Proctors

Proctor ID	Description of Material	USCS/AASHTO	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
193451037C	sandy clay		113.4	15.7%
193451037B	sandy clay		111.5	16.5%
193451037A	sandy clay		109.5	17.3%
193451768	sandy clay		105.6	17.1%
193451047	sandy clay		104.1	21.5%
193451037	sandy clay		107.7	18.0%

Density Test Data

Test #	IDs		Test Type	Location	Probe Depth (in)	Elev. (ft)	Dry Density(pcf)	% Moisture	% Compaction	Result
	Area	Proctor								
1	Roadways	193451037C	ASTMD6938	Fill for roadways & utility trench : Manhole 4 100' SSW : 15' E	6	-1' to Subgrade	112.2	15.5	99%	PASS
2	Roadways	193451037B	ASTMD6938	Fill for roadways & utility trench : Manhole 4 200' SSW : 15' E	6	-1' to Subgrade	111.8	18.2	100%	PASS
3	Roadways	193451037B	ASTMD6938	Fill for roadways & utility trench : Manhole 4 300' SSW : 15' E	6	-1' to Subgrade	109.4	18.4	98%	PASS
4	Roadways	193451037C	ASTMD6938	Fill for roadways & utility trench : Manhole 4 100' SSW : 15' E	6	-0.5' to Subgrade	115.0	15.8	100+	PASS
5	Roadways	193451037B	ASTMD6938	Fill for roadways & utility trench : Manhole 4 200' SSW : 15' E	6	-0.5' to Subgrade	111.9	16.1	100%	PASS
6	Roadways	193451037A	ASTMD6938	Fill for roadways & utility trench : Manhole 4 300' SSW : 15' E	6	-0.5' to Subgrade	109.6	16.5	100%	PASS
7	Roadways	193451768	ASTMD6938	Fill for roadways & utility trench : Manhole 5 200' SSW : 15' E	6	-0.5' to Subgrade	105.0	18.6	99%	PASS
8	Roadways	193451768	ASTMD6938	Fill for roadways & utility trench : Manhole 5 100' SSW : 15' E	6	-0.5' to Subgrade	105.1	17.1	100%	PASS

Reviewed By



ST-36

Test Date: 06/20/2020
 Field Technician: Abigail Tyler
 Tests requested by: Tortorigi Construction
 Results provided to: Michael Tierce

Density Test Data

Test #	Area	IDs Proctor	Test Type	Location	Probe Depth (in)	Elev. (ft)	Dry Density(pcf)	% Moisture	% Compaction	Result
9	Roadways	193451768	ASTMD6938	Fill for roadways & utility trench : Manhole 5 300' SSW : 15' E	6	-0.5' to Subgrade	105.2	17.0	100%	PASS
10	Roadways	193451047	ASTMD6938	Fill for roadways & utility trench : Manhole 8 100' SSW : 15' E	6	-0.5' to Subgrade	102.5	19.5	98%	PASS
11	Roadways	193451047	ASTMD6938	Fill for roadways & utility trench : Manhole 8 200' SSW : 15' E	6	-0.5' to Subgrade	102.1	19.9	98%	PASS
12	Roadways	193451037C	ASTMD6938	Fill for roadways & utility trench : Manhole 8 300' SSW : 15' E	6	-0.5' to Subgrade	113.3	13.7	100%	PASS
13	Roadways	193451037A	ASTMD6938	Fill for roadways & utility trench : Manhole 7 75' SSW : 15' E	6	-0.5' to Subgrade	110.8	18.5	100+	PASS
14	Roadways	193451037A	ASTMD6938	Fill for roadways & utility trench : Manhole 7 150' SSW : 15' E	6	-0.5' to Subgrade	109.9	18.8	100%	PASS
15	Roadways	193451037A	ASTMD6938	Fill for roadways & utility trench : Manhole 7 225' SSW : 15' E	6	-0.5' to Subgrade	110.4	19.3	100+	PASS
16	Roadways	193451037	ASTMD6938	Fill for roadways & utility trench : Manhole 7 300' SSW : 15' E	6	-0.5' to Subgrade	107.8	18.5	100%	PASS
17	Roadways	193451047	ASTMD6938	Fill for roadways & utility trench : Manhole 7 100' SSW : 15' E	6	To Subgrade	102.8	20.1	99%	PASS
18	Roadways	193451047	ASTMD6938	Fill for roadways & utility trench : Manhole 7 200' SSW : 15' E	6	To Subgrade	102.9	20.3	99%	PASS
19	Roadways	193451047	ASTMD6938	Fill for roadways & utility trench : Manhole 7 300' SSW : 15' E	6	To Subgrade	102.9	23.0	99%	PASS

Equipment Used: Troxler 3430 SN31785
 Last Calibration: 00/00/0000

Standard Counts: Density: 2016
 Moisture: 628

Reviewed By

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

07/22/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 07/15/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-56 : Field Observations made on this date.

- Proofroll Observation

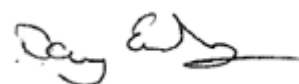
For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-56



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-56
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Site Observation		

1 : Proofroll Observation

As requested by representatives of Tortorigi Construction, a site visit was made on this day to the Cottages on Weaver Avenue located in Leeds, Alabama. The purpose of this site visit was to observe the exposed subgrade of the roadway located from Manhole #3 to Manhole #12 prior to placement of basestone. To evaluate the exposed subgrade, a fully loaded triaxle dump truck was utilized. Significant deflection was observed and the area was not approved for basestone placement. It was recommended that the area be allowed additional drying time. See attached photograph.

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-56
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Site Observation		

Photographs

Picture ID	roadway
42447	

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

07/29/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 07/16/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-57 : Field Observations made on this date.
• Site Observation

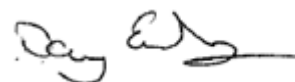
For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-57



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-57
Contractor:	Grants Mill, LLC	Technician:	Danny Embry
Monitoring:	Proofrolling Observations		

1 : Site Observation

As requested by representatives of Tortorigi Construction, a site visit was made on this day to the Cottages on Weaver Avenue located in Leeds, Alabama. This was a follow up visit from the previous day. Representatives of Tortorigi Construction had performed remedial work on the subgrade of the roadway located from Manhole #3 to Manhole #12. The roadway was proofrolled with a fully loaded triaxle dump truck. With the exception of an area located in the general vicinity of Manhole #3, the exposed subgrade appeared suitable to receive basestone placement. Additional remedial work will be required in the area of Manhole #3. A followup site visit was scheduled for the following day to verify the completion of the remedial work. See attached photographs.

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-57
Contractor:	Grants Mill, LLC	Technician:	Danny Embry
Monitoring:	Proofrolling Observations		

Photographs

Picture ID	Roadway 7-16-20
42575	
Picture ID	Another photo
42576	

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

07/29/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 07/17/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-58 : Field Observations made on this date.

- Proofroll Observation

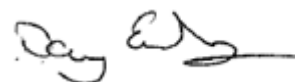
For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-58



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-58
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Proofrolling Observations		

1 : Proofroll Observation

As requested by representatives of Tortorigi Construction, a site visit was made on this day to observe remedial work performed on the subgrade of the roadway located in the general vicinity of Manhole #3 at the Cottages on Weaver Avenue located in Leeds, Alabama. Upon my morning arrival onsite, representatives of Tortorigi Construction had completed remedial work in the general area of the roadway subgrade located in the area of Manhole #3. The exposed subgrade at this time consisted of red brown silty clay. A Fully loaded triaxle dump truck was observed trafficking over the area with minimal deflection observed. The area was approved for basestone placement. See attached photographs.

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-58
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Proofrolling Observations		

Photographs

Picture ID	Area of Manhole #3
42577	

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

09/29/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 09/21/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-75 : Field Observations made on this date.

- Proofroll Observation

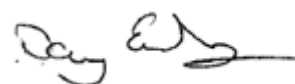
For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-75



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-75
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Proofrolling Observations		

1 : Proofroll Observation

As requested by Johnny Drummonds with Tortorigi Construction, a site visit was made on this day to the Cottages on Weaver Avenue located in Leeds, Alabama. The purpose of this site visit was to observe the exposed subgrade of the roadway located east of Lots 24 through 39 in Phase II of the Cottages on Weaver Avenue prior to the placement of basestone.

Upon my arrival onsite, I met with Johnny Drummonds. A fully loaded triaxle dump truck was utilized to make several passes over the exposed subgrade. Minimal deflection was observed and the roadway was approved for basestone placement.

See attached photograph.

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-75
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Proofrolling Observations		

Photographs

Picture ID	Roadway east of Lots 24 through 39 Phase II
46606	

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

10/07/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 10/02/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-76 : Field Observations made on this date.

- Density Testing
- Proofroll observation

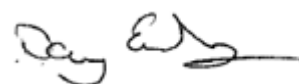
For Information Only
For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-76



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-76
Contractor:	Tortorigi Construction	Technician:	Jeremy Huang
Monitoring:	Density Testing		

1 : Density Testing

The grading contractor placed basestone at the following locations today: **Roadway**

1 lift, approximately 6 inches in thickness, in the roadway from the north entrance to the south end of the road for Phase II, approximate elevation: -0.0'

The placed basestone was imported to the onsite. Once placed, the basestone was spread with a dozer. The fill basestone was not moisture conditioned prior to compaction. The basestone was placed in approximately 6 inch loose lifts and compacted with a smooth drum roller. **A total of 1 lift was placed on this date.** The lift was placed prior to the arrival of our technician. Our technician conducted **Field density tests.**

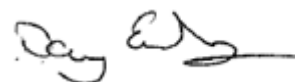
NOTE: All locations and thicknesses are estimates of our on-site representative.

2 : Proofroll observation

As requested by Keith Carpenter with Tortorigi Construction, a site visit was made on this day to the Cottages on Weaver Avenue located in Leeds, Alabama. **The purpose of this site visit was to observe the exposed dense grade base of the roadway located between the entrance and the south end in Phase II of the Cottages on Weaver Avenue.**

Upon arrival onsite, I met with Keith Carpenter and we observed the proof roll. A fully loaded triaxle dump truck was utilized to make several passes over the dense grade. **Some deflection was observed in sporadic areas and primarily along the curb of the roadway. It was decided to allow the basestone additional drying time and perform another proofroll prior to placement of asphalt.**

See attached photographs.





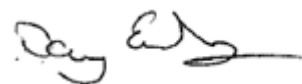
Reviewed By

Field Observations Report

Project Name: Cottages on Weaver Avenue (CMT) Leads, AL	Project Number: BH190345
Client Name: Grants Mill, LLC	Placement#: FO-76
Contractor: Tortorigi Construction	Technician: Jeremy Huang
Monitoring: Density Testing	

Photographs



Picture ID	Between 2 and 3
47075	
Picture ID	Between MH2 and MH3
47076	

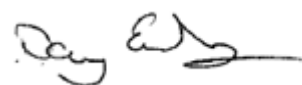


Reviewed By

Field Observations Report

Project Name: Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number: BH190345
Client Name: Grants Mill, LLC	Placement#: FO-76
Contractor: Tortorigi Construction	Technician: Jeremy Huang
Monitoring: Density Testing	

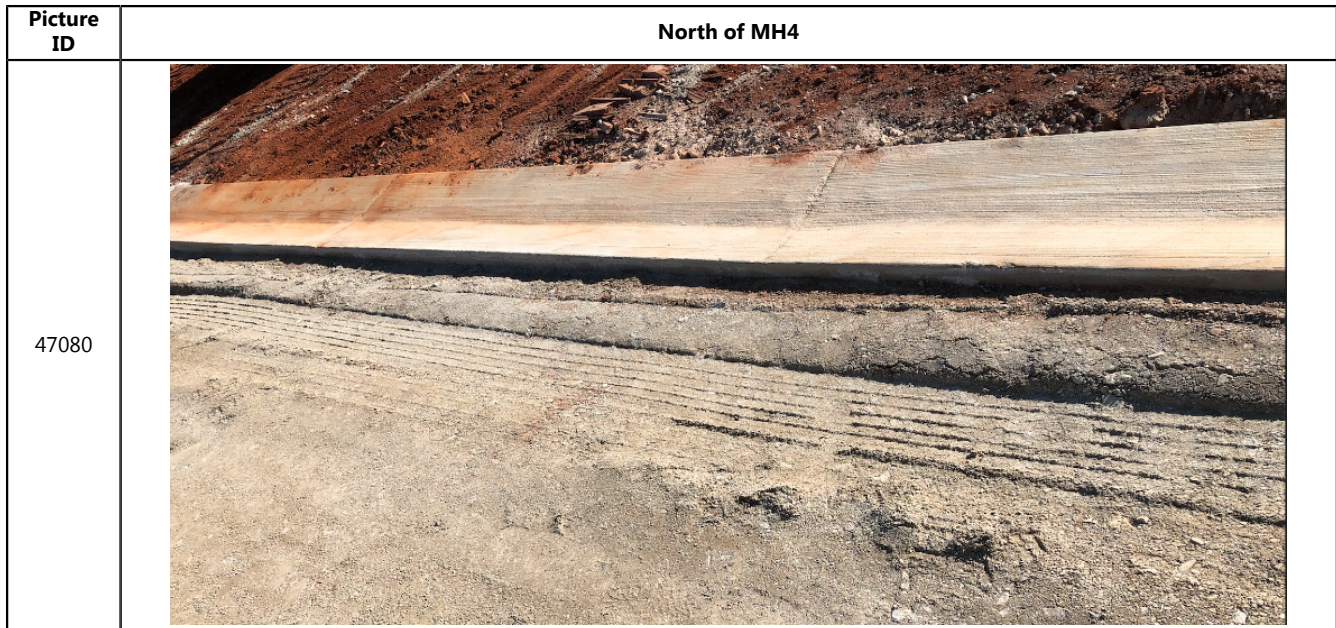
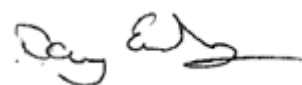
Picture ID	South of MH6
47077	
47078	



Reviewed By

Field Observations Report



Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-76
Contractor:	Tortorigi Construction	Technician:	Jeremy Huang
Monitoring:	Density Testing		

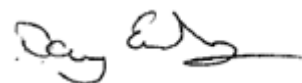



Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-76
Contractor:	Tortorigi Construction	Technician:	Jeremy Huang
Monitoring:	Density Testing		

Picture ID	North of 4
47081	
Picture ID	South of MH4
47082	

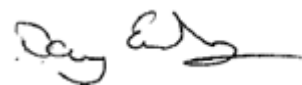


Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-76
Contractor:	Tortorigi Construction	Technician:	Jeremy Huang
Monitoring:	Density Testing		

Picture ID	South of MH4
47083	



Reviewed By

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

10/14/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 10/02/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

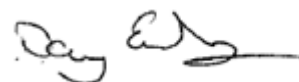
ST-45 : In place field density testing was performed for Fill for roadways & utility trench. The field density testing was performed in general accordance with ASTM D6938, using values from the laboratory proctors. A total of 9 in-place field density tests were performed on this date. The testing results indicate that in-place compaction and moisture content at the location and depth tested meet or exceed the specified requirements outlined in the project plans and specifications. For additional details of our testing, please refer to the attached Field Density Test Report.

