CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

February 11, 2021 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

SA21-000001 - A request by Falletta Properties, owner and applicant, for preliminary plat approval of Clairmont Park Phase VI consisting of one hundred sixty (160) lots. TPID(s) 2601110001032000;047004;030037;047003;047000;030000. Address: 9117 WEAVER AVE; Leeds, AL 35094 (Site Only). Zoned R-5 - Garden Home District and R-6 Patio Home District.

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:

SA21-000001 - A request by Falletta Properties, owner and applicant, for preliminary plat approval of Clairmont Park Phase VI consisting of one hundred sixty (160) lots. TPID(s) 2601110001032000;047004;030037;047003;047000;030000. Address: 9117 WEAVER AVE; Leeds, AL 35094 (Site Only). Zoned R-5 - Garden Home District and R-6 Patio Home District.

3

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision

CLAIRMONT PARK PHASE VI - BEL-AIRE PROPERTIES

APPLICATION

An application for preliminary subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “Clairmont Park Phase VI”. This proposed subdivision consists of ONE HUNDRED SIXTY (160) LOTS.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations

CASE #:	SA21-000002
APPLICANT NAME:	BEL-AIR PROPERTIES
PROPERTY OWNER:	BEL-AIR PROPERTIES
TAX PARCEL ID#S:	2601110001032000;047004;030037;047003;047000;030000
CASE ADDRESS:	9117 WEAVER AVE; Leeds, AL 35094 (Site Only)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed preliminary plat. The hearing is scheduled for February 11, 2021.

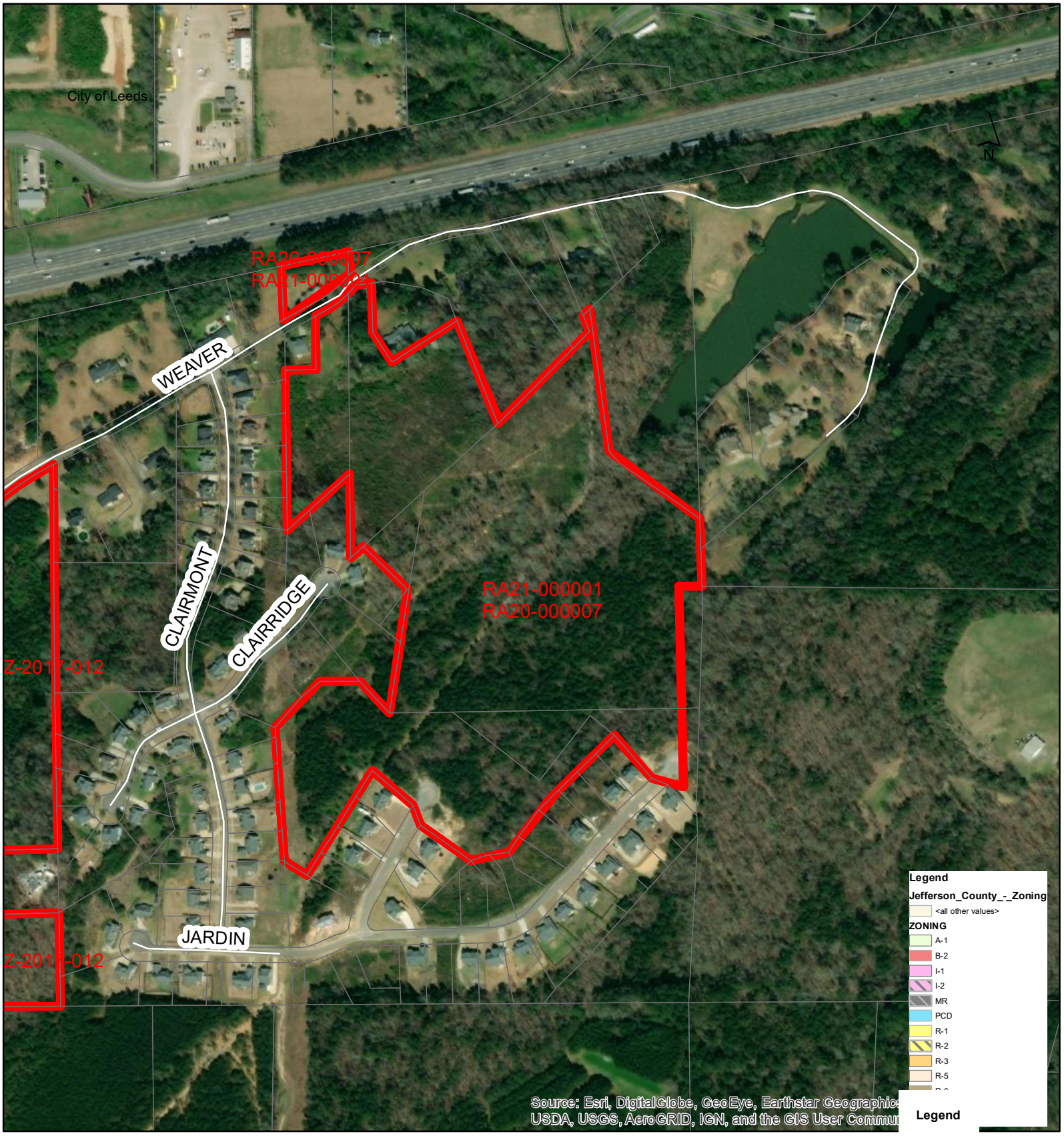
Date:	02/11/2021
Time:	5:00 p.m.
Place:	Leeds Meeting Room - Meeting Room Capacity is limited to 16 persons to comply with state law 1412 9th St Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.
For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943
E-mail: development@leedsalabama.gov **Fax:** 205-381-4077

Mailing Address:
City of Leeds - 1400 9th St, Leeds, AL 35094
Planning and Zoning commission
1404 9th Street
Leeds, AL 35094

SA21-000001
CLAIRMONT PARK PHASE VI
AERIAL



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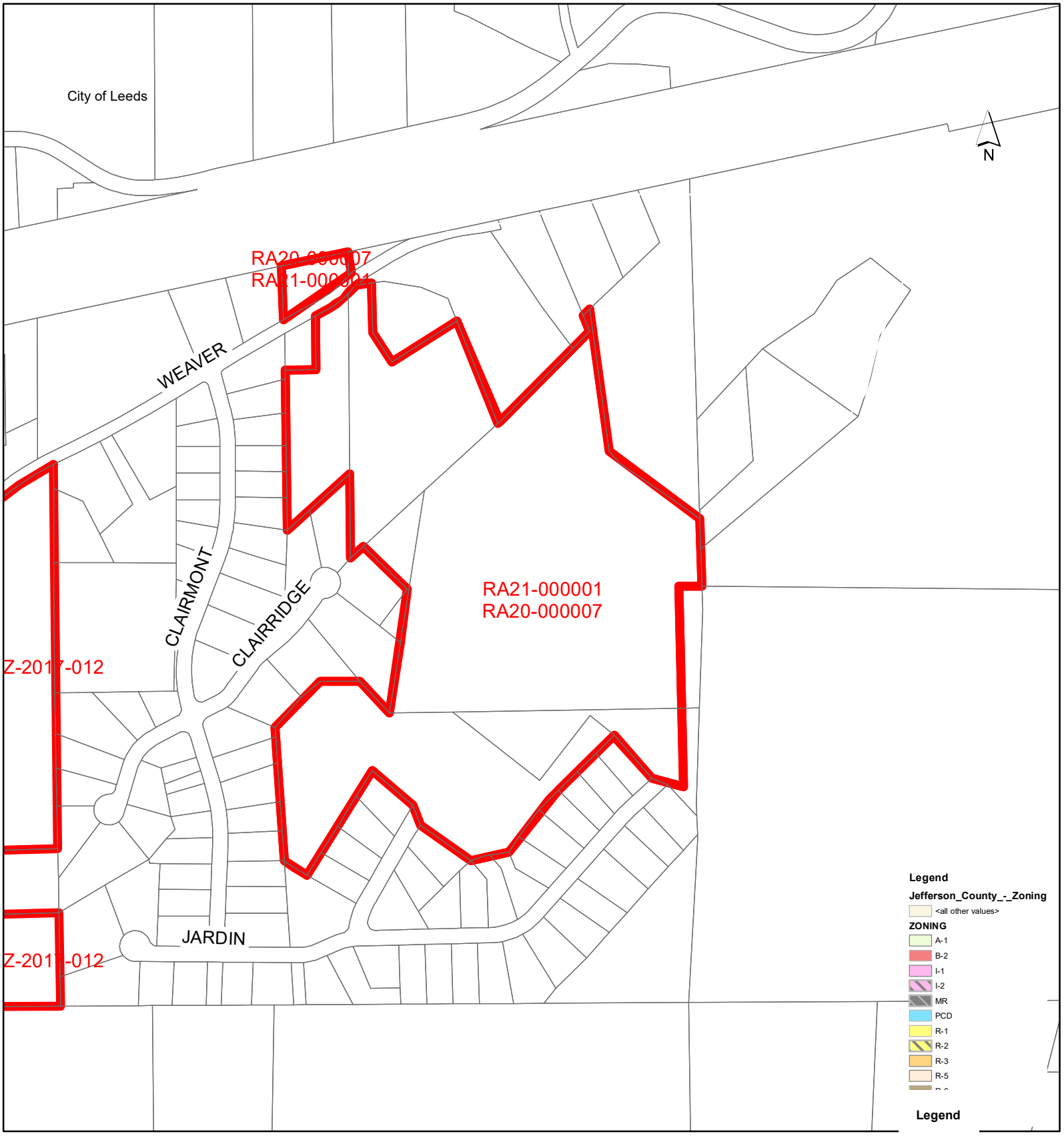
SA21-000001
CLAIRMONT PARK PHASE VI
CASE BOUNDARY



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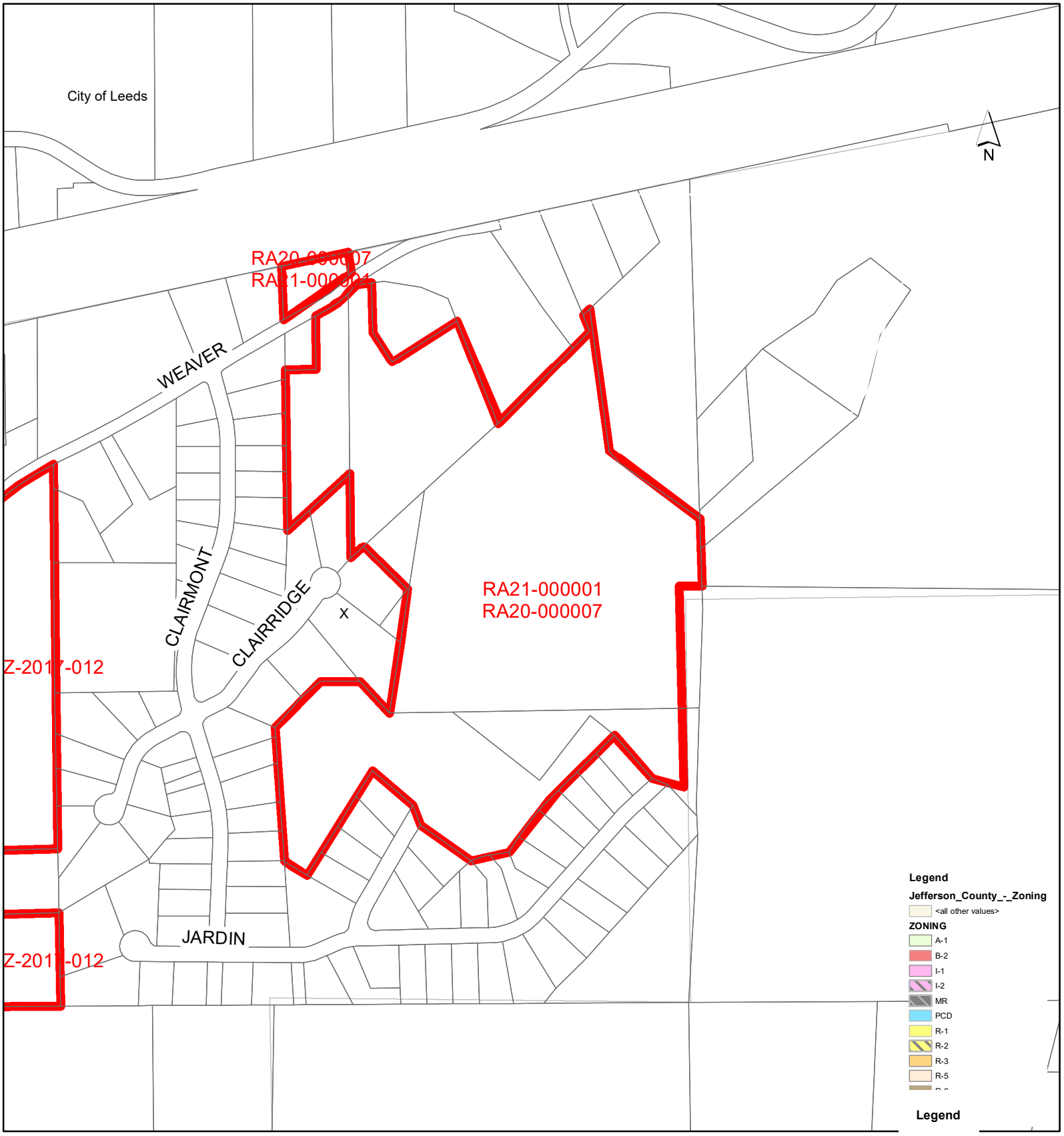
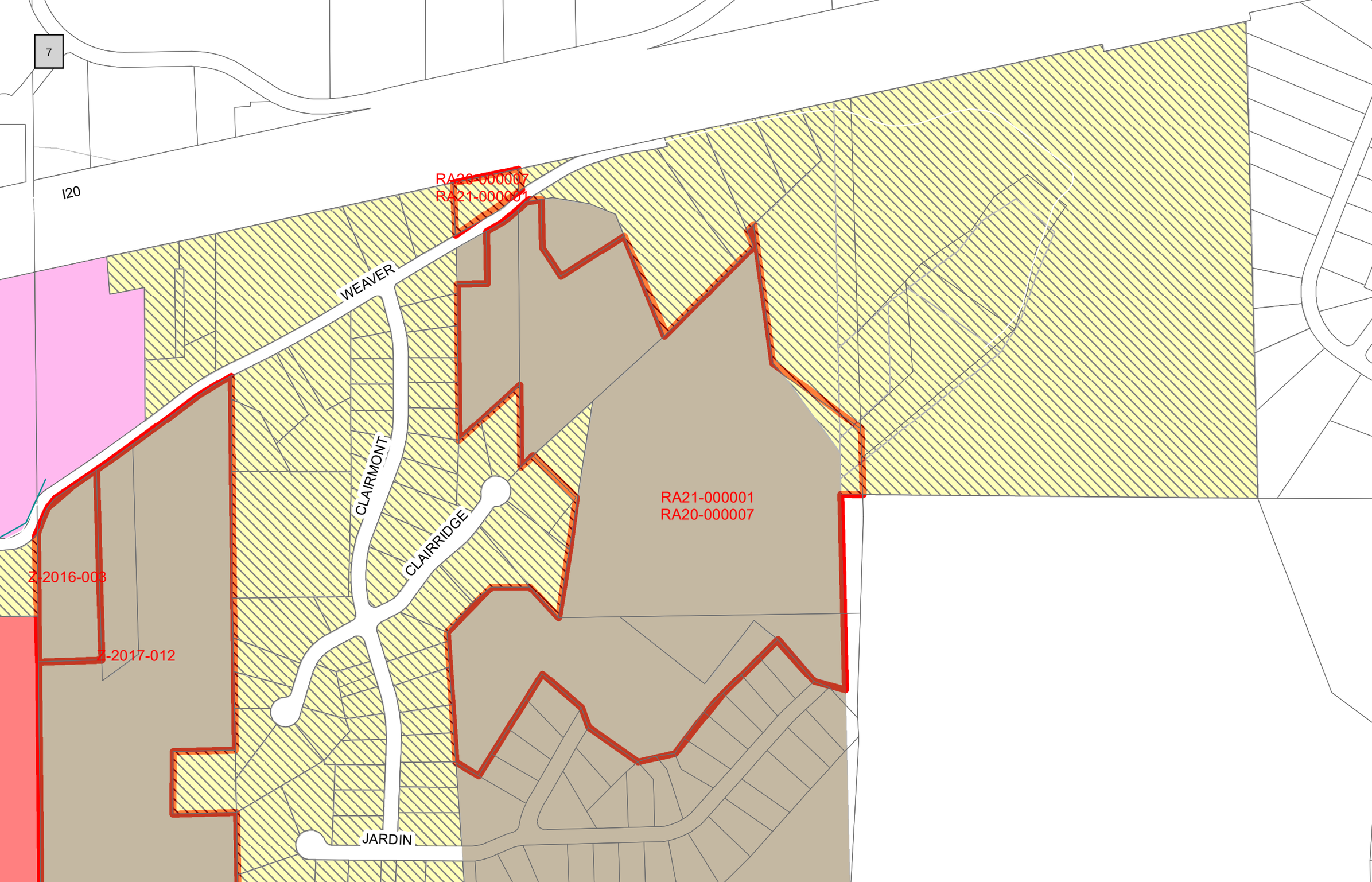
SA21-000001
CLAIRMONT PARK PHASE VI
FLOOD




7
I20
RA20-000007
RA21-000001
WEAVER
CLAIRMONT
CLAIRRIDGE
RA21-000001
RA20-000007
Z-2016-003
Z-2017-012
JARDIN

Construction Plans for

CLAIRMONT PHASE VI

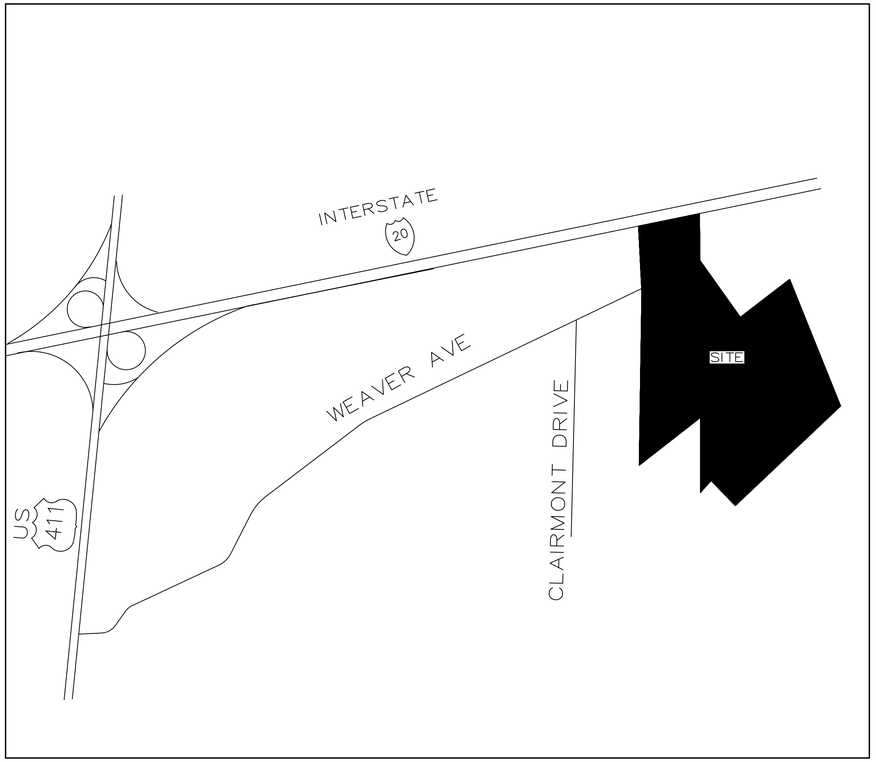
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, Leeds, St. Clair County, Alabama

A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT

163 LOTS ZONED R-6 (55' Wide @ the Building Line)

Owner / Developer:
Jackie Falleta
CLAIRMONT HOMES, LLC
P.O. Box 9
LEEDS, AL 35904
205-541-7286

Engineer:
Joseph A. Miller, III, PE/LS 17054
MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park , Suite 100
Hoover, Al. 35244
TELEPHONE (205) 320-0114



Vicinity Map
n.t.s.

SHEET	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	GRADING AND EROSION SEDIMENT CONTROL PLAN
4	GRADING AND EROSION SEDIMENT CONTROL PLAN
5	STREET A PLAN AND PROFILE
6	STREET B AND C PLAN AND PROFILE
7	STREET D PLAN AND PROFILE 0+00 TO 15+00
8	STREET D PLAN AND PROFILE 15+00 TO 28+**
9	LAURENT DRIVE PLAN AND PROFILE
10	STORM A-1 PLAN AND PROFILE 0+00 TO 11+00
11	STORM A-1 PLAN AND PROFILE 11+00 TO 16+67.7 & A-9
12	STORM A-2, A-4 PLAN AND PROFILE
13	STORM A-3, A-5 PLAN AND PROFILE
14	STORM A-10, A-11 PLAN AND PROFILE
15	STORM A-9
16	WATER MAIN EXTENSION PLAN
17	WATER MAIN EXTENSION PLAN
18	SEWER PLAN
19	SEWER PLAN
20	SITE ASSESSMENT MAP
21	DETAIL SHEET
21	EROSION CONTROL DETAIILS
22	DETENTION POND

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 RESPONSIBLITY 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 & MAINTANCE 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 APPURTENANCES, DRAINAGE STRUCTURES AND ACCESSORIES SHOULD BE DETERMINED TO MAINTAIN MINIMUM COVERAGE
(19) ALL DISTURBED AREAS TO BE SEEDED 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.

(23) CONTOUR INTERVAL IS ONE FOOT.

