



CITY OF LEEDS, ALABAMA

PLANNING AND ZONING COMMISSION AGENDA

1412 9th St - Annex

June 23, 2022 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

NEW BUSINESS:

1. SA22-000008 - A request by Christal Grammer, applicant, Rivertron Investment Realty Realty, LLC, for a preliminary plat approval for Parkstone Meadows S/D - 39 lots - subject to the rezoning of property.
2. RA22-000002 - Planning and Zoning Commission - to modify the R-5 Garden Home District Use regulations and delete the 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:

1. SA22-000008 - A request by Christal Grammer, applicant, Rivertron Investment Realty Realty, LLC, for a preliminary plat approval for Parkstone Meadows S/D - 39 lots - subject to the rezoning of property.

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
 Planning and Zoning Commission

Application for Subdivision PARKSTONE MEADOWS SUBDIVISION - CONCURRENT W/REZONING

APPLICATION

An application for subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "PARKSTONE MEADOWS SUBDIVISION". This proposed subdivision consists of 39.

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 #:	SA22-000008
APPLICANT NAME:	Christal Grammer
PROPERTY OWNER:	Riverton Investment Realty LLC
TAX PARCEL ID#S:	2500204002020000
CASE ADDRESS:	1198 MAPLEWOOD DR; LEEDS, AL 35094

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

Date: 06/23/2022
 Time: 5:00 p.m.
 Place: Leeds Annex Meeting Room
 1412 9th St
 Leeds, AL 35094

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

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

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

Mailing Address:

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

NOTES:

- (1) THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF LEEDS. CONTRACTOR SHALL NOTIFY CITY ENGINEER OF LEEDS BEFORE BEGINNING CONSTRUCTION.
- (2) UTILITY CONTRACTOR SHALL OBTAIN PERMIT FROM CITY OF LEEDS BEFORE INSTALLING UTILITIES.
- (3) WATER FOR THIS PROJECT WILL BE FURNISHED BY THE LEEDS WATER BOARD.
- (4) UTILITY LOCATIONS ARE FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE. UTILITY LINES SHOULD BE FIELD CHECKED BEFORE BEGINNING ANY CONSTRUCTION.
- (5) THE NUMBER, LOCATION AND SPACING OF FIRE HYDRANTS SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE CITY ENGINEER AND/OR FIRE CHIEF.
- (6) ALL EASEMENTS SHOWN IN THIS SUBDIVISION ARE TO SERVE PUBLIC UTILITIES, SANITARY AND STORM SEWERS, AND DRAINAGE DITCHES BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
- (7) ALL TRAFFIC CONTROL SIGNS AND PAINT STRIPING ARE TO BE FURNISHED AND INSTALLED BY THE DEVELOPER.
- (8) ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- (9) ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE SO AS TO MINIMIZE THE AREA OF EXPOSED SOIL AT ONE TIME.
- (10) ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANING, NOT BY FLUSHING, BEFORE THE END OF EACH DAY.
- (11) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- (12) JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- (13) STONE BACKFILL SHALL BE USED THE FULL DEPTH OF TRENCH UNDER ALL PAVEMENT IN ROW ONLY.
- (14) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION & 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 AMUTCO, LATEST EDITION.
- (17) NO SURFACE INVESTIGATION HAS BEEN DONE BY WTM 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.C.S. JEFF. CO. SUPPLIED TOPO.
- (23) CONTOUR INTERVAL IS ONE FOOT.
- (24) SITE BENCHMARK IS CRIMP IRON AT SE CORNER OF PROPERTY, ELEV = ELEVATION = 599.28
- (25) BOUNDARY OF PHASE IV CLOSES 1 IN 10000 MEETING 3RD ORDER ACCURACY.
- (26) There are no wooded areas, wetlands, unstable soils or slopes and any other adverse condition affecting the site

PRELIMINARY PLAN AND CONSTRUCTION PLANS FOR

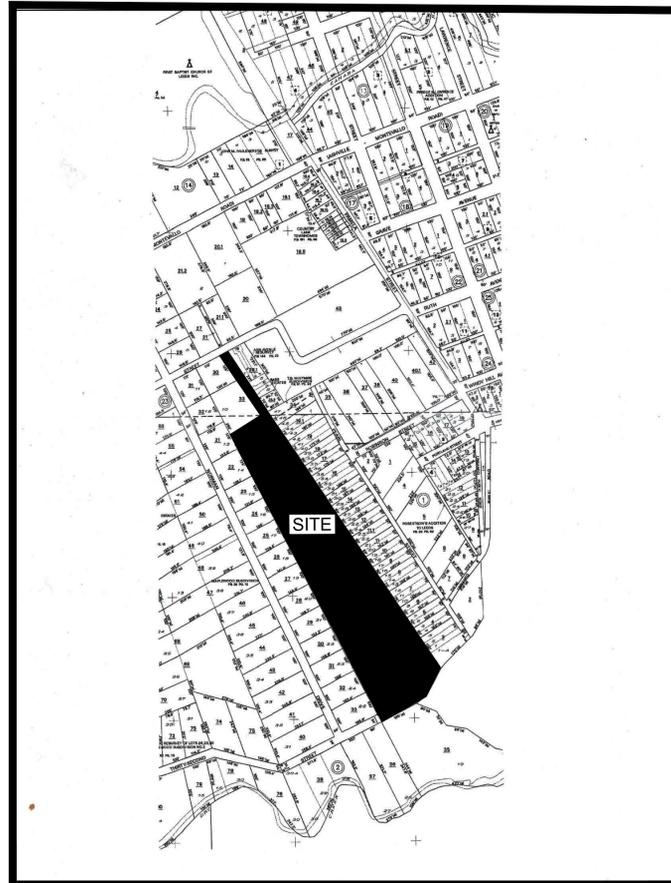
PARKSTONE MEADOWS

A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT

39 LOTS ZONED R-5
CITY OF LEEDS, JEFFERSON COUNTY, ALABAMA
MARCH 10th, 2022

PARKSTONE MEADOWS

VICINITY MAP (nts)



INDEX TO SHEETS

SHEET NO.	TITLE
T	TITLE SHEET
01	PRELIMINARY PLAN
02	GRADING PLAN
03	WATER MAIN EXTENSION
04	KATIE LANE PLAN AND PROFILE STREET
05	KATIE LANE PLAN AND PROFILE STREET
06	SANITARY SEWER PLAN AND PROFILES
07	SANITARY SEWER PLAN AND PROFILES
08	STORM PROFILES
09	DETENTION PONDS
10	DETAILS
11	DETAILS
12	SITE ASSESSMENT MAP
13	BMP NOTES
14	BMP NOTES DETAILS
15	BMP NOTES DETAILS

Site Breakdown:
Site acreage = 18.73 Acres
Smallest lot = 6000 sf / 0.15 acre
39 lots
1712 LF streets

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

C. Site Assesment:

- (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
- (i) springs - None
- (j) seeps - None
- (k) streams (perennial, intermittent, wet weather) - None
- (l) 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 files and excavations- None
- (t) existing drainage retention and detention areas- See Sheet # 9
- (u) wells, whether active or inactive, open or closed storage tanks, regardless of contents, both above ground and underground-None

D. There are wetlands, unstable soils or slopes and any other adverse condition affecting the site.

E. Site Assesment:

- (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
- (i) springs - None
- (j) seeps - None
- (k) streams (perennial, intermittent, wet weather) - None
- (l) 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 files and excavations- the streets and detention pond were graded in 2003.
- (t) existing drainage retention and detention areas- See Sheet # 9
- (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-u
- (b) Soils types by graphic plotting from Soils Conservation Service Map: Bodine-Fullerton association, steep
- (c) 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 30'rear

G. Site Information:

Site acreage = 18.73 Acres
Smallest lot = 6000 sf / 0.15 acre
39 lots
1712 LF streets

9 The entire site soils type:
Fullerton-Bodine complex, 8 to 12 percent slopes

Vegetative communities:

- Trees
- 1. Pine trees over 6" in diameter = 155, age 15 years
- 2. Clusters of mimosa trees over 6" in diameter = 43, age 15 years
- 3. Oak trees over 6", larger ones 15-24" in diameter = 30, age 150 years
- 4. Oak trees 6"-12" in diameter = 25, age 50 years
- 4. Sweetgum Trees 6" in diameter = 20, age 15 years
- 5. Elm Trees, 6" in diameter = 8, age 15 years

Flowers:
No flowers were observed.

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

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

1. INSTALL SILT FENCES ALONG THE SIDE SLOPE AND DOWN-SLOPE BOUNDARIES OF THE PROPERTY.
2. PROTECT STORM DRAIN INLETS DOWN STREAM OF CONSTRUCTION FOR INDIVIDUAL LOTS WITH HAY BARRIER AND/OR OTHER PROTECTIVE MEASURES.
3. CLEARING AND GRUBBING AS REQUIRED.
4. APPLY STONE TO DRIVE WAY TO STABILIZE ENTRANCE TO LOT.
5. INSTALL SILT FENCE AROUND STOCKPILES SOIL.
6. CONSTRUCT ROADS, INFRASTRUCTURE, GRADING FOR HOUSE SITES.
7. TEMPORARILY OR PERMANENTLY STABILIZE STRIPPED AREAS AND STOCKPILES WITHIN 13 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
9. COMPLETE FINAL PAVING FOR ROADS
10. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE, REMOVE SILT FENCE AND RESEED ANY BARE SPOTS OR WASHOUTS.

1. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE JOB SITE AND MAINTAINED UNTIL PERMANENT 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY, CLEARING AND GRUBBING AS REQUIRED.
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 0.50" RAINFALL AND BE REPAIRED AND MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR 13 OR MORE DAYS SHALL BE STABILIZED BY SEEDING, OR SODDING.
7. ANY SEDIMENT REACHING THE ROADWAY SHALL BE REMOVED BY STREET CLEANING, AND NOT BY FLUSHING, BEFORE THE END OF EACH DAY.
8. ALL DISTURBED SHALL BE SEEDED & MULCHED AS PER AL. D.O.T. STANDARDS AND SPECIFICATIONS OR LANDSCAPED.

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



TITLE SHEET
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
Sheridan, Wyoming, 82801

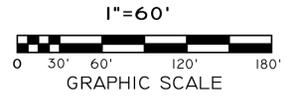


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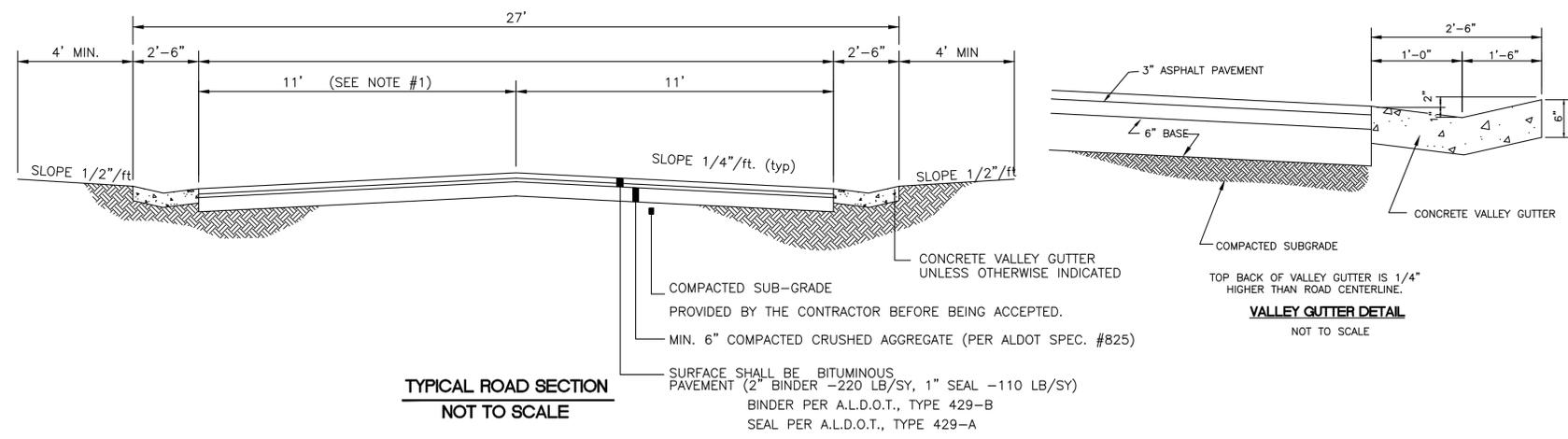
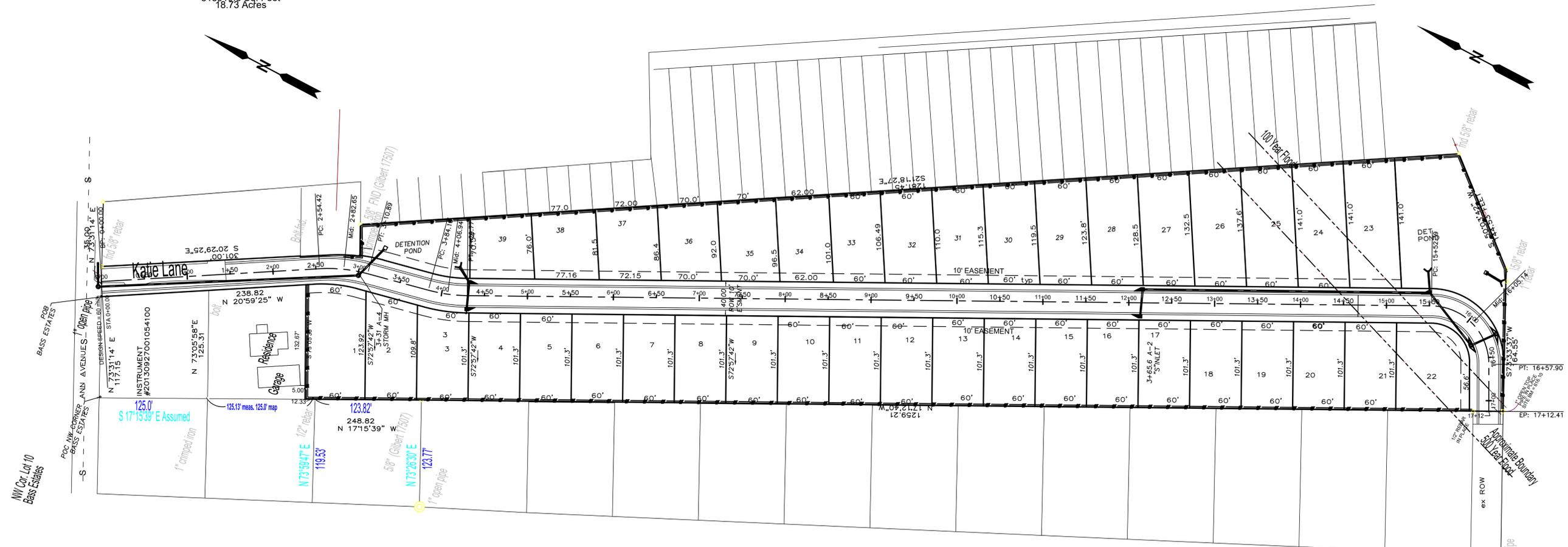
JOB NO.:	SUBDIVISIONS
FILE NAME:	PARKSTONE MEADOWS
DATE:	03-10-22
DRAWN:	JAM III
CHECKED:	JAM III
SCALE:	1"=60'
SHEET	T

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

Engineer:
Joseph A. Miller, III
MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, AL 35244



SCALE 1"=60'
COORDINATES BASED ON STATE
PLANE WEST ZONE
ELEVATIONS BASED ON NAVD II
815910.3 Sq. Feet
18.73 Acres



TYPICAL ROAD SECTION
NOT TO SCALE

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

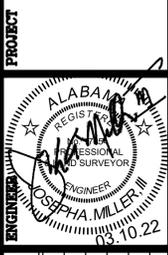
VALLEY GUTTER DETAIL
NOT TO SCALE
TOP BACK OF VALLEY GUTTER IS 1/4"
HIGHER THAN ROAD CENTERLINE.