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : ST-45



Reviewed By



ST-45

Test Date: 10/02/2020

Field Technician: Jeromy Huang

Tests requested by: Johnny Drummond

Results provided to: Keith Carpenter

Report of Field Density Testing

Project Name: Cottages on Weaver Avenue (CMT) Leeds, AL
 Project Number: BH190345
 Project Location: Leeds, AL
 Client: Grants Mill, LLC
 Contractor: Tortorigi Construction

Ambient Temperature: 55-85
 Weather: Clear
 Wind Conditions: Calm
 Results Provided To: Keith Carpenter
 Superintendent: Johnny Drummond

- Notes:
- 1 Test locations estimated by Bldg & Earth Technician
 - 2 Test elevations estimated by Bldg & Earth Technician
 - 3 The fill was placed and compacted while our representative was on-site

Design & Specification Data

Area ID	Area Description	Depth (ft)	Test Method	% Compaction	Moisture Range	
					Min	Max
Roadways	Fill for roadways & utility trench	0.0 - 50.0	ASTM D-698	98 %	- 3.0	+ 3.0

Laboratory Proctors

Proctor ID	Description of Material	USCS/AASHTO	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
193451428C	dgb		140.4	8.1%
193451428A	dgb		138.2	8.8%
193451428B	dgb		139.3	8.4%

Density Test Data

Test #	IDs		Test Type	Location	Probe Depth (in)	Elev. (ft)	Dry Density(pcf)	% Moisture	% Compaction	Result
	Area	Proctor								
1	Roadways	193451428C	ASTMD6938	Fill for roadways & utility trench : #1 (picture attached) - : -		-0.0'	139.9	7.6	100%	PASS
2	Roadways	193451428A	ASTMD6938	Fill for roadways & utility trench : #2 (picture attached) - : -		-0.0'	138.1	6.8	100%	PASS
3	Roadways	193451428C	ASTMD6938	Fill for roadways & utility trench : #3 (picture attached) - : -		-0.0'	140.1	5.6	100%	PASS
4	Roadways	193451428C	ASTMD6938	Fill for roadways & utility trench : #4 (picture attached) - : -		-0.0'	140.3	7.6	100%	PASS
5	Roadways	193451428B	ASTMD6938	Fill for roadways & utility trench : #5 (picture attached) - : -		-0.0'	138.8	6.6	100%	PASS
6	Roadways	193451428C	ASTMD6938	Fill for roadways & utility trench : #6 (picture attached) - : -		-0.0'	140.8	5.9	100%	PASS
7	Roadways	193451428A	ASTMD6938	Fill for roadways & utility trench : #7 (picture attached) - : -		-0.0'	138.5	6.4	100%	PASS
8	Roadways	193451428C	ASTMD6938	Fill for roadways & utility trench : #8 (picture attached) - : -		-0.0'	140.9	5.7	100%	PASS
9	Roadways	193451428B	ASTMD6938	Fill for roadways & utility trench : #9 (picture attached) - : -		-0.0'	139.5	7.1	100%	PASS

Reviewed By



ST-45

Test Date: 10/02/2020
Field Technician: Jeromy Huang
Tests requested by: Johnny Drummond
Results provided to: Keith Carpenter

Equipment Used: Instrotek 3500 SN504
Last Calibration: 00/00/0000

Standard Counts: Density: 2688
Moisture: 911

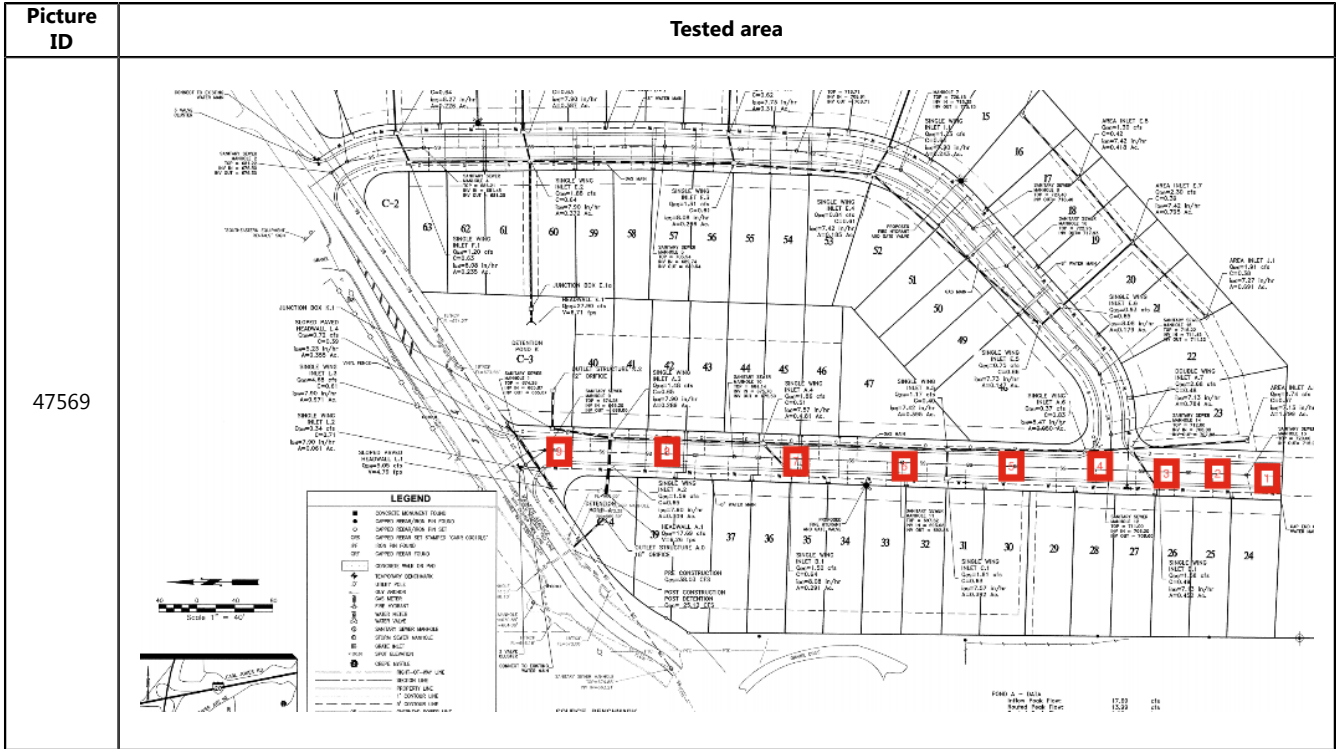
Reviewed By



ST-45

Test Date: 10/02/2020
Field Technician: Jeromy Huang
Tests requested by: Johnny Drummond
Results provided to: Keith Carpenter

Photographs



Reviewed By

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

10/14/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 10/06/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-77 : Field Observations made on this date.
• Proofroll

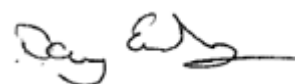
For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-77



Reviewed By

Field Observations Report

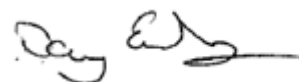
Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-77
Contractor:	Tortorigi Construction	Technician:	Stephen Poteracki
Monitoring:	Proofroll Observations		

1 : Proofroll

As requested by Johnny Drummonds with Tortorigi Construction, a site visit was made on this day to the Cottages on Weaver Avenue located in Leeds, Alabama. The purpose of this site visit was to observe the exposed subgrade of the roadway from Lot 23 to Lot 40.

To evaluate the exposed subgrade a fully loaded triaxle dump truck was utilized to perform a proofroll.

The exposed subgrade was pumping approximately 3 to 4 inches in the areas alongside the curb and isolated areas from Lot 23 to Lot 40. A representative of Tortorigi Construction was informed of the proofrolling test results. Areas exhibiting movement were marked in the field for remedial work to be performed. Representatives of Tortorigi Construction were informed of the test results. Representatives of Tortorigi Construction elected to excavate ALL spots exhibiting movement approximately 3 to 4 inches and backfill these areas with additional asphalt.




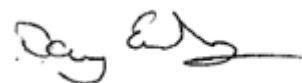
Reviewed By

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-77
Contractor:	Tortorigi Construction	Technician:	Stephen Poteracki
Monitoring:	Proofroll Observations		

Photographs

Picture ID	Looking North
47285	



Reviewed By

Grants Mill, LLC
2106 Devereux Circle
Vestavia Hills, AL 35243

11/04/2020

Attention : Clint Johnson
Joseph Winters
Keith Carpenter

RE: Daily Field Report for 10/07/2020
Cottages on Weaver Avenue (CMT) Leeds, AL
Building & Earth Project No : BH190345

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

FO-78 : Field Observations made on this date.
• Site Observation

For Information Only

Closing

The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.

Respectfully Submitted,
Building & Earth Sciences, LLP

Enclosures : FO-78

Field Observations Report

Project Name:	Cottages on Weaver Avenue (CMT) Leeds, AL	Project Number:	BH190345
Client Name:	Grants Mill, LLC	Placement#:	FO-78
Contractor:	Tortorigi Construction	Technician:	Danny Embry
Monitoring:	Site Observation		

1 : Site Observation

Per our contract with Grants Mill, LLC, a site visit was made on this day to the Cottages on Weaver Avenue located in Leeds, Alabama. The purpose of this site visit was to observe grading operations prior to paving. A proofroll had been observed by a Building and Earth representative on the previous day (October 6, 2020). Movement of areas located along the curb had been observed during this proofroll which would require undercutting. The purpose of this site was to observe remedial work along the curb being performed.

Upon my arrival onsite representatives of Dunn Construction were undercutting approximately 4 inches below the basestone along the curb. It was decided that the undercut area would be backfilled with additional asphalt. Undercutting operations were not complete during this visit to the site.

EXHIBIT "A"**Existing Letter of Credit Surety**

See attachment for the existing Letter of Credit maintenance surety for the public right-of-way infrastructure in the amount of \$50,000 currently held by the City of Leeds for The Cottages on Weaver subdivision.



Original

Date: March 17, 2022

City of Leeds
1400 9th Street
Leeds, Alabama 35094

Re: Our Irrevocable Letter of Credit No. OD20002733
Beneficiary: City of Leeds
Letter of Credit Amount: US\$50,000.00
Applicant: Grant's Mill, LLC

Please be advised that Valley National Bank's Irrevocable Letter of Credit Number OD20002733 issued in your favor at the request of Grant's Mill, LLC (Applicant) is amended as follows:

Paragraph reading:

A written statement, dated on or before the date of presentation hereunder, purportedly signed by an authorized representative of the City of Leeds, marked "Original", stating: "The undersigned, an authorized representative of the City of Leeds, hereby certifies, on its behalf, that the amount of the present drawing under Irrevocable Standby Letter of Credit No. OD20002733, issued September 8, 2020 by Valley National Bank, represents the amount due the City of Leeds as a result of the failure of Grant's Mill, LLC to complete the infrastructure under the permit issued by the City of Leeds dated September 1, 2020."

Now reads:

A written statement, dated on or before the date of presentation hereunder, purportedly signed by an authorized representative of the City of Leeds, marked "Original", stating: "The undersigned, an authorized representative of the City of Leeds, hereby certifies, on its behalf, that the amount of the present drawing under Irrevocable Standby Letter of Credit No. OD20002733, issued September 8, 2020 by Valley National Bank, represents the amount due the City of Leeds for the potential maintenance of Weaver Way and Ashley Drive right of ways developed by Grant's Mill, LLC. Maintenance surety coverage will span two years from the date of right of way dedication acceptance by the City of Leeds."

All other terms and conditions remain unchanged.

Very truly yours,

Name: Hongmei Zhang
Title: Assistant Vice President

International Department
Standby Letter of Credit Section
P: 212-253-4901 • 212-253-5065
F: 212-254-0573 • 212-254-0715
924 Broadway, 4th Floor
New York, NY 10010

The Cottages of Weaver Avenue Subdivision				
City of Leeds Certificate of Deposit Cost Summary Sheet				
Date:	2/28/2022			
Item	Description of Work	Quantity	Unit Price	Total Cost
Curb	30" Valley Gutter	3660 LF	Lum Sum	\$ 274,718.98
Inlet	Single wing top and throats	18 QTY	Lum Sum	\$ -
Inlet	Double wing top and throats	3 QTY	Lum Sum	\$ -
Base & Binder	6" Base & 3" Binder layers	4654 SY	Lum Sum	\$ -
Sealcoat	1" Wearing surface	4654 SY	Lum Sum	\$ -
			Sum	\$ 274,718.98
			15% Total Value of Improvements	\$ 41,207.85
			LOC Amount	\$ 41,207.85
			LOC Amount Rounded Up	\$ 50,000.00

**Reference attachment that includes page from subcontract with site contractor indicating lump sum value provided for roadway portion of scope of work. -BR

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	WATER PRICE EXCLUDES THE FOLLOWING - TAP EXISTING MAINS (SIZE OF EXISTING MAIN UNKNOWN) - TAP FEES - METERS FOR EACH INDIVIDUAL HOUSES EXCLUDED (BY LEEDS WATER)				
	SUBTOTAL WATER LINE				\$211,008.20
400	STRIP STOCKPILE TOPSOIL 6" DEPTH	9,638.00	CY		
405	RESPREAD TOPSOIL 4" over lots & Slopes	7,149.00	CY		
410	CUT TO FILL (RAISED 6/10'S) BALANCED	44,922.00	CY		
420	BACKFILL CURBS	3,660.00	LF		
425	FINE GRADING	4,700.00	SY		
	THIS PRICE REFLECTS A BALANCED SITE BY RAISING THE SITE 6/10 OF A FOOT, THIS IS TO BE APPROVED BY ENGINEER				
	SUBTOTAL EARTHWORK				\$191,012.08
1000	30" VALLEY GUTTER	3,660.00	LF		
1005	SINGLE WING TOP AND THROATS*****	18.00	EA		
1010	DOUBLE WING TOP AND THROAT*****	3.00	EA		
1015	6" BASE & 3" BINDER*****	4,654.00	SY		
1020	1" WEARING SURFACE*****	4,654.00	SY		
1021	4" BASE BELOW CURB*****	3,660.00	LF		
1025	STOP SIGN AND STOP BAR	1.00	LS		
	SUBTOTAL PAVING/C&G				\$274,718.98
GRAND TOTAL					\$1,649,604.91

NOTES:

TRENCH ROCK (HAMMERED) \$150.00/CY
 MASS ROCK (HAMMERED) \$120.00/CY

NOTES & EXCLUSIONS

1 THIS PROPOSAL STRICTLY LIMITED TO THE BID ITEMS LISTED ABOVE. IF ACTUAL QUANTITIES VARY FROM THOSE LISTED ABOVE, CHARGES WILL BE ADJUSTED AT THE QUOTED UNIT PRICES.

