



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

April 11, 2024 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Minutes - March 14, 2024

OLD BUSINESS:

NEW BUSINESS:

- Executive Session
- [3.](#) RA23-000006 - A request by Bert Boykin, Applicant, High Tide Oil Company, Inc., Owner, to rezone certain parcels of property from R-2, Single Family District to I-2, Heavy Industrial District at 8514 Pearl St, 35094, TPID 2500281002004000, Jefferson County.
- [4.](#) RA24-000002 - A REQUEST BY SHANDI WHITE FOR THE CITY OF LEEDS TO AMEND IT ZONING ORDINANCE TO ALLOW SHORT TERM RENTALS IN CERTIAN AREAS OF THE FORM BASED CODE DISTRICT.
- [5.](#) SA23-000012 - Variance - A request by MTTR Engineers, Inc., Applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owners for variances of the subdivision regulations : 1. to allow a forty (40) foot private road ROW in lieu of the required fifty (50) foot ROW, 2. Improvements to widen existing pavement to 20" wide in ROW of Norman Drive , 3. 20' Tar and gravel emergency access to Katie Lane vs. standard width road Access to emergency vehicles only, not public. 4. 30' front building line lot 17 in lieu of the required 35 feet.
- [6.](#) To be heard on APril 11, 2024 - SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 llots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.
- [7.](#) SA23-000010 - Grand River Residential Phase II - Street Bond
- [8.](#) SA24-000002 - Dansby Subdivision - Street Bond
- [9.](#) Introduction of Amendment to Subdivision Regulations - Tree Preservation

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 - March 14, 2024



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION MINUTES

1412 9th St - Annex

March 14, 2024 @ 5:00 PM

CALL TO ORDER:

The meeting was called to order at 5:00 PM by Commissioner Cook.

ROLL CALL:

PRESENT

Commissioner Edward Cook
Commissioner Ken Mudd
Commissioner Mike Cauble
Commissioner Dave Mackey
Commissioner Roland Isbell
Commissioner Kelly Washburn
Commissioner Brad Watson

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

Minutes from the February 8, 2024, meeting approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

1. SA24-000001 - A request by Newcastle Development, LLC, Applicant, United States Steel, Owner, for Preliminary Plat Approval of Grand River South Residential Phase 3, located at 995 Rex Lake Rd (Site Only), TPID(s)2400253000001.001, 2400264000001.000 and 2400261000001.000, Zoned PCD - Planned Community Development, Jefferson County.

Brandon Todd Engineer Manager for Newcastle Homes to represent the applicant.

Harold Poe 1980 Montevallo Rd. had concerns regarding a second entrance.

Commissioner Watson pointed out on a map that the second connection is by Barber's Motorsports.

City Engineer Keith Hager pointed out a few items that he went over with the development engineer and owner. Mr. Hager stated that the applicant would not have any front-facing garages closer than 20 feet from the right of way.

Motion made by Commissioner Watson to approve subject to the City Engineers comments.
Seconded by Commissioner Cauble.

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

Motion passes.

2. To be heard April 11, 2024 - RA23-000006 - A request by Bert Boykin, Applicant, High Tide Oil Company, Inc., Owner, to rezone certain parcels of property from R-2, Single Family District to I-2, Heavy Industrial District at 8514 Pearl St, 35094, TPID 2500281002004000, Jefferson County.

Removed.

3. To be heard on April 11, 2024 - SA23-000012 - Variance - A request by MTTR Engineers, Inc., Applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owners for variances of the subdivision regulations : 1. to allow a forty (40) foot private road ROW in lieu of the required fifty (50) foot ROW, 2. Improvements to widen existing pavement to 20" wide in ROW of Norman Drive , 3. 20' Tar and gravel emergency access to Katie Lane vs. standard width road Access to emergency vehicles only, not public. 4. 30' front building line lot 17 in lieu of the required 35 feet.

Removed.

4. To be heard on April 11, 2024 - SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 lots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.

Removed.

5. SA24-000002 - A request by Smith Douglas Homes - Tyler Harper, Owner and Applicant, for final plat approval of the Dansby Valley PHI - 67 lots - at 9119 Weaver Ave, 35094 - Site Only - TPID(s) 2601110001047004, 032000, 047003, & 030000, Zoned R-5 Garden Home District
Frank Calloway attorney representing the applicant.

City Engineer, Keith Hager made commentary regarding a few issues. He stated that the city wanted to clear up any boundary and title issues. The City requires a post-construction stormwater report by the engineer. which helps the HOA understand they are responsible for the retention ponds.

The representative stated that the engineer and developer are aware.

Mr. Hager stated that a bond had been submitted and they will review it. Commissioner Watson stated that the City would not maintain the streetlights. Mr. Hager stated that he would like to change some of the wording and that it will be submitted on the final plat. Mr. Hager recommended approval subject to his comments.

Legal Council Mr. Barnett clarified that the addition to the language to the additional property did satisfy the title company. It indemnifies the City from any future wastewater issues. Mr. Barnett recommended this be contingent on written approval from the title company and the sewer issues.

Harold Poe 1980 Montevallo Rd. was concerned about the subdivision having two entrances.

Motion made by Commissioner Watson to approve subject to commentary by the City Engineer and the City Attorney. Seconded by Commissioner Isbell.

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

Mackey, Commissioner Isbell, Commissioner Watson
Voting Abstaining: Commissioner Washburn

Motion approved.

6. Administrative - Release bond for Bella Rosa Subdivision

Per Commissioner Watson a new owner of Bella Rosa Subdivision has stepped in and purchased the remaining lots. The request is to release the bond for the previous owner so we may refund their payment.

