PREPARED FOR:
DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

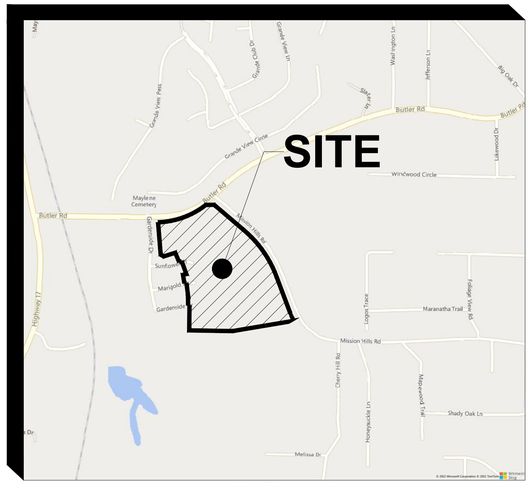
CONTACT:
Rhett Loveman
205-873-2276 (C)

SITE PLANS
FOR
CASCADIA – PHASE 1

A RESIDENTIAL SUBDIVISION
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 3 WEST

PARCEL ID:
23-5-21-0-001-002.007

41 LOTS
ZONED: R-4



VICINITY MAP
NOT TO SCALE

UTILITY CONTACTS:

WATER:
STEVEN BAHENA (205) 532-8591

SEWER:
LARRY MARASCKIN (205) 664-6825

POWER:
KENNEDY NICHOLSON (205) 226-1758

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

811
Know what's **below.**
Call before you dig.

Alabama Line
Location Center, Inc.
1–800–292–8525
252–4444 (Birmingham Area)
Call 2 working days before digging.
It's the Law!

APPROXIMATE QUANTITIES (PHASE 1)

Total Acreage in Right-of-Way	2.88 ACRES
Total Road Length	2210.69 FT
Total Curb Length	4526.73 FT
Total Sidewalk Length	3707.35 FT
Total Storm Pipe Length	3542.10 FT
Total Sanitary Sewer Line Length	1971.75 FT
Total Proposed Manholes	11
Total Water Line Length	2125.31 FT
Total Fire Hydrant	5

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PROFESSIONAL CIVIL ENGINEER: _____ DATE: _____
JOEL B. CHILDERS, AL. REG. NO. 22167

ESP Associates, Inc.
291A Cahaba Valley Parkway North
Pelham, AL 35124
205-564-9498 (AL)
www.espassociates.com

ESP

ALABAMA
LICENSED
No. 22167
PROFESSIONAL
ENGINEER
JOEL B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-0.0

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-COVER.dwg, C-0.0 Cover, zmaher

SITE NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
5. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED AND CONVEYED TO THE OWNER, AND ENGINEER IMMEDIATELY.
6. CONTRACTOR SHALL MATCH THE EXISTING PAVEMENT AND/OR CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT – TYPICAL.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
8. GENERAL CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.

GRADING NOTES:

1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.
3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
8. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE.
10. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

UTILITY NOTES:

1. STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
4. ALL WATER PIPE SHALL BE DIP. WATER SERVICE LINES TO MEET ALABASTER WATER SPECIFICATIONS.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' OF COVER OVER ALL WATER LINES.
6. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH LOCAL WATER DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.
7. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (10') TEN FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.
8. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.
9. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
10. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH THEIR WORK.
11. GAS AND UNDERGROUND ELECTRIC LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION TO BE FIELD DETERMINED DURING CONSTRUCTION.

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO REMOVAL, ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON THE PLANS.
2. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE: ALL BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS LINES, SEPTIC TANKS, FIELD LINES, ASPHALT AND CONCRETE, SHOWN OR NOT SHOWN WITHIN CONSTRUCTIONS LIMITS WHERE NEEDED TO ALLOW FOR FILL MATERIAL AND OTHER IMPROVEMENTS. UNLESS OTHERWISE DENOTED.
3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
4. ANY VOIDS AND/OR TRENCHES CREATED FROM THE DEMOLITION PROCESS SHALL BE EXCAVATED UNTIL SUITABLE MATERIAL IS REACHED AND THEN BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS.

SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, OR CITY.
2. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
3. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. TYPE C SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.
4. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE SITE. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR IN TO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
6. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLANDS EXIST ON-SITE ANY CLEARING MUST BE IN ACCORDANCE WITH A WETLANDS PERMIT.
7. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
8. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
9. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
13. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.
14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
15. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF 50-LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
17. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
18. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.
19. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES & A RAIN GUAGE. LOGS SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.
20. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
JOSEPH B. CHILDERS
No. 22167
PROFESSIONAL ENGINEER
12/28/23

NO.	DATE	REVISION	BY

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-1.0

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-COVER.dwg, C-1.0 General Notes, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)
EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)
EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)
EX. "STOP" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST" SIGN
EX. "40 MPH" SIGN
EX. "CAUTION CURVE AHEAD" SIGN
EX. UTILITY POLE W/ RISERS (TO REMAIN)

CP#1
CP#2
CP#3

R=1016.96'
L=646.60'
D=36°25'47"
CH=635.76'

19°13'55"
TO CHORD

11°10'44"

102.90

485.14'

14°30'22"
FROM CHORD

7°47'30"
FROM CHORD

405.93'

43°36'13"

