



CITY OF BOAZ  
Planning Commission Agenda  
April 07, 2026

Boaz Public Library, Mastin Conference Room – 6:00 PM

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adoption of Agenda
- V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting
  - [1.](#) Adopt the minutes of the Planning Commission Meeting dated March 3, 2026.
  - [2.](#) Adopt the minutes of the Special Called Planning Commission Work Session dated March 17, 2026.
  - [3.](#) Adopt the minutes of the Special Called Planning Commission Work Session dated March 24, 2026.
- VI. Public Hearings
  - [1.](#) A public hearing to hear a request of a Preliminary Subdivision Plat Approval from TerraForge LLC. The Links at Clear Creek subdivision is located between 1490 AL HWY 205 and 1360 AL HWY 205. TerraForge LLC is seeking to build a Low Density Detached Residential Subdivision consisting of 36 lots.
- VII. New Business
  1. Entertain a motion to approve a request of a Preliminary Subdivision Plat Approval from TerraForge LLC. The Links at Clear Creek subdivision is located between 1490 AL HWY 205 and 1360 AL HWY 205. TerraForge LLC is seeking to build a Low Density Detached Residential Subdivision consisting of 36 lots.
- VIII. Old Business
- IX. Public Comments
- X. Chairman Comments
- XI. Adjourn



CITY OF BOAZ  
Planning Commission Minutes  
March 03, 2026  
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Member Rodney Frix Called meeting to order at 6:00pm.

PRESENT

- Harrold Johnson
- Paul Hale
- Rodney Frix
- Landon Knott
- Keith Hawkins

ABSENT

- Chris Alexander
- David Wallace
- Darby Pruitt

II. Invocation

Member Keith Hawkins gave the invocation.

III. Pledge of Allegiance

Building Inspector Landon Knott led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Hale, Seconded by Hawkins. The motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting dated January 20, 2026.

Motion made by Hawkins, Seconded by Hale. The motion passed by unanimous voice vote.

VI. Public Hearings

1. Entertain a motion to open a Public Hearing to hear a request from Rahulkumar and Daxaben Modi to designate a zoning of B-3 (General Business District) to the property located at 20 Peppers Road. Boaz Food Mart is located on U.S. 179 and Peppers Road. For years it was thought this property was outside the city limits but by the Marshall County records it is in fact inside Boaz City limits and needs a zoning designation. This property has not been previously zoned.

Motion made by Hale to open the public hearing at 6:04pm, Seconded by Johnson. The motion passed by unanimous voice vote.

Member Frix asked if anyone would like to speak against zoning. No response.

Member Frix asked if anyone would like to speak in favor of zoning. No response.

Motion made by Hale to close the public hearing at 6:06pm, Seconded by Hawkins. The motion passed by unanimous voice vote.

VII. New Business

1. Entertain a motion to approve a request from Rahulkumar and Daxaben Modi to designate a zoning of B-3 (General Business District) to the property located at 20 Peppers Road that has not been previously zoned.

Motion made by Hale to approve, Seconded by Johnson. The motion passed by unanimous voice vote.

2. Appoint Boaz Planning Commission Chairman.

Motion made by Hawkins to table the chairman item, Seconded by Johnson. The motion passed by unanimous voice vote.

VIII. Public Comments

None.

IX. Chairman Comments

None.

X. Adjourn

Motion made by Hale, Seconded by Hawkins. The motion passed by unanimous voice vote.

Minutes prepared by Building inspector Landon Knott.



CITY OF BOAZ  
 Planning Commission Work Session Minutes  
 March 17, 2026  
 Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Rodney Frix Called the meeting to order at 6:03 pm.

PRESENT

Harrold Johnson

Paul Hale

Darby Pruitt

Rodney Frix

Landon Knott

Keith Hawkins

ABSENT

Chris Alexander

David Wallace

II. New Business

No New Business.

1. Review current standards of existing ordinances and consider changes.

After meeting called to order Rodney Frix summarized a page that Mayor Tim Walker submitted to the commission regarding building standards. See attached page. It was stated that most of the terms that were submitted he was not in agreeance with.

Landon Knott was asked to speak on the matter after Rodney, He stated that there were many grey areas in our current zoning ordinances and the process of building standards being improved had to start with submittals of better plans, and homebuilders sticking to those plans. Landon also brought up the fact of contractors having to be on the job site while work is being performed. Minimum square footage being raised in our residential areas was also stated and agreed upon by Alan Hales.

Steven Bates presented pictures of specific examples of homes within our community as a representation of what our standards should be raised to.

Alan Hales discussed the paper submitted by the Mayor, not being in agreeance and stating the following problems; porches, driveways, masonry, siding, plan submittals, job site presence, landscaping and the changing of our codes in a way that it wouldnt take anything away from our builders that wouldnt be given back in a better aspect.

Attorney Christie Knowles stated that the changes made would be adopted and all changes needed to be made during this 45 day window.

Darby Pruitt stated the following ideas for better standards; Exterior door, house faces, and overall structure

Steven Bates brought up that new building standard should require at least a single car garage,

Landon Knott asked if the adoption of new codes would be eradicated during this moratorium

Christie Knowles informed that this would be a time to update our building code currently adopted.

It was stated by Rodney Frix to be in thought about current building standards and ideas on updating them.

The commission agreed to finding new ideas for minimal standards for next weeks meeting.

### III. Adjourn

Rodney Frix adjourned meeting at 6:54 pm

Minutes prepared by Building Inspector Landon Knott.

## I. The Challenge

The City of Boaz is currently experiencing a significant increase in interest from residential developers and speculators. While growth is a sign of a healthy city, we have observed a trend toward "minimum standard" speculative housing. These developments often prioritize short-term profit for the contractor over the long-term health, safety, and aesthetic integrity of our neighborhoods.

## Boaz Residential Construction: Minimum Quality Standards

**List of Standards for discussion: This is a list of standards to discuss to start the discussion. These are for consideration.**

### 1. The Foundation & Ground

- **Slab/Crawlspace Finish:** No exposed bare concrete or block. All visible foundations must be "faced" with brick or natural stone.
- **Driveways:** Must be reinforced concrete (3,000 PSI). No asphalt, gravel, or "ribbon" drives.
- **Drainage:** A professional grading plan is required to ensure water flows away from the home and does not pool on neighboring properties.
- **Landscaping:** 100% sod for front and side yards. Seed-and-straw is prohibited for new construction. Minimum of small shrubs in front of house at foundation.

### 2. Exterior Walls & Framing

- **The 75% Masonry Rule:** The front of the house must be at least 75% brick, stone, or fiber-cement (Hardie Board).
- **Siding Quality:** Vinyl siding is prohibited on the front. Sides and rear must use fiber-cement (Hardie-board) or high-thickness vinyl (min. 0.046").
- **Wall Height:** Minimum 9-foot ceilings on the first floor (prevents the "cramped" feel of low-cost builds).
- **Anti-Monotony:** The same front design (elevation) cannot be repeated within three houses on either side of the street.

### 3. Mechanical & Interior Systems (The "Guts")

- **HVAC Efficiency:** Minimum 15 SEER2 units required.
- **HVAC Sizing:** A professional **Manual J** report must prove the unit is sized correctly for the house.
- **Ductwork:** Mandatory "Duct Blaster" test to ensure air isn't leaking into the attic.
- **Plumbing:** All main water lines must have an interior shut-off valve accessible to the homeowner.

### 4. Windows, Doors, & Garage

- **Trim:** All front-facing windows must have a minimum 4-inch-wide architectural wood or composite trim.
- **Garage Standard (If Planned)** Minimum 2-car garage. It must be either side-entry or recessed at least 2 feet behind the front porch to avoid a "garage-forward" look.

- **Garage Style:** Doors must be "Carriage Style" or include windows; plain "solid" metal doors are prohibited.
- **No Open Front Porches (Decks):** Decks are allowed on the back of house.

## 5. The Roof

- **Materials:** Minimum **30-year Architectural (Dimensional) Shingles**. Standard 3-tab "flat" shingles are prohibited.
- **Pitch:** The main roof must have a minimum **6:12 slope** (this creates a "high-end" silhouette).
- **Overhangs:** Minimum 12-inch eaves (overhangs) on all sides to protect the siding and foundation from rain.



CITY OF BOAZ  
 Special called Planning Commission work session Minutes  
 March 24, 2026  
 Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Rodney Frix Called meeting to order at 6:01pm

II. Old Business

Minimum Building Standards

1. Continue Review of Current standards in our existing ordinances and considering changes

Planning commission and Council meet to discuss minimum building standards.

Rodney Frix started by going over the general goal of the meeting and the moratorium.

Tim Walker (mayor) described our current state of building spec homes, and how we need to look at ways to make affordable housing last longer as well as make our community nicer.

Rodney Frix introduced new commission members Fran Milwee and Tim Mcrae

Rodney Frix stated the moratorium would last for 45 days and spoke on the meetings coming up and how to go forward on the subject in the next meetings

Rodney Frix went over note list from council meeting the previous night

Alan Hales spoke on adoption of new codes and how amendments could be made

Rodney started the list with who can pull permits as far as homeowners and General Contractors

(Rodney and Landon) spoke on the sub contractor list and it will be looked at more strict

(Rodney) moving down the list to minimum size of homes to be 1200sf all agreed

all agreed also ceiling height minimum of 8 ft

Rodney brought up no monotony rule next

Fran Milwee asked how this would be executed

Alan described a minimum of flipping a blueprint to make frontage different

Christie Knowles stated this will cover R1-R3

(Rodney) Deck coverings and porch bottoms to be covered by decking boards

Christie asked if all exposed wood was to be painted or stained all agreed yes

Rodney moved on to no lean to style roof on a raised wooden porch front only all agreed moisture barrier was brought back up by Tim Walker, group agreed to leave it up to code

Rodney) driveways must be paved, concrete, or asphalt on all lots 10k sf or less

The group agreed to leave HVAC spec to code book

Rodney) minimum roof pitch of 4/12 and an overhang of 1 ft/ group agreed

(Rodney, Landon, Christie) briefly spoke on adoption of new codes it was agreed codes would have to be reviewed before adoption and fire marshall would have to be in agreeance

Rodney moved on to list and next was vinyl thickness. the group agreed to a minimum of .044 vinyl siding thickness

Landon Knott asked if there could be inspections done before utility transfer

Christie stated this was better left alone due to rising threat of lawsuit/ group agreed to leave the matter alone

Paul Hale asked if carports could require some kind of door, Rodney stated this would be hard without raising cost significantly

Keith Hawkins asked final questions of, Can the city make a color pallet, Also could there be a limitation on light projecting past boundary lines

The color pallet will have o be revisited the group agreed

group agreed also no light to project past boundary line without reason

Rodney Frix asked if the group was satisfied and to be in thought of the standards

Nothing further was asked.

### III. Adjourn

Rodney Frix adjourned meeting at 7:09pm

Minutes prepared by Landon Knott



# City of Boaz Alabama

TIM WALKER  
Mayor

COUNCIL  
RODNEY FRIX  
STEVEN BATES  
ALAN HALES  
MATT BRANNON  
CALEB WILLIAMS

## PUBLIC NOTICE 03/20/2026

The City of Boaz Planning Commission will hold a public hearing on Tuesday, April 7, 2026 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to hear a request of a Preliminary Subdivision Plat Approval from TerraForge LLC. The Links at Clear Creek subdivision is located between I490 AL HWY 205 and I360 AL HWY 205. TerraForge LLC is seeking to build a Low Density Detached Residential Subdivision consisting of 36 lots.

A legal description is as follows:

H/S BASE YEAR BEG SW COR NW1/4 SW1/4 TH E 1935.29 TH NWLY ALNG C/L CREEK 732.57 TH E 1646.33 TH SE 498.14 TH NE 349.13 TH SE ALNG ROW AL HWY 205 305.11 TH W 129.8 TO POB BEING 28 AC(C) LYING IN N1/2 SW1/4 & NW1/4 SE1/4 BOAZ 7-10-5 D-2020-3512248

At said time and place, all persons in favor of or in opposition or to inquire to said Preliminary Plat approval can be heard.

Chairman  
Boaz Planning Commission

<p>Guadalupe Santiago Ortiz 900 King Street Boaz, AL 35957</p>	<p>ADJOINING PROPERTY OWNERS <b>The Links At Clear Creek</b> Preliminary Plat review</p>	<p>Terraforge LLC 30 N Gould Street 55104 Sheridan, Wyoming 82801</p>
<p>ELLARD, GARY 109 FAIRWAY CIR BOAZ, AL 35956</p>	<p>NICHOLSON, KEVIN &amp; WF KATHY NICHOLSON 301 Copeland Drive Boaz, AL 35957</p>	<p>SALERS, WILLIAM RAY &amp; ERICKA CHER 555 Tidwell Road Boaz, AL 35956</p>
<p>BAKER ANGELA G AND BAKER ROBERT L 1276 AL HIGHWAY 205 BOAZ, AL 35956</p>	<p>NICHOLSON, KEVIN &amp; WF KATHY NICHOLSON 301 Copeland Drive Boaz, AL 35956</p>	<p>HOLSONBACK, JACOB &amp; APRIL HOLSONBACK 447 COPELAND DRIVE Boaz, AL 35956</p>
<p>BAKER, ROBERT L &amp; ANGELA G BAKER 2077 CHURCH STREET BOAZ, AL 35956</p>	<p>JOHNSON, DAVID A &amp; WF GINGER R JOHNSON 303 Copeland Drive Boaz, AL 35956</p>	<p>UNITED METHODIST CHURCH, BOARD OF NORTH 898 ARKADELPHIA ROAD Birmingham, AL 35204</p>
<p>BATES, STEVEN C 1360 AL HIGHWAY 205 BOAZ, AL 35956</p>	<p>PHILIBERT TRACEY 906 Ron AVE Boaz, AL 35956</p>	<p>MCMURTREY, TRAVIS 172 Lendsey Street Albertville, AL 35950</p>
<p>JONES, COY STEPHEN 1490 ALABAMA HWY 205 BOAZ, AL 35956</p>	<p>FORD STANLEY B 313 COPELAND DR Boaz, AL</p>	<p>MANN, ELIZABETH N 320 Pleasant Hill Road Boaz, AL 35956</p>
<p>JONES, COY STEPHEN 1490 ALABAMA HWY 205 BOAZ, AL 35956</p>	<p>FORD STANLEY B 313 COPELAND DR Boaz, AL</p>	
<p>JONES, COY STEPHEN 1490 ALABAMA HWY 205 BOAZ, AL 35956</p>	<p>CASEY, JAMES M &amp; WF MISTY M CASEY 311 COPELAND DRIVE Boaz, AL 35956</p>	
<p>ELLARD, GARY 109 FAIRWAY CIR BOAZ, AL 35956</p>	<p>BAKER, JACOB L &amp; NATALIE B BAKER 315 Copeland Drive Boaz, AL 35956</p>	
<p>ELLARD, GARY 109 FAIRWAY CIR BOAZ, AL 35956</p>	<p>LOWERY, PEGGY R 401 COPELAND DR Boaz, AL 35956</p>	



### City of Boaz Miscellaneous Receipt

Misc. Receipt No: 22595  
POS Receipt No: 21294  
Receipt Date: 03/20/2026

Received By: Jill Smith  
Received On: 03/20/2026 12:47 PM

Customer ID: 2038  
Name: OLYMPIA DESIGN BUILD  
Description: PRELIMINARY SUB PLAT

<b>Miscellaneous Receipt Total</b>
\$205.00

GL Account Number	GL Account Description	Debit	Credit
01-4-10-4079-000	Sub-Div/Zoning Var. Appl. Fee	\$0.00	\$205.00
<b>Miscellaneous Receipt Totals:</b>		<b>\$0.00</b>	<b>\$205.00</b>

Thank You!

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Application/Case No. \_\_\_\_\_

Preliminary Subdivision Plat

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If the applicant is not the owner of the subject property, the owner shall stipulate in a letter to the commission, that the undersigned applicant is authorized to request this subdivision. By signing this document I am affirming I understand the rules and regulations for the City of Boaz for development and will pay all fees associated with development.

3/6/26

Signature of Owner/ Applicant

Date

\*\*\*\*\*

**OFFICIAL USE ONLY**

Date Filed: 3/6/24 Date of Notice: 3/20/26 Date of Hearing: 4/7/26

Fee Paid \$ 205<sup>00</sup> Receipt No: 22595 Date Paid: 3/20/26

Decision of Planning commission: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

List Condition for Approval or Reasons for Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:**

**This application must be accompanied by:**

1. Five (5) Copies of Preliminary Plat and Construction Plans.
2. Legal description of property as it appears at the Probate Office.
3. List of surrounding property owners.
4. Filing fee of \$25.00 Plus \$5.00 per lot.

Please See Pages 3, 4 and 5 for Preliminary Plat Requirements

# CITY OF BOAZ

## APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICATION/CASE NO. \_\_\_\_\_

A Preliminary Plat is required if the proposed subdivision contains six or more lots, or if any street or other public improvements are to be dedicated to the city.

The applicant shall submit a complete application, including three copies of the Preliminary Plat and Construction Plans as required in Section 3.10.02 of the Subdivision Regulations, along with a filing fee of \$25.00 plus \$5.00 per lot; at least 15 days prior to a regularly scheduled meeting of the Planning Commission. As per the Subdivision Regulations adopted by the City of Boaz, if the City requires a consulting engineer review of the development, all fees incurred by the City for consulting engineer review will be paid in full by the Developer prior to issuance of Final Plat. The City will notify all the adjacent property owners by mail at least five days prior to the public hearing.

### OWNER/APPLICANT INFORMATION

Property owner: TerraForge LLC

Address: 30 N Gould St #55104, Sheridan, WY 82801

Telephone Numbers: Work: 813-992-8689 Home: \_\_\_\_\_

Person Making Application: Tim Perkins

### SUBJECT PROPERTY INFORMATION

1. Name of Proposed subdivision: The Links at Clear Creek
2. Location: Property located in Boaz between: 1490 AL HWY 205 & 1360 AL HWY 205
3. Present Zoning: R-1
4. Number of proposed lots: 36
5. Does the proposed subdivision require the extension of public streets or other public improvements? Yes  No \_\_\_\_\_.
6. Is the Preliminary Plat submitted pursuant to a sketch Plat? No If so, the applicant must provide a copy of the approve Sketch Plat.
7. Is the Preliminary Plat a resurvey or extension of an existing subdivision? Yes \_\_\_\_\_ No . If so, the applicant must provide a copy of the approved Subdivision Plat.

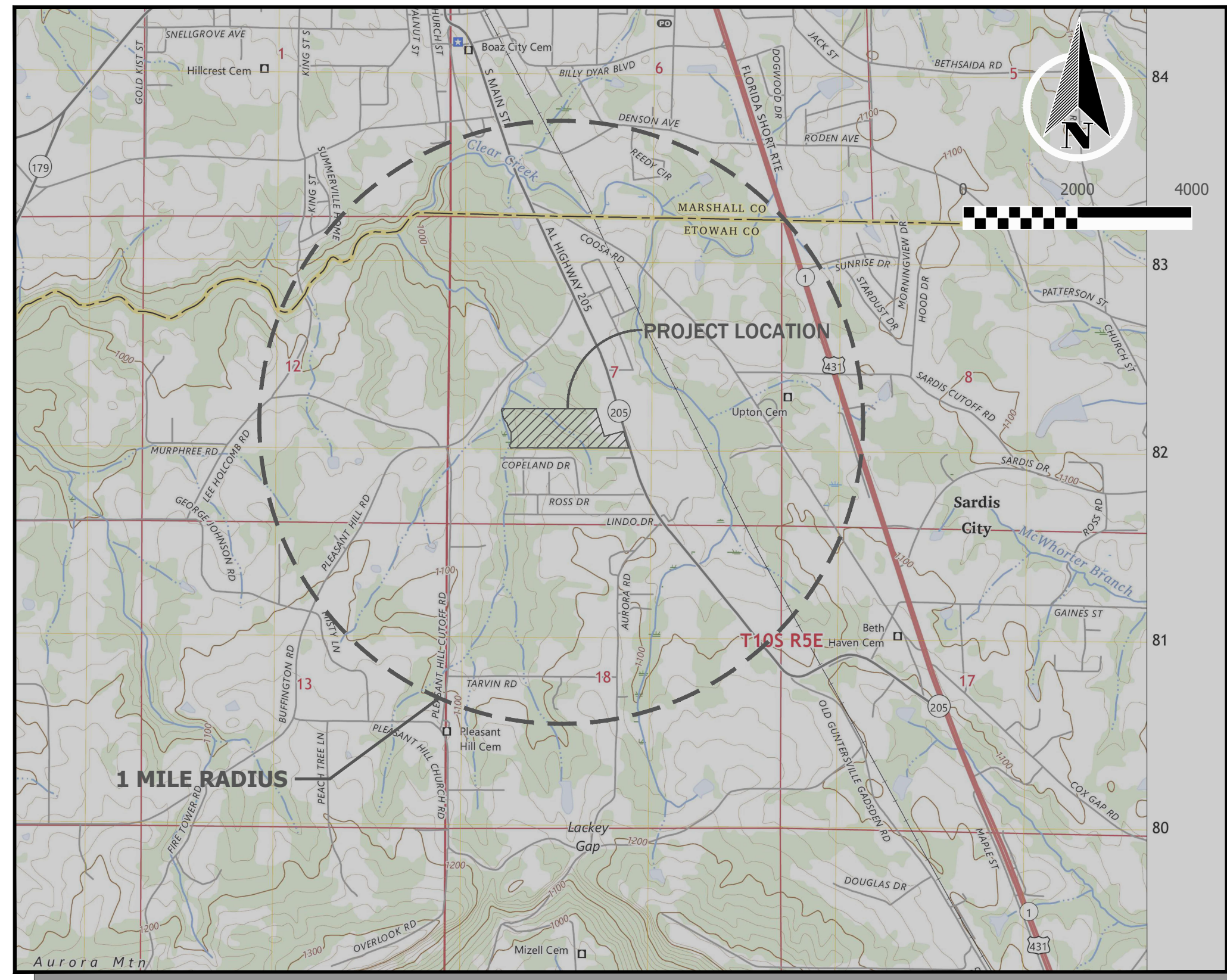
1 | Page

Please See Pages 3, 4 and 5 for Preliminary Plat Requirements

2 | Page

# THE LINKS AT CLEAR CREEK

LOCATION: 34.17664 LAT -86.15507 LONG



SITE VICINITY MAP

### DRAINAGE NOTES:

1. ALL JUNCTION BOXES AND INLETS SHALL HAVE CONCRETE FORMED INVERTS.
2. NO INCREASE IN STORM WATER RUNOFF WILL OCCUR AS A RESULT OF THIS DEVELOPMENT.
3. WHERE SHALLOW SLOPES ARE SHOWN THE SITE CONTRACTOR IS TO ENSURE THAT POSITIVE DRAINAGE IS ACHIEVED.

### GRADING NOTES:

1. ALL TOPSOIL SHALL BE STRIPPED WITHIN THE PROPOSED LIMITS OF GRADING. TOP SOIL SHALL BE STOCKPILED ON-SITE FOR LATER USE WITH ANY EXCESS TO BE DISPOSED OF OFF-SITE. COORDINATE STOCKPILING WITH EROSION CONTROL PLAN.
2. ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" AND RE-COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT.
3. CLEARING LIMITS SHALL BE 5' OUTSIDE OF ALL PROPOSED GRADED AREAS OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS.
4. NO GRADING OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT APPROVALS.
5. COORDINATE ALL GRADING OPERATIONS WITH THE EROSION CONTROL PLAN.
6. PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.

### EROSION CONTROL NOTES:

1. SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING SEDIMENT AND EROSION CONTROL PERMITS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS.
3. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
5. EROSION CONTROL DEVICES SHALL FOLLOW THE GUIDELINES OF BEST MANAGEMENT PRACTICES PLAN (BMP) IF AVAILABLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS OF SAID DEVICES.
7. AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
8. DEWATERING OPERATIONS SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
9. A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENTS ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
10. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEED.
11. ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED.
12. ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
13. PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
14. ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLES, BRUSH BERMS, ETC.
15. SILT SAVER INLET PROTECTION SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET.
16. RIP RAP, IF REQUIRED, SHALL BE PLACED AT EACH HEADWALL IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH HEADWALL.
17. GEOTEXTILE FABRIC SHALL BE PLACED ON ALL 3:1 OR GREATER SIDE SLOPES, GEOTEXTILE FABRIC SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
18. ALL PERMITS OR APPROVALS BY ADEM, ALDOT, FEMA, CORPS OF ENGINEERS, AND OTHERS AS REQUIRED WILL BE OBTAINED PRIOR TO DISTURBING AREAS UNDER JURISDICTION OF SUCH PERMITS.
19. THERE SHALL BE NO LAND DISTURBING ACTIVITY UNTIL PROOF OF ADEM NOR COVERAGE PROVIDED TO CITY AND ADEQUATE EROSION CONTROLS PROVIDED.

### GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO OLYMPIA DESIGN BUILD INC..
2. ALL EXISTING IMPROVEMENTS SHALL REMAIN UNLESS SPECIFICALLY NOTED, "TO BE REMOVED".