(24) SITE BENCHMARK= FRED MEADE CAP REBAR; ELEV = 701.67 AT NEW CORNER OF SITE

(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

MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park , Suite 100
Hoover, Al. 35244
TELEPHONE (205) 320-0114

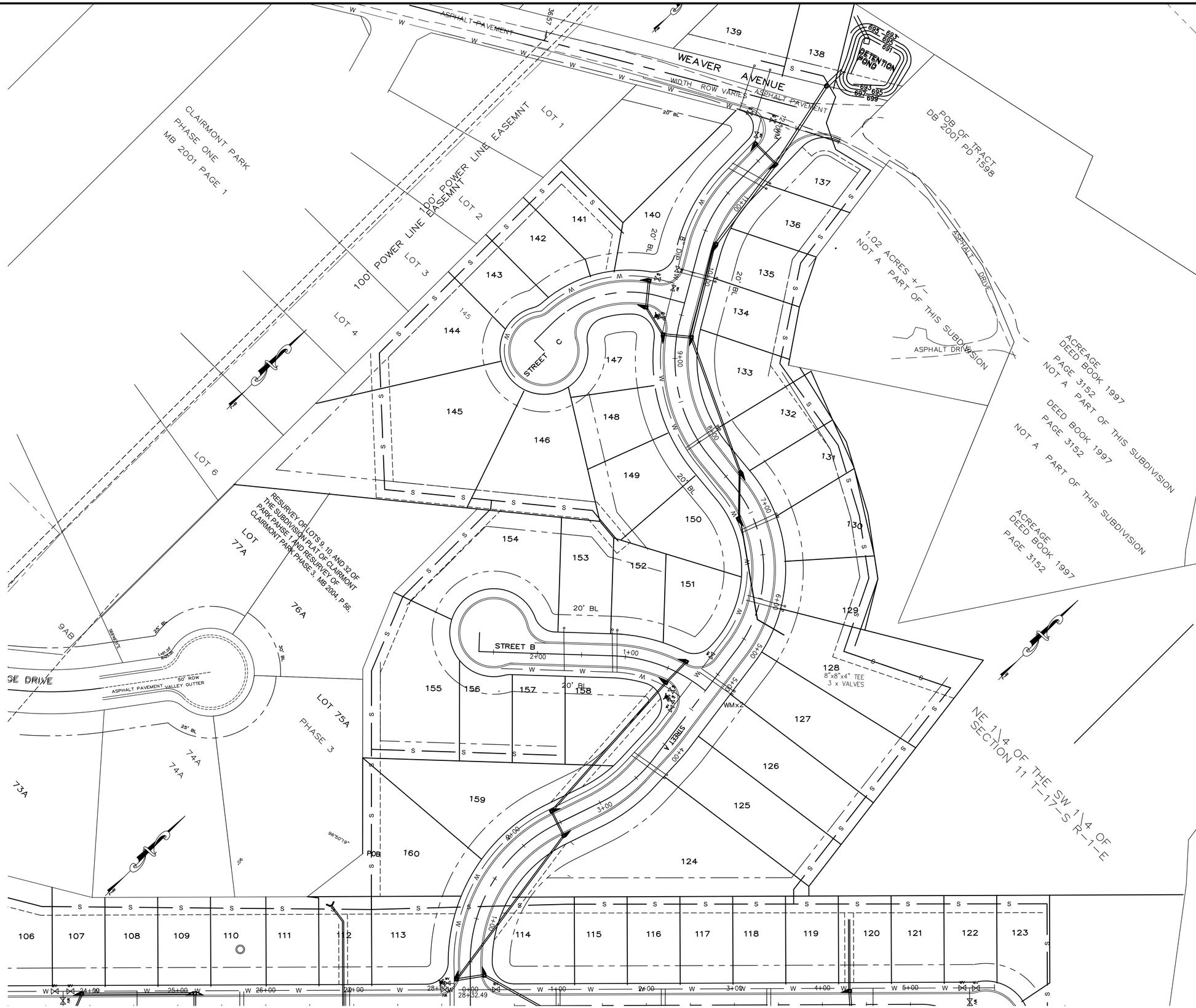
MTTR
MILLER • THOMPSON • TAYLOR • RAWSON

PROJECT
Construction Plans for
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER, III
ENGINEER

REVISIONS
DATE
1

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 02.02.21
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: nts
SHEET 01



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HOOVER, AL. 35244
TELEPHONE (205) 320–0114

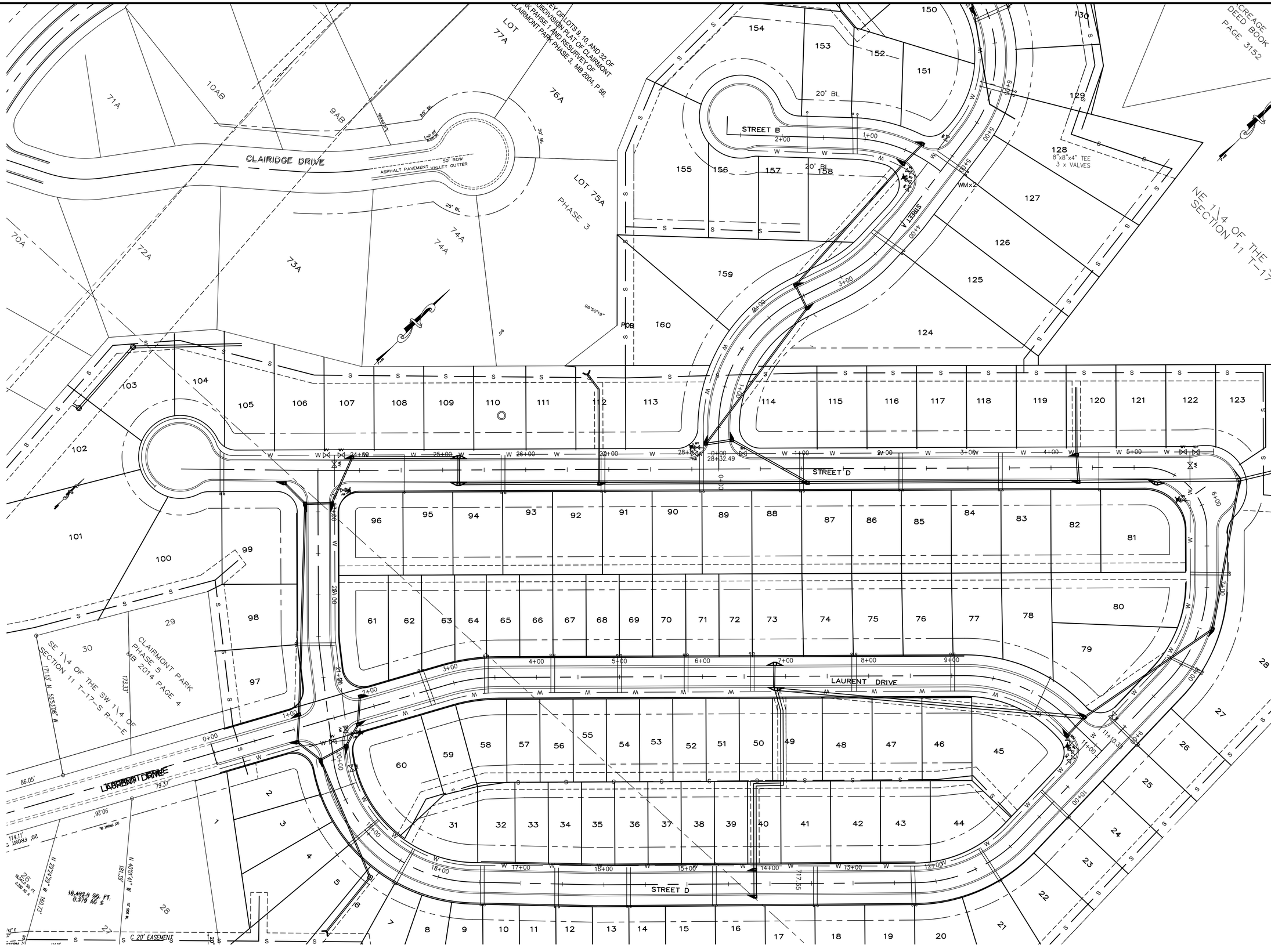
MTR
MILLER - THOMPSON - TAYLOR - RAWSON

PROJECT:
WATER PLAN
CLAIRMONT PARK PHASE VI
Property being situated in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.04.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER III
ENGINEERING

REVISIONS
DATE
*

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: NOVEMBER 11th, 2020
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: 1" = 100.00'
SHEET 16



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TELEPHONE (205) 320–0114

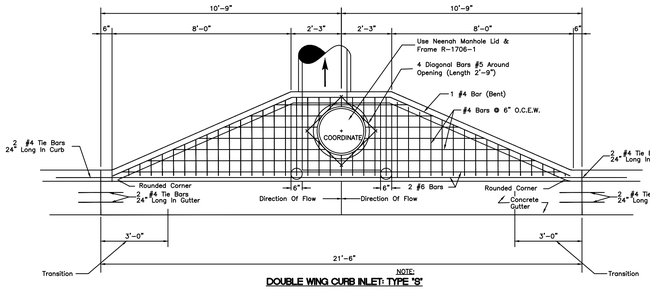
MTTR
MILLER - THOMPSON - TAYLOR - RAWSON

PROJECT
WATER PLAN
CLAIRMONT PARK PHASE VI
Property being situated in the
Southeast 1/4 of the
Southwest 1/4 of Section 11,
Township 17 South, Range 1 West, Leeds,
Leeds, St. Clair County, Alabama

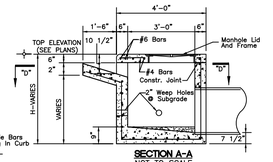
ENGINEER
02-02-21
ALABAMA
REGISTERED
PROFESSIONAL
ENGINEER
JOSEPH A. MILLER III

REVISIONS
DATE

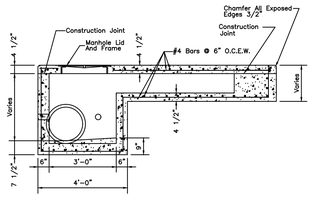
JOB NO:	
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS	
DATE:	NOVEMBER 11th, 2020
DRAWN:	JAM/bsp
CHECKED:	JAM III
SCALE:	1" = 100.00'
SHEET	17



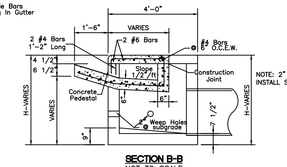
NOTE:
DOUBLE WING CURB INLET: TYPE "S"
NOT TO SCALE



SECTION A-A
NOT TO SCALE

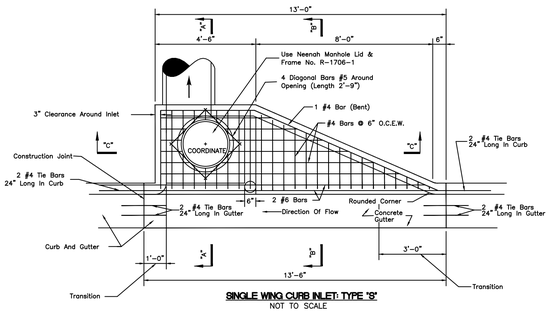


SECTION C-C
NOTE: STEPS REQUIRED IF DEPTH EXCEEDS 4'.

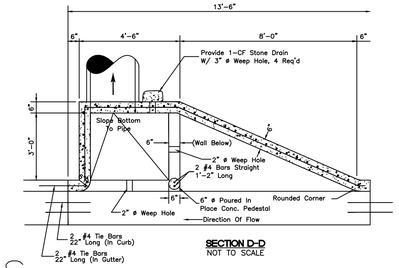


SECTION B-B
NOT TO SCALE

NOTE: 2" DIA. WEEP HOLES TO BE INSTALLED AT SUBBASE ELEVATION.
INSTALL SCREEN OVER WEEPHOLES TO PREVENT GRAVEL FROM ENTERING INLET BOX.



SINGLE WING CURB INLET: TYPE "S"
NOT TO SCALE

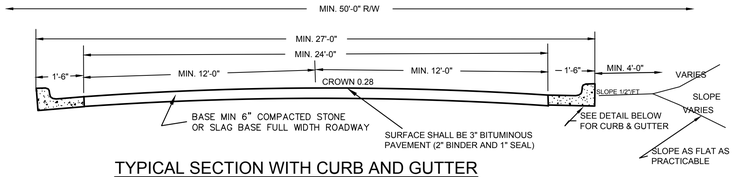


SECTION D-D
NOT TO SCALE

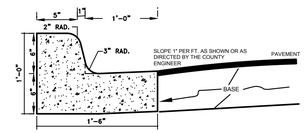
NOTE: THE TYPE "S" INLET MAY BE CONSTRUCTED WITH LEFT OR RIGHT WINGS OR BOTH WHEN LOCATED IN LOW POINT OF DRAINAGE.

N.T.S.

"S" INLET DETAIL



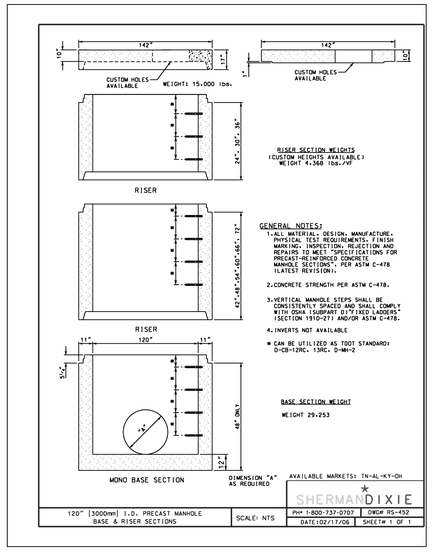
TYPICAL SECTION WITH CURB AND GUTTER



1' CONCRETE COMBINED CURB & GUTTER

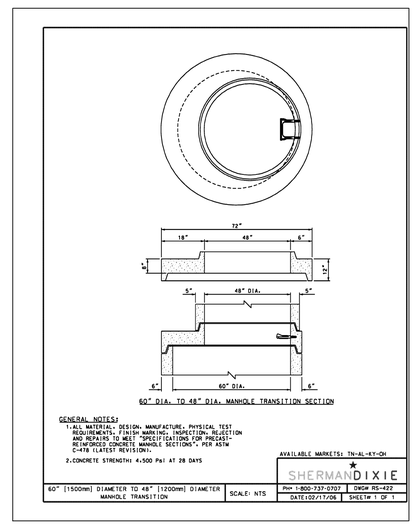
GENERAL NOTES FOR CURB AND CURB AND GUTTER

1. EXPANSION JOINTS SHALL BE PLACED IN CURB AND/OR GUTTER TO MATCH THOSE IN CONCRETE PAVEMENT WHERE THE TWO ARE ADJACENT.
2. EXPANSION JOINTS 3/4 INCH WIDE SHALL BE PLACED WHERE CURB AND/OR GUTTER TERMINATES AGAINST RIGID OBJECTS.
3. EXPANSION JOINT FILLER AND SEALER SHALL MEET THE REQUIREMENTS OF ARTICLES 832.01 AND 832.02. EXPANSION JOINT FILLER SHALL EXTEND FROM THE BOTTOM FO THE CURB AND/OR GUTTER TO WITHIN ONE INCH OF THE TOP. THE SEALER SHALL BE 3/4 INCH. THICK AND SHALL BE RECESSED 1/4 INCH FROM THE TOP.
4. CONTRACTION JOINTS SHALL BE PLACED IN CURB AND/OR GUTTER TO MATCH THOSE IN CONCRETE PAVEMENT WHERE THE TWO ARE ADJACENT, BUT IN NO INSTANCE MORE THAN 20 FEET BETWEEN JOINTS. THE CONTRACTION JOINTS SHALL BE SAWED OR OTHERWISE CUT 2 INCHES DEEP BY 1/8 INCH WIDE AND SHALL EXTEND 2 INCHES BELOW THE PAVEMENT SURFACE.
5. CONTRACTOR MAY BE PERMITTED TO EXCEED MIN. CURB HEIGHT IN ORDER TO PLACE CURB ON BASE LAYER, IF HE SO DESIRES.



STORM MANHOLE

N.T.S.
USE SHERMAN DIXIE OR APPROVED EQUAL.

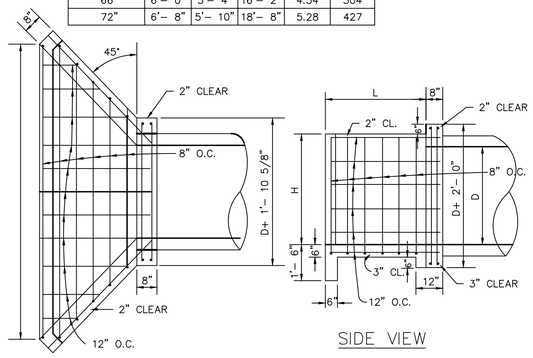


NOTE:

PRE CAST REINFORCED CONCRETE MANHOLES COMPLYING WITH ASTM SPEC. C-478-64T MUST BE USED. RISER SECTIONS OF PRECAST MANHOLES SHALL HAVE AN INSIDE DIAMETER OF 48".

PIPE DIAMETER	DIMENSION			QUANTITY	
				CONC. (C.Y.)	STEEL (LBS.)
D	H*	L	W		
18"	2'- 0"	2'- 4"	6'- 2"	.91	66
24"	2'- 6"	2'- 4"	6'- 8"	1.06	78
30"	3'- 0"	2'- 4"	7'- 2"	1.21	85
36"	3'- 6"	2'- 10"	8'- 8"	1.59	115
42"	4'- 0"	3'- 4"	10'- 2"	2.02	140
48"	4'- 6"	3'- 10"	11'- 8"	2.51	175
54"	5'- 0"	4'- 4"	13'- 2"	3.05	210
60"	5'- 0"	4'- 10"	15'- 8"	3.69	255
66"	6'- 0"	5'- 4"	16'- 2"	4.34	304
72"	6'- 8"	5'- 10"	18'- 8"	5.28	427

VERTICAL REINFORCEING BARS ARE #5'S FOR 72" PIPE HEADWALL
ALL OTHER REINFORCING BARS ARE #4'S.

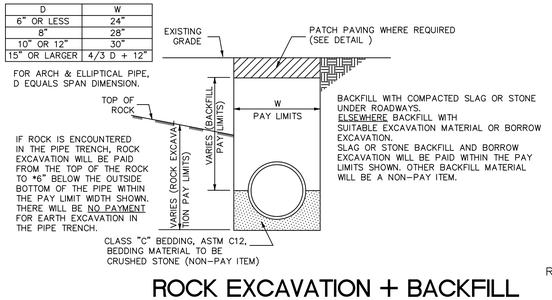


PLAN — SIDE VIEW

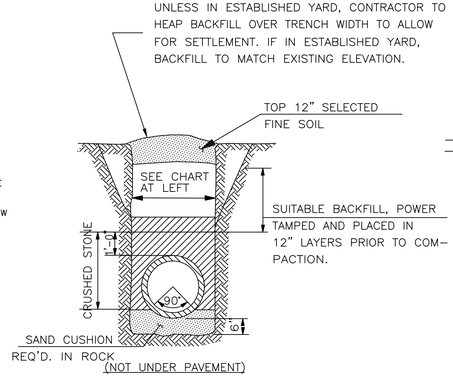
CONCRETE HEADWALL FOR PIPES

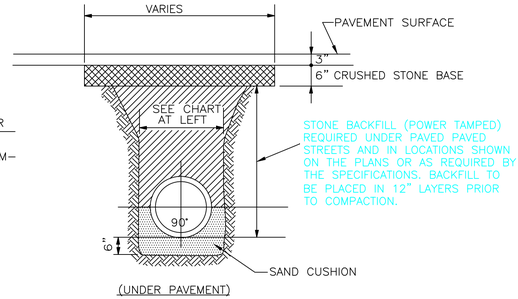
D	W
6" OR LESS	24"
8"	28"
10" OR 12"	30"
15" OR LARGER	4/3 D + 12"

FOR ARCH & ELLIPTICAL PIPE, D EQUALS SPAN DIMENSION.



ROCK EXCAVATION + BACKFILL PAY LIMITS





TRENCH BACKFILL DETAILS

(EXECPT SAN. SEWER SEE SHEET 10)

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MILLER • THOMPSON • TAYLOR • RAWSON

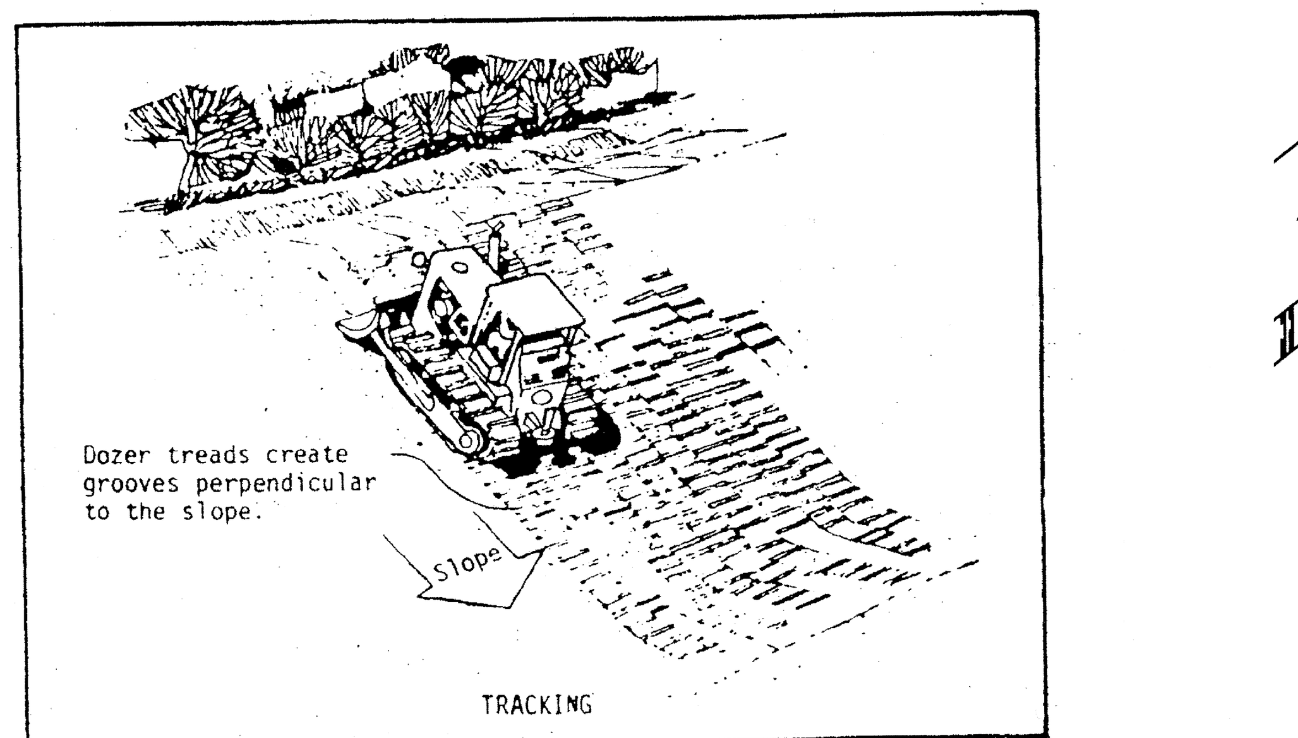
PROJECT

STANDARD DETAILS
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

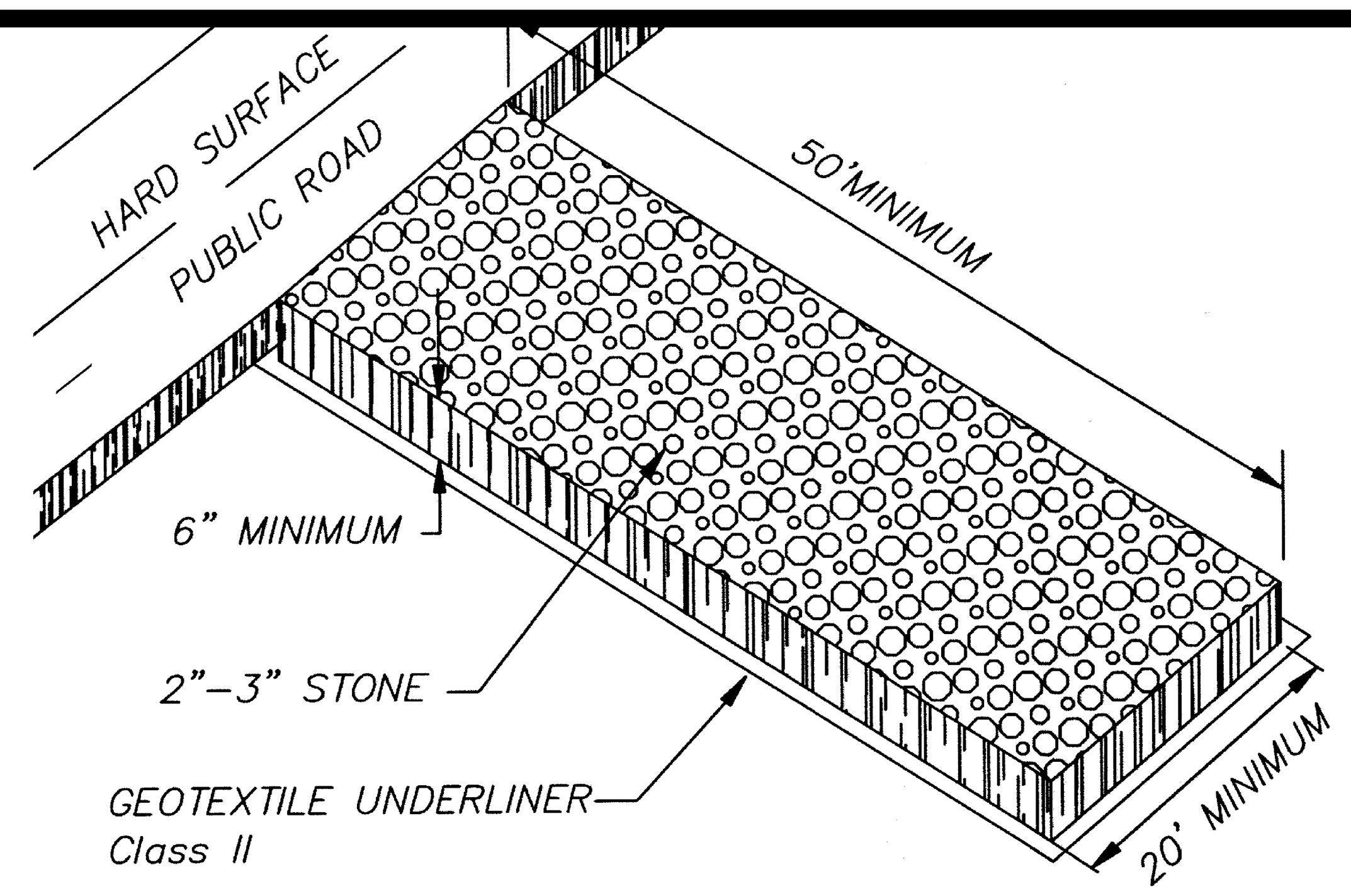
ENGINEER
12.01.20
ALABAMA
REGISTERED PROFESSIONAL LAND SURVEYOR
JOSEPH A. MILLER III

REVISIONS
DATE

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 12.01.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: nts
SHEET 21



SURFACE ROUGHENING
OFF ROW ONLY



SILT FENCE BARRIER DETAIL

1. SILT FENCES ARE TEMPORARY EROSION CONTROL DEVICES THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.

2. SILT FENCES AND OTHER TEMPORARY EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATIONS.

3. WHENEVER POSSIBLE SILT FENCES SHOULD, IN FLAT AREAS, BE CONSTRUCTED IN THE SHAPE OF A HORSESHOE SO AS TO AID IN PONDING AND TO FACILITATE SEDIMENTATION.