159.83'

BUTLER ROAD (CR-12)
(80' PUBLIC ROW)

MISSION HILLS ROAD (CR-80)
(90' PUBLIC ROW)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

EX. SSMH
RIM=581.51

EX. SSMH
RIM=588.21

SS

6' DIRT ROAD

±1870 LF OF DIRT ROAD TO BE REMOVED
±85 LF OF DIRT ROAD TO BE REMOVED
±465 LF OF DIRT ROAD TO BE REMOVED
±185 LF OF DIRT ROAD TO BE REMOVED
±585 LF OF DIRT ROAD TO BE REMOVED

POTENTIAL SINK HOLE

SEE MATCHLINE (SHEET C-2.3)
SEE MATCHLINE (SHEET C-2.2)

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
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ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

DEMOLITION PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-2.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.40-EXISTING CONDITIONS.dwg, C-2.1 Existing Conditions Plan, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

SUNFLOWER PLACE (50' PUBLIC ROW)

GARDENSIDE DRIVE (50' PUBLIC ROW)

MARIGOLD DRIVE (50' PUBLIC ROW)

GRANDE VIEW GARDEN & TOWNHOMES PHASE 1 MAP BK: 26, PG: 16

PID: 23 5 21 0 006 029.000
WANG TYRONNA & DARLING
1713 COLUMBIANA LN
BIRMINGHAM, AL 35216

PID: 23 5 21 0 006 028.000
BROWN JOSEPH D
2772 BLACKRIDGE LANE
HOOVER, AL 35244

PID: 23 5 21 0 006 043.000
JOHNSON EDWARD & JOHNSON MARIE
517 ROSEBERRY RD
HELENA, AL 35080

PID: 23 5 21 0 006 042.000
SAWYER LLC
1139 UNA ST
ALABASTER, AL 35007

PID: 23 5 21 0 006 056.000
OWNER: BULLY, RENAE D
ADDRESS: 126 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 85

PID: 23 5 21 0 006 055.000
OWNER: KIMBROUGH KRISTINA A
ADDRESS: 109 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 124

PID: 23 5 21 0 006 059.000
OWNER: SIOW CHUNG & MELANIE
ADDRESS: 141 SUNDANCE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 123

PID: 23 5 21 0 006 058.000
OWNER: SARNECKI ROBERT MICHAEL & MARKO NATALIE
ADDRESS: 591 DEER RUN ROAD
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 122

PID: 23 5 21 0 006 057.000
OWNER: BULL, JOHN E & CARTER STACEY M
ADDRESS: 123 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 121

PID: 23 5 21 0 001 040.000
WAL-MART REAL ESTATE BUS TR
ADDRESS: 3139 UNA ST
CITY: BIRMINGHAM
PARCEL YEAR: 2022
ZONING: M-2

POINT OF COMMENCEMENT & POINT OF BEGINNING

311.33'

539.53'

±24.01'

90°55'10" FROM CHORD

89°05'42" TO CHORD

R=525.00'
L=16.58'
D=1°48'33"
CH=16.58'

89°37'12"

60.58'15"

2.83'

108.80'

121.93'

R=625.00'
L=26.39'
D=2°25'10"
CH=26.39'

91°49'58"

108.80'

121.93'

88°28'49" TO CHORD

R=625.00'
L=33.15'
D=3°02'27"
CH=33.15'

84°47'36"

80.12'

91°14'24" FROM CHORD

91°14'24" FROM CHORD

GRAVEL ROAD

GRAVEL ROAD

7' DIRT ROAD

7' DIRT ROAD

±125 LF OF GRAVEL ROAD TO BE REMOVED

±360 LF OF GRAVEL ROAD TO BE REMOVED

±75 LF OF GRAVEL ROAD TO BE REMOVED

±60 LF OF GRAVEL ROAD TO BE REMOVED

±210 LF OF DIRT ROAD TO BE REMOVED

±825 LF OF DIRT ROAD TO BE REMOVED

±825 LF OF DIRT ROAD TO BE REMOVED

SEE MATCHLINE (SHEET C-2.1)

SEE MATCHLINE (SHEET C-2.4)

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B CHILDERS
12/28/23

NO.	REVISION	DATE	BY

DEMOLITION PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-2.2

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-EXISTING CONDITIONS.dwg, C-2.2 Existing Conditions Plan, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
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ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL
ENGINEER
JOEL B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