### SITE NOTES:

1. THE SUB-CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE SUB-CONTRACTOR'S EXPENSE.
2. IT IS THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE SITE CONTRACTOR'S EXPENSE.
3. ALL TRAFFIC STRIPING ON SITE SHALL BE APPLIED IN TWO COATS MINIMUM.
4. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

### GENERAL UTILITY NOTES:

1. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION STAKEOUT WORK NEEDED DURING CONSTRUCTION.
2. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY LOCATIONS WITH THE LOCAL UTILITIES. CONTACT WITH EACH UTILITY SHOULD BE MADE BEFORE ANY CONSTRUCTION BEGINS ON THIS PROJECT.
3. IF REQUIRED, UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP) PROVIDED BY THE OWNER RELATED TO EROSION CONTROL.
4. UTILITY CONTRACTOR SHALL COMPLY WITH LOCAL STANDARDS.
5. UTILITY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
6. THE OWNER/DEVELOPER SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
7. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
8. THE CONTRACTOR SHALL NOTIFY ALABAMA 811 AND ANY NON MEMBER UTILITY INDIVIDUALLY AT LEAST 48 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO COMMENCING WORK.
9. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
10. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
11. ADJUST ALL EXISTING CASTINGS AND METER BOXES TO MATCH PROPOSED FINISHED GRADE.
12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
13. ALL TRAFFIC CONTROL SHALL BE PER MUTCD MANUAL (LATEST VERSION)

## LEGEND

— W — W —	EXT. WATER LINE	⊙	CLEANOUT
— U — U —	EXT. OVERHEAD UTILITIES	MB	MAILBOX
— GAS — GAS — GAS — GAS —	EXT. GAS LINE	WM	WATER METER
— S — S —	EXT. SANITARY SEWER	⊕	WATER VALVE
— 322 —	EXT. CONTOURS	⊕	STORMWATER INLET
— — —	EXT. STORMWATER PIPE	⊕	ELECTRICAL TRANSFORMER
— X — X —	EXT. WIRE FENCE	⊕	SIGN
— □ — □ —	EXT. WOOD FENCE	⊕	SEWER MANHOLE
— ○ —	EXT. CHAIN-LINK FENCE	⊕	STREET LIGHT
— 6W — 6W —	PROP. 6" CL350 DI WATER	⊕	FIRE HYDRANT
— 2W — 2W —	PROP. 2" HDPE WATER	⊕	UTILITY POLE
— FM — FM —	PROP. SANITARY SEWER	⊕	GUY WIRE
— — —	PROP. STORMWATER PIPE	⊕	TBM (TEMPORARY BENCHMARK)
— 550 —	PROP. CONTOURS	⊕	STOP SIGN
ROW — — —	RIGHT-OF-WAY		

### CIVIL SHEETS INDEX

CO.0	COVER/NOTES/LEGEND
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1 OF 1	PRELIMINARY PLAT
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C2.0	GRADING PLAN
C3.0	BERMUDA WAY PLAN & PROFILE (STA 0+00 TO 12+14)
C3.1	BERMUDA WAY PLAN & PROFILE (STA 12+14 TO END)
C3.2	FESCUE COURT PLAN & PROFILE
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C4.2	UTILITY PLAN (EAST)
C4.3	UTILITY PLAN (WEST)
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D2.0	MISCELLANEOUS DETAILS
D3.0	MISCELLANEOUS DETAILS
ALDOT1.0	ALDOT TURNOUT PLAN

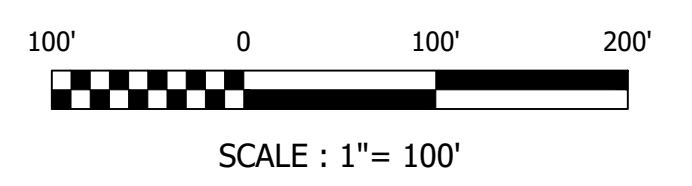
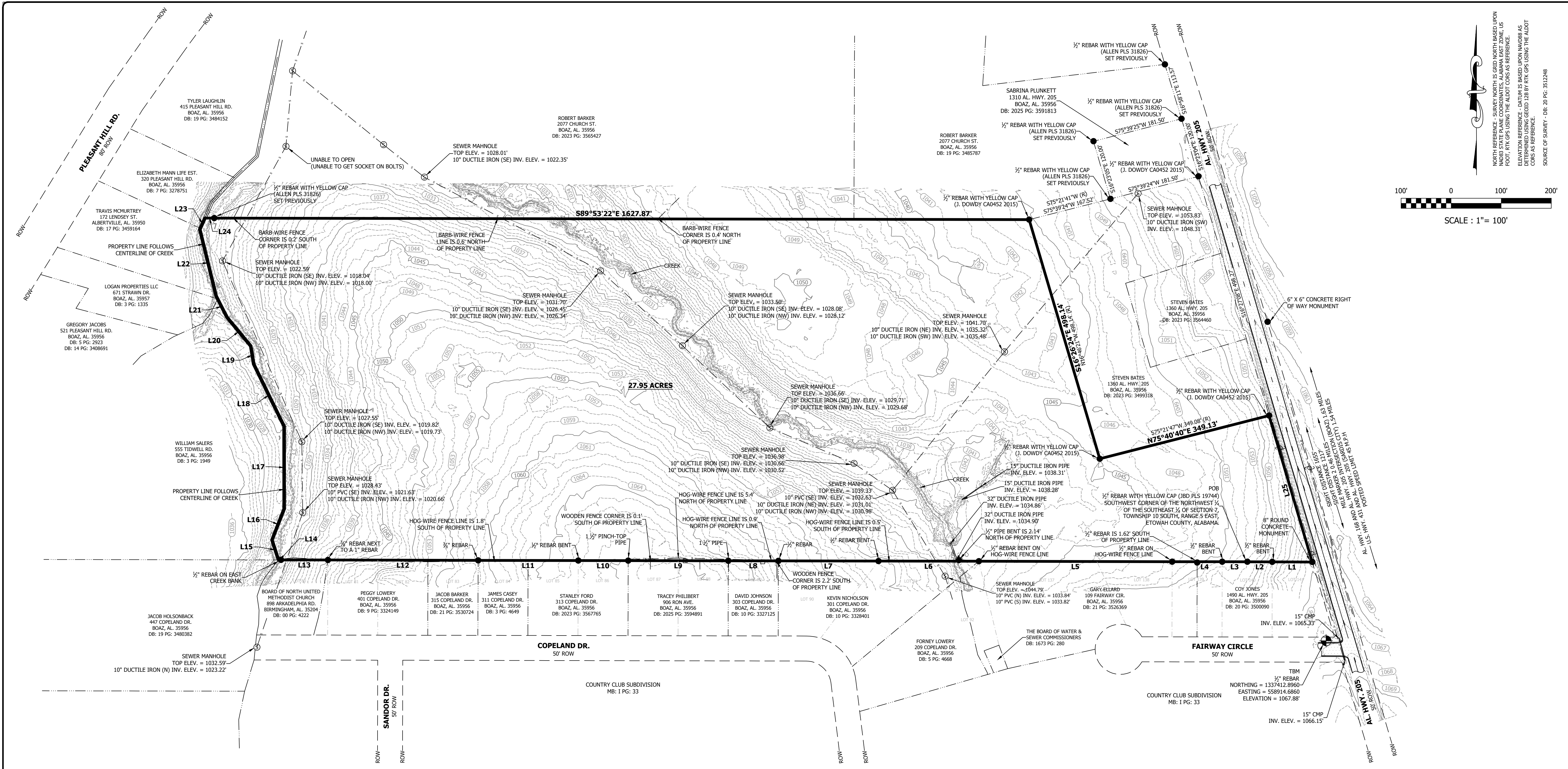


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COVER/NOTES/LEGEND  
THE LINKS AT CLEAR CREEK  
TERRA FORGE  
BOAZ, ETOWAH COUNTY, ALABAMA



Scale:	NTS
Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	CIVIL DETAILS
Project No:	2025_44
Sheet No.	CO.0



NORTH REFERENCE: SURVEYED BY CURS NORTH BASED UPON NAD83 STATE PLANE COORDINATE SYSTEM, ALABAMA EAST ZONE 14. FOOT, RTY GPS USING THE ALDOT CORS AS REFERENCE.

ELEVATION REFERENCE: DATUM IS BASED UPON NAVD83 AS DETERMINED USING GEOID 12B BY RTY GPS USING THE ALDOT CORS AS REFERENCE.

SOURCE OF SURVEY: DB: 20 PG: 312248

**BOUNDARY & TOPOGRAPHIC SURVEY FOR  
OLYMPIA - TIM PERKINS HIGHWAY 205  
BOAZ, ETOWAH COUNTY, ALABAMA**

**ALLEN LAND SURVEYING, LLC**  
201 COUNTY ROAD 1859 ARAB, AL. 35016  
1-256-640-3516

**LEGEND**

	MAILBOX
	HANDICAP PARKING
	STOP SIGN
	A/C UNIT
	CLEANOUT
	GRATE INLET
	CURB INLET
	DRAINAGE MANHOLE
	ELECTRICAL TRANSFORMER
	ELECTRIC METER
	GAS METER
	GAS VALVE
	WATER VALVE
	IRRIGATION CONTROL VALVE
	TBM (TEMPORARY BENCHMARK)
	GW (GUY WIRE)
	UTILITY POLE
	LIGHT ROLE
	SIGN
	SEWER MANHOLE

**LINE DATA**

LINE	BEARING & DISTANCE	
L1	N89°47'24"W 79.99'	S89°30'W 80' (R)
L2	N89°46'08"W 49.82'	S89°30'W (R)
L3	N89°55'28"W 50.13'	S89°30'W (R)
L4	N89°54'51"W 99.97'	S89°30'W 100' (R)
L5	N89°52'20"W 386.19'	S89°30'W 386.30' (R)
L6	N89°54'26"W 200.43'	S89°30'W 200.77' (R)
L7	N89°52'23"W 200.04'	S89°30'W 200' (R)
L8	N89°53'18"W 100.05'	S89°30'W 100' (R)
L9	N89°56'22"W 199.83'	S89°30'W 200' (R)
L10	N89°53'46"W 99.78'	S89°30'W 100' (R)
L11	N89°53'18"W 199.93'	S89°30'W 200' (R)
L12	N89°51'13"W 300.21'	S89°30'W 300' (R)
L13	N89°56'29"W 93.72'	S89°30'W (R)

**LINE DATA**

LINE	BEARING & DISTANCE	
L14	N89°53'26"W 5.00'	S89°30'W (R)
L15	N17°52'32"W 41.90'	
L16	N21°22'39"E 66.88'	
L17	N0°03'07"W 164.90'	
L18	N26°03'58"W 138.37'	
L19	N9°25'22"W 36.58'	
L20	N39°35'46"W 74.76'	
L21	N26°51'32"W 47.14'	
L22	N13°45'16"W 137.13'	
L23	N24°03'53"E 24.91'	
L24	S89°53'22"E 18.46'	
L25	S16°26'04"E 305.11'	

**PROPERTY DESCRIPTION**

A PART OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 5 EAST, ETOWAH COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED JBD PLS 19744 LOCATED AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THEN N89°55'28"W A DISTANCE OF 50.13 FEET TO A 1/2 INCH DIAMETER REBAR BENT, THEN N89°54'51"W A DISTANCE OF 99.97 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°52'20"W A DISTANCE OF 386.19 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°54'26"W A DISTANCE OF 200.43 FEET TO A 1/2 INCH DIAMETER REBAR BENT, THEN N89°52'23"W A DISTANCE OF 200.04 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°53'18"W A DISTANCE OF 100.05 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°56'22"W A DISTANCE OF 199.83 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°53'46"W A DISTANCE OF 99.78 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°53'18"W A DISTANCE OF 199.93 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°51'13"W A DISTANCE OF 300.21 FEET TO A 1/2 INCH DIAMETER REBAR, THEN N89°56'29"W A DISTANCE OF 93.72 FEET TO A 1/2 INCH DIAMETER REBAR ON THE EAST BANK OF A CREEK, THEN N89°53'26"W A DISTANCE OF 5.00 FEET TO A POINT IN THE CENTERLINE OF A CREEK, THEN ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES:

N17°52'32"W, 41.90 FEET,  
N21°22'39"E, 66.88 FEET,  
N0°03'07"W, 164.90 FEET,  
N26°03'58"W, 138.37 FEET,  
N9°25'22"W, 36.58 FEET,  
N39°35'46"W, 74.76 FEET,  
N26°51'32"W, 47.14 FEET,  
N13°45'16"W, 137.13 FEET,  
THEN N24°03'53"E A DISTANCE OF 24.91 FEET TO A POINT, THEN LEAVING THE CENTERLINE OF SAID CREEK S89°53'22"E A DISTANCE OF 18.46 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED ALLEN PLS 31826 PREVIOUSLY SET, THEN S89°52'23"E A DISTANCE OF 162.87 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED J. DOWDY CA0452 2015, THEN S16°26'04"E A DISTANCE OF 498.14 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED J. DOWDY CA0452 2015, THEN N75°40'40"E A DISTANCE OF 349.13 FEET TO A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED J. DOWDY CA0452 2015 LOCATED ON THE WEST RIGHT OF WAY OF ALABAMA HIGHWAY 205, THEN ALONG SAID RIGHT OF WAY S16°26'04"E A DISTANCE OF 305.11 FEET TO A 8 INCH ROUND CONCRETE MONUMENT, THEN LEAVING SAID RIGHT OF WAY N89°47'24"W A DISTANCE OF 79.99 FEET TO A 1/2 INCH DIAMETER REBAR BENT, THEN N89°46'08"W A DISTANCE OF 49.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.95 ACRES MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY ALLEN LAND SURVEYING, LLC, DATED 11/05/2025, PROJECT #25-145.

SUBJECT TO: EXISTING SANITARY SEWER LINE EASEMENTS.

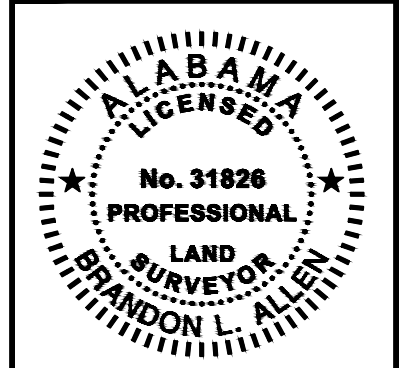
FLOOD ZONE INFORMATION FOR THIS TRACT WAS NOT RESEARCHED THIS SURVEY. ZONING REQUIREMENTS FOR THIS TRACT NOT RESEARCHED THIS SURVEY.

A REASONABLE ATTEMPT WAS MADE TO RESEARCH CURRENT RECORDS IN THE COUNTY PROBATE OFFICE. HOWEVER, NO TITLE SEARCH WAS PERFORMED WHICH MIGHT FIND EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS THAT MAY AFFECT THE TRACT SHOWN ON THIS PLAN.

THERE WAS NO ATTEMPT IN THE FIELD TO DETERMINE THE LOCATION OF, OR THE EXTENT OF POSSIBLE ENCROACHMENTS BENEATH THE SURFACE.

I HEREBY STATE 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.

Brandon Allen 11-05-2025  
BRANDON L. ALLEN, PLS DATE  
ALABAMA LICENSE NO. 31826



SCALE: 1" = 100'

DATE: 11/05/2025

FIELD INFO: JH RS JD 11/05/2025

DRAWN BY: BLA JNH 11/05/2025

CHECKED BY:

QUALITY CHECK:

APPROVED BY:

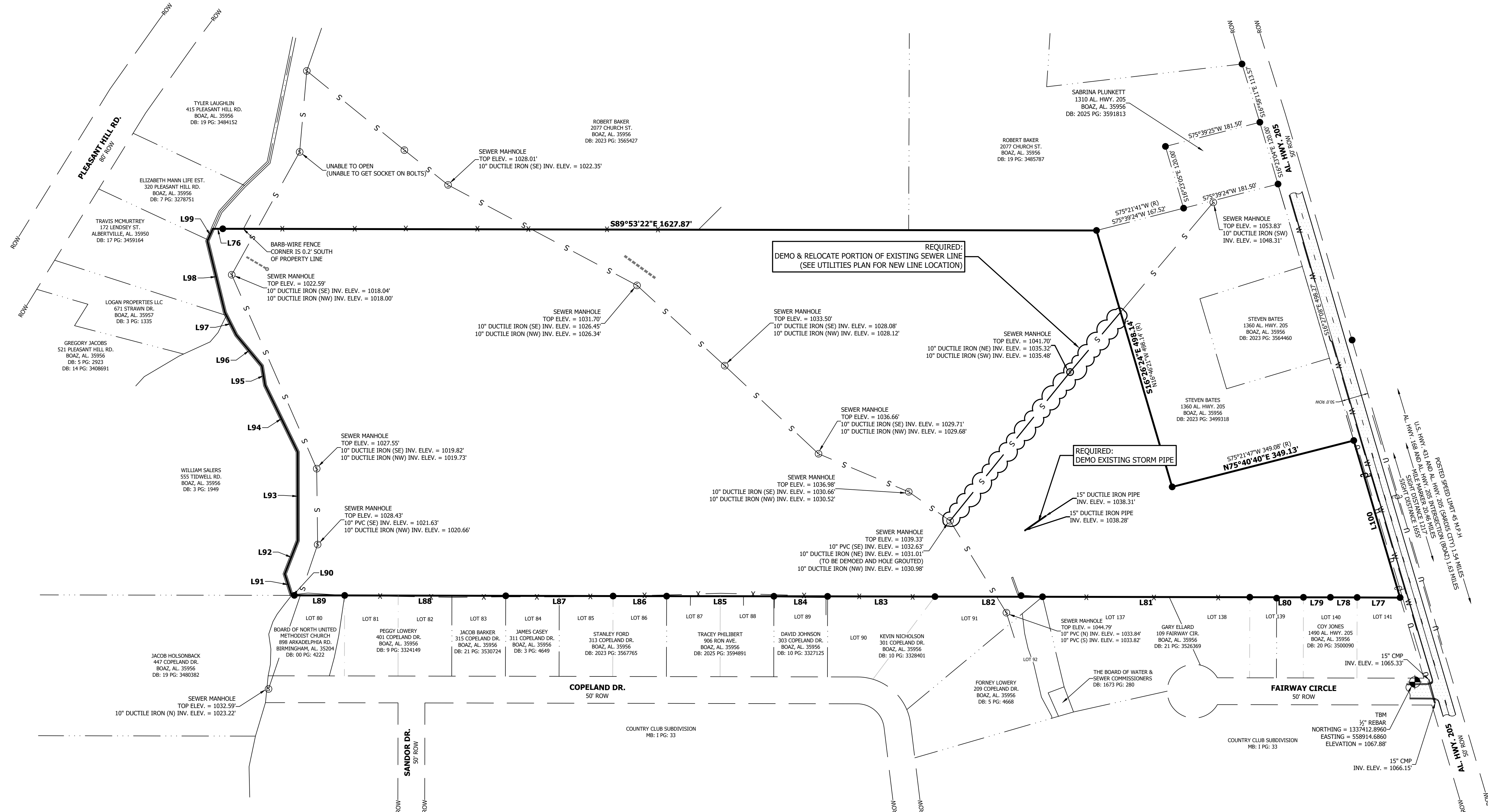
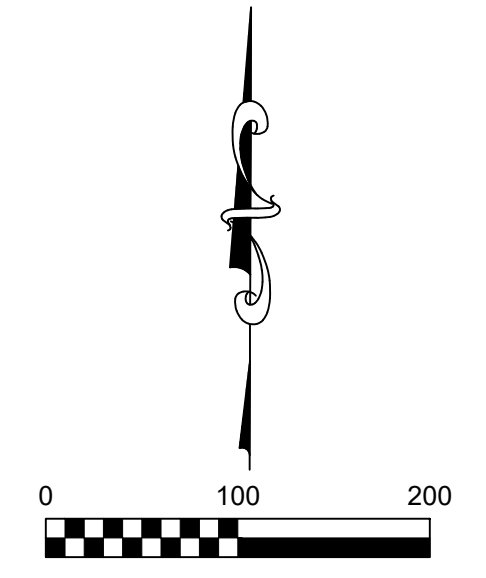
REVISED:

DWG:

PROJECT NO.: 25-145

SHEET NO.: 1 OF 1





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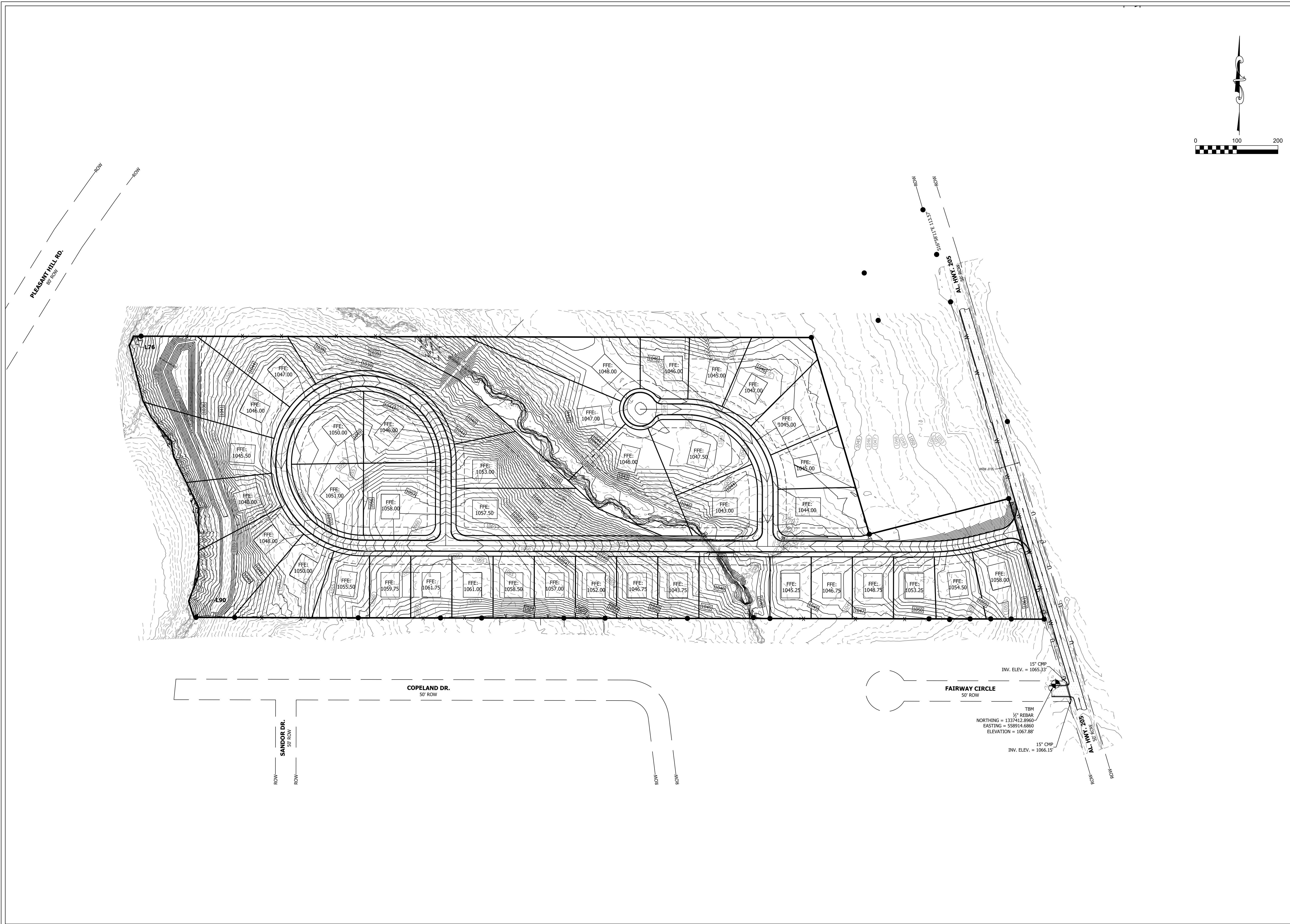
# DEMOLITION PLAN THE LINKS AT CLEAR CREEK TERRA FORGE BOAZ, ETOWAH COUNTY, ALABAMA



Scale: 1" = 100'  
Date: 03.26.2026  
Drawn By: ZJA  
Revised:

DWG: BOAZ BASE  
Project No: 2025\_44

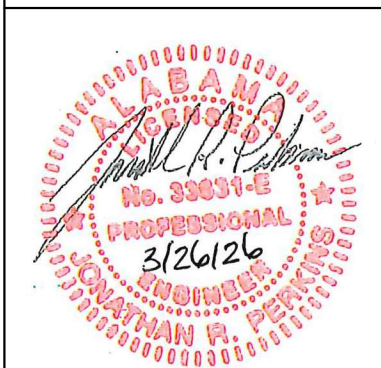
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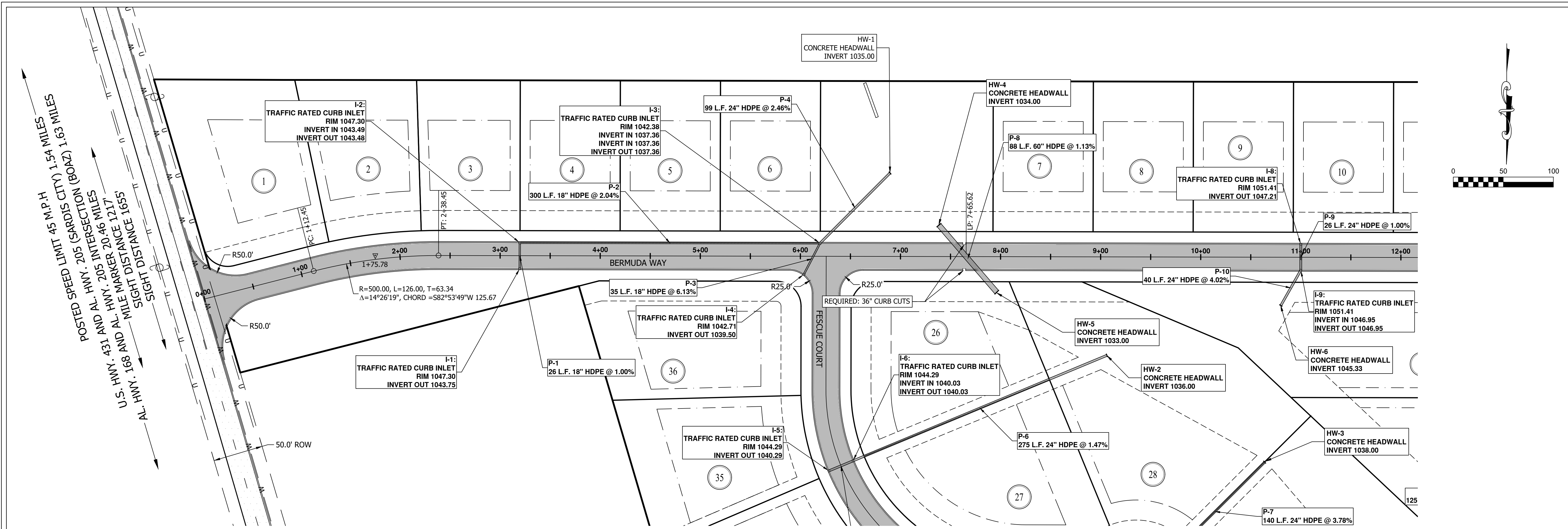
GRADING PLAN  
 THE LINKS AT CLEAR CREEK  
 TERRA FORGE  
 BOAZ, ETOWAH COUNTY, ALABAMA



