

SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA OFFICE OF DEVELOPMENT SERVICES

1404 9th Street , L EED S , AL 35 09 4 P . 2 05 . 69 9 . 2585

DEVELOPMENT@ L E ED SAL AB AM A . G O V * leedsalabama.g ov

Part 1. Application							
Name of Applicant: Bart Carr	r						
Mailing Address: 153 Cahaba Valley P	arkway, P	Pelham, AL 35	124				
Telephone: (205) 664-849	8		E-mail:bartcarr@carrengineers.com				
Signature:		<u> </u>					
Date Application Filed: 05/13	/19		Requested Hea	ring Date: 6/13/19			
Part 2. Parcel Data							
Owner(s) of Record: Grants I	Mill, I	LLC (P	rice Hightov	wer)			
Owner Mailing Address: 2106 Deve Birminghar	reux Circ	le					
Site Address: 9001 Weaver Avenue NE,	Leeds, A	.L		u)			
Tax Parcel ID # 26 01 11 0 001 023 000	Existi	ng Zoning	R6	Proposed Zoning:			
Telephone: (205) 966-205	6	E-Mail:p	orice@tower-homes.com				
Signature Of Designated Plat F	Repres						
Part 3. Request							
■ New Subdivision			□ Preliminary Plat				
□ New Subdivision with Rezon	ing		□ Final Plat				
□ Resurvey of Existing Recorded Subdivision							
Part 4 Additional Information							
O Number of proposed Lots 1	11 (Elev	ren)					
O Approximate Acreage 2.648							
O Concurrent Zoning/Variance							
O Concurrent Construction Ca	se						

O Review Fee (see Schedule) TBD

Release for Postponement of Case	
I, by my signature below, the Designated Plat reverse side of this form. Do hereby grant the Commission the Authority to postpone this Casthe plat does not meet the minimum technical Subdivision Regulations; if the plat map or Ca or if the Commission considers it to be in the information for review of this plat/Case.	City of Leeds Planning and Zoning se to its next regularly scheduled meeting if or informational standards set forth in the se contains errors or erroneous information;
Signature of Designated Plat Representative:	Date: / /
12	5/13/19
Note: In Choosing not to sign the release at t Representative acknowledges that the Commis of Alabama, be compelled to disapprove the s issues with the plat.	sion may, in order to comply with the Code
Signature of Designated Plat Representative:	Date:
FOR OFFICE USE ONLY	
Application Number:	Date Received:

Received by:

Scheduled Public Hearing Date:

NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Planning and Zoning Commission

Application for Subdivision "The Cottages on Weaver"

APPLICATION

An application for a certified subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for "The Cottages on Weaver". This proposed subdivision consists of 11 lots and is zoned R-5, Garden Home District

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 #: S-2019-006 APPLICANT NAME: Bart Carr

PROPERTY OWNER: Grants Mill, LLC TAX PARCEL ID#s: 2601110001023000

CASE ADDRESS: 9001 WEAVER AVE, LEEDS, AL 35094

ST. CLAIR COUNTY

ZONED: R-5, Garden Home District

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

Date: Thursday, June 13, 2019

Time: 5:00 p.m.

Place: Leeds Civic Center Meeting Room

1000 Park Drive 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

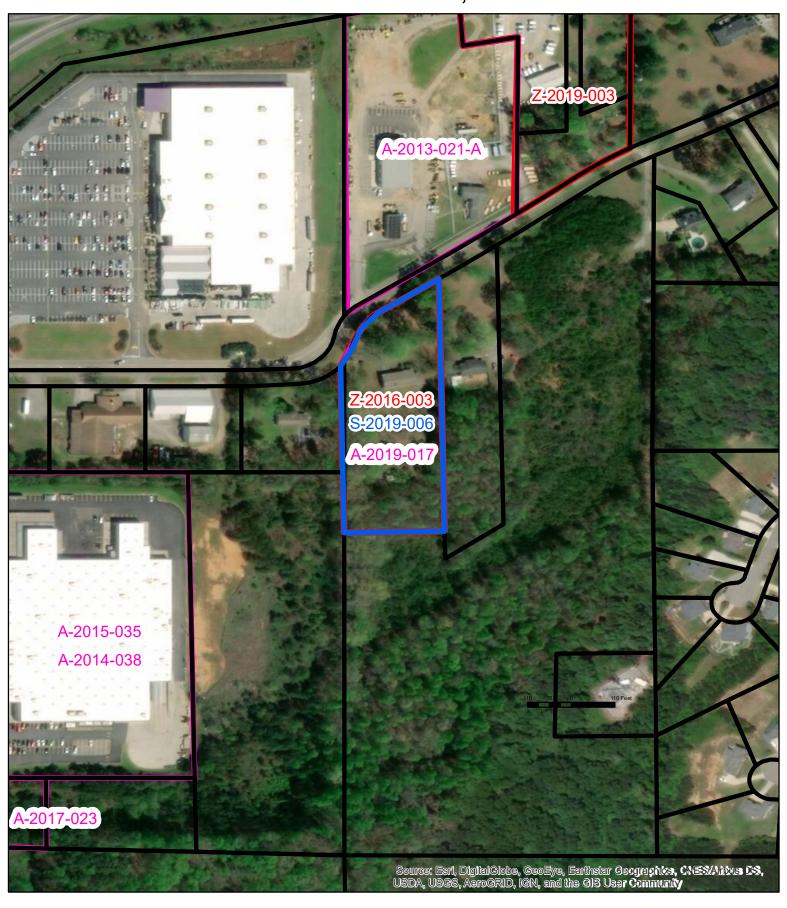
E-mail: development@leedsalabama.gov

Mailing Address:

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

For more information, visit www.leedsalabama.org

S-2019-006 - AERIAL 9001 WEAVER AVE 2601110001023000 GRANTS MILL, LLC



The Cottages on Weaver

A RESIDENTIAL SUBDIVISION SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 1 EAST THE CITY OF LEEDS ST. CLAIR COUNTY, ALABAMA

> 11 LOTS ZONED: R-6

PREPARED FOR:

DEVELOPER: Grants Mill, LLC 2106 Devereux Circle Birmingham, Alabama 35243

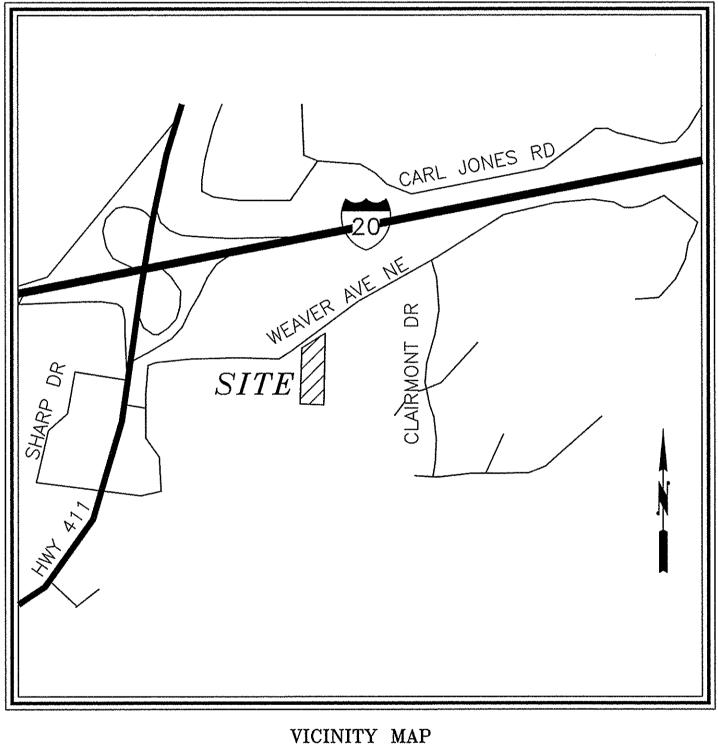
CONTACT: PRICE HIGHTOWER (205) 970-2363

PROFESSIONAL CIVIL ENGINEER:

PROFESSIONAL LAND SURVEYOR: BARTON F. CARR, AL. REG. NO. 16685







NOT TO SCALE

PID No. 26 01 11 0 001 023.000

SHEET INDEX

SHEET NUMBER	SHEET TITLE
76.197-01	TITLE SHEET
76.197-02	BOUNDARY AND TOPOGRAPHIC SURVEY
76.197-03	PRELIMINARY PLAT
76.197-04	GRADING PLAN
76.197-05	UTILITY PLAN
76.197-06	CBMPP PHASE I
76.197-07	CBMPP PHASE II
76.197-08	CBMPP PHASE III
76.197-09	CBMPP DETAILS
76.197-10	ROAD #1 PLAN/PROFILE
76.197-11	STORM PROFILES
76.197-12	DETAILS (SHEET 1)
76.197-13	DETAILS (SHEET 2)
76.197-14	SANITARY SEWER S-1 PLAN/PROFILE
76.197-15	SANITARY SEWER DETAILS (SHEET 1)
76.197-16	SANITARY SEWER DETAILS (SHEET 2)

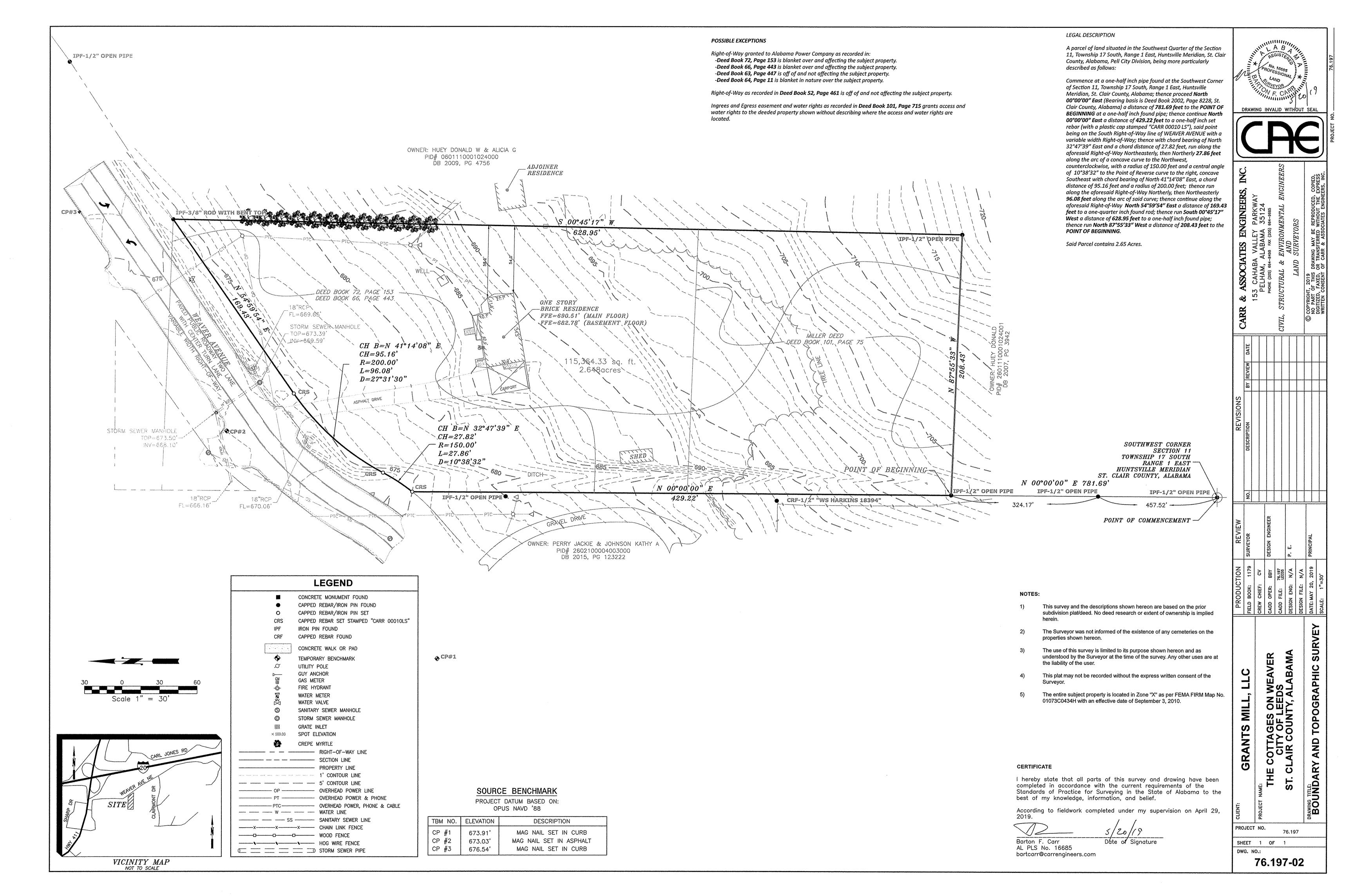
RED-ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES YELLOW-GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS ORANGE-COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT BLUE-WATER, IRRIGATION AND SLURRY LINES GREEN-SEWERS AND DRAIN LINES WHITE-PROPOSED EXCAVATION Alabama Line Location Center, Inc. 1-800-292-8525 252-4444 (Birmingham Area) Call 2 working days before digging.