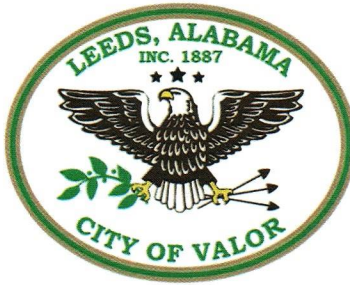
2 CLEARING & GRUBBING PRICE IS INCLUDED.

EXHIBIT "B"**City of Leeds Public Right-of-way Acceptance Letter**

See attachment for the City of Leeds public right-of-way acceptance letter for The Cottages on Weaver subdivision dated March 22, 2022.

City of Leeds
1400 9th St
Leeds, AL 35094
(205)-699-2585

cityhall@leedsalabama.gov
www.leedsalabama.org



David Miller, Mayor

COUNCIL MEMBERS

- Kenneth Washington – District 1
- Eric G. Turner – District 2
- Johnny G. Dutton – District 3
- Angie Latta – District 4
- DeVoris Roscha Ragland-Pierce – District 5

March 22, 2022

Grants Mill, LLC
2106 Devereux Circle
Vestavia, AL 35243

The City of Leeds Planning and Zoning Commssion at its regular meeting of March 10, 2022, voted to accept the infrastructure located public rights-of-ways in the subdivision identified as “The Cottages on Weaver” – COL Case# SA19-000005 subject to a one year maintenance bond on said infrastructure.

Sincerely,

Brad Watson
City Administrator
City of Leeds
1400 9th St
Leeds, AL 35094

File Attachments for Item:

4. SA20-000012 - Street Acceptance - A request to release the performance bond related to Grand River South Residential Phase 1, 995 Rex Lake Rd, Leeds ,AL 35094, TPID 2400264000001000, Zoned PCD: Planned Community Development.

Department of Engineering
1400 9th St
Leeds, AL 35094

Subdivision Bond Release

Release Request

Please complete the following information including the permit/application number for the property. An inspection will be completed within ten (10) business days of receipt of the request. Please note: funds can only be released to the party who posted the bond.

Permit/Application ^(optional) # _____ Bond # US3000410
Date of Request 30 June 2023 Amount of bond: \$ 65,000.00
Project Name: Grand River Residential Phase I Seal Coating
Project Address: 997 Unali Lane Leeds AL 35094

I am requesting release of the Performance and/or Subdivision bond posted for the above listed property, which complies with the criteria for release. I have read and understand the General Performance and/or Subdivision Bond Requirements and accept them.

Billy Silver
Printed Name (Legibly)
Date 30 June 2023

Billy Silver
Signature

Bond Return Information	
Principal or Authorized Agent Name:	_____
Return Address:	_____
Email:	_____
Phone:	_____

Official use				
Date Received	Received By	Date Approved	Date Filed	Date Mailed

Subdivision Bond Release

Requirements:

The following conditions constitute the City of Hoover's bond release policy. These conditions must be met, along with any other reasonable condition established by the Engineering Department Inspector. The owner is responsible for scheduling the bond release inspection.

Site Conditions:

- All street shall have been graded in conformity with all dimensional and design requirements.
- All curb and gutter or valley gutter shall have been constructed in accordance with the approved details on file with the City's Development Department
- All required utilities, including the storm and sanitary sewer shall be installed accordance to the standard details on file with the City's Development Department.
- Stabilize (Minimum Seed and Straw) all disturbed areas. Mat all 3:1 or steeper slopes.
- Ensure all inlets and manholes are accessible and clean out all inlets. Ensure all inlets and manholes have inverts and are properly grouted.
- All private storm sewer, detention and/or retention ponds and common areas shall have been constructed in accordance with plan(s) on file and the HOA notified of the maintenance responsible.
- Grout the lifting holes and risers of the outlet structure in the detention pond; also remove the retrofit in the detention pond.
- Stabilize banks of the detention pond (mat 3:1 or steeper slopes), and clean outlet pipe and remove any downstream silt.
- Provide as-built certification of detention pond by a Professional Engineer.
- All required sidewalks shall have been constructed in accordance with the approved plans.
-
- All street signs, streetlights, and traffic control signals or similar signage as approved and file with the City's Engineering Department shall have been installed.
- All disturbed areas (city right-of-way, required public improvements and/or other property) shall have been graded to final grade such that the site allows for positive drainage and ponding of water does not occur
- All temporary erosion control measures (silt fence, safety fence, construction entrance etc.) shall be removed from the site.
- Additional items may be found upon inspection.
- The development must have passed its final inspection, as performed by Development Services, before the project is eligible for a bond release.
- Acceptance of Improvements within the Right-of-Way approved by the City of Leeds City Council.

A Bond Release Request Form must be completed and submitted to the Engineering Department. An inspection will be completed, within ten (10) business days, from receipt of the request. The Release Form can be Emailed, or Mailed to the party(s) below.

City of Leeds- Development Services
 1400 9th St
 Leeds- AL 35094
 205-699-0943
 development@leedsalabama.gov

June 29, 2023

City of Leeds
1404 9th Street
Leeds, AL 35094

Attention: Mr. Brad Watson, City Administrator
CC: Mr. Keith Hagar, PE

Reference: Grand River South: Phase I Residential and Townhome Developments
Post Construction Stormwater BMP As-built Certification

Dear Mr. Watson:

Construction of the water quality pond for the above-referenced projects is complete. I performed site inspections of the stormwater management measures and our survey crew took field shots on the pond and outlet structure on May 24, 2023 to assess whether it accomplishes the design intent. As-built information was compared to the design and it is our opinion that they match within tolerance. An Operations and Maintenance Plan is included with this letter and will be provided to the developer.

Professional Engineer Certification:

Based on my observations and assessment of the available information, I hereby confirm to the best of my knowledge and belief the stormwater management facility located on the Grand River property has been constructed in accordance with the approved design on file with the City of Leeds and meets the design intent.

Please feel free to call me if you have any questions.

Sincerely,

SCHOEL ENGINEERING COMPANY, INC.

Seal:



James M. Parsons, PE
AL License No: PE32451

Date: June 29, 2023

Enclosure

Grand River Residential Development

Post Construction Best Management Practices Operation and Maintenance Plan

June 29, 2023

Prepared by:



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- ATTACHMENT 3 – ANNUAL INSPECTION FORM**

1.0 STORMWATER MANAGEMENT FACILITIES

This BMP Operation and Maintenance plan has been developed for the Grand River Residential development located in Leeds, Alabama. This Plan was developed to prevent or minimize water quality impacts and ensure that the volume and velocity of pre-construction stormwater runoff is not significantly exceeded for the life of the property's use. The purpose of this plan is to identify the necessary reoccurring maintenance and operational activities and schedule of those activities to ensure that the BMPs continue to meet the original design intent and requirements.

1.1 Extended Detention Stormwater Management Area

The lake at the southwest corner of the developed area was constructed to manage stormwater of the Grand River residential area. The lake's functions are to provide stormwater control for both the water quality volume and for return-period storms.

The goal of stormwater management is to control the water quality volume. Water quality volume is defined as the runoff from 1.1 inch of rainfall over the site. The water quality volume is controlled by the extended detention in the lake, which provides solids removal of well over 80%. Another goal is to mitigate any peak rate increases from return-period storms (2 to 100-year events). This is managed by adding storage to the lake and raising the embankment.

The design documents showing the location, size, and design details of the lake and its embankment can be found in Attachment 2.

2.0 RESPONSIBLE PARTY

The Owner or any successor in title shall maintain the stormwater facilities, BMP, basins, and drainage facilities and appurtenances. Contact information for the Owner is provided below.

2.1 Owner

Billy Silver
South Manager – Real Estate
USS Real Estate
610 Preserve Parkway, Suite 200
Hoover, AL 35226

3.0 MAINTENANCE PROCEDURES

Following the maintenance procedures outlined in this plan for the lake are imperative to ensure the proper function of the systems. Maintenance to stormwater treatment practices are necessary for them to operate as designed on a long-term basis. The pollutant removal and flood control capabilities of these structural controls will decrease if maintenance is not performed. Routine maintenance such as mowing and removing debris and trash is needed multiple times a year. Removal of accumulated sediment is needed less frequently but requires more skilled labor and special equipment. Inspection and repair of critical structural features such as embankments and the outlet structure should to be performed by a qualified professional that has experience in construction, inspection, and repair of these features. A table summarizing the schedule of maintenance activities can be found in the Appendix as Attachment 5.

3.1 Routine Maintenance Activities

These activities can be completed without any prior correspondence with the City of Leeds or engineering consultant. The majority of this work includes, but is not limited to the following:

- a) All components of the detention lake should be visually inspected following each 1.0" or greater rainfall event.
- b) The outlet structure from the detention lake should be inspected for debris which could inhibit the proper flow of discharge. Any debris should be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact upstream or downstream of the structure.
- c) Trash should be removed immediately if observed in or around the lake.

- d) Mowing of banks and slopes and area around lake should be performed on a monthly basis during growing season and as needed during cooler months.

3.2 Non-Routine Maintenance Activities

Activities which require replacement of components meeting the same design and specification of the original plan are considered non-routine maintenance activities. These activities can be completed without any prior correspondence with the City of Leeds or engineering consultant. Non-routine maintenance activities include, but are not limited to the following:

- a) Lake slopes and embankment should be inspected for re-growth of trees annually. Any tree re-growth should be cut and removed from the ponded area.
- b) Sediment from the site may accumulate in the lake bottom and reduce the lake to below design volume requirements. Sediment from the lake shall be excavated if the lake bottom elevation reaches a level that allows excessive aquatic growth or reduces lake efficiency such, that the sediments are passing through the discharge structure and released offsite. Inspection for sediment accumulation should be performed annually.
- c) Stabilization or re-grading of side slopes may be required periodically or after excessive rain events and annually. Any disturbance of slopes should be reseeded and may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
- d) Establishing ingress and egress points to key features such as riser structures, embankments, outfall and infalls, and lake bottom is critical to maintaining stormwater structural controls. Access points to the structures should be established and maintained on an annual basis.
- e) Pipe structures through embankments are designed to be watertight. If these pipes are damaged, they may leak water into the embankment through holes or separated joints. This can lead to piping of water along the pipe, which results in erosion and can lead to embankment failure. Extreme storm events, chemical attack, abrasion or other unforeseen circumstances may cause damage to these structures. Inspection of risers, pipes, and embankments for damage should be performed once a year. Damage should be reported and plans to repair or retrofit the structure should be implemented in a timely manner to prevent further damage or failure.

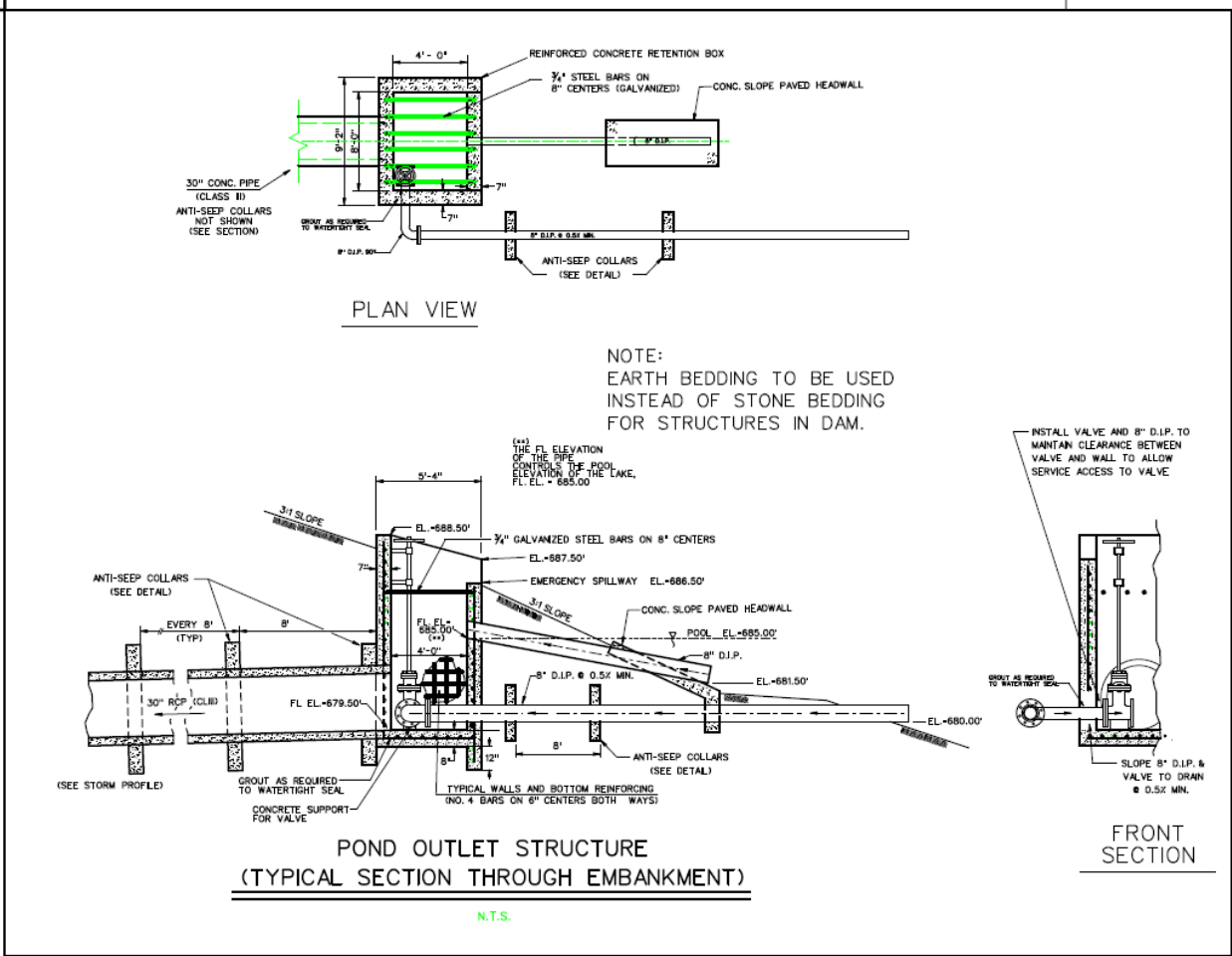
3.3 Corrective Actions and Modifications

Any corrective actions that will modify the BMP(s) design components are considered design modifications and must be reviewed by the City of Leeds. In addition, the owner must consult with the engineering consultant prior to conducting any activities which may be considered a modification of the original design.