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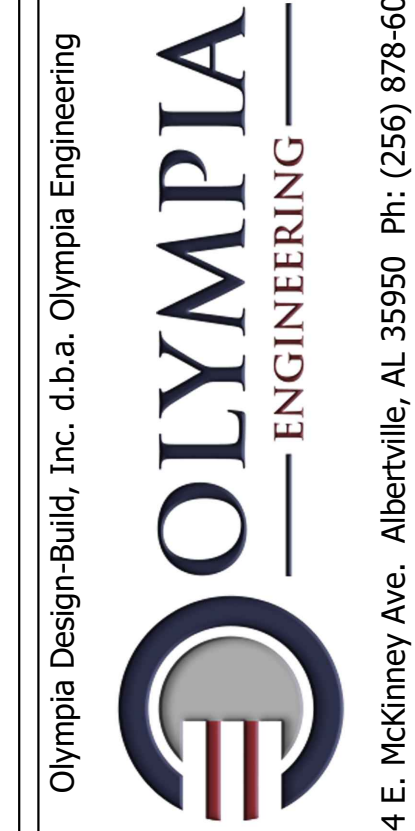
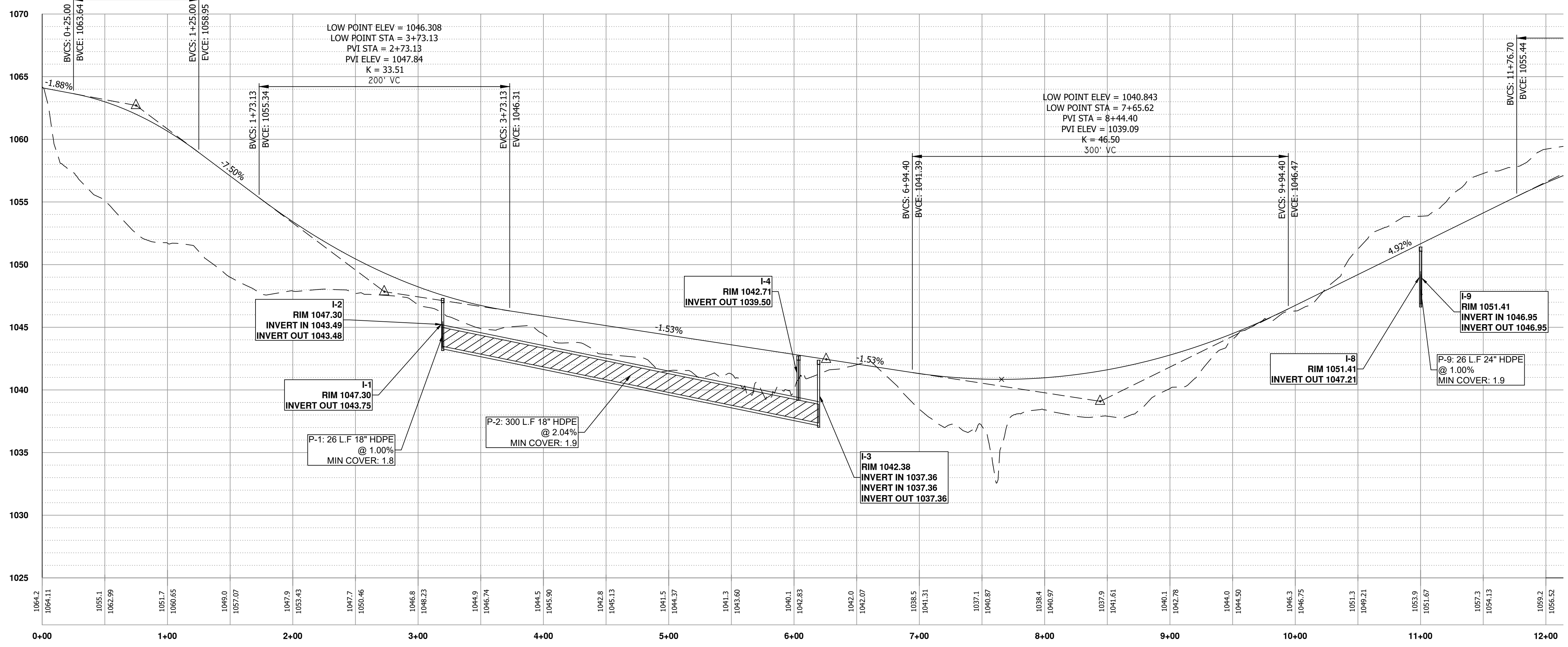


Scale:	1" = 100'
Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	BOAZ BASE
Project No:	2025_44
Sheet No.	C2.0



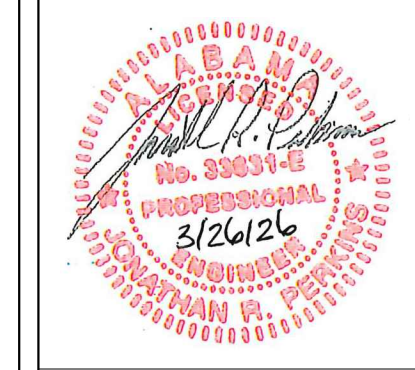
POSTED SPEED LIMIT 45 M.P.H  
 U.S. HWY. 431 AND AL. HWY. 205 INTERSECTION (BOAZ) 1.63 MILES  
 U.S. HWY. 168 AND AL. HWY. 1217  
 MILE MARKER 20.46 MILES  
 SIGHT DISTANCE 1655'

HIGH POINT ELEV = 1063.6413  
 HIGH POINT STA = 0+25.00  
 PVI STA = 0+75.00  
 PVI ELEV = 1062.70  
 K = 17.81  
 100' VC

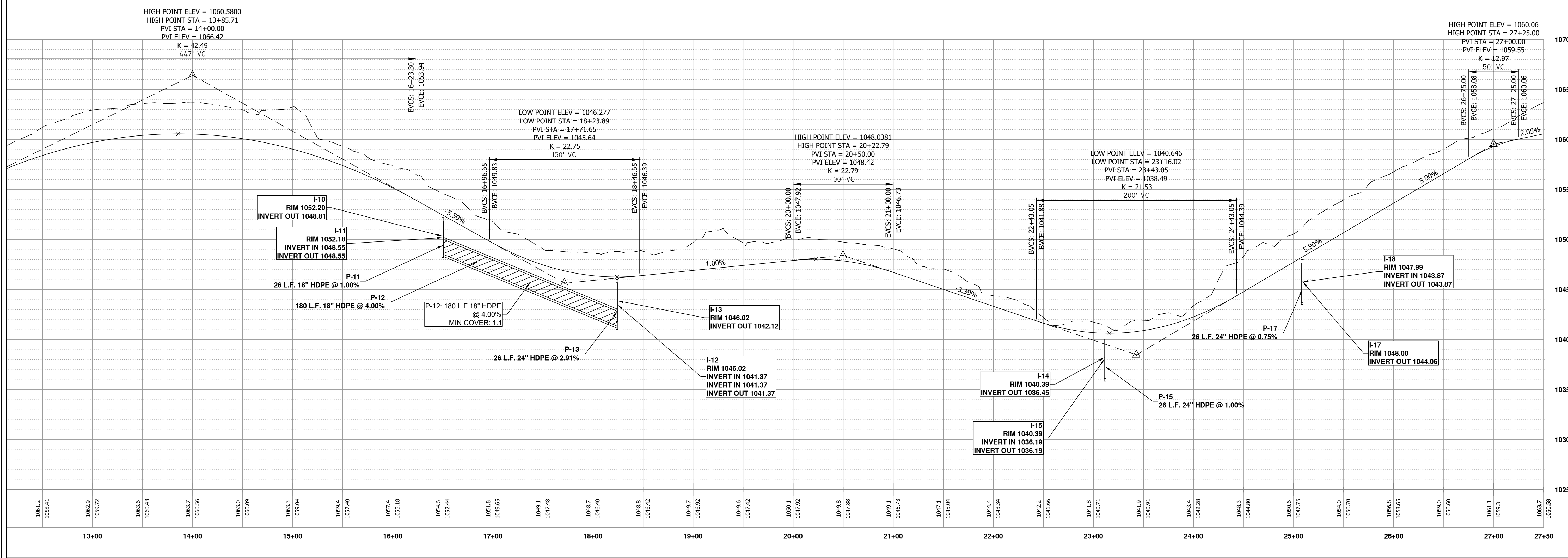
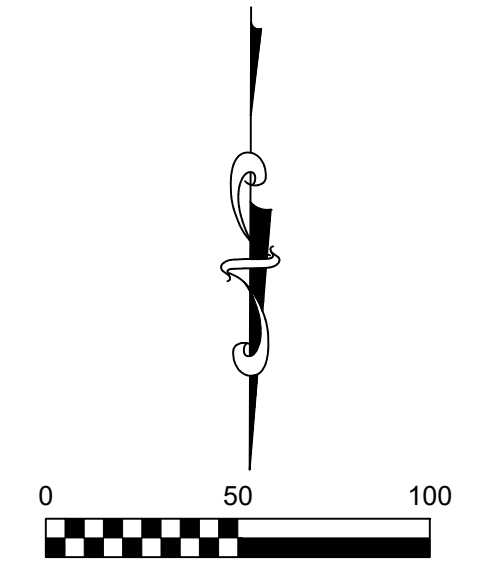
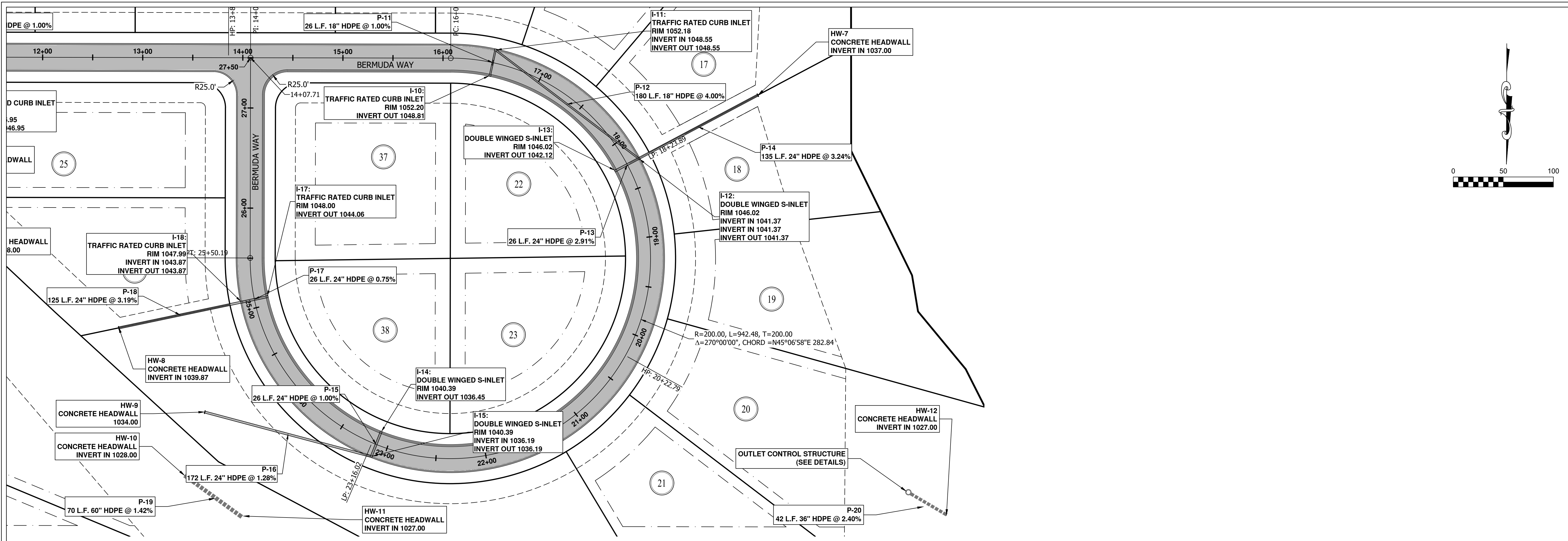


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**BERMUDA WAY PLAN & PROFILE (STA 0+00 TO 12+14)**  
**THE LINKS AT CLEAR CREEK**  
**TERRA FORGE**  
**BOAZ, ETOWAH COUNTY, ALABAMA**



Scale: 1" = 50'  
 Date: 03.26.2026  
 Drawn By: ZJA  
 Revised:  
 DWG: BOAZ BASE  
 Project No: 2025\_44  
 Sheet No. **C3.0**



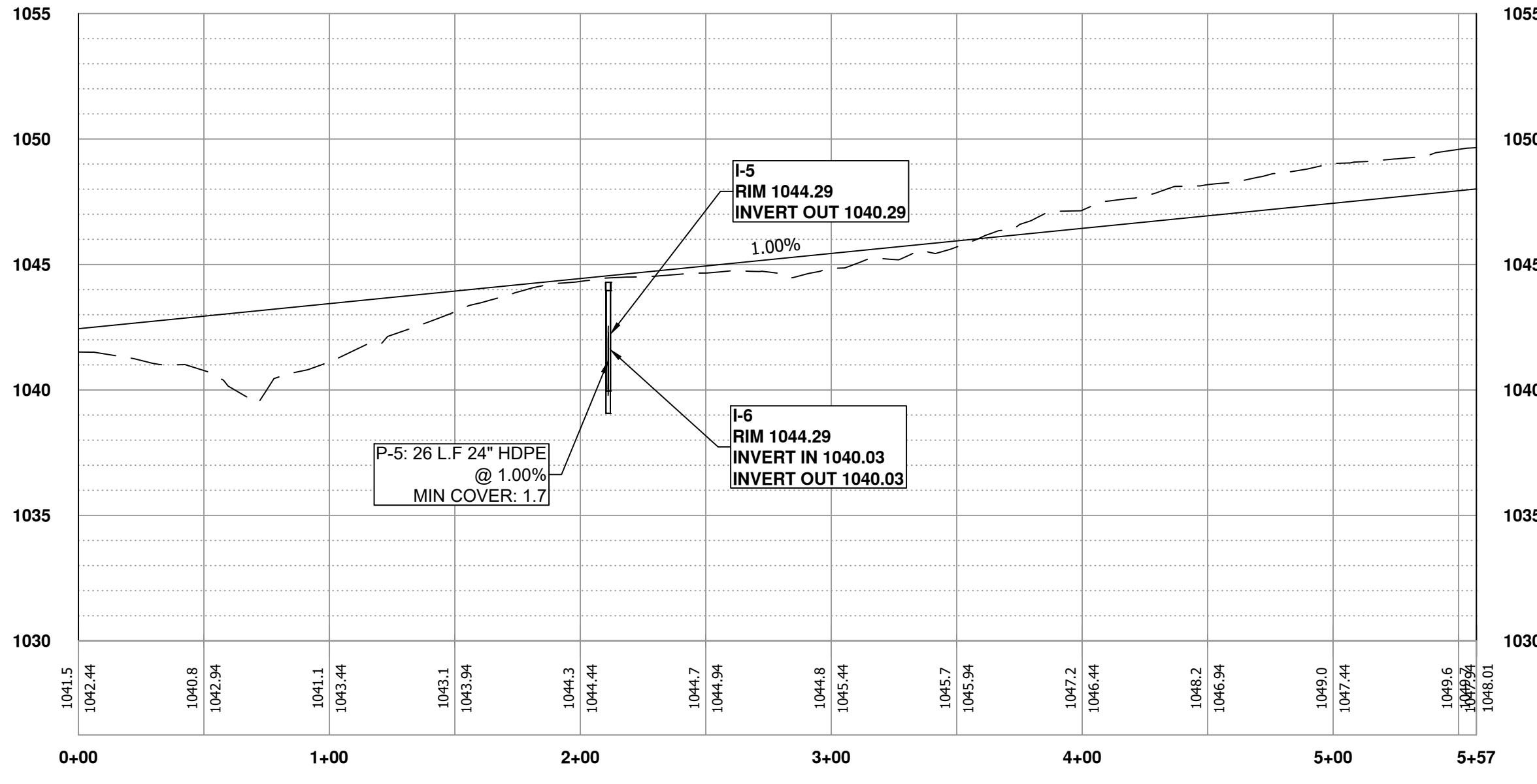
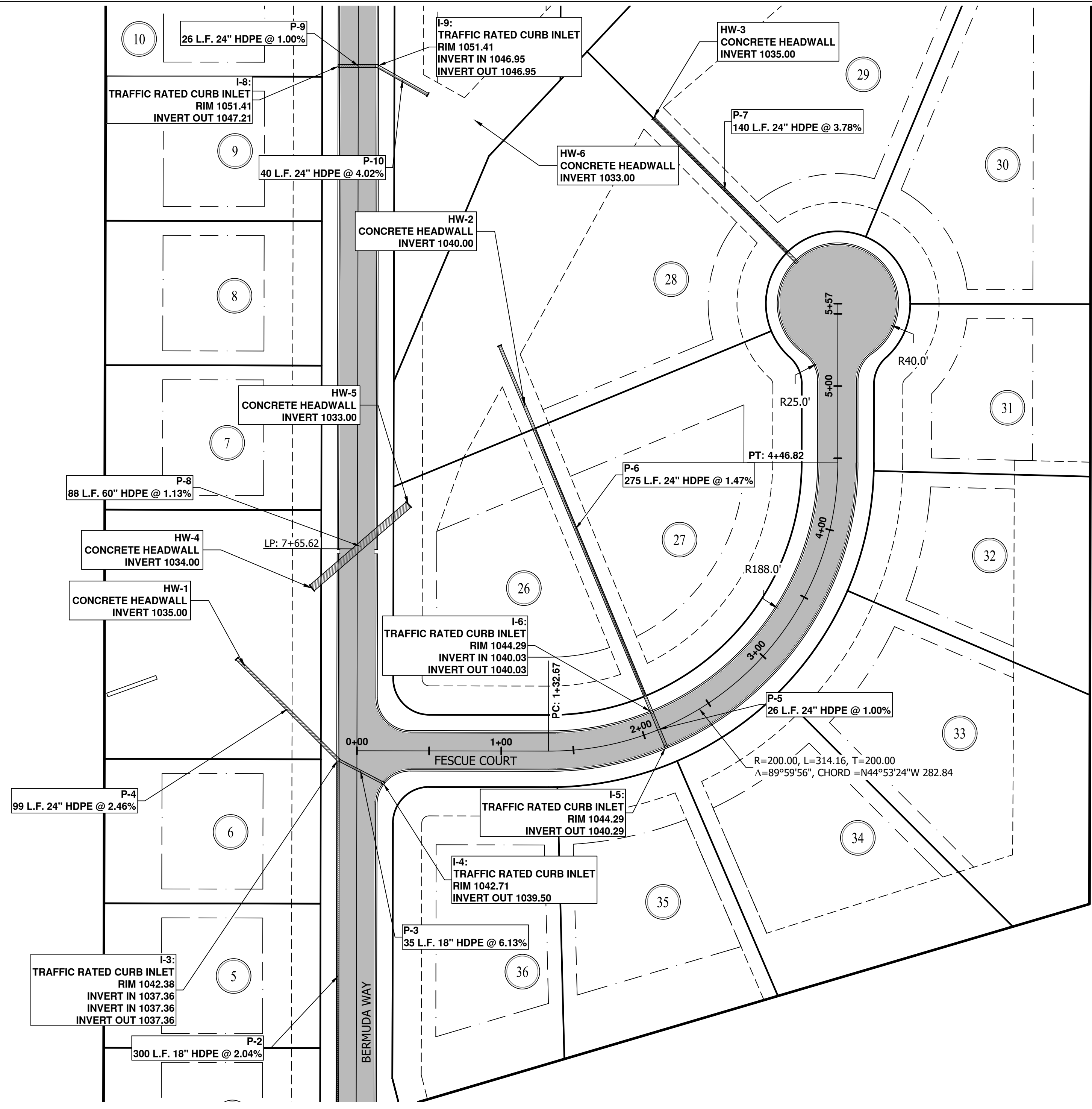
BERMUDA WAY PLAN & PROFILE (STA 12+14 TO END)  
 THE LINKS AT CLEAR CREEK  
 TERRA FORGE  
 BOAZ, ETOWAH COUNTY, ALABAMA



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Scale: 1" = 50'  
 Date: 03.26.2026  
 Drawn By: ZJA  
 Revised:  
 DWG: BOAZ BASE  
 Project No: 2025\_44  
 Sheet No. C3.1



FESCUE COURT PLAN & PROFILE  
 THE LINKS AT CLEAR CREEK  
 TERRA FORGE  
 BOAZ, ETOWAH COUNTY, ALABAMA



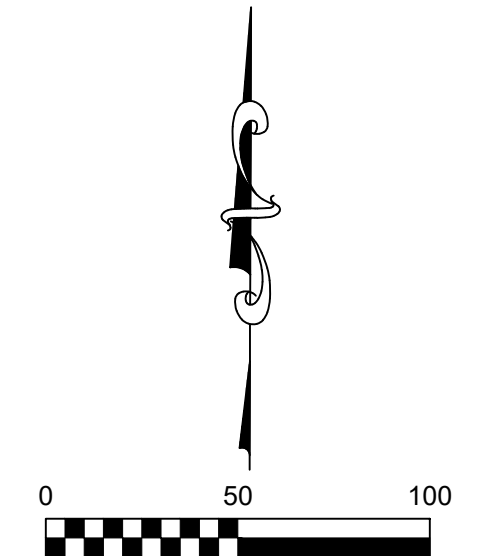
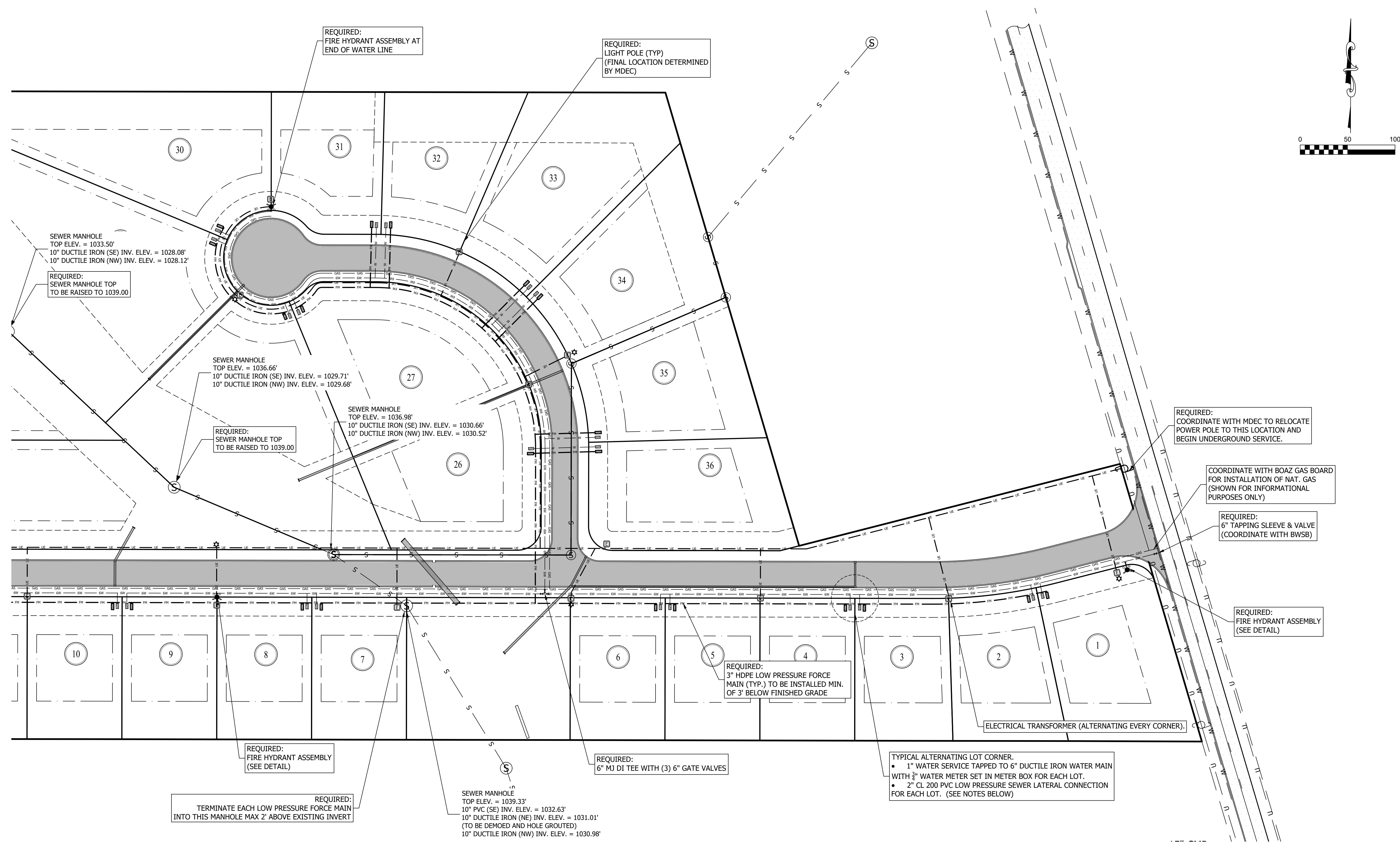
Olympia Design-Build, Inc. d.b.a. Olympia Engineering  
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Scale:	1" = 50'
Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	BOAZ BASE
Project No:	2025_44
Sheet No.	C3.2