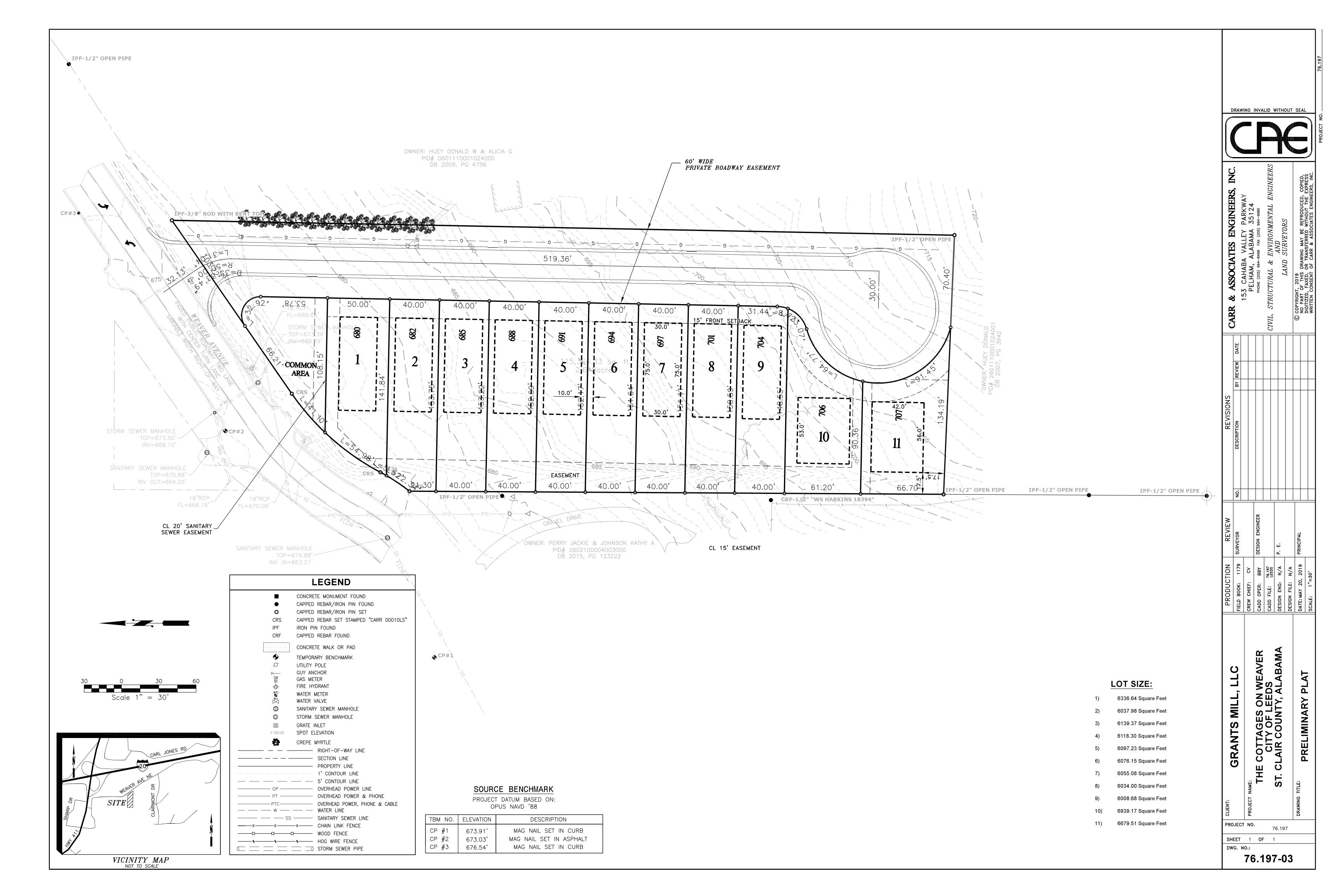
It's the Law!

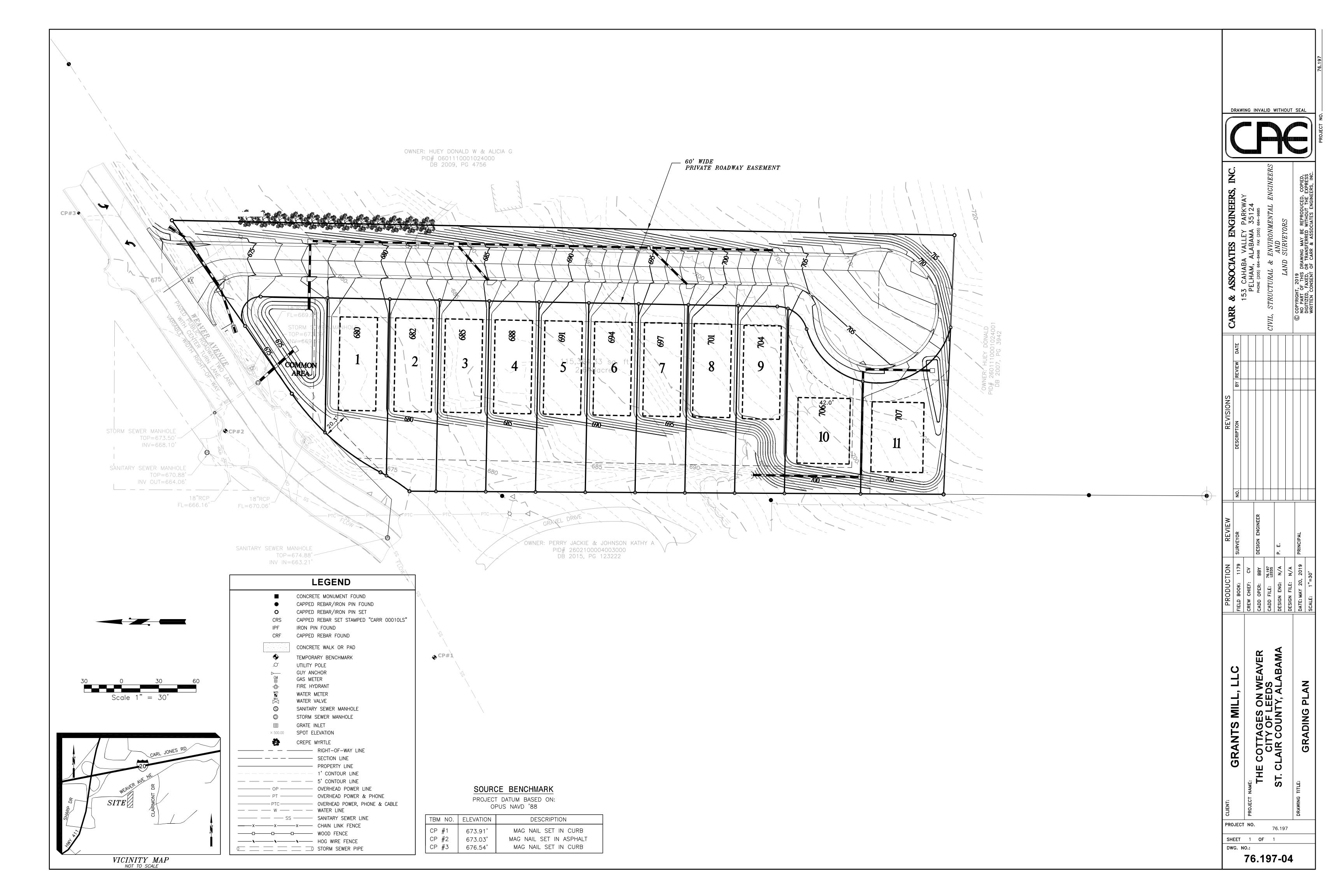
Alabama Line Location Ticket No.:191120771

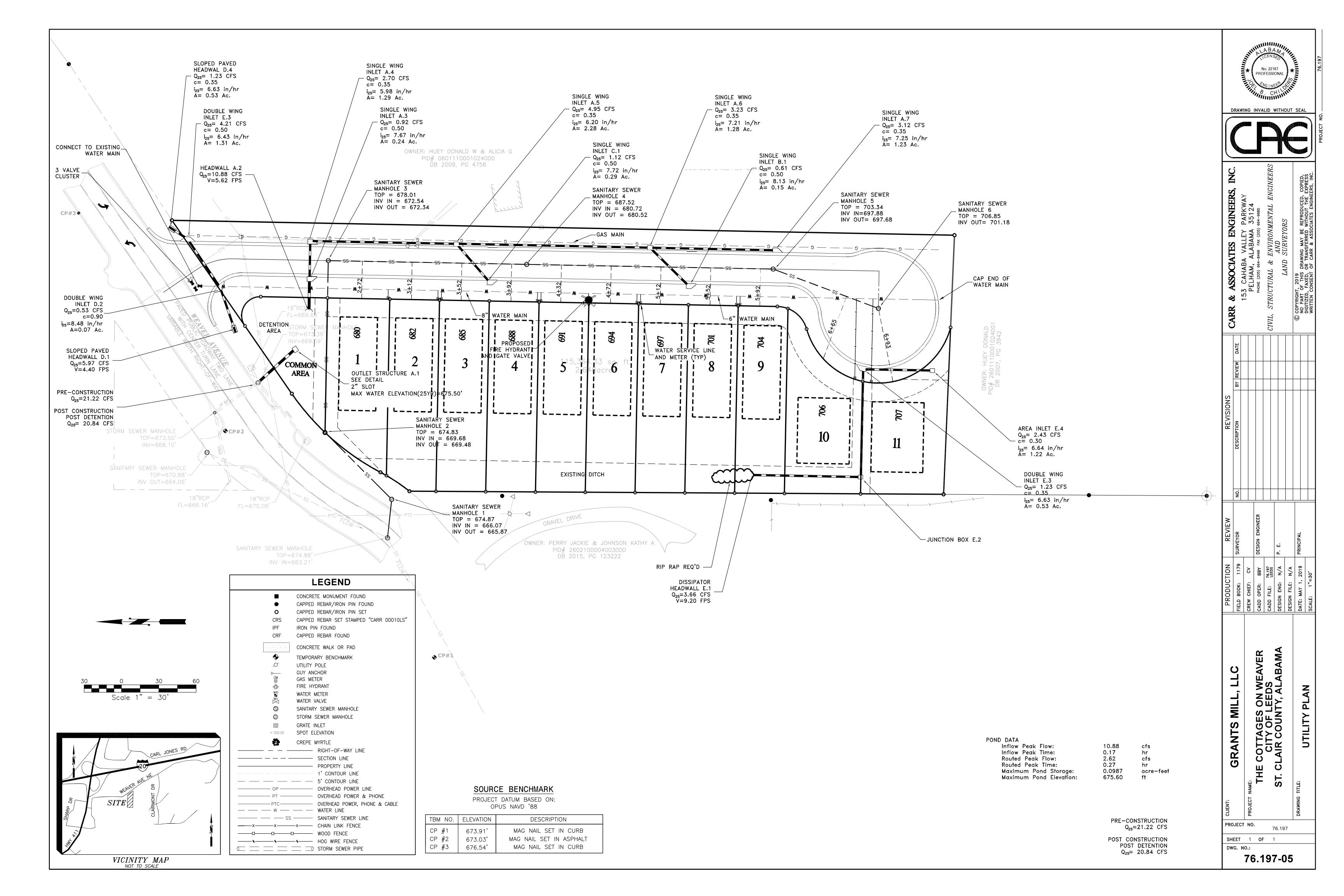
Prepared By: Carr & Associates Engineers, Inc. 153 Cahaba Valley Parkway Pelham, Alabama 35124 (205) 664-8498