Motion made by Commissioner Mackey to approve, Seconded by Commissioner Mudd.
Voting Yea: Commissioner Cook, Commissioner Mudd, Commissioner Cauble, Commissioner Mackey, Commissioner Isbell, Commissioner Washburn, Commissioner Watson

Motion approved.

PUBLIC ADDRESS:

None.

OTHER BUSINESS:

None.

CHAIRPERSON'S COMMUNICATION:

None.

ADJOURNMENT:

The meeting was adjourned at 5:23 PM.

Mr. Edward Cook, Chairman

Ms. Kelly Washburn, Secretary

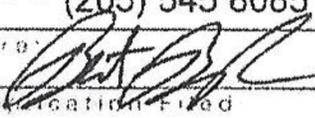
File Attachments for Item:

3. RA23-000006 - A request by Bert Boykin, Applicant, High Tide Oil Company, Inc., Owner, to rezone certain parcels of property from R-2, Single Family District to I-2, Heavy Industrial District at 8514 Pearl St, 35094, TPID 2500281002004000, Jefferson County.

From: bmorris.lwwb.com
To: [Bert Boykin](#)
Subject: Pearl Street
Date: Monday, January 8, 2024 2:39:35 PM

Bert, Pearl Street has a 12” main. Water is available for this site. Thanks, BILL MORRIS
205/966/0940

REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1404 9th STREET, LEEDS, AL 35094 P.205.699.2585
 INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: High Tide Oil Company, Inc.	
Mailing Address: c/o Bert Boykin, Evans & Evans, 2001 Park Place North, Suite 540, Birmingham, AL 35203	
Telephone: (205) 545 8085	E-mail: bb@eefirm.com
Signature: 	
Date Application Filed	Requested Hearing Date: next available

Part 2. Parcel Data		
Owner of Record: High Tide Oil Company, Inc.		
Owner Mailing Address 2700 Kelly Creek Road, Moody, AL 35004		
Site Address: 8514 Pearl Street, Leeds, AL 35094		
Tax Parcel ID # 25-00-28-1-002-004.000	Existing Zoning: R-2	Proposed Zoning: I-2
Telephone: (205) 640-0005	E-Mail: russell@hightideoilcompany.com	
Signature of Authorization by Owner: 		

Part 3. Request
Reason for Request: development of vacant land.
Proffer of rezoning conditions (if any)

Part 4 Enclosures (Check all required enclosures with this application)
<input type="radio"/> Application Fee
<input type="radio"/> Reason for Request
<input checked="" type="checkbox"/> Legal Description of the subject Property
<input checked="" type="checkbox"/> Vicinity Map
<input type="radio"/> Availability of Required Utilities
<input type="radio"/> Site Plan
<input type="radio"/> Proffer of rezoning conditions (if any)

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

10

Evans & Evans
LAWYERS

December 6, 2023

Via US Mail

City of Leeds, Alabama
Zoning Division
1400 9th Street
Leeds, Alabama 35094

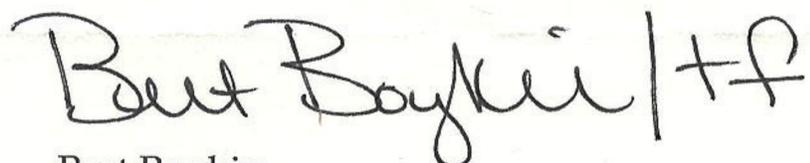
Re: Filing Fee for Rezoning Application

To whom it may concern:

I have enclosed a check in the amount of \$270.00 for the filing fee that I believe is required for my client's rezoning application. A copy of the application is also enclosed for your reference. The application, along with supporting documents, was filed through your online portal in November 2023. Please let me know if anything else is needed to process our application and when the application will be set for public hearing.

Thank you for your assistance.

Very truly yours,


Bert Boykin

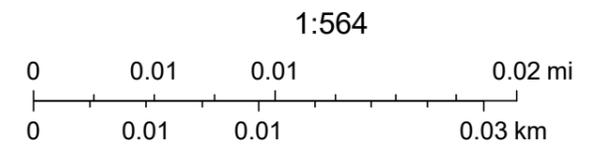
BB/
Enclosure

DEC 8 '23 AM 9:56

Jefferson County Parcel Look-up



January 2, 2024



File Attachments for Item:

4. RA24-000002 - A REQUEST BY SHANDI WHITE FOR THE CITY OF LEEDS TO AMEND IT ZONING ORDINANCE TO ALLOW SHORT TERM RENTALS IN CERTIAN AREAS OF THE FORM BASED CODE DISTRICT.

REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA
DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
1404 9th STREET, LEEDS, AL 35094 P.205.699.2585
INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

MAR 14 24 AM 10:55

Part 1. Application	
Name of Applicant:	Shanai White Stratford Real Estate Rd.
Mailing Address:	830 Parkway Dr Leeds
Telephone:	205 area 2877
E-mail:	Shanai@sobkystratford.com
Signature:	
Date Application Filed:	3/14/24
Requested Hearing Date:	ASAP

Part 2. Parcel Data		
Owner of Record:		
Owner Mailing Address:		
Site Address:		
Tax Parcel ID #	Existing Zoning:	Proposed Zoning:
Telephone:	E-Mail:	
Signature of Authorization by Owner:		

Part 3. Request	
Reason for Request: Amend ordinance to allow short term rentals in the historic downtown district to increase visibility to our downtown	
Proffer of rezoning conditions (if any)	

Part 4 Enclosures (Check all required enclosures with this application)	
<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	Reason for Request
<input type="checkbox"/>	Legal Description of the subject Property
<input type="checkbox"/>	Vicinity Map
<input type="checkbox"/>	Availability of Required Utilities
<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Proffer of rezoning conditions (if any)

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

File Attachments for Item:

5. SA23-000012 - Variance - A request by MTTR Engineers, Inc., Applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owners for variances of the subdivision regulations :

1. to allow a forty (40) foot private road ROW in lieu of the required fifty (50) foot ROW, 2. Improvements to widen existing pavement to 20" wide in ROW of Norman Drive , 3. 20' Tar and gravel emergency access to Katie Lane vs. standard width road Access to emergency vehicles only, not public. 4. 30' front building line lot 17 in lieu of the required 35 feet.