DEMOLITION PLAN

CASCADIA SUBDIVISION - PHASE 1

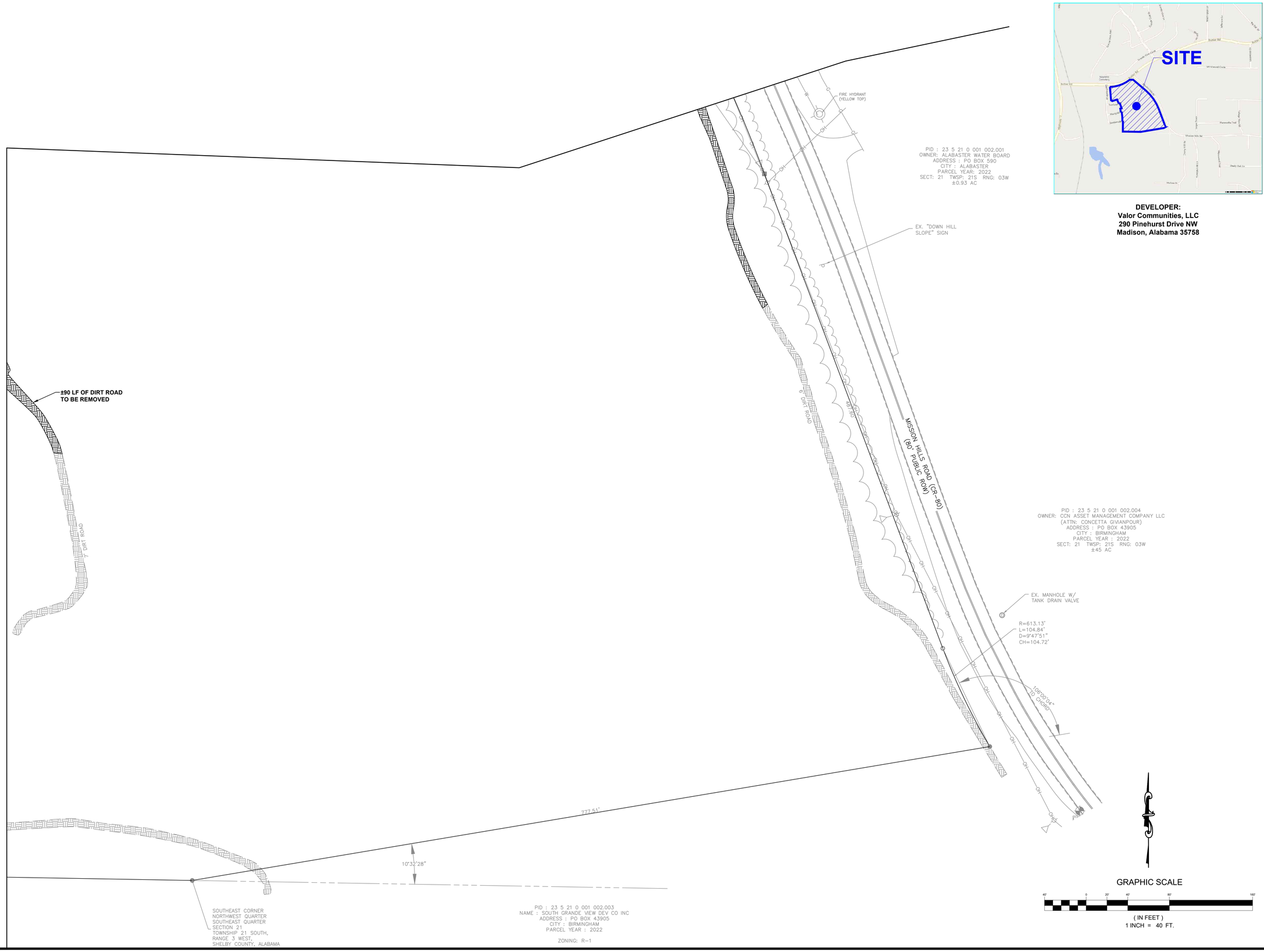
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-2.3

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DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
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ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

DEMOLITION PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-2.4

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-EXISTING CONDITIONS.dwg, C-2.4 Existing Conditions Plan, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

INTERSECTION SIGHT DISTANCE TABLE					
STREET	POSTED SPEED LIMIT	LOOKING LEFT		LOOKING RIGHT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
CASCADIA DRIVE (SB) TO CASCADIA CIRCLE	20	225'	325'	195'	200'
CASCADIA DRIVE (SB) TO SUNFLOWER PLACE	20	225'	325'	195'	275'

EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)
EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)
EX. "STOP" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)
EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST" SIGN
EX. "40 MPH" SIGN
EX. "CAUTION CURVE AHEAD" SIGN
CP#1
CP#2
CP#3

PROP. ROW DEDICATED TO SHELBY COUNTY (TYP.) SEE FUTURE COUNTY ROAD 80 WIDENING PLANS FOR MORE INFORMATION.

FUTURE COUNTY ROAD 80 WIDENING TO BE DEVELOPED SEPARATELY (TYP.)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

MISSION HILLS ROAD (CR-80)
(80' PUBLIC ROW)

BUTLER ROAD (CR-12)
(80' PUBLIC ROW)

CASCADIA CIRCLE
(66' PUBLIC ROW)

CASCADIA DRIVE
(66' PUBLIC ROW)

PROP. 1 TREE IN FRONT YARD AND 1 TREE IN BACKYARD PER LOT (TYP.)

PROP. WATER LINE (TYP.) SEE WATER PLAN FOR MORE INFORMATION.

PROP. POWER LINE (TYP.) SEE ELECTRICAL PLAN FOR MORE INFORMATION.

PROP. SIDE SETBACK (TYP.)

PROP. FRONT SETBACK (TYP.)

PROP. LIGHT POLE (TYP.)

PROP. 20' UTILITY EASEMENT (TYP.)

PROP. STORM LINE (TYP.) SEE STORM DRAINAGE PLAN FOR MORE INFO.

PROP. STOP BAR (TYP.)

PROP. CURB RAMP (TYP.)

PROP. SIDE SETBACK (TYP.)