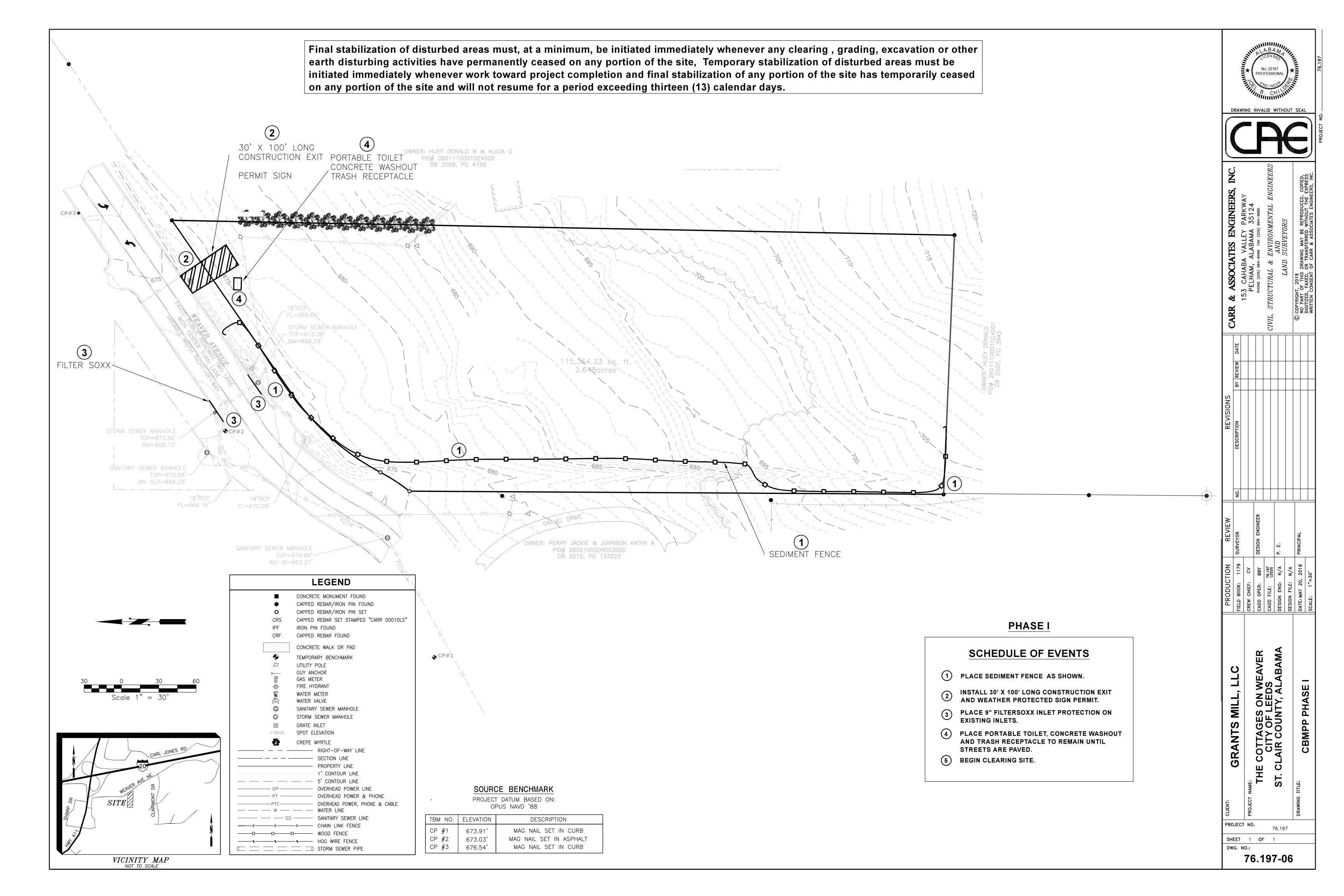
May, 2019

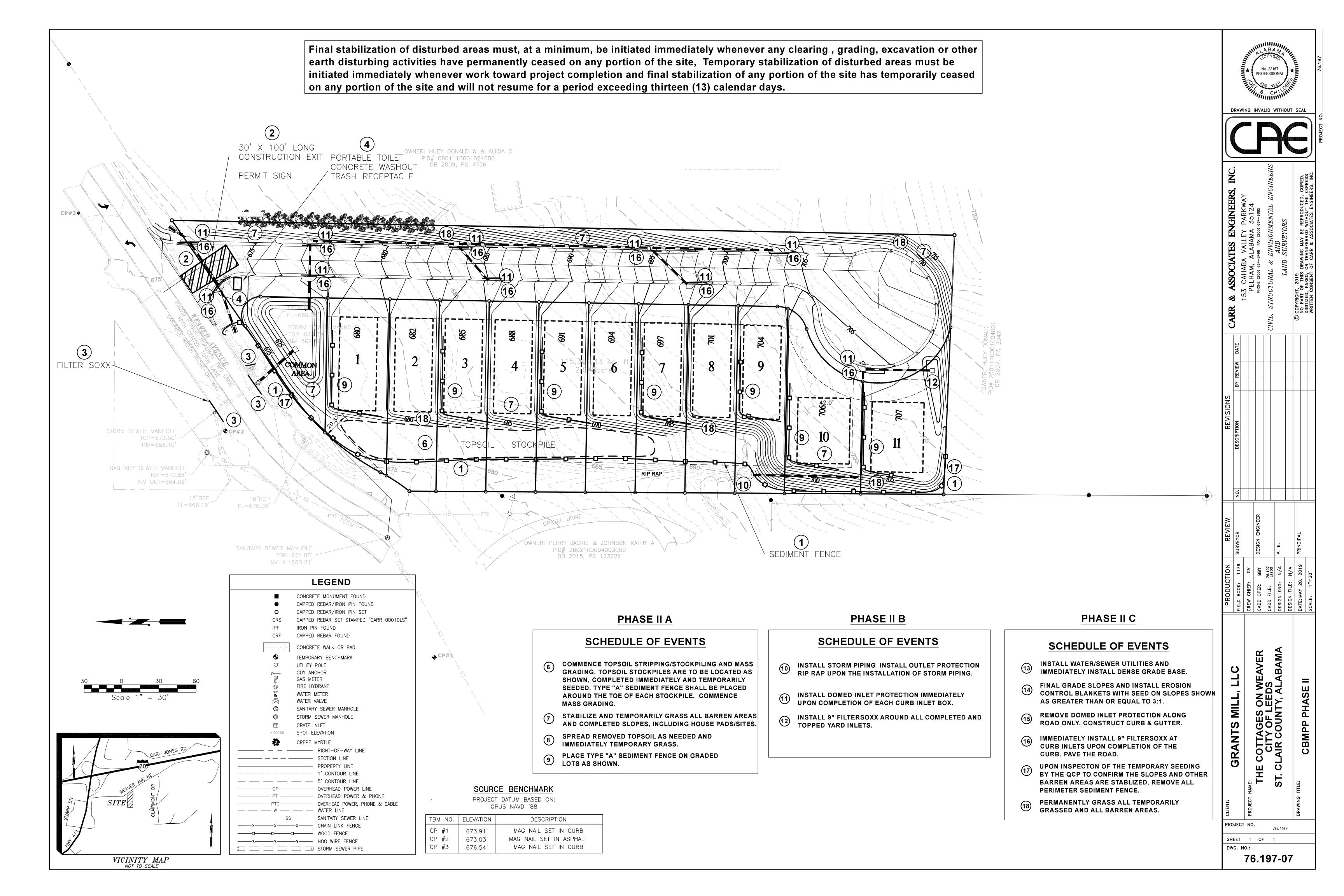


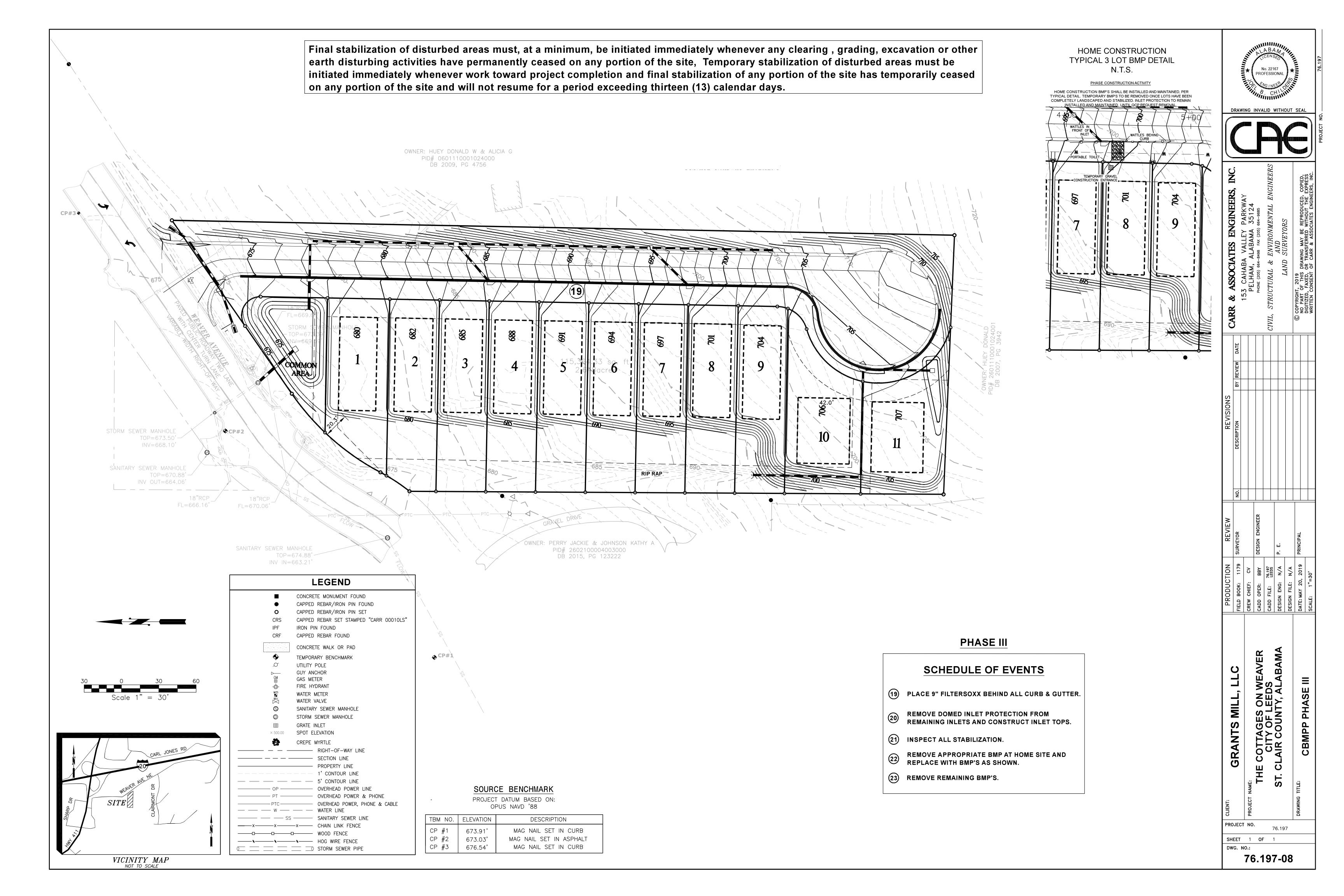


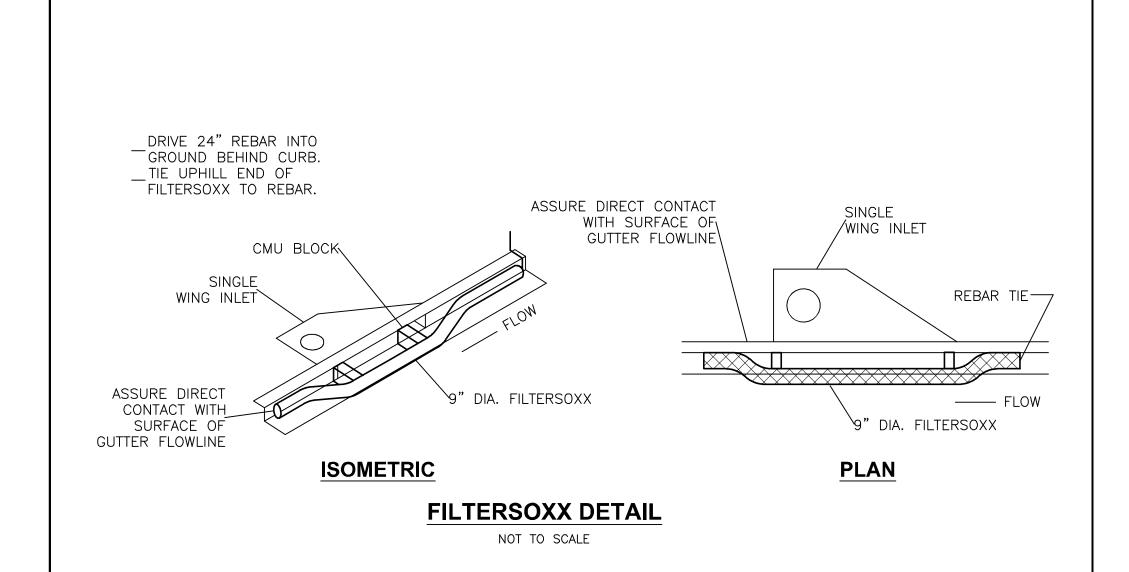


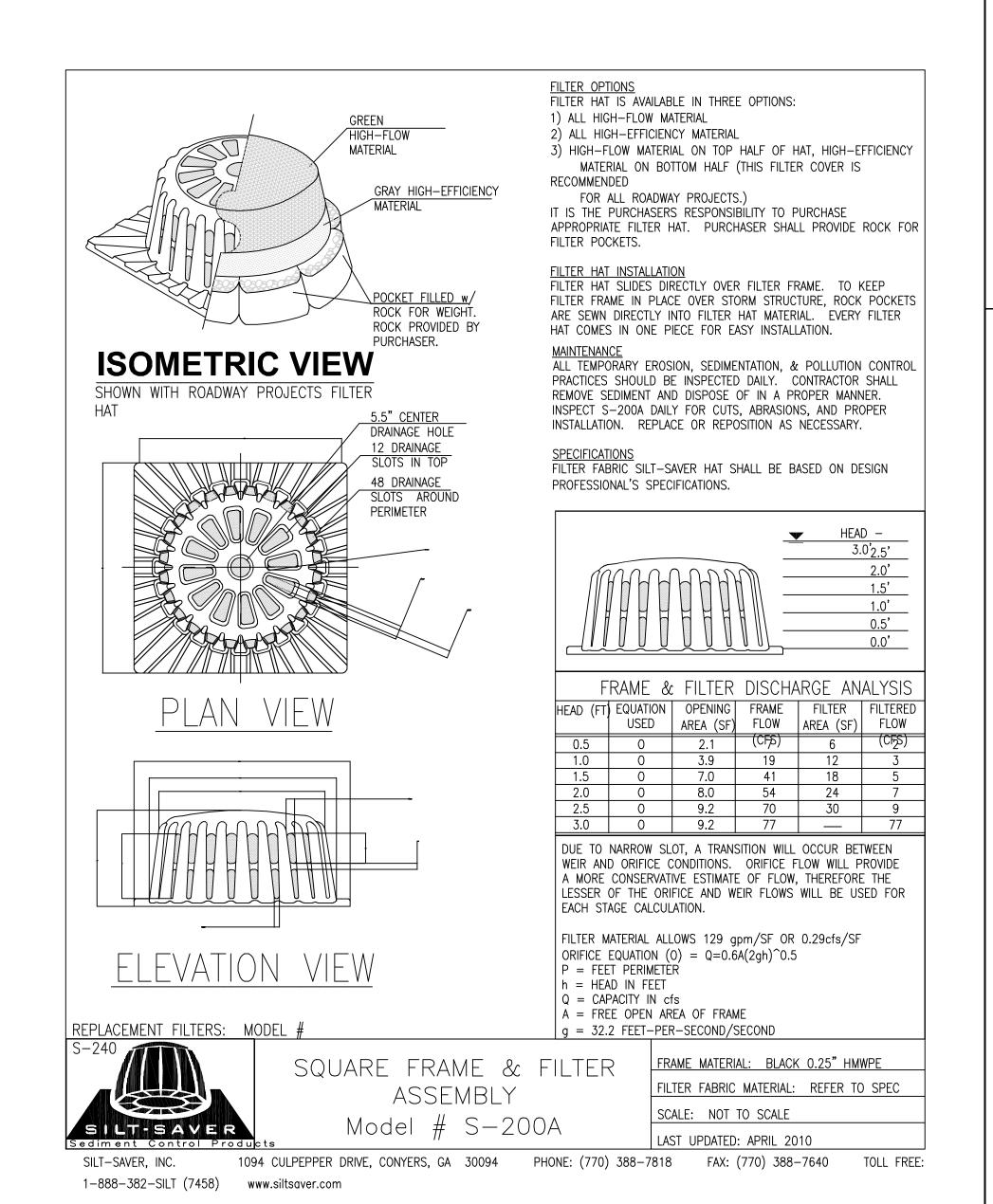


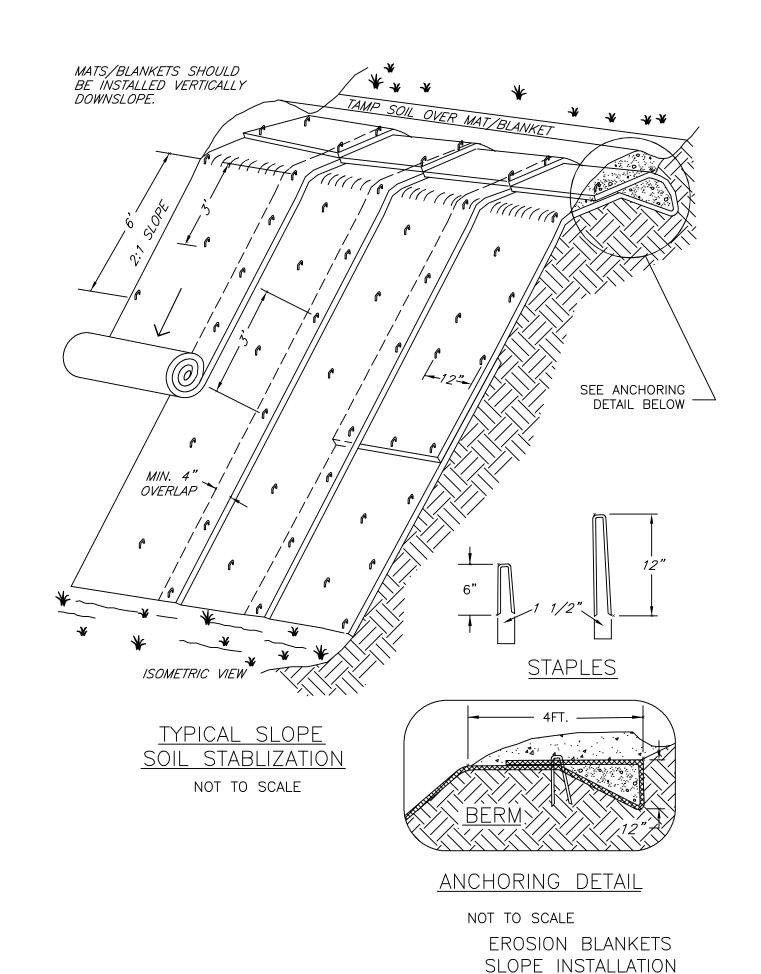


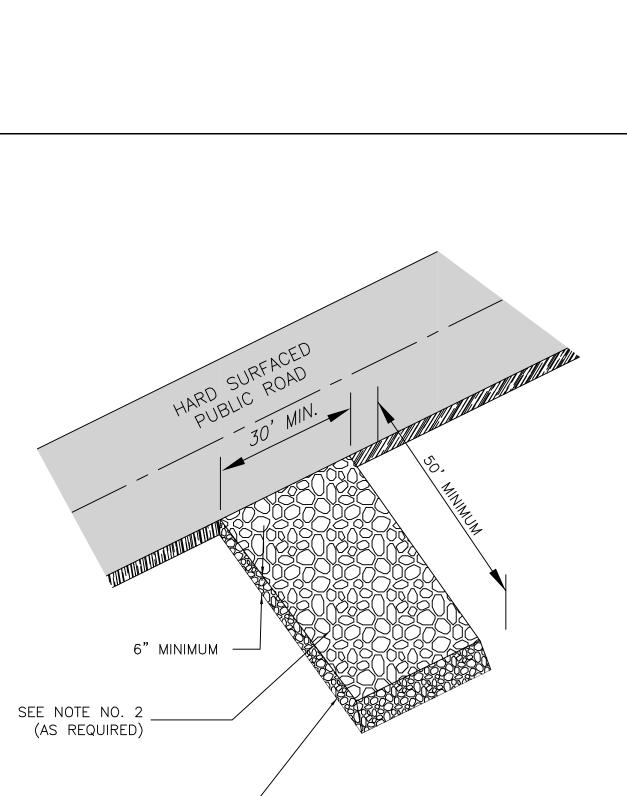












FILTER FABRIC -

NOTES

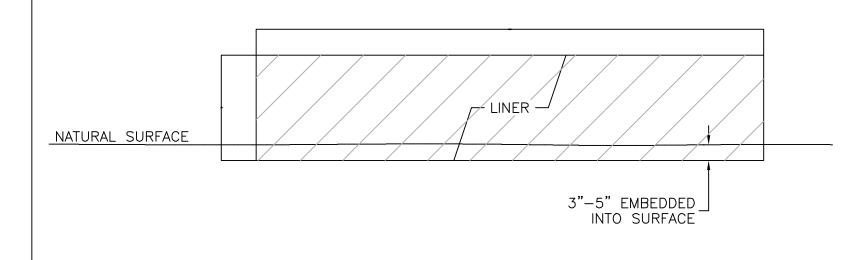
1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.

2. STONE TO BE NO. 57 (PER A.D.O.T.

- 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- 4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
- 5. WHEN NECESSARY WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
- 6. FILTER FABRIC SHALL BE MIRAFI 500X OR CONTECH C200 OR APPROVED EQUAL.

CRUSHED STONE CONSTRUCTION EXIT

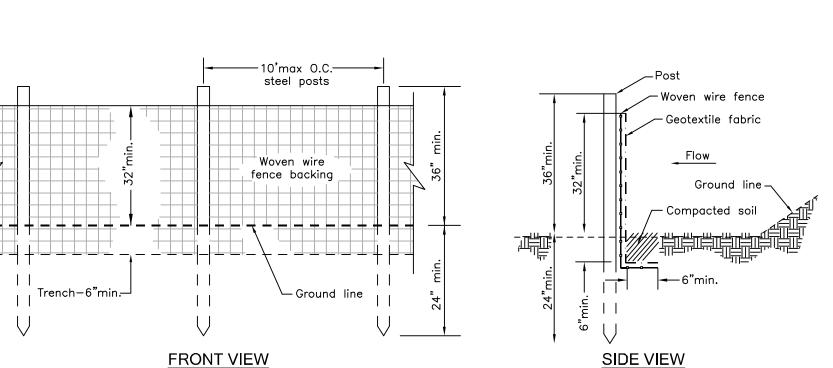
