

Wetumpka Planning Board
April 14, 1997
6:00 P. M.

The Wetumpka Planning Board met Monday, April 14, 1997 at 6:00 P. M. at Wetumpka City Hall with the following members present: Chairman Mark Presnell, Greg Golden, Juanita Brand, Henry Swindall, Randy Logan, Mayor Jo Glenn, Bruce Jetton, Betsy Sheldon, Velma Gober, Joe Miller, Lawrence Gladwell and Ron Anderson.

There being a quorum present Chairman Presnell called the meeting to order. Greg Golden offered a motion that the minutes of March 10, 1997 be approved as sent out. Motion was seconded by Henry Swindall with the Board voting in favor of the motion.

Lawrence Gladwell was present requesting that the Board approve the final plat for Stone River. Engineer Ron Anderson brought several items to the attention of the board. After lengthy discussion, Betsy Sheldon offered a motion that the final plat be approved subject to recommended Performance and Maintenance Bonds being posted with the City Clerk, spillage agreements being obtained from the City Council, and other maintenance being corrected, as stated in Ron's letter of April 9, 1997. Motion was seconded by Randy Logan with the Board voting in favor of the motion.

Tracy Delaney was present to review the proposed by-laws with the Board.

Henry Swindall offered a motion that the meeting be adjourned.

Respectfully submitted,

Velma Gober, Secretary

Eclectic Engineering & Design, L.L.C.

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Wetumpka, AL 36092
(334) 541-2792

Velma Gober
City of Wetumpka
P.O. Box 480
Wetumpka, AL 36092

9 April 1997

RE: Inspection of Stone River Plat No. 1 subdivision

Ms. Gober,

I made a preliminary inspection of this subdivision yesterday. I went to the site again today with Bill Allen from the Wetumpka Water Works and we discussed the location of sewer lines in and adjacent to the subdivision. There are several issues that need to be addressed before I can approve this plat to be recorded and the streets, storm drainage, etc. to be accepted by the City.

- I need a set of the construction plans and all other relevant documents that were approved by the City. I also need to see a set of as-built drawings for the water and sewer system that has been accepted and approved by the Wetumpka Water Works. I need these to verify that all the work that was supposed to be done has been done, the installed water and sewer system is within the easements and that the plat conforms to the preliminary plat approved by the Planning Commission.
- Finished grading and grassing has not be done around the concrete flumes used for storm drainage. I noticed in many places the soil under the sides of the flumes had settled, leaving large gaps between the bottom of the concrete and the underlying soil. I assume the City is going to be responsible for the long term maintenance of these drainage structures. If so, the developer will have to do some careful and thorough work in correcting this problem.
- Storm water is discharged from the subdivision in several locations. Are there properly recorded spillage agreements and/or drainage easements in place so that storm water from this subdivision can be legally discharged onto the adjacent property?
- There is a large open ditch filled with standing water on the rear lot lines of Lot 16. This ditch may extend into the back side of Lot 15. This is unsightly and the plat has no drainage easement here. If this ditch is to remain, it needs to be improved. If it is used to drain anything besides Lot 16, a drainage easement for it should be added to the plat.
- Finish grading and a stand of grass should be established in the street right-of-way behind the curb. Accumulations of soil and mud should be removed from the pavement.
- Soil stains and deposits on the pavement indicate the possibility of standing water at the

intersection where Stone River Loop connects with itself in the subdivision. The pavement in this area is so flat I can not verify positive drainage here without taking some elevation readings or preferably observing it while it is raining.

- The paving appears to be of high quality but I want to discuss it with the engineer that designed the pavement and the testing lab that performed testing during construction. I must verify that all of the street building operations conform to the design. *This includes subgrade as well.*
- I strongly recommend the developer post a two year maintenance bond for the streets and drainage structures.
- I recommend the developer post a performance bond for the full value of all work (if any) that remains to be done when the plat is signed.

I would like to meet with Randy Logan and Joe Miller as soon as I can obtain the plans and documents mentioned above. I want to make sure that anything that may cause problems for the City is corrected without causing any unnecessary delays to the project. Thank you for giving me this opportunity to be of service to the City of Wetumpka.

Respectfully,



Ron Anderson, P.E.

Street signs are also needed