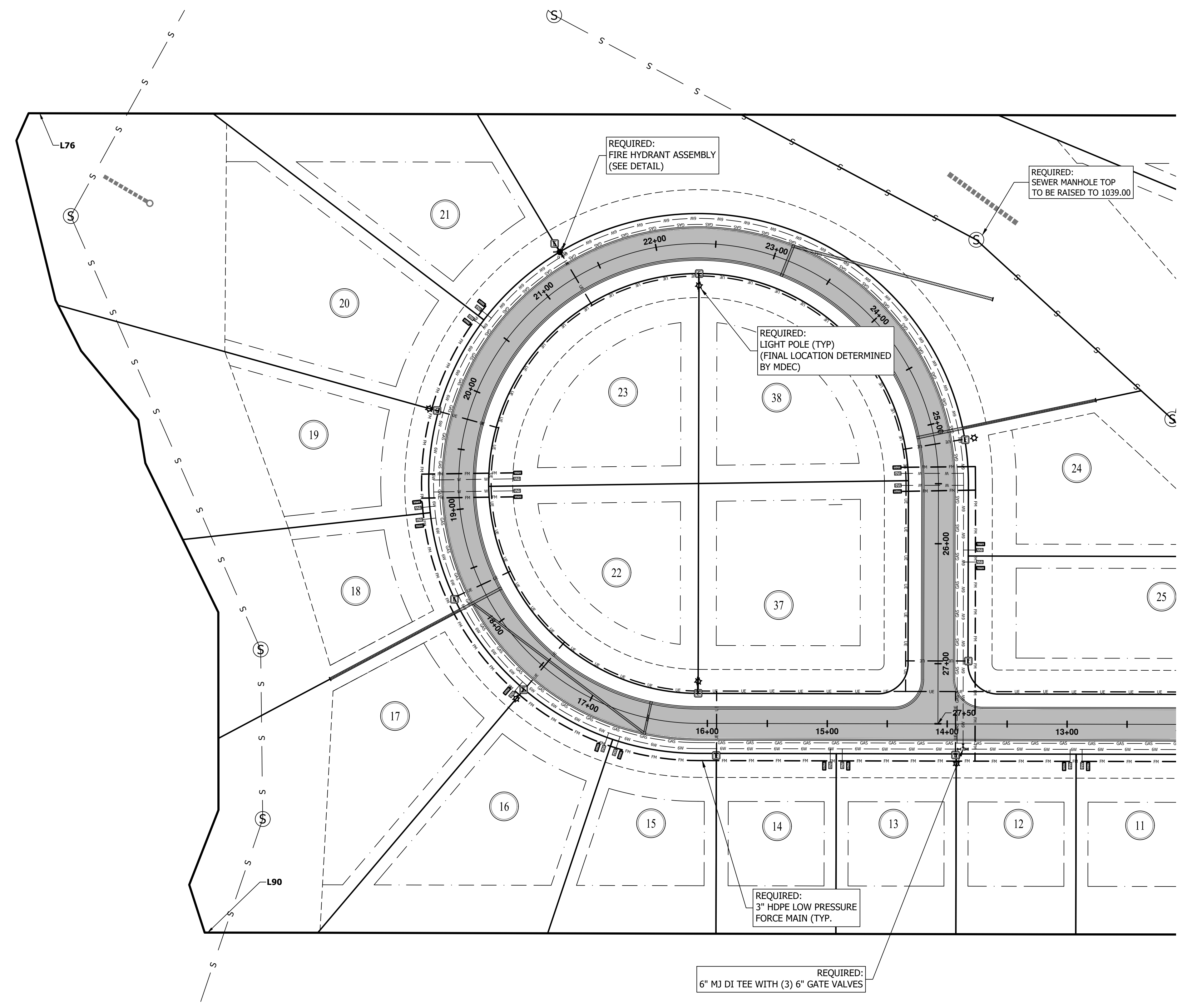
- NOTE:
1. LOW PRESSURE SEWER SYSTEM SHALL BE COMPRISED OF 3" HDPE LOW PRESSURE FORCE MAIN, AND E-ONE GRINDER PUMPS AT EACH LOT.
  2. EACH CUSTOMER IS RESPONSIBLE FOR INSTALLING A GRINDER PUMP IN A CHAMBER OR A SEPTIC TANK WITH AN EFFLUENT PUMP IN A CHAMBER. THE CUSTOMER'S DESIGN PROFESSIONAL SHALL DESIGN AND SIZE ALL COMPONENTS OF THE SEWER SYSTEM ON THE CUSTOMER'S SIDE OF VALVE BOX.
  3. EACH LOT SHALL HAVE A 2" CL 200 PVC SERVICE LATERAL FOR LOW PRESSURE SEWER CONNECTION WITH A 2" BALL VALVE AND CHECK VALVE IN A JUMBO VALVE BOX, FOR CUSTOMER TO TIE TO.
  4. EACH LOT TO HAVE A 1" REHAU PEX WATER SERVICE LATERAL WITH A CURB STOP, 3/8" X 3/8" METER AND SINGLE CHECK BACKFLOW ASSEMBLY IN A METER BOX. THE CUSTOMER IS RESPONSIBLE FOR INSTALLING A CUSTOMER CUT-OFF IN A BOX ON THE CUSTOMER'S SIDE OF THE WATER METER BOX.
  5. LIGHT POLES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. POWER COMPANY MAY LAYOUT AS NEEDED.
  6. EACH LOT SHALL HAVE CONDUIT RAN FROM THE ELECTRICAL TRANSFORMER UNDERGROUND TO ITS METER.
  7. SEWER TO BE INSTALLED BY UTILITY. DEVELOPER SHALL BE RESPONSIBLE FOR ALL FEES AND MATERIAL COST TO UTILITY.
  8. WATER TAP AND METERS TO BE INSTALLED BY UTILITY. DEVELOPER SHALL BE RESPONSIBLE FOR ALL FEES AND MATERIAL COST TO UTILITY.

UTILITY PLAN (EAST)  
 THE LINKS AT CLEAR CREEK  
 TERRA FORGE  
 BOAZ, ETOWAH COUNTY, ALABAMA



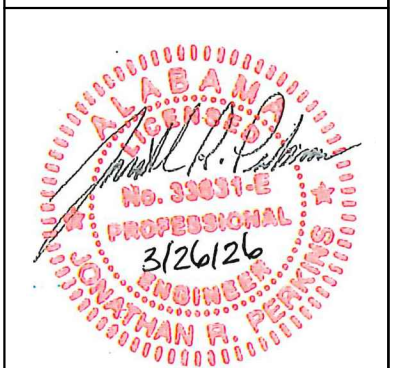
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Date:	03.26.2026
Drawn By:	ZJA
	Revised
DWG:	BOAZ BASE
Project No:	2025_44
Sheet No.	C4.2

ROW  
ROW

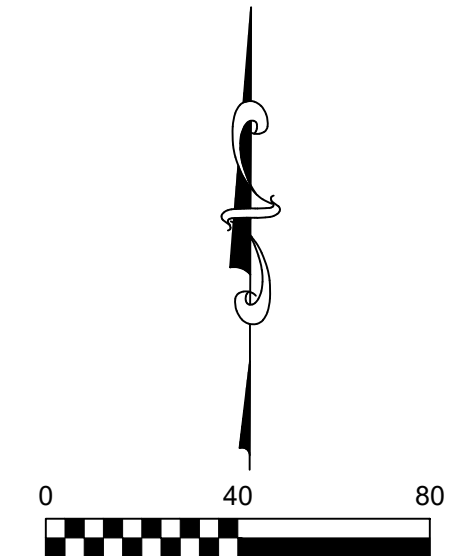
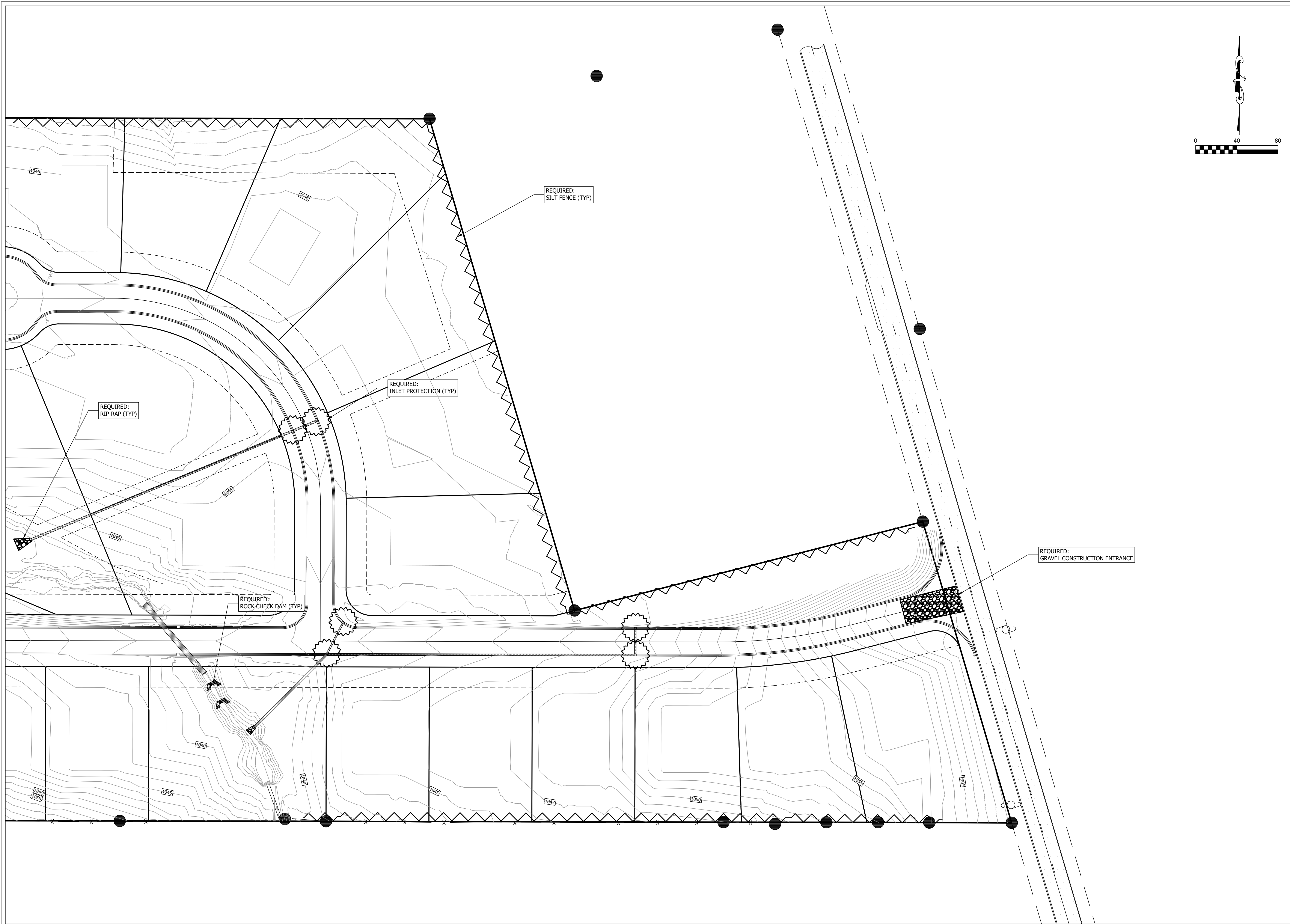


**UTILITY PLAN (WEST)**  
**THE LINKS AT CLEAR CREEK**  
**TERRA FORGE**  
**BOAZ, ETOWAH COUNTY, ALABAMA**

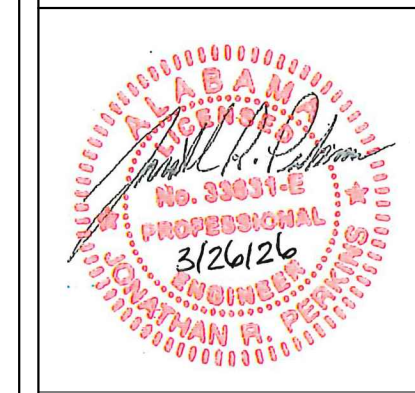
- NOTE:
1. LOW PRESSURE SEWER SYSTEM SHALL BE COMPRISED OF 3" HDPE LOW PRESSURE FORCE MAIN, AND E-ONE GRINDER PUMPS AT EACH LOT.
  2. EACH CUSTOMER IS RESPONSIBLE FOR INSTALLING A GRINDER PUMP IN A CHAMBER OR A SEPTIC TANK WITH AN EFFLUENT PUMP IN A CHAMBER. THE CUSTOMER'S DESIGN PROFESSIONAL SHALL DESIGN AND SIZE ALL COMPONENTS OF THE SEWER SYSTEM ON THE CUSTOMER'S SIDE OF VALVE BOX.
  3. EACH LOT SHALL HAVE A 2" CL 200 PVC SERVICE LATERAL FOR LOW PRESSURE SEWER CONNECTION WITH A 2" BALL VALVE AND CHECK VALVE IN A JUMBO VALVE BOX, FOR CUSTOMER TO TIE TO.
  4. EACH LOT TO HAVE A 1" REHAU PEX WATER SERVICE LATERAL WITH A CURB STOP, 3/4" X 3/4" METER AND SINGLE CHECK BACKFLOW ASSEMBLY IN A METER BOX. THE CUSTOMER IS RESPONSIBLE FOR INSTALLING A CUSTOMER CUT-OFF IN A BOX ON THE CUSTOMER'S SIDE OF THE WATER METER BOX.
  5. LIGHT POLES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. POWER COMPANY MAY LAYOUT AS NEEDED.
  6. EACH LOT SHALL HAVE CONDUIT RAN FROM THE ELECTRICAL TRANSFORMER UNDERGROUND TO ITS METER.
  7. SEWER TO BE INSTALLED BY UTILITY. DEVELOPER SHALL BE RESPONSIBLE FOR ALL FEES AND MATERIAL COST TO UTILITY.
  8. WATER TAP AND METERS TO BE INSTALLED BY UTILITY. DEVELOPER SHALL BE RESPONSIBLE FOR ALL FEES AND MATERIAL COST TO UTILITY.



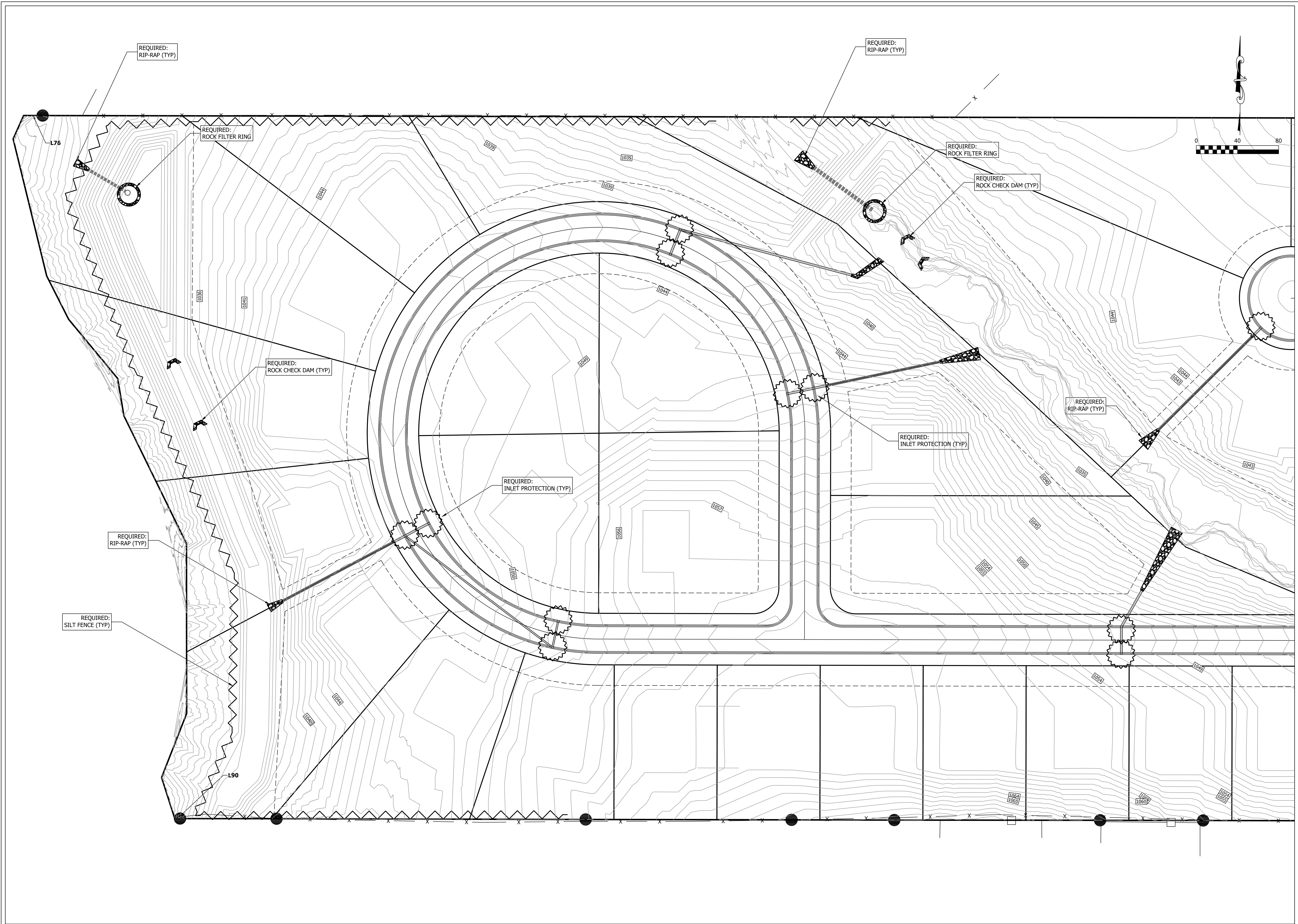
Scale:	1" = 50'
Date:	03.26.2026
Drawn By:	ZJA
	Revised
DWG:	BOAZ BASE
Project No:	2025_44
Sheet No.	<b>C4.3</b>



**EROSION CONTROL PLAN (EAST)**  
**THE LINKS AT CLEAR CREEK**  
**TERRA FORGE**  
**BOAZ, ETOWAH COUNTY, ALABAMA**



Scale:	1" = 40'
Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	BOAZ BASE
Project No:	2025_44
Sheet No.	<b>C5.0</b>



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**EROSION CONTROL PLAN (WEST)**  
**THE LINKS AT CLEAR CREEK**  
**TERRA FORGE**  
**BOAZ, ETOWAH COUNTY, ALABAMA**