MILLER-THOMPSON-TAYLOR-RAWSON

3 Riverchase Ridge
Hoover, AL 35244

Telephone: (205) 320-0114

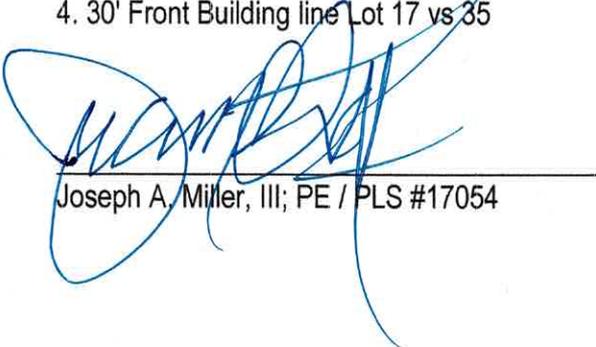
January 4th, 2024**RE: Subdivision Variances Requested Parkstone Meadows**

Members of the Trussville Planning Commission:

The following items are being requested for the Parkstone Meadows Project.

VARIANCES REQUESTED:

1. 40' PRIVATE ROAD ROW vs. 50' ROW
2. Improvements to widen ex pavement to 20" wide in ROW of Norman Drive
3. 20' Tar and gravel emergency access to Katie Lane vs. standard width road
Access to emergency vehicles only, not public.
4. 30' Front Building line Lot 17 vs 35



Joseph A. Miller, III; PE / PLS #17054

Keith L. Hager, PE

AL No. 24699

Revised: April 09, 2024

Leeds Building Department
City of Leeds
1400 9th Street
Leeds, AL

**RE: Variance Review
Parkstone Meadows,**

Sheridan South through MTTR Engineers is requesting several Variances from the Subdivision & Zoning Regulations for consideration of a Preliminary Plat Approval for a new Development to be known as Parkstone Meadows.

Section 5 in the Leeds Zoning Ordinance should guide Board considerations for requested variances, Section 5.01 gives the basis for justification:

5.01 Justification

Variances to the terms of this chapter may be granted in individual cases upon a finding by the zoning board of adjustment that the variance will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. another essential factor is that the spirit of the ordinance shall be observed and substantial justice done. more specifically, the board shall determine that all of the following criteria have been satisfied:

- 1. Variances should be permitted only under peculiar and exceptional circumstances.*
- 2. A hardship alone is not sufficient. Alabama statutes require the verification of unnecessary hardship (not self-created and not involving the design or other limitations of the land itself).*
- 3. Mere financial loss of any kind, which might be common to all of the property owners in a district, is not an unnecessary hardship.*
- 4. When a hardship is self-inflicted or self-created, there is no basis for claim that a variance should be granted.*
- 5. Variances should be granted sparingly and the spirit of this Chapter, in harmony with the spirit of State Law, should be*

carefully preserved to the end and the structure of this section would not disintegrate and fall apart by constant erosion at the hands of the Zoning Board of Adjustment.

Based on the Written request Submitted by MTTR Engineers, I offer the following Comments for the consideration for each Request. The Written request did not offer any justifications for the requests, and I assume the Engineers presentation will cover those hardships and justification for each request:

1. **“40’ PRIVATE ROAD ROW vs. 50’ ROW”**; Assuming the request is allow for the proposed roadway to be Privately maintained by the HOA for the collective Subdivision, and as a result, the Speed limit could be reduced to allow for a smaller radius of the roadway. There is no specification in the Zoning Regulations to allow a Privately maintained roadway; however I cannot find any specific language which prohibits the Planning Commission from considering it. To my knowledge, there is not any specific language which directs if a private roadway would in any way reduce the engineering requirements of a proposed roadway.
2. **“Improvements to widen Existing Pavement to 20’ wide in ROW of Norman Drive”**; Assuming this request is addressing the Widening of the Existing Street accessing the Proposed Subdivision which could not be widened to the required 26’ (Subdivision regulations) due to width of existing right of way. The Widening was discussed at previous meetings as a safety issue to allow for vehicles to pass on the access, and also for emergency vehicles and Public Services, to serve the future residents. The Existing public Right of Way and narrow width is a consideration for the extension of Norman Drive.
3. **“20’ Tar & Gravel emergency access to Katie Lane vs. standard roadway width (emergency vehicles only)”**; Assuming this request is to allow a private emergency roadway access (Emergency vehicles only) to be of less width and non-paved; Based on earlier meetings, the non-pavement would add permeable areas which would help with drainage near Katie Lane;
 - *I have met with the Fire chief on site and we have discussed the Roadway layout. It was indicated to me, that the layout and of the roadway and the Lower Speed Curve would not hurt Leeds FD ability to respond if this were to be Considered. Chief has recommended that if allowed, the improvements to Maplewood and the Curve at Norman be a part of any consideration. We also inspected and discussed the secondary “private” or gated entrance. Chief indicated to me that he could not recommend any surface to be considered an access for emergency personnel to not be of a solid permanent pavement. The Proposed Gravel Roadway in his opinion would be a maintenance problem and particularly a roadway that is not used regularly used would be subject to ruts and maintenance, and*

in his words, “when we need it, it may be in bad shape and a problem”. It would appear the 2nd egress is a requirement for safety and a requirement of the fire codes, and based on Chief Parson’s recommendation any access for fire would need to be paved.