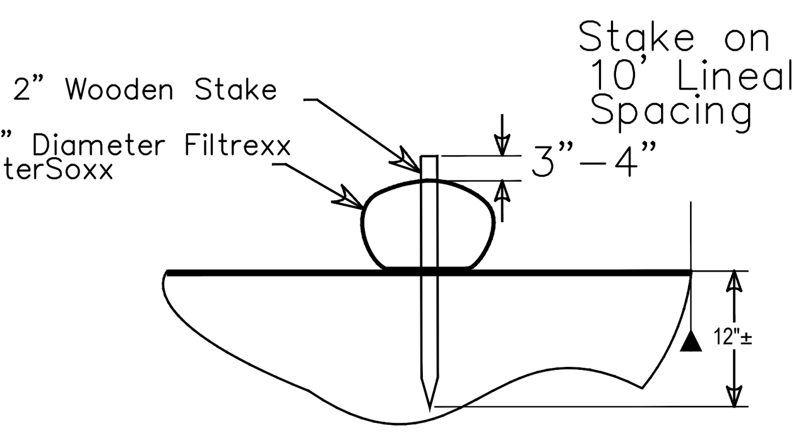
4. HAY BALES ARE TEMPORARY EROSION CONTROL DEVICES THAT SHALL BE USED IN CONJUNCTION WITH OTHER EROSION CONTROL DEVICES TO CONTROL EROSION AND SEDIMENTATION. BALES MAY BE EITHER HAY OR STRAW CONTAINING FIVE (5) CUBIC FEET OF MATERIAL WEIGHING NOT LESS THAN 35 POUNDS.

5. Permittee ~~DEVELOPER AND GRADING CONTRACTOR~~ SHALL BE RESPONSIBLE FOR MAINTENANCE OF AL TEMPORARY EROSION CONTROL DEVICES DURING CONSTRUCTION SO AS TO INSURE THE PROTECTION OF ADJACENT PROPERTY, STREAMS, CHANNELS AND PUBLIC ROADS. THE Permittee ~~GRADING CONTRACTOR~~ SHALL ASSUME LIABILITY FOR ALL FAILURES OF THE SYSTEM AND BE RESPONSIBLE FOR CLEANUP AND/OR REPAIRS TO THE SYSTEM.

6. TEMPORARY EROSION CONTROL DEVICES SHALL BE OBSERVED BY THE QCP ~~OWNER~~ ON A PERIODIC BASIS, BUT NOT LESS THAN ONCE A MONTH, AND THE GRADING CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS/REPAIRS AS REQUESTED BY THE ~~OWNER~~. QCP

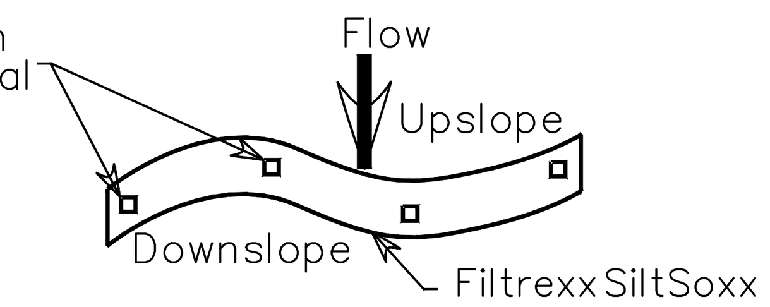
7. AFTER THE EROSION ACTIVITY HAS STABILIZED, THE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AT THE DIRECTION OF THE OWNER AND THE AREA CLEANED UP AND DRESSED TO THE SATISFACTION OF THE OWNER.

8. ADDITIONAL SILT FENCES, OR OTHER BMPS ~~HAY BALES OR CHECK DAMS~~ MAY BE REQUIRED TO CONTROL SILTING OR EROSION AS CONSTRUCTION PROGRESSES. THIS NEED WILL BE ADDRESSED DURING THE PERIODIC INSPECTIONS CALLED FOR IN GENERAL NOTE 6.
ADDITIONAL BMPS WILL BE ADDED TO PLAN AS NEED AND SPECIFIED AT THAT TIME.



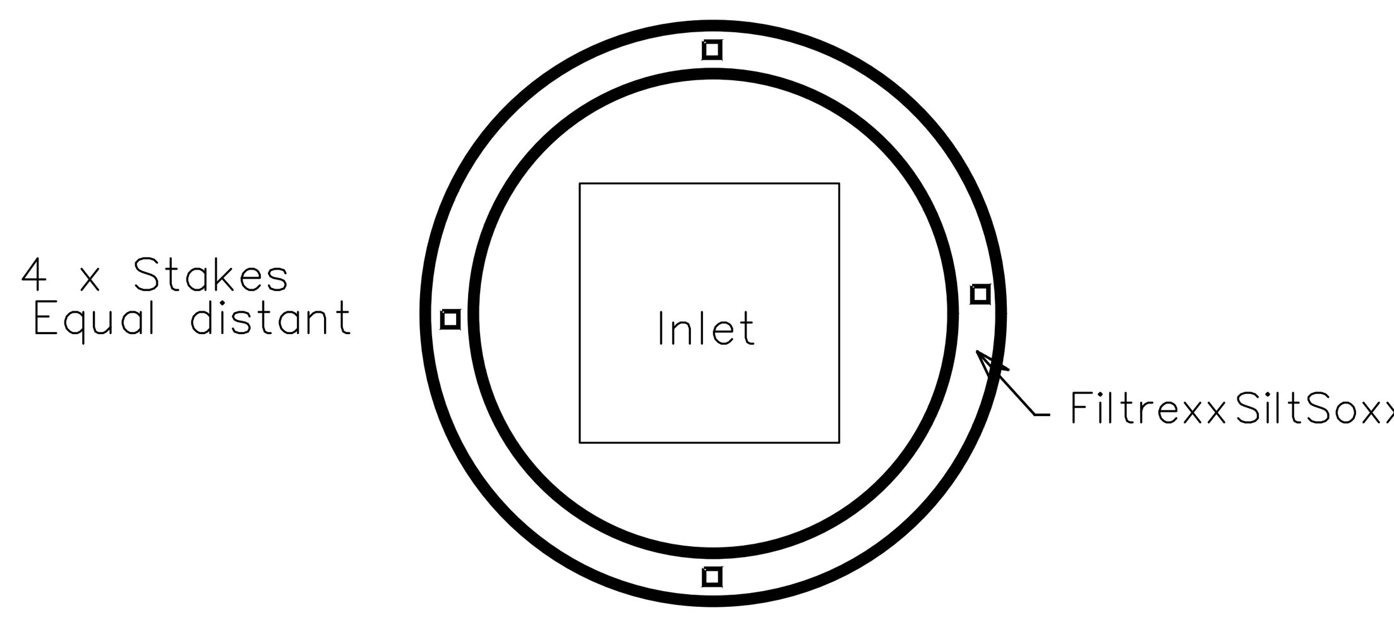
FiltrexxFilterSoxx Section
OR APPROVED EQUAL

Silt Sock
N T S



Notes:
1. All material to meet Filtrexx® specifications.
2. FilterSoxx™ to be compost/soil/seed fill.
3. Compost material to be dispersed on site, spread evenly in disturbed areas.

Filtrexx SiltSoxx Plan View
OR APPROVED EQUAL



Silt Sock Inlet Barrier
N T S

Table PS-1
Perennial Grasses, Legumes and Mixtures; Seeding Rates; and Planting Dates for Disturbed Areas

Species	Seeding Rates/Ac	Seeding Dates & Adapted Area: North	Central	South
Bahiagrass, Pensacola	40 lbs	---	Mar 1-July 1	Feb 1-Nov 1*
USE — Bermudagrass, Common	10 lbs	Apr 1-July 1	Mar 15-July 15	Mar 1-July 15
Bahiagrass, Pensacola Common Bermudagrass	30 lbs 5 lbs	---	Mar 1-July1	Mar 1-July 15
USE — Bermudagrass, Hybrid (Lawn Types)	Solid Sod	Anytime	Anytime	Anytime
Bermudagrass, Hybrid (Lawn Types)	Sprigs 1/sq ft	Mar 1-Aug 1	Mar 1-Aug 1	Feb 15-Sep 1
Fescue, Tall	40-50 lbs	Sep 1-Nov 1	Sep 1-Nov 1	---
Sericea	40-60 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15-July 15
Sericea & Common Bermudagrass	40-60 lbs 10 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15-July 15

* Fall planting of bahia should contain 45 pounds of smallgrain to provide cover during winter months.

Note: Legume seed should be treated with the inoculant specific for the species of legume.

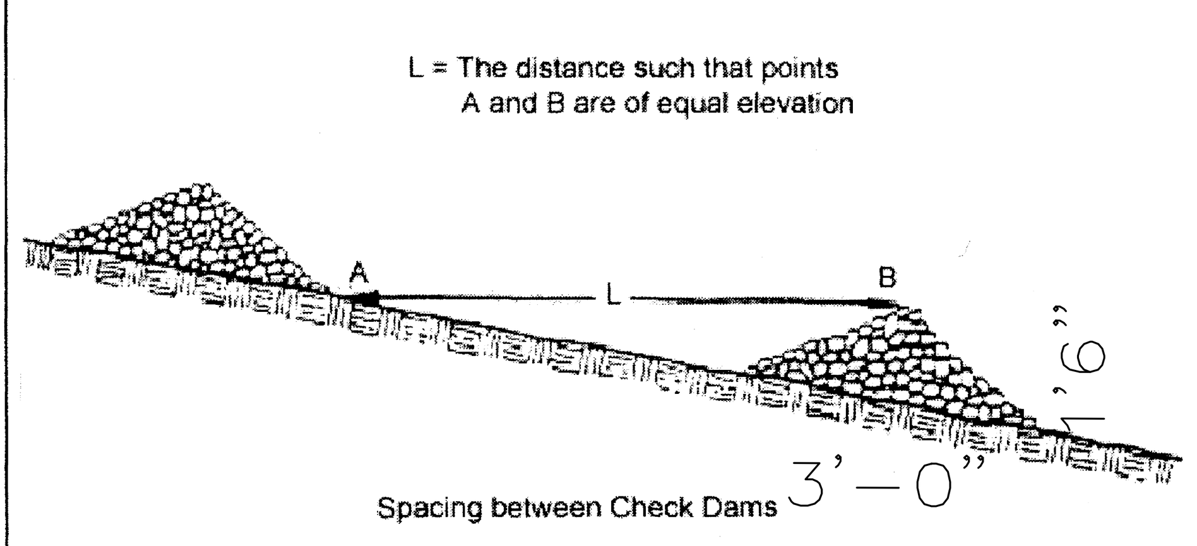


Figure CD-2 Cross Section of Typical Rock Check Dam

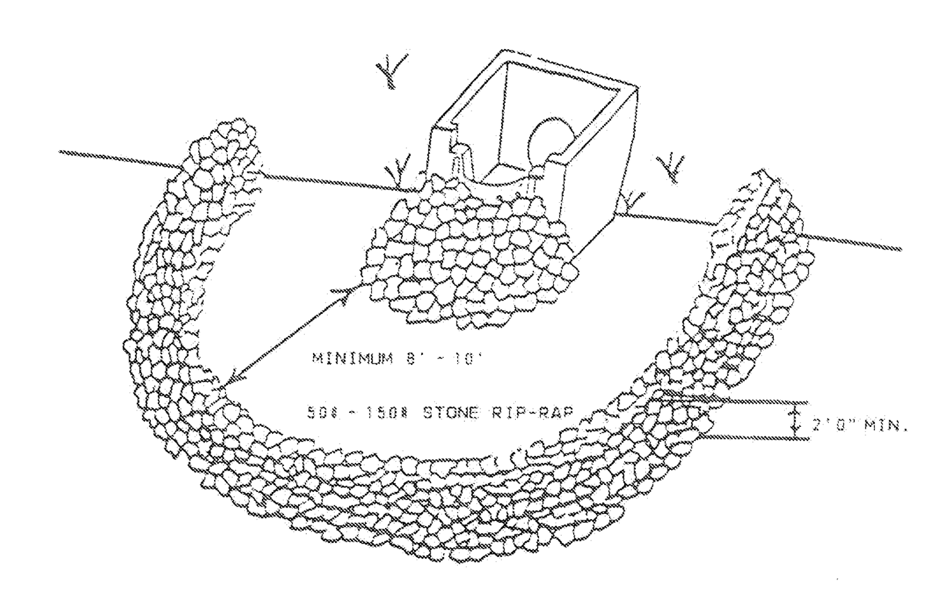


Figure RF-3. Stone Filter Ring.

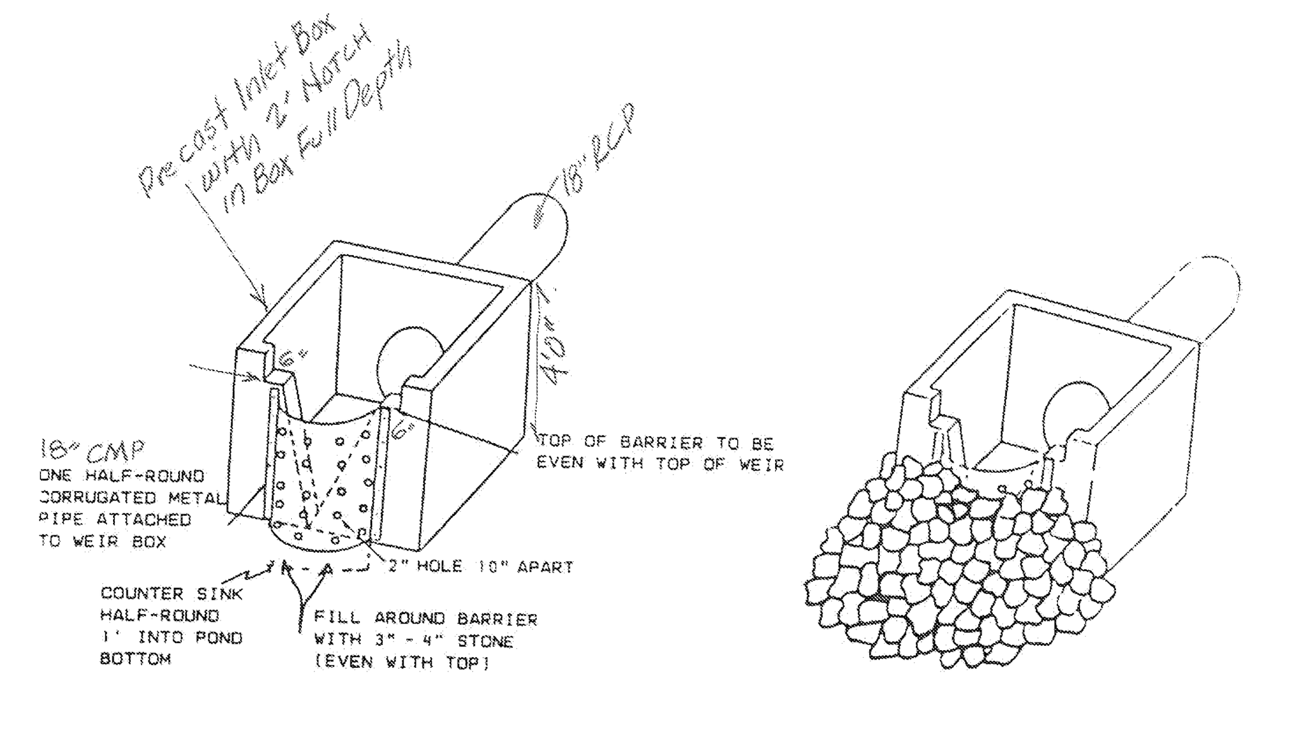


Figure RF-1. Perforated Half-Round Pipe with Stone Filter.

RIP RAP TO USED AT DETENTION
DURING CONSTRUCTION, REMOVED ONCE CONSTRUCTION COMPLETED

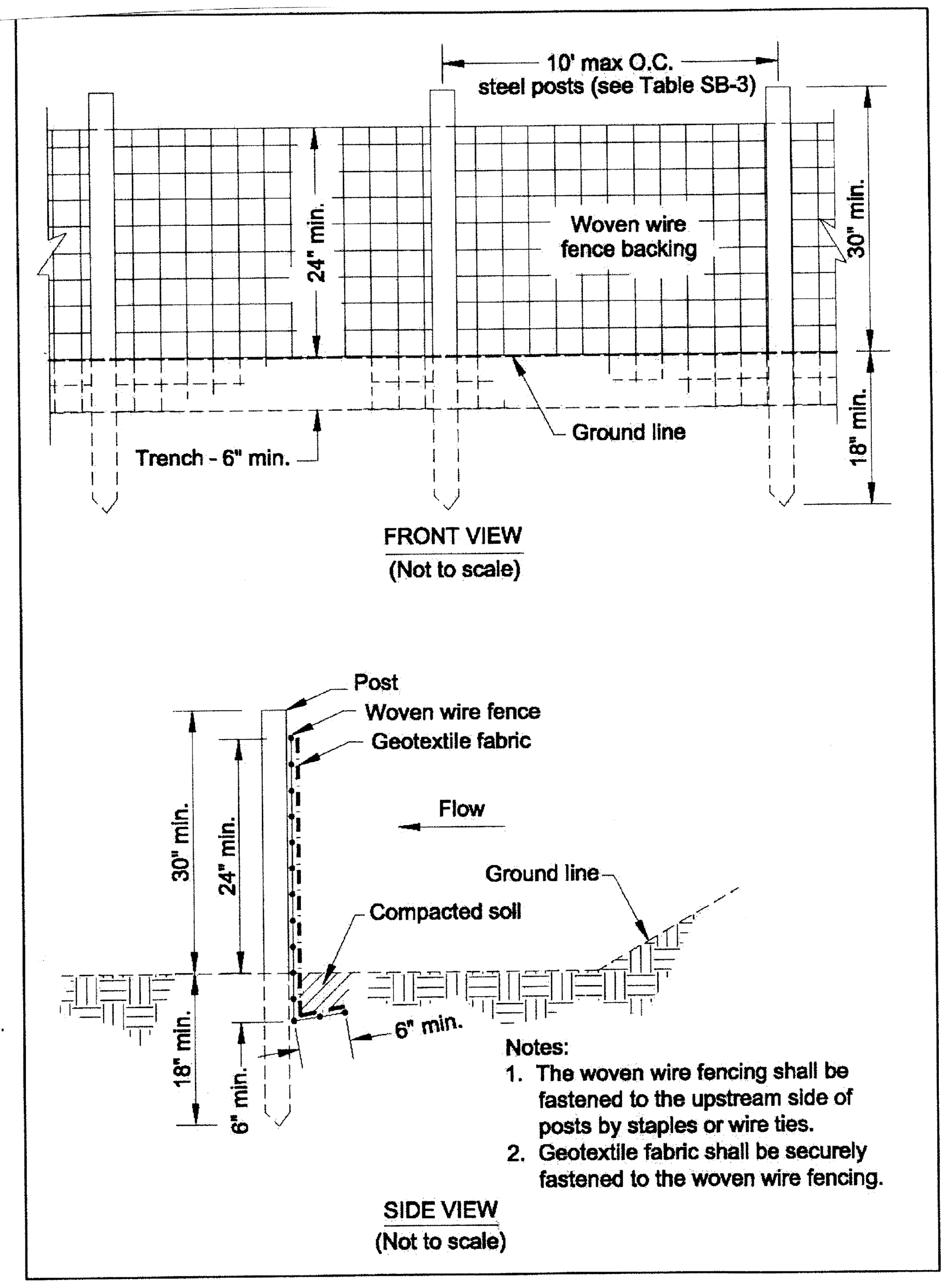


Figure SB-1 Silt Fence-Type A

TYPE A SILT FENCE TO BE USED

(1) For fabric material requirements see Table SB-1
(2) For post material requirements see Tables SB-3 and SB-4

Table SB-3 Post Size for Silt Fence

	Minimum Length	Type of Post	Size of Post
Type A	4'	Steel	1.3lb./ft. min.

Table SB-1 Specifications for Silt Fence

Specifications	Type A
Tensile Strength (Lbs. Min.[1] ASTM D-4632)	Warp – 260 Fill – 100
Elongation (% Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	no.30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	70
Ultraviolet Stability[2] (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

1 Minimum roll average of 5 specimens.
2 Percent of required initial minimum tensile strength.

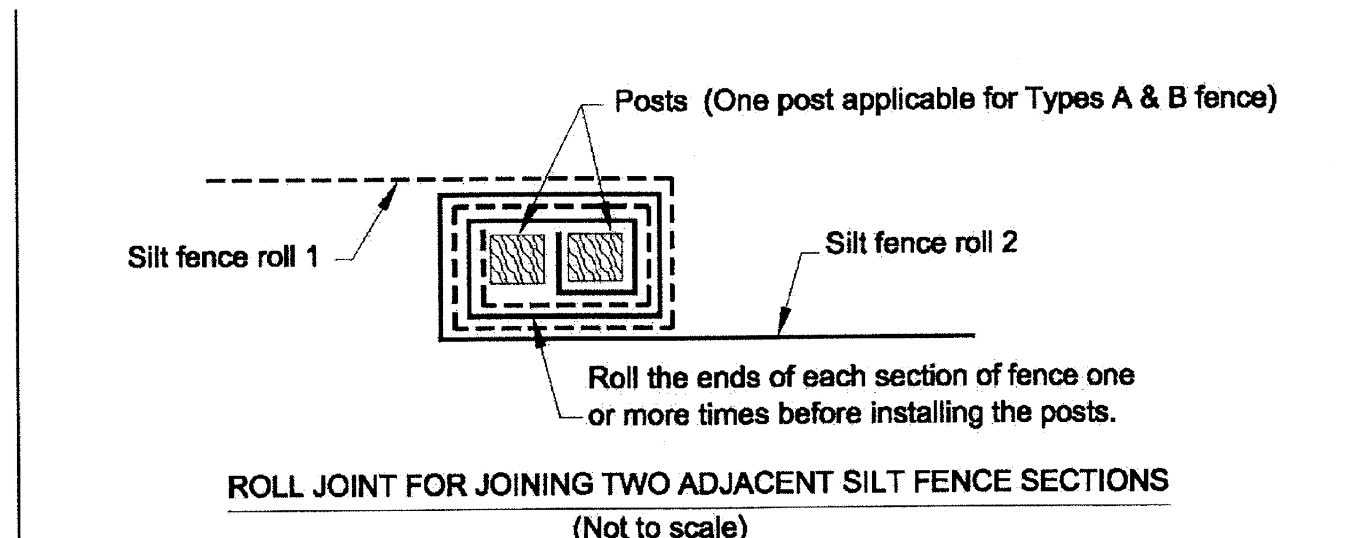
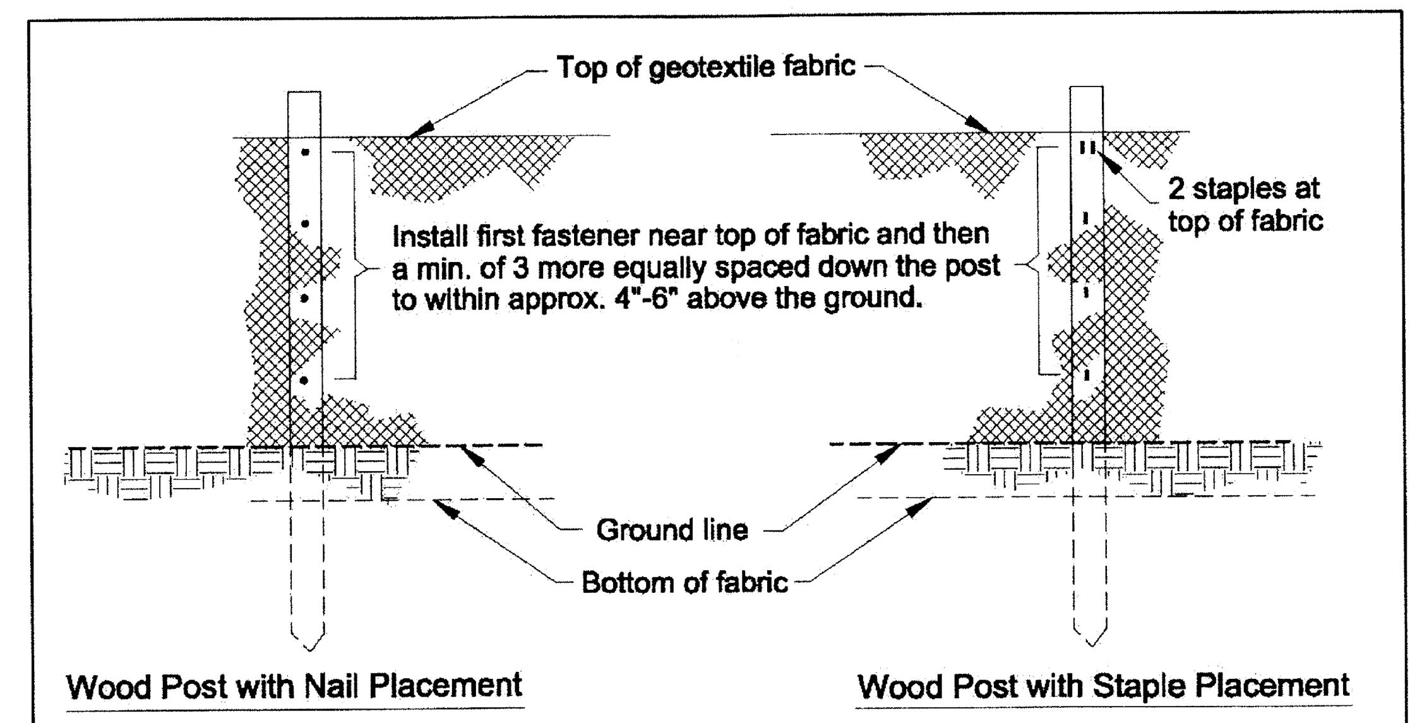


Figure SB-4 Silt Fence Installation Details



FASTENERS FOR SILT FENCES
(Not to scale)

PLACEMENT The barrier should be mostly on a contour or constant elevation with each end of the barrier turned up to a higher elevation so that excessive flows will overtop the barrier instead of bypassing the barrier. Brush should be placed in a longitudinal dense pile with main stems oriented perpendicular to the direction of flow. Generally, the barrier should be at least 3 feet tall, but no more than 6 feet tall. The width of the barrier perpendicular to the direction of flow should be at least 5 feet at its base. Small stems and limbs protruding from the bundle that could damage the barrier should be trimmed.