3.4 Maintenance Materials

In the event that any of the media or other surface materials needs to be replaced during routine or non-routine maintenance, the material shall be replaced in accordance with the original design (see Figure 1 below).

Figure 1. Outlet Structure Design Detail



3.5 Safety

Safety considerations should be taken when conducting maintenance activities. Hazards should be anticipated and avoided. Confined spaces should not be entered without proper training, monitoring, and equipment.

4.0 INSPECTION PROCEDURES

For post-construction BMPs to continue to function in accordance with their original design and installation, annual inspections are required by the City of Leeds. The Owner is required to conduct annual inspections and submit the Annual Inspection Form (Attachment 6) to the City of Leeds. The minimum documentation requirements for inspections are as follows:

- a) Facility type;
- b) Inspection date;
- c) Name and signature of qualified inspector;
- d) Site location;
- e) Owner information (name, address, phone number, fax, and email);
- f) Checklist of BMPs that must be inspected and required condition of BMPs to ensure proper functioning. Description of the existing stormwater BMP condition that may include the quality of: vegetation and soils; inlet and outlet channels and structures, embankments, slopes, and safety benches; permeable paving; spillways, weirs, and other control structures; and sediment and debris accumulation in storage and forebay areas as well as in and around inlet and outlet structures;
- g) Photographic documentation of all critical stormwater BMP components;
- h) Determination of whether the BMP operations and maintenance has adhered to the BMP Operations and Maintenance Plan and any specific maintenance items or violations that need to be corrected by the owner/operator of the stormwater control or BMP; and
- i) Maintenance agreements for long-term BMP operations and maintenance.

5.0 RECORDKEEPING

To ensure BMPs are being properly maintained, the City of Leeds's NPDES permit requires an annual inspection report to be submitted. This annual report should provide documentation that maintenance was performed in accordance with the Operation and Maintenance plan. The

annual report should be submitted to the City of Leeds no later than September 30th. Should maintenance be needed because of the Annual Inspections, the Owner shall provide the City of Leeds documentation of the maintenance required and a schedule for completing all maintenance activities. Upon completion of maintenance activities, the Owner shall provide documentation to the City of Leeds of the maintenance performed and that the BMP operates as it was designed. In addition, records of all maintenance activities, inspections, and corrective actions should be kept in an easily accessible location.

6.0 SUMMARY

This Operation and Maintenance Plan was developed in accordance with the City of Leeds Regulations. The contents of this Plan identify the necessary reoccurring maintenance and operational activities and schedule of those activities necessary to ensure that the BMPs continue to meet the original design intent and standards of ordinance. It is the responsibility of the Owner to operate and maintain the stormwater management facility and/or BMPs in accordance the original design intent and approval. Should the BMPs be modified as to no longer operate in the manner as originally designed, this document should be reviewed and revised accordingly. Supporting exhibits and documents are included in the Appendix to this report.

APPENDIX

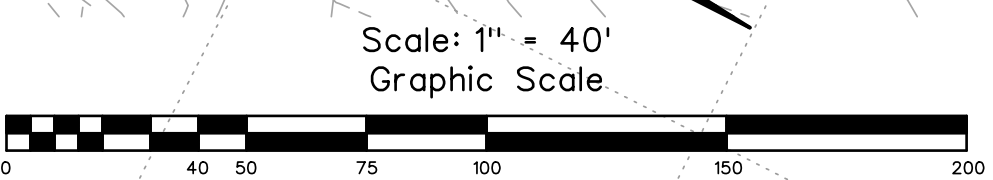
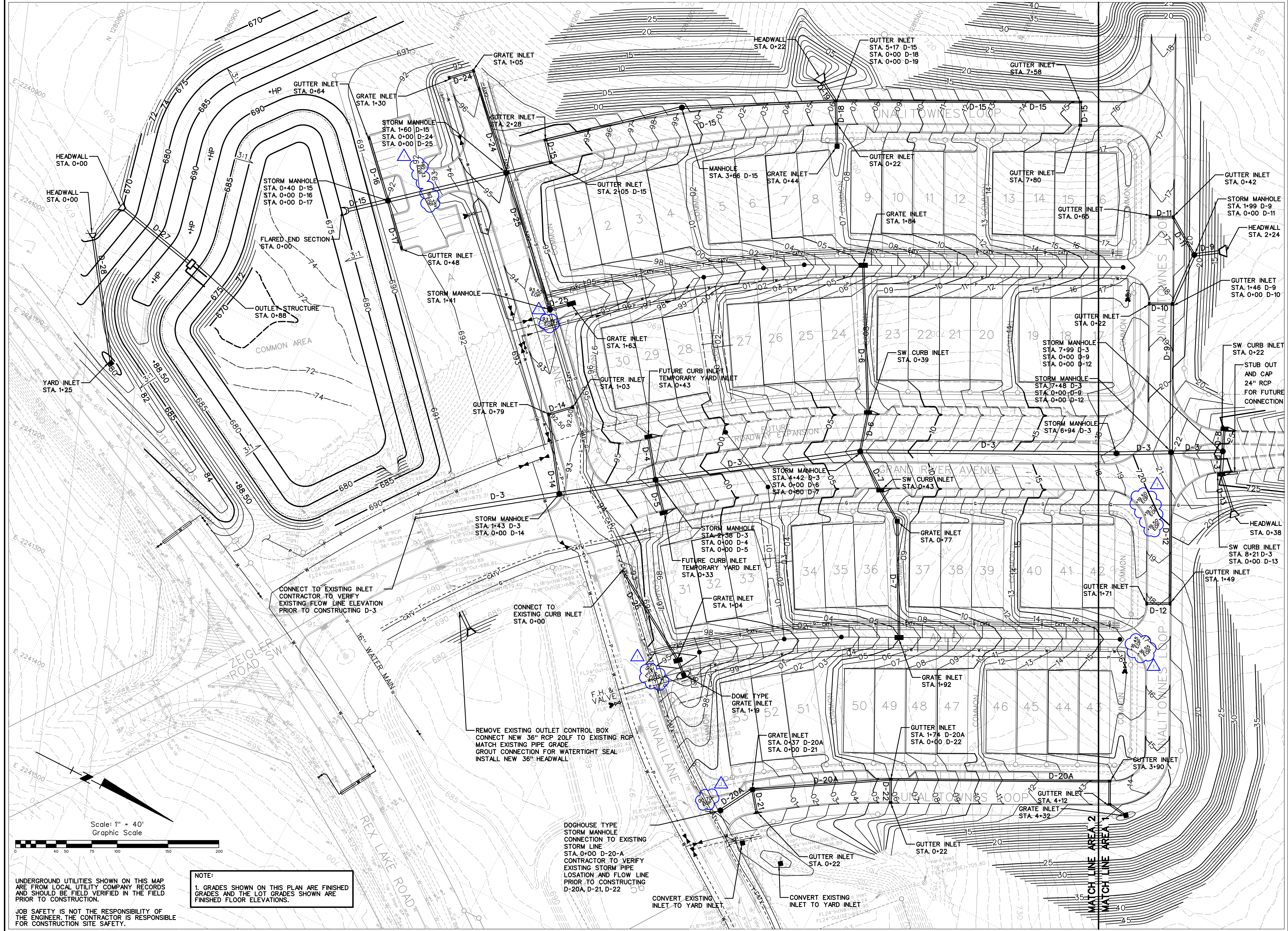
ATTACHMENT 1 – APPLICABLE DESIGN DOCUMENTS

ATTACHMENT 2 – MAINTENANCE SCHEDULE

ATTACHMENT 3 – ANNUAL INSPECTION FORM

ATTACHMENT 1

APPLICABLE DESIGN DOCUMENTS

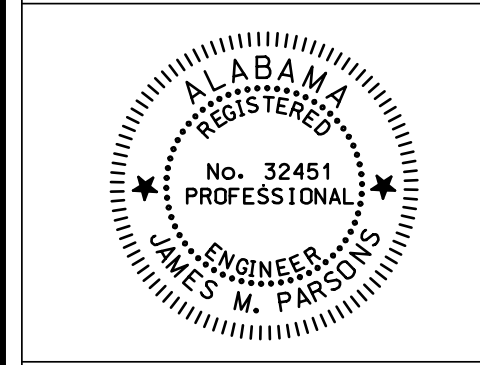


NOTE:
 1. GRADES SHOWN ON THIS PLAN ARE FINISHED GRADES AND THE LOT GRADES SHOWN ARE FINISHED FLOOR ELEVATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

Civil Engineering | Land Surveying | Landscape Architecture
 Environmental | Water Resources | Laser Scanning & Modeling

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 Birmingham, Alabama 35205
 205.323.6166 | 205.939.1221
 SCHOEL.COM