4. **“30’ Front Building Line (for Lot 17 only) vs. 35’”; the Current Zoning requires a Minimum Front Setback of 35’**; The Cul-de-sac layout would narrow lot 17, and would create an irregular shaped Building area and making it difficult to place a standard house on the lot as proposed.

[Recommendations to the Board for Variance Requests:](#)

As described in the Code, Variances should be considered on a case-by-case basis, and should be based on a very specific hardship or circumstance which meets the specific conditions as noted, namely that the hardships or conditions are not self-imposed. It is my opinion, (for this case), “self-imposed” could be considered as “no other way to layout the subdivision streets and Lots that would meet the code”. It is my opinion, that true consideration of this case is if there is any way to modify the proposed layout, which would meet the Code.

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

Submitted By:
HagerCo, LLC



Keith L. Hager

File Attachments for Item:

6. To be heard on April 11, 2024 - SA23-000012 - A request by MTTR Engineers, Inc., applicant, SHERIDAN SOUTH, LLC / JOHN R. FRAWLEY, JR., Owner, for a preliminary plat - PARKSTONE MEADOWS SUBDIVISION - 29 lots, located at 1198 MAPLEWOOD DR LEEDS AL 35094 (Site Only), TPID: 2500204002020000, Zoned: R-3, Multi-Family District, Jefferson County.

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

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

MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3 RIVERCHASE RIDGE
HOOVER, AL. 35244
TELEPHONE: (205) 969-0444

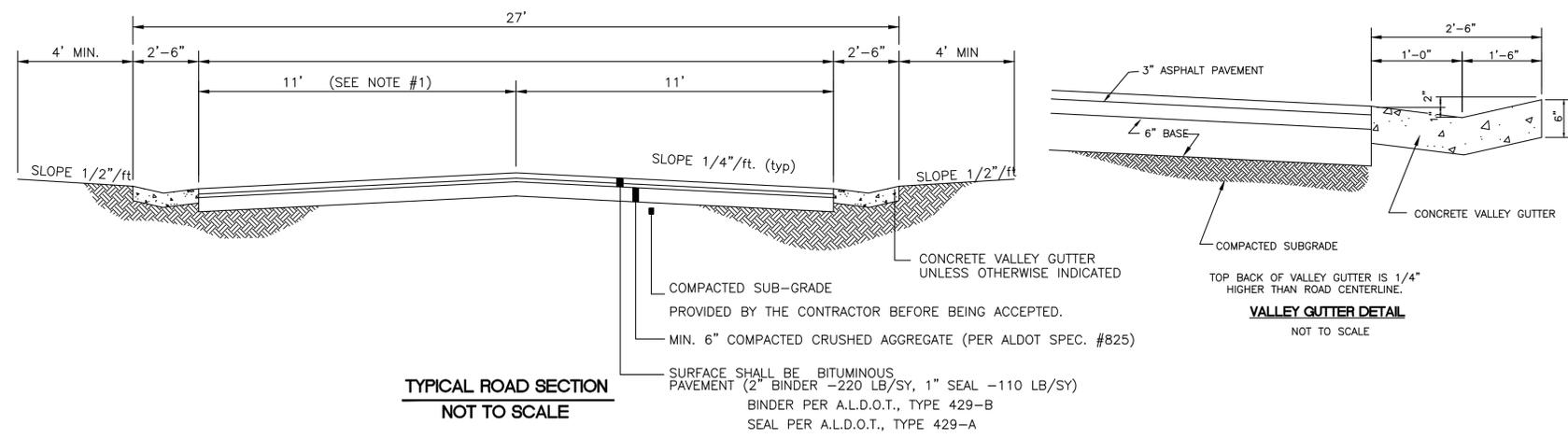
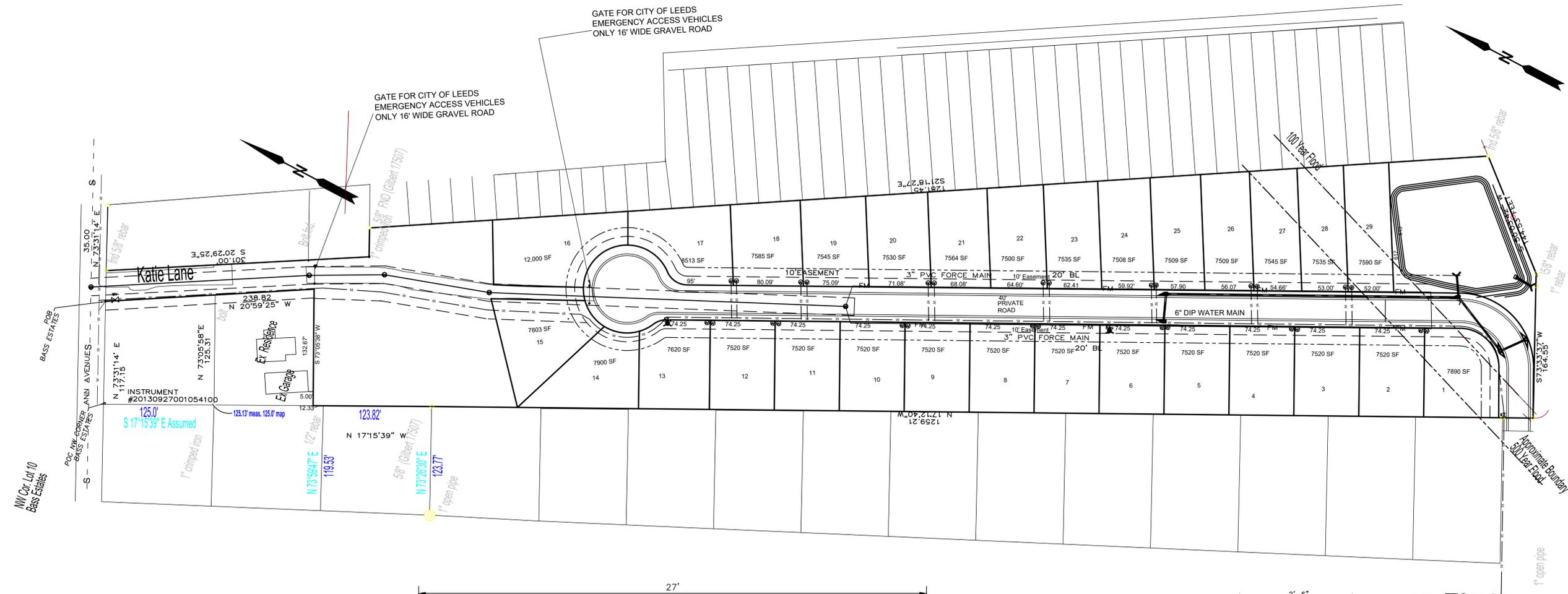