Fabric

The fabric used to face the upstream surface of the brush should be non-woven geotextile equivalent to Class II fabric (see Table BFB-1).

* Use Class III

Table BFB-1 Requirements for Nonwoven Geotextile

Property	Test method	Class I	Class II	Class III	Class IV[1]
Tensile strength (lb)[2]	ASTM D 4632 grab test	180 minimum	120 minimum	90 minimum	115 minimum
Elongation at failure (%)[2]	ASTM D 4632	≥ 50	≥ 50	≥ 50	≥ 50
Puncture (pounds)	ASTM D 4833	80 minimum	60 minimum	40 minimum	40 minimum
Ultraviolet light (% residual tensile strength)	ASTM D 4355 150-hr exposure	70 minimum	70 minimum	70 minimum	70 minimum
Apparent opening size (AOS)	ASTM D 4751	As specified max. no.40[3]	As specified max. no.40[3]	As specified max. no.40[3]	As specified max. no.40[2]
Permittivity sec^{-1}	ASTM D 4491	0.70 minimum	0.70 minimum	0.70 minimum	0.10 minimum

Table copied from NRCS Material Specification 592.

1 Heat-bonded or resin-bonded geotextile may be used for classes III and IV. They are particularly well suited to class IV. Needle-punched geotextile are required for all other classes.
2 Minimum average roll value (weakest principal direction).
3 U.S. standard sieve size.

The fabric to be used shall be supplied in lengths and widths to minimize vertical splices and eliminate horizontal splices. The minimum vertical splice overlap should be 3 foot. Vertical splices must be securely fastened to each other so that flows will not short-circuit through the splice.

The fabric will be securely buried at the bottom of an excavated trench that is at least 6" deep in front of the barrier. Prior to compacting backfill in the trench, the fabric should be securely staked at 3-foot centers with wooden stakes a minimum of 18" long.

The top edge of the fabric will be secured so that it will not sag below the designed storage elevation. The upper edge can be anchored with twine fastened to the fabric and secured to stakes behind the barrier.

MTTR
ENGINEERS, INC.
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2500 Southlake Park, Suite 100
Hoover, Al. 35244
TELEPHONE (205) 320-0114

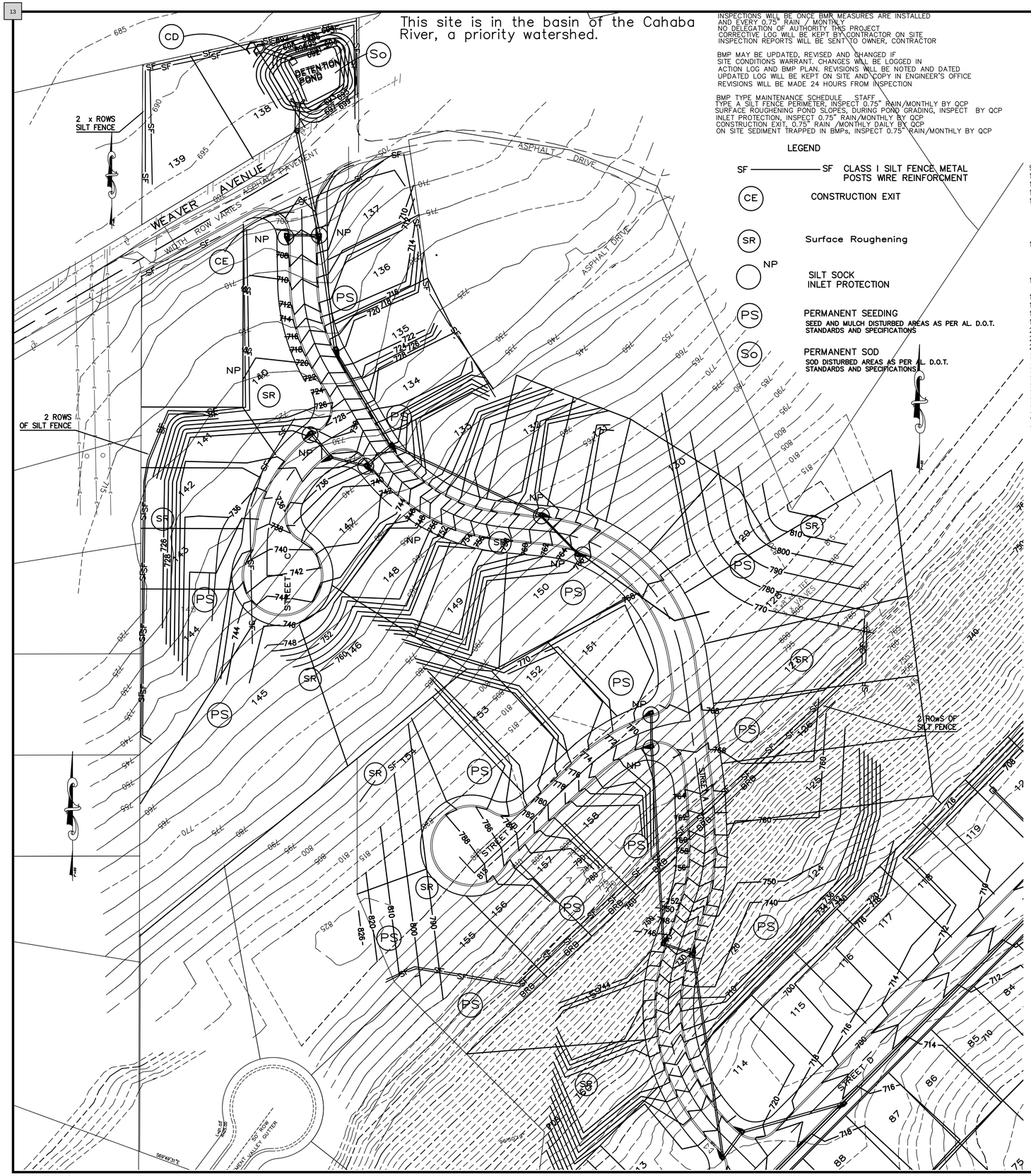
MTR
MILLER • THOMPSON • TAYLOR • RAWSON

PROJECT
EROSION AND SEDIMENT CONTROL DETAILS
CLAIRMONT PARK PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, Leeds, St. Clair County, Alabama

ENGINEER
02.02.21
ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR ENGINEER JOSEPH A. MILLER, III

DATE	REVISIONS
*	

JOB NO:
FILE NAME: AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 12.01.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: nts
SHEET
22



INSPECTIONS WILL BE ONCE BMP MEASURES ARE INSTALLED
AND EVERY 0.75" RAIN / MONTHLY
NO DELEGATION OF AUTHORITY. THIS PROJECT
CORRETIVE LOG WILL BE KEPT BY CONTRACTOR ON SITE
INSPECTION REPORTS WILL BE SENT TO OWNER, CONTRACTOR

BMP MAY BE UPDATED, REVISED AND CHANGED IF
SITE CONDITIONS WARRANT. CHANGES WILL BE LOGGED IN
ACTION LOG AND BMP PLAN. REVISIONS WILL BE NOTED AND DATED
UPDATED LOG WILL BE KEPT ON SITE AND COPY IN ENGINEER'S OFFICE
REVISIONS WILL BE MADE 24 HOURS FROM INSPECTION

BMP TYPE MAINTENANCE SCHEDULE STAFF
TYPE A SILT FENCE PERIMETER, INSPECT 0.75" RAIN/MONTHLY BY QCP
SURFACE ROUGHENING POND SLOPES, DURING POND GRADING, INSPECT BY QCP
INLET PROTECTION, INSPECT 0.75" RAIN/MONTHLY BY QCP
CONSTRUCTION EXIT, 0.75" RAIN /MONTHLY DAILY BY QCP
ON SITE SEDIMENT TRAPPED IN BMPs, INSPECT 0.75" RAIN/MONTHLY BY QCP

LEGEND

SF ——— SF CLASS I SILT FENCE, METAL POSTS WIRE REINFORCMENT

CE CONSTRUCTION EXIT

SR Surface Roughening

NP SILT SOCK INLET PROTECTION

PS PERMANENT SEEDING
SEED AND MULCH DISTURBED AREAS AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS

So PERMANENT SOD
SOD DISTURBED AREAS AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS.

1. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE JOB SITE AND MAINTAINED UNTIL PERMENANT GROUND COVER IS ESTABLISHED.
2. ALL CONSTRUCTION SHALL BE DONE IN A LOGICAL SEQUENCE SO TO MINIMIZE THE AREA OF EXPOSED SOIL AT ANY ONE TIME. DO NOT GRADE UNTIL READY TO BUILD IMPROVEMENTS IN THAT AREA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. NO WORK IS TO BEGIN UNTIL COPIES OF ALL REQUIRED PERMITS IS FURNISHED TO THE OWNER.
5. THE CONTRACTOR IS TO INSTALL ALL EROSION CONTROL DEVICES BEFORE ANY CONSTRUCTION BEGINS. SUCH DEVICES SHALL BE INSPECTED AFTER EVERY 0.75" RAINFALL AND BE REPAIRED AND MAINTAINED DAILY UNTIL ALL CONSTRUCTION IS COMPLETED.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR 13 OR MORE DAYS SHALL BE STABILIZED BY SEEDING, OR SODDING PER AL. DOT STANDARDS AND SPECIFICATIONS.
7. ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANINGSHOVELING,MECHANICAL OR MANUAL SWEEPING,& AND NOT BY FLUSHING BEFORE THE END OF EACH DAY.
8. ALL DISTURBED SHALL BE SODDED OR SEEDED & MULCHED AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS OR . FOR DETAILS SHEET 13.
9. ALL SEEDING AND MULCH WILL BE PER AL DOT STANDARDS AND SPECIFICATIONS.
10. NA
11. There are no allowable non-stormwater discharges from this site except dust control.
12. Once site is stablized and grassed, NPDES permit properly terminated BMP to be removed.
13. Care is to be taken fueling equipment, properly clean up spills, properly dispose of contaminated soils in appropriate environmental landfill.
    Contractor shall keep on hand sufficent oil and grease absorbing materials to contain and cleanup fuel spills or leaks. No additonal BMP required.Spill kit to contain at minimum:
    2 x 48" socks, 10 x soak up pads. 2 x disposal bag and ties. Instruction manual.
14. Respread using best methods any silt/ sediment buildup captured behind BMP and repread and compact on site.
    Remove any silt/sediment entering storm sewers inlets and pipes, respread and compact on site.
    Remove silt/sediment when at 50% of BMP, monitor BMPs for this weekly.
    Remove any silt/sediment that recheaches offsite,bring back to site, respread and compact.
15. This BMP plan may be updated as required by changes to contruction, ADEM, weather patterns or new technologies as directed by the engineer, local, state or federal officials.
16. No turbidity testing required
17. No wetlands or riparian zones on the site.
18. Stormwater Discharge point for entire site is along southern property line.
19. Trash, construction waste, debris, garbage, etc shall be disposited in waste containers and properly disposed of once a week.
20. There are no allowable sources of non storm water discharges except Dust control, vehicle washdown and fire water.
21. NA
22. 8.5 Disturbed Acres, No Stormwater Turbidity monitoring is required .
23. Latitude =33°33'41" N, Longitude = 86°50'18" W
24. SIC Code = 1542
25. CBPPP prepared by Joseph A. Miller, III, PE/LS 17054
26. Contact CBMPP Information at right.
27. NO VEHICLE WASHOUT AREA OR VEHICLE WASHING WITH SOAP THIS SITE.
28. NO UNIQUE FEATURES TO BE PROTECTED THIS SITE.
29. No additional applicable Federal, State programs this site.
30. All records will be kept at Engineer's officer and Contractor's office for 3 years and will be available on request by ADEM.
31. Corrective action log will be kept on site and updated by Engineer.

NOTE: No land-disturbing activities shall be undertaken except in accordance with the following requirements:
(1) The person(s) proposing to conduct any land-disturbing activity or an agent, contractor or other representative of such person must contact Leeds, Al. at least five (5) business days before commencement of the land-disturbing activity to advise the Official of the commencement of such land-disturbing activity, unless, for good cause shown, the Official permits such person, contractor, agent or other representative to contact him nearer to the date of the commencement of such land-disturbing activity.
(2) Erosion and sediment control measures in Street ROW required by the BMP Plan shall be in place and functional before any clearing or earth-moving operations begin, and shall be constructed and maintained throughout the construction period.

(3) THE ANGLE OF GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN 2:1, SOLID SOD SHALL BE USED ON DETENTION POND SLOPES AND BOTTOM, ALL OTHER DISTURBED, NON PAVED AREAS SHALL BE SEEDED AND MULCHES PER ALDOT SPECIFICATIONS. ANY SLOPE OR FILL WHICH HAS BEEN GRADED SHALL, WITHIN THIRTEEN (13) DAYS OF COMPLETION OF SUCH GRADING OR THE COMPLETION OF ANY PHASES OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, MATERIALS, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. THE BMPs SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE BMP PLAN UNTIL THE GRADED SLOPE OR FILL IS STABILIZED.
(4) ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE INCLUDING PETROLEUM PRODUCTS, LUBRICANTS AND PAINTS. CONTRACTOR SHALL NOT STOCKPILE EXCESS MATERIAL ON SITE. ALL HAZARDOUS SUBSTANCES USED FOR THIS PROJECT (PAINT, OIL, GREASE AND OTHER PETROLEUM PRODUCT(S) SHALL BE STORED IN ACCORDANCE WITH SPCC REGULATIONS THESE SUBSTANCES SHALL BE STORED AWAY FROM STORM DRAINS, DITCHES AND GUTTERS IN WATER TIGHT CONTAINERS, DISPOSAL OF THESE SUBSTANCES SHALL BE IN ACCORDANCE WITH ADEM REGULATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRASH CONTAINERS ONSITE FOR THE DISPOSAL OF CONSTRUCTION MATERIAL WASTE. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING TRASH FROM THE SITE TO ENTER THE STORM DRAINAGE SYSTEM. SITE WILL BE POLICED FOR TRASH AT THE END OF EACH WORK DAY AND TRASH WILL BE PLACED IN TRASH CONTAINERS .
(5) ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY RAINFALL AT THE SITE OF .75 INCHES WITHIN A TWENTY-FOUR (24) HOUR PERIOD. DURING PROLONGED RAINFALLS, DAILY CHECKING AND, IF NECESSARY, REPAIRING SHALL BE DONE. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF CHECKS AND REPAIRS, WHICH RECORDS SHALL BE SUBJECT TO INSPECTION BY THE OFFICIAL AT ANY REASONABLE TIME. REPAIRS WILL BE MADE WITHIN 24 HOURS OF RECIEVING INSPECTION REPORT
(6) THE DISTURBED AREA SIZE IS 30 ACRES +/-, AND THE PROJECT WILL TAKE 360DAYS FROM COMMENCEMENT,
(7) A SITE PLAN, ACCOMPANIED BY A WRITTEN DESCRIPTION OF BMPs WHICH ARE SHOWN ON THE SITE PLAN, AND A SCHEDULE OF IMPLEMENTATION DURING LAND-DISTURBING ACTIVITIES AND CONSTRUCTION WILL BE ONSITE PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
(8) ALL MATERIALS SHALL BE PROPERLY STORED, OR STOCKPILED. ALL CONTAINERS TO BE STORED CLOSED IN OR IN COVER. ALL EXCESS OR WASTE MATERIALS TO PROPERLY DISPOSED OF.
SECTION 5.02 DESIGN AND PERFORMANCE STANDARDS
(D) THE EXISTING PROPERTY IS A WOODED HILLSIDE DRAINING TO THE NORTH. THIS WILL BE GRADED FOR ROADS AND SINGLE FAMILY HOUSES,THEN STABLIZED. THERE ARE NO EXISTING EROSION PROBLEMS NOR UNIQUE FEATURES WHICH NEED TO BE PRESERVED ON THIS SITE, NOR ANY ENDANGERED SPECIES ON THIS SITE.
THERE IS HISTORICAL PRESERVATION REQUIRED REQUIRED ON THIS SITE.
THE PROJECT WILL NOT CAUSE ANY EROSION PROBLEMS. THE
PROJECT WILL COMMENCE IN MARCH 2020 WILL TAKE 360 DAYS TO FINISH.
THIS PROJECT IS SUBJECT TO THE APPROVAL
OF THE OFFICIAL PRIOR TO THE ISSUANCE OF THIS PERMIT.
(I) CONTROL MEASURES SHALL BE MAINTAINED AS AN EFFECTIVE BARRIER TO SEDIMENTATION AND EROSION IN ACCORDANCE WITH THIS PLAN.
(J) THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE. THE STORM WATER DISCHARGE TO MUST NOT CAUSE AN UNNATURAL COLOR (EXCEPT DYES OR OTHER SUBSTANCES DISCHARGED TO THE PURPOSE OF ENVIRONMENTAL STUDIES AND WHICH DO NOT HAVE HARMFUL EFFECT ON THE BODIES OF WATER WITHIN OR ODOR IN THE COMMUNITY WATERS. THE STORM WATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE OR FISH AND AQUATIC LIFE IN THE COMMUNITY WATERS.
K) WHEN THE LAND-DISTURBING ACTIVITY IS FINISHED AND STABLE VEGETATION OR OTHER PERMANENT CONTROLS HAVE BEEN ESTABLISHED ON ALL REMAINING EXPOSED SOIL, THE OWNER OF THE LAND WHERE THE LAND-DISTURBING ACTIVITY WAS CONDUCTED, OR HIS AUTHORIZED AGENT, SHALL NOTIFY PELHAM OF THESE FACTS, AND REQUEST A FINAL INSPECTION BY PELHAM. PELHAM SHALL THEN INSPECT THE SITE WITHIN FIVE (5) WORKING DAYS AFTER RECEIPT OF THIS NOTICE, AND MAY REQUIRE ADDITIONAL MEASURES TO STABILIZE THE SOIL AND CONTROL EROSION AND SEDIMENTATION. IF ADDITIONAL MEASURES ARE REQUIRED BY THE CITY OF LEEDS, AL. & ADEM WRITTEN NOTICE OF SUCH ADDITIONAL MEASURES SHALL BE DELIVERED TO THE OWNER, AND THE OWNER SHALL CONTINUE TO BE COVERED BY THE PERMIT ISSUED WITH RESPECT TO THE LAND-DISTURBING ACTIVITY UNTIL A FINAL AND COMPLETE INSPECTION IS MADE AND THE ADEM & PELHAM APPROVES THE PROJECT AS HAVING BEEN SATISFACTORILY COMPLETED AND DELIVERS TO THE OWNER, WITHIN TEN (10) DAYS OF THE DATE OF SUCH APPROVAL, A CERTIFICATION OF COMPLETION SHOWING THAT THE REQUIREMENTS OF THE PERMIT HAVE BEEN FULFILLED. AT THAT TIME THE SITE AND/OR THE PROJECT CONSTRUCTED THEREON MAY COME UNDER THE OPERATION OF OTHER ORDINANCES OF THE PERMITTING AUTHORITY.