NOT TO SCALE



CONCRETE WASHOUT

(ASP OR SIMILAR PRODUCT) NOT TO SCALE

(NOT TO SCALE)



POST SIZE	FOR SILT FENCE				
	MINIMUM LENGTH	1 TYPE	OF POST	SIZE OF POST	
TYPE A	4'	4'		1.3lb./ft. min.	
WOOD POS	ST FASTENERS FOR	SILT FENCE	E		
	GUAGE	CROWN	LEGS	STAPLES/POST	
Wire Staple	es 17min.	3/4"wide	1/2"long	5min.	
	Guage	Length	Button Heads	s Nail/Post	

1" 3/4"long

(NOT TO SCALE)

TYPE A SILT FENCE



DRAWING INVALID WITHOUT SEAI

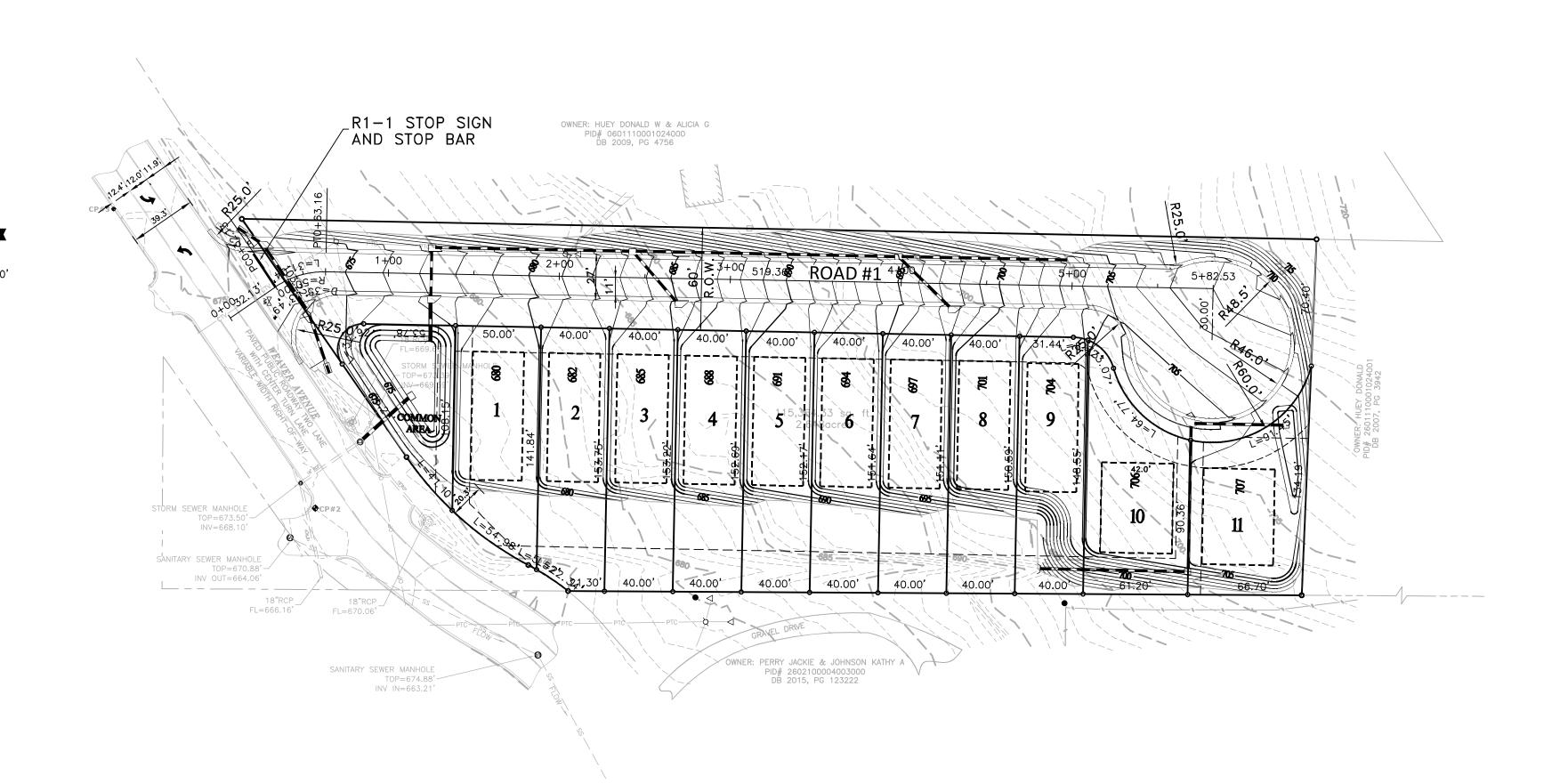
WEAVER DS ALABAMA

76.197

PROJECT NO.

SHEET 1 OF DWG. NO.:

76.197-09



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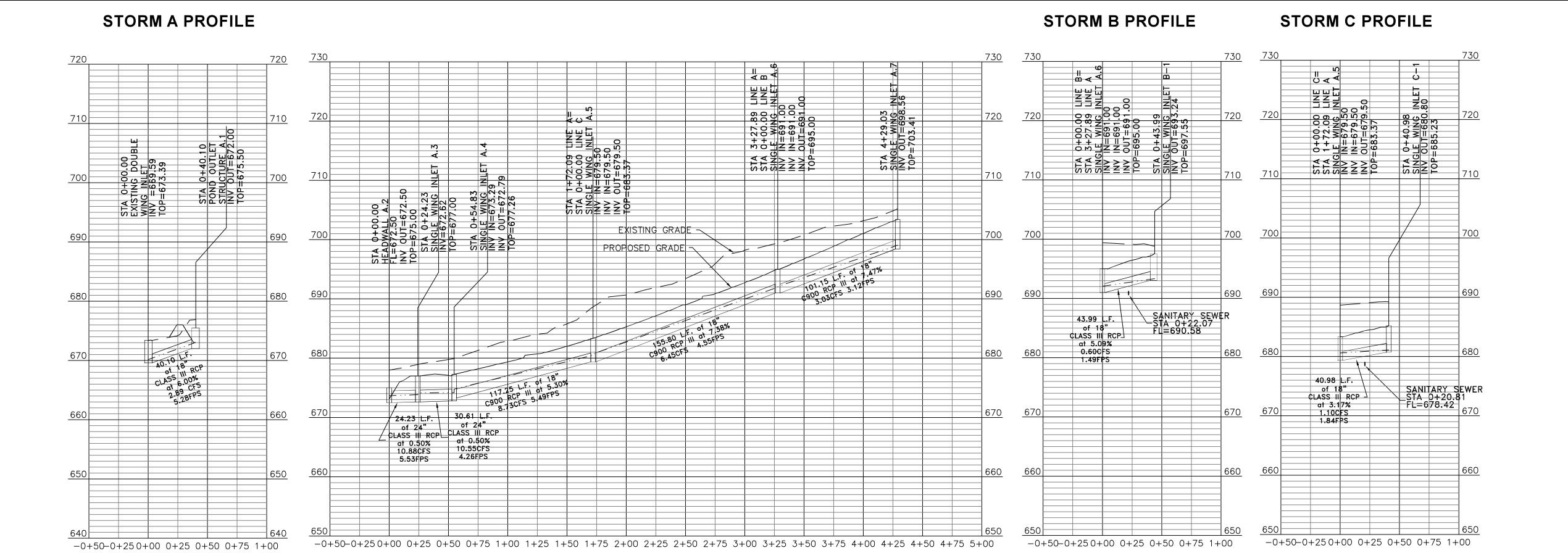
ROAD #1 PLAN/PROFILE

DRAWING INVALID WITHOUT SEAL

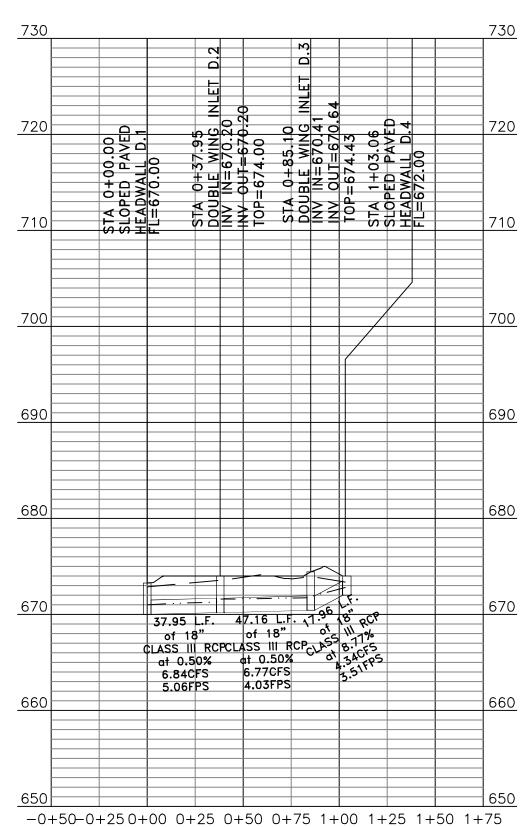
THE COTTAGES ON WEAVER CITY OF LEEDS

PROJECT NO.