PRELIMINARY PLAN
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
Sheridan, Wyoming, 82801



DATE	REVISIONS

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



TYPICAL ROAD SECTION
NOT TO SCALE

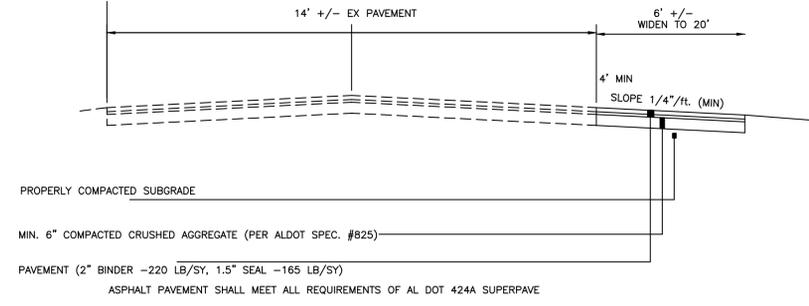
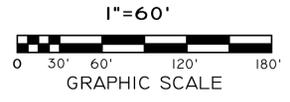
VALLEY GUTTER DETAIL
NOT TO SCALE

COMPACTED SUB-GRADE
PROVIDED BY THE CONTRACTOR BEFORE BEING ACCEPTED.
MIN. 6" COMPACTED CRUSHED AGGREGATE (PER ALDOT SPEC. #825)
SURFACE SHALL BE BITUMINOUS PAVEMENT (2" BINDER -220 LB/SY, 1" SEAL -110 LB/SY)
BINDER PER A.L.D.O.T., TYPE 429-B
SEAL PER A.L.D.O.T., TYPE 429-A

TOP BACK OF VALLEY GUTTER IS 1/4" HIGHER THAN ROAD CENTERLINE.

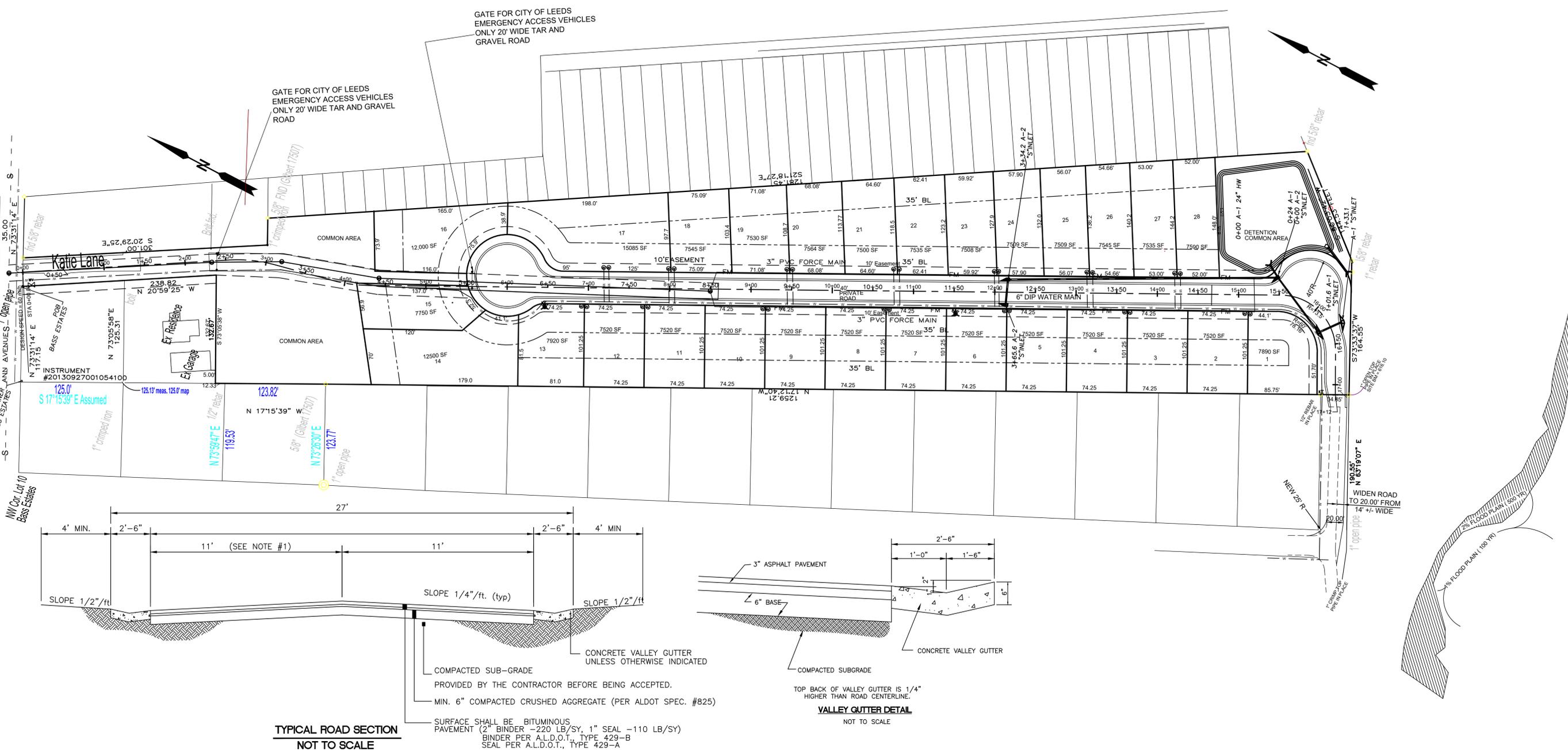
Owner / Developer:
Steve French
Parkstone Meadows, LLC,
1309 Coffeen Avenue, Suite 1200
Sheridan, Wyoming, 82801