Owner / Developer:
Jackie Falleta
CLAIRMONT HOMES, LLC
P.O. Box 9
LEEDS, AL 35904
205-541-7286
Engineer:
Joseph A. Miller, III, PE/LS 17054
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MTTR
MILLER • THOMPSON • TAYLOR • RAWSON

PROJECT
GRADING / EROSION CONTROL PLANS FOR
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER, III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: nts
SHEET 03

LEGEND

SF ———— SF CLASS I SILT FENCE METAL POSTS WIRE REINFORCMENT

(CE) CONSTRUCTION EXIT

(SR) Surface Roughening

NP (◯) SILT SOCK INLET PROTECTION

(PS) PERMANENT SEEDING
SEED AND MULCH DISTURBED AREAS AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS

(So) PERMANENT SOD
SOD DISTURBED AREAS AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS

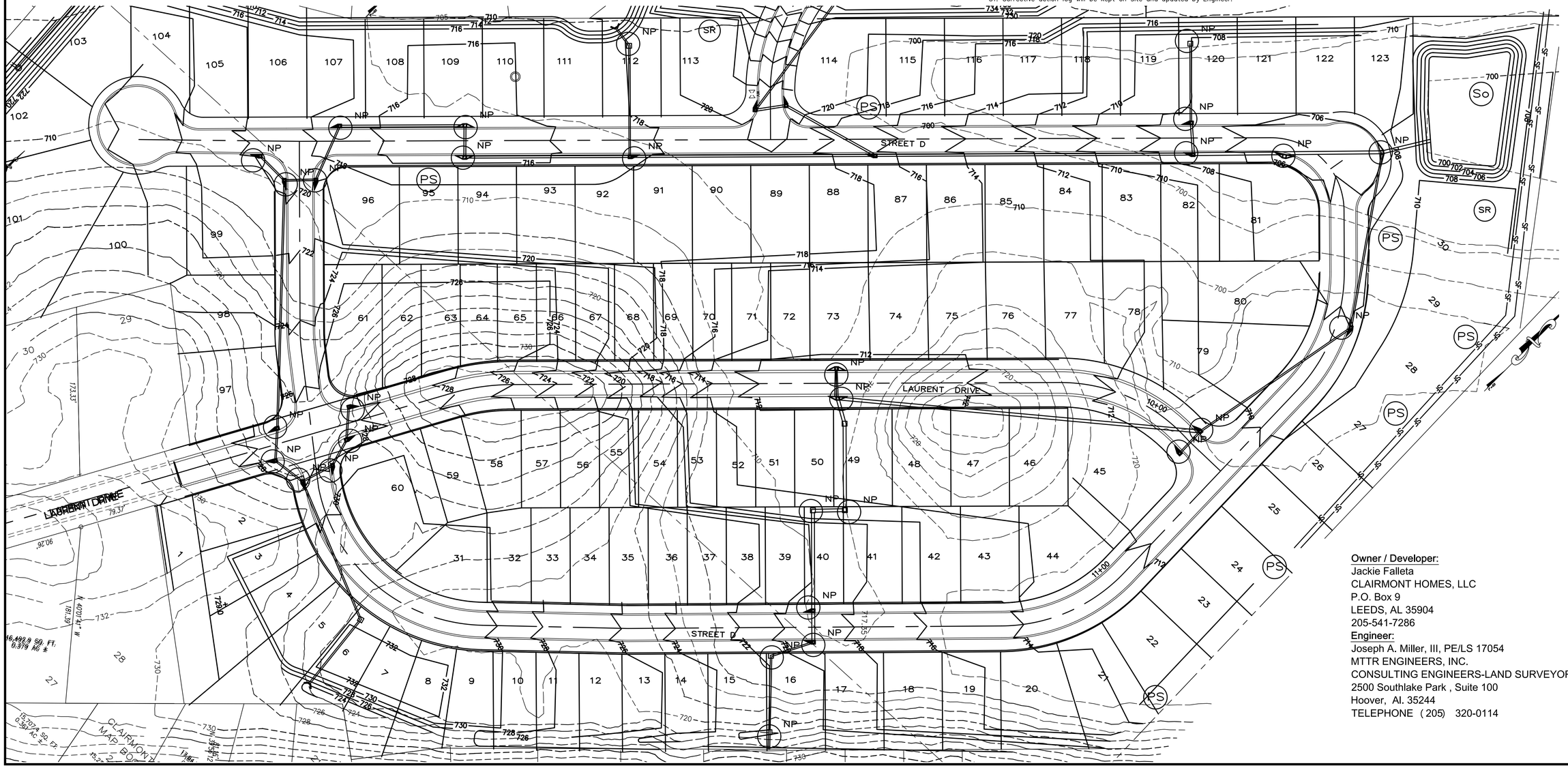
BRUSH FABRIC BARRIER

INSPECTIONS WILL BE ONCE BMP MEASURES ARE INSTALLED
AND EVERY 0.75" RAIN / MONTHLY
NO DELEGATION OF AUTHORITY THIS PROJECT
CORRECTIVE LOG WILL BE KEPT BY CONTRACTOR ON SITE
INSPECTION REPORTS WILL BE SENT TO OWNER, CONTRACTOR

BMP MAY BE UPDATED, REVISED AND CHANGED IF
SITE CONDITIONS WARRANT. CHANGES WILL BE LOGGED IN
ACTION LOG AND BMP PLAN. REVISIONS WILL BE NOTED AND DATED
UPDATED LOG WILL BE KEPT ON SITE AND COPY IN ENGINEER'S OFFICE
REVISIONS WILL BE MADE 24 HOURS FROM INSPECTION

BMP TYPE MAINTENANCE SCHEDULE STAFF
TYPE A SILT FENCE PERIMETER, INSPECT 0.75" RAIN/MONTHLY BY QCP
SURFACE ROUGHENING POND SLOPES, DURING POND GRADING, INSPECT BY QCP
INLET PROTECTION, INSPECT 0.75" RAIN/MONTHLY BY QCP
CONSTRUCTION EXIT, 0.75" RAIN /MONTHLY DAILY BY QCP
ON SITE SEDIMENT TRAPPED IN BMPs, INSPECT 0.75" RAIN/MONTHLY BY QCP

1. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE JOB SITE AND MAINTAINED UNTIL PERMENANT GROUND COVER IS ESTABLISHED.
2. ALL CONSTRUCTION SHALL BE DONE IN A LOGICAL SEQUENCE SO TO MINIMIZE THE AREA OF EXPOSED SOIL AT ANY ONE TIME. DO NOT GRADE UNTIL READY TO BUILD IMPROVEMENTS IN THAT AREA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. NO WORK IS TO BEGIN UNTIL COPIES OF ALL REQUIRED PERMITS IS FURNISHED TO THE OWNER.
5. THE CONTRACTOR IS TO INSTALL ALL EROSION CONTROL DEVICES BEFORE ANY CONSTRUCTION BEGINS. SUCH DEVICES SHALL BE INSPECTED AFTER EVERY 0.75" RAINFALL AND BE REPAIRED AND MAINTAINED DAILY UNTIL ALL CONSTRUCTION IS COMPLETED.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR 13 OR MORE DAYS SHALL BE STABILIZED BY SEEDING, OR SODDING PER AL. DOT STANDARDS AND SPECIFICATIONS.
7. ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANINGSHOVELING,MECHANICAL OR MANUAL SWEEPING,& AND NOT BY FLUSHING BEFORE THE END OF EACH DAY.
8. ALL DISTURBED SHALL BE SODDED OR SEEDED & MULCHED AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS OR . FOR DETAILS SHEET 13.
9. ALL SEEDING AND MULCH WILL BE PER AL DOT STANDARDS AND SPECIFICATIONS.
10. NA
11. There are no allowable non-stormwater discharges from this site except dust control.
12. Once site is stablized and grassed, NPDES permit properly terminated BMP to be removed.
13. Care is to be taken fueling equipment, properly clean up spills, properly dispose of contaminated soils in appropriate environmental landfill.
    Contractor shall keep on hand sufficent oil and grease absorbing materials to contain and cleanup fuel spills or leaks. No additonal BMP required.Spill kit to contain at minimum:
    2 x 48" socks, 10 x soak up pads. 2 x disposal bag and ties. Instruction manual.
14. Respread using best methods any silt/ sediment buildup captured behind BMP and repread and compact on site.
    Remove any silt/sediment entering storm sewers inlets and pipes, respread and compact on site.
    Remove silt/sediment when at 50% of BMP, monitor BMPs for this weekly.
    Remove any silt/sediment that recheaches offsite,bring back to site, respread and compact.
15. This BMP plan may be updated as required by changes to contruction, ADEM, weather patterns or new technologies as directed by the engineer, local, state or federal officials.
16. No turbidity testing required
17. No wetlands or riparian zones on the site.
18. Stormwater Discharge point for entire site is along southern property line.
19. Trash, construction waste, debris, garbage, etc shall be disposited in waste containers and properly disposed of once a week.
20. There are no allowable sources of non storm water discharges except Dust control, vehicle washdown and fire water.
21. NA
22. 8.5 Disturbed Acres, No Stormwater Turbidity monitoring is required .
23. Latitude =33°33'41" N, Longitude = 86°50'18" W
24. SIC Code = 1542
25. CBPPP prepared by Joseph A. Miller, III, PE/LS 17054
26. Contact CBMPP Information at right.
27. NO VEHICLE WASHOUT AREA OR VEHICLE WASHING WITH SOAP THIS SITE.
28. NO UNIQUE FEATURES TO BE PROTECTED THIS SITE.
29. No additional applicable Federal, State programs this site.
30. All records will be kept at Engineer's officer and Contractor's office for 3 years and will be available on request by ADEM.
31. Corrective action log will be kept on site and updated by Engineer.



Owner / Developer:
Jackie Falleta
CLAIRMONT HOMES, LLC
P.O. Box 9
LEEDS, AL 35904
205-541-7286

Engineer:
Joseph A. Miller, III, PE/LS 17054
MTTR ENGINEERS, INC.
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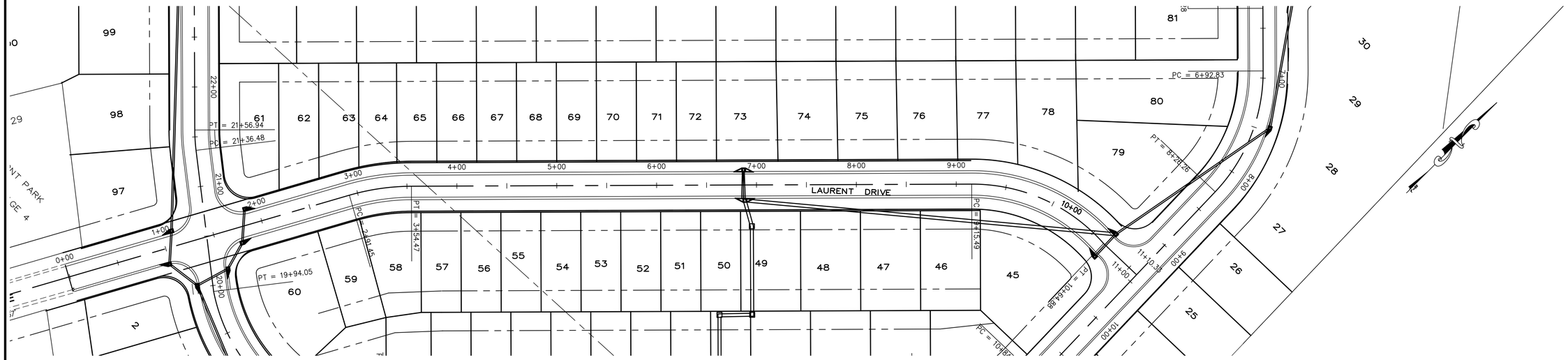
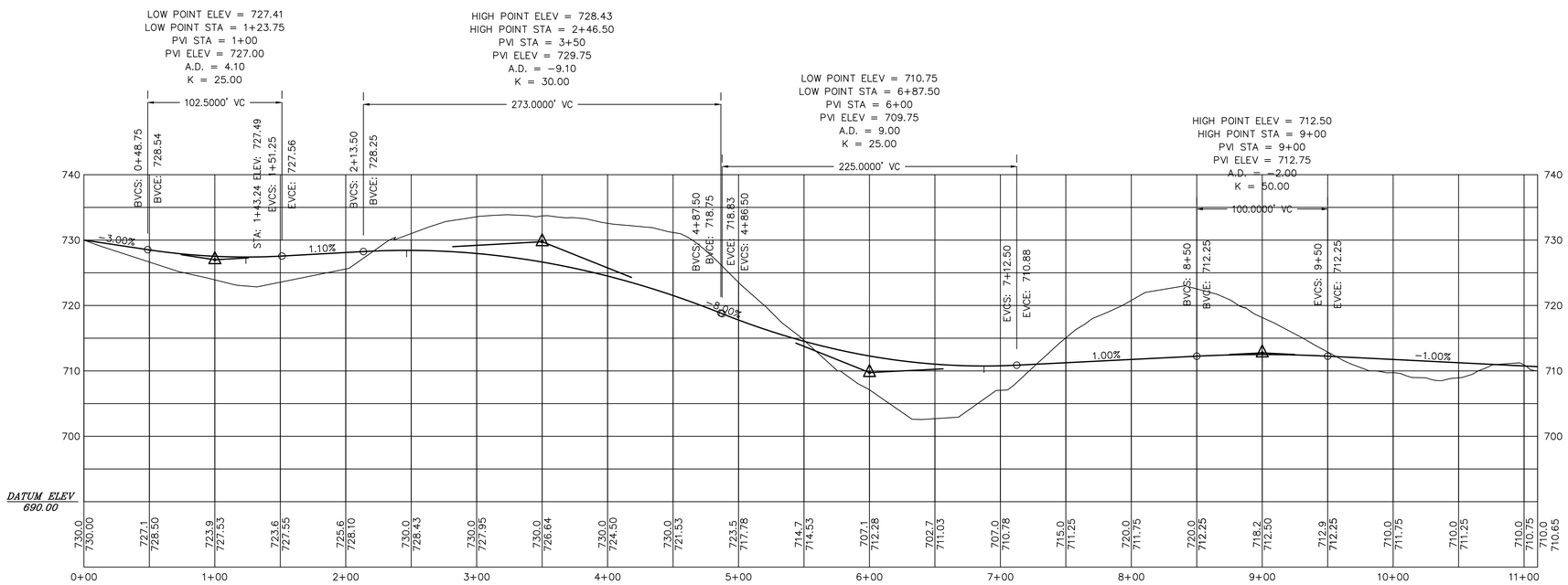
PROJECT
GRADING / EROSION CONTROL PLANS FOR
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.21
ALABAMA
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: nts
SHEET 04





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TELEPHONE (205) 320-0114

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PROJECT
LAURENT DRIVE PLAN AND PROFILE
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.16
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPHA. MILLER III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:

FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS

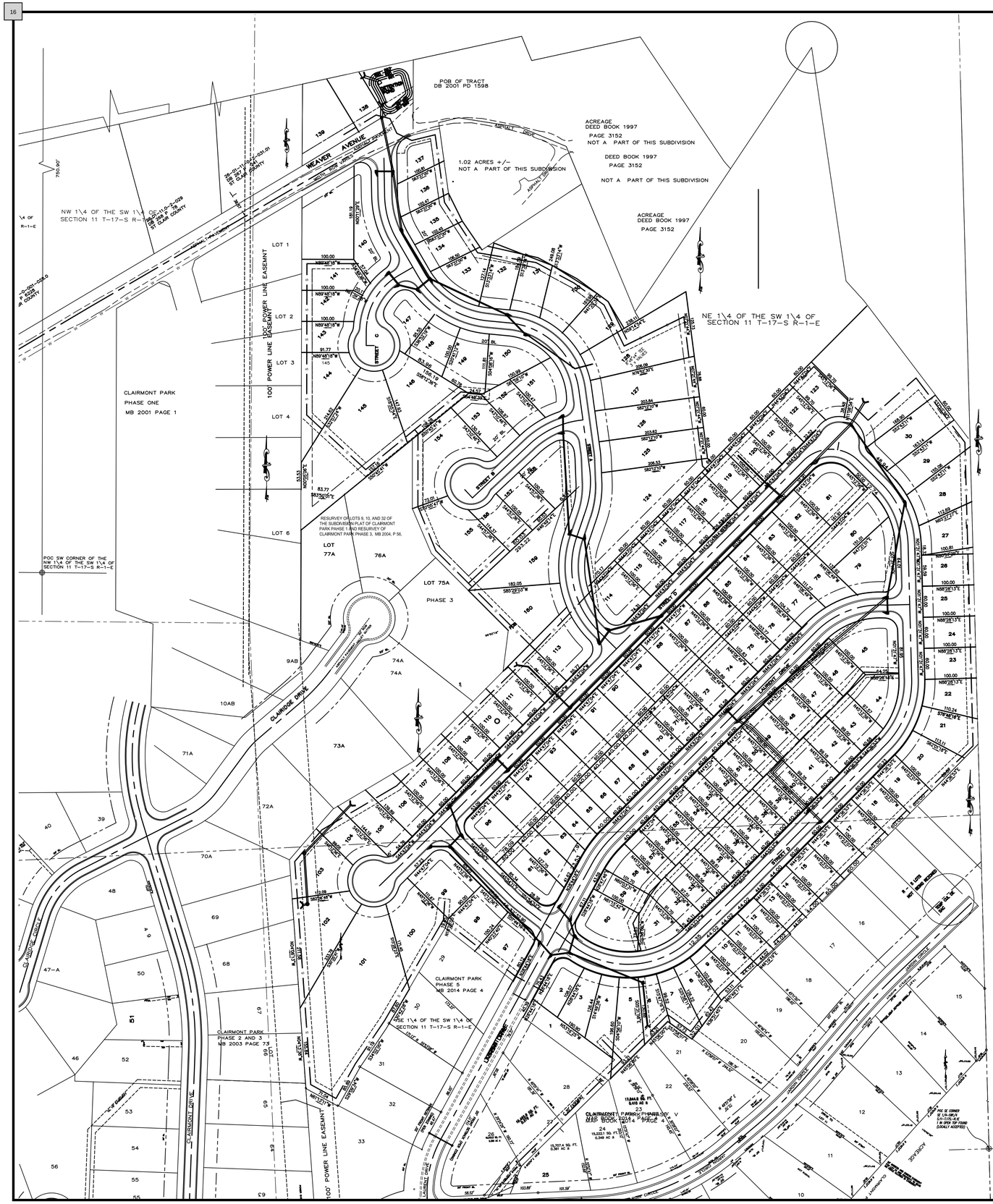
DATE:
11.30.20

DRAWN:
JAM/bsp

CHECKED:
JAM III

SCALE:
1"=50'

SHEET
09



All easements shown on this map are for public utilities, storm sewers, sanitary sewers, open storm sewer ditches and may be used for such purposes to serve both within and without this subdivision.
20' Easement along all rear property lines, centered within subdivision, 20' on outside lots.

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PROJECT
Preliminary Plan for
CLAIRMONT PARK PHASE VI
Property being situated in the
Southeast 1\4 of the Southwest 1\4 of Section 11,
Township 17 South, Range 1 West, Leeds,
Leeds, St. Clair County, Alabama

ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
JOSEPHA. MILLER III
ENGINEER

REVISIONS	
DATE	
*	

JOB NO:	
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS	
DATE:	NOVEMBER 11th, 2020
DRAWN:	JAM/bsp
CHECKED:	JAM III
SCALE:	1" = 100.00'
SHEET	02

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TELEPHONE (205) 320–0114

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PROJECT
SEWER PLAN
CLAIRMONT PARK PHASE VI
Property being situated in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.21
ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR ENGINEER
JOSEPHA. MILLER, III

DATE	REVISIONS
*	

JOB NO:

FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS

DATE:
NOVEMBER 11th, 2020

DRAWN:
JAM/bsp

CHECKED:
JAM III

SCALE:
1" = 100.00'

SHEET
18

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PROJECT

SEWER PLAN
CLAIRMONT PARK PHASE VI
Property being situated in the
Southeast 1/4 of the
Southwest 1/4 of Section 11,
Township 17 South, Range 1 West, Leeds,
Leeds, St. Clair County, Alabama

ENGINEER

REVISIONS

DATE

JOB NO:

FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS

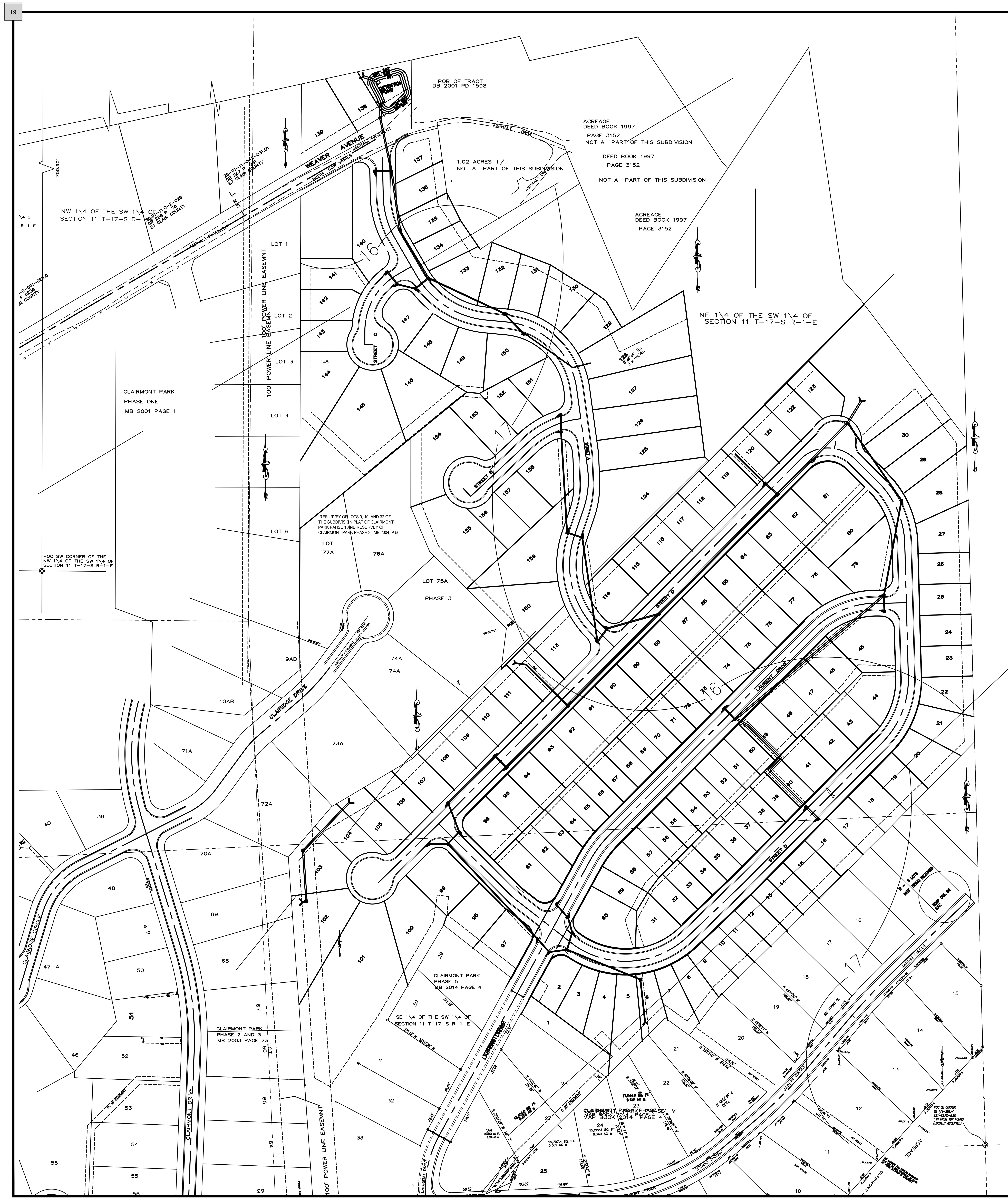
DATE:
NOVEMBER 11th, 2020

DRAWN:
JAM/bsp

CHECKED:
JAM III

SCALE:
1" = 100.00'

SHEET
19



Soils Classifications

16 Etowah–Rock outcrop complex, 2 to 8 percent slopes
17 Fullerton–Bodine complex, 8 to 20 percent slopes

Vegative communities

Only trees over 6" in diameter were located.

Trees
1. Pine trees over 6" in diameter = 200 +/– , age 15 years
2. Clusters of mimosa trees over 6" in diameter = 50 +/–, age 15 years
3. Oak trees over 6", larger ones 15–24" in diameter = 15, age 150 years
   Oak trees 6"–12" in diameter = 25, age 50 years
4. Sweetgum Trees 6" in diameter = 30, age 15 years
5. Elm Trees, 6" in diameter = 10, age 15 years

Flowers :
No flowers were observed.

B. There are no wooded areas, wetlands, unstable soils or slopes and any other adverse conditions affecting the site.

C. Site Assement:
(a) geologic formations - None
(b) soils classifications - See Index at right
(c) colluvium - None
(d) bluffs - None
(e) sinkholes - None
(f) caves - None
(g) landslides (active and inactive) - None
(h) lineaments - None
(A) springs - None
(i) seeps - None
(j) streams (perennial, intermittent, wet weather) - None
(k) wetlands - None
(m) Groundwater recharge points - None
(n) vegetative communities, including the five most abundant tree and floral species for each community, in order of abundance and including the approximate age of each community. See table at right
(o) endangered and threatened species as determined by the US Fish and Wildlife Service - None
(p) evidence of recent or ancient quarry operations - None
(q) spoils areas- None
(r) dump sites (active, inactive, or covered/reclaimed) - None
(s) existing fills and excavations- None

D.There are no wooded areas, wetlands, unstable soils or slopes and any other adverse condition affecting the site.

E. Site Assement:
(a) geologic formations - None
(b) soils classifications - See Index at right
(c) colluvium - None
(d) bluffs - None
(e) sinkholes - None
(f) caves - None
(g) landslides (active and inactive) - None
(h) lineaments - None
(B) springs - None
(i) seeps - None
(j) streams (perennial, intermittent, wet weather) - None
(k) wetlands - None
(m) Groundwater recharge points - None
(n) vegetative communities, including the five most abundant tree and floral species for each community, in order of abundance and including the approximate age of each community. See table above
(o) endangered and threatened species as determined by the US Fish and Wildlife Service - None
(p) evidence of recent or ancient quarry operations - None
(q) spoils areas- None
(r) dump sites (active, inactive, or covered/reclaimed) - None
(s) existing fills and excavations-none
(t) existing drainage retention and detention areas- None
(u) wells, whether active or inactive, open or closed storage tanks, regardless of contents, both above ground and underground-None

F. Site assessment map
(a) Joseph A. Miller, III, PE/LS 17054, Observed during site walk through for items a-s, u

(b) Soils types by graphic plotting from Soils Conservation Service Map
(c) Soils types shown on site assement map
No other findings
(d) There are no adverse effects from items a-u.
(e) There are no adverse effects from items a-u.
(f) 20' Required front and 20' rear R 6/ 25' Front 30' Rear R 5

G. Site Information
a. Site acreage = 39.5 acres
b. smallest lot = 4000 sf / 0.09 acres
c. 160 lots
d. 6000 LF streets

Note:
1.No part of this subdivisions subtending land falls within 200 ft. of any Gas Transmission Pipeline or Fiber optic trunk line.

