

CITY OF ALABASTER LANDSCAPING REQUIREMENTS

1. LOTS THAT ARE 70' OR LESS IN WIDTH, SHALL HAVE AT LEAST TWO SHADE TREES IN THE FRONT OR SIDE YARDS, AND AT LEAST ONE SHADE TREE IN THE REAR YARD IF FEASIBLE.
2. LOTS THAT ARE MORE THAN 70' IN WIDTH, SHALL HAVE AT LEAST ONE SHADE TREE FOR EACH 30' IN WIDTH, AND AT LEAST TWO SHADE TREES IN THE REAR YARD IF FEASIBLE.
3. ONLY THE SPECIES OF SHADE TREES THAT ARE PROVIDED ON A LIST MAINTAINED BY THE ZONING OFFICIAL MAY BE USED. PLANTINGS SHALL BE AT LEAST TWO INCHES IN DIAMETER, MEASURED FIVE FEET ABOVE THE ROOT BALL OF THE TREE AND SHALL BE OF SUCH SPECIES AS ARE COMMON TO THE AREA AND DISEASE AND DROUGHT RESISTANT.
4. PRIOR TO OCCUPANCY OF THE BUILDING OR PREMISES, THE BUFFER SHALL PROVIDE A VISUALLY IMPERVIOUS BARRIER, UNIFORMLY DENSE AT ALL HEIGHTS FROM THE GROUND, AND A MINIMUM OF FIVE FEET ABOVE GRADE THROUGHOUT THE ENTIRE LENGTH OF THE BUFFER. WITHIN ONE YEAR AFTER INSTALLATION, THE BUFFER SHALL BE AT LEAST SIX FEET ABOVE GRADE THROUGHOUT THE ENTIRE LENGTH OF THE BUFFER.
5. ONLY EVERGREEN PLANT MATERIALS MAY BE PLANTED WITHIN A REQUIRED BUFFER.

ESP Associates AL, Inc.  
291A Cahaba Valley Pkwy. N.  
Pelham, AL 35124  
205-664-8488 (AL)  
3475 Lakemont Blvd.  
Birmingham, AL 35226  
205-988-4444 (NC)  
803-802-2440 (SC)  
www.espassociates.com

8/31/23

BY	
REVISION	
DATE	
NO.	

LANDSCAPE PLAN (50 SCALE)

CASCADIA SUBDIVISION

VALOR HOMES, LLC

ALABASTER, AL

PROJECT INFORMATION

PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	QJ56.400
ORIGINAL DATE:	07/26/2023

SHEET:  
**C-19.0**



INTERSECTION SIGHT DISTANCE TABLE					
STREET	POSTED SPEED LIMIT	LOOKING LEFT		LOOKING RIGHT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
ROAD 1 SOUTHBOUND ON TO ROAD 2	20	225'	325'	195'	200'
ROAD 1 SOUTHBOUND ON TO SUNFLOWER PLACE	20	225'	325'	195'	275'

- 1

2

3

4

5

6
- 1

REQUIRED 1" IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER. MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, B, AND C (ALDOT SECTION 429)
- 2

REQUIRED TACK COAT (ALDOT 405)
- 3

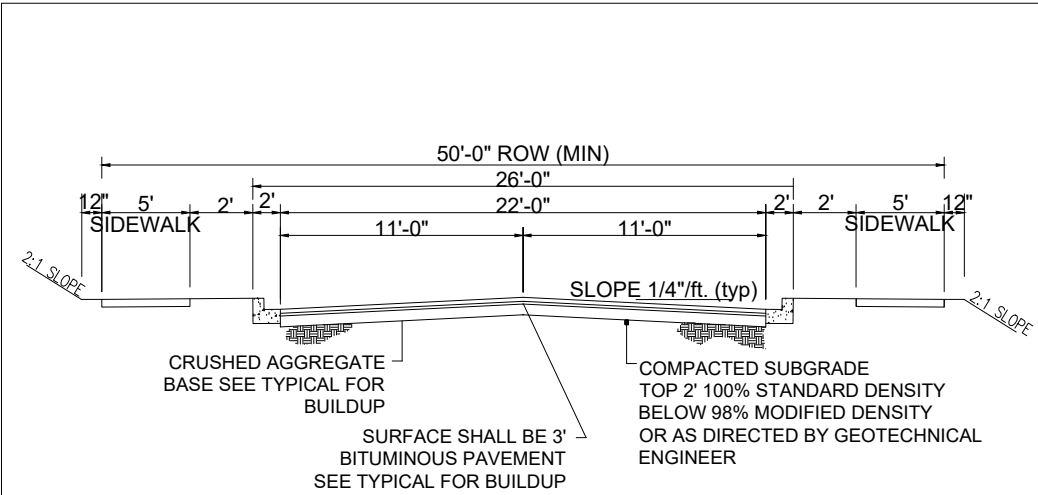
REQUIRED 2" IMPROVED BITUMINOUS CONCRETE UPPER BINDER LAYER. 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE A, B, AND C (ALDOT SECTION 429)
- 4

REQUIRED BITUMINOUS TREATMENT (PRIME) (ALDOT 401, TYPE A)
- 5

REQUIRED 8" CRUSHED AGGREGATE BASE COURSE, TYPE B, (ALDOT 301 & ALDOT 825)
- 6

SUBGRADE: TOP 24 INCHES - 100% COMPACTION ASTM. UNLESS OTHERWISE SPECIFIED.