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



TYPICAL IMPROVED EX NORMAN SECTION WIDEN TO 20' WIDTH

- NOTES:
- (1) THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF LEEDS. CONTRACTOR SHALL NOTIFY CITY ENGINEER OF LEEDS BEFORE BEGINNING CONSTRUCTION.
 - (2) UTILITY CONTRACTOR SHALL OBTAIN PERMIT FROM CITY OF LEEDS BEFORE INSTALLING UTILITIES.
 - (3) WATER FOR THIS PROJECT WILL BE FURNISHED BY THE LEEDS WATER BOARD.
 - (4) UTILITY LOCATIONS ARE FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE. UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
 - (5) THE NUMBER, LOCATION AND SPACING OF FIRE HYDRANTS SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE CITY ENGINEER AND/OR FIRE CHIEF.
 - (6) ALL EASEMENTS SHOWN IN THIS SUBDIVISION ARE TO SERVE PUBLIC UTILITIES, SANITARY AND STORM SEWERS, AND DRAINAGE DITCHES BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
 - (7) ALL TRAFFIC CONTROL SIGNS AND PAINT STRIPING ARE TO BE FURNISHED AND INSTALLED BY THE DEVELOPER.
 - (8) ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - (9) ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE SO AS TO MINIMIZE THE AREA OF EXPOSED SOIL AT ONE TIME.
 - (10) ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANING, NOT BY FLUSHING, BEFORE THE END OF EACH DAY.
 - (11) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
 - (12) JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - (13) STONE BACKFILL SHALL BE USED THE FULL DEPTH OF TRENCH UNDER ALL PAVEMENT IN ROW ONLY.
 - (14) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION & MAINTNANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
 - (15) CONTRACTOR AND DEVELOPER RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
 - (16) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH AMUTCD, LATEST EDITION.
 - (17) NO SUBSURFACE INVESTIGATION HAS BEEN DONE BY MTM ENGINEERS, INC. A GEOTECHNICAL ENGINEER SHOULD REVIEW THE SITE BEFORE BEGINNING CONSTRUCTION.
 - (18) ALL EXISTING UTILITIES APURTENANCES, DRAINAGE STRUCTURES AND ACCESSORIES SHOULD BE DETERMINED TO MAINTAIN MINIMUM COVERAGE.
 - (19) ALL DISTURBED AREAS TO BE SEED OR SODDED PER LATEST AL DOT SPECIFICATIONS FOR GRASSING OR LANDSCAPED PER LANDSCAPE PLAN.
 - (20) WATER MAINS SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF LEEDS WATER WORKS.
 - (21) SEWER LINE CONSTRUCTION SHALL COMPLY WITH JEFFERSON COUNTY HEALTH DEPT REGULATIONS AND SPECIFICATIONS.
 - (22) DATUM IS U.S.G.S. JEFF. CO. SUPPLIED TOPO.
 - (23) CONTOUR INTERVAL IS ONE FOOT.
 - (24) SITE BENCHMARK IS CRIMP IRON AT SE CORNER OF PROPERTY. ELEV =ELEVATION = 599.28
 - (25) BOUNDARY OF PHASE IV CLOSES 1 IN 10000 MEETING 3RD ORDER ACCURACY.
 - (26) There are no wooded areas, wetlands, unstable soils or slopes and any other adverse condition affecting the site
 - (27) SITE IS NOT IN 100 YEAR FLOOD PLAN PER FIRM MAP # 01073C0441H, DATED 9/24/2021



TYPICAL ROAD SECTION
NOT TO SCALE

VALLEY GUTTER DETAIL
NOT TO SCALE

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3 RIVERCHASE RIDGE
HOOVER, AL 35244
TELEPHONE (205) 990-8444



PRELIMINARY PLAN
PARKSTONE MEADOWS
BEING A RESURVEY OF PART OF LOT 10 BASS ESTATES, MB 24, P. 16
LEEDS ALABAMA
Parkstone Meadows, LLC,
Sheridan, Wyoming, 82801