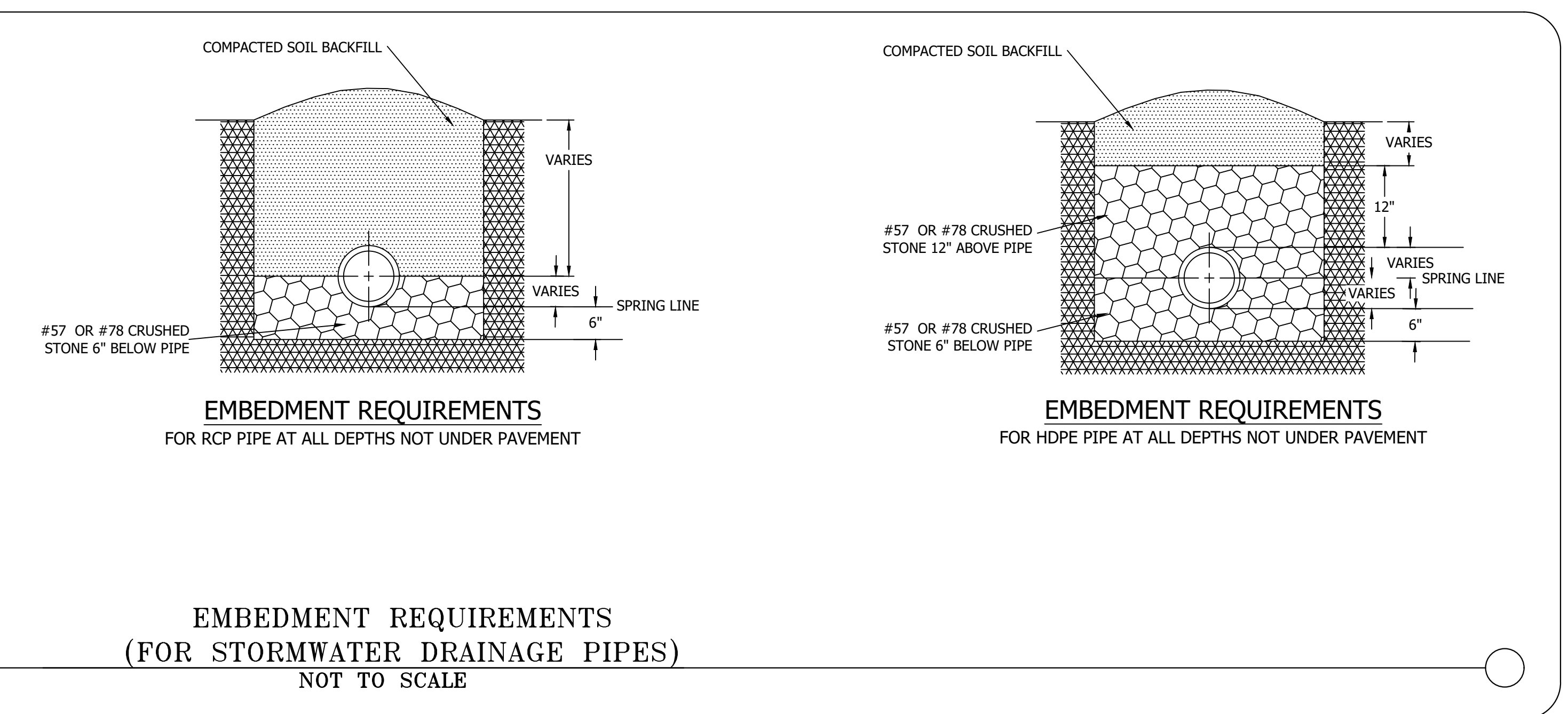
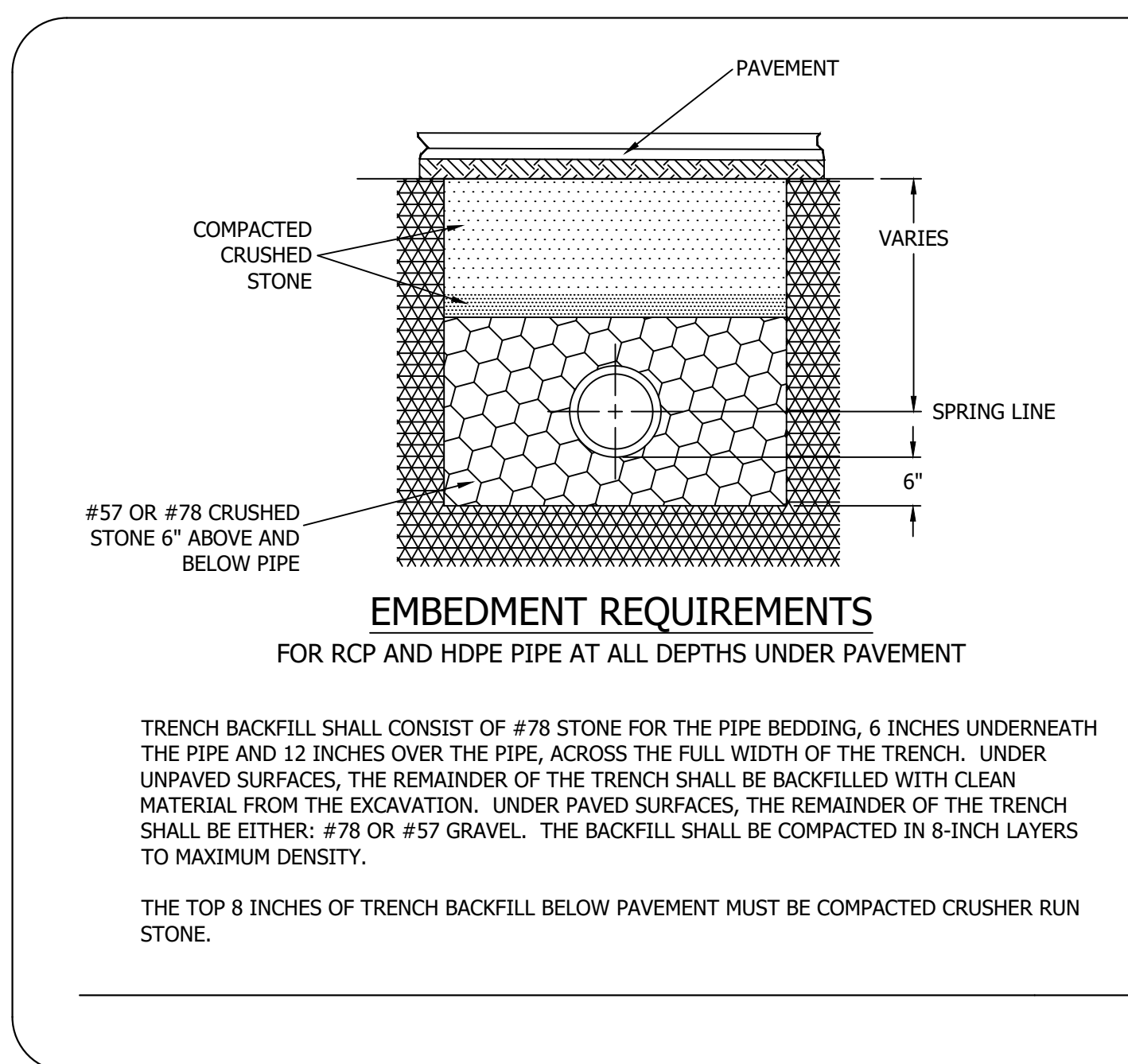
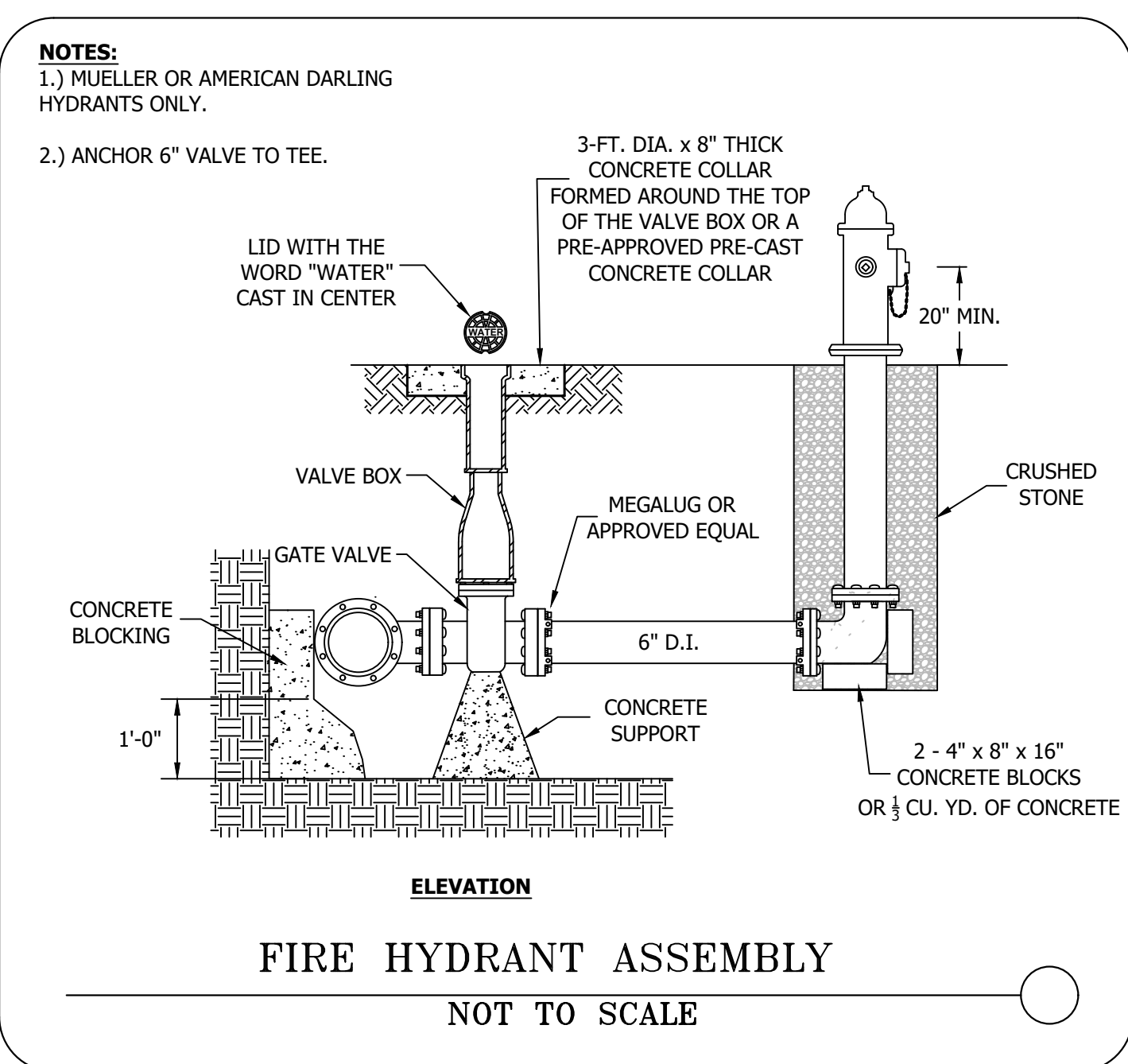
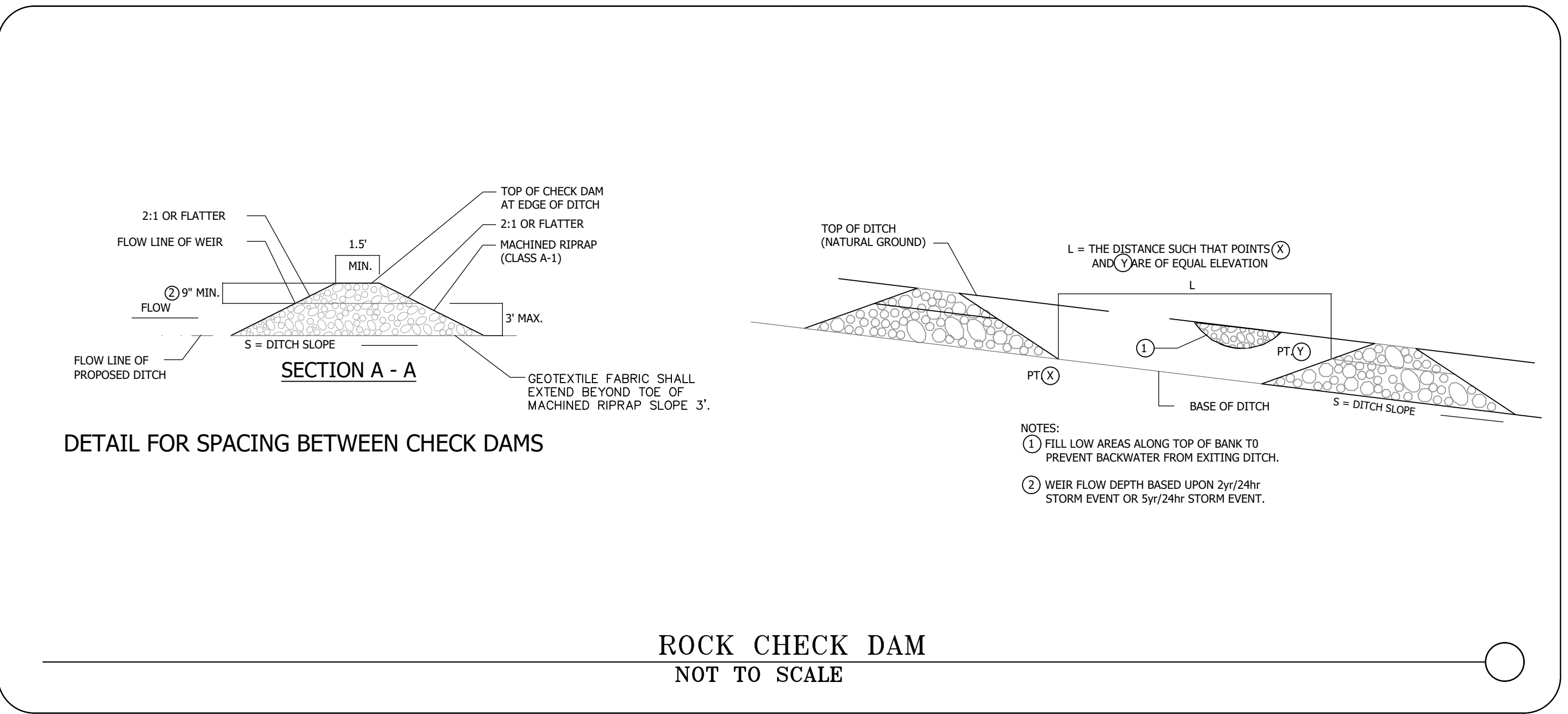
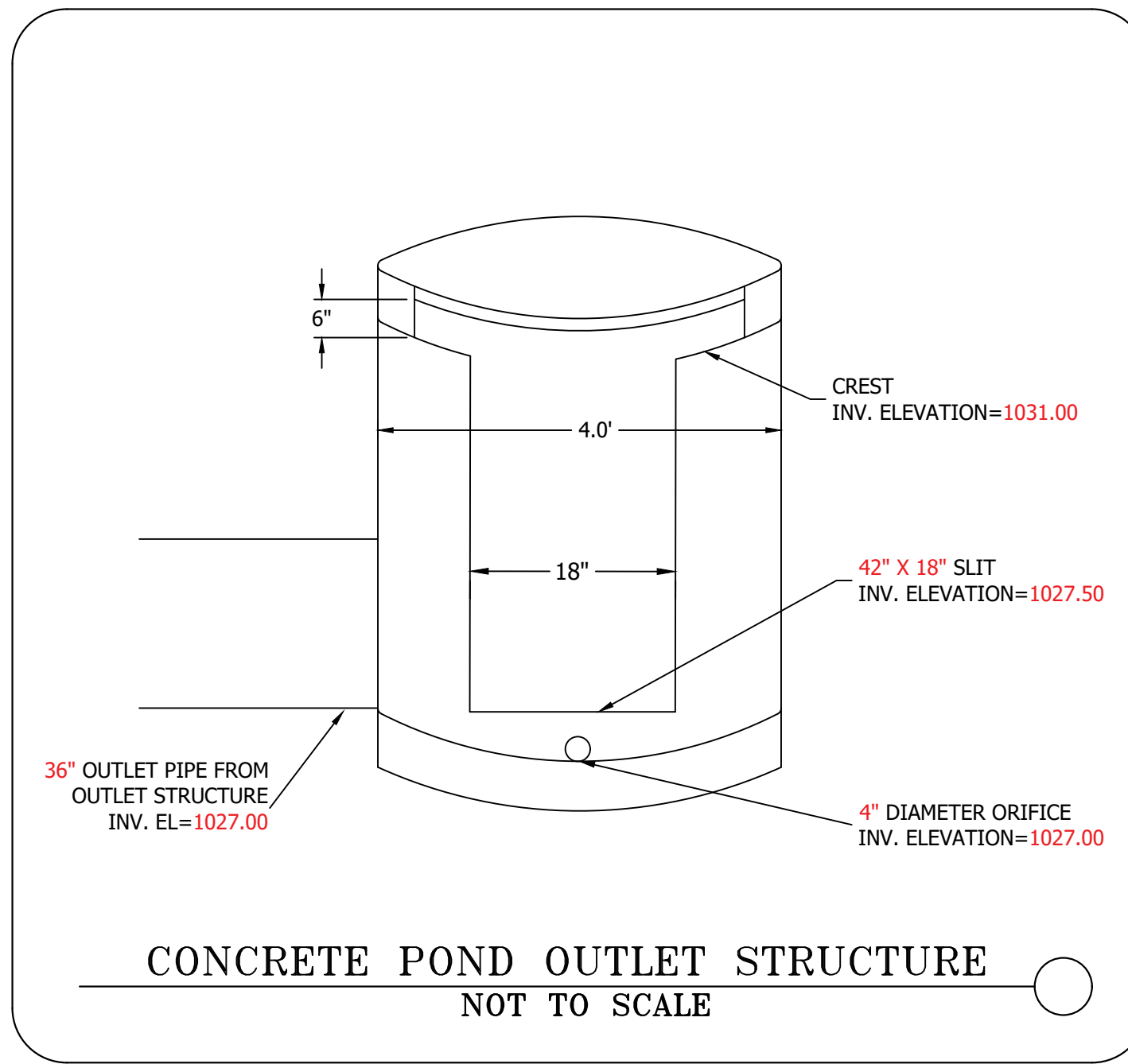
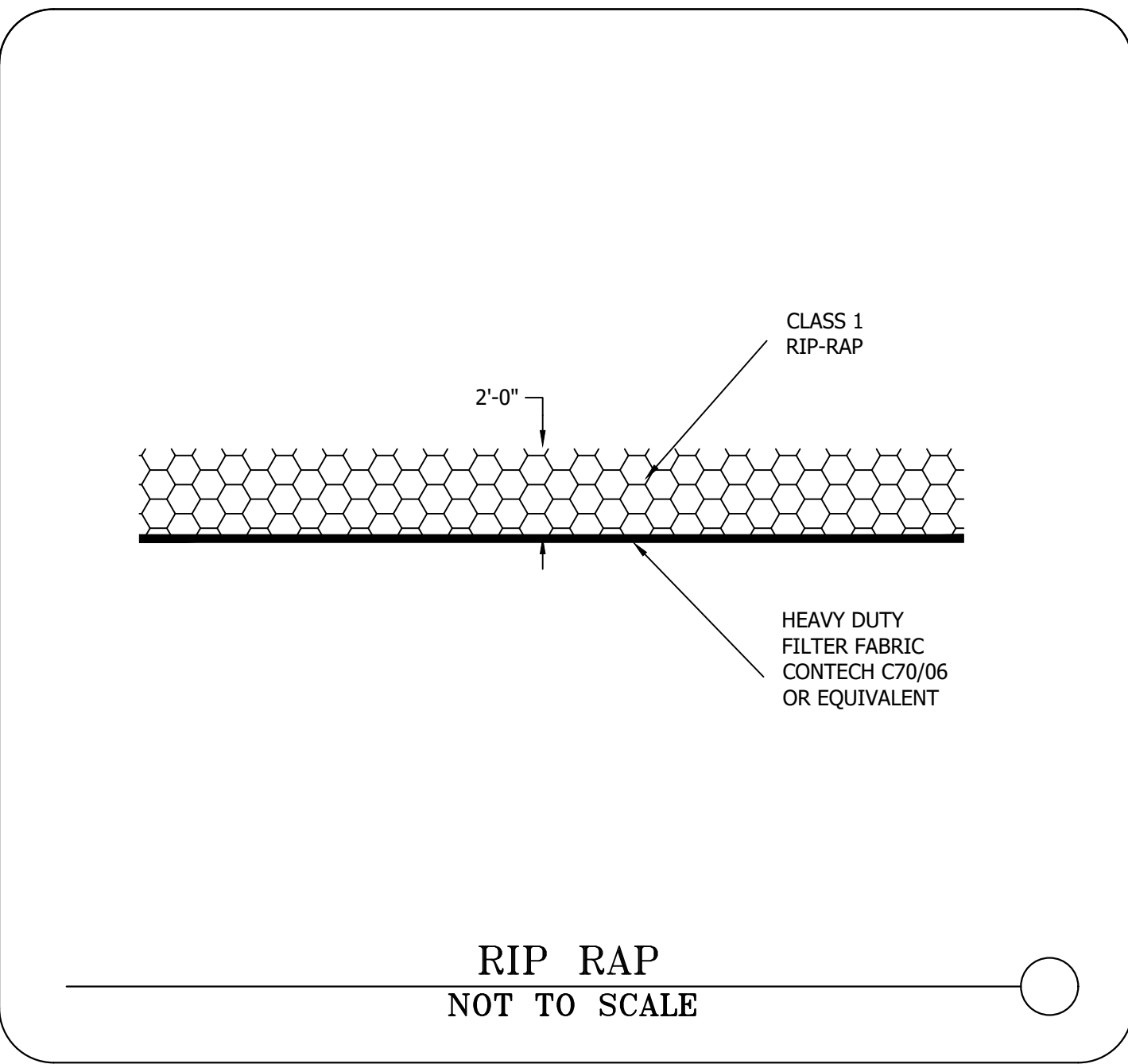
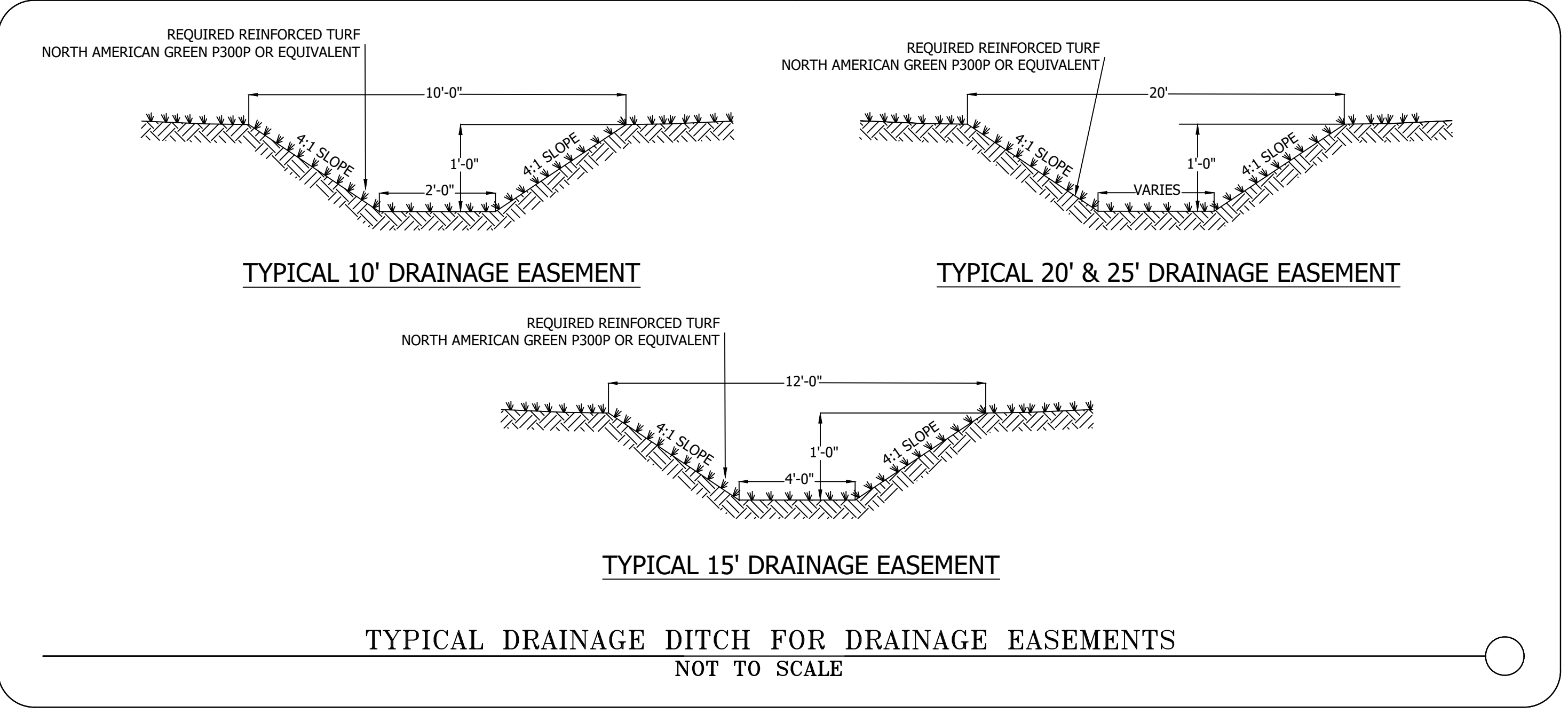
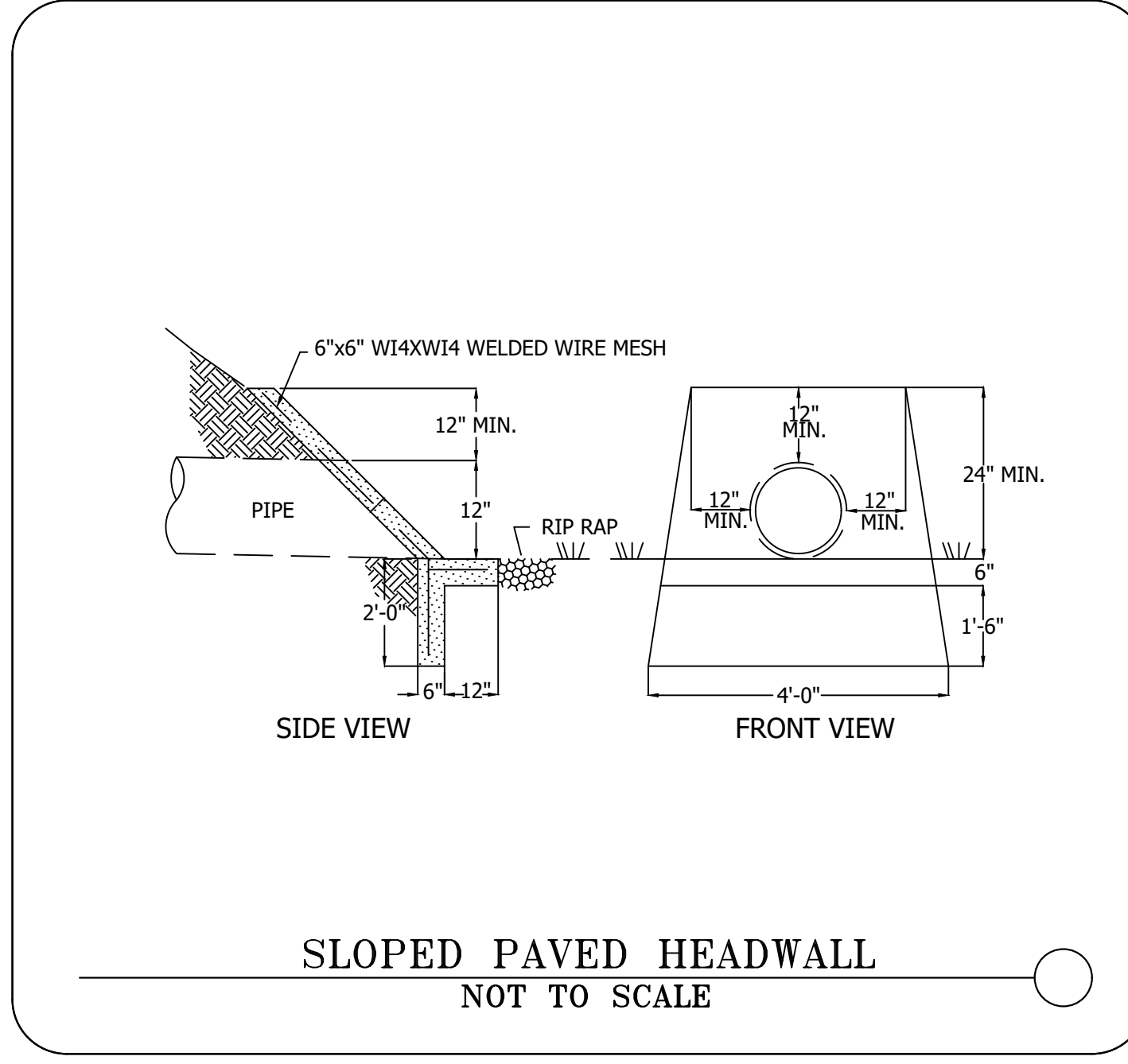
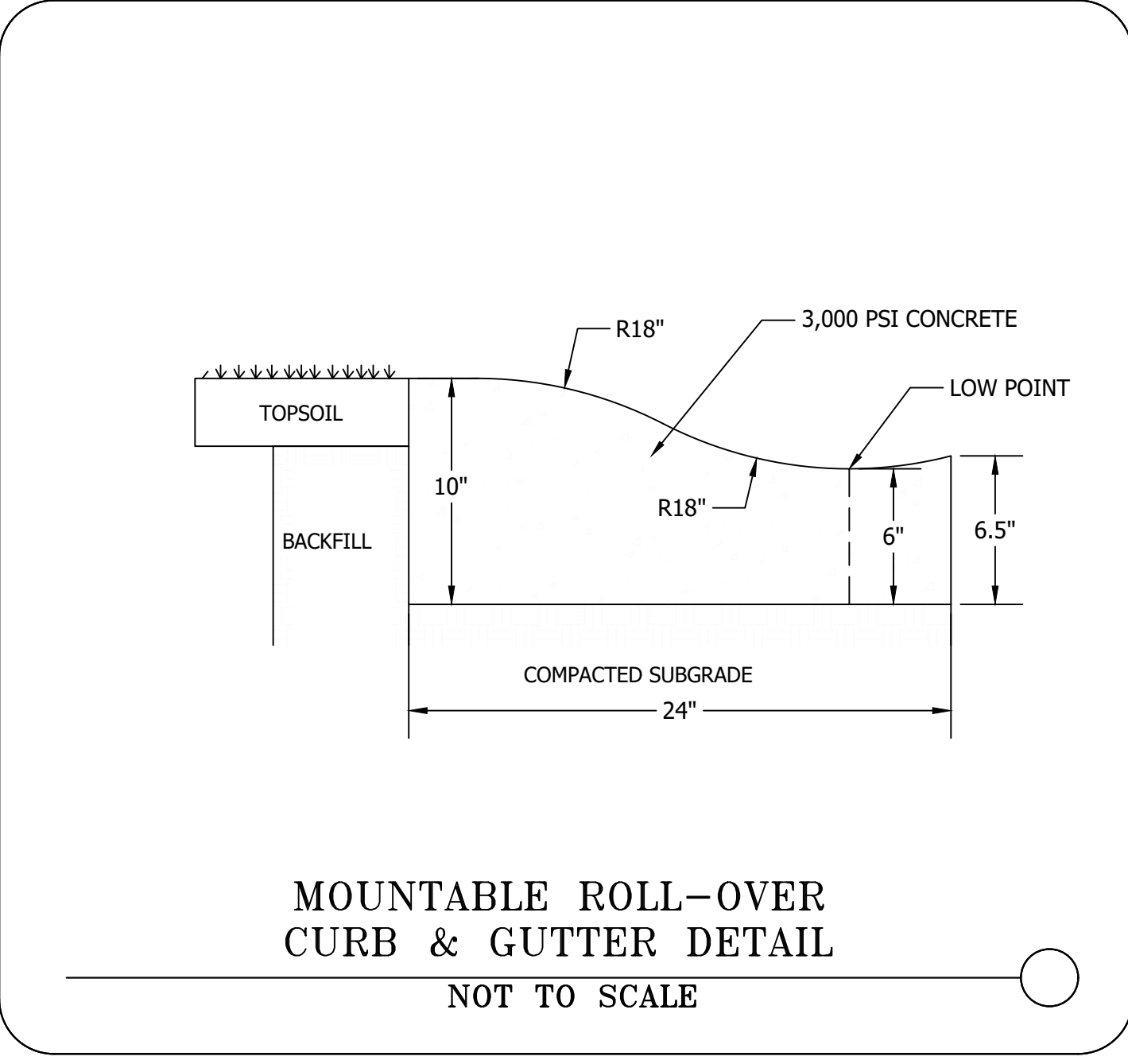
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 Date: 03.26.2026  
 Drawn By: ZJA  
 Revised