SEE MATCHLINE (SHEET C-3.2)

SEE MATCHLINE (SHEET C-3.3)

21	16,070 Sq. Ft. ±0.37 AC
22	15,280 Sq. Ft. ±0.36 AC
23	13,477 Sq. Ft. ±0.31 AC
24	10,058 Sq. Ft. ±0.24 AC
25	9,100 Sq. Ft. ±0.21 AC
26	9,100 Sq. Ft. ±0.21 AC
27	9,100 Sq. Ft. ±0.21 AC
28	10,570 Sq. Ft. ±0.25 AC
29	42,991 Sq. Ft. ±0.99 AC
30	22,575 Sq. Ft. ±0.52 AC
31	13,334 Sq. Ft. ±0.31 AC
32	9,248 Sq. Ft. ±0.22 AC
33	9,232 Sq. Ft. ±0.22 AC
34	9,133 Sq. Ft. ±0.21 AC
35	9,371 Sq. Ft. ±0.22 AC
36	10,714 Sq. Ft. ±0.25 AC
37	15,649 Sq. Ft. ±0.36 AC
38	18,360 Sq. Ft. ±0.43 AC
39	14,343 Sq. Ft. ±0.33 AC
40	11,451 Sq. Ft. ±0.27 AC
41	10,710 Sq. Ft. ±0.25 AC

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

EX. UTILITY POLE W/ RISERS (TO REMAIN)
EX. SSMH RIM=581.51
EX. SSMH RIM=588.21

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	±12.64 AC
Total Existing Acreage of Public Areas	0.00
Total Proposed Acreage of Public Areas	±21.57 AC

APPROXIMATE QUANTITIES

Total Acreage in Right-of-Way	±3.70 AC
Total Road Length	±2,345 LF
Total Curb Length	±4,600 LF
Total Sidewalk Length	±3,250 LF
Total Storm Pipe Length	±2,480 LF
Total Sanitary Sewer Line Length	±1,975 LF
Total Proposed Manholes	14
Total Water Line Length	±1,915 LF
Total Fire Hydrant	5

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

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ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	REVISION	DATE	BY

PRELIMINARY PLAT & SITE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-3.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-PRELIMINARY PLAT_SITE PLAN.dwg, C-3.1 Site Plan, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

INTERSECTION SIGHT DISTANCE TABLE

STREET	POSTED SPEED LIMIT	LOOKING LEFT		LOOKING RIGHT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
CASCADIA DRIVE (SB) TO CASCADIA CIRCLE	20	225'	325'	195'	200'
CASCADIA DRIVE (SB) TO SUNFLOWER PLACE	20	225'	325'	195'	275'

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

GARDENSIDE DRIVE (50' PUBLIC ROW)
MARIGOLD DRIVE (50' PUBLIC ROW)
SUNFLOWER PLACE (50' PUBLIC ROW)
CASCADIA DRIVE (66' PUBLIC ROW)
SUNFLOWER PLACE (66' PUBLIC ROW)
PHASE 1
PHASE 2
GRANDE VIEW GARDEN & TOWNHOMES
MAP BK: 26, PG: 16
PID: 23 5 21 0 006 028.000
BROWN JOSEPH D
2772 BLACKRIDGE LANE
HOOVER, AL 35244
PID: 23 5 21 0 006 029.000
WANG TONGMAO & LIULING
1713 COLUMBIANA LN
BIRMINGHAM, AL 35216
PID: 23 5 21 0 006 042.000
SAMUEL WARGOLD TRACT
21 WARGOLD DR
ALABASTER, AL 35007
PID: 23 5 21 0 006 043.000
JOHNSON EDWARD & JOHNSON MARIE
517 ROSEBERRY RD
HELENA, AL 35080
PID: 23 5 21 0 006 056.000
OWNER: LILY RENAE D.
ADDRESS: 126 SUNFLOWER PLACE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 85
PID: 23 5 21 0 006 057.000
OWNER: BULL JOHN E & CARTER STACEY M
ADDRESS: 123 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 121
PID: 23 5 21 0 006 058.000
OWNER: SARNECKI ROBERT MICHAEL & MARKO NATALIE
ADDRESS: 591 DEER RUN ROAD
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 122
PID: 23 5 21 0 006 059.000
OWNER: SIOW CHUNG & MELANIE
ADDRESS: 141 SUNDANCE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 123
PID: 23 5 21 0 006 060.000
OWNER: KIMBROUGH KRISTINA A
ADDRESS: 109 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 124
PID: 23 5 21 0 001 040.000
ANNAMALAI BALAJI & VIJAYA
ADDRESS: 3139 UNA ST
CITY: BIRMINGHAM
PARCEL YEAR: 2022
ZONING: M-2
PROP. ROAD CLOSED BARRICADE (TYP.)
PROP. 20' STORM EASEMENT (TYP.)
EXIST. GRAVEL ROAD (TO REMAIN) (TYP.)
±11.45 AC UNDEVELOPED AREA (TO BE DEVELOPED IN FUTURE PHASE 2)
PHASE 1 CONSTRUCTION LIMITS (TYP.)
EXIST. DIRT ROAD (TO REMAIN) (TYP.)
TEMP. SEDIMENT BASIN
PROP. SIDE SETBACK (TYP.)
PROP. CROSSWALK (TYP.)
PROP. RIGHT-OF-WAY (TYP.)
PROP. SIDE SETBACK (TYP.)
PROP. ROAD CLOSED BARRICADE (TYP.)
16 11,811 Sq. Ft. ±0.28 AC
17 16,027 Sq. Ft. ±0.37 AC
18 16,654 Sq. Ft. ±0.39 AC
19 16,629 Sq. Ft. ±0.39 AC
20 26,586 Sq. Ft. ±0.62 AC
15 10,471 Sq. Ft. ±0.25 AC
14 8,301 Sq. Ft. ±0.20 AC
13 13,611 Sq. Ft. ±0.32 AC
SEE MATCHLINE (SHEET C-3.4)
SEE MATCHLINE (SHEET C-3.1)