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MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



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



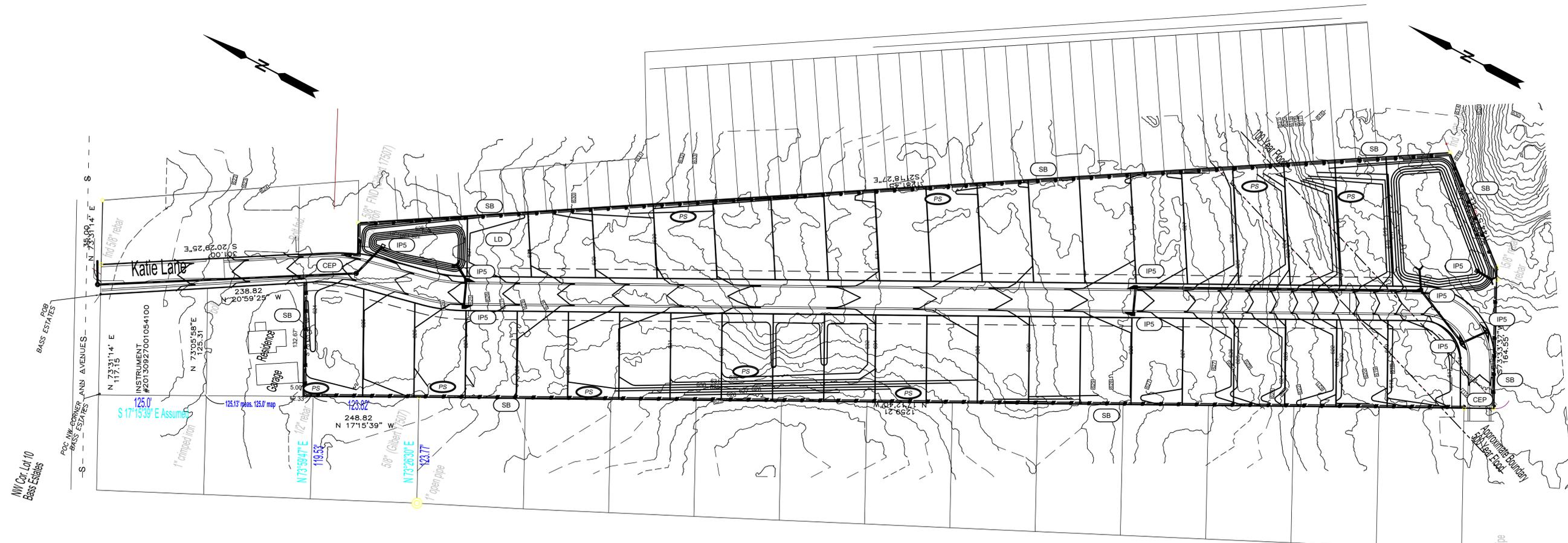
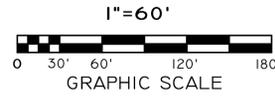
DATE REVISIONS

DATE	REVISIONS

JOB NO.:
SUBDIVISIONS
FILE NAME: PARKSTONE
MEADOWS
DATE: 03-10-22
DRAWN:
JAM III
CHECKED:
JAM III
SCALE:
1"=60'
SHEET

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

Engineer:
Joseph A. Miller, III
MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, AL 35244



1.1 Project/Site Information

Project/Site Name: **Walnut Grove**
Project Street Location: **Walnut Street**
City: **Leeds** State: **Alabama** Zip Code: **35004**
County: **Jefferson**
SIC Code: **1521** NAICS Code: **236115**
Total Disturbed Acres: **1.5**

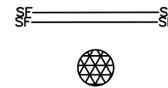
Latitude/Longitude of the Project Site (front gate).
Latitude: **33°03'45.1" N** Longitude: **86°32'18.3" W**

Latitude/Longitude of the Project Site (discharge to UT of Dry Branch).
Latitude: **33°53'56" N** Longitude: **86°32'49" W**

Latitude/Longitude of the Project Site (discharge to Dry Branch).
Latitude: **33°32'22.8" N** Longitude: **86°32'01.9" W**

Latitude/Longitude of the Project Site (discharge to Little Cahaba River).
Latitude: **33°32'06.5" N** Longitude: **86°33'44.8" W**

Method for determining latitude/longitude: **USGS**



BMP KEY NOTE

	25' W X 50' L CONSTRUCTION EXIT
	2 ROWS SILT FENCE (TYPE A)
	CURB INLET SEDIMENT FILTER
	DOMED INLET PROTECTION
	ROCK CHECK DAM
	CONCRETE WASHOUT
	LAYDOWN AREA

VEGETATIVE MEASURES

	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
	DUST CONTROL ON DISTURBED AREAS

NOTE: SEE "ALABAMA HANDBOOK FOR EROSION CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS", LATEST EDITION, BY ALABAMA SOIL AND WATER CONSERVATION COMMITTEE FOR ADDITIONAL INFORMATION REGARDING BEST MANAGEMENT PRACTICES

SHEET NOTES:

- SEE SHEETS 13, 14 & 15 FOR CBMP NOTES AND MAPS FOR ADDITIONAL NOTES.
 - USE (IP7) FILTER DROP INLET PROTECTION UNTIL TOPS ARE PLACED ON INLETS THEN USE (IP5) CURB INLET SEDIMENT FILTER.
 - CONCRETE WASHOUT SHALL BE INSTALLED BEFORE ANY CONCRETE WORK IS PERFORMED ON SITE.
 - REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE CONCRETE WASHOUT TO A FUNCTIONAL CONDITION. ALL BERMS, SWALES, DITCHES SHALL BE SEEDED AND MULCHED.
- TEMP. SEEDING & MULCH NOTES:
1. USE MULCH FOR TEMPORARY STABILIZATION ON SLOPES < 15%.
2. USE TEMPORARY SEEDING FOR ALL OTHER AREAS REQUIRING TEMPORARY STABILIZATION.

EROSION CONTROL PHASING NOTES:

- INSTALL STABILIZED CONSTRUCTION EXIT AND CBMP ENTRANCE SIGN.
- INSTALL PERIMETER SILT FENCES ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
- INSTALL AND STABILIZE PERIMETER HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, ETC.).
- BEGIN CLEARING AND GRUBBING EACH HOME SITE.
- INSTALL REMAINING HYDRAULIC CONTROL STRUCTURES (BERMS, SWALES, CHECK DAMS, ETC.) AND STABILIZE.
- BEGIN GRADING THE SITE.
- TEMPORARILY SEED AND MULCH THROUGHOUT CONSTRUCTION. DISTURBED AREAS THAT WILL BE INACTIVE FOR 13 DAYS OR LONGER.
- INSTALL UTILITY SERVICES, BUILD HOMES, DRIVEWAYS AND SIDEWALKS
- INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED IMMEDIATELY AS THEY ARE BROUGHT TO FINAL GRADE.
- COMPLETE GRADING INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER FINAL STABILIZATION IS COMPLETE.
- CONTRACT GCP FOR FINAL INSPECTION AND ISSUE NOTICE OF TERMINATION TO ADEM.

MTTR ENGINEERS, INC.
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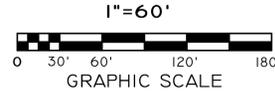
GRADING EROSION CONTROL PLAN
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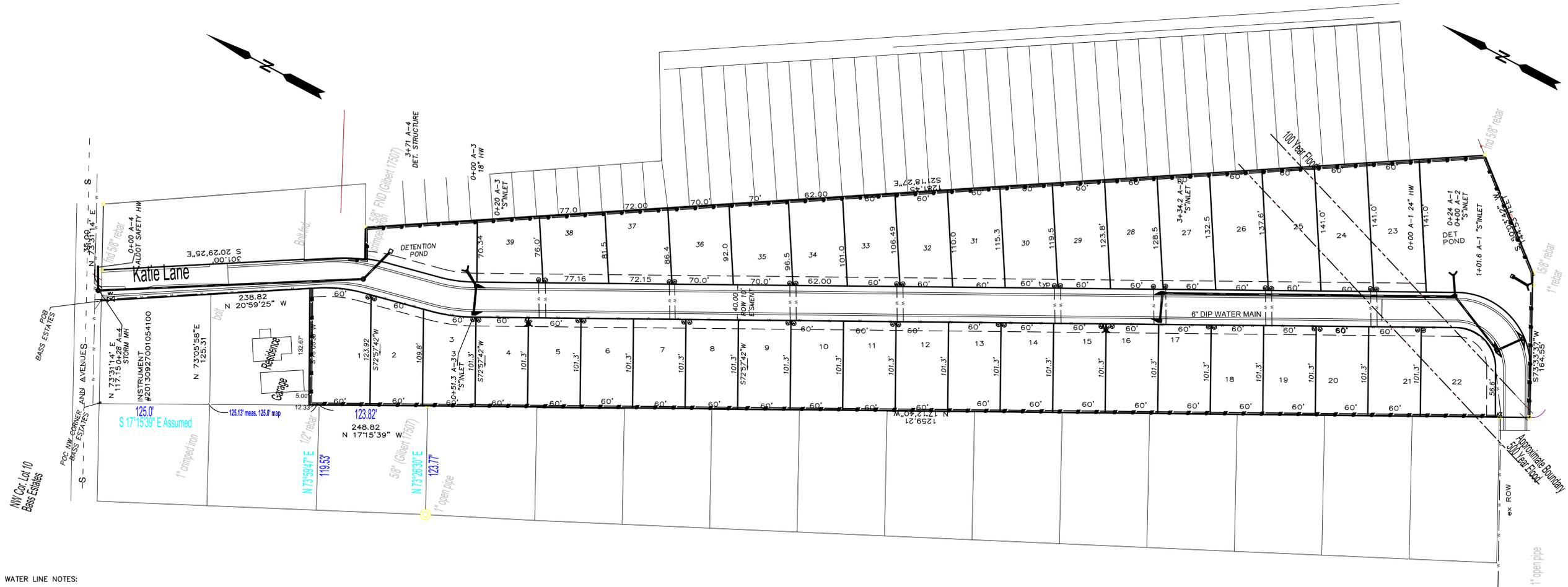
DATE	REVISIONS

JOB NO:
SUBDIVISIONS
FILE NAME: PARKSTONE MEADOWS
DATE: 03-10-22
DRAWN: JAM III
CHECKED: JAM III
SCALE: 1"=60'
SHEET

Owner / Developer:
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Parkstone Meadows, LLC,
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Sheridan, Wyoming, 82801



Engineer:
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2500 Southlake Park, Suite 100
Hoover, AL 35244



WATER LINE NOTES:

- (1) CITY OF LEEDS SPECIFICATIONS SHALL APPLY.
- (2) CONTRACTOR IS TO NOTIFY CITY OF LEEDS 72 HOURS BEFORE BEGINNING CONSTRUCTION.
- (3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- (4) ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE CURRENT ALABAMA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- (5) CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES BEFORE CONSTRUCTION BEGINS. SUCH DEVICES SHALL BE INSPECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- (6) JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- (7) THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE CITY OF LEEDS WATER DEPARTMENT.
- (8) ALL WATER MAINS SHALL BE PER LWMB REQUIREMENTS AND SPECS.
- (9) ALL SERVICE SHALL BE REHAU/MUNIPLEX AND SHALL BE EXTEND PAST SIDEWALK.
- (10) FIRE HYDRANTS LOCATIONS SHALL BE DETERMINED BY THE CITY OF LEEDS FIRE CHIEF AND/OR CITY ENGINEER.
- (11) ALL FITTINGS TO BE LWMB REQUIREMENTS AND SPECIFICATIONS.
- (12) THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CITY OF LEEDS WATER DEPARTMENT.
- (13) ALL WATER LINES SHALL BE PRESSURE TESTED AND TEST REPORTS SHALL BE PRESENTED TO LWMB.
- (14) ALL VALVES SHALL HAVE VALVE BOXES INSTALLED. PVC, D.I. PIPE SHALL NOT BE USED AS VALVE BOXES.
- (15) ALL VALVES BOXES SHALL BE UNCOVERED, BROUGHT TO GRADE LEVEL AND CONCRETE COLLARS INSTALLED.
- (16) ALL FIRE HYDRANTS ON POTABLE WATER SYSTEM SHALL BE AT GRADE LEVEL.
- (17) ALL SERVICE LINES SHALL BE EXPOSED WITH 3" PVC AND EXTEND A MINIMUM 2 FEET ABOVE GRADE.

MATERIALS REQUIRED 01.26.22

- 1750 LF 6" DIP CLASS 350/350
- 2 FIRE DEPARTMENT CONNECTION
- 2 FIRE HYDRANTS WITH LOCKING FH TEE AND VALVE
- 2-6" VALVE
- 500 LBS. FITTINGS
- PRESSURE TEST OF SYSTEM
- TIE INTO EXISTING WATER MAINS
- HEALTH DEPT. WATER SAMPLES

NOTE: LOCATION AND NUMBER OF FIRE HYDRANTS TO BE DETERMINED BY LEEDS FIRE CHIEF.

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
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WATER MAIN PLANS
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
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PROJECT

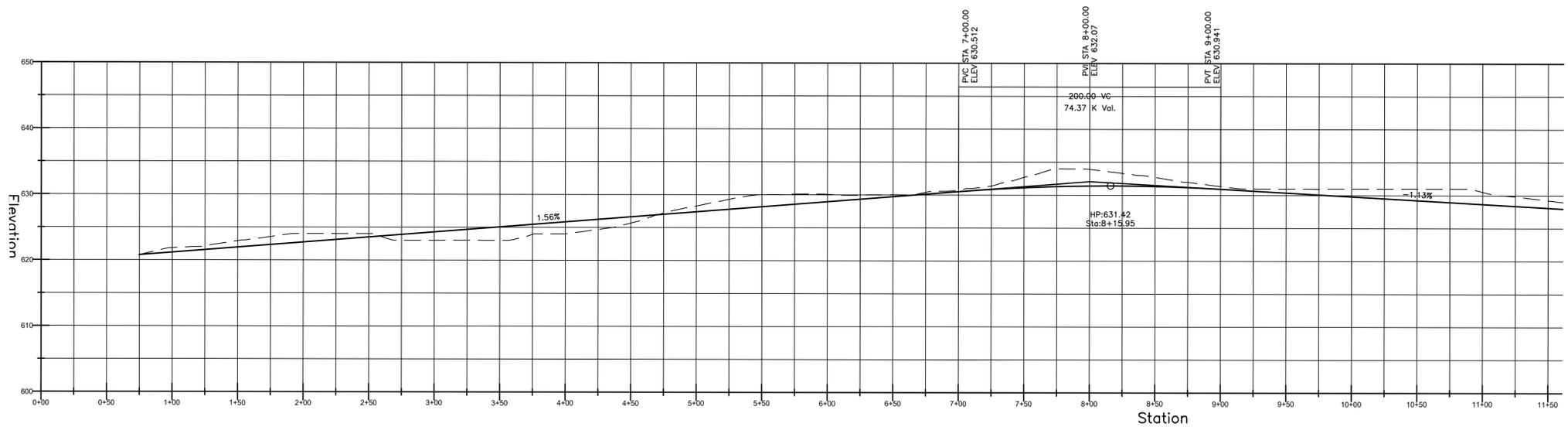
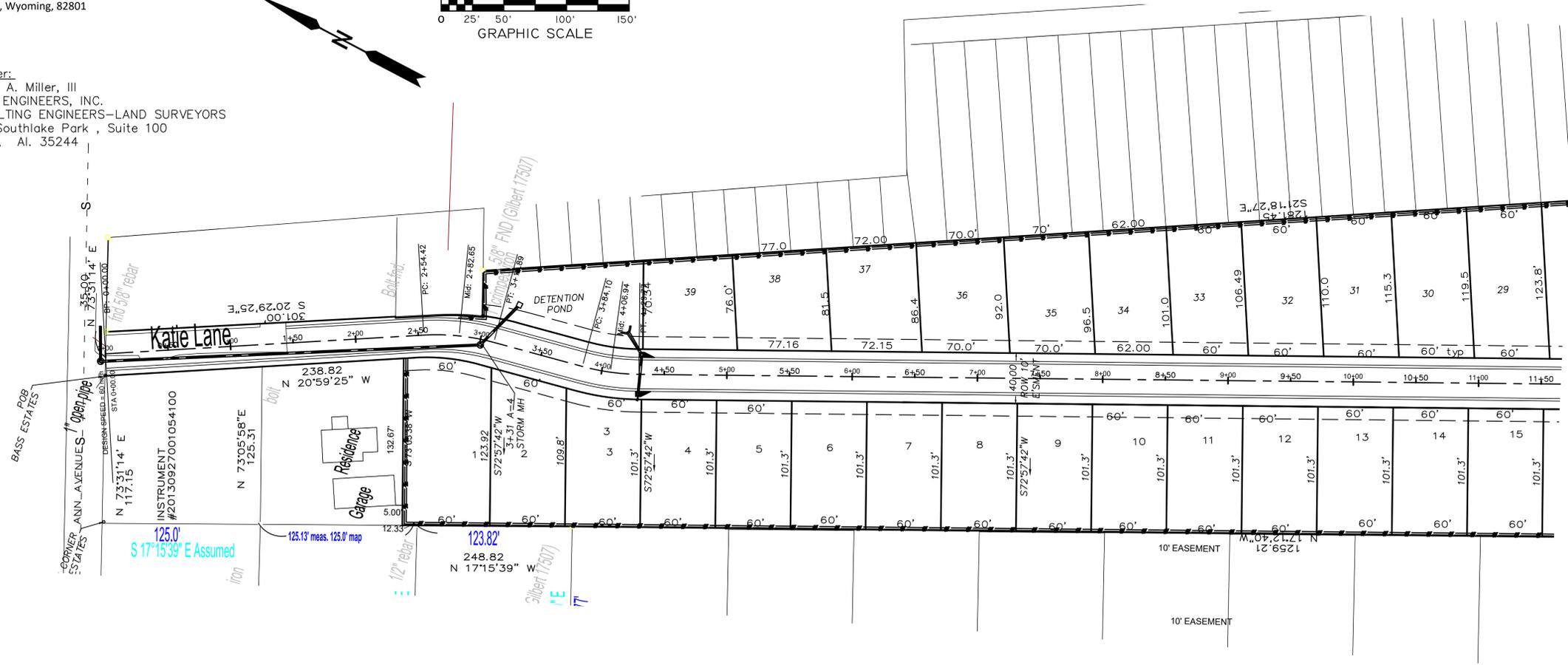
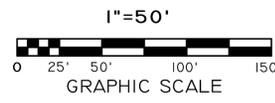