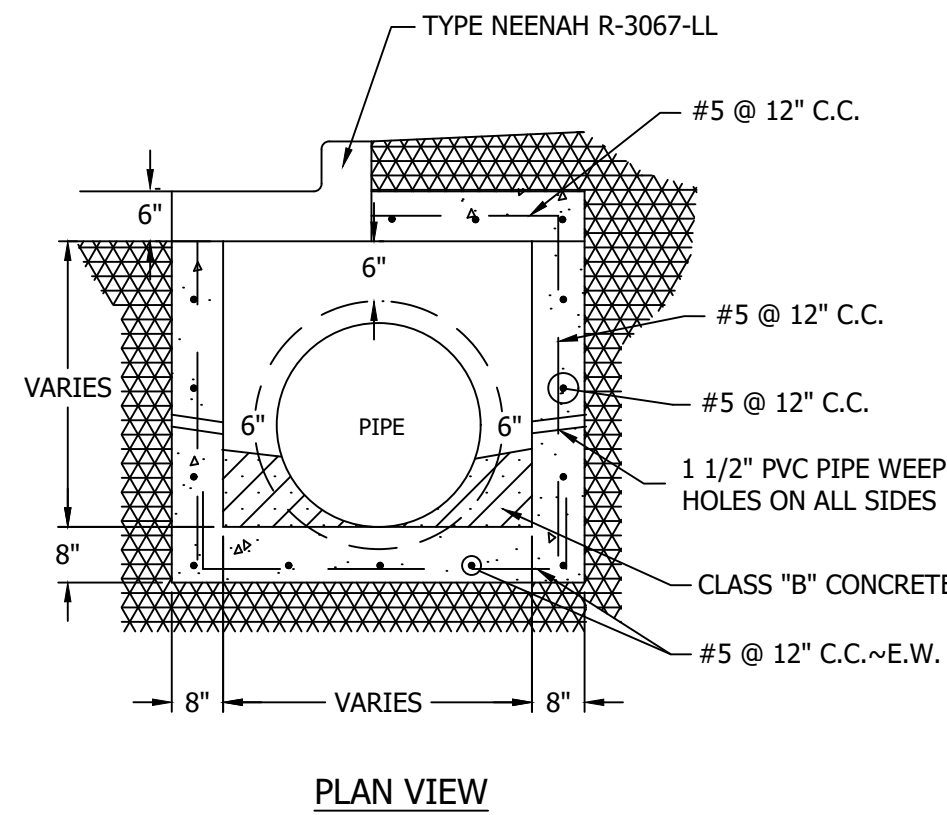
DWG: BOAZ BASE  
 Project No: 2025\_44

Sheet No. **C5.1**



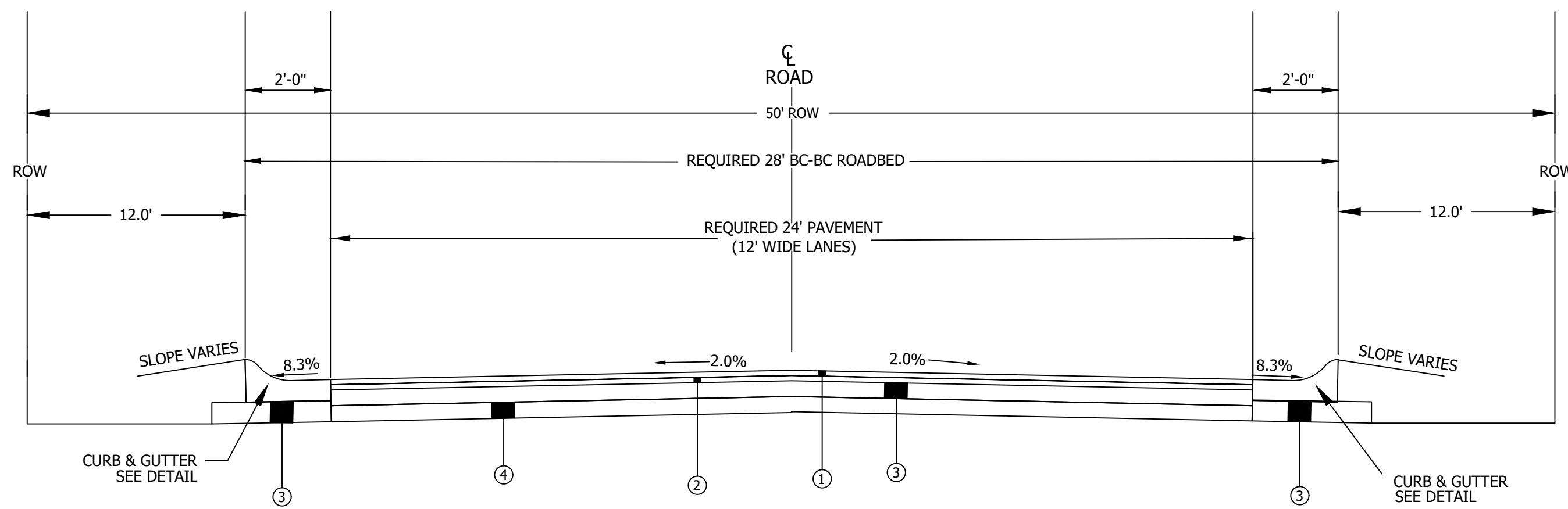
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Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	CIVIL DETAILS
Project No:	2025_44
Sheet No.	D1.0





**CURB INLET FRAME, GRATE, CURB BOX**  
NOT TO SCALE

NOTE:  
GEOTECH DENSITY REPORTS SHALL BE PROVIDED FOR THE SUBGRADE FOR CITY ACCEPTANCE AND PRIOR TO PLACEMENT OF CAB LAYERS.

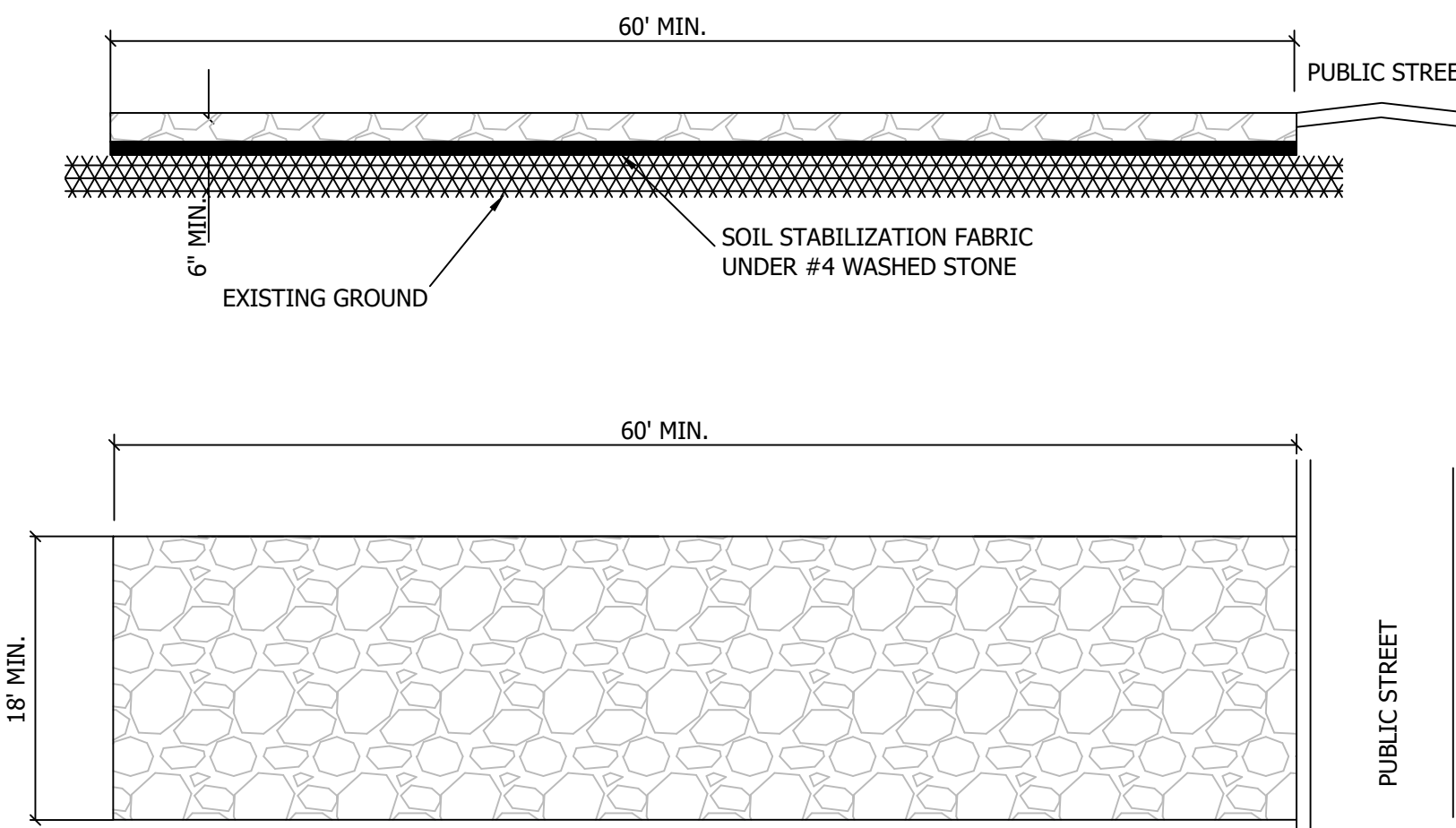


**TYPICAL SECTION - MINOR 2 LANE STREET WITH CURB AND GUTTER**  
NOT TO SCALE

**LEGEND**

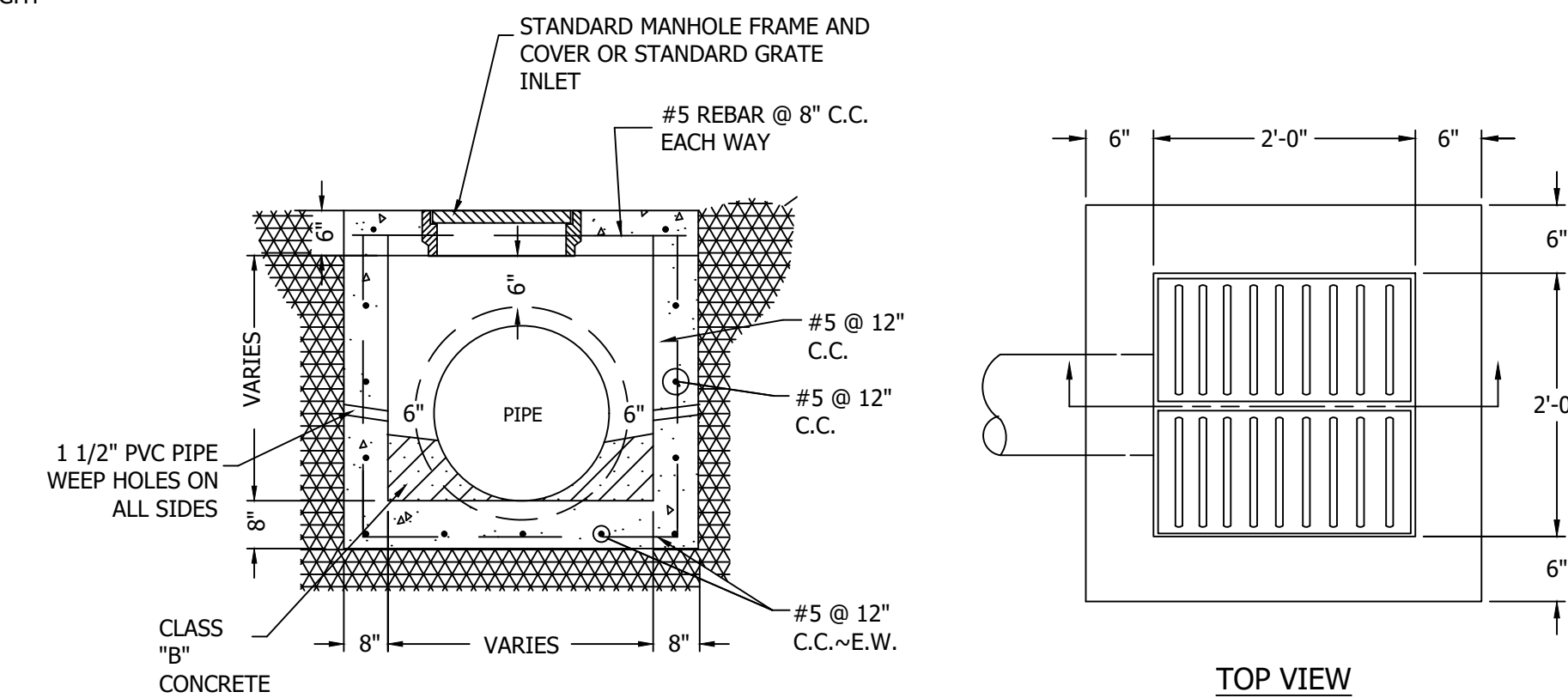
- ① 1" SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, ALDOT TYPE 429A, MAXIMUM AGGREGATE SIZE 1/2", ESAL RANGE C/D, AS PER ALDOT SSHC 2006 OR LATER.
- ② 2" SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, ALDOT TYPE 429B, MAXIMUM AGGREGATE SIZE 1", ESAL RANGE C/D, AS PER ALDOT SSHC 2006 OR LATER.
- ③ CRUSHED AGGREGATE BASE COURSE, TYPE 825, 6" COMPACTED THICKNESS. COMPACTED TO 100% MODIFIED PROCTOR, AS PER ALDOT SSHC 2006 OR LATER
- ④ SUB-GRADE (COMPACTED 100% STANDARD PROCTOR), AS PER ALDOT SSHC 2006 OR LATER

- NOTES:
1. A STABILIZED ENTRANCE PAD OF 2" to 4" WASHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
  2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
  3. 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 WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED DAILY.
  5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.



**WASHED GRAVEL CONSTRUCTION ENTRANCE**  
NOT TO SCALE

NOTE:  
FRAME TO HAVE MINIMUM 24" OPENING AND COMBINED WEIGHT OF 300 LBS.

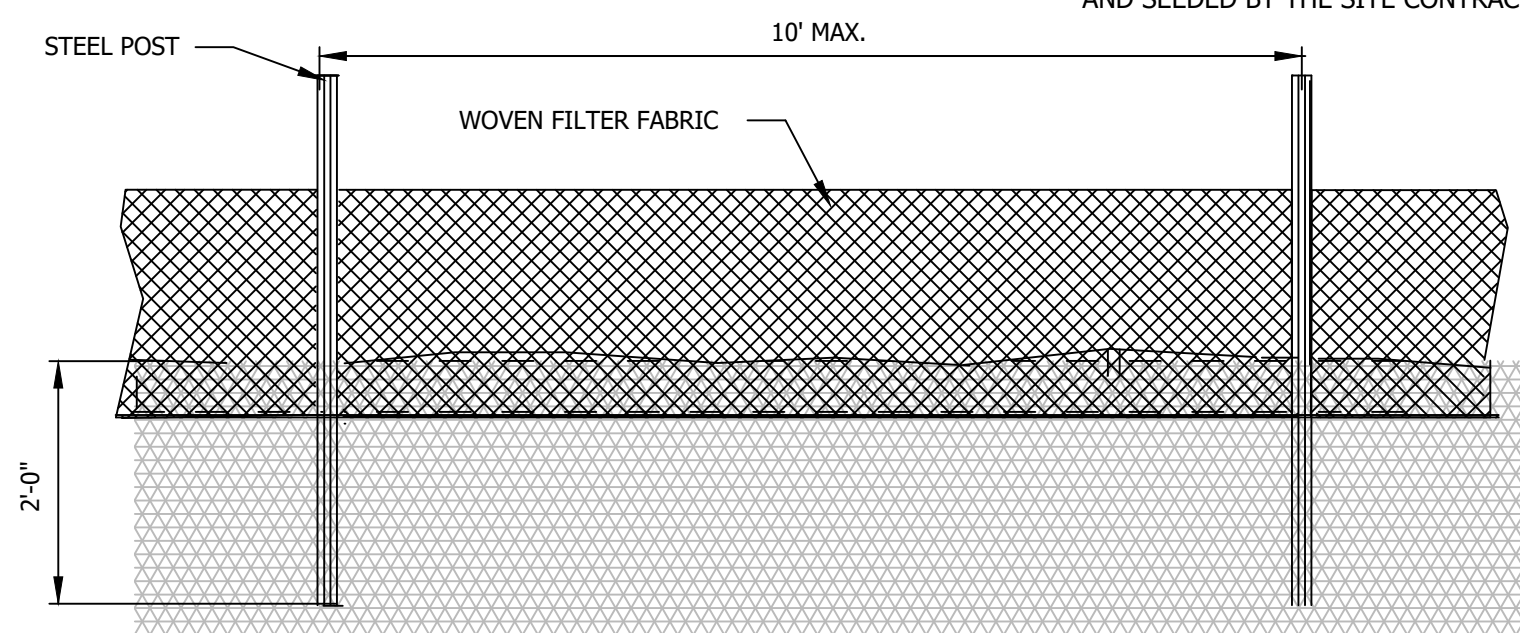


**CONCRETE JUNCTION BOX / GRATE INLET**  
NOT TO SCALE

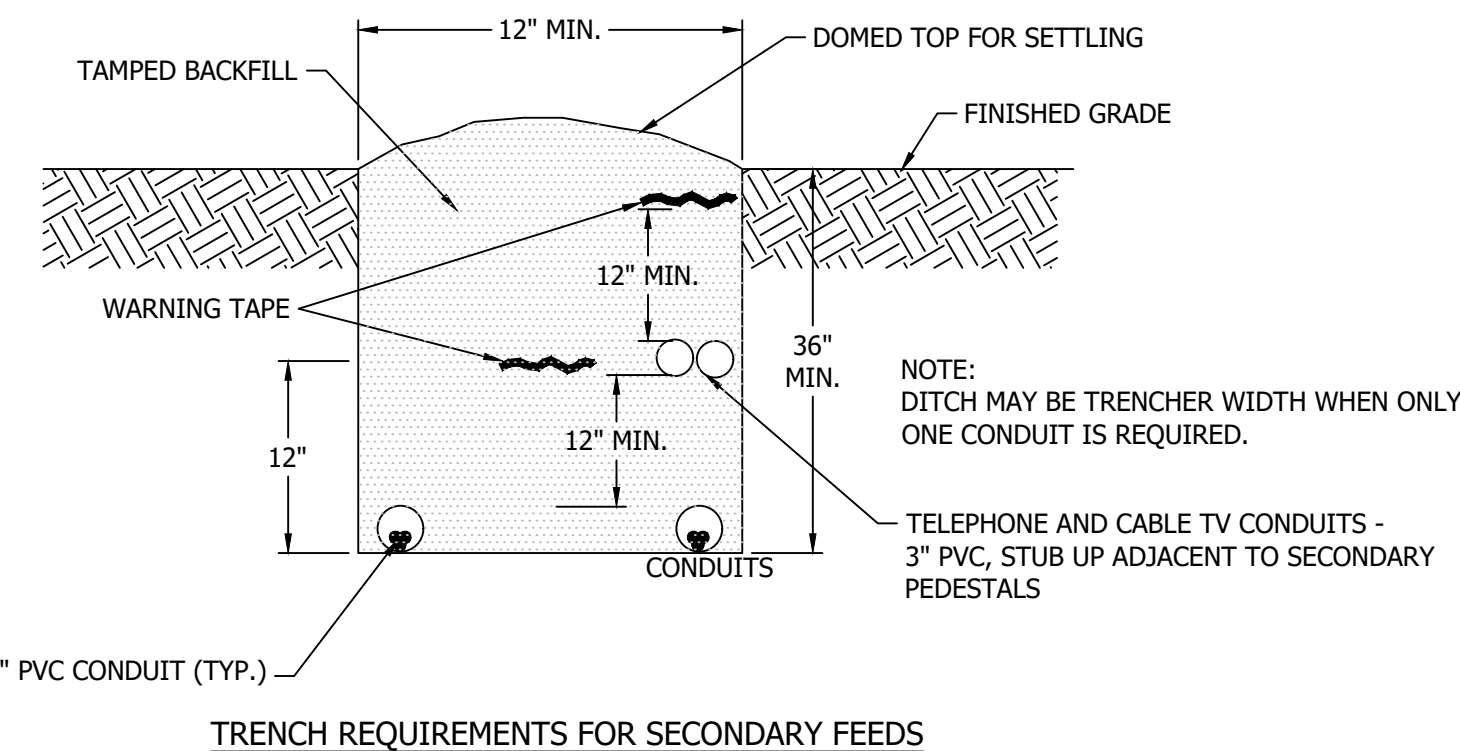
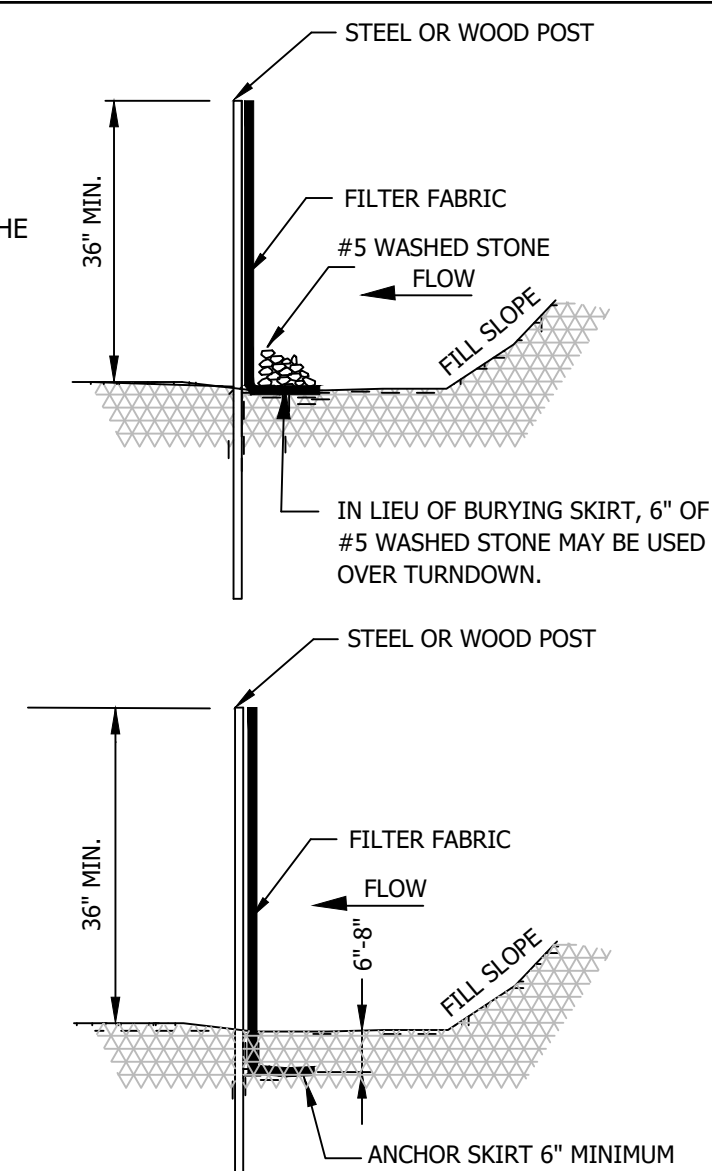
GENERAL NOTE:  
FILTER FABRIC FENCE SHALL BE A MINIMUM OF 36" IN HEIGHT ABOVE THE GROUND SURFACE AND HAVE 12" OF ANCHOR SKIRT AND SHALL HAVE FULL DEPTH WOVEN WIRE BACKING. WOVEN FILTER FABRIC SHALL BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE. TURN SILT FENCE UP SLOPE AT ENDS. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS.