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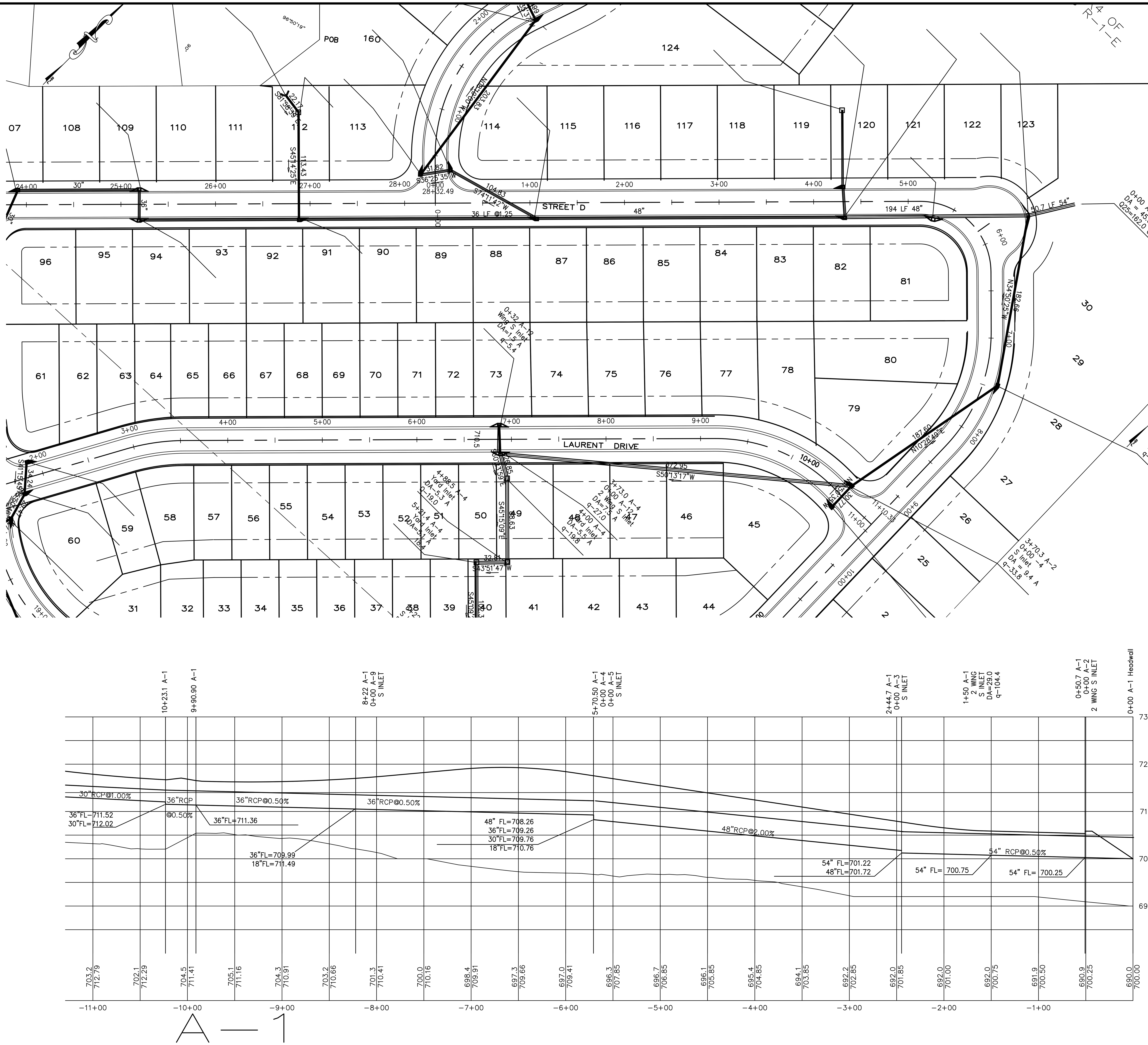
PROJECT
Site Assessment Map
CLAIRMONT PARK PHASE VI
Property being situated in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, Leeds, St. Clair County, Alabama

ENGINEER

REVISIONS	
DATE	

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: NOVEMBER 11th, 2020
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: 1" = 100.00'
SHEET 20



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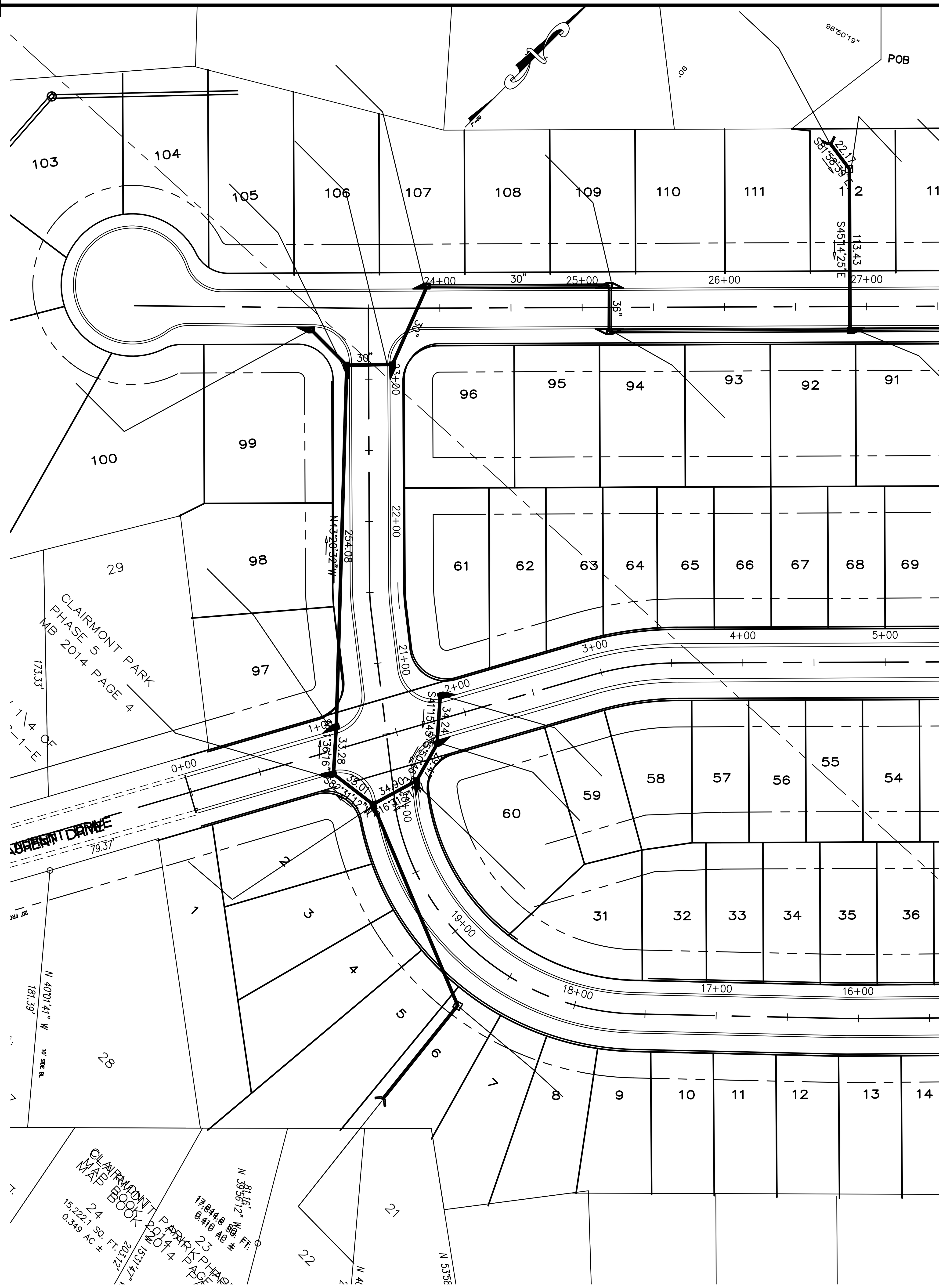
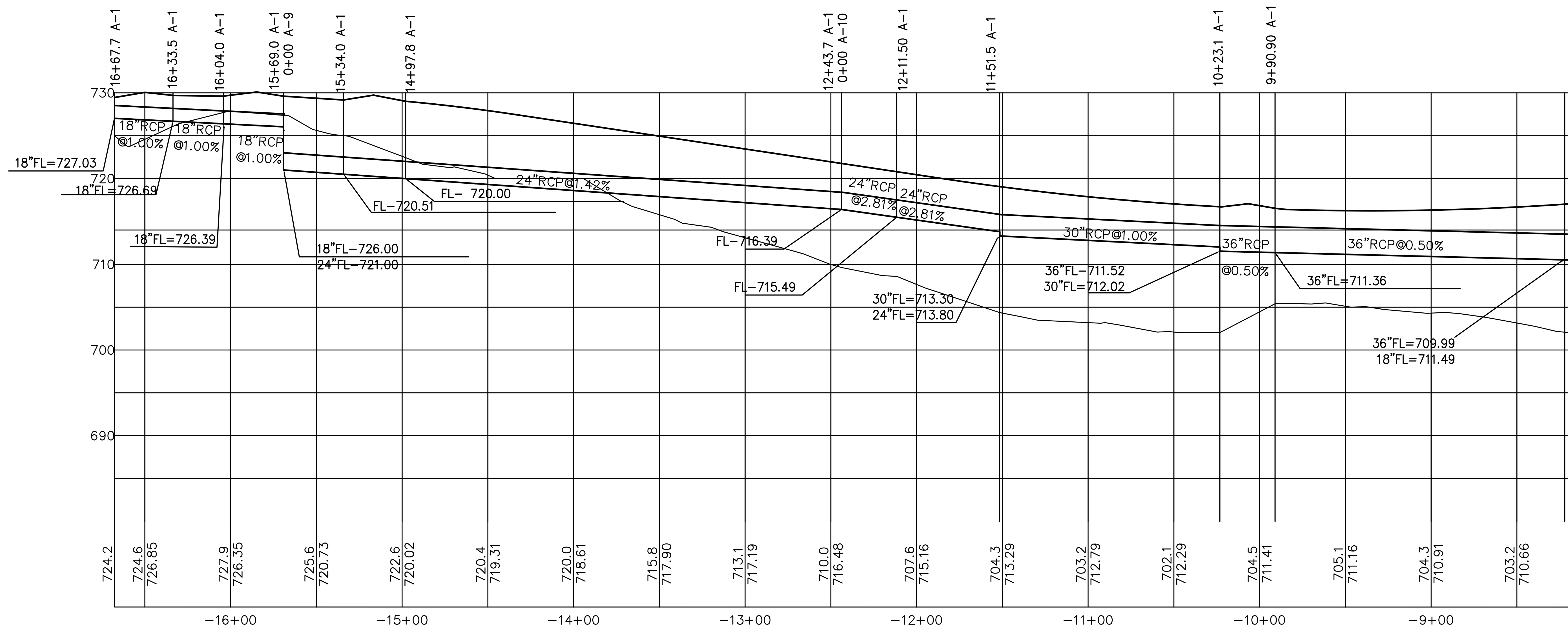
PROJECT
STORM A-1 PLAN AND PROFILE 0+00 TO 11+00
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER
02.02.21
ALABAMA REGISTERED No. PROFESSIONAL LAND SURVEYOR ENGINEER JOSEPH A. MILLER, III

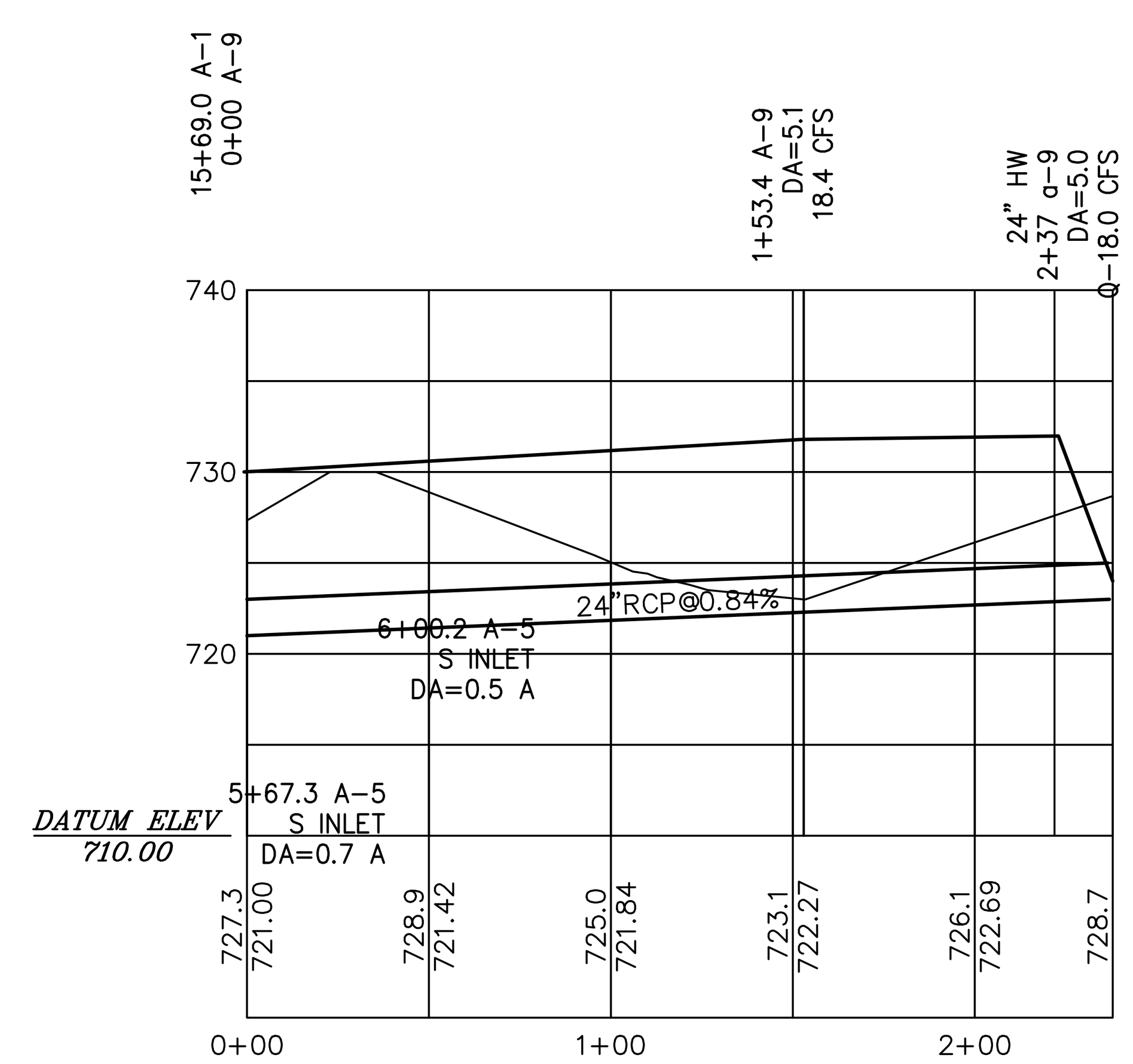
DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: 1"=50'
SHEET 10





A—1



A—9

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Hoover, Al. 35244
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PROJECT
STORM A-1 PLAN & PROFILE 11+00 TO 16+67.7 & A-9
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER
02.02.21
ALABAMA REGISTERED No. 17854 PROFESSIONAL LAND SURVEYOR ENGINEER JOSEPH A. MILLER, III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
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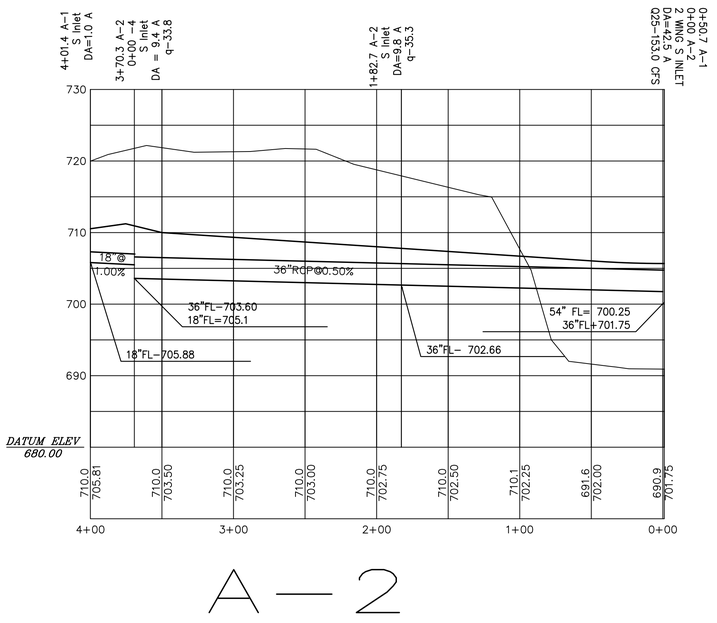
CHECKED: JAM III
SCALE: 1"=50'
SHEET 11



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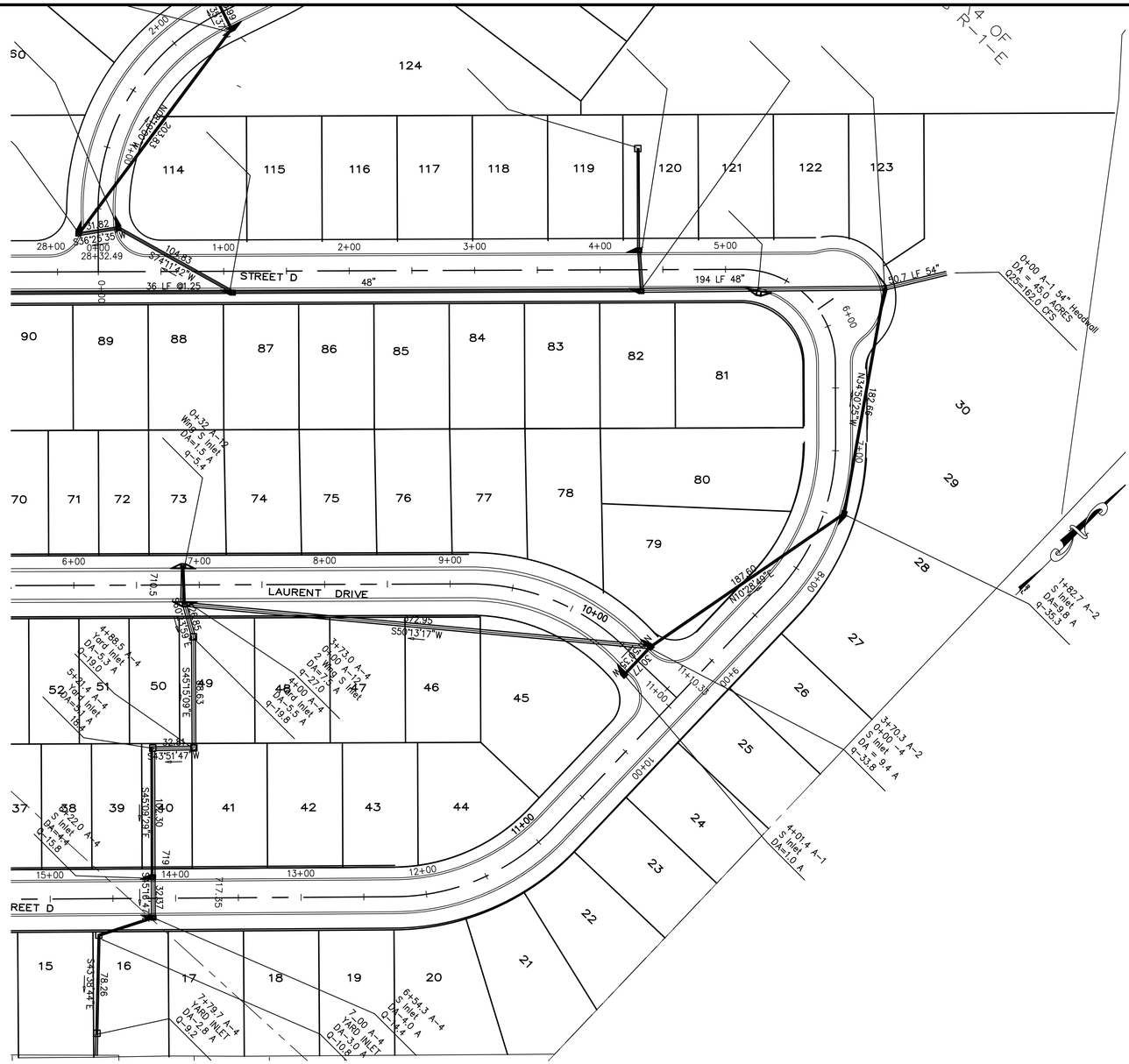

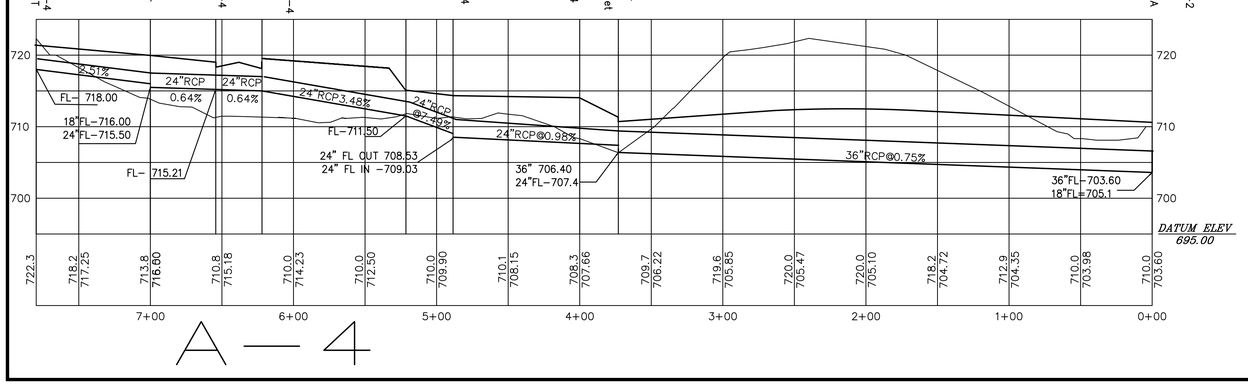

A–4

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STORM A–2 PLAN AND PROFILE
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

PROJECT

02.02.21
ALABAMA
REGISTERED PROFESSIONAL LAND SURVEYOR
ENGINEER
JOSHUA MILLER III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:

FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS

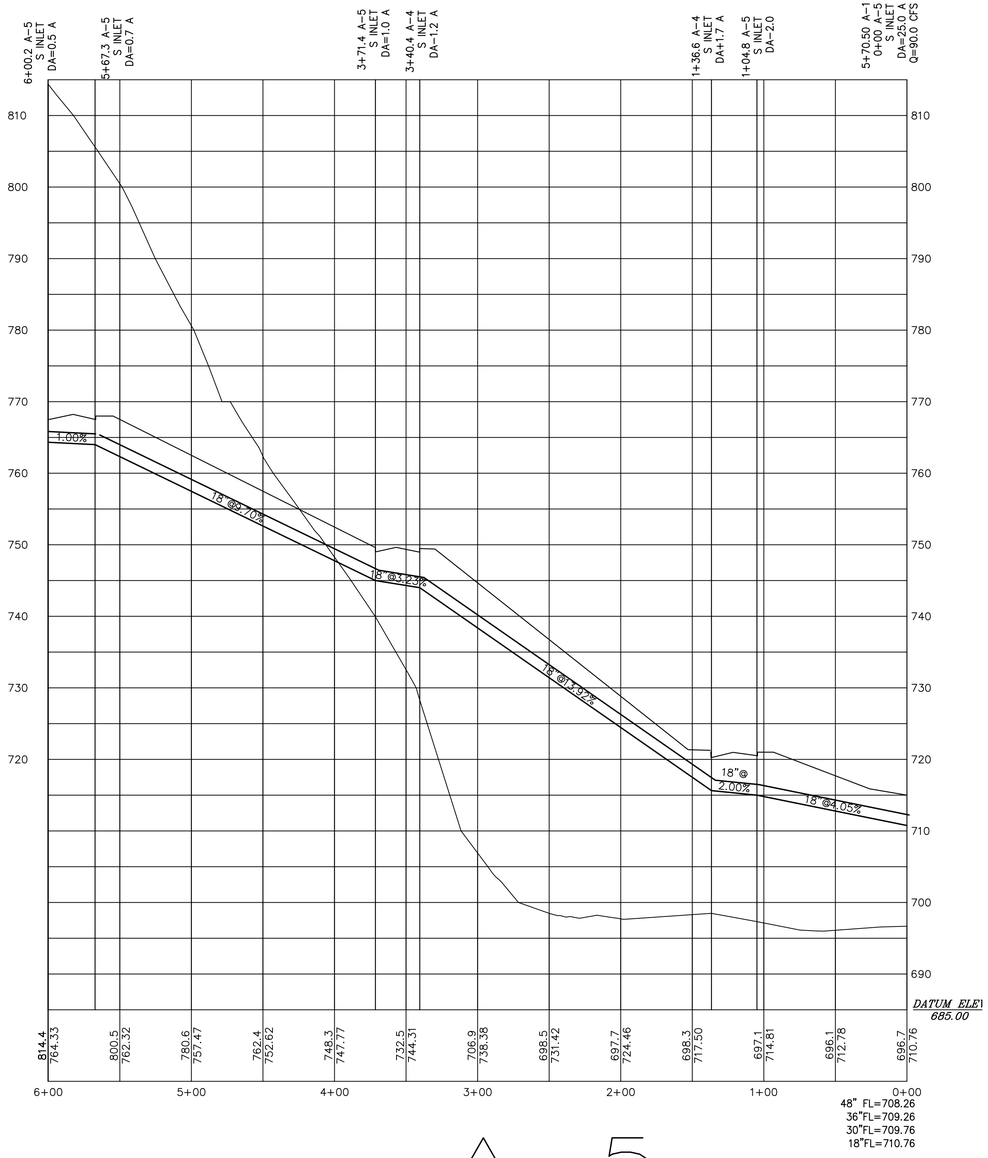
DATE: 11.30.20

DRAWN: JAM/bsp

CHECKED: JAM III

SCALE: 1"=50'

SHEET 12



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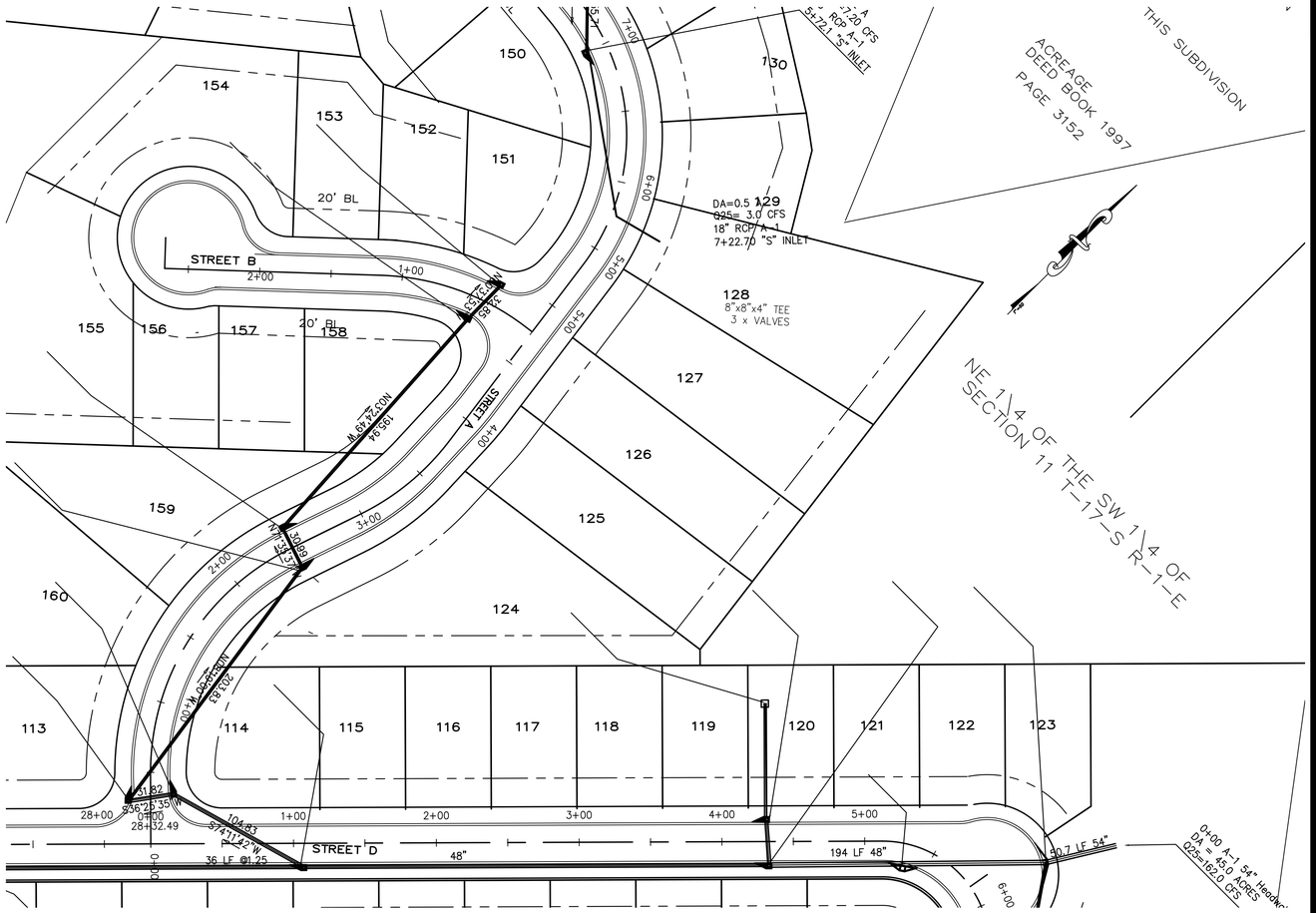

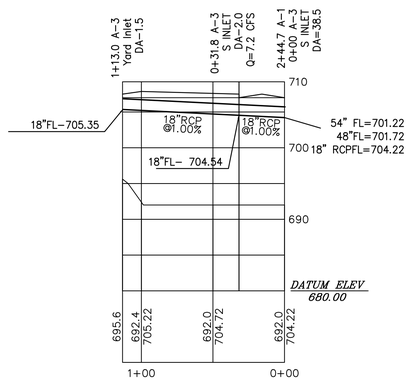

A – 3

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Hoover, Al. 35244
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PROJECT

STORM A–3 & A–5 PLAN AND PROFILE
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER

02.02.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPHA. MILLER III

REVISIONS	DATE
rev'd grades	8.04.15

JOB NO:

FILE NAME:AAA PLOTS \
CLAIRMONT PARK LEEDS

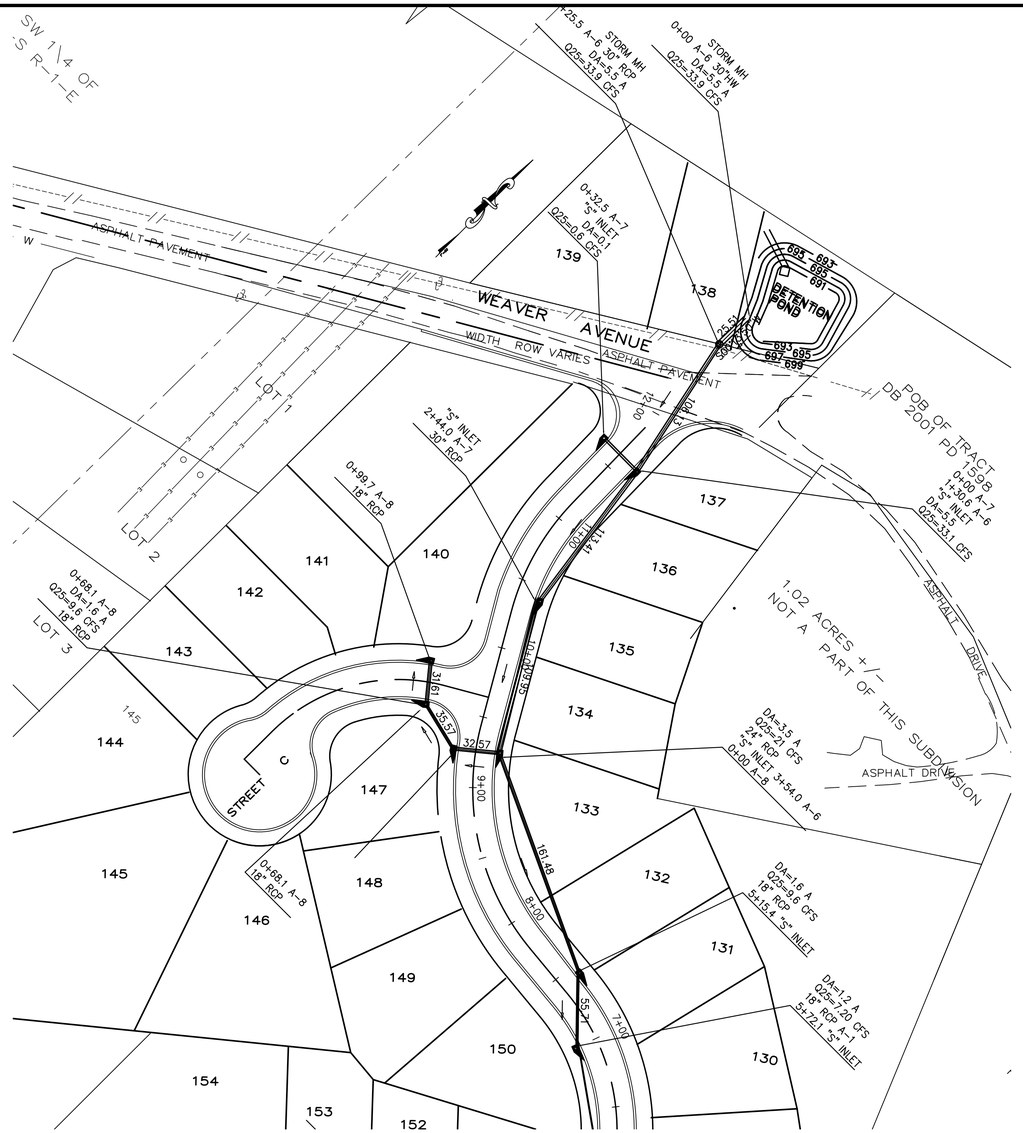
DATE:
11.30.20

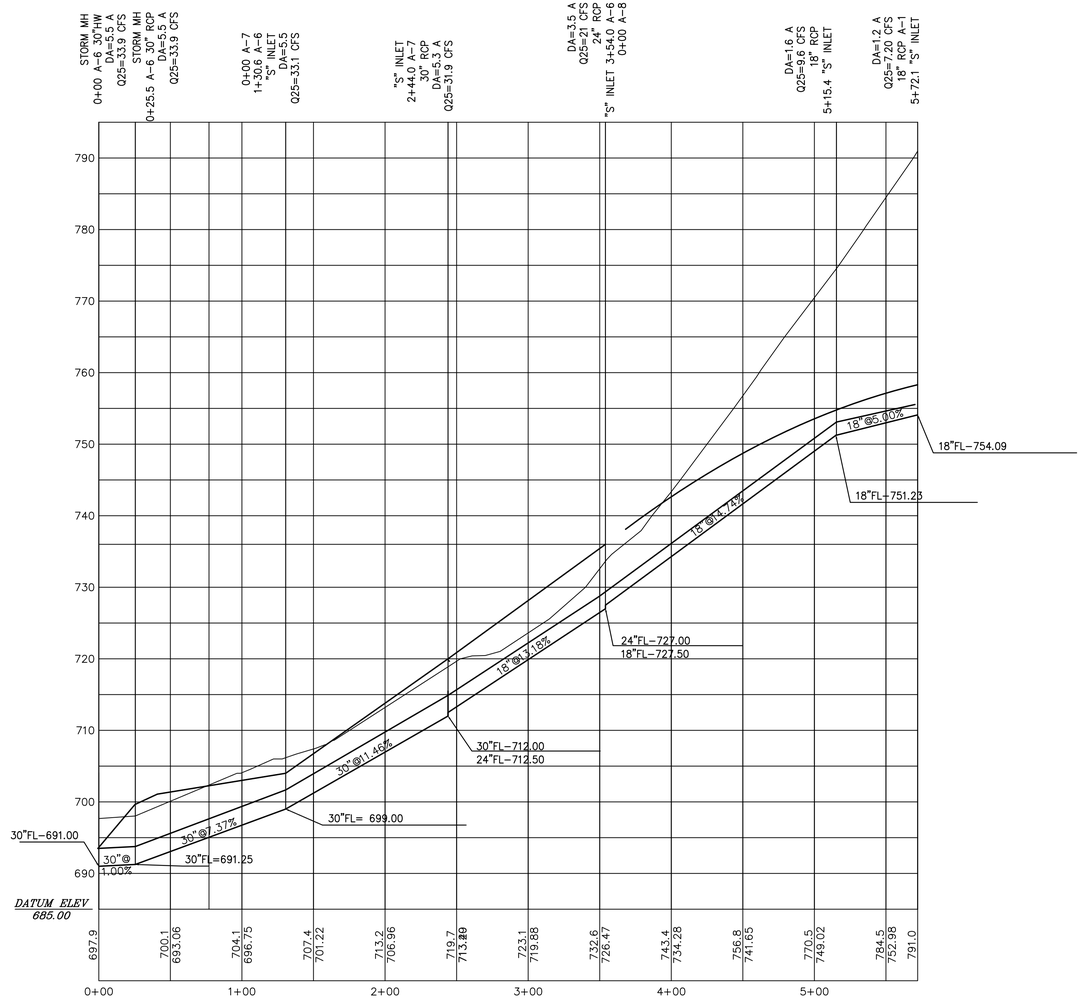
DRAWN:
JAM/bsp

CHECKED:
JAM III

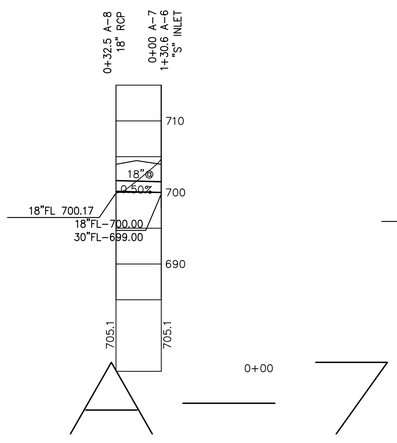
SCALE:
1"=50'

SHEET
13





A-6



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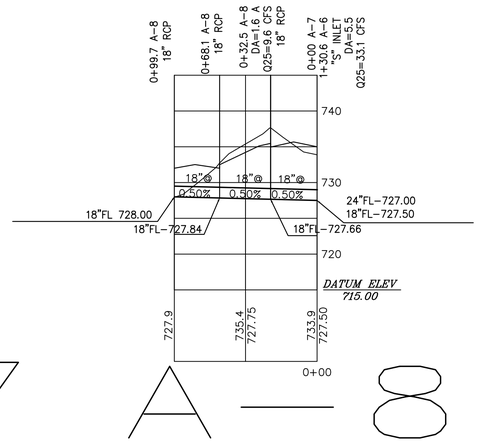

A-8

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Hoover, Al. 35244
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PROJECT

STORM A-6, A-7, A-8 PLAN AND PROFILE
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER III

REVISIONS	
DATE	
8.04.15	rev'd grades

JOB NO:

FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS

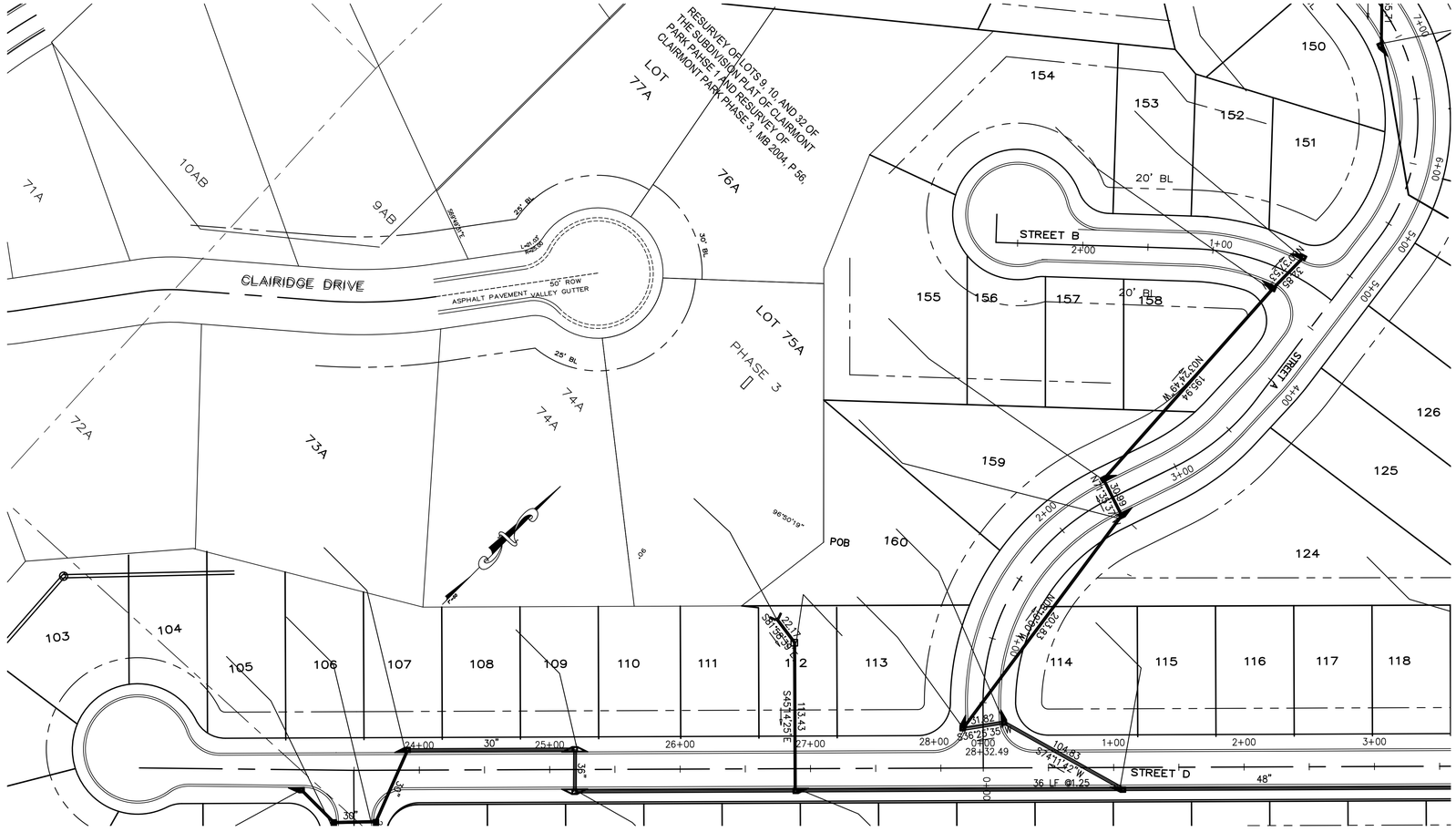
DATE: 11.30.20

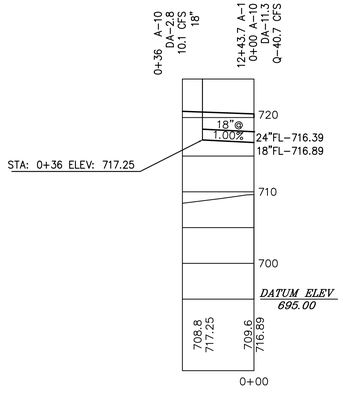
DRAWN: JAM/bsp

CHECKED: JAM III

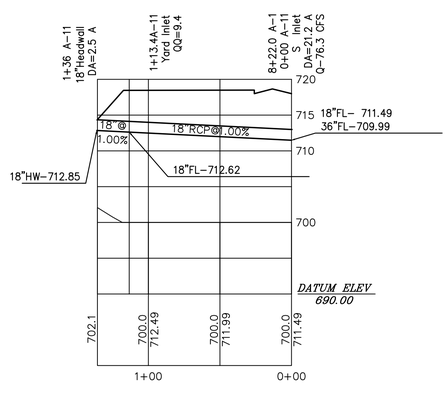
SCALE: 1"=50'

SHEET 15





A-10



A-11

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Hoover, Al. 35244
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PROJECT

STORM A-10 & A-11 PLAN AND PROFILE
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER

02.02.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:

FILE NAME:AAA PLOTS \
CLAIRMONT PARK LEEDS

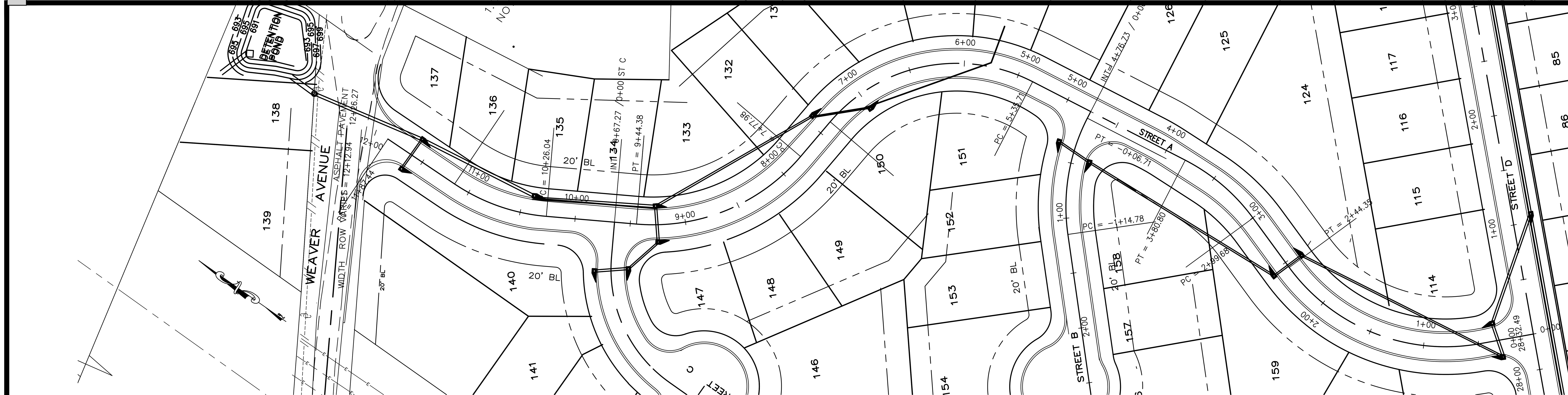
DATE:
11.30.20

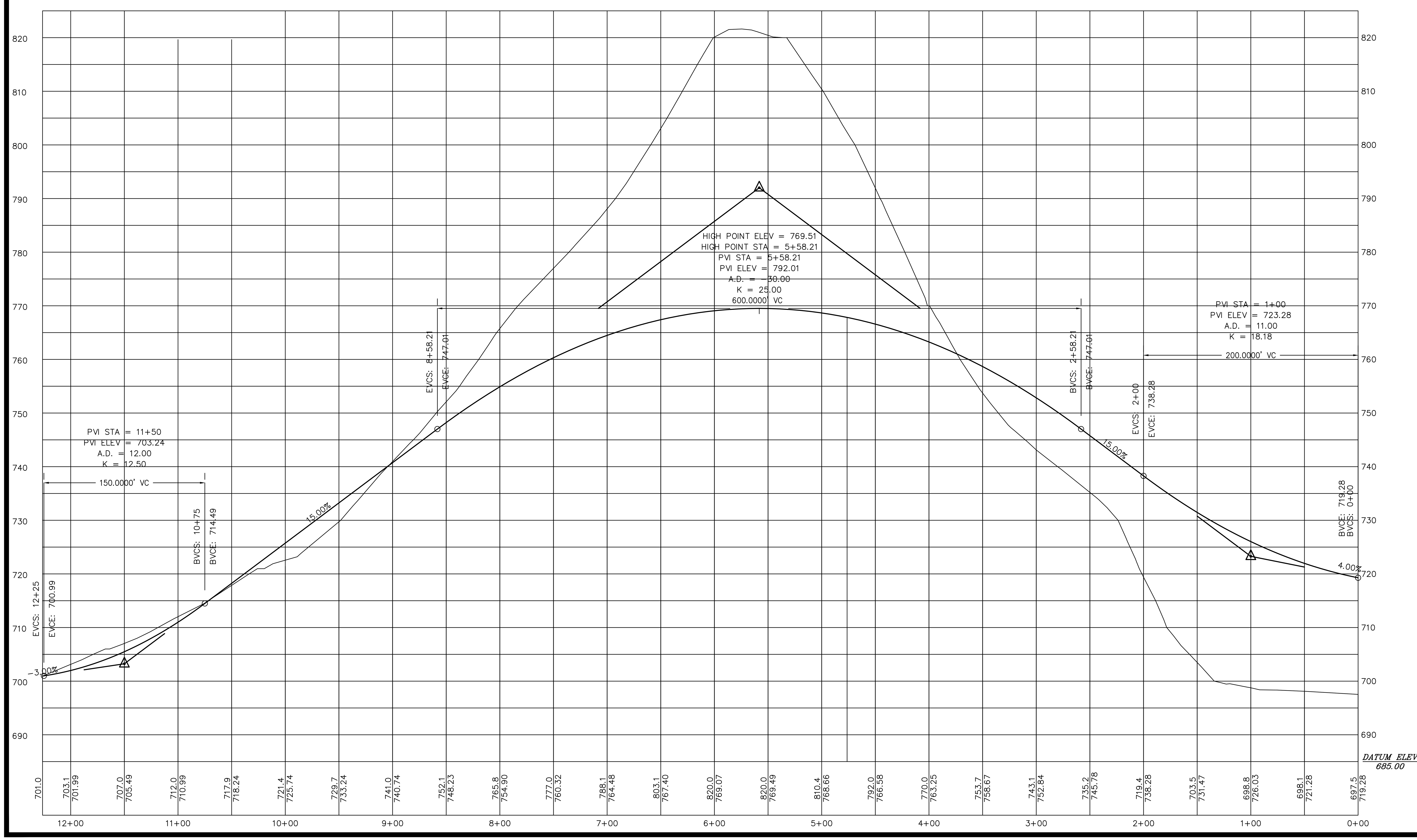
DRAWN:
JAM/bsp

CHECKED:
JAM III

SCALE:
1"=50'