DATE REVISIONS

JOB NO:	SUBDIVISIONS
FILE NAME:	PARKSTONE MEADOWS
DATE:	03-10-22
DRAWN:	JAM III
CHECKED:	JAM III
SCALE:	1"=60'
SHEET	03

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

Engineer:
 Joseph A. Miller, III
 MTTR ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 2500 Southlake Park, Suite 100
 Hoover, AL 35244



ALIGNMENT -KATIE LANE CL
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=10'

MTTR
 ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
 TELEPHONE (205) 320-0114



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



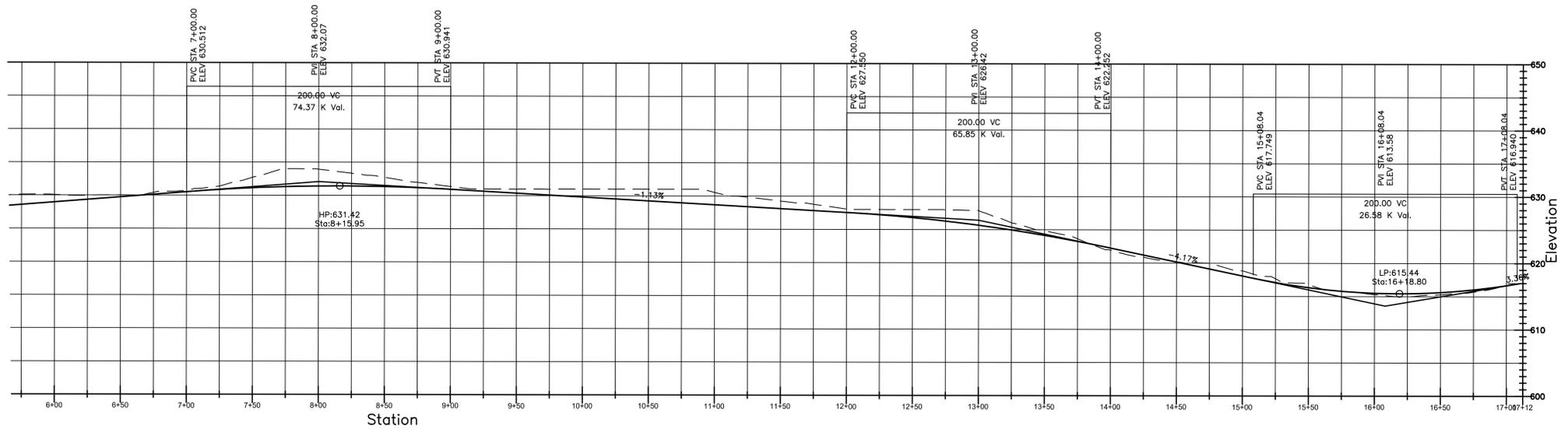
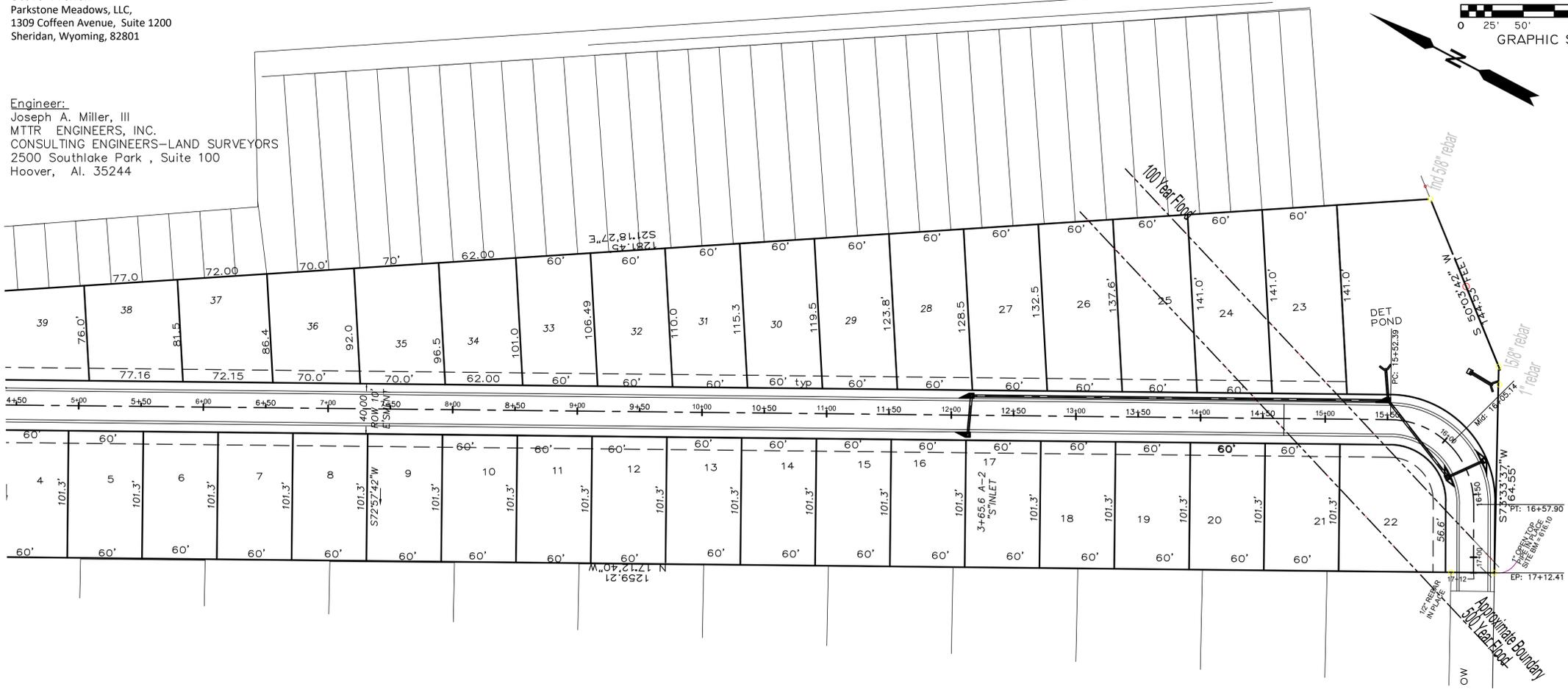
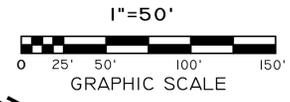
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JOB NO:
 SUBDIVISIONS
 FILE NAME: PARKSTONE
 MEADOWS
 SHEET: 03-08-22
 DATE:
 03.10.22
 DRAWN:
 JAM III
 CHECKED:
 JAM III
 SCALE:
 1"=50'
 SHEET

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Owner / Developer:
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Sheridan, Wyoming, 82801

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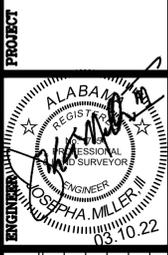


ALIGNMENT -KATIE LANE CL
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VERTICAL SCALE: 1"=10'

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CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



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



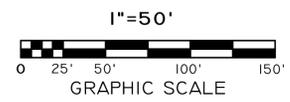
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JOB NO:
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JAM III
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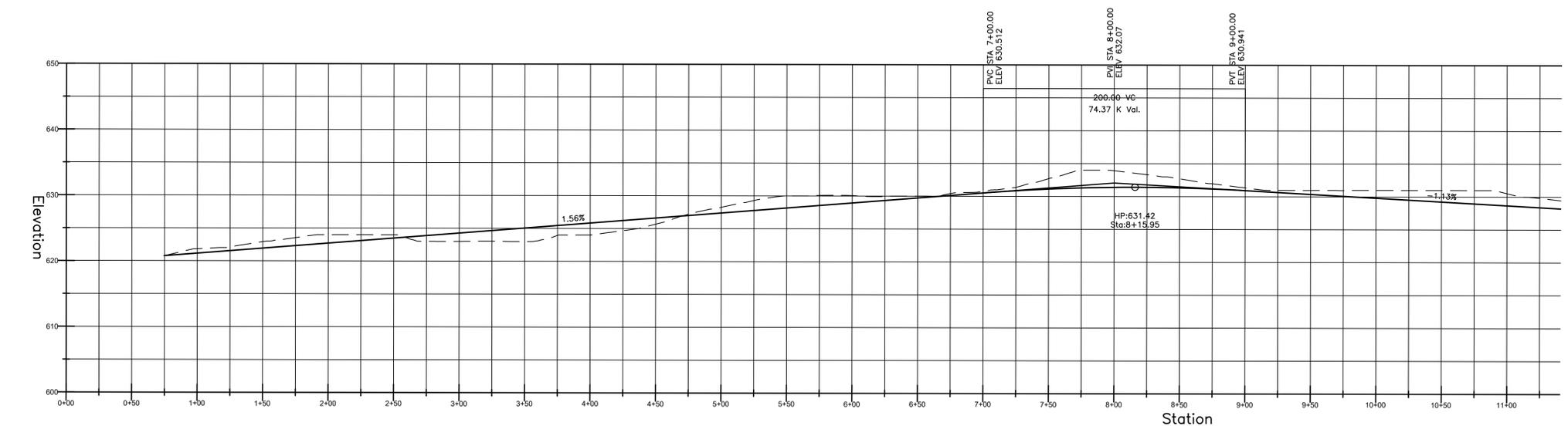
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CONSULTING ENGINEERS-LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, AL 35244



- FOR 8 INCH AND LARGER SANITARY SEWERS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION OF JEFFERSON COUNTY, THE LOCAL MUNICIPALITY AND/OR THE STATE HIGHWAY DEPARTMENT, AND APPLICABLE O.S.H.A. REGULATIONS, AS APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE JEFFERSON COUNTY ENVIRONMENTAL SERVICES DEPARTMENT 325-5127 AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. THERE SHALL BE NO CHANGES IN DRAWINGS WITHOUT WRITTEN APPROVAL BY THE JEFFERSON COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.
- DUCTILE IRON PIPE SHALL BE CLASS 52 OR BETTER.
- PVC PIPE SHALL BE AWWA C900, CAST IRON (CI) STANDARD DIMENSIONS. DIMENSION RATIO (DR) 18. PRESSURE CLASS (PC) 150 PSI OR BETTER.
- IN EARTH TRENCH, FOUR INCHES OF CRUSHED STONE SHALL BE PLACED UNDER SEWER LINES OF 12 INCHES IN DIAMETER OR SMALLER AND SIX INCHES OF CRUSHED STONE SHALL BE PLACED UNDER SEWER LINES LARGER THAN 12 INCHES IN DIAMETER. IN ROCK TRENCHES, SIX INCHES OF CRUSHED STONE SHALL BE PLACED UNDER ALL SEWERS. THE DITCH SHALL BE BACKFILLED WITH CRUSHED STONE TO A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE. WHEN CROSSING EXISTING ROADS, STREETS, AND ALL PAVEMENT IN AND OUT OF THE R.O.W., THE TOTAL BACKFILL SHALL BE CRUSHED STONE AND PROPERLY CHOKED.
- AT THE DIRECTION OF THE ESD INSPECTOR, A CONNECTION OF SANITARY SEWER PIPES (8 INCH THROUGH 16 INCH) OF DISSIMILAR SIZES OR FOR REPAIR OF SANITARY SEWER PIPES OF SIMILAR MATERIALS MAY BE MADE BY MEANS OF AN APPROVED MECHANICAL SEAL TYPE ADJUSTABLE COUPLING. COUPLINGS WITH ANY REQUIRED ADAPTING BUSHINGS SHALL BE MANUFACTURED OF AN APPROVED PREFORMED ELASTOMERIC MATERIAL SPECIFICALLY FOR DIMENSIONS OF THE PIPE MATERIALS TO BE CONNECTED. COUPLINGS OF THE MECHANICAL SEAL TYPE SHALL HAVE NUT AND BOLT TIGHTENING CLAMPS OR DEVICES MADE OF 316 STAINLESS STEEL, WITH AN ADJUSTABLE STAINLESS STEEL SHEAR RING, AND STAINLESS STEEL HARDWARE. A CONCRETE COLLAR AS SHOWN ON APPENDIX STANDARD DRAWING SD2060 IS REQUIRED. THE ADJUSTABLE COUPLING SHALL BE INSTALLED AS RECOMMENDED AND SPECIFIED BY THE MANUFACTURER. EACH COUPLING SHALL BEAR THE MANUFACTURER'S NAME AND REQUIRED MARKINGS.
- MANHOLES SHALL MEET ASTM SPECIFICATION C-478. JOINTS BETWEEN THE MANHOLE SECTIONS SHALL BE OFFSET TONGUE AND GROOVE "PUSH ON" TYPE, SUPPLIED WITH TYLOX SUPER SEAL PRE-LUBRICATED GASKET AS MANUFACTURED BY HAMILTON KENT MEETING THE REQUIREMENTS OF ASTM C443. EACH JOINT SHALL ALSO BE SUPPLIED WITH CONSEAL CS-231 WATERSTOP SEALANT AS MANUFACTURED BY CONCRETE SEALANTS, IN WIDTHS AS RECOMMENDED BY THE MANUFACTURER. MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM THICKNESS OF 5 INCHES. ALL MANHOLE CONES SHALL BE OF THE CONCENTRIC TYPE. MANHOLES MAY BE FINISHED TO STREET GRADE WITH BRICK AND MORTAR. THIS ADJUSTMENT HEIGHT SHALL NOT EXCEED 16 INCHES.
- STUBOUTS FOR SANITARY SEWER SERVICE LINES SHALL END ON OR NEAR THE PROPERTY LINE UNLESS OTHERWISE NOTED. ON "DOWNHILL" SIDE LOTS INSTALL LATERALS ON A MINIMUM 1 LINES TO GRADE THAT WILL TERMINATE A MAXIMUM DEPTH OF 10 FEET. THE FIRST JOINT OUT OF A MANHOLE, FOR BUILDING OR HOUSE SERVICE, SHALL BE DUCTILE IRON PIPE CLASS 52 OR BETTER (MINIMUM 8 FEET). ANY BUILDING SERVICE LINE SET OUTSIDE OF EASEMENT OR R.O.W. MUST BE INSTALLED BY A MASTER PLUMBER AND HAVE A SEWER CONNECTION PERMIT FOR EACH LOT.
- IF THE CONTRACTOR IS INSTALLING SERVICE LINES AT THE SAME TIME AS MAIN LINE, THE SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH JEFFERSON COUNTY STANDARDS FOR CONSTRUCTION OF SERVICE LINES AND CONNECTIONS, AND INSPECTED/TESTED BY COUNTY INSPECTOR BEFORE IT IS BACKFILLED.
- ALL SERVICE LINE STUBOUTS INSTALLED IN ROAD ROW OR UNDER ASPHALT SHALL BE PER STANDARD SPECIFICATIONS FOR SANITARY SEWER SERVICE LINES AND CONNECTIONS SECTION 4.
- CONSTRUCTION SIGNS FOR WORK WITHIN AND ADJACENT TO PUBLIC ROADS, HIGHWAYS, AND ALLEYS SHALL BE IN ACCORDANCE WITH ALDOT STANDARDS.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTINUOUS AND PROPER OPERATION OF ALL EXISTING UTILITIES LOCATED ON OR ADJACENT TO THE PROJECT SITE AND WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT.
- ALL EMBANKMENT FILL AREAS SHALL BE FILLED AND COMPACTED PRIOR TO EXCAVATION OF SEWER LINE TRENCHES.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS AND FOR ACQUISITION OF ALL PERMITS DURING CONSTRUCTION TO INSURE THAT DAMAGE DOES NOT OCCUR TO ADJACENT PROPERTIES, PUBLIC ROADS AND/OR DITCHES (CREEKS, STREAMS).
- UPON COMPLETION OF ALL OR ANY PART OF A SANITARY SEWER LINE, THE CONTRACTOR WILL BE REQUIRED TO TEST SAID SEWER FOR ACCEPTABILITY. GRAVITY SEWERS WILL BE PRESSURE TESTED WITH AIR. FORCE MAIN SEWERS WILL BE PRESSURE TESTED WITH WATER. MANHOLES WILL BE VACUUM TESTED. ALL TESTS WILL BE CONDUCTED IN THE PRESENCE OF THE COUNTY SEWER CONSTRUCTION INSPECTOR IN ACCORDANCE WITH SECTION 5.00 STANDARDS FOR COMMERCIAL AND RESIDENTIAL CONSTRUCTION OF SANITARY SEWER SYSTEMS. GRAVITY SANITARY SEWERS WILL BE TELEVISION INSPECTED FOLLOWING AIR TESTING WITH THE FINAL VIDEO TAPE AND LOG FURNISHED TO THE COUNTY FOR RECORD INFORMATION.