**MAINTENANCE NOTES:**

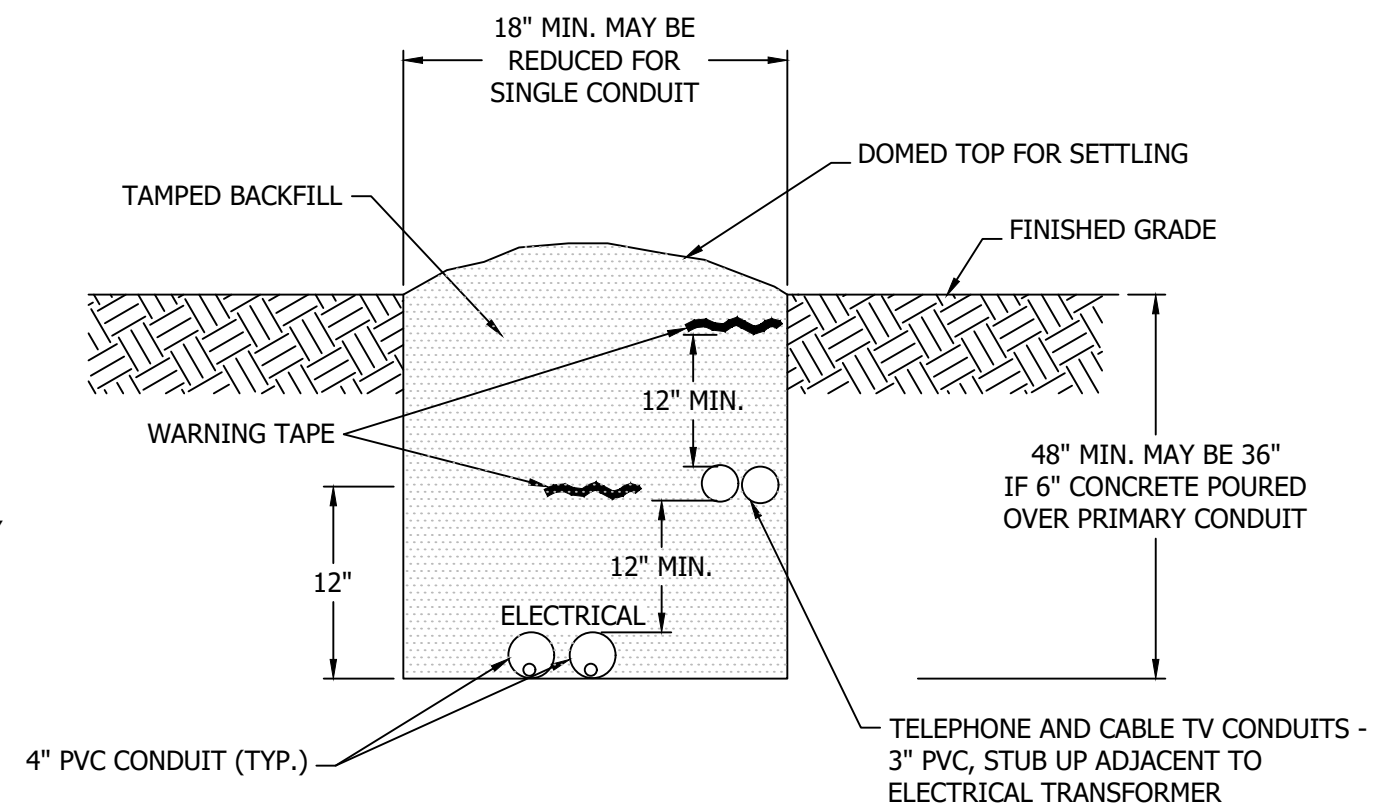
1. FILTER BARRIERS SHALL BE INSPECTED BY THE OWNER IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY BY THE SITE CONTRACTOR.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY BY THE SITE CONTRACTOR.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED BY THE SITE CONTRACTOR.



**SILT FENCE**  
NOT TO SCALE

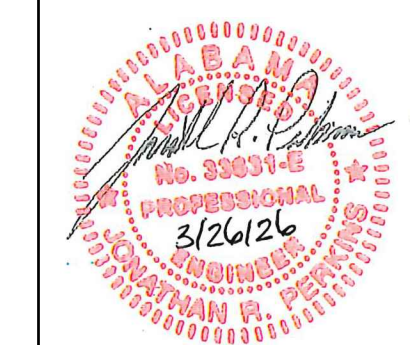


**TRENCH REQUIREMENTS FOR SECONDARY FEEDS**



**PRIMARY FEED INSTALLATION DETAILS**

**ELECTRICAL TRENCHING DETAILS**  
NOT TO SCALE

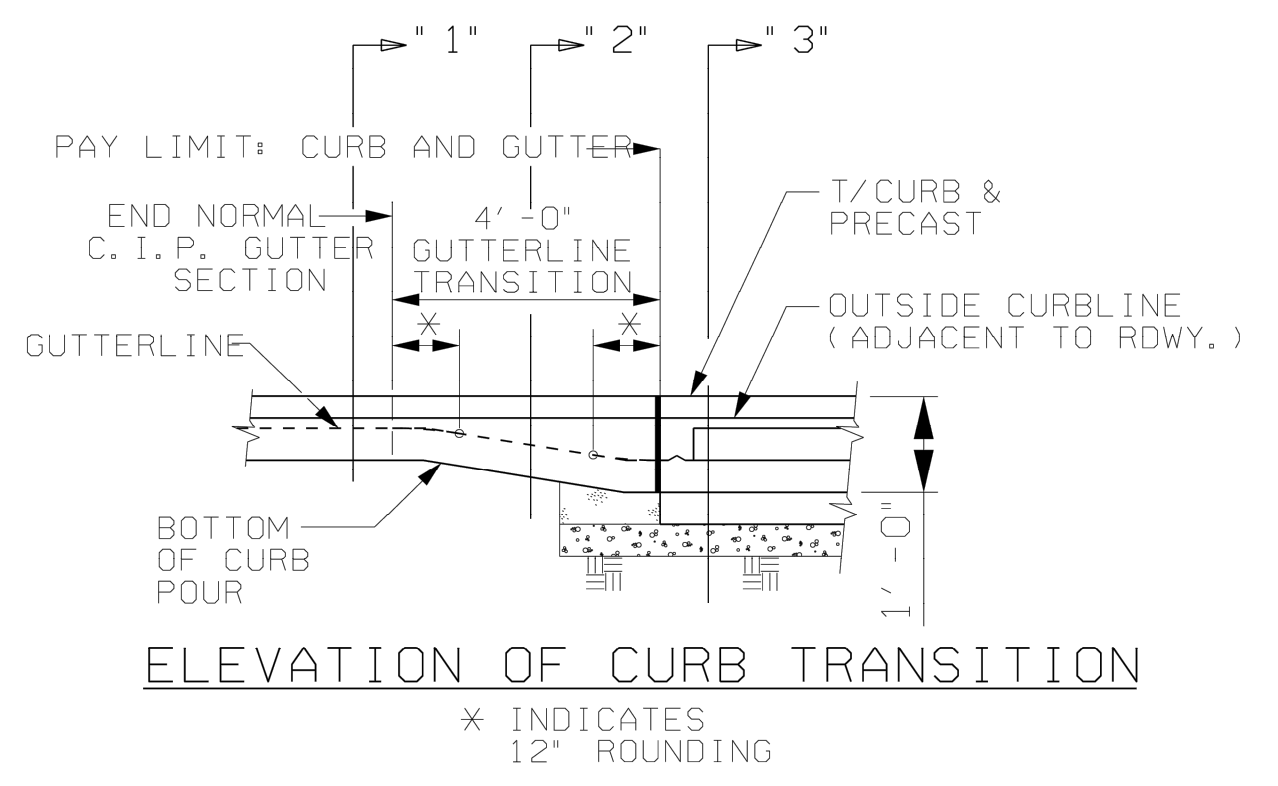
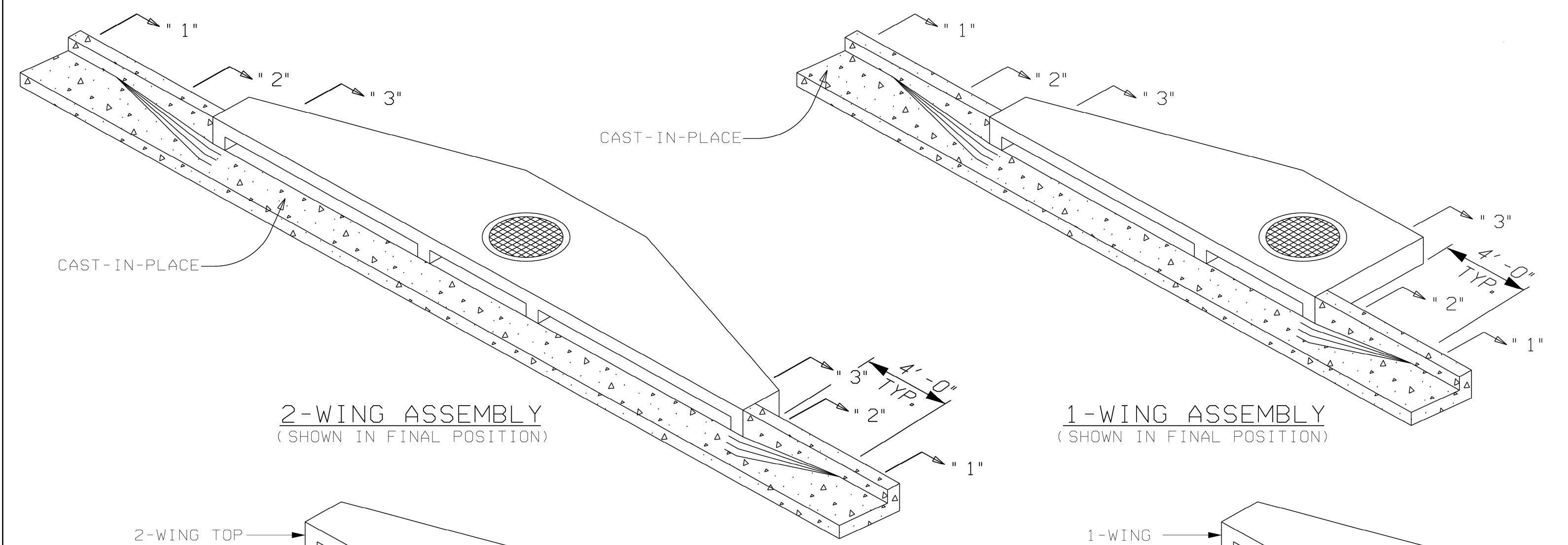


Scale:	NTS
Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	CIVIL DETAILS
Project No:	2025_44
Sheet No.	D2.0

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO



Olympia Design-Build, Inc. d.b.a. Olympia Engineering  
 404 E. McKinney Ave. Albertville, AL 35950 Ph: (256) 878-6054



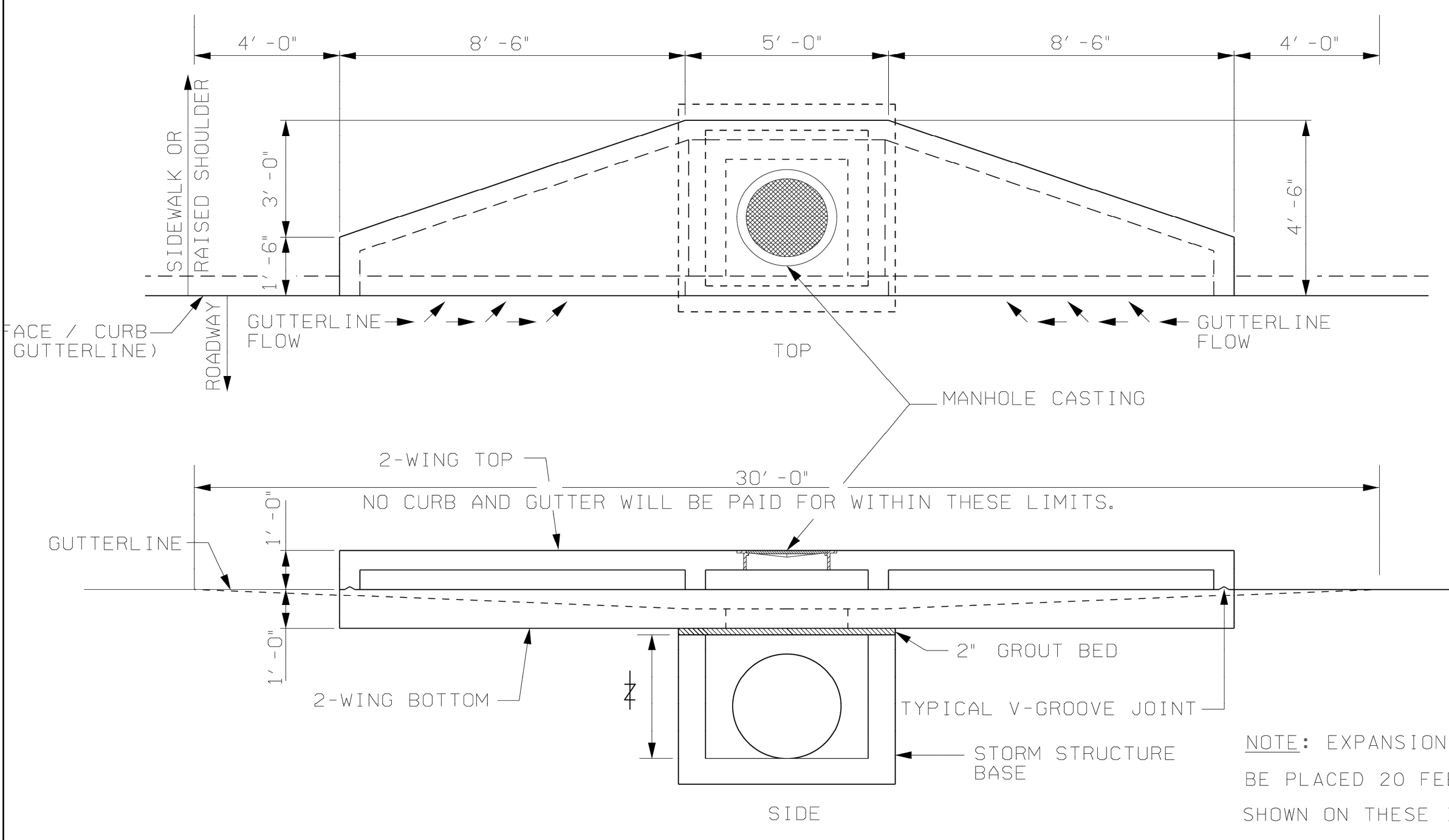
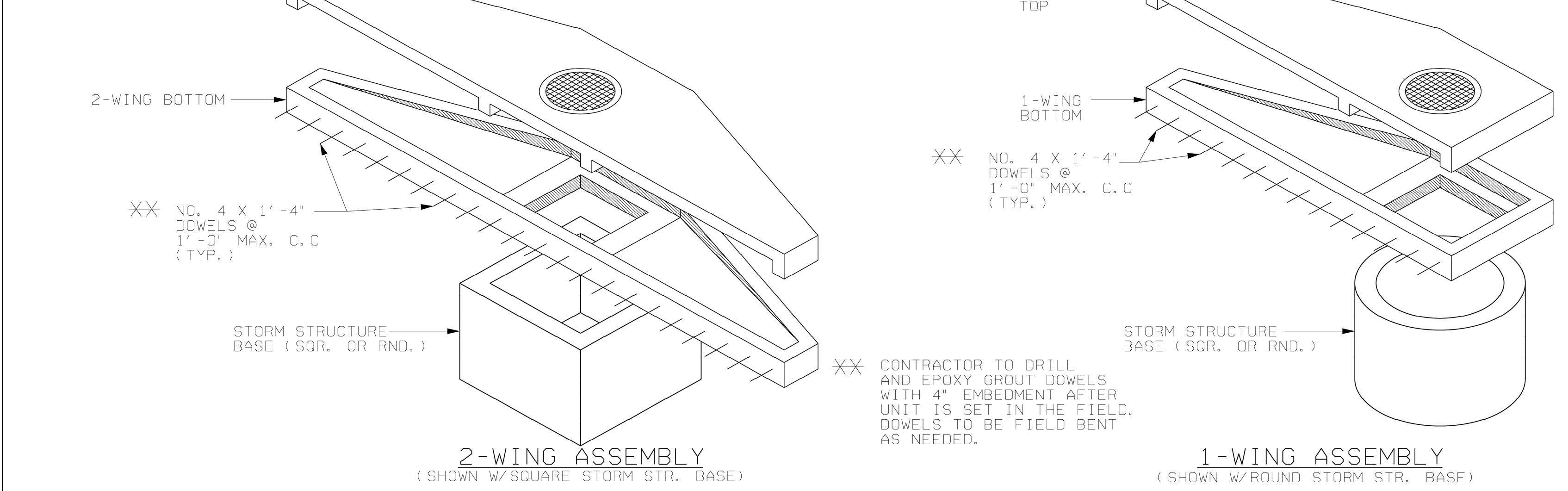
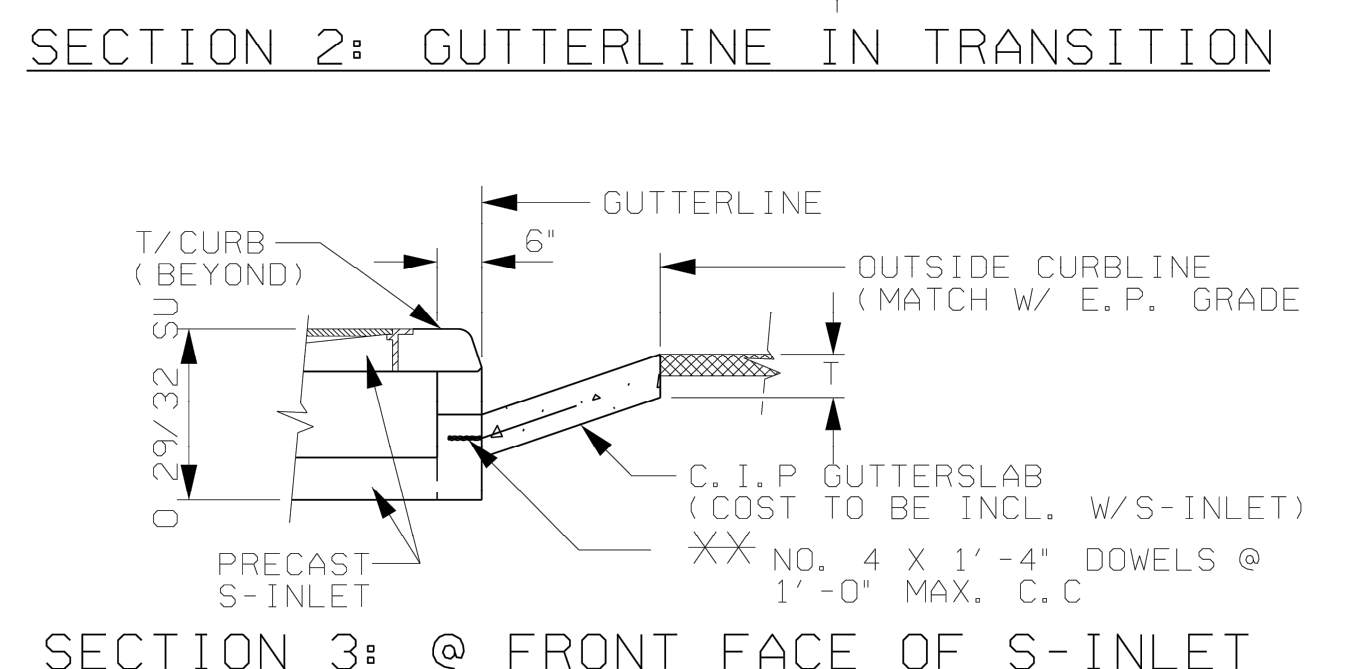
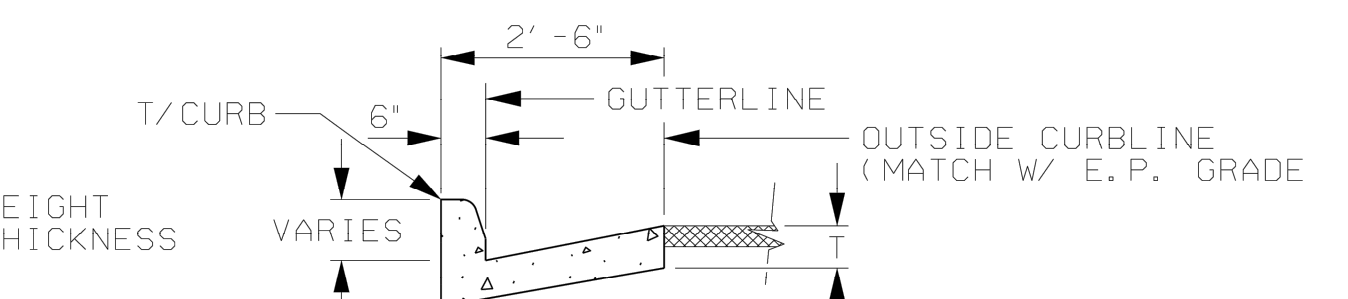
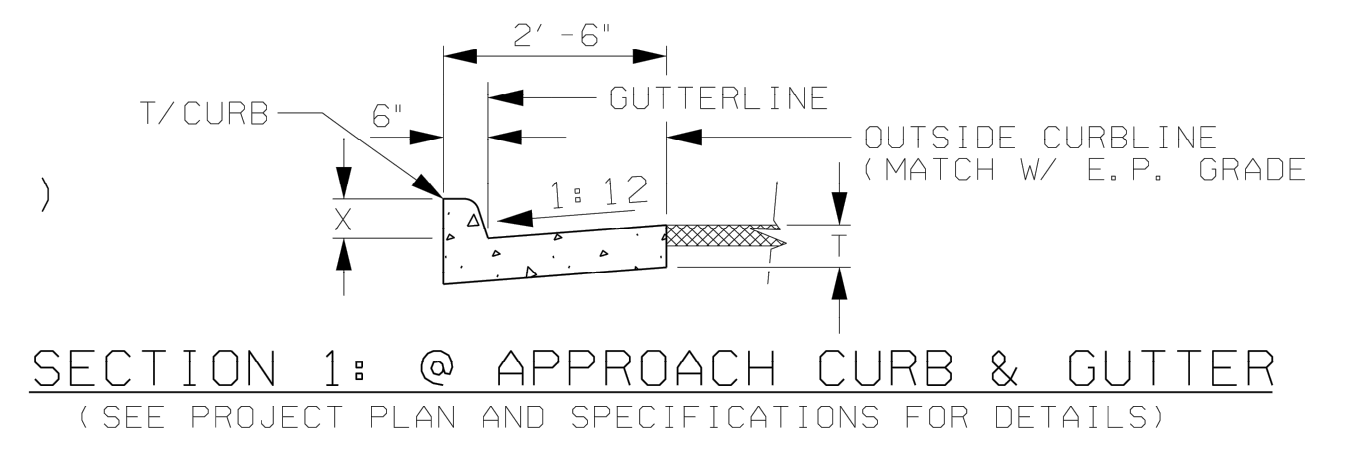
TYPE S1 (15" - 30")  
 TYPE S2 (36" - 60")

GENERAL NOTES

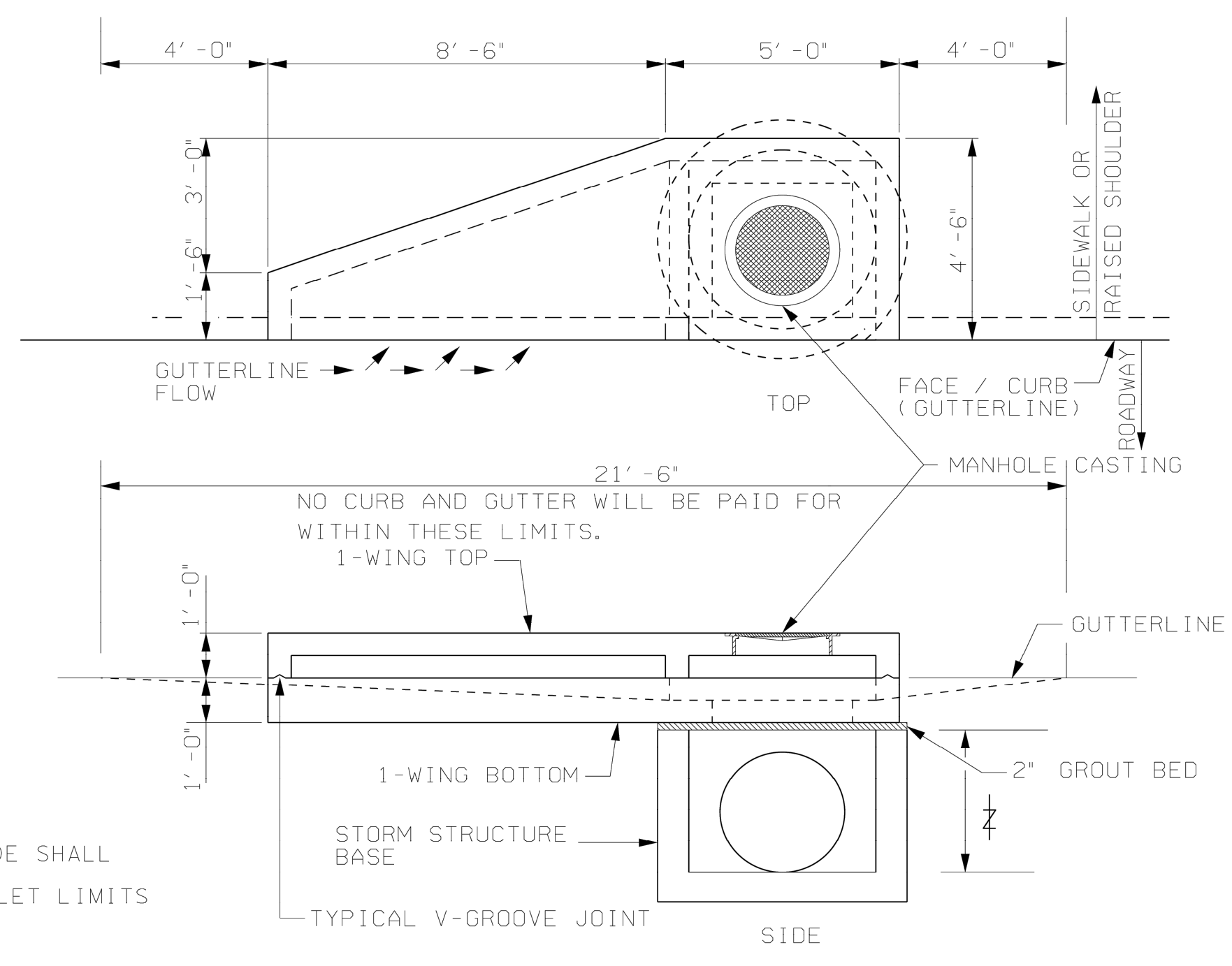
- SEE TYPICAL SECTION AND TABLE OF VALUES FOR STORM STRUCTURE FOR MAXIMUM INSTALLATION DEPTH.
- JOINTS BETWEEN BASE SECTION AND CURB INLET SHALL BE SEALED WITH GROUT OR BUTYL MASTIC MATERIAL.
- MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH: 4000 P.S.I.
- REINFORCING STEEL: TO BE IN ACCORDANCE WITH THE SPECIFICATIONS. MINIMUM YIELD STRENGTH=60 K.S.I.
- INVERT CHANNELS ARE REQUIRED IN THE BASE. CHANNELS MAY BE FORMED IN CONCRETE OR CONSTRUCTED LATER USING A CEMENT CONCRETE MORTAR. CHANGES IN DIRECTION OF FLOW SHALL HAVE A TRUE CURVE OF AS LARGE A RADIUS AS SIZE WILL PERMIT AND BE FINISHED UP TO THE CENTER OF PIPE.
- ALL PIPE OPENINGS IN PRECAST UNITS SHALL BE PREFORMED OR CORED.
- BASE UNIT MAY BE ROUND, SQUARE, OR RECTANGULAR. BASE HEIGHT VARIES TO MEET JOB REQUIREMENTS. THE SIZE OF THE BASE CAN VARY TO ACCEPT LARGER PIPE WITHOUT THE CURB INLET CHANGING. ROUND UNITS TO MEET ASTM C-478, AND SQUARE/RECTANGULAR UNITS TO MEET ASTM C-913.
- ALL CURB & GUTTER SHALL MEET ALDOT SPECIFICATIONS SECTION 623.
- APPROVED MANHOLE STEPS OR LADDERS SHALL BE INSTALLED IN STRUCTURES THAT EXCEED 4'-0" IN DEPTH. SEE MANHOLE DETAILS FOR STRUCTURAL REQUIREMENTS.
- WHERE DIRECTION OF FLOW IS FROM BOTH ENDS OF INLET, SIDEWALK OPENINGS SHALL BE CONSTRUCTED AT BOTH ENDS AND PAYMENT FOR MADE UNDER ITEM: INLET TYPE-S (2-WINGS). WHERE ONLY 1-WING REQUIRED, PAYMENT FOR MADE UNDER ITEM INLET TYPE-S (1-WING).