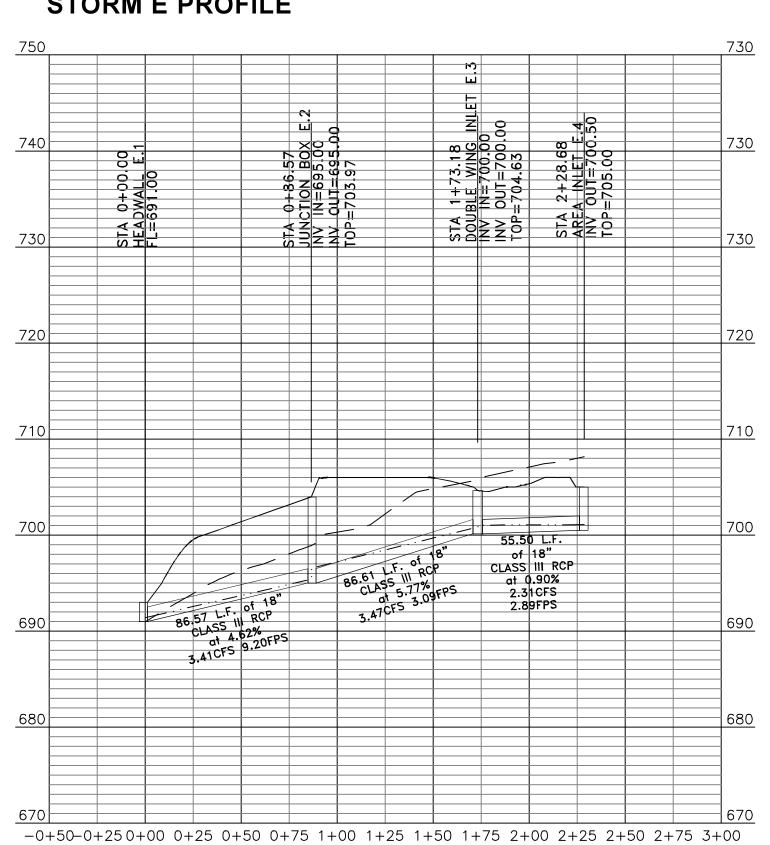
SHEET 1 OF 1
DWG. NO.:
76.197-10



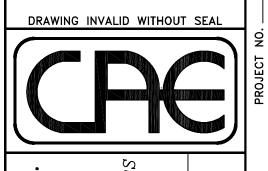




STORM E PROFILE







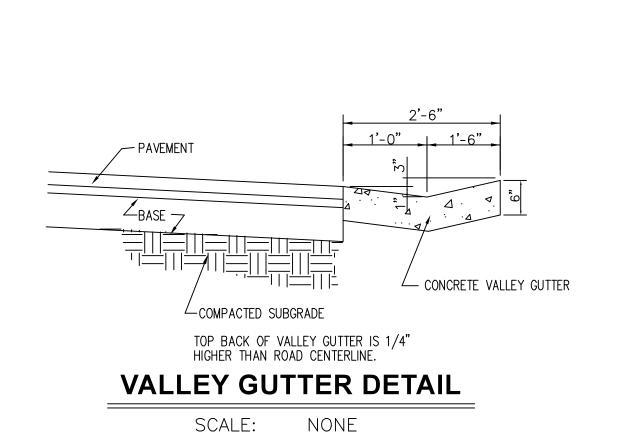
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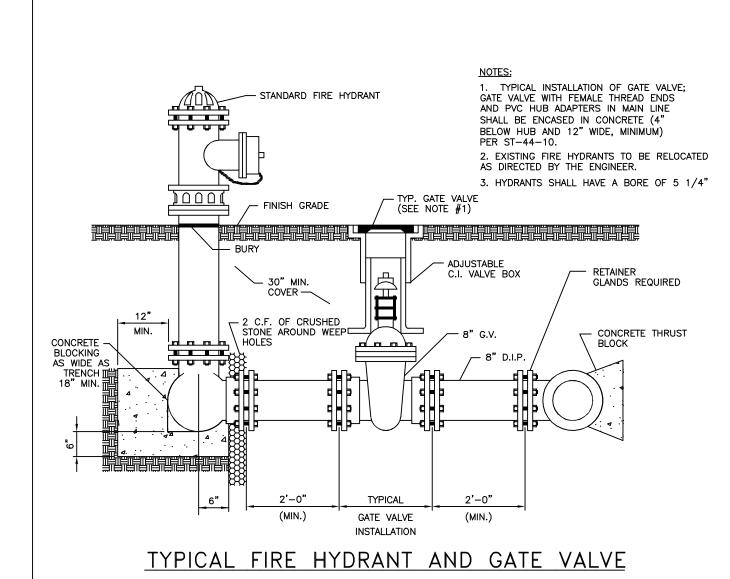
THE COTTAGES ON WEAVER CITY OF LEEDS STORM PROFILES

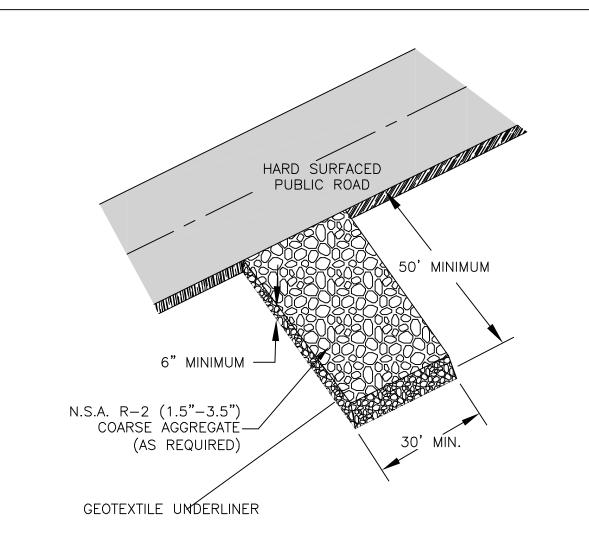
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GRANTS

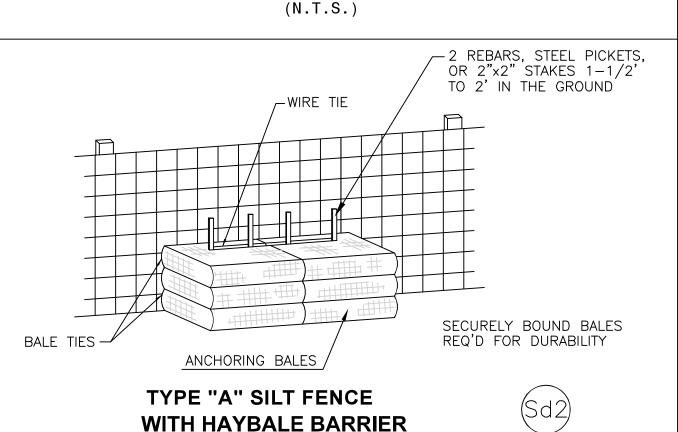
SHEET 1 OF 1 DWG. NO.: 76.197-11

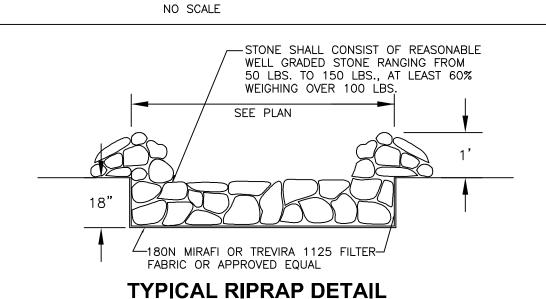


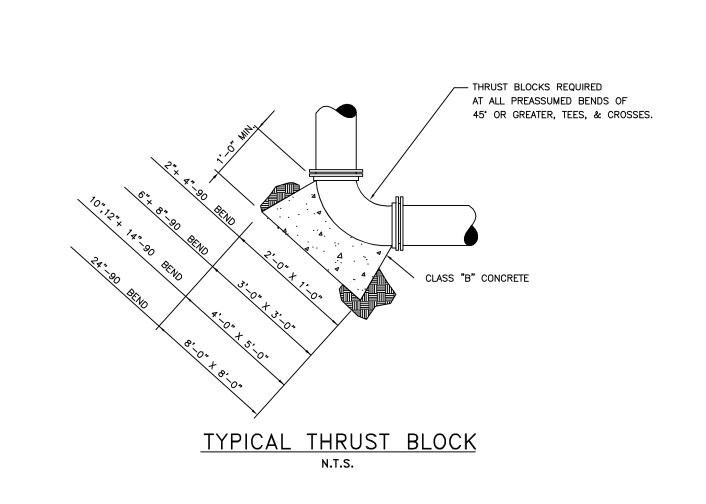


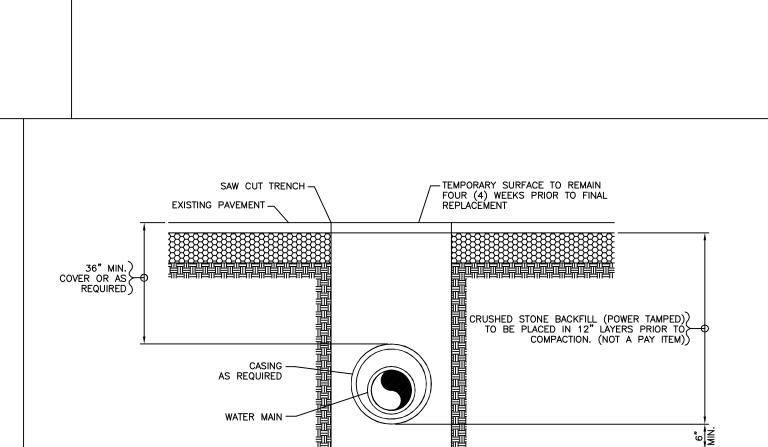


CRUSHED STONE CONSTRUCTION EXIT









TYPICAL TRENCH CROSSING PAVEMENT

USE ONLY WHERE OPEN CUT

IS ALLOWED; FEDERAL, STATE, AND COUNTY ROADS SHALL BE

BORE AND JACKED UNLESS WRITTEN APPROVAL IS GRANTED, OR UNLESS OTHERWISE SHOWN ON THE PLANS.

BMP APPROVAL REQUIREMENTS

Section 5.01 General Requirements.

No land—disturbing activity shall be conducted within the City until either (i) a Permit shall have been issued by the Official allowing such activity pursuant to the provisions of this ordinance or (ii) an authorization issued by ADEM under the ADEM NPDES permit, any relevant notice of intent and a copy of the BMP Plan has been submitted to the Official. The ADEM NPDES permit, notices of intent and BMP Plans shall be kept on file by the Official and shall be on the job site, or other reasonable location, for inspection by the Official until the project has been completed and notice of termination of the relevant NPDES permit has been sent to ADEM. The ADEM NPDES permits shall be required in addition to any building permits or other local permits required for land—disturbing activities or other activities on the site. The following are BMP approval

(a) Persons conducting land—disturbing activities shall take all reasonable measures referred to, or provided for, in this ordinance to protect all public and private property from damage caused by such activities and to reduce storm water pollution to the maximum extend practicable. (b) No land—disturbing activities subject to this ordinance shall be undertaken except in accordance with the following

(1) The person(s) proposing to conduct any land—disturbing activity or an agent, contractor or other representative of such person must contact the Official 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

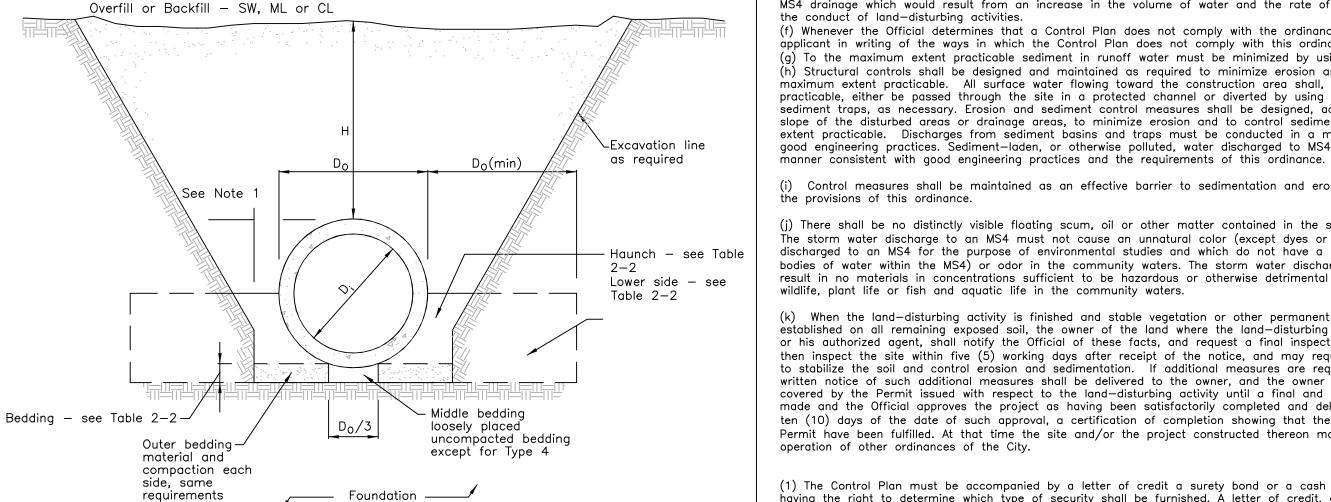
land-disturbing activity. Phone Number for SWMA is 325-1440. (2) Other than land—clearing activities required to install the appropriate BMP in accordance with BMP Plans, any downslope erosion and sediment control measures, on—site stream channel protection and upslope diversion of drainage required 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.

Temporary measures may be removed at the beginning of the workday, but shall be replaced at the end of the workday. (3) The angle for graded slopes and fills shall be no greater than the angle, which can be etained by vegetative cover or other adequate erosion control devices or structures. Any slope or fill which has been graded shall, within fourteen (14) 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 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 material which may pollute the MS4, including petroleum products, lubricants and paint. (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 inch 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 such checks and repairs,

which records shall be subject to the inspection of the Official at any reasonable time. (6) The BMP Plan shall show the size of disturbed area and a schedule of the projected starting and completion dates of the lanisherDefayd—disturbing activity.



Note 1. Clearance between pipe and trench wall shall be adequate to enable specified compaction but not less tha $D_0/6$.

INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	95% SW	90% SW, 95% ML, OR 100% CL
TYPE 2	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	90% SW OR 95% ML	85% SW, 90% ML, 95% CL
TYPE 3	Do/24 MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	85% SW 90% ML, OR 95% CL	85% SW, 90% ML, 95% CL
TYPE 4	NO BEDDING REQUIRED, EXCEPT IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".		NO COMPACTION REQUIRED, EXCEPT IF CL, USE 85% CL

- COMPACTION AND SOIL SYMBOLS, I.E., 95% SW, REFER TO SW SOIL MATERIAL WITH A MINIMUM STANDARD PROCTOR.
- THE TRENCH TOP ELEVATION SHALL BE NO LOWER THAN 0.1H BELOW FINISHED GRADE, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1 FT. BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
- EARTH LOADING SHALL BE BASED ON EMBANKMENT CONDITIONS.
- SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
- THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH BEDDING
- 6. FOR TRENCH WALLS THAT ARE WITHIN 10 DEGREES OF VERTICAL, THE COMPACTION OR FIRMNESS OF THE SOIL IN THE TRENCH WALLS AND LOWER SIDE ZONE NEED NOT BE CONSIDERED.
- 7. FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.