TYPICAL MINIMUM ASPHALT SECTION  
(RESIDENTIAL)



TYPICAL PAVEMENT SECTION DETAIL

APPROXIMATE QUANTITIES

Total Acreage in Right-of-Way	±6.16 AC
Total Road Length	±2,247 LF
Total Curb Length	±4,535 LF
Total Sidewalk Length	±3,403 LF
Total Storm Pipe Length	±3,029 LF
Total Sanitary Sewer Line Length	±1,780 LF
Total Proposed Manholes	12
Total Water Line Length	±2,910 LF
Total Fire Hydrant	5



Zoning	R-4
Minimum Typical Lot Size	60'
Total Number of Lots	41
Front Setbacks	20'
Rear Setbacks	15'
Side Setbacks	13' Between Homes, at Least One Side >10'
Gross Acreage of Subdivision	±16.34 AC
Net Acreage of Subdivision	±11.50 AC
Total Existing Acreage of Public Areas	0.00
Total Proposed Acreage of Public Areas	0.00

DEVELOPER / OWNER:

VALOR COMMUNITIES, LLC  
ATTN: KREG PARKER  
160 WHITNEY ST  
FAYETTEVILLE, GA 30214

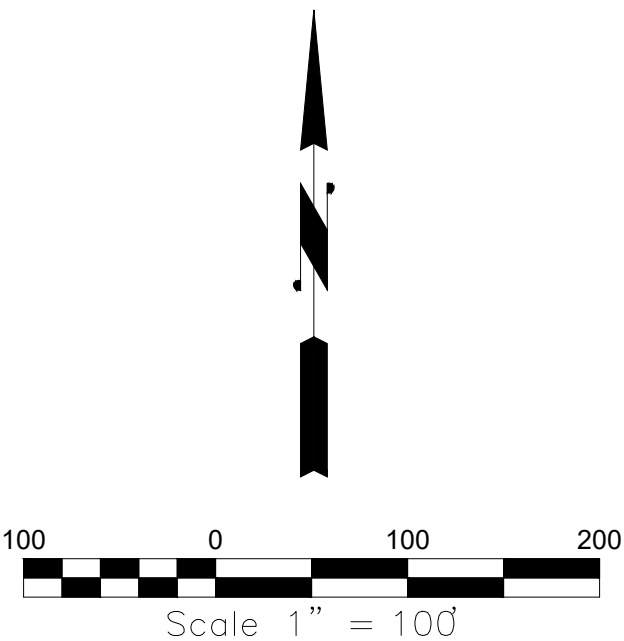
PARCEL INFORMATION:

PROP. DES. OF RECORD: CASCADIA SUBDIVISION PHASE 1  
PID: 23 5 21 0 001 002.007  
SECT: 21 TWSP: 21S RNG: 3W  
±37.92 AC

GENERAL NOTES:

- THE CITY ENGINEER WILL BE PROVIDED NOTIFICATION OF WORK AT LEAST 24 HOURS PRIOR TO STARTING EACH PHASE OF WORK.
- ALL PERMITS OR APPROVALS BY ADEM, ALDOT, FEMA, CORPS OF ENGINEERS, AND OTHERS AS REQUIRED WILL BE OBTAINED PRIOR TO DISTURBING AREAS UNDER JURISDICTION OF SUCH PERMITS.
- THERE SHALL BE NO LAND DISTURBING ACTIVITY UNTIL PROOF OF ADEM NOR COVERAGE PROVIDED TO CITY AND ADEQUATE EROSION CONTROLS PROVIDED.
- DRAINAGE EASEMENTS NOT CENTERED ALONG THE PROPERTY LINE; THE DRAINAGE EASEMENTS WILL BE 10' ON EITHER SIDE OF THE INSTALLED PIPE OR DITCH.
- PROPERTIES WILL NOT BE ALLOWED DRIVEWAY ACCESS DIRECTLY TO CASCADIA DRIVE.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS PER FEMA FIRM MAP NO. 01117C0380E WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2013.

PLANNING COMMISSION HEARING DATE: SEPTEMBER 26, 2023



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803-802-2440 (SC)  
www.espassociates.com

**ESP**

ALABAMA  
Professional Engineer  
No. 22167  
K. B. CHILVERS  
8/31/23

BY  
DATE  
NO.

REVISION

PRELIMINARY PLAT  
CASCADIA SUBDIVISION  
VALOR HOMES, LLC  
ALABASTER, AL

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