STANDARD INLET  
 (FROM WORKING POINT TO OUT E)

S1 (15" - 30") = 4'-0"  
 S2 (36" - 60") = 6'-3"



2-WING ASSEMBLY: GENERAL LAYOUT



1-WING ASSEMBLY: GENERAL LAYOUT  
 (SHOWN W/LEFT WING; RIGHT WING ASSEMBLY SIM. OPP. HAND)

--SPECIFICATIONS--  
 CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION

THIS DRAWING REPRESENTS DESIGNS PREPARED FOR USE BY THE ALABAMA DEPARTMENT OF TRANSPORTATION AND IS NOT TO BE COPIED, REPRODUCED, ALTERED, OR USED BY ANYONE, OR ANY ORGANIZATION, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ALABAMA DEPARTMENT OF TRANSPORTATION REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. ANYONE MAKING UNAUTHORIZED USE OF THIS DRAWING MAY BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

REVISIONS  
 1. Changed Type S2 (36"-54") to (36"-60") and edited Note #6 from "PRECAST" to "PREFORMED TO CORE" on 07-21-11 by J.F.T.

ALABAMA DEPARTMENT OF TRANSPORTATION  
 1409 COLISEUM BOULEVARD  
 MONTGOMERY, AL 36130-3050

DESIGN BUREAU SPECIAL DRAWING  
 PRECAST CONCRETE STORM SEWER INLET TYPES S1 AND S2

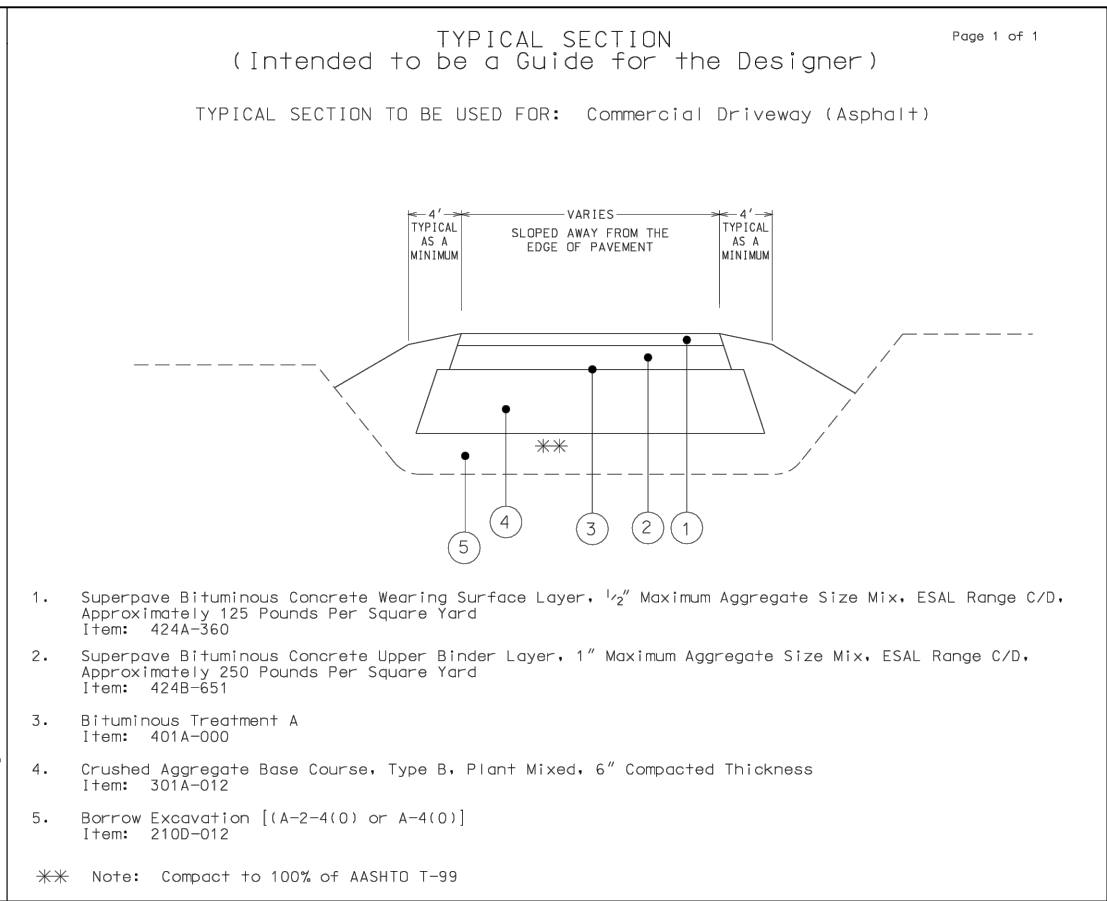
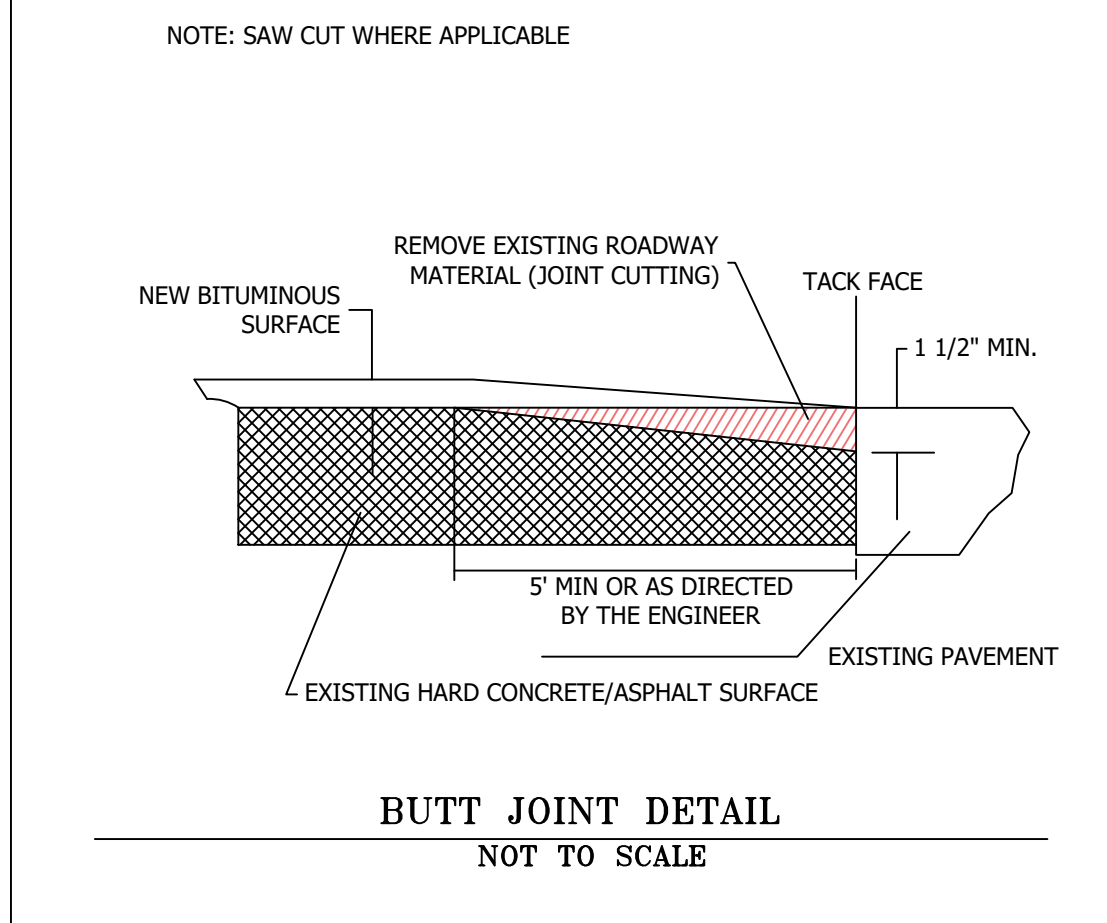
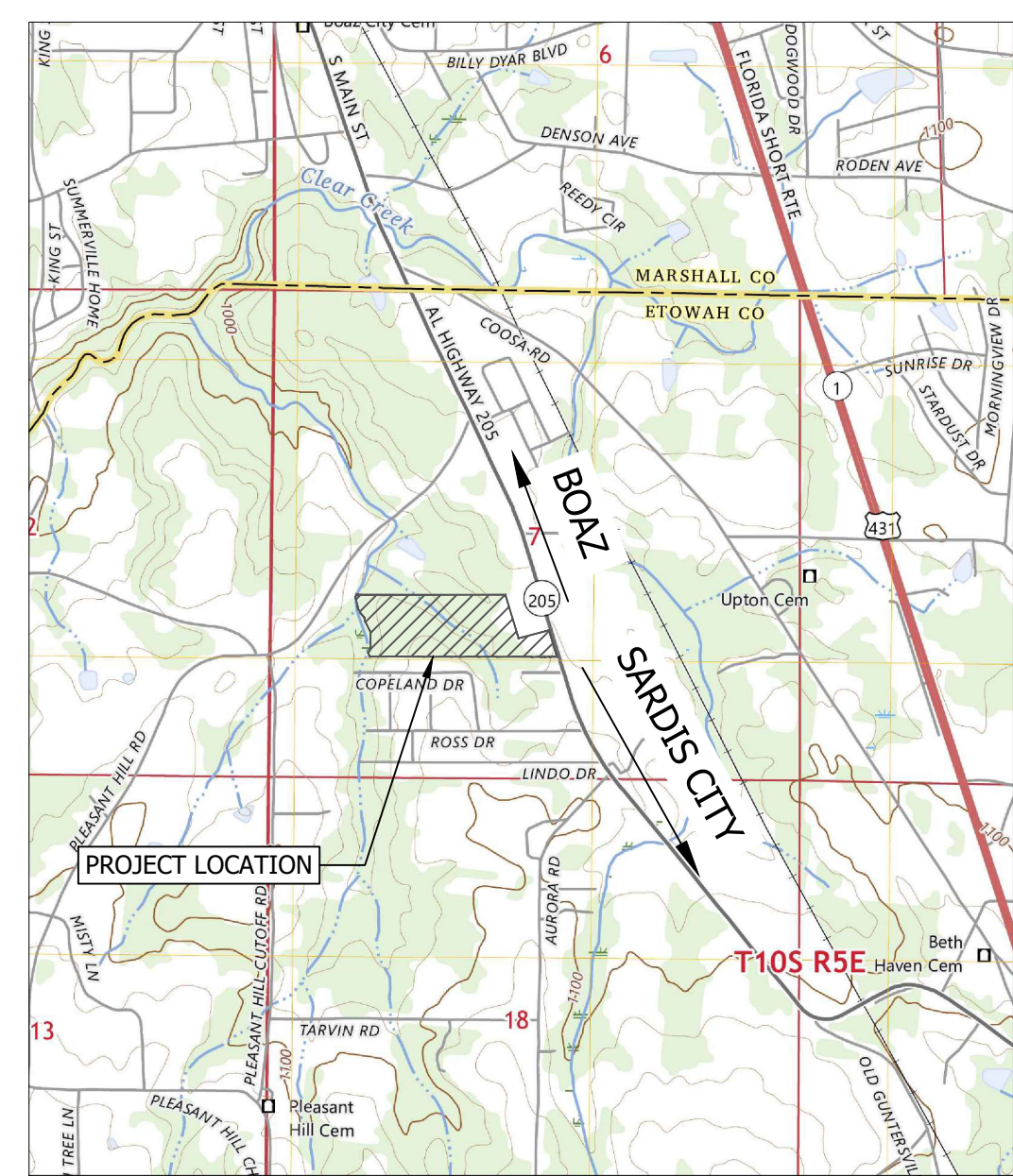
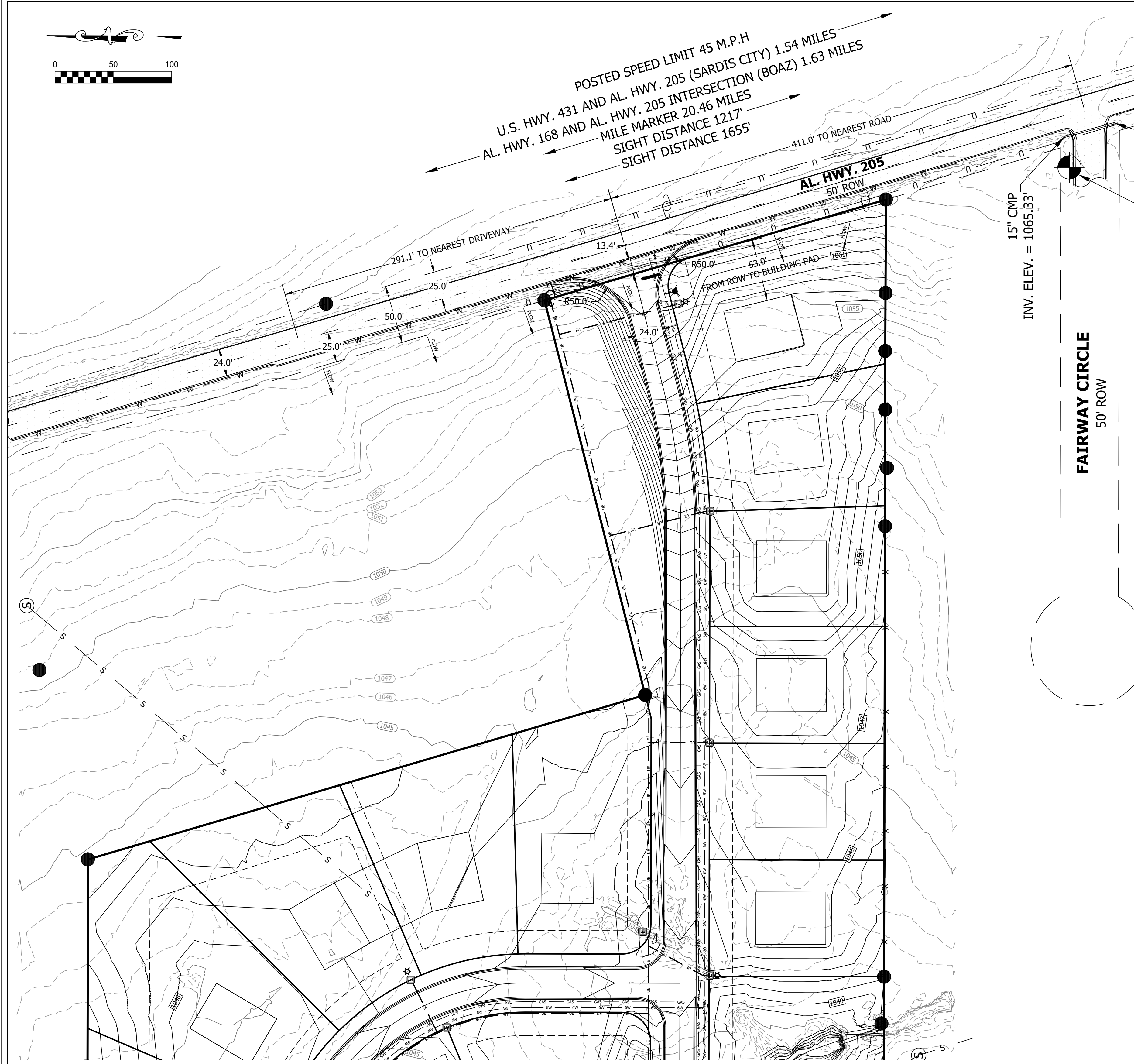
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Scale:	NTS
Date:	03.26.2026
Drawn By:	ZJA
Revised:	
DWG:	CIVIL DETAILS
Project No:	2025_44
Sheet No.	D3.0

NOT TO SCALE

MISCELLANEOUS DETAILS  
 THE LINKS AT CLEAR CREEK  
 TERRA FORGE  
 BOAZ, ETOWAH COUNTY, ALABAMA



ALDOT NOTES:

- POSTED SPEED LIMIT IS 45 MPH.
- PROJECT IS LOCATED AT MILE MARKER 20.46 ALONG AL-205.
- DRAINAGE FROM THIS SITE WILL NOT BE DIRECTED ONTO STATE ROW.
- ALL METERS AND IRRIGATION SYSTEMS ARE TO BE INSTALLED OFF ALDOT ROW.
- ALL MANHOLES, VALVE BOXES, AND HAND HOLES SHOULD BE MOUNTED FLUSH WITH EXISTING GROUND.
- CONTACT DISTRICT ADMINISTRATOR 48 HOURS PRIOR TO BEGINNING WORK ON STATE ROW.
- WRITE LETTER OF REQUEST TO MEET DISTRICT PERMIT COORDINATOR UPON COMPLETION OF PERMITTED WORK TO EVALUATE PUNCH LIST FOR COMPLETION OF PROJECT.
- ALL TRAFFIC CONTROL AND LANE CLOSURES SHALL BE PERFORMED IN ACCORDANCE WITH PART 6 OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR TO REPORT ALL CONSTRUCTION ACTIVITIES IMPACTING TRAFFIC FLOW (LANE CLOSURES, SHOULDER CLOSURES, ETC.) TO THE JOPPA DISTRICT AT 256-586-4178.
- ONSITE REPRESENTATIVE / EMERGENCY CONTACT:
  - NAME: TIM PERKINS
  - NUMBER: 813-992-8689
- ONSITE REPRESENTATIVE WILL HAVE ON HAND AT ALL TIMES:
  - APPROVED PERMIT AND PLANS SIGNED BY THE AREA OPERATIONS ENGINEER.
  - TRAFFIC CONTROL PLAN.
    - EROSION CONTROL PLAN.
- ALL DISTURBED AREAS SHALL BE RESODDED OR SEEDED AS DIRECTED BY THE DEPARTMENT OF TRANSPORTATION'S DISTRICT ADMINISTRATOR.
- THIS PERMIT IS IN COMPLIANCE WITH ALABAMA ACT 94-487 OF UNDERGROUND DAMAGE PREVENTION LEGISLATION.
- ALL PERMITTED WORK WILL MEET OR EXCEED ALDOT SPECIFICATIONS.
- LANE CLOSURES WILL BE SINGLE-LANE ONLY AND ONLY BETWEEN THE HOURS OF 9:30 AM TO 3:30 PM.
- ALL TRAFFIC MARKINGS SHALL BE IN ACCORDANCE WITH CURRENT ALDOT SPECIFICATIONS. ALL STRIPING SHALL BE THERMOPLASTIC.
- DEVELOPMENT OF PARCELS ADJACENT TO ROW SHALL WARRANT AN ALDOT TURN LANE REVIEW.
- NEW DRIVE, BERMUDA WAY WILL SERVE ACCESS TO A SINGLE-FAMILY RESIDENTIAL SUBDIVISION CONTAINING 38 LOTS.

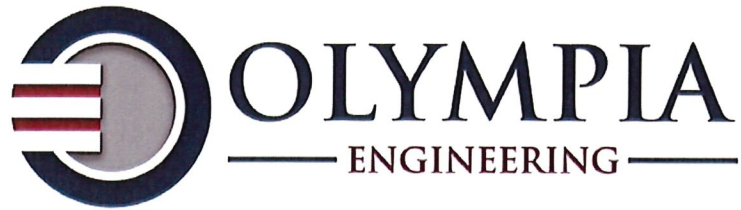
ALDOT TURNOUT PLAN  
 THE LINKS AT CLEAR CREEK  
 TERRAFORGE, LLC  
 BOAZ, ETOWAH COUNTY, ALABAMA



Scale: 1" = 50'  
 Date: 03.26.2026  
 Drawn By: ZJA  
 Revised

DWG: BOAZ BASE  
 Project No: 2025\_44

Sheet No. ALDOT1.0



March 26, 2026

Re: The Links at Clear Creek Subdivision  
Boaz, AL

To whom it may concern,

Olympia Engineering has designed the above referenced project in accordance with City of Boaz Subdivision requirements. This letter shall serve as a certification of engineering sufficiency for storm drainage, erosion control, sanitary sewer, electrical distribution, and municipal water. Electric distribution will be installed by electric provider (Marshall Dekalb Electric).

Let me know if you have any questions.

Thanks,

A handwritten signature in blue ink, appearing to read "Jon Perkins".

Jon Perkins, P.E., C.O.O.  
Olympia Construction and Engineering



**Current Date:** 4/1/2026 **Tax Year:** 2025 (Billing Year: 2025) ▼

**Parcel Info**

**PIN** 108436  
**PARCEL** 04-03-07-0-001-090.006  
**ACCOUNT NUMBER** 257556

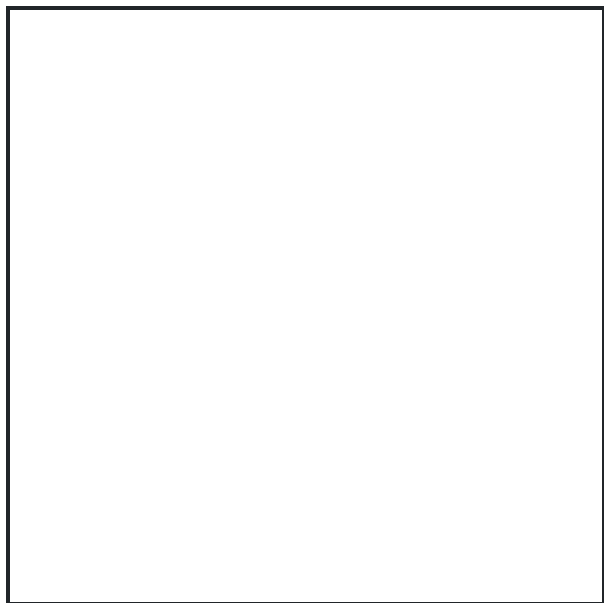
**OWNER** ORTIZ, GUADALUPE  
SANTIAGO

**MAILING ADDRESS** 900 KING ST, BOAZ, AL  
35957

**PROPERTY ADDRESS** 0 HWY 205

**LEGAL DESCRIPTION** H/S BASE YEAR BEG SW  
COR NW1/4 SW1/4 TH E  
1935.29 TH NWLY ALNG  
C/L CREEK 732.57 TH E  
1646.33 TH SE 498.14 TH  
NE 349.13 TH SE ALNG  
ROW AL HWY 205 305.11  
TH W 129.8 TO POB  
BEING 28 AC(C) LYING IN  
N1/2 SW1/4 & NW1/4  
SE1/4 BOAZ 7-10-5 D-  
2020-3512248

**EXEMPT CODE**  
**TAX DISTRICT** BOAZ



**Tax Information**

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

PPIN YEAR TAX TYPE TAXES PENALTIES / INTEREST SUBTOTAL AMT PAID BALANCE DUE  
 108436 2025 REAL \$ 350.35 \$ 0.00 \$ 350.35 \$ 350.35 \$ 0.00

**Total Due: \$ 0.00**

Item 1.

LAST PAYMENT DATE 12/9/2025  
 PAID BY GUADALUPE ORTIZ

**Property Values**

**Total Acres** 28.00  
**Use Value** \$0  
**Land Value** \$77,000  
**Improvement Value** \$0  
**Total Appraised Value** \$77,000  
**Total Taxable Value** \$77,000  
**Assessment Value** \$7,700

**Subdivision Information**

**Code**  
**Name**  
**Lot**  
**Block**  
**Type / Book / Page** 1 / D-20 / 3512248  
**S/T/R** 07-10S-5E

**Detail Information**

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	28.000 Acres	8220-PASTURE (AVG B2)	3	N	N	\$77,000

**Building Components**

**Tax Sales**

\*\*NO TAX SALES FOUND\*\*