STANDARD TRENCH INSTALLATIONS

BMP APPROVAL REQUIREMENTS (Continued)

(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 shall be furnished to the Official prior to the commencement of any land-disturbing activities.

(8) A description of, and procedures for, proper storage, handling and disposal of construction materials stored on-site which could contribute to the pollutant loading to the MS4, shall be furnished to the Official prior to the commencement of any land-disturbing activities.

Section 5.02 Design and Performance Standards

The following are required for all land-disturbing activities except those related to the construction of individual

All applications for a Permit must contain or be accompanied by, the materials and information necessary to satisfy the requirements of Sections 5.01 and 5.02 and must be accompanied by a soil erosion and sediment control plan ("Control Plan"). The Control Plan shall be prepared by a Qualified Credentialed Professional and shall include the

(a) The Control Plan shall be accompanied by a map or plot of the property upon which land—disturbing activities are to be conducted, prepared by a registered land surveyor, showing the present contour lines of such property, and the present contour lines of at least the nearest twenty—five (25) feet of the properties immediately adjacent to such property and the existing grades and elevations of all streets which abut such property. Such map or plot shall show all existing drainage facilities and all natural drainage on such property and on such adjacent property. (b) All proposed contours, the proposed temporary and permanent disposition of surface water and the proposed drainage structures; provided, however, the Control Plans for utility projects, except sewer projects, shall not be required to show the proposed contours.

(c) The proposed contours in the map or plot shall be depicted in contour intervals of two (2) or fewer feet; provided, however, the Control Plan for utility projects, except sewer projects, shall not be required to show the proposed contours. All maps, plots and plans submitted shall be on a sheet of paper at least twenty four (24) inches by thirty—six (36) inches and drawn to a scale of not less than one inch equal 100 feet. Contour intervals of more than two (2) feet and maps, plots or plans which are smaller than the required size may be approved by the Official, upon written request and for good cause shown.

(d) The Control Plan shall contain a description of the existing site conditions, a description of adjacent topographical features, the information necessary to determine the erosion qualities of the soil on the site, potentic problem areas of soil and erosion and sedimentation, soil stabilization specifications, storm water management considerations, a projected time schedule for the commencement and completion of the land-disturbing activity, specifications for BMP Plan maintenance during the project and after the completion of the project, clearing and grading limits, and all other information needed to depict accurately the solutions to potential soil erosion and edimentation problems to the MS4. The Control Plan shall include the series of BMPs and shall be reviewed by, and subject to the approval of, the Official prior to the issuance of the Permit.

(e) Where appropriate, in the opinion of the qualified credentialed professional who prepares the Control Plan, to the

maximum extent practicable, the Control Plan shall include measures to reduce erosion and other adverse impact to MS4 drainage which would result from an increase in the volume of water and the rate of runoff of water during the conduct of land-disturbing activities. (f) Whenever the Official determines that a Control Plan does not comply with the ordinance, he shall notify the applicant in writing of the ways in which the Control Plan does not comply with this ordinance. (g) To the maximum extent practicable sediment in runoff water must be minimized by using appropriate BMPs. (h) Structural controls shall be designed and maintained as required to minimize erosion and pollution to the maximum extent practicable. All surface water flowing toward the construction area shall, to the maximum extent practicable, either be passed through the site in a protected channel or diverted by using berms, channels or sediment traps, as necessary. Erosion and sediment control measures shall be designed, according to the size and slope of the disturbed areas or drainage areas, to minimize erosion and to control sediment, to the maximum extent practicable. Discharges from sediment basins and traps must be conducted in a manner consistent with good engineering practices. Sediment—laden, or otherwise polluted, water discharged to MS4 must be addressed in a

(i) Control measures shall be maintained as an effective barrier to sedimentation and erosion in accordance with the provisions of this ordinance.

(j) There shall be no distinctly visible floating scum, oil or other matter contained in the storm water discharge. The storm water discharge to an MS4 must not cause an unnatural color (except dyes or other substances discharged to an MS4 for the purpose of environmental studies and which do not have a harmful effect on the bodies of water within the MS4) or odor in the community waters. The storm water discharge to the MS4 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 the Official of these facts, and request a final inspection. The Official shall then inspect the site within five (5) working days after receipt of the notice, and may require additional measures to stabilize the soil and control erosion and sedimentation. If additional measures are required by the Official, 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 Official 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 City.

(1) The Control Plan must be accompanied by a letter of credit a surety bond or a cash bond, with the City having the right to determine which type of security shall be furnished. A letter of credit, a surety bond or a cash bond (a letter of credit, a surety bond and a cash bond shall be herein collectively referred to as "Security") shall be furnished to the City in accordance with the following provisions:

(1) The Official shall require a letter of credit, a suretybond or a cash bond in such amount as specified herein to assure that the work, if not completed or if not in accordance with the permitted plans and specifications, will be corrected to eliminate hazardous conditions, erosion and/or drainage problems. In lieu of a letter of credit or a surety bond required by the City, the owner may file a cash bond with the City in an amount equal to that which would be required in the letter of credit or the surety bond.

(2) The Security shall contain, or have attached to it as an exhibit, a legal description of the site. The Security shall remain in effect for such reasonable period of time as may be required by the Official.

for each acre, or fraction of as acre, disturbed or affected by such operations.

(3) The Security for clearing operations only shall be in the amount of \$1,000 per acre for each acre, or fraction of an acre, disturbed or affected by such operations.

(4) The Security for earthwork or clearing and earthwork operations shall be in the amount of \$3,000 per acre

(5) Security equal to double the amounts required in subsections (3) and (4) herein, shall be required where clearing or earthwork is performed in areas designated as floodways, floodplains or areas susceptible to landslides.

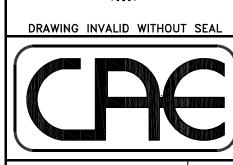
(6) Each letter of credit must be issued by a bank which has its principal office in Jefferson County,

(7) Each letter of credit must be issued by a bank which is reasonably satisfactory to the City and each surety bond must be issued by a surety company which is qualified to do business in Alabama and which is otherwise reasonably satisfactory to the City.

For 5.01(b)(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, shall be stored in accordance with SPCC regulations. These substances shall be stored away from all storm drains, ditches, and gutters in water tight containers. Disposal of these materials shall be in accordance with ADEM regulations. Contractor shall provide adequate trash containers onsite for disposal of construction materials. Contractor shall be responsible for preventing trash from the site to enter the storm drainage system.

For 5.01 (b) (8) all materials shall be properly stored not exposed to rain or stockpiled, all containers to be stored closed or in cover. All excess or waste materials to be properly disposed of. Provide construction waste dumpster or trailer on site for construction waste, dispose of trash and waste every 10 days minimum.





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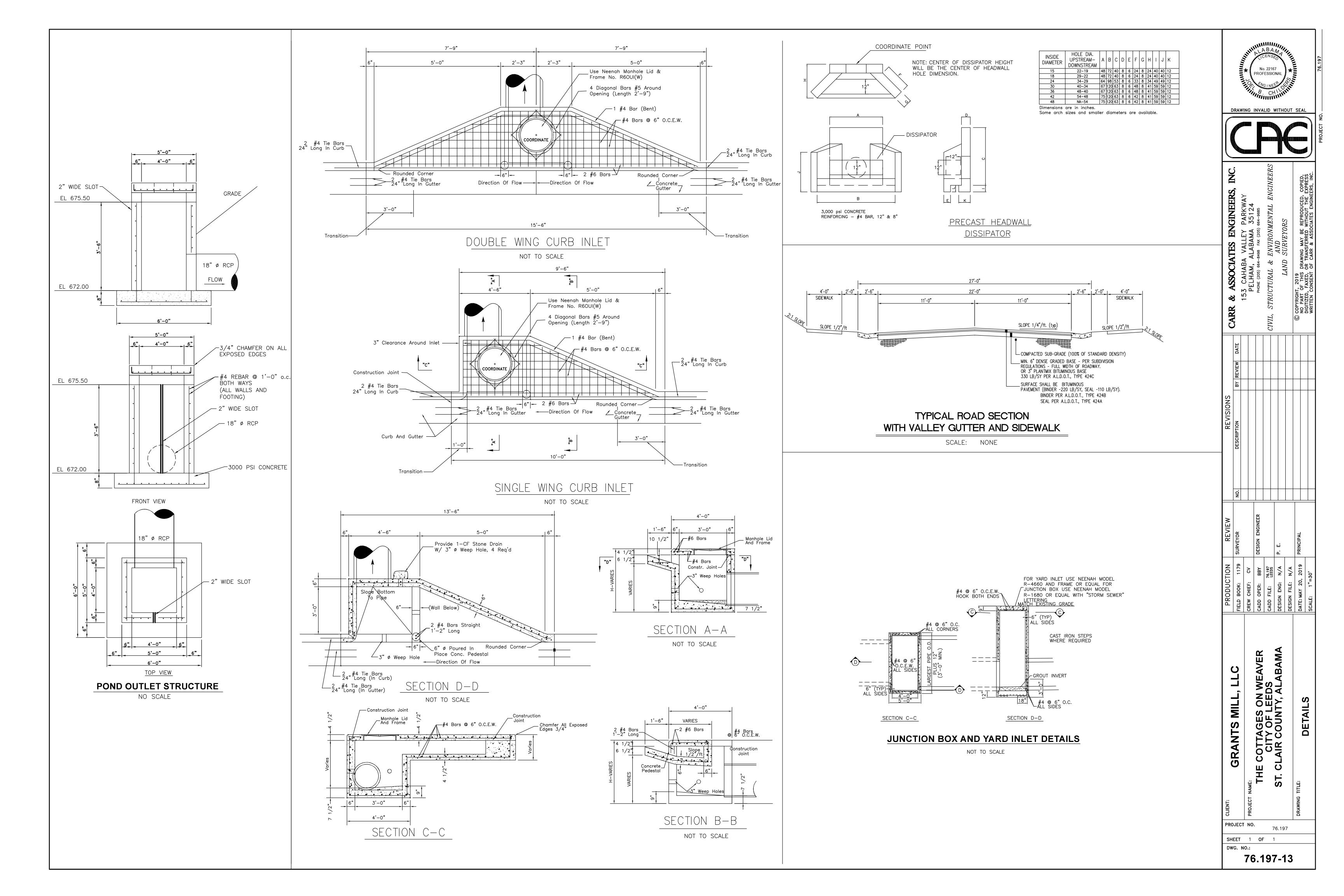
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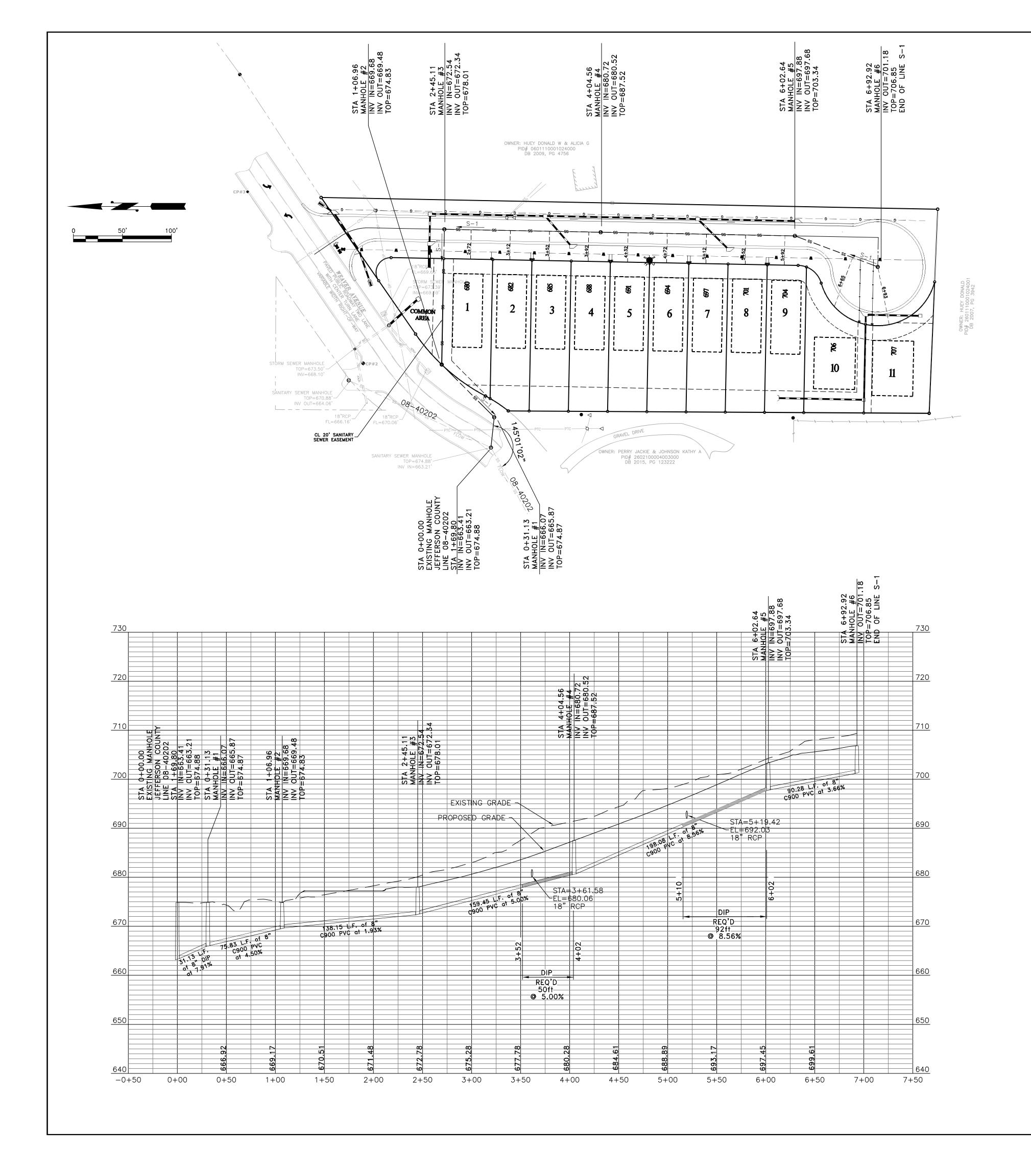
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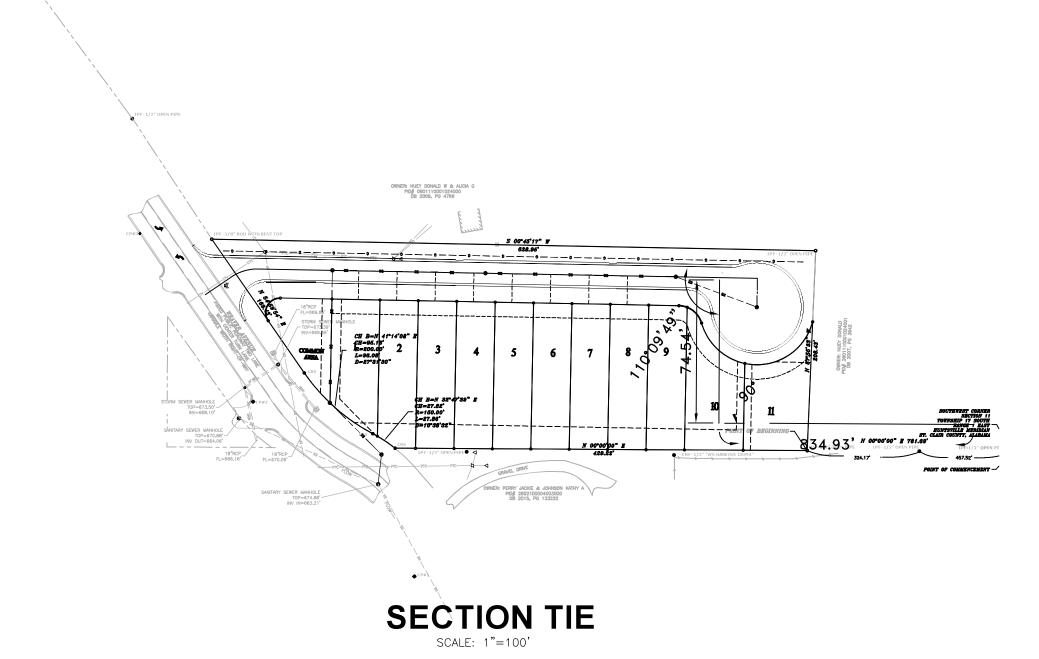
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GRANT