SHEET
14





MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, Al. 35244
TELEPHONE (205) 320-0114

MTR
MILLER • THOMPSON • TAYLOR • RAWSON

PROJECT

STREET A PLAN AND PROFILE

CLAIRMONT PHASE VI

Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER

02.02.21
ALABAMA REGISTERED No. 17054 PROFESSIONAL LAND SURVEYOR ENGINEER JOSEPH A. MILLER, III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:

FILE NAME: AAA PLOTS \ CLAIRMONT PARK LEEDS

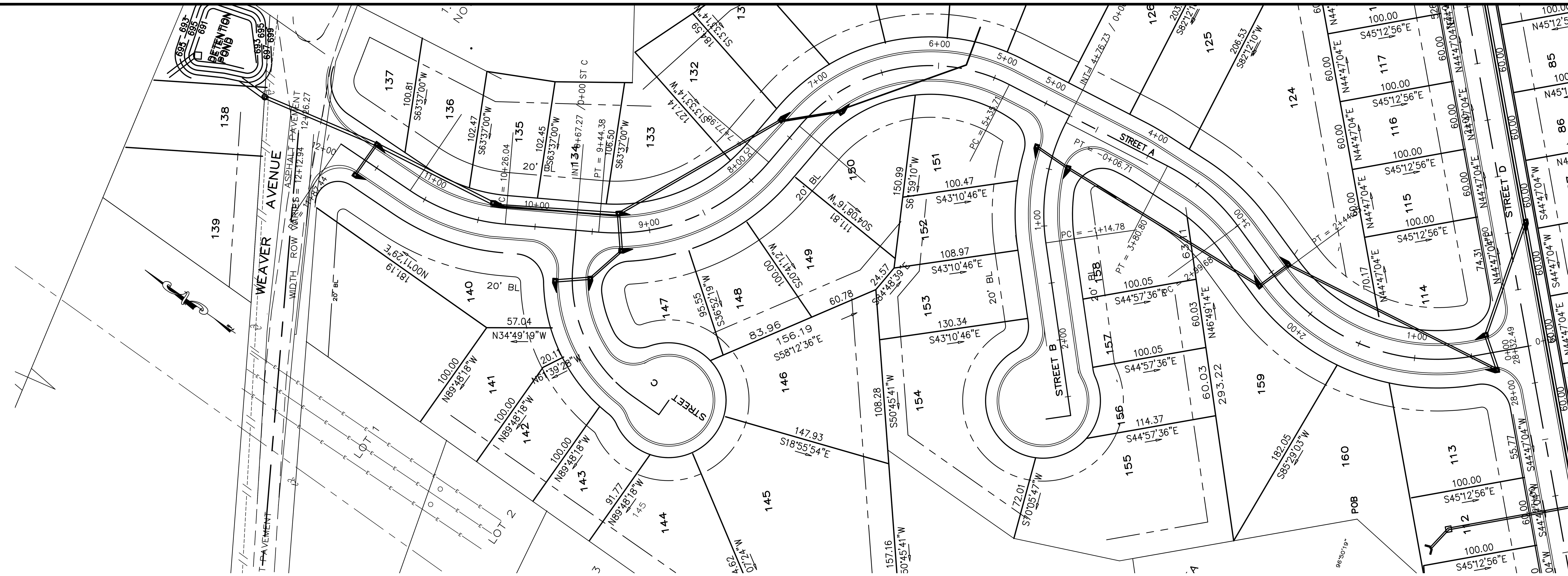
DATE: 11.30.20

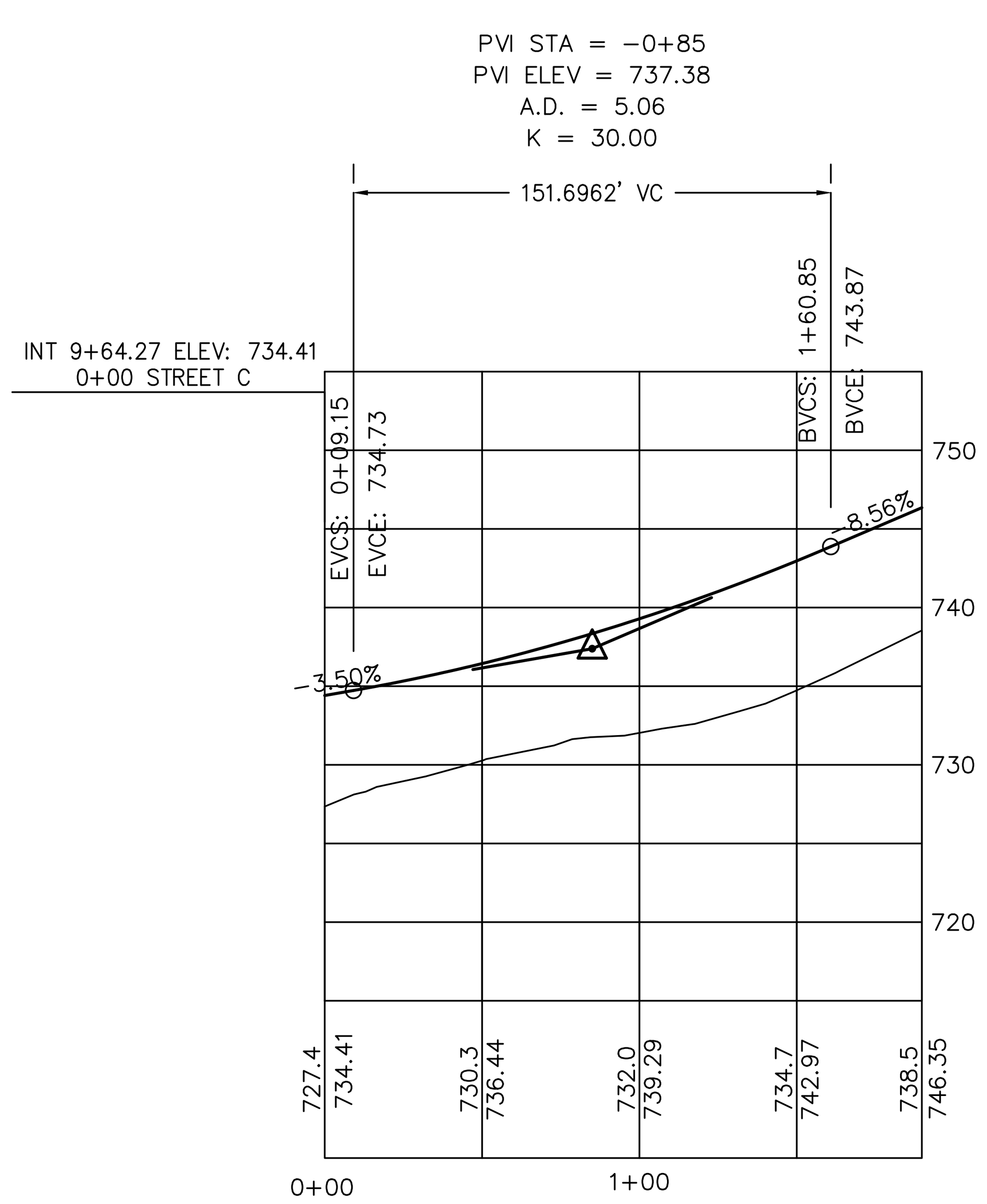
DRAWN: JAM/bsp

CHECKED: JAM III

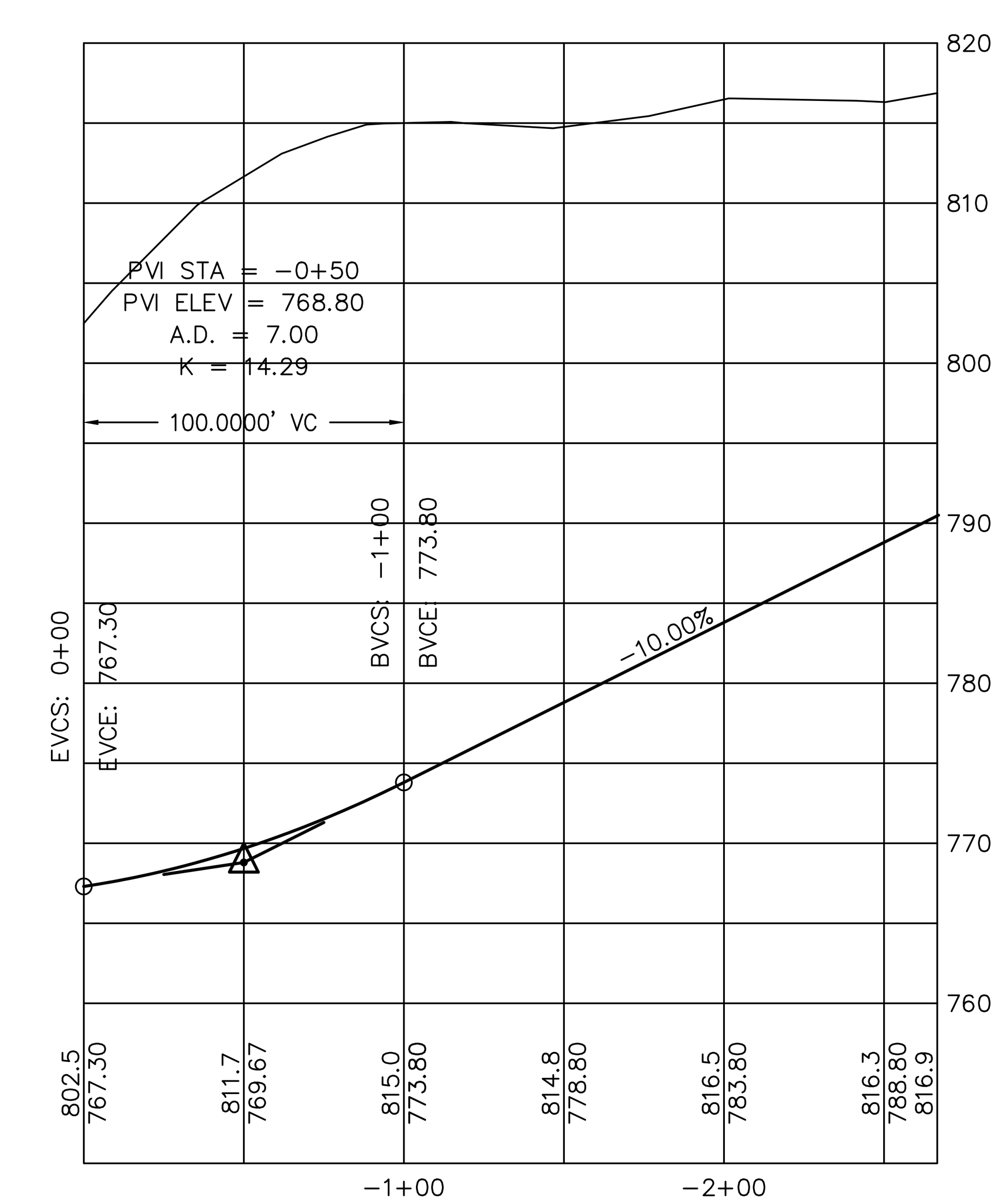
SCALE: 1"=50'

SHEET 05





STREET C



STREET B

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, Al. 35244
TELEPHONE (205) 320-0114

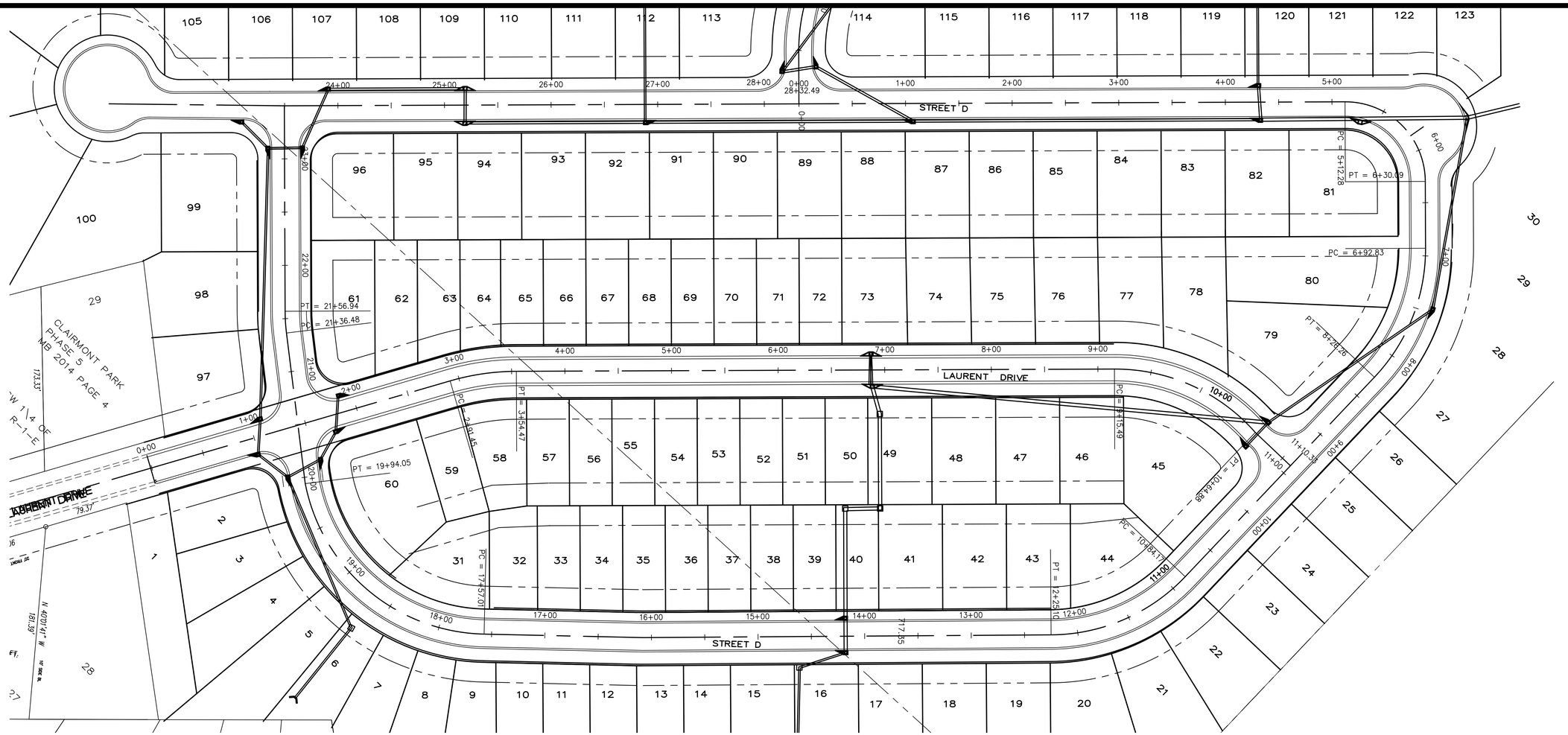
MTR

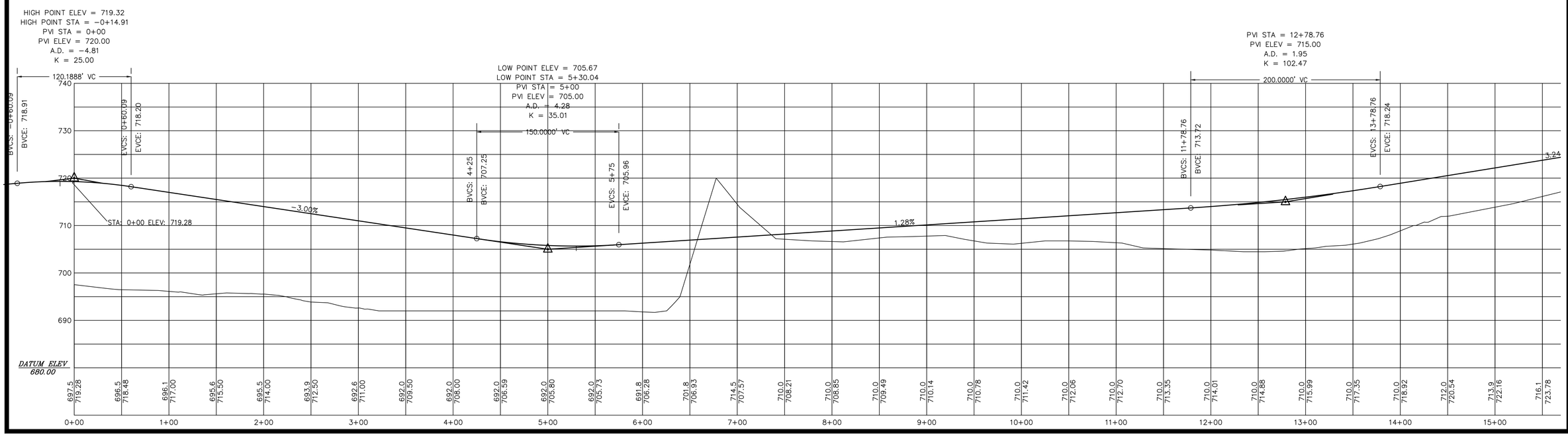
PROJECT: STREETS B AND C PLAN AND PROFILE
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER: 02.02.21 ALABAMA REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR JOSEPH A. MILLER III

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME: AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: 1"=50'
SHEET 06





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ENGINEERS, INC.
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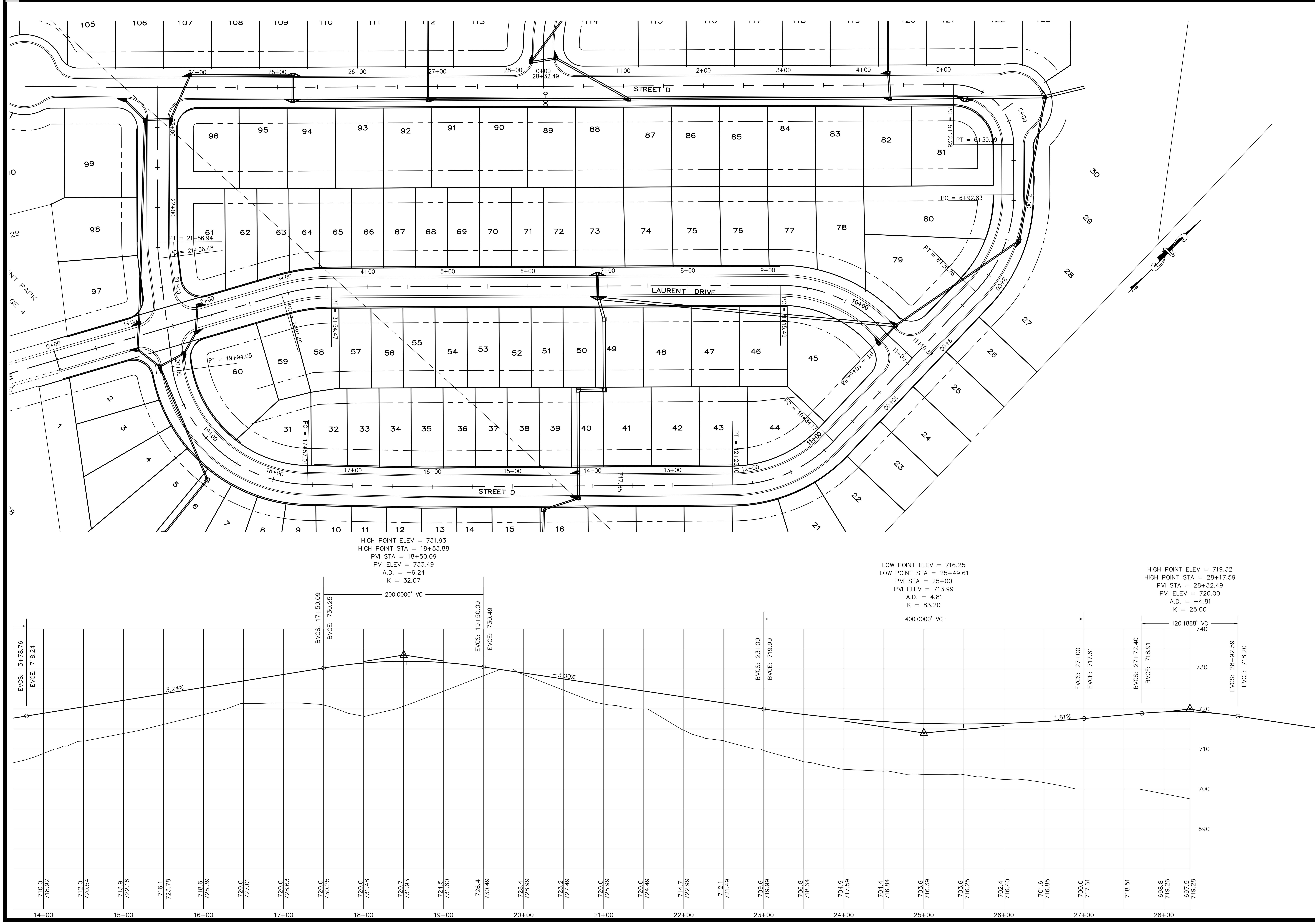
PROJECT
STREET D PLAN AND PROFILE 0+00 TO 15+00
CLAIRMONT PARK PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

02.02.21
ALABAMA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
ENGINEER
JOSEPH A. MILLER III
ENGINEER

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME:AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: 1"=50'
SHEET 07



MTTR
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PROJECT:
STREET D PLAN AND PROFILE 15+00 TO 28+32.49
CLAIRMONT PHASE VI
Property being situated in the Northeast 1/4 of the Southwest 1/4 of Section 11, Township 17 South, Range 1 West, Leeds, St. Clair County, Alabama

ENGINEER:

DATE	REVISIONS
8.04.15	rev'd grades

JOB NO:
FILE NAME: AAA PLOTS \ CLAIRMONT PARK LEEDS
DATE: 11.30.20
DRAWN: JAM/bsp
CHECKED: JAM III
SCALE: 1"=50'
SHEET 08