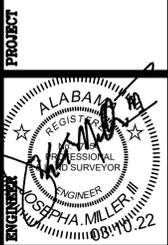


ALIGNMENT -KATIE LANE CL
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



SANITARY SEWER PLAN PROFILE
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
Sheridan, Wyoming, 82801

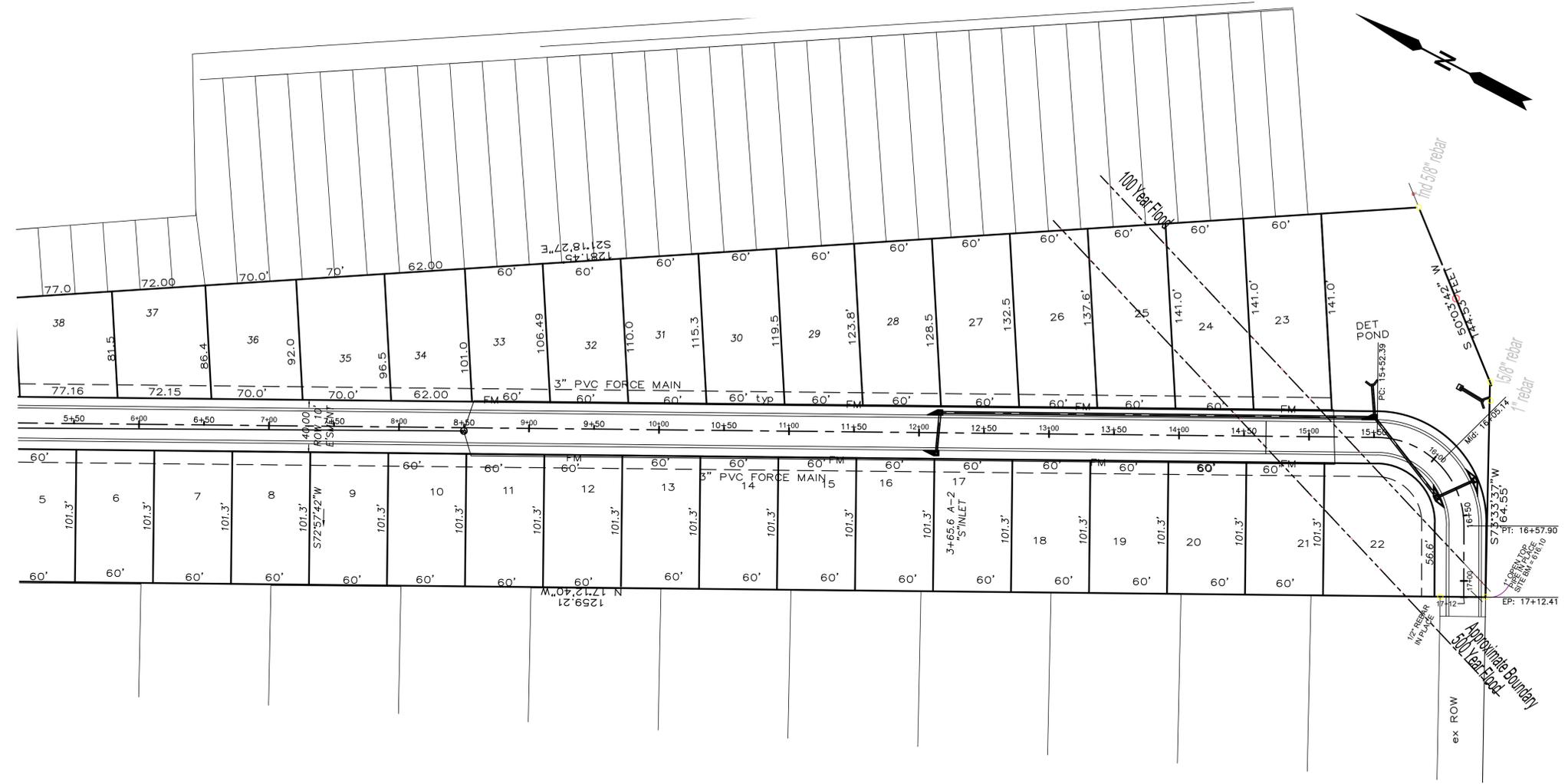
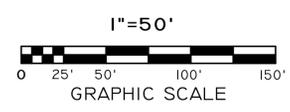


DATE	REVISIONS

JOB NO:
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DATE: 03.10.22
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SCALE:
1"=50'
SHEET

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

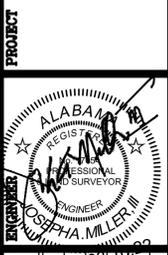
Engineer:
 Joseph A. Miller, III
 MTRR ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 2500 Southlake Park, Suite 100
 Hoover, AL 35244



MTRR
 ENGINEERS, INC.
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SANITARY SEWER PLAN PROFILE
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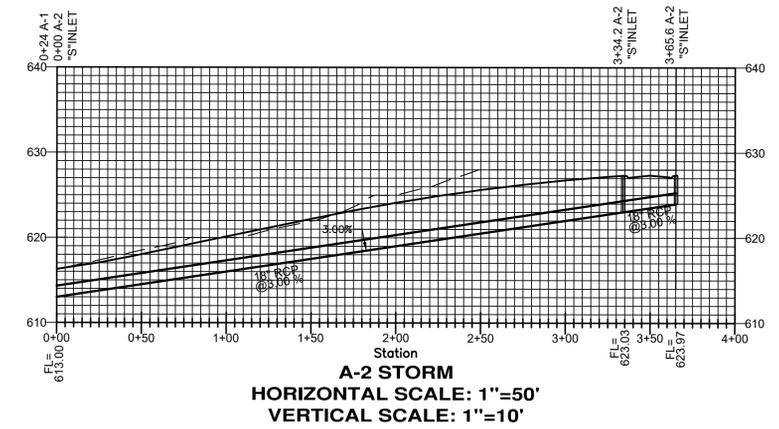
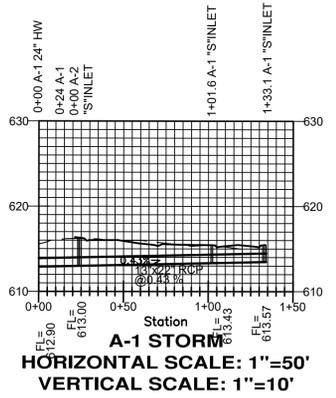
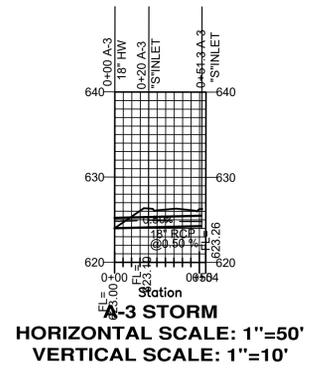
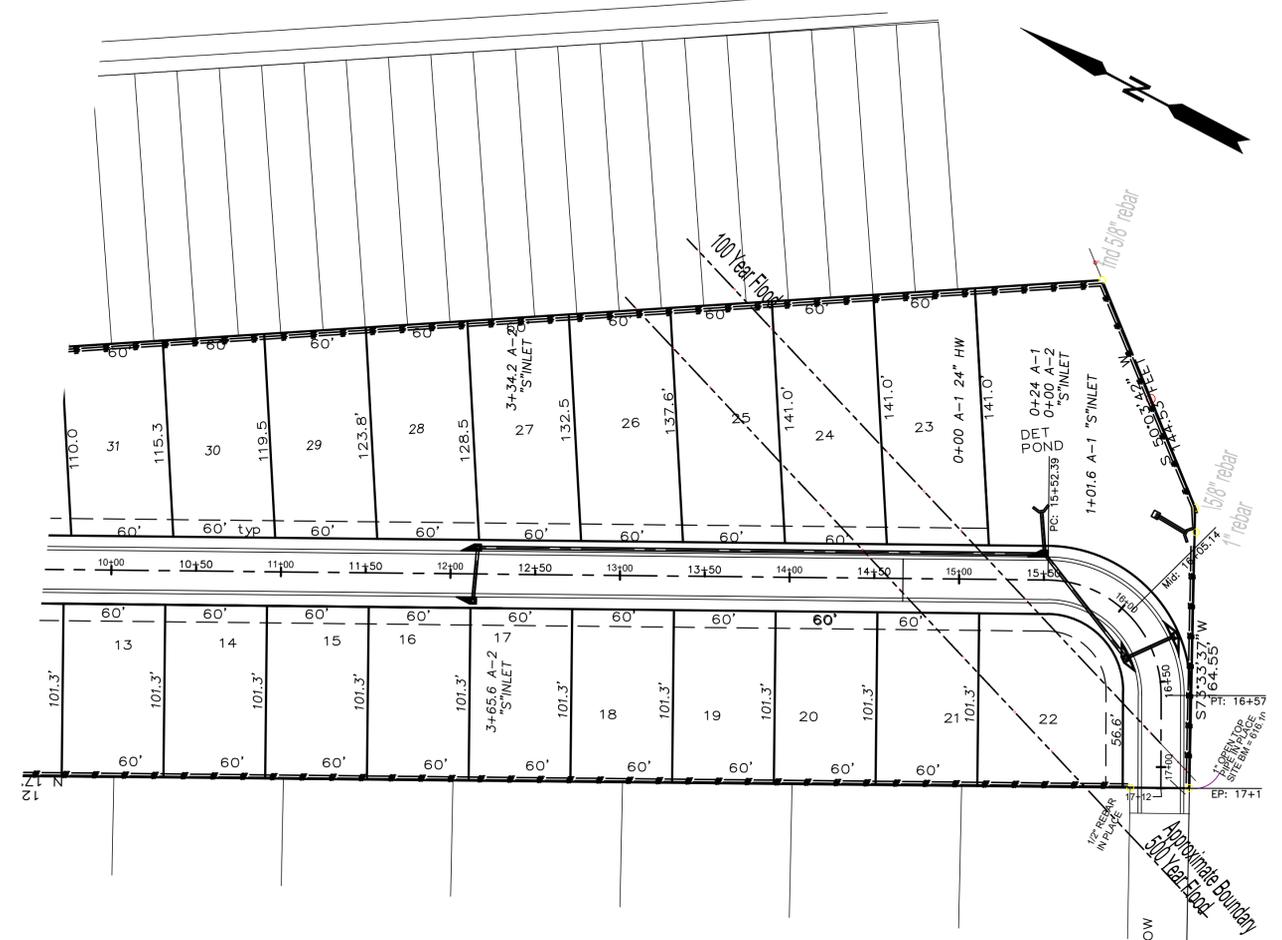
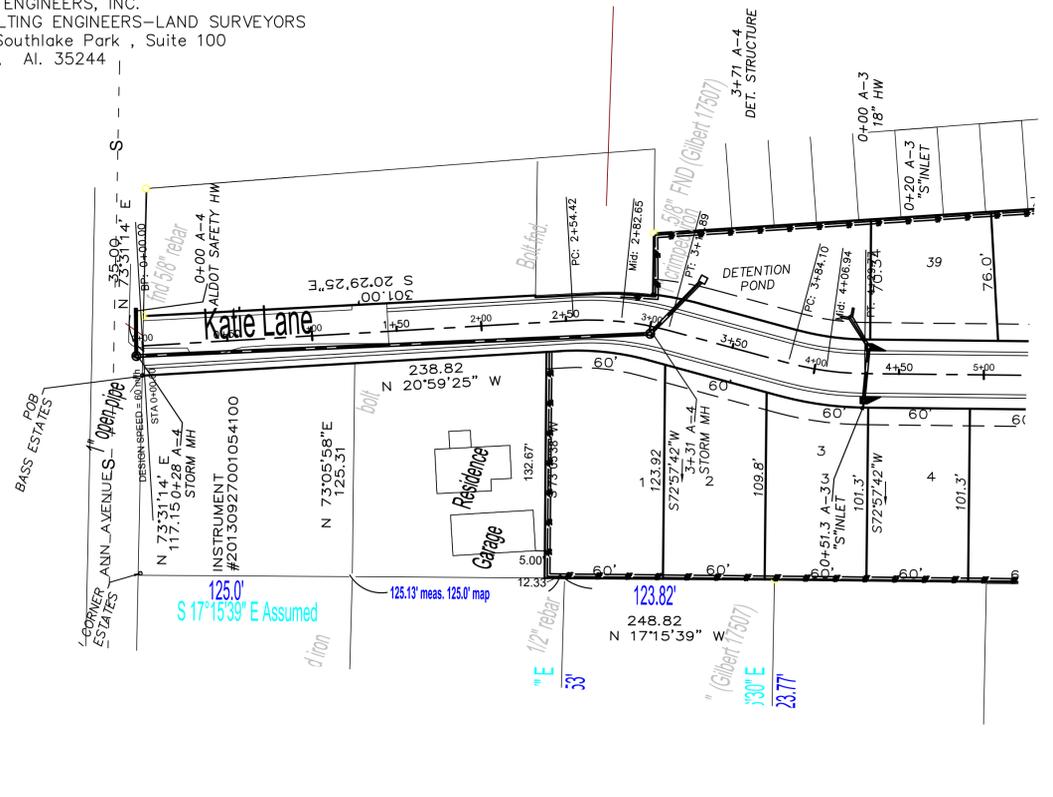
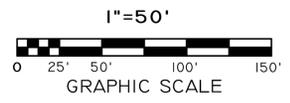
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MTTR ENGINEERS, INC.
CONSULTING ENGINEERS—LAND SURVEYORS
2500 Southlake Park, Suite 100
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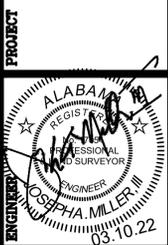
18.73 Acres



MTTR
ENGINEERS, INC.
CONSULTING ENGINEERS—LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



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



DATE	REVISIONS

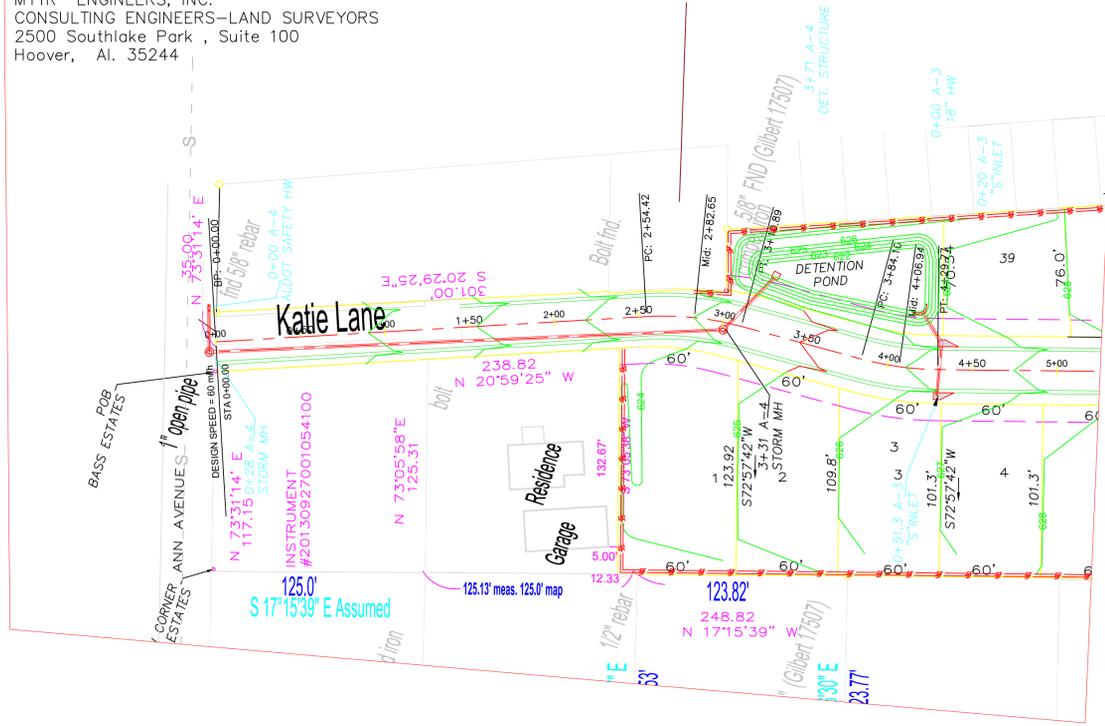
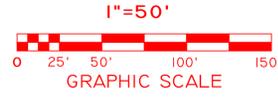
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18.73 Acres