76.197-12







NOTE: ALL LATERALS TO BE 4" DIP

JEFFERSON COUNTY STANDARD

NOTES FOR 8 INCH AND LARGER SANITARY SEWERS

- 1. 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.
- 2. 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.
- 3. Ductile iron pipe shall be Pressure Class 350 or better.
- **4.** PVC pipe shall be AWWA C900, Cast Iron (CI) standard dimensions. Dimension Ratio (DR) 18. Pressure Class (PC) 150 psi or better.
- 5. 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 and streets, the total backfill shall be crushed stone and properly choked.
- **6.** 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.
- 7. 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.

8. 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 % grade. On "uphill" side lots, install service 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 350 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.

GRANTS MILL, LLC

2106 Devereux Circle Blirmingham, Alabama 35243 PHONE: (205) 970–2363 CONTACT: PRICE HIGHTOWER

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11,

TOWNSHIP 17 SOUTH, RANGE 1 EAST,

- 9. If the contractor is installing service lines at the same time as main line, the service line shall be installed in accordance with <u>Jefferson County Standards for Construction of Service Lines and Connections</u>, and inspected/tested by County Inspector before it is backfilled.
- 10. All service line stubouts installed in Road ROW or under asphalt shall be per Standard Specifications for Sanitary Sewer Service Lines and Connections Section
- **11.** Construction signs for work within and adjacent to public roads, highways, and alleys shall be in accordance with ALDOT Standards.
- **12.** 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.
- **13.** All embankment fill areas shall be filled and compacted prior to excavation of sewer line trenches.
- 14. 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).
- 15. 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.





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(205) 664-9685
CONMENTAL ENGINEERS
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L, STRUCTURAL & ENVIRONMENT

AND

LAND SURVEYORS

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CIVIL, STRUCTURA

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1179 SURVEYOR NO. DESCRIPTION BY R.

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COTTAGES ON WEAVER
CITY OF LEEDS
CLAIR COUNTY, ALABAMA
SEWER LINE S-1 PLAN/PROFILE

PROJECT NAME:

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ST. CLAIR (

DRAWING TITLE:

SANITARY SEWE

PROJECT NO. 76.197

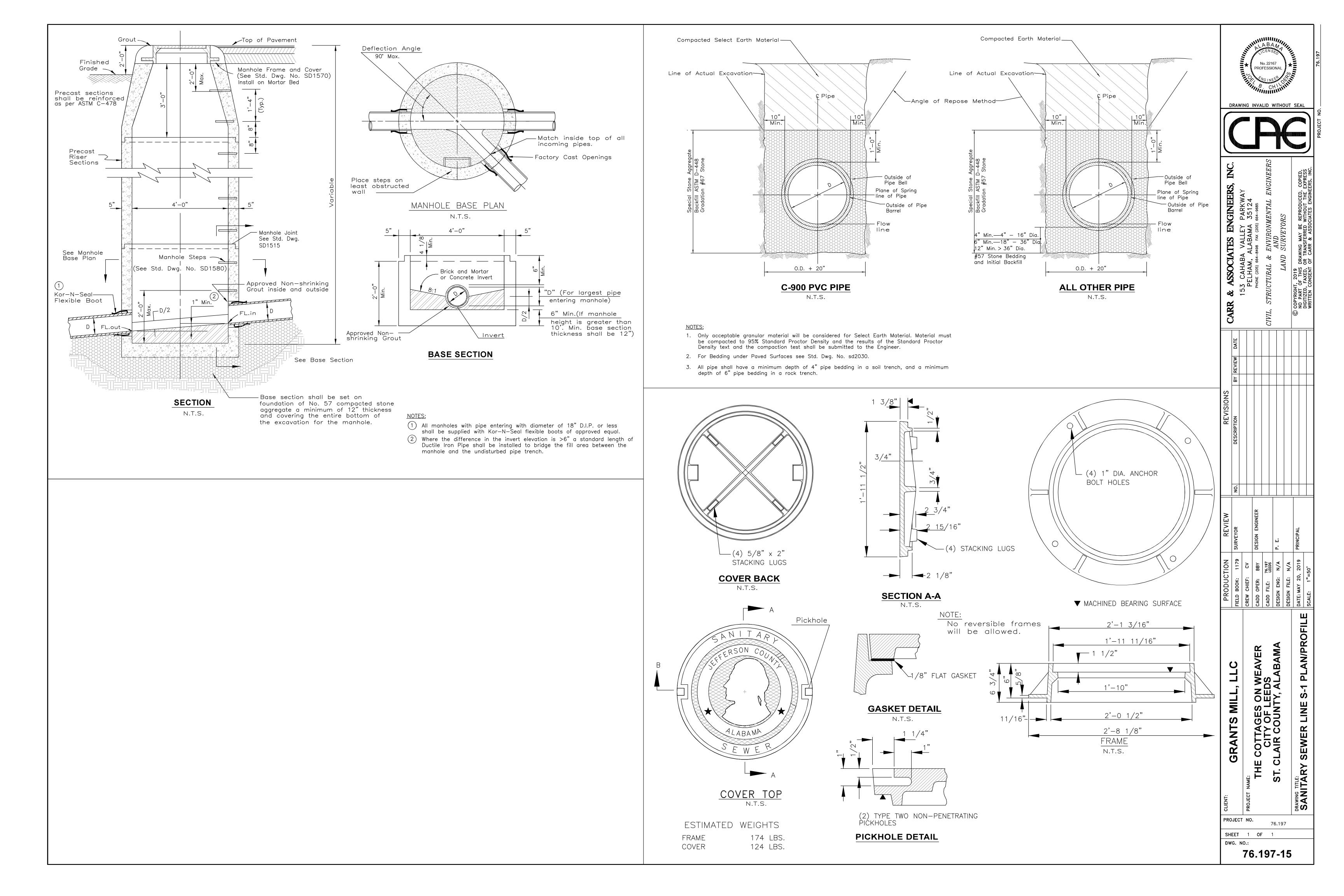
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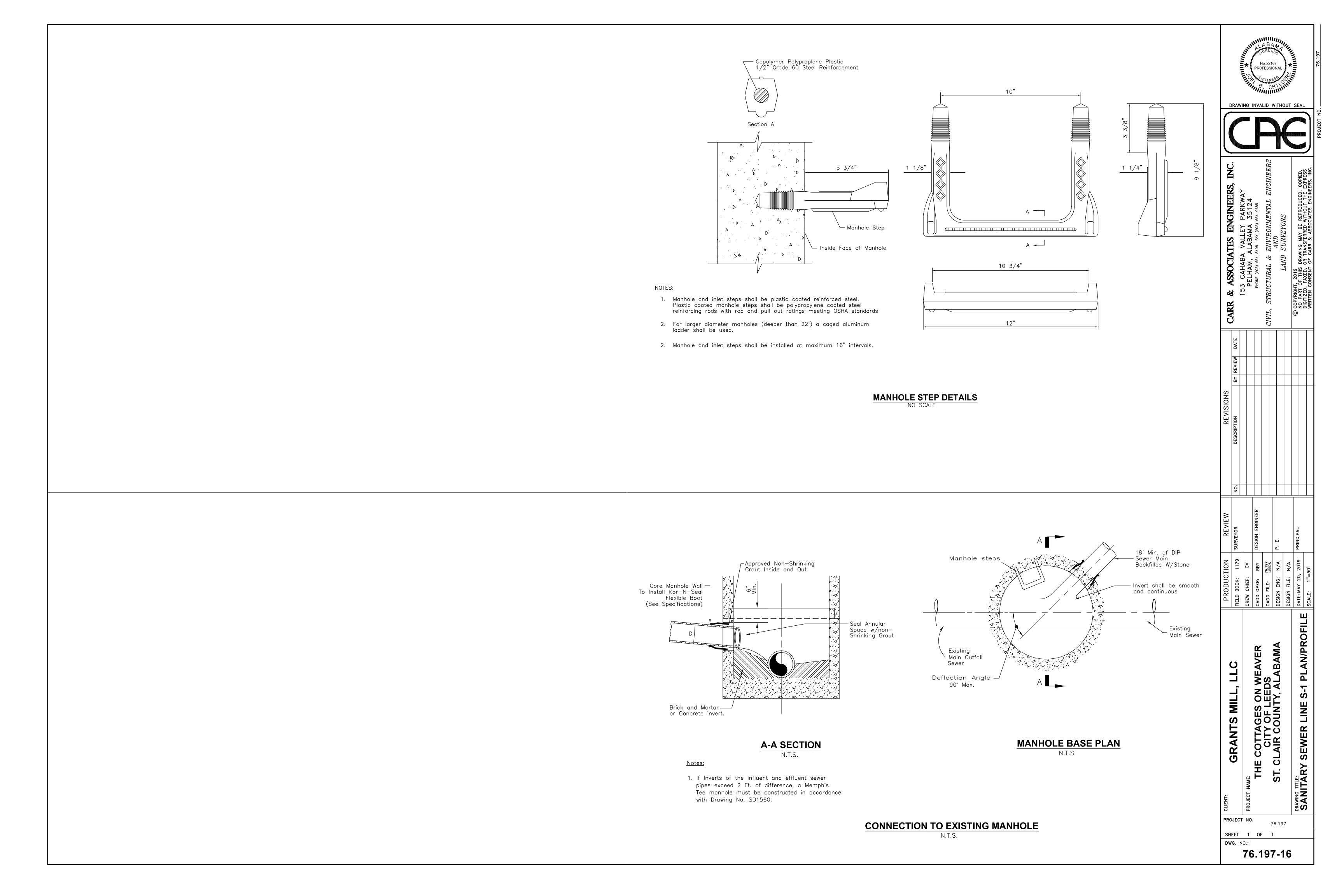
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Hydrology Report

FOR

Grants Mill, LLC. The Cottages on Weaver Leeds, Alabama



Prepared by:

Carr & Associates Engineers, Inc. 153 Cahaba Valley Parkway Pelham, Alabama 35124 05/20/2019

INTRODUCTION

Project Description

This hydrology report is written for the Cottages on Weaver project for Grants Mill, LLC, located in Leeds, Alabama. The project site is located south of Interstate 20 and east of Ashville Road in the city of Leeds. Specifically, this report describes the drainage area located just south of Weaver Avenue NE.

This report will present hydrology for existing conditions and proposed conditions. The proposed condition will be the addition of the proposed single family homes and associated residential access road. The storms to be evaluated are the 25 year and 100 year storm events. This report will evaluate the following:

- 1. Determination of the existing conditions and existing flowrate from the basin.
- 2. Determination of the proposed condition flowrate change.

Existing Conditions

Under existing conditions, the entire Cottages on Weaver Subdivision is contained within an approximately 13.5 acre project basin consisting of existing homes, and wooded areas to the southeast side of the project site. The Subdivision itself consists of approximately 2.65 acres. The existing project site is relatively steep and consists of strictly wooded areas. A map delineating the existing drainage basins is attached to this report.

Proposed Conditions

Under proposed conditions, the single family homes (garden style) are currently being proposed. The addition will add approximately 1.0 acres of impervious area consisting of roads, sidewalks and an assumed $40^{\circ} \times 40^{\circ}$ garden home building footprint. A map delineating the proposed drainage basins is attached to this report.

METHOD OF ANALYSIS

<u>Summary</u>

The Drainage Basin area was evaluated for the 2, 10, 25 and 100 year storm over the Overall drainage basin that the addition lies within.

Drainage Design Criteria

The tributary area of the watershed is less than 100 acres and the drainage basins for each inlet are relatively small. Therefore, the runoff is calculated by use of the Rational Method, given as:

Q = ciA, where:

Q = The peak runoff rate in cubic feet per second (cfs) at the point of analysis.

C = Dimensionless runoff coefficient.

i = Rainfall intensity in inches per hour (in/hr) corresponding to the time of concentration in minutes (min.)

A = The drainage basin area in acres (ac).

Runoff Coefficient:

The runoff coefficient is determined based on the percentage of impervious area on-site, consideration of underlying soil type, and rainfall intensity.