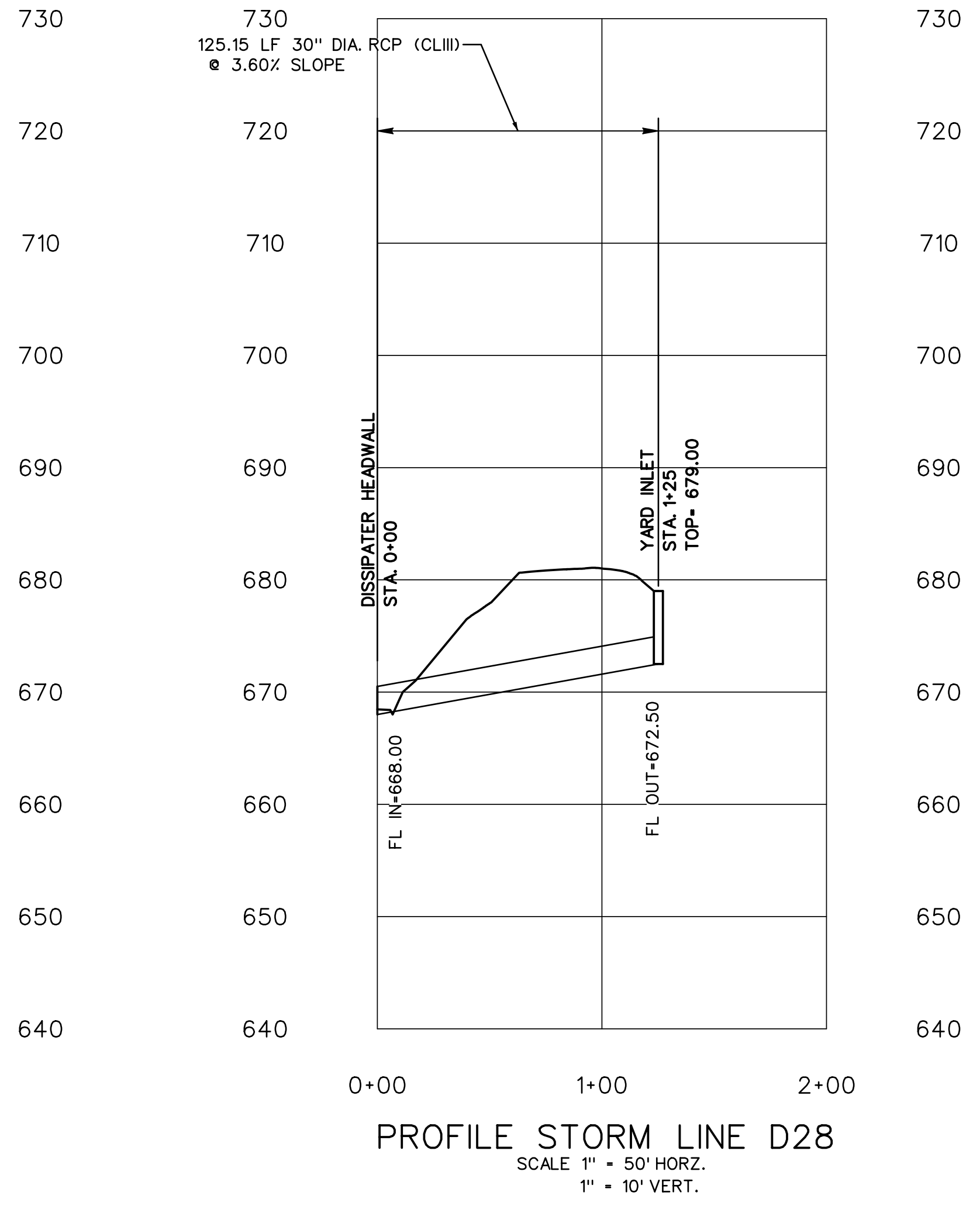
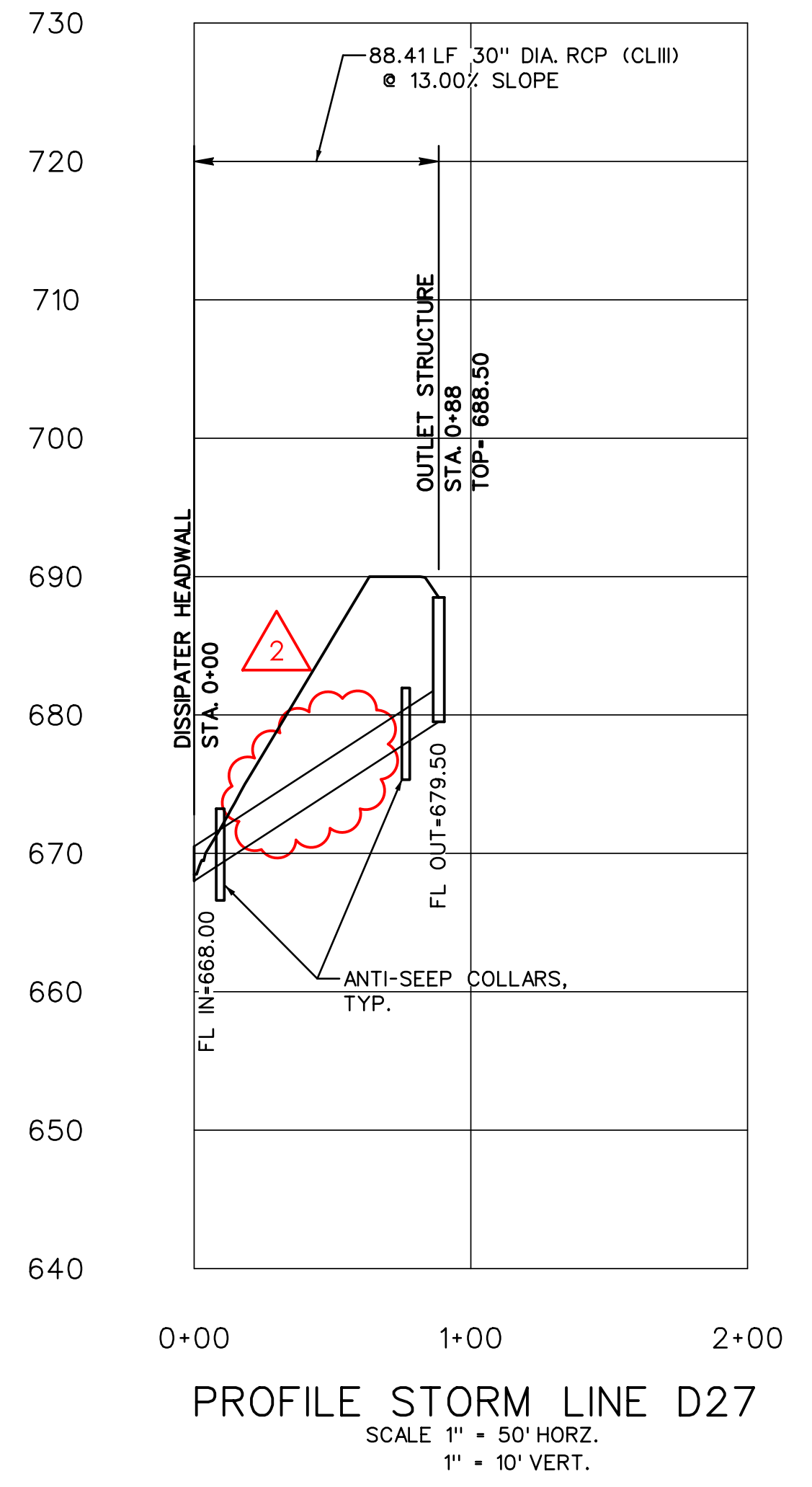
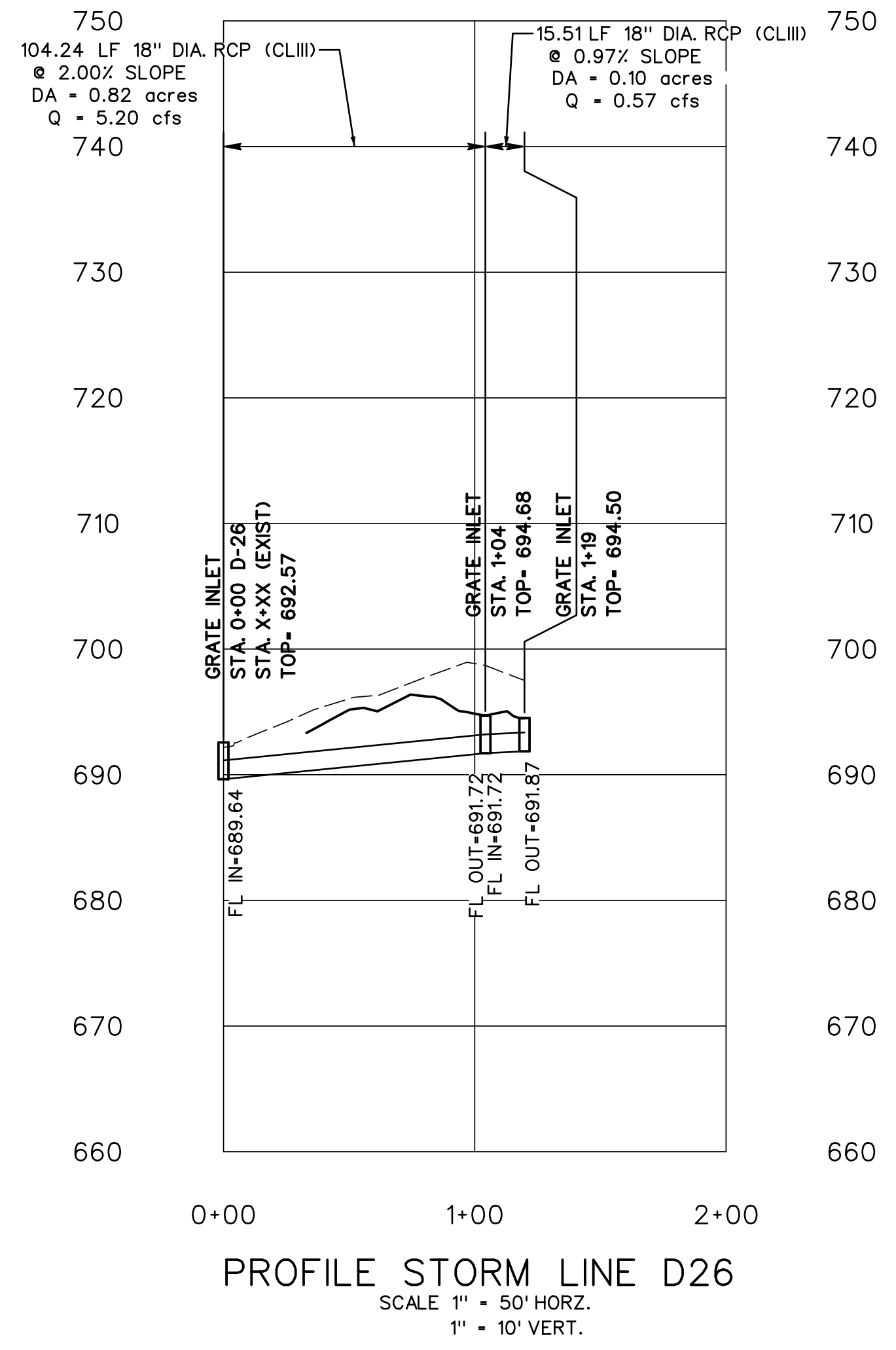
GRAND RIVER SOUTH TOWNHOME DEVELOPMENT LEEDS, AL

DRAWING SET:
 CONSTRUCTION SET 08-05-2022

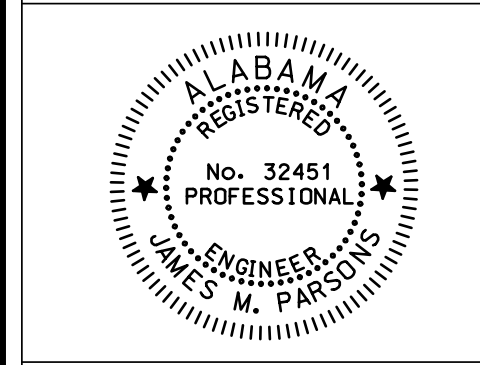
REVISIONS:

1	CB# 1	9-01-22
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GRADING AND DRAINAGE PLAN AREA 1
 DRAWN BY: SFS/RJS/JMH
 CHECKED BY: J.M.P.
 FILE NAME: 21601_GP1



LEGEND
 ——— PROP. GRADE
 - - - - - EXIST. GRADE



GRAND RIVER SOUTH
 TOWNHOME DEVELOPMENT
 LEEDS, AL

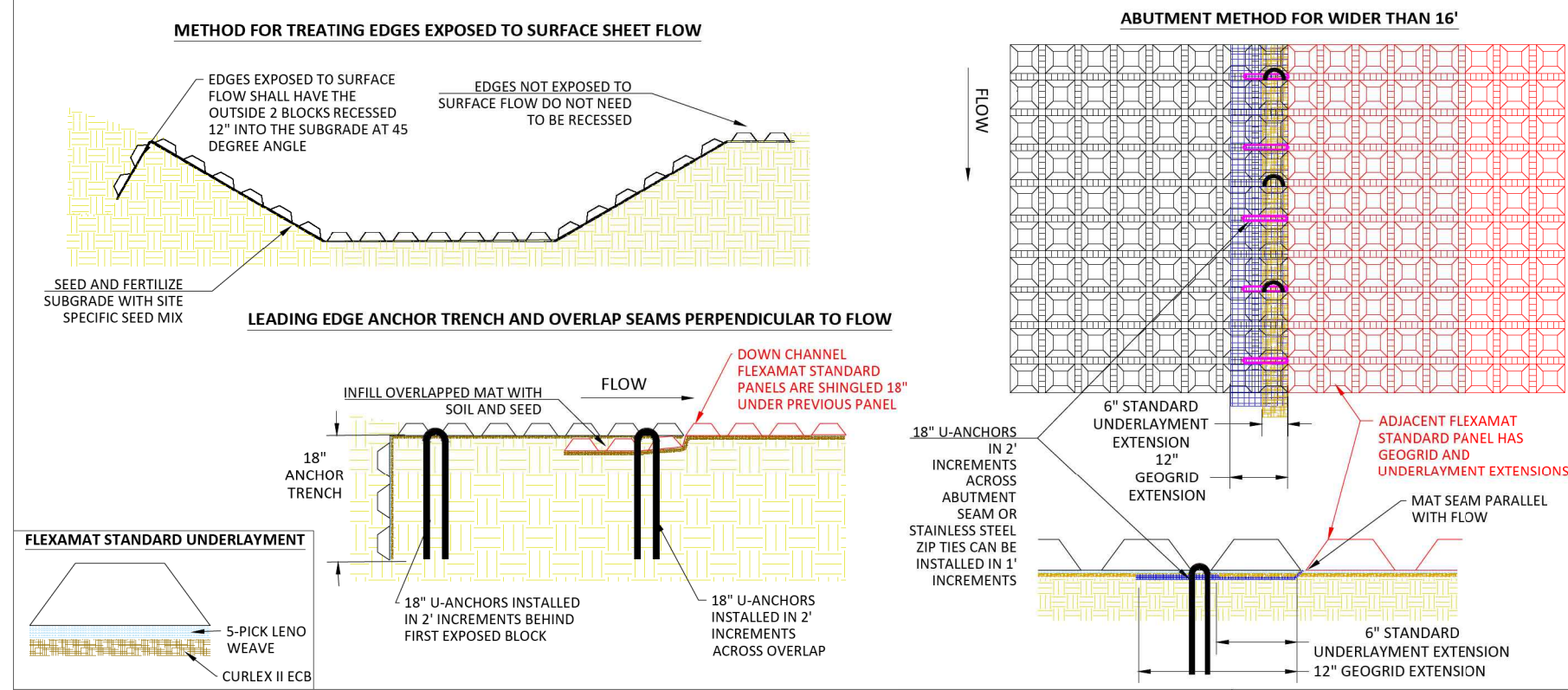
DRAWING SET:
 CONSTRUCTION SET 08-05-2022

REVISIONS:

1	CB# 3	01-06-2023
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STORM
 PROFILES

DRAWN BY: SFS/RJS/JMH
 CHECKED BY: J.M.P.
 FILE NAME: 21601-STMPRO5

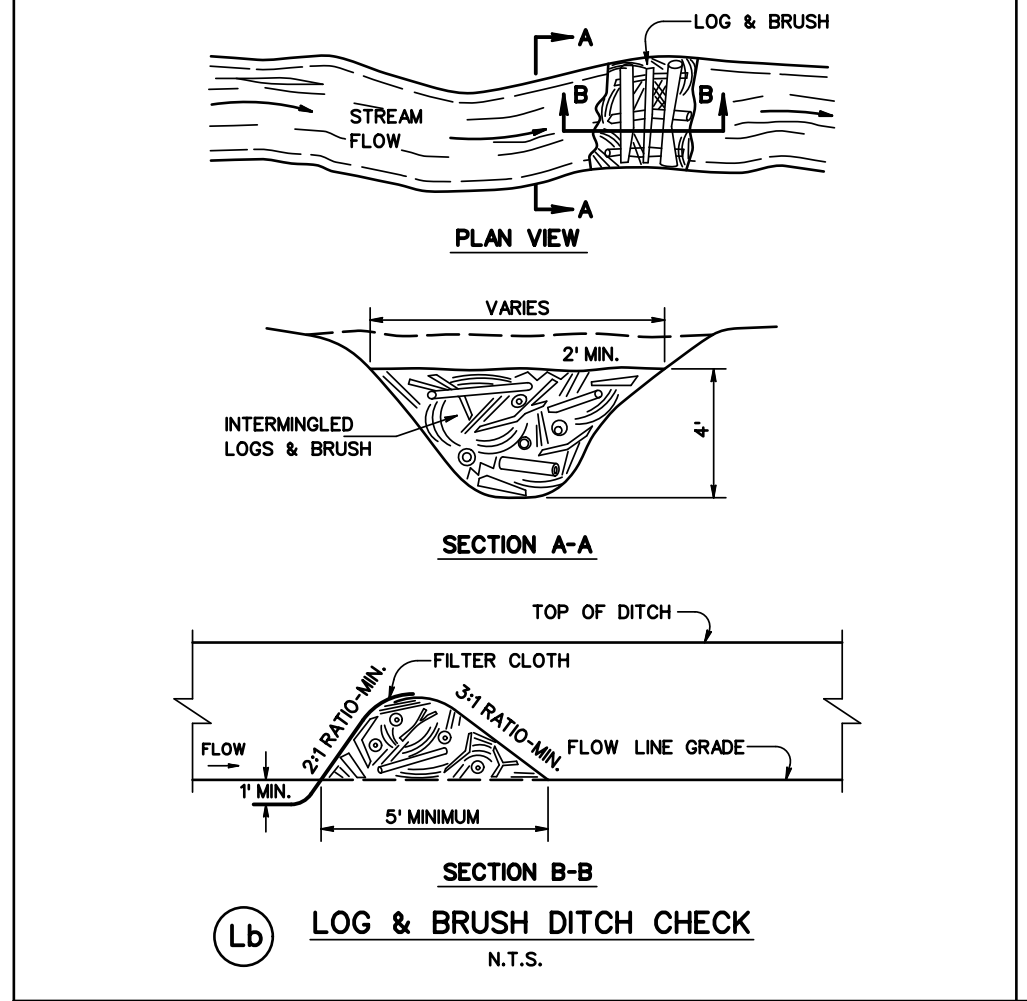


FLEXAMAT STANDARD CHANNEL - LAYOUT PARALLEL TO FLOW

CONSTRUCTION NOTES:

1. AN ENGINEER OR MANUFACTURER'S REPRESENTATIVE SHALL BE ON SITE FOR THE START OF THE INSTALLATION.
2. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
3. PRIOR TO FLEXAMAT STANDARD INSTALLATION SEED AND FERTILIZER THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
- 4.1. INSTALL FLEXAMAT STANDARD ROLLS USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
- 4.2. FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 1/2" WOOD FLEXAMAT STANDARD ROLLS THAT INCLUDE 12" GEORIGID EXTENSIONS WITH A 6" STANDARD UNDERLAYMENT EXTENSION. THESE SEAMS ARE PARALLEL WITH FLOW. THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEORIGID AND STANDARD UNDERLAYMENT EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
- 4.3. SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2" INCREMENTS OR 20" STAINLESS STEEL 20P TIES IN 1" INCREMENTS THROUGH THE EXTENSION OVERLAP. U-ANCHORS OR 20P TIES TO BE RETIRED PERPENDICULAR TO FLOW. 20P TIES SHALL INCORPORATE 3 CROSS OF GEORIGID FROM EACH MAT.
- 4.4. FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 12" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAD IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED AND SEEDING INITIAL LEADING EDGE OF DOWNSTREAM MAT.
- 5.1. SECURE OVERLAP PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2" INCREMENTS OR 20" STAINLESS STEEL 20P TIES IN 1" INCREMENTS THROUGH THE OVERLAP. 20P TIES SHALL INCORPORATE 3 CROSS OF GEORIGID FROM EACH MAT.
- 5.2. AT THE INITIAL LEADING EDGE OF THE FLEXAMAT STANDARD ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL AT

MOTZ ENTERPRISES, INC.
Flexamat
(513)772-6689
info@flexamat.com
flexamat.com



LOG & BRUSH DITCH CHECK
N.T.S.