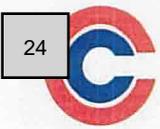


DATE	REVISIONS
04.18.23	1. 17500 SF LOTS 2. 17500 SF LOTS 3. 17500 SF LOTS 4. 17500 SF LOTS 5. 17500 SF LOTS 6. 17500 SF LOTS 7. 17500 SF LOTS 8. 17500 SF LOTS 9. 17500 SF LOTS 10. 17500 SF LOTS 11. 17500 SF LOTS 12. 17500 SF LOTS 13. 17500 SF LOTS 14. 17500 SF LOTS 15. 17500 SF LOTS 16. 17500 SF LOTS 17. 17500 SF LOTS 18. 17500 SF LOTS 19. 17500 SF LOTS 20. 17500 SF LOTS 21. 17500 SF LOTS 22. 17500 SF LOTS 23. 17500 SF LOTS 24. 17500 SF LOTS 25. 17500 SF LOTS 26. 17500 SF LOTS 27. 17500 SF LOTS 28. 17500 SF LOTS 29. 17500 SF LOTS 30. 17500 SF LOTS 31. 17500 SF LOTS 32. 17500 SF LOTS 33. 17500 SF LOTS 34. 17500 SF LOTS 35. 17500 SF LOTS 36. 17500 SF LOTS 37. 17500 SF LOTS 38. 17500 SF LOTS 39. 17500 SF LOTS 40. 17500 SF LOTS 41. 17500 SF LOTS 42. 17500 SF LOTS 43. 17500 SF LOTS 44. 17500 SF LOTS 45. 17500 SF LOTS 46. 17500 SF LOTS 47. 17500 SF LOTS 48. 17500 SF LOTS 49. 17500 SF LOTS 50. 17500 SF LOTS 51. 17500 SF LOTS 52. 17500 SF LOTS 53. 17500 SF LOTS 54. 17500 SF LOTS 55. 17500 SF LOTS 56. 17500 SF LOTS 57. 17500 SF LOTS 58. 17500 SF LOTS 59. 17500 SF LOTS 60. 17500 SF LOTS 61. 17500 SF LOTS 62. 17500 SF LOTS 63. 17500 SF LOTS 64. 17500 SF LOTS 65. 17500 SF LOTS 66. 17500 SF LOTS 67. 17500 SF LOTS 68. 17500 SF LOTS 69. 17500 SF LOTS 70. 17500 SF LOTS 71. 17500 SF LOTS 72. 17500 SF LOTS 73. 17500 SF LOTS 74. 17500 SF LOTS 75. 17500 SF LOTS 76. 17500 SF LOTS 77. 17500 SF LOTS 78. 17500 SF LOTS 79. 17500 SF LOTS 80. 17500 SF LOTS 81. 17500 SF LOTS 82. 17500 SF LOTS 83. 17500 SF LOTS 84. 17500 SF LOTS 85. 17500 SF LOTS 86. 17500 SF LOTS 87. 17500 SF LOTS 88. 17500 SF LOTS 89. 17500 SF LOTS 90. 17500 SF LOTS 91. 17500 SF LOTS 92. 17500 SF LOTS 93. 17500 SF LOTS 94. 17500 SF LOTS 95. 17500 SF LOTS 96. 17500 SF LOTS 97. 17500 SF LOTS 98. 17500 SF LOTS 99. 17500 SF LOTS 100. 17500 SF LOTS

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

File Attachments for Item:

7. SA23-000010 - Grand River Residential Phase II - Street Bond



Date of Proposal: FEBRUARY 15, 2024

SHEET 1 of 2

Proposal To: NEWCASTLE DEVELOPMENT
ATTN: ERIC SHULA
205-790-5444 cell

PROPOSAL

COTTINGHAM CONTRACTING INC., offers to furnish all labor, materials and equipment required for the performance of the following described work at Grand River Phase 2.

Description of Work and Price:

QUANTITIES GIVEN BY NEW CASTLE. ADDITIONAL CHARGES WILL APPLY IF EXTRA WORK IS NEEDED, FOR EXAMPLE BUT NOT LIMITED TO: MILLING, ASPHALT LEVELING, BINDER PATCHING, BASE REPAIR, ETC... OR IF THERE'S A LOT OF HAND WORK TO BE DONE IN THE ALLEYS:

STREETS 1" SURFACE SEAL: APPROX. 8,704 SQUARE YARDS:

PREP FOR SURFACE SEAL BY BLOWING OFF LOOSE DEBRIS AND APPLY TACK COAT.
INSTALL 1" SURFACE SEAL (up to 510 tons):

Prep and apply tack coat	@	LUMP SUM	= \$ 2,175.00
1" Asphalt seal – Approx. 8,704 s.y.	@	\$ 6.75 per sq. yard	= \$58,752.00

ALLEYS 1" SURFACE SEAL: APPROX. 1,979 SQUARE YARDS:

PREP FOR SURFACE SEAL BY BLOWING OFF LOOSE DEBRIS AND APPLY TACK COAT.
INSTALL 1" SURFACE SEAL (up to 116 tons):

Prep and apply tack coat	@	LUMP SUM	= \$ 500.00
1" Asphalt seal – Approx. 1,979 s.y.	@	\$ 7.25 per sq. yard	= \$14,347.75

EQUIPMENT MOBILIZATION: 1	@	\$750.00 each	= \$ 750.00
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APPROX. TOTAL: = \$76,524.75

• **EXAMPLE OF EXTRA ITEMS IF NEEDED:**

Manhole risers	@	\$350.00 each
Water valve risers	@	\$100.00 each
Base undercut & replace	@	\$60.00 per ton – New Castle to supply dump site
Asphalt seal over add / under credit	@	\$110.00 per ton
Milling	@	Based on what's needed

THANK YOU FOR THE OPPORTUNITY TO QUOTE THIS.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices on the actual quantities of work performed by Cottingham Contracting Inc. and determined upon completion of the work.