The following c values were used in this analysis:

Roofs - 0.90 Streets, Asphaltic - 0.90 Drives and Walks - 0.90 Lawns, Heavy Soil, Average 2-7% - 0.20 Lawns, Heavy Soil, Average >7% - 0.35 Unimproved Areas - 0.30

Weighted c values were calculated for each area.

Time of Concentration:

Time of concentration was calculated for overland flow using the FAA equation.

$$T_C = \frac{1.8 \, (1.1 - c\sqrt{d})}{\sqrt[3]{S}}$$

Since most of the pipe segments are less than 100 feet in length, travel time within the pipe was ignored. For RCP storm piping, a Mannings "n" value of 0.013 was used.

Rainfall Intensity:

Rainfall intensity was determined for the 2 year, 10 year, 25 year, and 100 year storm events using IDF curves for Leeds, Alabama generated by Carlson Hydrology Software and Hydro35.

CONCLUSION

The drainage system for this project site discharges in to one location, an existing double wing inlet in Weaver Avenue, NE. The inlet has pipes that tie into it from the east and from the west. The storm water is then conveyed into an unnamed tributary of the Little Cahaba River.

Existing Inlet in Weaver Avenue NE

Currently, in the existing condition, the total flow for drainage Area 1 is as follows:

$$Q_2 = 13.89 \text{ cfs}$$
 $Q_{10} = 18.40 \text{ cfs}$ $Q_{25} = 21.22 \text{ cfs}$ $Q_{100} = 25.63 \text{ cfs}$

In the proposed condition, the total flow for drainage areas Area 1 is as follows:

$$Q_2 = 19.21 \text{ cfs}$$
 $Q_{10} = 25.28 \text{ cfs}$ $Q_{25} = 29.10 \text{ cfs}$ $Q_{100} = 35.08 \text{ cfs}$

Therefore, detention is required. The data for the proposed detention pond is attached.

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The proposed flow to the existing inlet after detention is:

 $Q_2 = 13.95 \text{ cfs}$ $Q_{10} = 18.18 \text{ cfs}$ $Q_{25} = 20.84 \text{ cfs}$ $Q_{100} = 25.00 \text{ cfs}$

Since there is no increase in the runoff from the site, there will be no adverse effects either upstream or downstream of the project site.

Runoff Hydrograph (Pre)

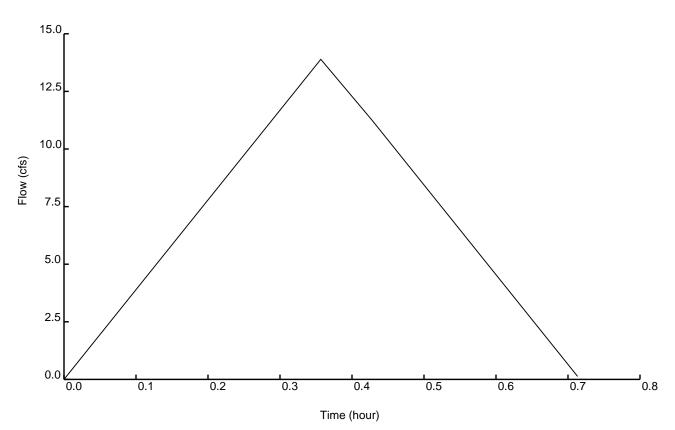
Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 13.8925 cfs acre **Runoff Coefficient** 0.30 Time to Peak 0.36 hrs Time of Concentration: Runoff Volume 0.41 21.4 min acre-ft Base Flow: 0.0000 cfs

Rainfall ID: Leeds AL

Rainfall Intensity: 3.47 in/hr Rainfall Depth: 1.25 in

Return Period: 2 YEAR Rainfall Duration: 0.36 hrs

Hydrograph Shape



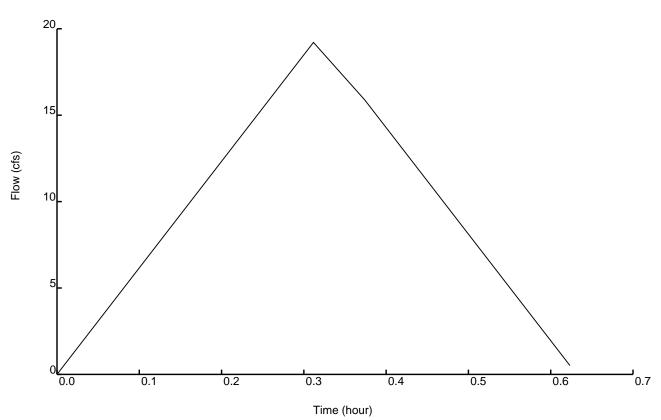
Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Post)

Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 19.2129 cfs acre **Runoff Coefficient** 0.39 Time to Peak 0.31 hrs Time of Concentration: Runoff Volume 0.51 18.7 min acre-ft Base Flow: 0.0000 cfs Rainfall ID: Leeds AL

Rainfall Intensity: 3.69 in/hr Rainfall Depth: 1.18 in Return Period: 2 YEAR Rainfall Duration: 0.32 hrs

Hydrograph Shape



Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Pre)

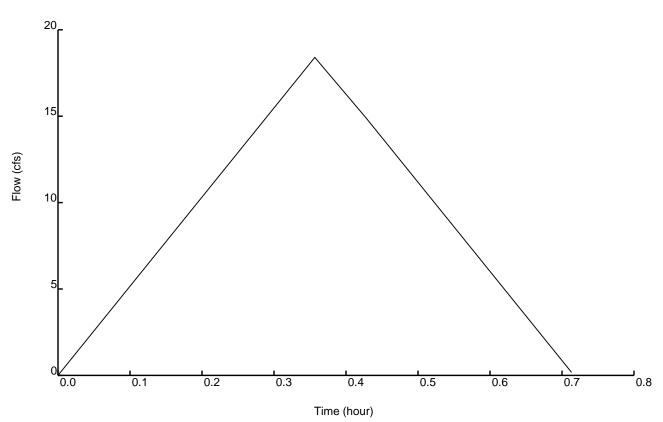
Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 18.4021 cfs acre **Runoff Coefficient** 0.30 Time to Peak 0.36 hrs Time of Concentration: Runoff Volume 0.55 21.4 min acre-ft Base Flow: 0.0000 cfs

Rainfall Intensity: 4.59 in/hr Rainfall Depth: 1.65 in Return Period: 10 YEAR Rainfall Duration: 0.36 hrs

Leeds AL

Hydrograph Shape

Rainfall ID:



Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Post)

Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 25.2826 cfs acre **Runoff Coefficient** 0.39 Time to Peak 0.31 hrs Time of Concentration: Runoff Volume 0.67 18.7 min acre-ft Base Flow: 0.0000 cfs

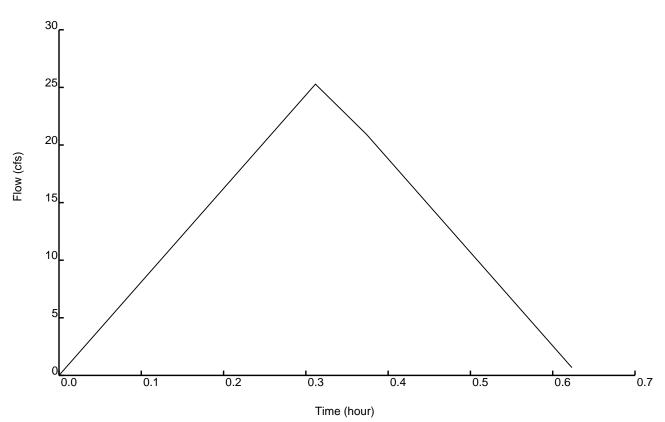
Rainfall Intensity: 4.86 in/hr Rainfall Depth: 1.55 in

Return Period: 10 YEAR Rainfall Duration: 0.32 hrs

Leeds AL

Hydrograph Shape

Rainfall ID:



Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Pre)

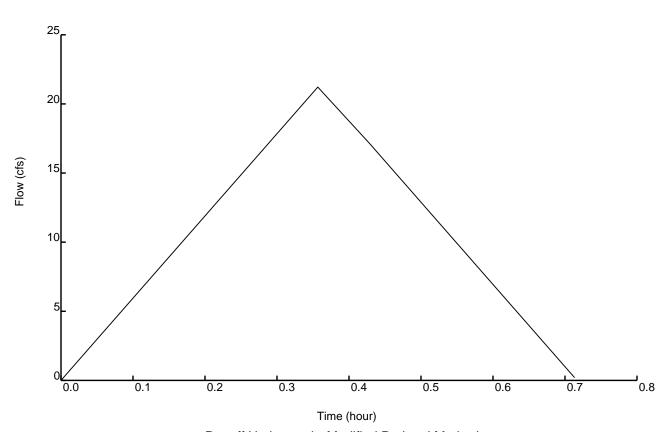
Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 21.2175 cfs acre **Runoff Coefficient** 0.30 Time to Peak 0.36 hrs Time of Concentration: Runoff Volume 0.63 21.4 min acre-ft Base Flow: 0.0000 cfs

Rainfall Intensity: 5.30 in/hr Rainfall Depth: 1.91 in
Return Period: 25 YEAR Rainfall Duration: 0.36 hrs

Leeds AL

Hydrograph Shape

Rainfall ID:



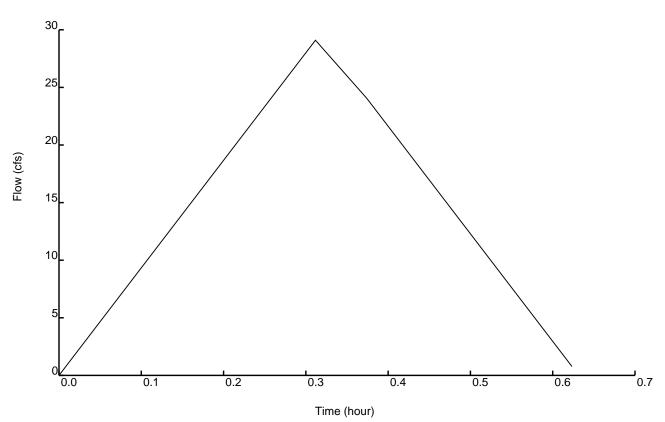
Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Post)

Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 29.0953 cfs acre **Runoff Coefficient** 0.39 Time to Peak 0.31 hrs Time of Concentration: Runoff Volume 0.77 18.7 min acre-ft Base Flow: 0.0000 cfs Rainfall ID: Leeds AL

Rainfall Intensity: 5.59 in/hr Rainfall Depth: 1.79 in
Return Period: 25 YEAR Rainfall Duration: 0.32 hrs

Hydrograph Shape



Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Pre)

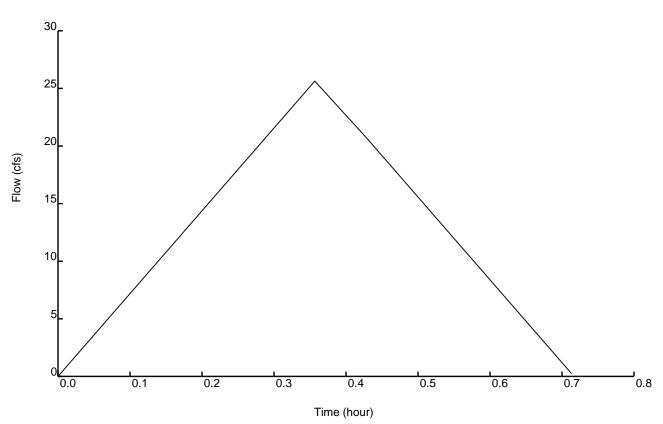
Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 25.6306 cfs acre **Runoff Coefficient** 0.30 Time to Peak 0.36 hrs Time of Concentration: Runoff Volume 0.76 21.4 min acre-ft Base Flow: 0.0000 cfs

Rainfall ID: Leeds AL

Rainfall Intensity: 6.40 in/hr Rainfall Depth: 2.30 in

Return Period: 100 YEAR Rainfall Duration: 0.36 hrs

Hydrograph Shape



Runoff Hydrograph- Modified Rational Method

Runoff Hydrograph (Post)

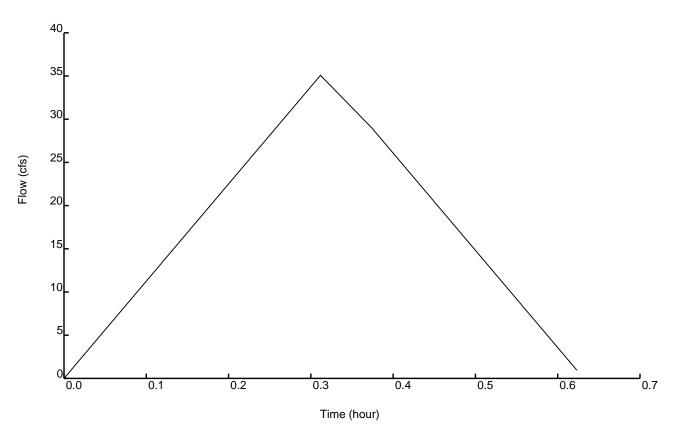
Runoff Hydrograph Modified Rational Method Rainfall Distribution Type Rational Method Drainage Area 13.350 Peak Discharge (Qp) 35.0767 cfs acre **Runoff Coefficient** 0.39 Time to Peak 0.31 hrs Time of Concentration: Runoff Volume 0.93 18.7 min acre-ft Base Flow: 0.0000 cfs

Rainfall Intensity: 6.74 in/hr Rainfall Depth: 2.16 in Return Period: 100 YEAR Rainfall Duration: 0.32 hrs

Leeds AL

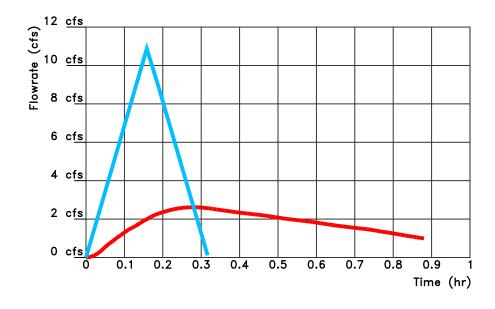
Hydrograph Shape

Rainfall ID:



Runoff Hydrograph- Modified Rational Method

25 Year, 24 Hour



Reservoir Routing: Storage Indication Method

Results:

Inflow Peak Flow:	10.88	cts
Inflow Peak Time:	0.16	hr
Routed Peak Flow:	2.62	cfs
Routed Peak Time:	0.28	hr
Maximum Pond Storage:	0.1025	acre-feet
Maximum Pond Elevation:	675.60	ft