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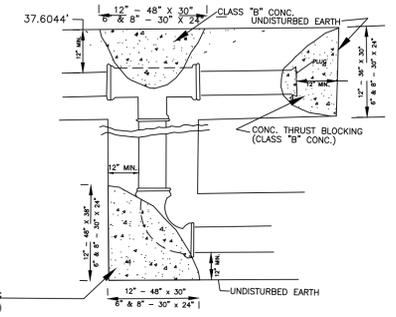
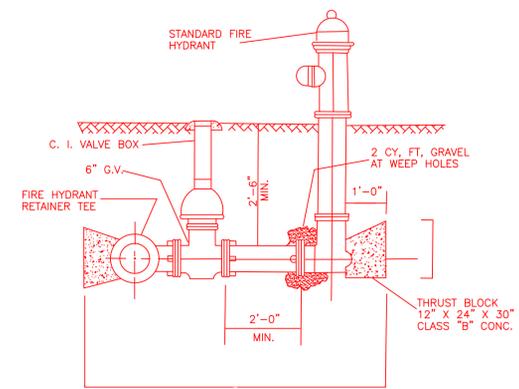
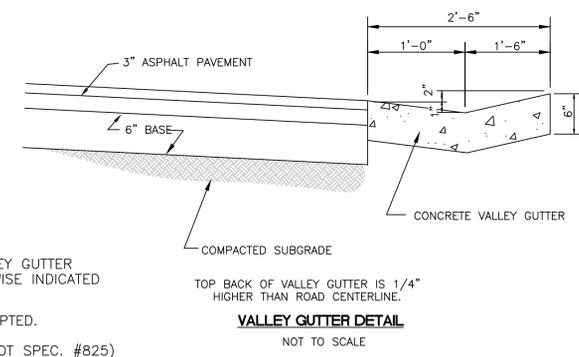
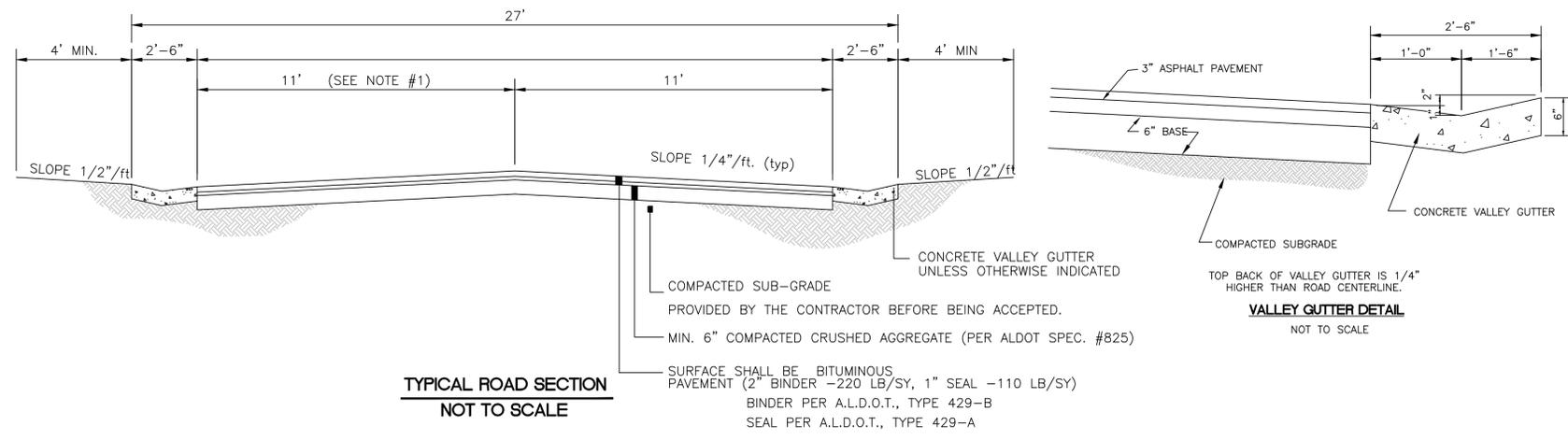
DETENTION PONDS
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
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PROJECT



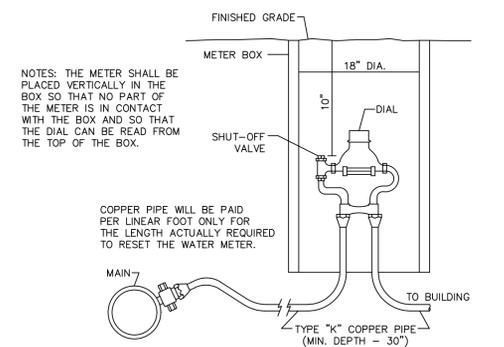
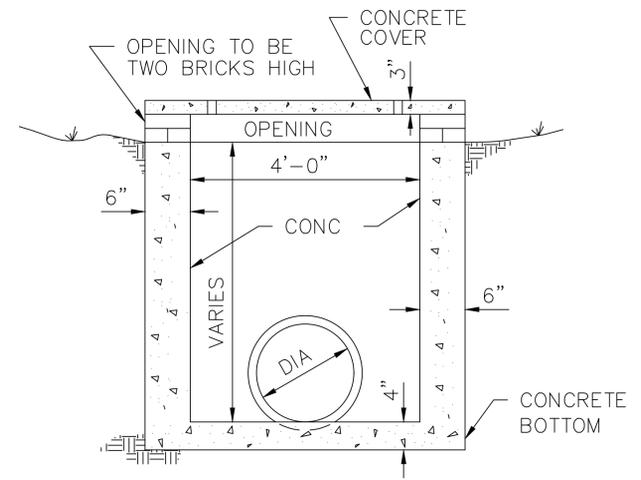
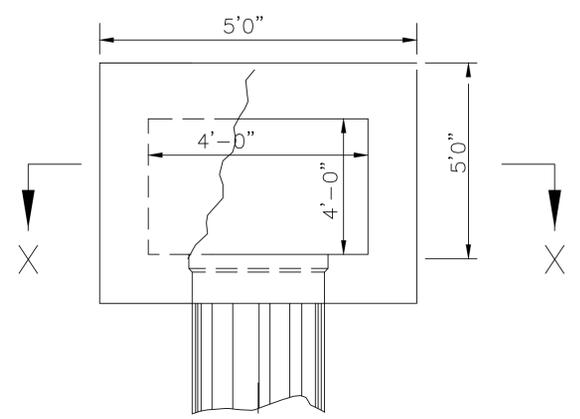
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JAM III
SCALE:
1\"/>



FOR 11/4", 22/2", 45" BENDS USE FOLLOWING DIMENSIONS FOR THRUST BLOCKS

PIPE SIZE	TOTAL LENGTH ALONG TRENCH (CENTER AT BEND)	DEPTH
6" & 8"	24"	18"



NOTES: THE METER SHALL BE PLACED VERTICALLY IN THE BOX SO THAT NO PART OF THE METER IS IN CONTACT WITH THE BOX AND SO THAT THE DIAL CAN BE READ FROM THE TOP OF THE BOX.

COPPER PIPE WILL BE PAID PER LINEAR FOOT ONLY FOR THE LENGTH ACTUALLY REQUIRED TO RESET THE WATER METER.

TYPE "K" COPPER PIPE (MIN. DEPTH - 30")

MTTR ENGINEERS, INC.
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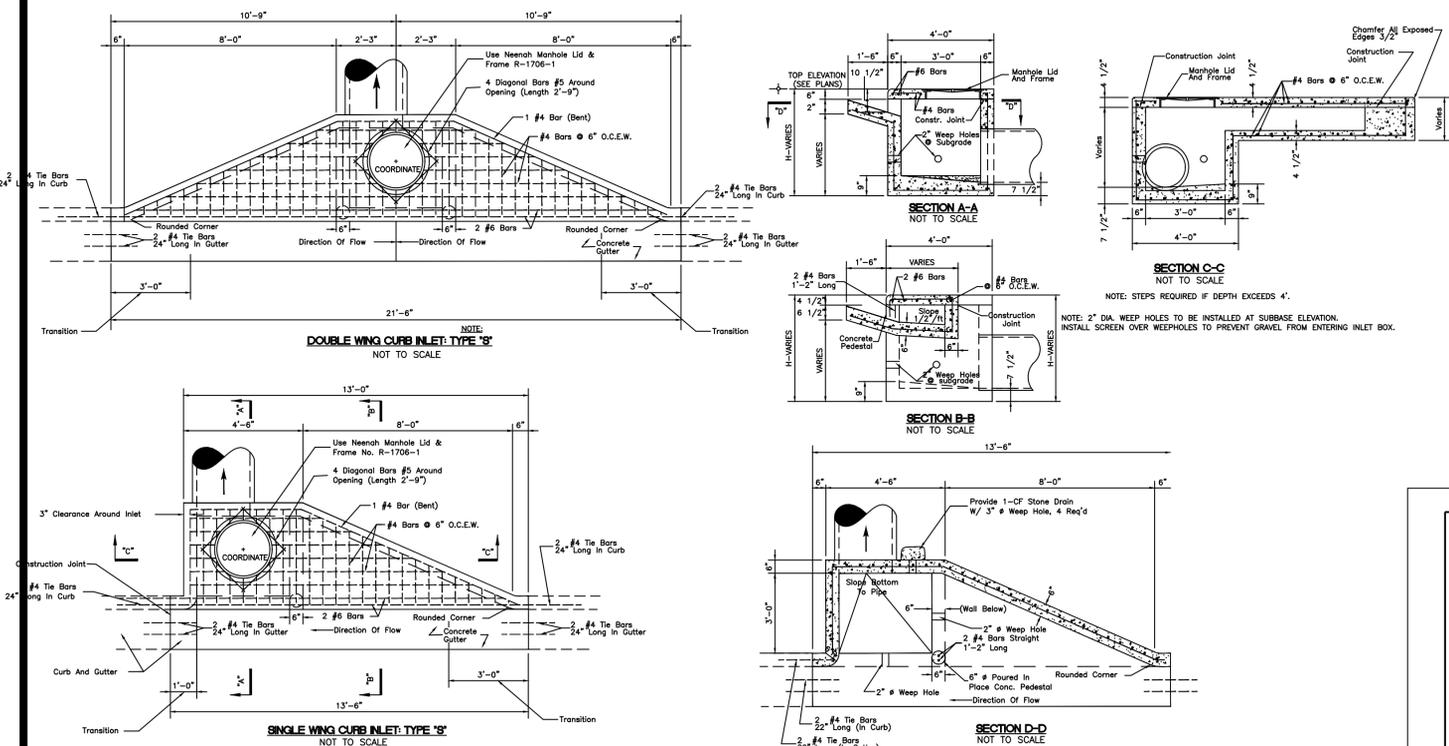


DETAILS
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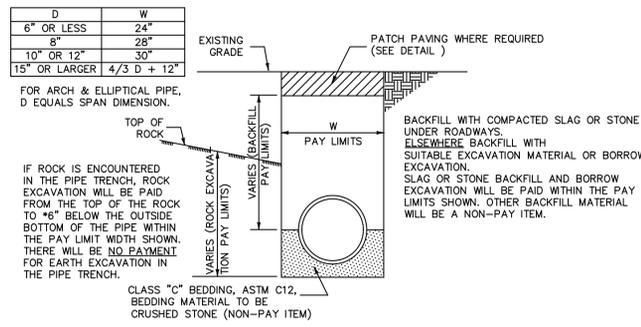
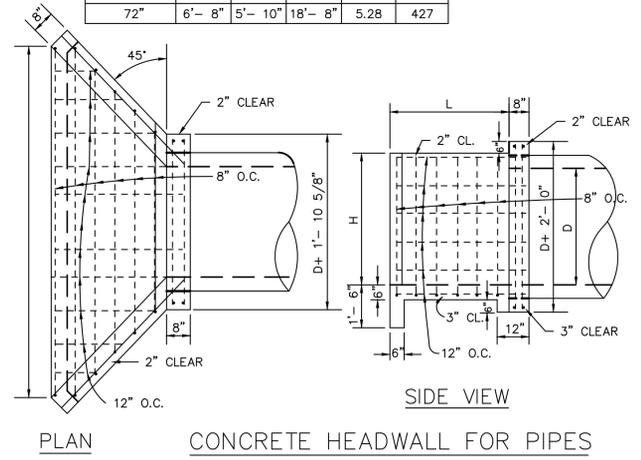


"S" INLET DETAIL

N.T.S.

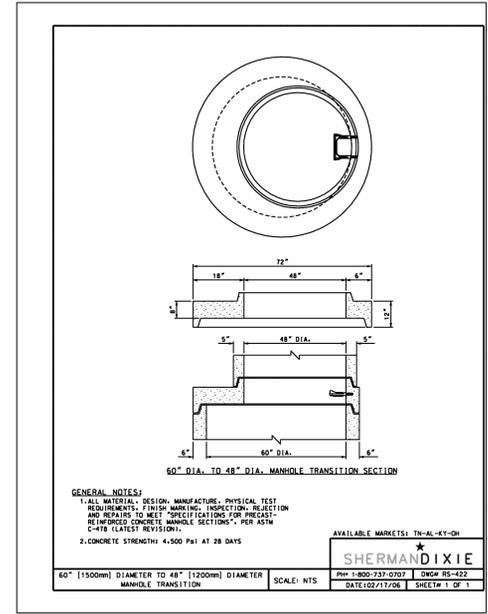
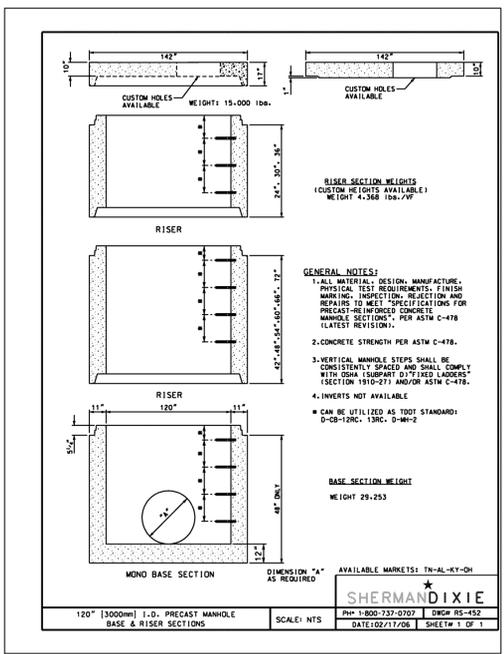
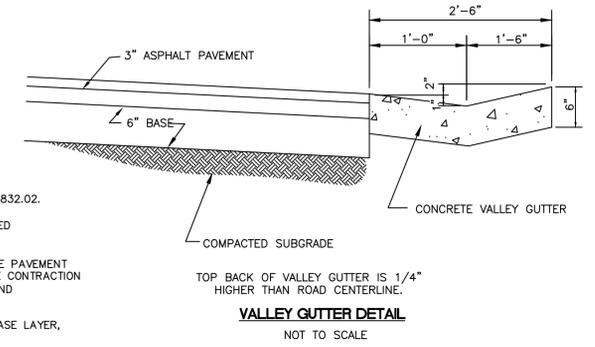
PIPE DIAMETER	DIMENSION				QUANTITY	
	D	H*	L	W	CONC. (C.Y.)	STEEL (LBS.)
18"	2'-0"	2'-4"	6'-2"	.91	66	
24"	2'-6"	2'-4"	6'-8"	1.06	78	
30"	3'-0"	2'-4"	7'-2"	1.21	85	
36"	3'-6"	2'-10"	8'-8"	1.59	115	
42"	4'-0"	3'-4"	10'-2"	2.02	140	
48"	4'-6"	3'-10"	11'-8"	2.51	175	
54"	5'-0"	4'-4"	13'-2"	3.05	210	
60"	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 REINFORCING BARS ARE #5'S FOR 72" PIPE
HEADWALL REINFORCING BARS ARE #4'S.