ESP Associates, Inc.
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Pelham, AL 35124
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ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	REVISION	DATE	BY

PRELIMINARY PLAT & SITE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

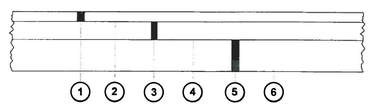
SHEET: **C-3.2**

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DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

INTERSECTION SIGHT DISTANCE TABLE					
STREET	POSTED SPEED LIMIT	LOOKING LEFT		LOOKING RIGHT	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
CASCADIA DRIVE (SB) TO CASCADIA CIRCLE	20	225'	325'	195'	200'
CASCADIA DRIVE (SB) TO SUNFLOWER PLACE	20	225'	325'	195'	275'



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)

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 N.O.R. COVERAGE PROVIDED TO CITY AND ADEQUATE EROSION CONTROLS PROVIDED.
- SUB-LOTS WILL NOT BE ALLOWED DIRECT DRIVEWAY ACCESS TO CASCADIA DRIVE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND SHALL PROVIDE NEEDS FOR BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
- DRAINAGE EASEMENTS NOT CENTERED ALONG THE PROPERTY LINE; THE DRAINAGE EASEMENTS WILL BE 10' ON EITHER SIDE OF THE INSTALLED PIPE OR DITCH.
- NO FENCES WILL BE ALLOWED TO OBSTRUCT THE FLOW OF STORM WATER.
- FENCING, IF INSTALLED ON AN EASEMENT, MAY BE REMOVED AT THE PROPERTY OWNER'S EXPENSE IN ORDER TO ADDRESS ANY UTILITY EASEMENT.
- DETENTION / RETENTION POND MAINTENANCE AND UPKEEP WILL BE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION ("HOA") OR PARTY OF OWNERSHIP.
- THE CITY OF ALABASTER IS NOT, NOR WILL EVER BE, RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS OUTSIDE THE RIGHT-OF-WAY.
- ALL DECORATIVE SIGNAGE, LIGHTING, ETC., WITHIN A SUBDIVISION IF DAMAGED OR REMOVED WILL BE REPLACED WITH STANDARD CITY OF ALABASTER EQUIPMENT.
- THE CITY OF ALABASTER IS LOCATED IN AN AREA SUBJECT TO SINK HOLES AND LIMESTONE FORMATIONS. THE CITY DOES NOT MAKE ANY GUARANTEE AGAINST SINK HOLE OR OTHER NATURAL CONDITIONS THAT MAY EXIST OR OCCUR.
- I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL, NO. 01117C0380E, DATED FEBRUARY 20, 2013, ZONE "X", AND FOUND THAT THE ABOVE DESCRIBED PARCEL DOES NOT LIE IN A SPECIAL HAZARD ZONE.
- THE ROADS, STREETS, ALLEYS, AND OTHER PUBLIC IMPROVEMENTS HEREIN, HAVE BEEN DEDICATED TO PUBLIC USE BY THE OWNER PURSUANT TO THE GUIDELINES OF THE SUBDIVISION REGULATIONS OF THE CITY OF ALABASTER. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND FINAL CONSTRUCTION OF THE ROADS UNTIL SUCH TIME AS THE CITY OF ALABASTER, BY RESOLUTION OF THE CITY COUNCIL, ACCEPTS SAID ROADS PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF ALABASTER.
- THE FINAL PLAT WAS APPROVED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 2023, SUBJECT TO AN IMPROVEMENT BOND GIVEN BY OWNER TO THE CITY OF ALABASTER IN THE AMOUNT OF $xxxxxx FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE.

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
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205-664-8498 (ALL)
www.espassociates.com