STONE SHALL BE ALDOT COARSE AGGREGATE GRADATION NO.1 STONE WHICH IS 2" TO 3" AVERAGE DIAMETER STONE MATERIAL.

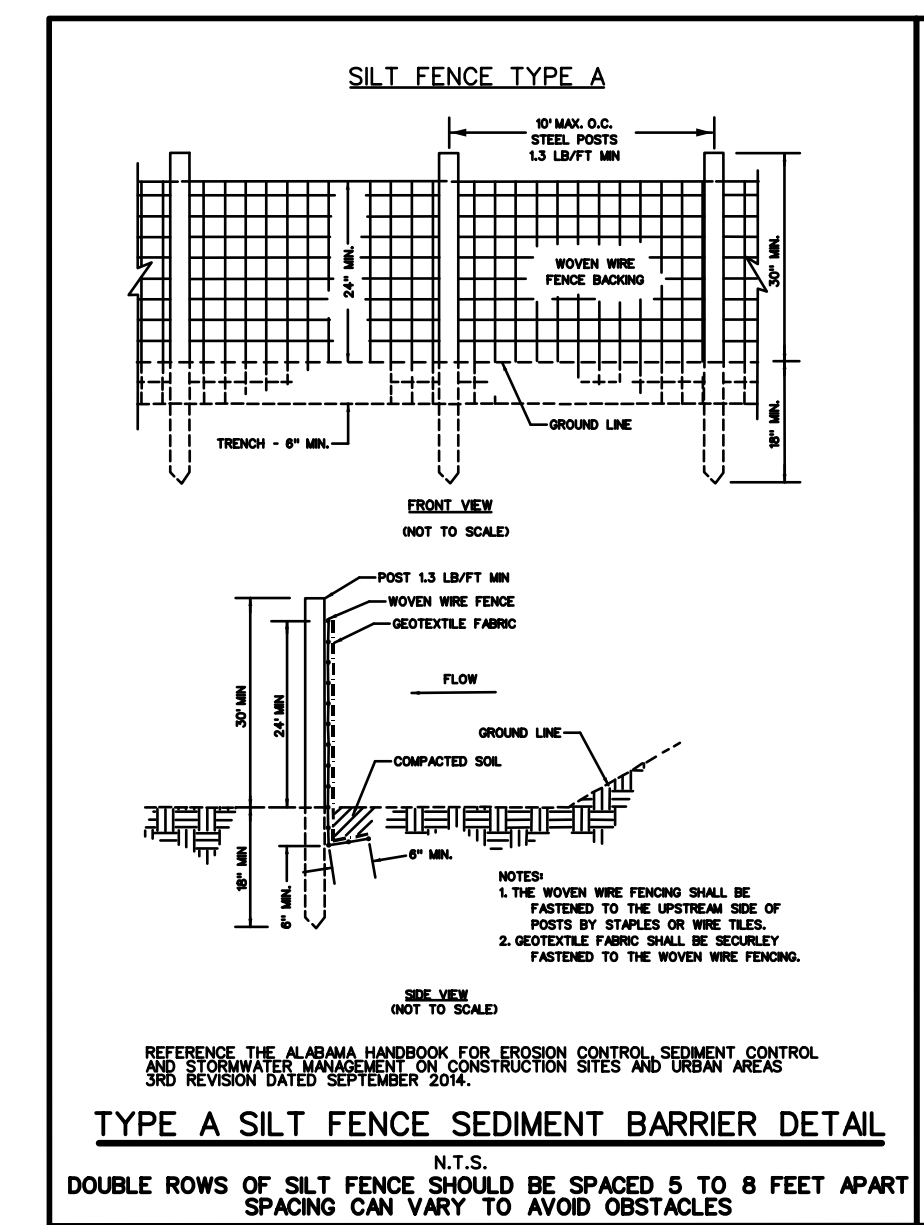
A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE LEAVING OR ENTERING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.

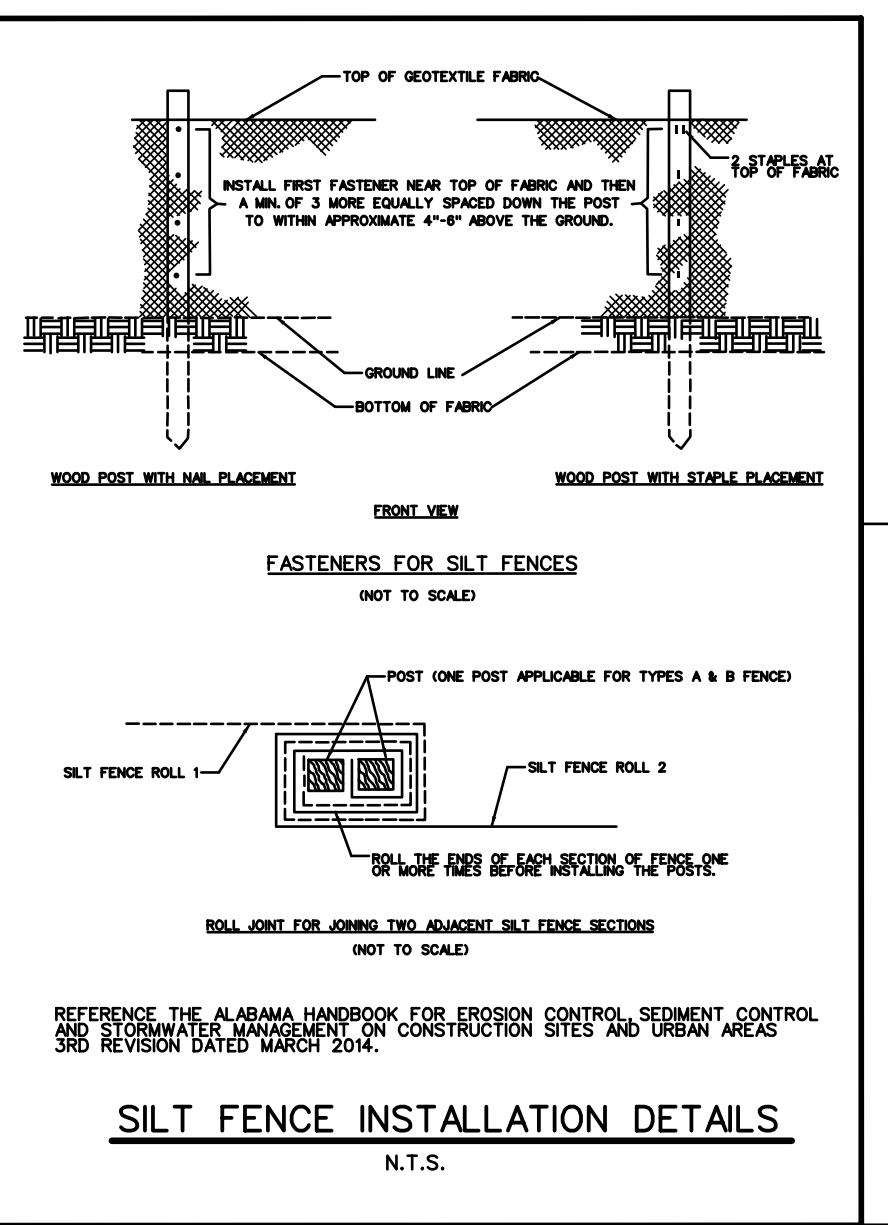
FILTER FABRIC SHOULD BE CLASS IV NON-WOVEN GEOTEXTILE

CONSTRUCTION EXIT (TYPICAL)
N. T. S.

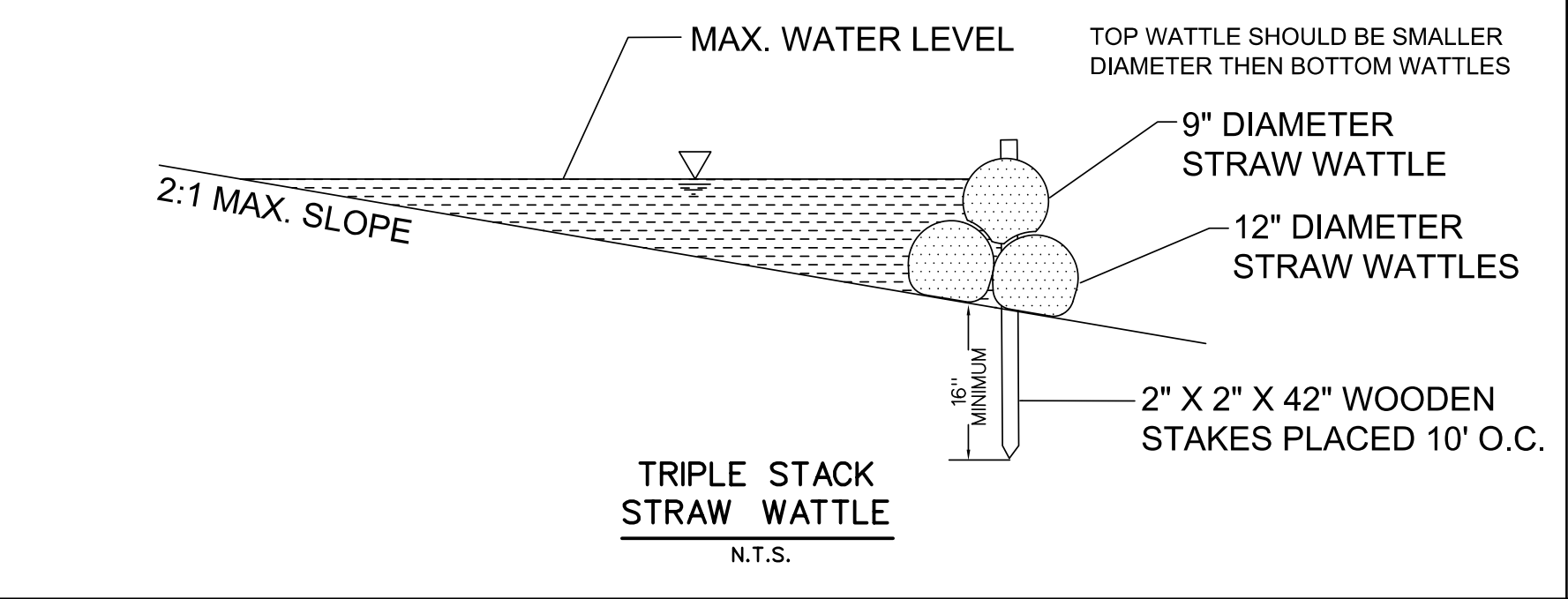


TYPE A SILT FENCE SEDIMENT BARRIER DETAIL
N.T.S.

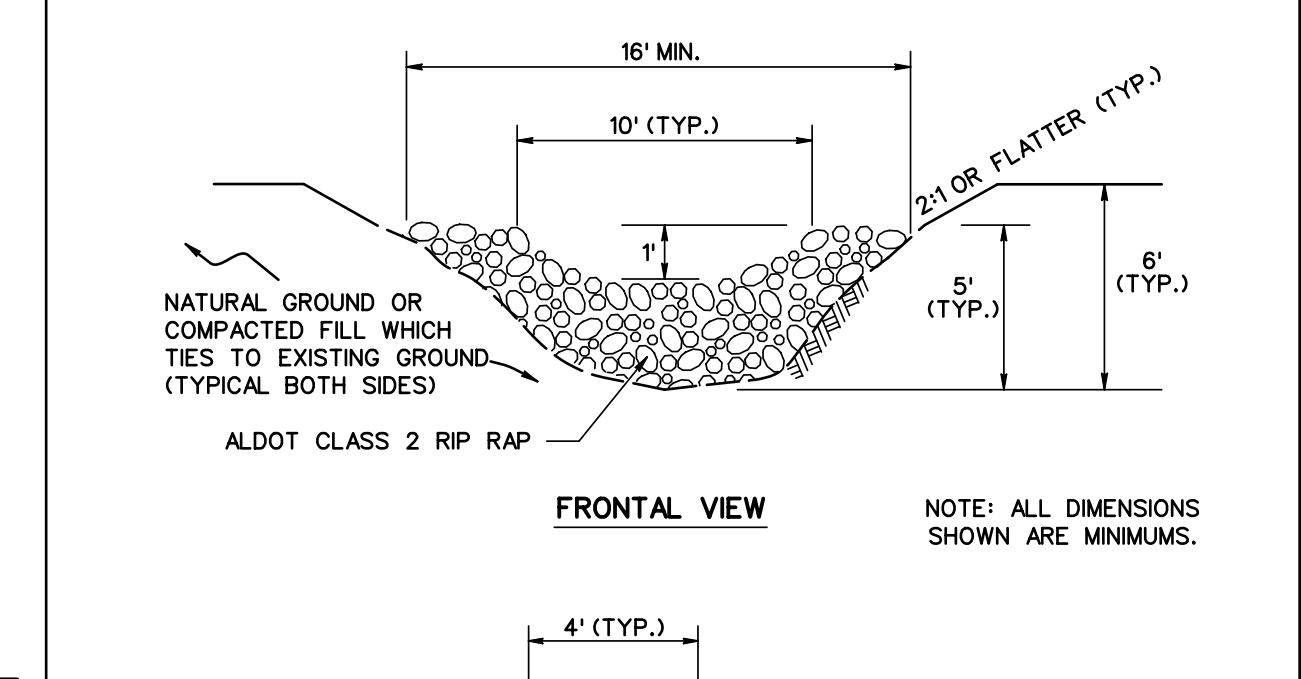
DOUBLE ROWS OF SILT FENCE SHOULD BE SPACED 5 TO 8 FEET APART. SPACING CAN VARY TO AVOID OBSTACLES