GENERAL NOTES FOR CONCRETE VALLEY GUTTER

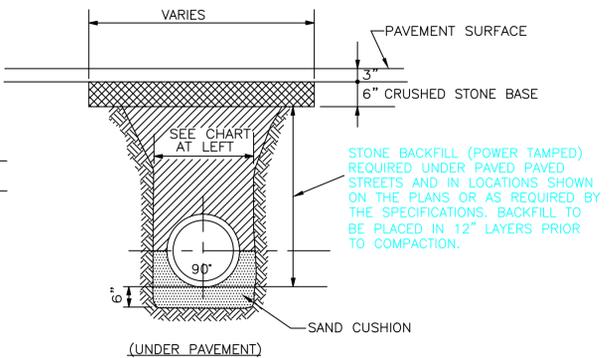
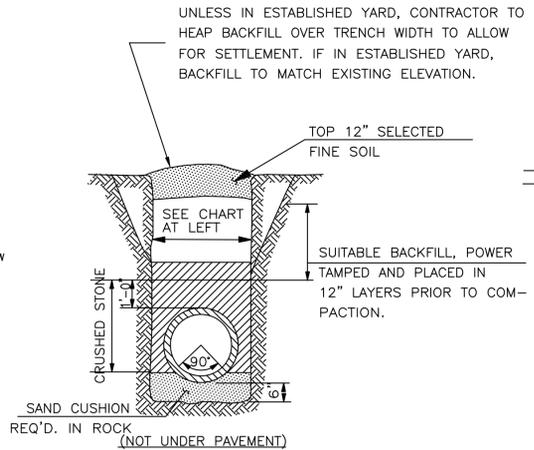
- EXPANSION JOINTS SHALL BE PLACED IN CURB AND/OR GUTTER TO MATCH THOSE IN CONCRETE PAVEMENT WHERE THE TWO ARE ADJACENT.
- EXPANSION JOINTS 3/4 INCH WIDE SHALL BE PLACED WHERE CURB AND/OR GUTTER TERMINATES AGAINST RIGID OBJECTS.
- EXPANSION JOINT FILLER AND SEALER SHALL MEET THE REQUIREMENTS OF ARTICLES 832.01 AND 832.02. EXPANSION JOINT FILLER SHALL EXTEND FROM THE BOTTOM OF 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.
- 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 SAWS OR OTHERWISE CUT 2 INCHES DEEP BY 1/8 INCH WIDE AND SHALL EXTEND 2 INCHES BELOW THE PAVEMENT SURFACE.
- 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.

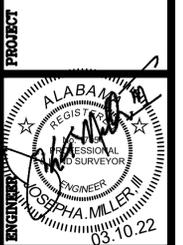
NOTE:
PRE CAST REINFORCED CONCRETE MANHOLES COMPLYING WITH ASTM SPEC. C-478-64T MUST BE USED. RISER SECTIONS OF PRECAST MANHOLES SHALL HAVE AN INSIDE DIAMETER OF 48".



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Parkstone Meadows, LLC,
Sheridan, Wyoming, 82801

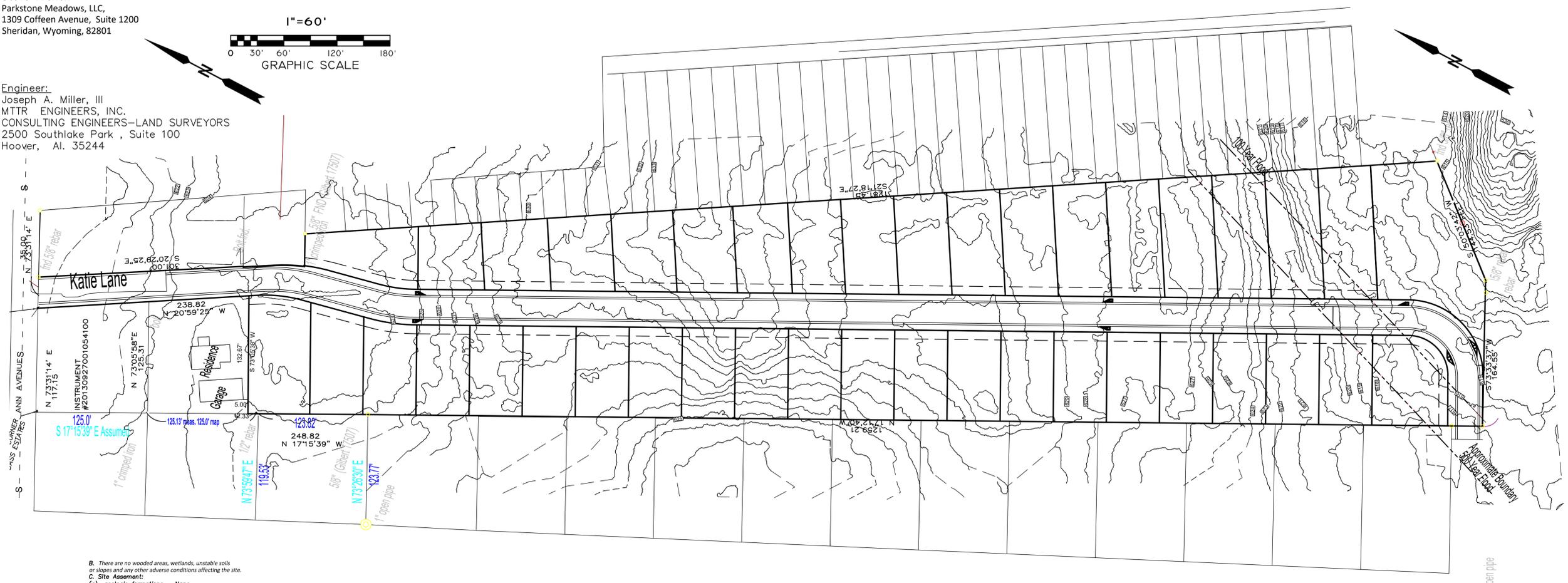
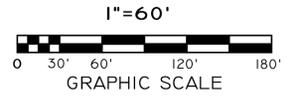


DATE	REVISIONS

JOB NO:
SUBDIVISIONS
FILE NAME: PARKSTONE MEADOWS
DATE: 03.10.22
DRAWN: JAM III
CHECKED: JAM III
SCALE: 1"=50'
SHEET

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

Engineer:
Joseph A. Miller, III
MTTR ENGINEERS, INC.
CONSULTING ENGINEERS—LAND SURVEYORS
2500 Southlake Park, Suite 100
Hoover, AL 35244



- B. There are no wooded areas, wetlands, unstable soils or slopes and any other adverse conditions affecting the site.
- C. Site Assessment:
- (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 wetlands, unstable soils or slopes and any other adverse condition affecting the site.
- E. Site Assessment:
- (a) geologic formations - None
 - (b) soils classifications - See Index
 - (c) colluvium - None
 - (d) bluffs - None
 - (e) sinkholes - None
 - (f) caves - None
 - (g) landslides (active and inactive) - None
 - (h) lineaments - None
 - (i) springs - None
 - (j) seeps - None
 - (k) streams (perennial, intermittent, wet weather) - None
 - (l) 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 - the streets and detention pond were graded in 2003.
 - (t) existing drainage retention and detention areas - See Sheet # 9
 - (u) wells, whether active or inactive, open or closed storage tanks, regardless of contents, both above ground and underground - None

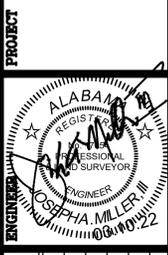
- F. Site assessment map
- (a) Joseph A. Miller, III, PE/LS 17054, Observed during site walk through for items a-u
 - (b) Soils types by graphic plotting from Soils Conservation Service Map: Bodine-Fullerton association, steep
- No other findings.
- (d) There are no adverse effects from items a-u.
 - (e) There are no adverse effects from items a-u.
 - (f) 20' Required front and 30' rear

- G. Site Information:
- Site acreage = 18.73 Acres
 - Smallest lot = 6000 sf / 0.15 acre
 - 39 lots
 - 1712 LF streets
- 9 The entire site soils type:
Fullerton-Bodine complex, 8 to 12 percent slopes
- Vegetative communities
- Trees
1. Pine trees over 6" in diameter = 155, age 15 years
 2. Clusters of mimosa trees over 6" in diameter = 43, age 15 years
 3. Oak trees over 6", larger ones 15.24" in diameter = 10, age 150 years
 4. Oak trees 6"-12" in diameter = 25, age 50 years
 5. Sweetgum Trees 6" in diameter = 20, age 15 years
 6. Elm Trees, 6" in diameter = 8, age 15 years
- Flowers:
No flowers were observed.
- Note:
1. No part of this subdivisions subtending land falls within 200 ft. of any Gas Transmission Pipeline or Fiber optic trunk line.

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS—LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



SITE ASSESSMENT MAP
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
Sheridan, Wyoming, 82801



DATE	REVISIONS

JOB NO:	SUBDIVISIONS
FILE NAME:	PARKSTONE MEADOWS
DATE:	03-10-22
DRAWN:	JAM III
CHECKED:	JAM III
SCALE:	1"=60'
SHEET	12

SITE DESCRIPTION & INTENDED PURPOSE

THE PROPOSED PROJECT IS THE DEVELOPMENT OF EXISTING RESIDENTIAL AND UNDEVELOPED PROPERTIES. THE SITE IS LOCATED ODENVILLE, ALABAMA. DISTURBED ACREAGE IS 4.0 ACRES TO INCLUDE PROPOSED HOUSE SITES, ROADWAY IMPROVEMENTS AND REQUIRED UTILITY WORK. THIS PLAN INTENDS TO CONTROL SEDIMENT LADEN RUN-OFF DURING THE DEVELOPMENT (CUT/FILL, INSTALLATION OF DRAINAGE STRUCTURES, DEMOLITION AND/OR REQUIRED UTILITY WORK).

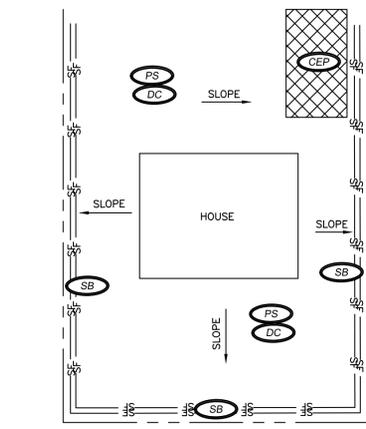
BMP NARRATIVE

THE CONTRACTOR SHALL ADHERE TO ALL EROSION CONTROL REQUIREMENTS OF ADEM AND ANY OTHER GOVERNING AGENCY, WHETHER LISTED HEREIN OR NOT. THE CONTRACTOR IS CAUTIONED THAT APPROPRIATE BMP CONTROL SHALL BE INSTALLED TO ENSURE THAT SEDIMENT LADEN RUNOFF OR SILT DOES NOT LEAVE THE SITE. ANY FILL PLACEMENT OF EARTH MATERIALS ON SITE WILL CAUSE EXISTING DRAINAGE DIRECTIONS OF STORMWATER TO BE ALTERED. THEREFORE, THE CONTRACTOR SHALL INSTALL ALL NECESSARY BMP CONTROLS (WHETHER INCLUDED AS PART OF THIS PLAN OR NOT) SO AS TO NOT PERMIT SEDIMENT LADEN RUNOFF OR SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESSEEN CONDITIONS, ACCIDENTS OR HOW THE WORK IS EXECUTED.

EROSION AND SEDIMENT CONTROL NOTES

THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT ALL PUBLIC AND PRIVATE PROPERTY FROM DAMAGE CAUSED BY INSTALLATION OF CONTROLS OR GRADING OPERATIONS AND TO REDUCE STORM WATER POLLUTION TO THE MAXIMUM PRACTICABLE. NO LAND-DISTURBING ACTIVITIES SHALL BE UNDERTAKEN EXCEPT IN ACCORDANCE WITH THE FOLLOWING:

- CONTRACTOR SHALL FOLLOW THE PROJECT PHASING SHOWN ON THE PLANS. THE CONTRACTOR SHALL INSURE THAT THE MINIMUM AREA IS STRIPPED OF ITS NATURAL COVER AND FOR A MINIMUM AMOUNT OF TIME AS PRACTICAL THROUGH OUT THE GRADING PHASES.
- CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PERMIT AND ALL OTHER REQUIRED DOCUMENTS REQUIRED BY ADEM AND LOCAL OFFICIALS.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT SHALL BE REPLACED AT THE END OF THE WORK DAY OR SOONER IF UNFAVORABLE WEATHER IS EXPECTED.
- ANY SLOPE OR FILL WHICH HAS BEEN GRADED SHALL, WITHIN THIRTEEN (13) DAYS OF THE COMPLETION OF SUCH GRADING OR THE COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER. MATERIALS, DEVICES OR STRUCTURES SUFFICIENT TO PREVENT EROSION. THE BMP'S SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE BMP PLAN UNTIL THE GRADED SLOPE OR FILL IS STABILIZED. PERMANENT VEGETATION SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER THE AREA IS AT FINAL GRADE.
- THE CONSTRUCTION BEST MANAGEMENT PRACTICE PLAN (CBMPP) IS COMPRISED OF THESE DRAWINGS, STANDARD DETAILS, THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ALABAMA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, & AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE COLLECTED IN WATER TIGHT CONTAINERS AND COLLECTED MATERIAL TO BE DISPOSED OF IN AN APPROVED LANDFILL WHEN THE CONTAINER REACHES 75% OF ITS CAPACITY. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR CHEMICALLY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL IS NOT ALLOWED.
- ALL EROSION CONTROL MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT PRIOR TO THE COMMENCEMENT OF EARTH MOVING OPERATIONS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM WATER DRAINAGE OUTLET IN CONJUNCTION WITH STABILIZATION OF THE SITE.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- ANY SLOPE OR FILL WHICH IS IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- ADDITIONAL PROTECTION: ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT FROM LEAVING THE PROJECT CONFINES DUE TO UNFORESSEEN CONDITIONS, ACCIDENT OR HOW WORK IS EXECUTED.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD AND PARKING CONSTRUCTION.
- USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED. CHEMICALS, PAINT, SOLVENTS, FERTILIZERS AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION. THE CONTENT MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE OR TREATED AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
- NO BELOW GROUND STORAGE WILL BE ALLOWED. CONTRACTOR SHALL PROVIDE EMERGENCY CONTAINMENT FOR ANY HAZARDOUS MATERIAL STORED ON-SITE. THIS CONTAINMENT SHALL BE EITHER BERM'S OR EQUIVALENT. THE CONTAINMENT SHALL COMPLY WITH SPILL PREVENTION CONTROL AND COUNTER MEASURES (SPCC) REGULATIONS FOR PAINT, OIL, GREASE, OTHER PETROLEUM PRODUCTS, OR ANY OTHER MATERIALS.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE ABOVE, AS A MINIMUM STANDARD, AND SHALL REMOVE ANY SILT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION. ONCE THE SITE IS STABILIZED AND ACCEPTED, CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES.



TYPICAL LOT BMP PLAN

N.T.S.



TABLE SOD-2 Adaptation and Maintenance of Grasses Used for Sodding

SPECIES	VARIETY					MAINTENANCE	
	SHADE	HEAT	COLD	DROUGHT	WEAR	MOWING HEIGHT	MOWING FREQ.
BERMUDAGRASS	NO	GOOD	POOR	EXCEL.	EXCEL.	1"	HIGH
BAHIAGRASS	FAIR	GOOD	POOR	EXCEL.	GOOD	2-3"	HIGH
CENTIPEDE	FAIR	GOOD	POOR	GOOD	POOR	1.5"	LOW
TALL FESCUE	GOOD	FAIR	GOOD	GOOD	GOOD	3"	HIGH
ST. AUGUSTINE	GOOD	GOOD	POOR	POOR	POOR	2-3"	MEDIUM
ZOYSIA	FAIR	GOOD	FAIR	EXCEL.	GOOD	1"	HIGH

TABLE SOD-1 Grasses Adapted for Sodding in Alabama

WARM SEASON SPECIES	VARIETY	AREA ADAPTED
BERMUDAGRASS	Tifway, TifSport, Celebration, TifGrand, Common	North, Central, South
BAHIAGRASS	Pensacola	Central, South
CENTIPEDE	Common, TifBlair	Central, South
ST. AUGUSTINE	Common, and a few commercial varieties	South
ZOYSIA	Any selection available in Alabama, Zenith is Seeded	Central, South
COOL SEASON SPECIES		
TALL FESCUE	Kentucky 31, Rebel (turf type)	North

TABLE MU-1 Mulching Materials and Application Rates

MATERIAL	RATE PER ARCE	NOTES
STRAW (WITH SEED)	1.5 - 2 TONS	Spread by hand or machine; Anchor when subject to blowing
STRAW (NO SEED)	2.5 - 3 TONS	Spread by hand or machine; Anchor when subject to blowing
WOOD CHIPS	5 - 6 TONS	Treat with 12 lbs. nitrogen / ton.
BARK	35 CUBIC YARDS	Can apply with mulch blower.
PINE STRAW	1 - 2 TONS	Spread by hand or machine.
PEANUT HULLS	10 - 20 TONS	Will wash off slopes. Treat with 12 lbs. nitrogen / ton.
HECPs	0.75 - 2.25 TONS	Refer to ECTC or Manufacturer's recommendations.