ALABAMA
REGISTERED
No. 22167
PROFESSIONAL
ENGINEER
JOHN B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

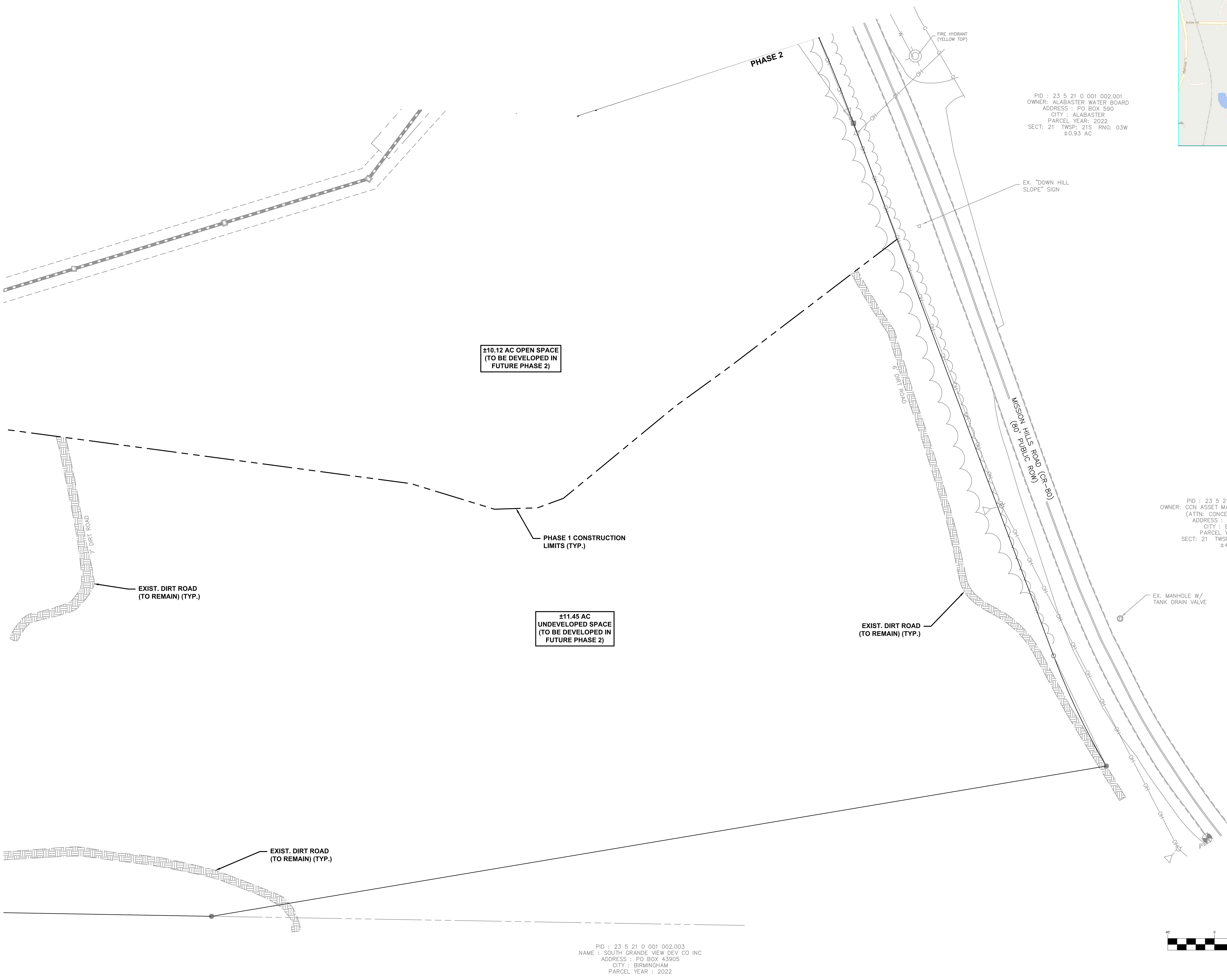
PRELIMINARY PLAT & SITE PLAN

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-3.3**

R:\Residential\JQ56 400 - Cascadia Subdivision\DWG\Sheets\JQ56 400-PRELIMINARY PLAT _SITE PLAN.dwg, C3.3 - SITE PLAN, jmaher





DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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ESP

STATE OF ALABAMA
LICENSED
No. 22167
PROFESSIONAL ENGINEER
JOEL B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

PRELIMINARY PLAT & SITE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

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PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-3.4

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-PRELIMINARY PLAT_SITE PLAN.dwg, C3.4 - SITE PLAN, zmaher

Article 5
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 requirements:

(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 requirements:

(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 retained 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.

(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 single–family residences.

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 following:

(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, potential 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 sedimentation 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 manner consistent with good engineering practices and the requirements of this ordinance.

(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.

(l) 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.

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

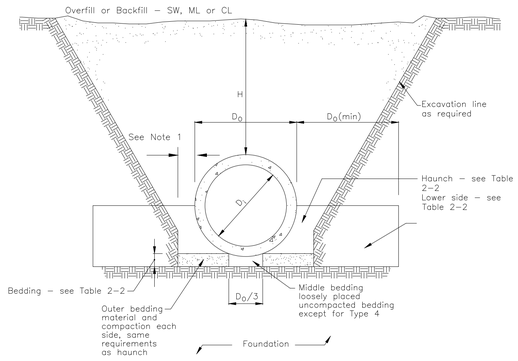
(5) Security equal to double the amounts required in subsections (3) and (4) herein, shall be required where clearing or earthwork is performed in areas designated as floodways, floodplains or areas susceptible to landslides.

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

(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.



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

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	NO COMPACTION REQUIRED, EXCEPT IF CL, USE 85% CL

NOTES:
1. COMPACTION AND SOIL SYMBOLS, I.E., 95% SW, REFER TO SW SOIL MATERIAL WITH A MINIMUM STANDARD PROCTOR.
2. 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.
3. EARTH LOADING SHALL BE BASED ON EMBANKMENT CONDITIONS.
4. 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.
5. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH BEDDING ZONES.
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.