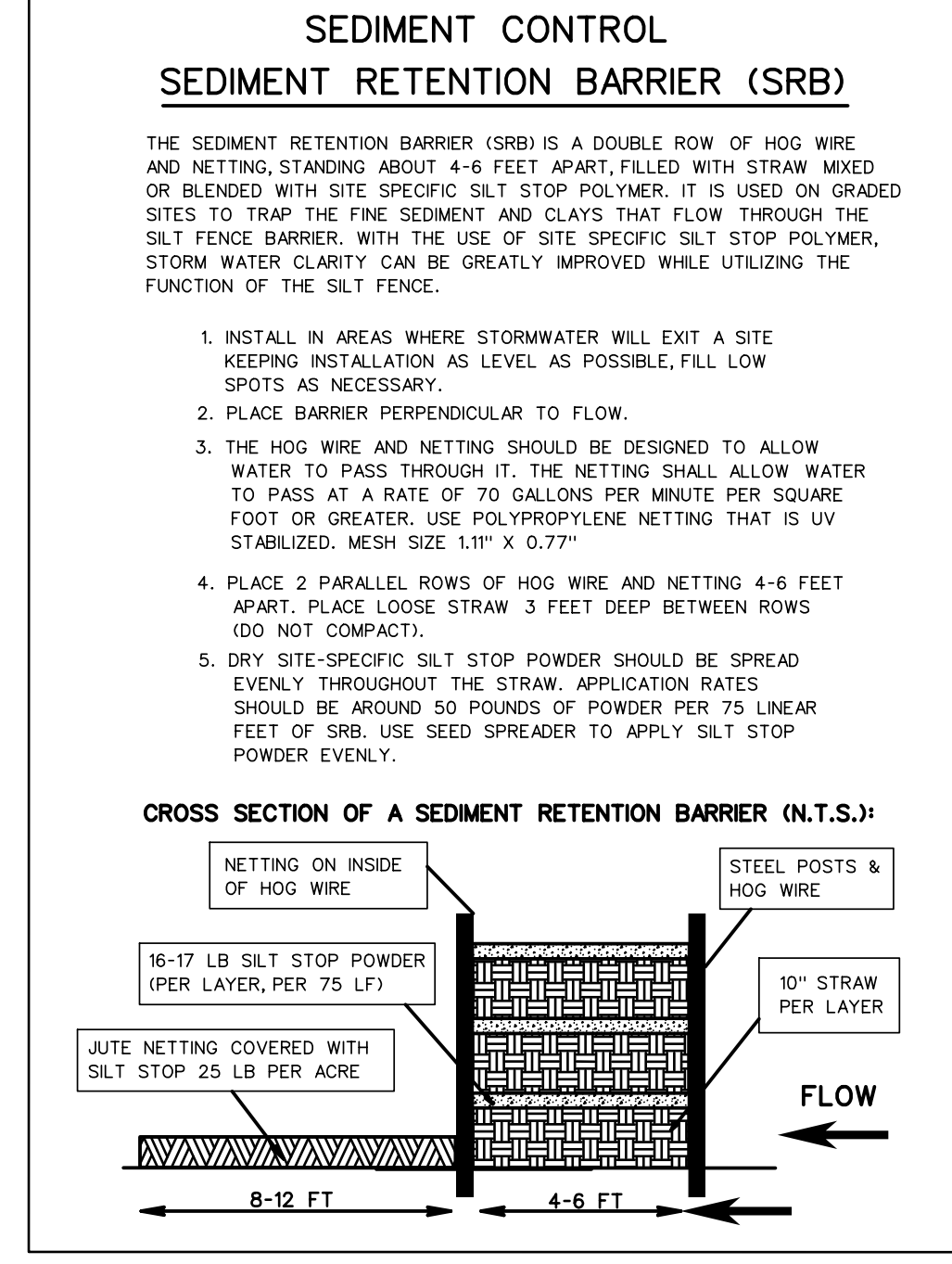
SILT FENCE INSTALLATION DETAILS
N.T.S.



TRIPLE STACK STRAW WATTLE
N.T.S.



JUTE FILTERED RIP RAP CHECK DAM
N.T.S.

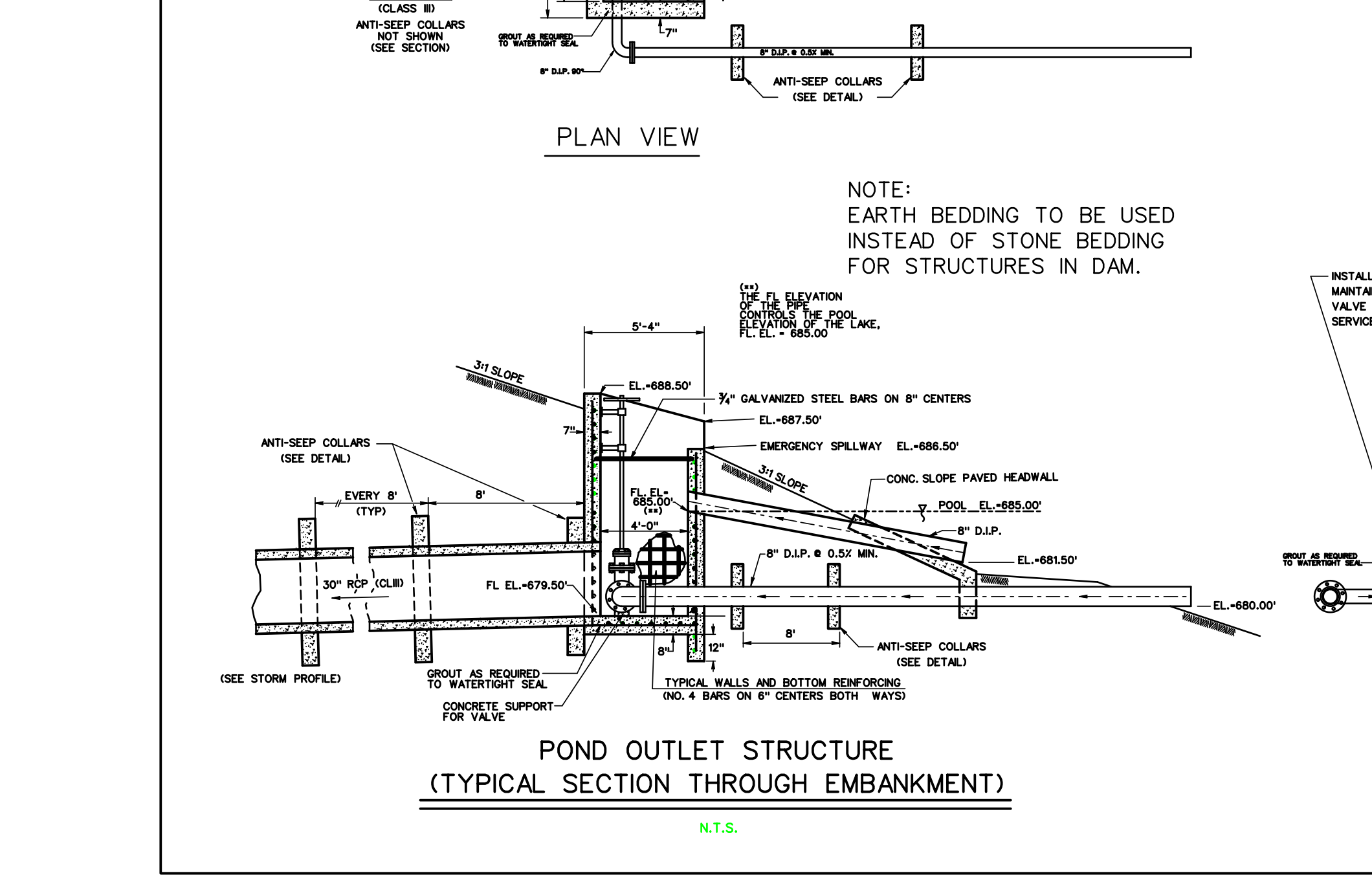


SEDIMENT CONTROL SEDIMENT RETENTION BARRIER (SRB)

THE SEDIMENT RETENTION BARRIER (SRB) IS A DOUBLE ROW OF HOG WIRE AND NETTING, STANDING ABOUT 4-6 FEET APART, FILLED WITH STRAW MIXED OR BLENDED WITH SITE SPECIFIC SILT STOP POLYMER. IT IS USED ON GRADED SITES TO TRAP THE FINE SEDIMENT AND CLAYS THAT FLOW THROUGH THE SILT FENCE BARRIER. WITH THE USE OF SITE SPECIFIC SILT STOP POLYMER, STORM WATER CLARITY CAN BE GREATLY IMPROVED WHILE UTILIZING THE FUNCTION OF THE SILT FENCE.

1. INSTALL IN AREAS WHERE STORMWATER WILL EXIT A SITE KEEPING INSTALLATION AS LEVEL AS POSSIBLE, FILL LOW SPOTS AS NECESSARY.
2. PLACE BARRIER PERPENDICULAR TO FLOW.
3. THE HOG WIRE AND NETTING SHOULD BE DESIGNED TO ALLOW WATER TO PASS THROUGH IT. THE NETTING SHALL ALLOW WATER TO PASS AT A RATE OF 70 GALLONS PER MINUTE PER SQUARE FOOT OR GREATER. USE POLYPROPYLENE NETTING THAT IS UV STABILIZED, MESH SIZE 1.1" X 0.7"
4. PLACE 2 PARALLEL ROWS OF HOG WIRE AND NETTING 4-6 FEET APART. PLACE LOOSE STRAW 3 FEET DEEP BETWEEN ROWS (DO NOT COMPACT).
5. DRY SITE-SPECIFIC SILT STOP POWDER SHOULD BE SPREAD EVENLY THROUGHOUT THE STRAW. APPLICATION RATES SHOULD BE AROUND 50 POUNDS OF POWDER PER 75 LINEAR FEET OF SRB. USE SEED SPREADER TO APPLY SILT STOP POWDER EVENLY.

CROSS SECTION OF A SEDIMENT RETENTION BARRIER (N.T.S.):



POND OUTLET STRUCTURE (TYPICAL SECTION THROUGH EMBANKMENT)
N.T.S.

NOTE: EARTH BEDDING TO BE USED INSTEAD OF STONE BEDDING FOR STRUCTURES IN DAM.

EROSION CONTROL NARRATIVE

- 1) INSTALL ALL MEASURES SHOWN ON SHEETS 4 AND 5 PRIOR TO ANY CLEARING. LIMIT EQUIPMENT CROSSING OF DRAINAGE AREAS TO THOSE SPECIFIED ON THE PLANS.
- 2) CONSTRUCT LAKE, OUTLET STRUCTURE THEN BLOCK LOWER LEVEL OUTLET UNTIL STEP 3 IS COMPLETE. CONTRACTOR TO MONITOR THE WEATHER FORECAST WHEN SCHEDULING THIS WORK, AS THE POND HAS LIMITED HOLDING CAPACITY.
- 3) CONTRACTOR TO BRING GRADING UP ADJACENT TO POND, AS NEEDED, IN A MANNER TO MANAGE AND CONTROL RUNOFF.
- 4) INSTALL JUTE AND POLYMER FIELD, THEN GRAVITY DISTRIBUTION AND DISCHARGE HOSES, THEN SKIMMER.
- 5) BEGIN MASS GRADING OPERATION.
- 6) OPERATE ACTIVE SYSTEM (DESCRIBED ABOVE) AS REQUIRED TO MANAGE TURBIDITY AND COMPLY WITH PERMIT REQUIREMENTS. ATTEMPT TO KEEP POOL ELEVATION FIVE FEET BELOW NORMAL POOL ELEVATION BY PROPERLY DISCHARGING STORM WATER IN ORDER TO PROVIDE STORM WATER STORAGE.
- 7) AS SITE GRADES MOVE TOWARD FINAL SITE GRADES, INSTALL REMAINING DRAINAGE AND ASSOCIATED EROSION CONTROL MEASURES. ALL LOG AND BRUSH CHECKS MUST BE REMOVED COMPLETELY.
- 8) STABILIZE ALL AREAS ACCORDING TO DIRECTIONS AS PER THE PLANS.
- 9) MAINTAIN LOCAL EROSION CONTROL MEASURES AND ACTIVE SYSTEM UNTIL SITE IS STABLE AND STORMWATER DISCHARGES ARE WITHIN PERMIT LIMITS WITHOUT ACTIVE TREATMENT.
- 10) AT THE END OF THE GRADING OPERATION, PUMP LAKE DOWN BY RELEASING DISCHARGE WITHIN PERMIT LIMITS USING ACTIVE SYSTEM AS REQUIRED. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTBACK TO ORIGINAL LAKE BOTTOM.
- 11) CONTINUE TO EMPLOY THE LAKE SKIMMER AND ACTIVE SYSTEM, AS REQUIRED WHILE TURBIDITY IS IN EVIDENCE.
- 12) ONCE SITE IS ESTABLISHED, THE LAKE SKIMMER AND ACTIVE SYSTEM ARE TO BE REMOVED. ALL COMPONENTS OF THE ACTIVE SYSTEM AND DISPOSAL AREA ARE TO BE REMOVED.
- 13) ALL DISTURBED AREAS ARE TO BE RE-VEGETATED. TOPSOIL RE-PLATING AND VEGETATION SHALL BE INSTALLED AS GRADING IS COMPLETED.