TABLE TS-1 Commonly Used for Temporary Cover

SPECIES	SEEDING RATE/AC	SEEDING DATES		
		NORTH	CENTRAL	SOUTH
MILLET, BROWNTOP OR GERMAN	40 LBS.	MAY 1-AUG 1	APR 1-AUG 15	APR 1-AUG 15
RYE	3 BU.	SEP 1-NOV 15	SEP 15-NOV 15	SEP 15-NOV 15
RYEGRASS	30 LBS.	AUG 1-SEP 15	SEP 1-OCT 15	SEP 1-OCT 15
SORGHUM-SUDAN HYBRIDS	40 LBS.	MAY 1-AUG 1	APR 15-AUG 1	APR 1-AUG 5
SUDANGRASS	40 LBS.	MAY 1-AUG 1	APR 15-AUG 1	APR 1-AUG 15
WHEAT	3 BU.	SEP 1-NOV 1	SEP 15-NOV 15	SEP 15-NOV 15
COMMON BERMUDAGRASS	10 LBS.	APR 1-JULY 1	MAR 15-JULY 15	MAR 1-JULY 15
CRIMSON CLOVER	10 LBS.	SEP 1-NOV 1	SEP 1-NOV 1	SEP 1-NOV 1

STRUCTURAL PRACTICES		VEGETATIVE MEASURES	
CODE	PRACTICE	CODE	PRACTICE
CEP	CONSTRUCTION EXIT	PS	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
SB	SILT FENCE (TYPE A)	DC	DUST CONTROL ON DISTURBED AREAS

SURFACE PREPARATION FOR PERMANENT SEEDING AND SOD

Clear the area of clods, rocks, etc. and smooth the area. Grade and loosen the soil to a smooth firm surface to enhance rooting. Break up large clods and loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. Operate the equipment on the contour.

Where topsoil is specified, additional steps will be done based on the design plan.

APPLICATION OF SOIL AMENDMENTS

Apply fertilizer and lime according to the plan or by soil test recommendations. In the absence of a plan or soil test recommendations apply agricultural limestone at a rate of 2 tons per acre (90 lbs. per 1000 s.f.) and 10-10-10 fertilizer at the rate of 1000 lbs. per acre (25 lbs per 1000 s.f.). Apply ground agricultural limestone unless a soil test shows a pH of 6.0 or greater. Incorporate amendments to a depth of 4" to 6" with a disk or rotary tiller.

Rake or harrow to achieve a smooth, final grade on which to lay the sod. Surface should be loose, and free of plants, trash and other debris.

During high temperatures, moisten the soil immediately prior to laying sod. This cools the soil reduces root burning and dieback.

INSTALLING THE SOD

Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger joints to create a brick-like pattern and promote more uniform growth and strength. Ensure that sod is not stretched, or overlapped and that all joints are butted tight to prevent spaces which would cause drying of the roots.

On slopes 3:1 or steeper, or wherever concentrated flow may be a problem, lay sod with staggered joints and secure by stapling or pegging. Install sod with the length perpendicular to the water flow on the contour. Staple firmly at the corners and middle of each strip. Jute and synthetic netting may be pegged over the sod for further protection against washout during establishment.

IRRIGATION

Immediately after laying the sod, roll or tamp it to provide firm contact between roots and soil, then irrigate sod deeply so that the underside of the sod pad and the soil 6" below the sod is thoroughly wet.

Until a good root system develops, water sod during dry periods as often as necessary to maintain moist soil to a depth of at least 4".

SITE PREPARATION AND SOIL AMENDMENTS FOR TEMP. SEEDING

COMPLETE GRADING AND SHAPING BEFORE APPLYING SOIL AMENDMENTS IF GRADING AND SHAPING ARE NEEDED TO PROVIDE A SURFACE ON WHICH EQUIPMENT CAN SAFELY AND EFFICIENTLY BE USED TO APPLY SOIL AMENDMENTS AND ACCOMPLISH SEEDED PREPARATION AND SEEDING.

LIME

APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF A SOIL TEST IS NOT AVAILABLE, USE 1 TON OF AGRICULTURAL LIMESTONE OR EQUIVALENT PER ACRE ON COARSE TEXTURED SOILS AND 3 TONS PER ACRE ON FINE TEXTURED SOILS. DO NOT APPLY LIME TO ALKALINE SOILS OR TO AREAS WHICH HAVE BEEN LIMED DURING THE PRECEDING 2 YEARS.

FERTILIZER

APPLY FERTILIZER ACCORDING TO SOIL TEST RESULTS. IF A SOIL TEST IS NOT AVAILABLE, APPLY 8-24-24 FERTILIZER.

WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, 30 TO 40 LBS/ACRE (APPROXIMATELY 0.8 LBS./10000 FT²) OF ADDITIONAL NITROGEN FERTILIZER SHOULD BE APPLIED.

NOTE: FERTILIZER CAN BE BLENDED TO MEET EXACT FERTILIZER RECOMMENDATIONS. TAKE SOIL TEST RECOMMENDATIONS TO LOCAL FERTILIZER DEALER FOR BULK FERTILIZER BLENDS. THIS MAY BE MORE ECONOMICAL THAN BAGGED FERTILIZER.

APPLICATION OF SOIL AMENDMENTS

INCORPORATE LIME AND FERTILIZER INTO THE TOP 6" OF SOIL DURING SEEDED PREPARATION.

SEEDBED PREPARATION

GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL FULFURIZED, LOOSE, AND SMOOTH. IF SOILS BECOME COMPACTED DURING GRADING, LOOSEN THEM TO A DEPTH OF 6" TO 8" USING A RIPPER OR CHISEL PLOW.

IF RAINFALL HAS CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. WHEN HYDROSEEDING METHODS ARE USED, THE SURFACE SHOULD BE LEFT WITH A MORE IRREGULAR SURFACE OF COLDS.

PLANTING METHODS SEEDING

EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEP SLOPES WHERE EQUIPMENT CANNOT OPERATE SAFELY. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1" DEEP, AND GRASSES AND LEGUMES NO MORE THAN 2" DEEP. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER.

HYDROSEEDING

SURFACE ROUGHENING IS PARTICULARLY IMPORTANT WHEN HYDROSEEDING. AS ROUGHENED SLOPE WILL PROVIDE SOME NATURAL COVERAGE FOR LIME, FERTILIZER, AND SEED. THE SURFACE SHOULD NOT BE COMPACTED OR SMOOTH. FINE SEEDBED PREPARATION IS NOT NECESSARY FOR HYDROSEEDING OPERATIONS. LARGE CLOUDS, STONES, AND IRREGULARITIES PROVIDE CAVITIES IN WHICH SEEDS CAN LODGE. HYDROSEEDING MIXTURES SHOULD INCLUDE A WOOD FIBER MULCH WHICH IS DYED AN APPROPRIATE COLOR TO FACILITATE UNIFORM APPLICATIONS OF THE SEED.

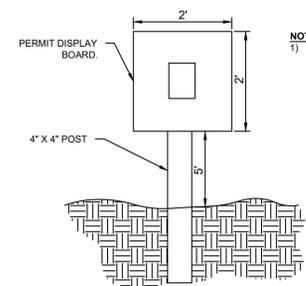
MIX SEED, INOCULANT IF REQUIRED, AND A SEED CARRIER WITH WATER AND APPLY AS A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. THE SEED CARRIER SHOULD BE A CELLULOSE FIBER, NATURAL WOOD FIBER OR CANE FIBER MULCH MATERIAL WHICH IS DYED AN APPROPRIATE COLOR TO RECOMMENDED RATE WHEN ADDING INOCULANT TO A HYDROSEEDER SLURRY. THE MIXTURE SHOULD BE APPLIED WITHIN 1 HOUR AFTER MIXING TO REDUCE DAMAGE TO SEED.

FERTILIZER SHOULD NOT BE MIXED WITH THE SEED-INOCULANT MIXTURE BECAUSE FERTILIZER SALTS MAY DAMAGE SEED AND REDUCE GERMINATION AND SEEDING WIGOR. FERTILIZER MAY BE APPLIED WITH HYDRO SEEDER AS A SEPARATE OPERATION AFTER SEEDLINGS ARE ESTABLISHED.

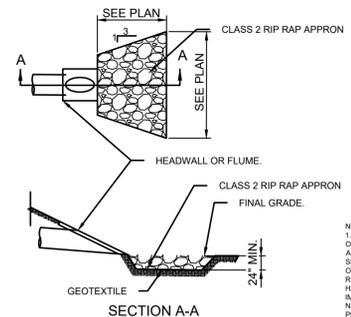
MULCHING

THE USE OF AN APPROPRIATE MULCH WILL HELP ENSURE ESTABLISHMENT OF VEGETATIVE COVER UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS (SEE THE MULCHING PRACTICE FOR GUIDANCE). HARSH SITE CONDITIONS INCLUDE THE FOLLOWING:

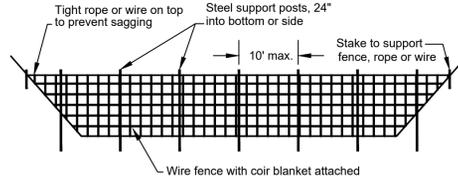
- SEEDING IN LATE FALL FOR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE).



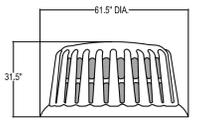
ADEM PERMIT SIGN DETAIL
N.T.S.



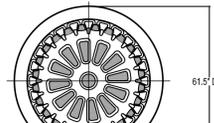
OP - RIP-RAP APRON DETAIL
N.T.S.



SBB - SEDIMENTATION BASIN BAFFLE DETAIL
N.T.S.



ELEVATION VIEW



PLAN VIEW

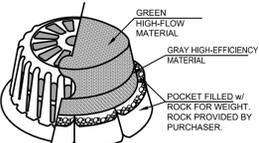
FILTER OPTIONS
 FILTER IS AVAILABLE IN TWO OPTIONS:
 1) ALL HIGH-FLOW FILTER
 2) HIGH-FLOW MATERIAL ON TOP HALF, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS) (DOT FILTER)
 IT IS THE PURCHASER'S RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER INSTALLATION
 FILTER SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER. EVERY FILTER COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
 ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

REPLACEMENT FILTERS: MODEL # R-140HF OR R-340 DOT
 SLL-SAVER, INC. 1200 FORESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7918 FAX: (770) 388-7940 TOLL FREE: 1-888-382-5811 (T-588) www.sllsaver.com

ROUND FRAME & FILTER ASSEMBLY
 Model # R-100A
 60" DIAMETER



ISOMETRIC VIEW
SHOWN WITH DOT FILTER

IP 7 DOMED INLET PROTECTION DETAIL
N.T.S.

MTTR
ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
 TELEPHONE (205) 320-0114

MTR
 TULLOCH • THOMPSON • TAYLOR • WAINWRIGHT

BMP NOTES DETAILS/DETAILS
PARKSTONE MEADOWS
 KATIE LANE
 LEEDS ALABAMA
Parkstone Meadows, LLC,
 Sheridan, Wyoming, 82801

PROJECT
 ENGINEER
 KATH HORN
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 EXPIRES 12/31/22

REVISIONS

NO.	DATE	DESCRIPTION

DATE
 03/23/22
JAM III
 CHECKED:
 JAM III
SCALE:
 1"=60'
SHEET

SITE DESCRIPTION & INTENDED PURPOSE

THE PROPOSED PROJECT IS THE DEVELOPMENT OF EXISTING RESIDENTIAL AND UNDEVELOPED PROPERTIES. THE SITE IS LOCATED ODENVILLE, ALABAMA. DISTURBED ACREAGE IS 4.0 ACRES TO INCLUDE PROPOSED HOUSE SITES, ROADWAY IMPROVEMENTS AND REQUIRED UTILITY WORK. THIS PLAN INTENDS TO CONTROL SEDIMENT LADEN RUN-OFF DURING THE DEVELOPMENT (CUT/FILL, INSTALLATION OF DRAINAGE STRUCTURES, DEMOLITION AND/OR REQUIRED UTILITY WORK).

BMP NARRATIVE

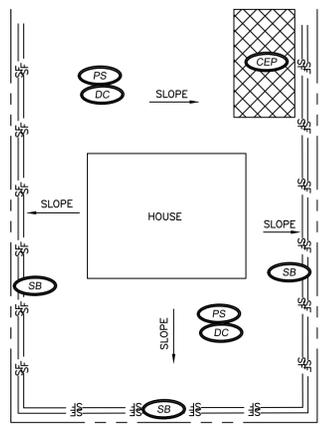
THE CONTRACTOR SHALL ADHERE TO ALL EROSION CONTROL REQUIREMENTS OF ADEM AND ANY OTHER GOVERNING AGENCY. WHETHER LISTED HEREIN OR NOT, THE CONTRACTOR IS CAUTIONED THAT APPROPRIATE BMP CONTROL SHALL BE INSTALLED TO ENSURE THAT SEDIMENT LADEN RUNOFF OR SILT DOES NOT LEAVE THE SITE. ANY FILL PLACEMENT OF EARTH MATERIALS ON SITE WILL CAUSE EXISTING DRAINAGE DIRECTIONS OF STORMWATER TO BE ALTERED. THEREFORE, THE CONTRACTOR SHALL INSTALL ALL NECESSARY BMP CONTROLS (WHETHER INCLUDED AS PART OF THIS PLAN OR NOT) SO AS TO NOT PERMIT SEDIMENT LADEN RUNOFF OR SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS, ACCIDENTS OR HOW THE WORK IS EXECUTED.

EROSION AND SEDIMENT CONTROL NOTES

THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT ALL PUBLIC AND PRIVATE PROPERTY FROM DAMAGE CAUSED BY INSTALLATION OF CONTROLS OR GRADING OPERATIONS AND TO REDUCE STORM WATER POLLUTION TO THE MAXIMUM PRACTICABLE. NO LAND-DISTURBING ACTIVITIES SHALL BE UNDERTAKEN EXCEPT IN ACCORDANCE WITH THE FOLLOWING:

- CONTRACTOR SHALL FOLLOW THE PROJECT PHASING SHOWN ON THE PLANS. THE CONTRACTOR SHALL INSURE THAT THE MINIMUM AREA IS STRIPPED OF ITS NATURAL COVER AND FOR A MINIMUM AMOUNT OF TIME AS PRACTICAL THROUGH OUT THE GRADING PHASES.
- CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PERMIT AND ALL OTHER REQUIRED DOCUMENTS REQUIRED BY ADEM AND LOCAL OFFICIALS.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT SHALL BE REPLACED AT THE END OF THE WORK DAY OR SOONER IF UNFAVORABLE WEATHER IS EXPECTED.
- ANY SLOPE OR FILL WHICH HAS BEEN GRADED SHALL WITHIN THIRTEEN (13) DAYS OF THE COMPLETION OF SUCH GRADING OR THE COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, MATERIALS, DEVICES OR STRUCTURES SUFFICIENT TO PREVENT EROSION. THE BMP'S SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE BMP PLAN UNTIL THE GRADED SLOPE OR FILL IS STABILIZED. PERMANENT VEGETATION SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER THE AREA IS AT FINAL GRADE.
- THE CONSTRUCTION BEST MANAGEMENT PRACTICE PLAN (CBMPP) IS COMPRISED OF THESE DRAWINGS, STANDARD DETAILS, THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ALABAMA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT, WHICHEVER IS MORE STRINGENT. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, & AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE COLLECTED IN WATERTIGHT CONTAINERS AND COLLECTED MATERIAL TO BE DISPOSED OF IN AN APPROVED LANDFILL WHEN THE CONTAINER REACHES 75% OF ITS CAPACITY. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL IS NOT ALLOWED.
- ALL EROSION CONTROL MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT PRIOR TO THE COMMENCEMENT OF EARTH MOVING OPERATIONS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM WATER DRAINAGE OUTLET IN CONJUNCTION WITH STABILIZATION OF THE SITE.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- ANY SLOPE OR FILL SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- ADDITIONAL PROTECTION ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT FROM LEAVING THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS, ACCIDENT OR HOW WORK IS EXECUTED.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF UNCURED CONCRETE, ASPHALT PAVING FOR ROAD AND PARKING CONSTRUCTION.
- USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED. CHEMICALS, PAINT, SOLVENTS, FERTILIZERS AND OTHER TOXIC MATERIAL MUST BE STORED IN WATERPROOF CONTAINERS, EXCEPT DURING APPLICATION. THE CONTENT MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE OR TREATED, AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.
- NO BELOW GROUND STORAGE WILL BE ALLOWED. CONTRACTOR SHALL PROVIDE EMERGENCY CONTAINMENT FOR ANY HAZARDOUS MATERIAL STORED ON-SITE. THIS CONTAINMENT SHALL BE EARTHEN BERMS OR EQUIVALENT. THE CONTAINMENT SHALL COMPLY WITH SPILL PREVENTION CONTROL AND COUNTER MEASURES (SPCC) REGULATIONS FOR PAINT, OIL, GREASE, OTHER PETROLEUM PRODUCTS, OR ANY OTHER MATERIALS.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE ABOVE, AS A MINIMUM STANDARD, AND SHALL REMOVE ANY SILT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION. ONCE THE SITE IS STABILIZED AND ACCEPTED, CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES.

TYPICAL LOT BMP PLAN



N.T.S.

STRUCTURAL PRACTICES		VEGETATIVE MEASURES	
CODE	PRACTICE	CODE	PRACTICE
CEP	CONSTRUCTION EXIT	PS	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
SB	SILT FENCE (TYPE A)	DC	DUST CONTROL ON DISTURBED AREAS

SURFACE PREPARATION FOR PERMANENT SEEDING AND SOD
Clear the area of clods, rocks, etc. and smooth the area. Grade and loosen the soil to a smooth firm surface to enhance rooting. Break up large clods and loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. Operate the equipment on the contour.