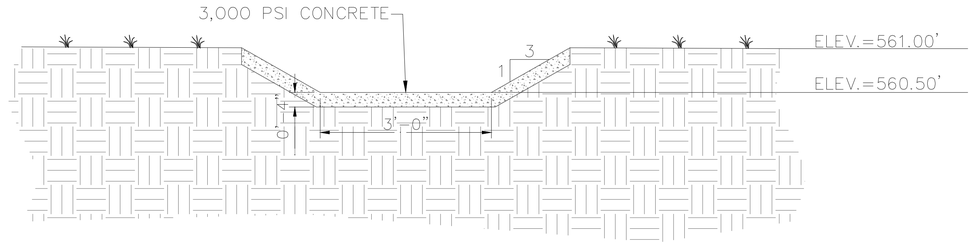
10. **STANDARD TRENCH INSTALLATIONS**
N.T.S.

NOTES:

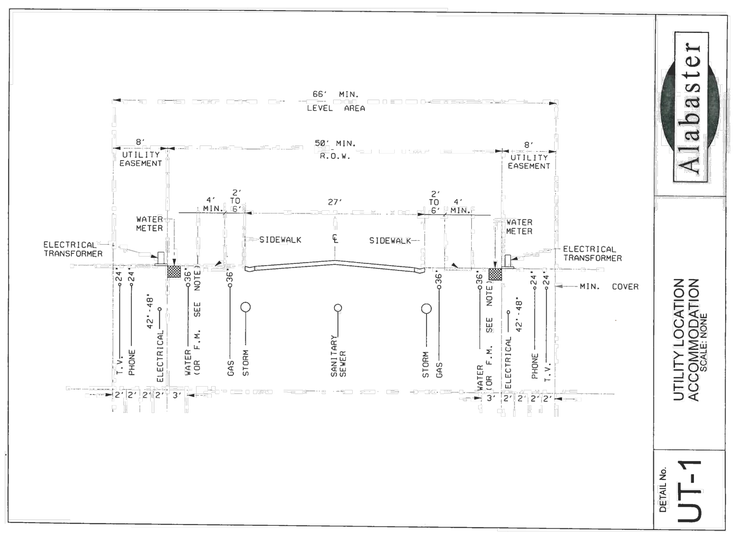
City Engineer shall be provided notification of work at least 24 hours prior to starting each phase of work.

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.



EMERGENCY SPILLWAY
N.T.S.



UTILITY LOCATION ACCOMMODATION
SCALE: NONE

DETAIL No. UT-1

Alabaster

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STANDARD DETAILS.dwg, C-3.5 Standard Details, zmaher

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
No. 22167
PROFESSIONAL ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

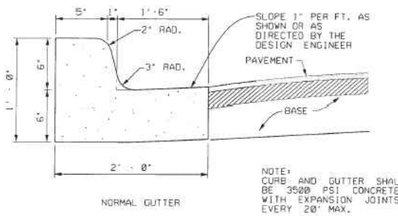
STANDARD DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL

VALOR HOMES, LLC

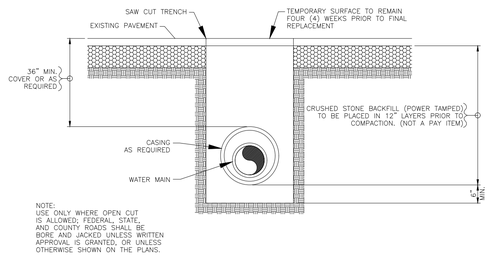
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-3.5



1. N.T.S.

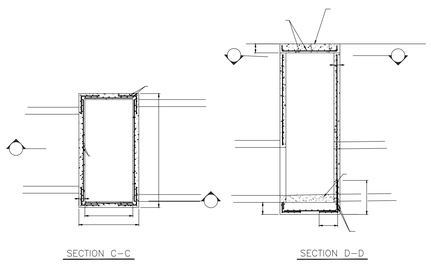
CONCRETE CURB AND GUTTER



TYPICAL TRENCH CROSSING PAVEMENT

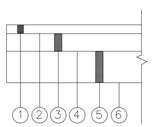
4. N.T.S.

TYPICAL TRENCH CROSSING PAVEMENT



6. N.T.S.

JUNCTION BOX AND YARD INLET DETAILS

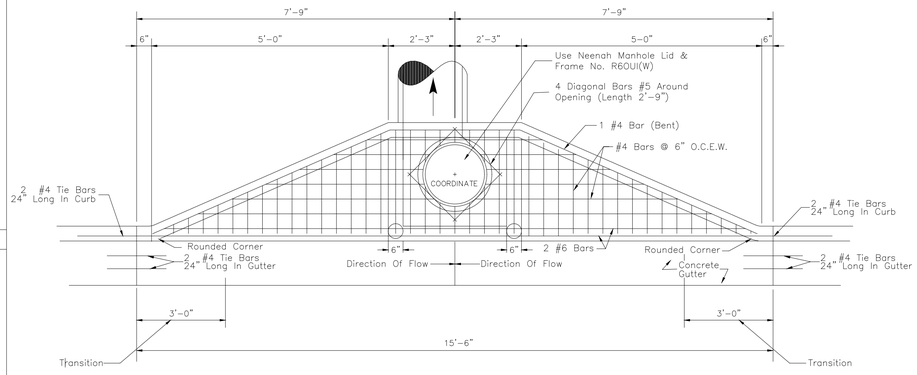


1. REQUIRED 1" IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER. – MAXIMUM AGGREGATE SIZE MIX. ESAL RANGE A, B, AND C (ALDOT SECTION 429).
2. REQUIRED TACK COAT (ALDOT 405).
3. REQUIRED 2" IMPROVED BITUMINOUS CONCRETE UPPER BINDER LAYER. 1" MAXIMUM AGGREGATE SIZE MIX. ESAL RANGE A, B AND C (ALDOT SECTION 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.