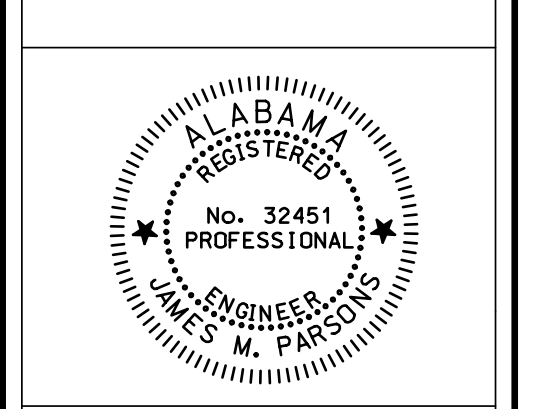
SCHOEDEL

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1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

7500 Memorial Pkwy, SW, Ste 209
Huntsville, Alabama 35892
256.539.1921

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GRAND RIVER SOUTH TOWNHOME DEVELOPMENT LEEDS, AL

DRAWING SET:
CONSTRUCTION SET 08-05-2022

REVISIONS:

CLEARING AND GRUBBING DETAILS

DRAWN BY: SFS/RJS/JMH
CHECKED BY: J.M.P.
FILE NAME: 21601-DET1

g/21/601/Civil/Design/

ATTACHMENT 2

MAINTENANCE SCHEDULE

SCHEDULE OF MAINTENANCE ACTIVITIES FOR RETENTION PONDS

Frequency	Preventative Maintenance Actions
Unscheduled As Needed	<ul style="list-style-type: none"> • All components of the detention pond should be visually inspected following a 1.0" or greater rainfall event for obstructions or erosion
Monthly to Quarterly	<ul style="list-style-type: none"> • Inspect low flow orifices and outlet box for clogging • Check permanent pool for floating debris, trash, and undesirable vegetation • Investigate shoreline erosion or bare areas along pond slopes or embankment
Semiannual	<ul style="list-style-type: none"> • Mechanical components should be functional including drain valve and outlet structure bar rack. • Check drain valve for leaks • Weeding should be conducted twice a year to prevent undesirable vegetation from inhabiting the area • Do grassed areas require mowing and/or are clippings building up?
Annually	<ul style="list-style-type: none"> • Monitor for sediment deposition • Toe drain outlet should remain unclogged and unobstructed. • Inspect outlet structure box, barrel, and embankment for damage. • Inspect all pipes for structural damage, leaks, and piping. • Do impoundment and inlet areas show erosion, low spots, or lack of stabilization? • Is the outlet pipe damaged or otherwise not functioning properly? • Are trees or saplings present on the embankment? • Are animal burrows present? • Are there signs of vandalism? • Is there excessive algae growth, or has one type of vegetation taken over the facility? • Do the fence, gate, lock, or other safety devices need repair? • Inspect outlet channel for undercutting and woody growth within 5 feet of near outlet headwall.

ATTACHMENT 3

ANNUAL INSPECTION FORM

Annual Inspection Form

Irondale - Reviewed By: _____ Date: _____

Comments: Approved Incomplete Other Notes: _____

Required Attachments: Photographs Maintenance Summary

Owner Information

Facility Contact: _____

Company/HOA: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Site Information:

Facility/Site Name: _____

Address/Location: _____ Latitude: _____ ° _____ ' _____ "

_____ Longitude: _____ ° _____ ' _____ "

Watershed - *Little Cahaba River *Cahaba River
Other: _____

*Indicates a Priority watershed where streams have been included on a 303(d) list as impaired for sediment/siltation or have a Total Maximum Daily Load (TMDL) established for sediment/siltation.

BMP Information:

Pond Type: Detention Retention Underground Other _____

LID BMPs: Bio retention Permeable Pavement Infiltration Swales Other

Notes: _____

Attachments: Narrative Basin Maps Photographs

Comments:

Annual Inspection Form

Inspection Observations:

Latitude: ____° ____' ____" Longitude: ____° ____' ____"

- 1. WQ_v orifice and filter: obstructed or damaged? _____
- 2. Staged orifices: obstructed or damaged? _____
- 3. Condition of vegetation or ground cover? _____
- 4. Excessive trash accumulated? _____
- 5. Emergency spillway clogged or damaged? _____
- 6. Riser and trash rack: obstructed or damaged? _____
- 7. Excessive sediment accumulation? _____
- 8. LIP BMPs require maintenance? _____

Maintenance Needed:

Follow-up actions:

Follow-up actions required: Yes No If Yes, please explain: _____

PROFESSIONAL ENGINEER CERTIFICATION:

By affixing my professional seal and signature on this form, I hereby certify that this stormwater management facility provides the required water quality volume (WQ_v) and is being properly maintained in accordance with the technical memorandum listed in the City of Irondale's Post-Construction Ordinance. In my professional opinion, the stormwater management facility is functioning as it was designed.

By affixing my professional seal and signature on this form, I hereby certify that this stormwater management facility requires the above described maintenance in order to provide the required water quality volume (WQ_v) and/or to function as it was designed.

Company: _____

Seal:

Name: _____

Address: _____

E-mail: _____

Phone: _____

Signature: _____

Date: _____

File Attachments for Item:

5. SA23-000009 - A request by Gene Moore investment Inc., Owner, and Applicant, to subdivide a parcel of property located at 8570 Apple St, Leeds, AL 35094, TPID 2500223002004.000, Jefferson County, Zoned I-2, Heavy Industrial.

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Rowland Jackins, a Registered Land Surveyor, State of Alabama, and Gene Moore Investment, Inc., 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 of 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 Gene Moore Investment Addition to Apple Street, 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 Southwest Quarter of Section 22, 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 _____, 2023

By: _____
Mary Jo Davis
8621 Leaf Avenue
Leeds, Ala. 35094
(Deed Reference Not Available from Tax Assessor)
Zoned I-2

By: _____
John B. Stafford, Executor
Gene Moore Investment, Inc.

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 shown on the foregoing plat or map, is duly qualified and is duly sworn in and is 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 _____, 2023

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 John B. Stafford, whose name is signed to the foregoing certificate as owner of the property hereon shown, is duly qualified and is duly sworn in and is 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 _____, 2023

By: _____
Cloyton Davis
1595 Marbury Street
Leeds, Ala. 35094
(Deed Reference Not Available from Tax Assessor)
Zoned I-2

By: _____
Notary Public

My Commission Expires: _____

By: _____
Chairman Planning & Zoning Commission
City of Leeds

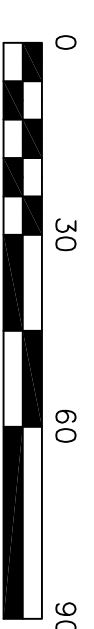
By: _____
City of Leeds, City Engineer

By: _____
Secretary, City of Leeds Planning Commission

APPROVED IN FORMAT ONLY:

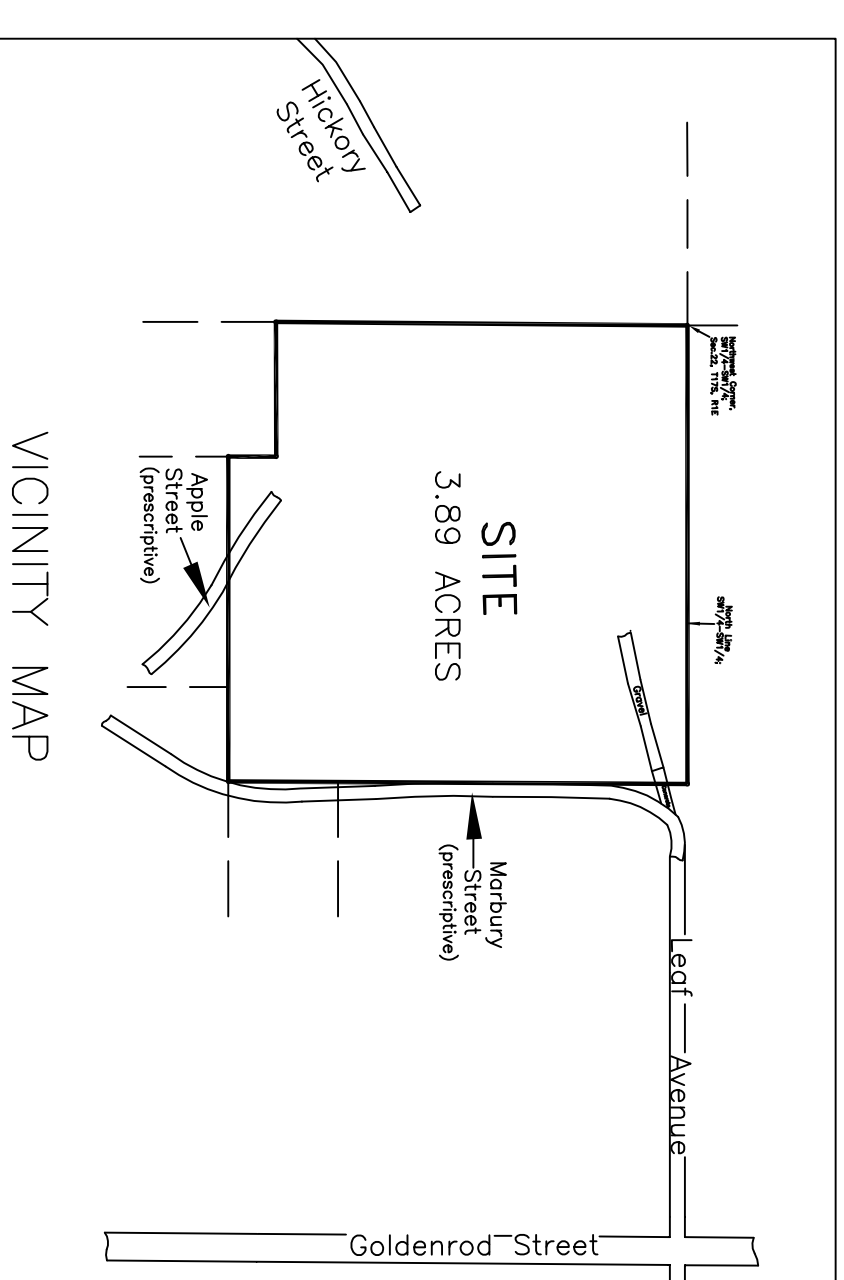
By: _____
Jefferson County Department of Health

Scale: 1 Inch = 30 Feet
May 2023



GENE MOORE INVESTMENT ADDITION TO APPLE STREET

Property Located At 8570 Apple Street;
Being a Resurvey of Acreage described in
Warranty Deed, Instrument No. 200501/1897
Jefferson County Judge of Probate Office;
and located in a portion of the Southwest Quarter
of Section 22, Township 17 South, Range 1 East
City of Leeds, Jefferson County, Alabama;



Instrument No. 200501/1897
Zoning = I-2, Light Industrial

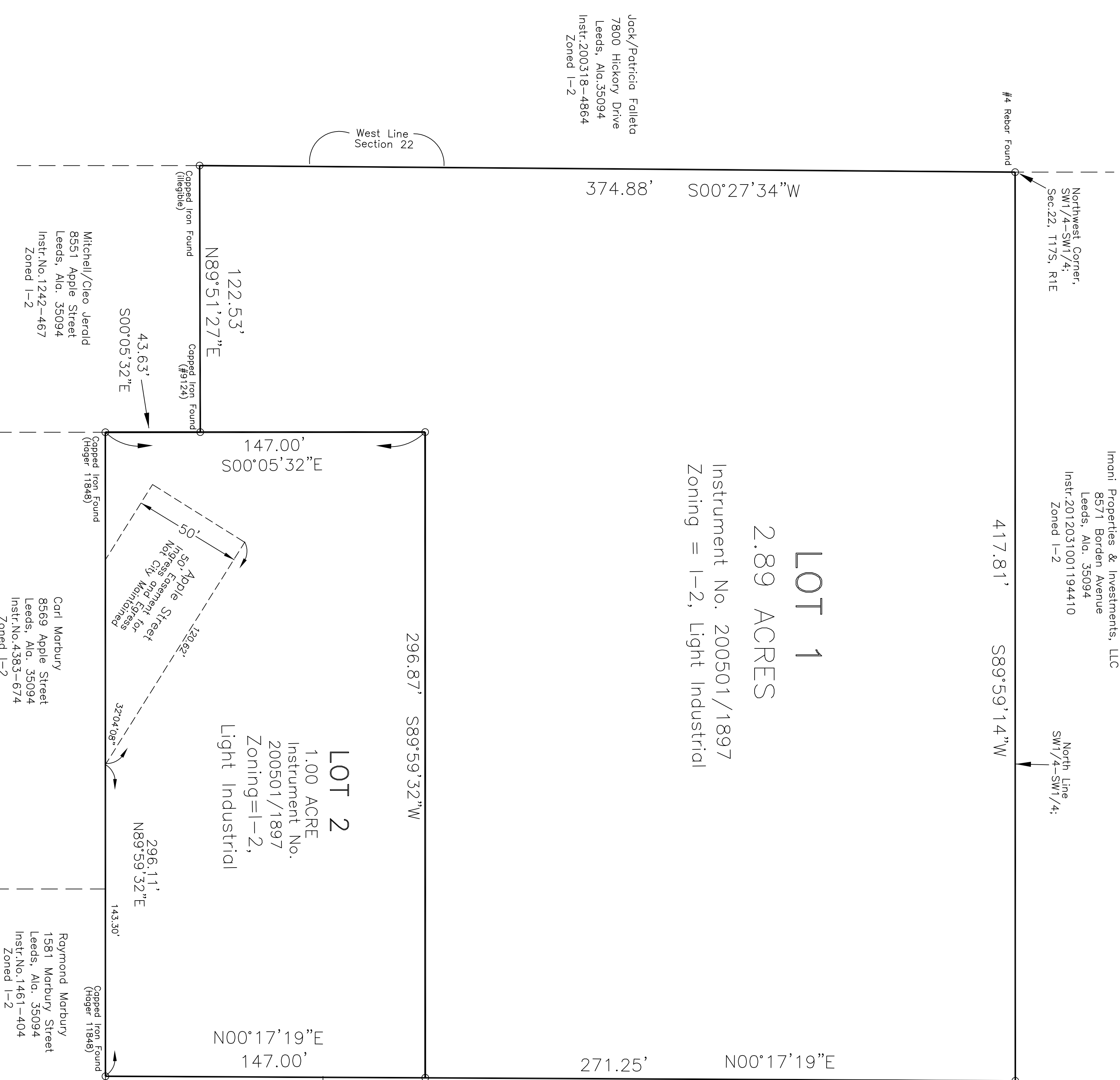
LOT 1

2.89 ACRES

LOT 2

1.00 ACRE

Instrument No.
200501/1897
Zoning=I-2,
Light Industrial



Iranai Properties & Investments, LLC
8571 Borden Avenue
Leeds, Ala. 35094
Instr.2012031001194410
Zoned I-2

Northwest Corner,
SW1/4-SW1/4,
Sec.22, T17S, R1E

North Line
SW1/4-SW1/4,

#4 Rebar Found

Capped Iron Found
(Hoger 11848)

Jock/Patricia Folleta
7800 Hickory Drive
Leeds, Ala.35094
Instr.200318-4864
Zoned I-2

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

OWNER
Gene Moore Investment, Inc.
Post Office Box 845
Leeds, Alabama 35094
Warranty Deed: Instrument No.
200501/1897

AGENT/EXECUTOR FOR OWNER
John B. Stafford
9838 Clarke Ridge Road
Foley, Alabama 36535