Where topsoil is specified, additional steps will be done based on the design plan.

APPLICATION OF SOIL AMENDMENTS

Apply fertilizer and lime according to the plan or by soil test recommendations. In the absence of a plan or soil test recommendations apply agricultural limestone at a rate of 2 tons per acre (90 lbs. per 1000 s.f.) and 10-10-10 fertilizer at the rate of 1000 lbs. per acre (25 lbs per 1000 s.f.). Apply ground agricultural limestone unless a soil test shows a pH of 6.0 or greater. Incorporate amendments to a depth of 4" to 6" with a disk or rotary tiller.

Rake or harrow to achieve a smooth, final grade on which to lay the sod. Surface should be loose, and free of plants, trash and other debris.

During high temperatures, moisten the soil immediately prior to laying sod. This cools the soil, reduces root burning and dieback.

INSTALLING THE SOD

Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger joints to create a brick-like pattern and promote more uniform growth and strength. Ensure that sod is not stretched, or overlapped and that all joints are butted tight to prevent spaces which would cause drying of the roots.

On slopes 3:1 or steeper, or wherever concentrated flow may be a problem, lay sod with staggered joints and secure by stapling or pegging. Install sod with the length perpendicular to the water flow on the contour. Staple firmly at the corners and middle of each strip. Jute and synthetic netting may be pegged over the sod for further protection against washout during establishment.

IRRIGATION

Immediately after laying the sod, roll or tamp it to provide firm contact between roots and soil, then irrigate sod deeply so that the underside of the sod pad and the soil 6" below the sod is thoroughly wet.

Until a good root system develops, water sod during dry periods as often as necessary to maintain moist soil to a depth of at least 4".

SITE PREPARATION AND SOIL AMENDMENTS FOR TEMP. SEEDING

COMPLETE GRADING AND SHAPING BEFORE APPLYING SOIL AMENDMENTS. IF GRADING AND SHAPING ARE NEEDED TO PROVIDE A SURFACE ON WHICH EQUIPMENT CAN SAFELY AND EFFICIENTLY BE USED TO APPLY SOIL AMENDMENTS AND ACCOMPLISH SEEDING PREPARATION AND SEEDING.

LIME

APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF A SOIL TEST IS NOT AVAILABLE, USE 1 TON OF AGRICULTURAL LIMESTONE OR EQUIVALENT PER ACRE ON COARSE TEXTURED SOILS AND 3 TONS PER ACRE ON FINE TEXTURED SOILS. DO NOT APPLY LIME TO ALKALINE SOILS OR TO AREAS WHICH HAVE BEEN LIMED DURING THE PRECEDING 2 YEARS.

FERTILIZER

APPLY FERTILIZER ACCORDING TO SOIL TEST RESULTS. IF A SOIL TEST IS NOT AVAILABLE, APPLY 8-24-24 FERTILIZER.

WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, 30 TO 40 LBS/ACRE (APPROXIMATELY 0.8 LBS/1000 FT²) OF ADDITIONAL NITROGEN FERTILIZER SHOULD BE APPLIED.

NOTE: FERTILIZER CAN BE BLENDED TO MEET EXACT FERTILIZER RECOMMENDATIONS. TAKE SOIL TEST RECOMMENDATIONS TO LOCAL FERTILIZER DEALER FOR BULK FERTILIZER BLENDS. THIS MAY BE MORE ECONOMICAL THAN BAGGED FERTILIZER.

APPLICATION OF SOIL AMENDMENTS

INCORPORATE LIME AND FERTILIZER INTO THE TOP 6" OF SOIL DURING SEEDBED PREPARATION.

SEEDBED PREPARATION

GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, IS LOOSE, AND SMOOTH. IF SOILS BECOME COMPACTED DURING GRADING, LOOSEN THEM TO A DEPTH OF 6" TO 8" USING A RIPPER OR CHISEL PLOW.

IF RAINFALL HAS CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. WHEN HYDROSEEDING METHODS ARE USED, THE SURFACE SHOULD BE LEFT WITH A MORE IRREGULAR SURFACE OF COLDS.

PLANTING METHODS SEEDING

EVENLY APPLY SEED USING A CYCLONE SEEDER (BROADCAST), DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. BROADCAST SEEDING AND HYDROSEEDING ARE APPROPRIATE FOR STEP SLOPES WHERE EQUIPMENT CANNOT OPERATE SAFELY. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1" DEEP AND GRASSES AND LEGUMES NO MORE THAN 2" DEEP. BROADCAST SEED MUST BE COVERED BY RAKING OR CHAIN DRAGGING, AND THEN LIGHTLY FIRMED WITH A ROLLER OR CULTIPACKER.

HYDROSEEDING

SURFACE ROUGHENING IS PARTICULARLY IMPORTANT WHEN HYDROSEEDING, AS ROUGHENED SLOPE WILL PROVIDE SOME NATURAL COVERAGE FOR LIME, FERTILIZER, AND SEED. THE SURFACE SHOULD NOT BE COMPACTED OR SMOOTH. FINE SEEDBED PREPARATION IS NOT NECESSARY FOR HYDROSEEDING OPERATIONS. LARGE CLODS, STONES, AND IRREGULARITIES PROVIDE CAVITIES IN WHICH SEEDS CAN LODGE. HYDROSEEDING MIXTURES SHOULD INCLUDE A WOOD FIBER MULCH WHICH IS DYED AN APPROPRIATE COLOR TO FACILITATE UNIFORM APPLICATIONS OF THE SEED.

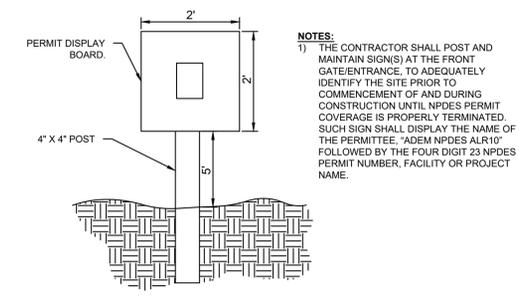
MIX SEED, INOCULANT IF REQUIRED, AND A SEED CARRIER WITH WATER AND APPLY AS A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. THE SEED CARRIER SHOULD BE A CELLULOSE FIBER, NATURAL WOOD FIBER OR CANE FIBER MULCH MATERIAL WHICH IS DYED AN APPROPRIATE COLOR TO RECOMMENDED RATE WHEN ADDING INOCULANT TO A HYDROSEEDER SLURRY. THE MIXTURE SHOULD BE APPLIED WITHIN 1 HOUR AFTER MIXING TO REDUCE DAMAGE TO SEED.

FERTILIZER SHOULD NOT BE MIXED WITH THE SEED-INOCULANT MIXTURE BECAUSE FERTILIZER SALTS MAY DAMAGE SEED AND REDUCE GERMINATION AND SEEDING VIGOR. FERTILIZER MAY BE APPLIED WITH HYDRO SEEDER AS A SEPARATE OPERATION AFTER SEEDLINGS ARE ESTABLISHED.

MULCHING

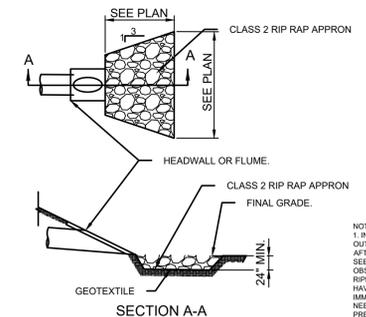
THE USE OF AN APPROPRIATE MULCH WILL HELP ENSURE ESTABLISHMENT OF VEGETATIVE COVER UNDER NORMAL CONDITIONS AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS (SEE THE MULCHING PRACTICE FOR GUIDANCE). HARSH SITE CONDITIONS INCLUDE THE FOLLOWING:

- SEEDING IN LATE FALL FOR WINTER COVER (WOOD FIBER MULCHES ARE NOT CONSIDERED ADEQUATE FOR THIS USE).



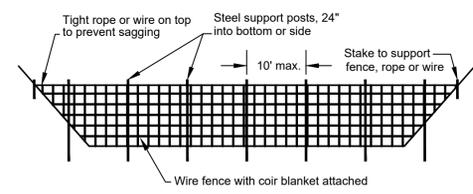
ADEM PERMIT SIGN DETAIL

N.T.S.



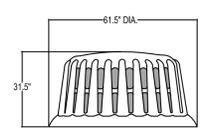
OP - RIP-RAP APRON DETAIL

N.T.S.

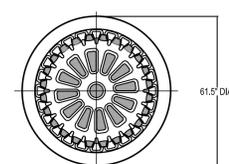


SBB - SEDIMENTATION BASIN BAFFLE DETAIL

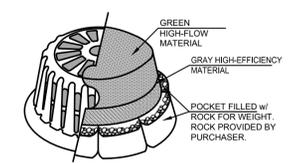
N.T.S.



ELEVATION VIEW



PLAN VIEW



ISOMETRIC VIEW

SHOWN WITH DOT FILTER

FILTER OPTIONS
FILTER IS AVAILABLE IN TWO OPTIONS:
1) ALL HIGH-FLOW FILTER
2) HIGH-FLOW MATERIAL ON TOP HALF, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.) (DOT FILTER)
IT IS THE PURCHASER'S RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER INSTALLATION
FILTER SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER. EVERY FILTER COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

REPLACEMENT FILTERS: MODEL # R-140HF OR R-340 DOT	
ROUND FRAME & FILTER ASSEMBLY Model # R-100A AKA SS-100A (Round) 60" DIAMETER	FRAME MATERIAL: BLACK 0.025" HWMP FILTER FABRIC MATERIAL: REFER TO SPEC SCALE: NOT TO SCALE LAST UPDATED: AUGUST 2019

IP 7 DOMED INLET PROTECTION DETAIL

N.T.S.



TABLE SOD-2 Adaptation and Maintenance of Grasses Used for Sodding

SPECIES	VARIETY				MAINTENANCE		
	SHADE	HEAT	COLD	DROUGHT	WEAR	MOWING HEIGHT	MOWING FREQ.
BERMUDAGRASS	NO	GOOD	POOR	EXCEL.	EXCEL.	1"	HIGH
BAHIAGRASS	FAIR	GOOD	POOR	EXCEL.	GOOD	2-3"	HIGH
CENTIPEDE	FAIR	GOOD	POOR	GOOD	POOR	1.5"	LOW
TALL FESCUE	GOOD	FAIR	GOOD	GOOD	GOOD	3"	HIGH
ST. AUGUSTINE	GOOD	GOOD	POOR	POOR	POOR	2-3"	MEDIUM
ZOYSIA	FAIR	GOOD	FAIR	EXCEL.	GOOD	1"	HIGH

TABLE SOD-1 Grasses Adapted for Sodding in Alabama

WARM SEASON SPECIES	VARIETY	AREA ADAPTED
BERMUDAGRASS	Tifway, TifSport, Celebration, TifGrand, Common	North, Central, South
BAHIAGRASS	Pensacola	Central, South
CENTIPEDE	Common, TifBlair	Central, South
ST. AUGUSTINE	Common, and a few commercial varieties	South
ZOYSIA	Any selection available in Alabama, Zenith is Seeded	Central, South
TALL FESCUE	Kentucky 31, Rebel (turf type)	North

TABLE MU-1 Mulching Materials and Application Rates

MATERIAL	RATE PER ACRE	NOTES
STRAW (WITH SEED)	1.5 - 2 TONS	Spread by hand or machine; Anchor when subject to blowing
STRAW (NO SEED)	2.5 - 3 TONS	Spread by hand or machine; Anchor when subject to blowing
WOOD CHIPS	5 - 6 TONS	Treat with 12 lbs. nitrogen / ton.
BARK	35 CUBIC YARDS	Can apply with mulch blower.
PINE STRAW	1 - 2 TONS	Spread by hand or machine.
PEANUT HULLS	10 - 20 TONS	Will wash off slopes. Treat with 12 lbs. nitrogen / ton.
HECPs	0.75 - 2.25 TONS	Refer to ECTC or Manufacturer's recommendations.

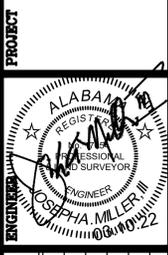
TABLE TS-1 Commonly Used for Temporary Cover

SPECIES	SEEDING RATE/AC	SEEDING DATES		
		NORTH	CENTRAL	SOUTH
MILLET, BROWNTOP OR GERMAN	40 LBS.	MAY 1-AUG 1	APR 1-AUG 15	APR 1-AUG 15
RYE	3 BU.	SEP 1-NOV 15	SEP 15-NOV 15	SEP 15-NOV 15
RYEGRASS	30 LBS.	AUG 1-SEP 15	SEP 1-OCT 15	SEP 1-OCT 15
SORGHUM-SUDAN HYBRIDS	40 LBS.	MAY 1-AUG 1	APR 15-AUG 1	APR 1-AUG 5
SUDANGRASS	40 LBS.	MAY 1-AUG 1	APR 15-AUG 1	APR 1-AUG 15
WHEAT	3 BU.	SEP 1-NOV 1	SEP 15-NOV 15	SEP 15-NOV 15
COMMON BERMUDAGRASS	10 LBS.	APR 1-JULY 1	MAR 15-JULY 15	MAR 1-JULY 15
CRIMSON CLOVER	10 LBS.	SEP 1-NOV 1	SEP 1-NOV 1	SEP 1-NOV 1

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
2500 SOUTHLAKE PARK, SUITE 100, HOOVER, AL 35244
TELEPHONE (205) 320-0114



BMP NOTES DETAILS/DETAILS
PARKSTONE MEADOWS
KATIE LANE
LEEDS ALABAMA
Parkstone Meadows, LLC,
Sheridan, Wyo 82801



REVISIONS	DATE

JOB NO: SUBDIVISIONS
FILE NAME: PARKSTONE MEADOWS
DATE: 03-10-22
DRAWN: JAM III
CHECKED: JAM III
SCALE: 1"=60'
SHEET

File Attachments for Item:

2. RA22-000002 - Planning and Zoning Commission - to modify the R-5 Garden Home District Use regulations and delete the R-6, Patio Home District.

§8.00 R-5 Garden Home Residential District

8.01 Intent

To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

8.02 Uses Permitted

The following uses shall be permitted in the R-5 Garden Home District:

- A. Agricultural Uses
 - 1. Non-Commercial Greenhouses and Gardens
- B. Residential Uses
 - 1. Residential Garden Homes
 - 2. Accessory Structures and Buildings, subject to Article VII, § 6.00.
- C. Institutional Uses
 - 1. Home Instruction
 - 2. Public Utility Services
- D. Temporary Uses
 - 1. Garage of Yard Sales, subject to Article VII, § 9.00.

8.03 Special Exception Uses

The following uses may be permitted subject to approval of the Zoning Board of Adjustment and the appropriate permits being issued by the City. See Article VIII, Special Exception Uses, § 1.00 and subsections 1.01 and 1.02.

- A. Commercial Uses
 - 1. Home Occupations, subject to Article VIII, § 9.00.

8.04 Area and Dimensional Regulations

Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

Minimum Lot Width at	
The Building Line:	60 Feet

Minimum Lot Area: 6,000 Square Feet

Minimum Yards:

Front	7 Feet
Rear:	5 Feet
Side:	5 Feet

Maximum Height 38 Feet or 2 ½ Stories

Minimum Livable Floor

Area in Square Feet: One Story – 1,200 Total
 One and One-Half Story – 800 First Floor
 Second Floor – 400 for total of 1,200
 Two Story – First Floor – 700
 Two Story – Second Floor – 700 for total of 1,400

Corner Lots: Setbacks shall be the same on streets, roads, or highways.

Note: A Site Development Plan is required for all garden home developments as per Article subsection 2.02.

8.05 Buffer Requirements

As described in the Buffer Matrix and subsection 1.05 of this Article. 8.06

8.06 Additional Regulations

1. No fence shall be permitted forward of the front building face of the house, other fences shall not exceed seven (7) feet in height.
2. No two homes constructed in this district shall be closer to one another than fifteen (15) feet.
3. All utilities shall be placed underground.
4. There shall be two (2) paved parking spaces provided for each dwelling, the depth of which shall be measured from the back of the curb. Twenty percent (20%) of the parking shall be dedicated to landscaping. There shall be no off-street parking along existing interior streets.
5. Customary accessory buildings or structures, one (1) per lot, shall not exceed two hundred (200) square feet.
6. All lots shall have vehicular access from the rear of the property (front access shall only be permitted by exception of the Planning Commission)
7. An ADA compliant sidewalk shall be provided on each lot – as designed during the subdivision process. All new subdivisions shall require a sidewalk system (this requirement may waived upon the issuance of a waiver by the Planning and Zoning Commission).

[END OF R-5, GARDEN HOME RESIDENTIAL DISTRICT]

Delete R-6, Patio Home District