If Cottingham does not receive payment per the terms of the proposal, a 1 ½% finance charge will be added per month to the balance due.

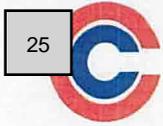
Upon failure of payment for work performed per the terms of the contract, the Owner or Contractor will be responsible for all legal fees and court fees incurred in collecting payment for this proposal/contract..

If the foregoing meets with your acceptance, kindly sign and return the attached copy of our proposal. Upon its receipt it is understood the foregoing will constitute the full and complete agreement between us.

This proposal expires 30 days from the date hereof, but may be accepted at any late date at the sole option of Cottingham Contracting Inc.

ACCEPTED:
BY _____
DATE _____

COTTINGHAM CONTRACTING INC.
BY Bryce Kennedy



Date of Proposal: FEBRUARY 15, 2024

SHEET 2 of 2

Proposal To: NEWCASTLE DEVELOPMENT
ATTN: ERIC SHULA
205-790-5444 cell

PROPOSAL

COTTINGHAM CONTRACTING INC., offers to furnish all labor, materials and equipment required for the performance of the following described work at Grand River Phase 2.

Description of Work and Price:

*** NOTES ***

DUE TO UNSTABLE MATERIAL MARKET, MATERIALS SUBJECT TO CHANGE WITHOUT NOTICE. ADDITIONAL CHARGES WILL APPLY IF THIS HAPPENS

1. NOT RESPONSIBLE FOR ENGINEERING, TESTING, PERMITTING OR TRAFFIC CONTROL.
2. QUOTE IS GOOD FOR MENTIONED ITEMS ONLY.
3. DUE TO OVERLAYING ON EXISTING GRADES, NOT RESPONSIBLE FOR WATER STANDING OR DRAINAGE ISSUES.
4. NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES OR SERVICES.
5. NOT RESPONSIBLE FOR ASPHALT FAILURES CAUSED BY SUB-GRADE OR EXISTING ASPHALT BEING OVERLAID.
6. NOT RESPONSIBLE FOR DAMAGE TO EXISTING ASPHALT / CONCRETE CAUSED BY OUR TRUCKS / EQUIPMENT ACCESSING JOB SITE.
7. ANY QUANTITIES ABOVE QUOTED AMOUNT WILL BE BILLED BY ITS UNIT PRICE.
8. PAYMENT DUE WITHIN 30 DAYS FROM INVOICE DATE.
9. COTTINGHAM CONTRACTING RESERVES THE RIGHT TO FILE LIEN ON PROPERTY(ies) IF PAYMENT IS NOT RECEIVED PER ABOVE TERMS.

THANK YOU FOR THE OPPORTUNITY TO QUOTE THIS.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices on the actual quantities of work performed by Cottingham Contracting Inc. and determined upon completion of the work.

If Cottingham does not receive payment per the terms of the proposal, a 1 ½% finance charge will be added per month to the balance due.

Upon failure of payment for work performed per the terms of the contract, the Owner or Contractor will be responsible for all legal fees and court fees incurred in collecting payment for this proposal/contract..

If the foregoing meets with your acceptance, kindly sign and return the attached copy of our proposal. Upon its receipt it is understood the foregoing will constitute the full and complete agreement between us.

This proposal expires 30 days from the date hereof, but may be accepted at any late date at the sole option of Cottingham Contracting Inc.

ACCEPTED: _____

BY _____

DATE _____

COTTINGHAM CONTRACTING INC.

BY Bryon Kennedy

File Attachments for Item:

8. SA24-000002 - Dansby Subdivision - Street Bond



JP Building Co.

727 Middle St, Montevallo, AL 35115
205-768-5797

Dansby

Attn: Tyler Harper

2/19/23

We are pleased to present you with the following proposal

Scope of Work

- Necessary Repairs
- Placement of Asphalt Wearing Surface

Total: _____ **\$126,000.00**

Please don't hesitate to contact me if you have any questions.

Taylor Brooks

2057685797

File Attachments for Item:

9. Introduction of Amendment to Subdivision Regulations - Tree Preservation

Amendment to Subdivision Regulations

Tree Preservation Amendment

- a) No healthy deciduous tree with a caliper of fifteen (15) inches or greater, measured at diameter breast height (4.5 feet above ground level), shall be removed from the site unless such trees are replaced. Such trees shall be shown as an existing condition on a site plan required at the time of permit submittal. No replacement trees shall have a caliper of less than three (3) inches, measured six (6) inches from the ground, at the time of planting and the total caliper of replacement trees shall equal or exceed the total caliper of trees fifteen (15) inches or greater removed from the site. These replacement trees shall be in addition to any other landscaping requirements. However, such trees may be removed without replacement within the area of any road (minimal constriction limits), storm water management structure, utility easement on site, or of the footprint of the building, and within the twenty (20) feet of the foundation of the structure and within ten (10) feet of the perimeter of the driveways, or at the discretion of the Planning Commission regarding removal on individual lots. Designated areas can be mass graded for compartmentalized development where other space is preserved (such as clustering of homes). The Board of Zoning Adjustments and Appeals can grant relief from this provision. Variance application must be made by the appropriate date for consideration by the Board.