7. N.T.S.

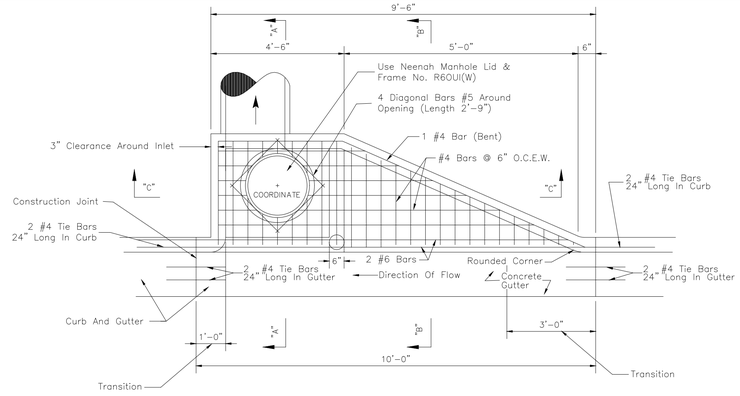
TYPICAL MINIMUM ASPHALT TYPICAL SECTIONS

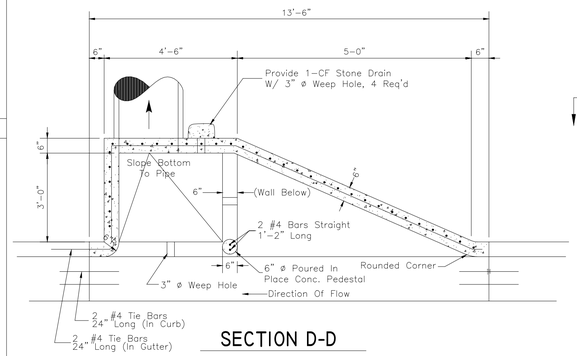
(RESIDENTIAL)



2. N.T.S.

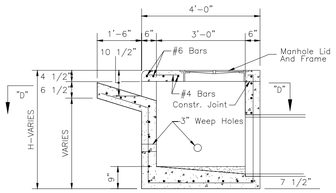
DOUBLE WING CURB INLET





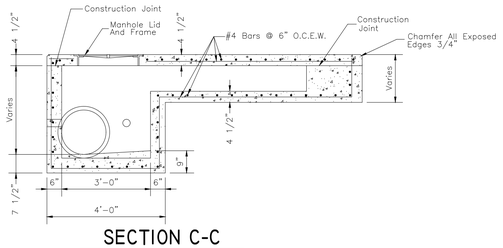
SECTION D-D

NOT TO SCALE

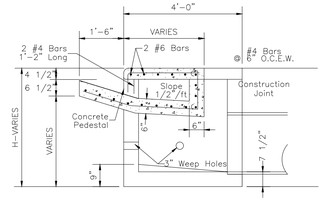


SECTION A-A

NOT TO SCALE



SECTION C-C

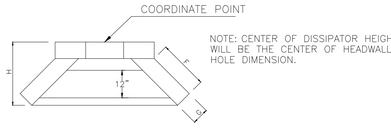


SECTION B-B

NOT TO SCALE

8. N.T.S.

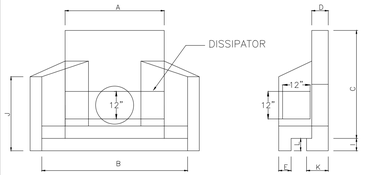
SINGLE WING CURB INLET



NOTE: CENTER OF DISSIPATOR HEIGHT WILL BE THE CENTER OF HEADWALL HOLE DIMENSION.

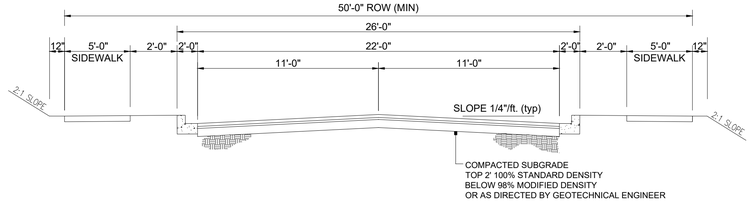
INSIDE DIAMETER	HOLE DIA, UPSTREAM-DOWNSTREAM	A	B	C	D	E	F	G	H	I	J	K
15	22-19	48	72	40	8	6	24	8	24	40	40	12
18	29-22	48	72	40	8	6	24	8	24	40	40	12
24	34-29	64	98	53	8	6	33	8	34	49	49	12
30	40-34	67	120	63	8	6	48	8	41	59	59	12
36	48-40	67	120	63	8	6	48	8	41	59	59	12
42	54-48	75	120	63	8	6	42	8	41	59	59	12
48	NA-54	75	120	63	8	6	42	8	41	59	59	12

Dimensions are in inches.
Some arch sizes and smaller diameters are available.



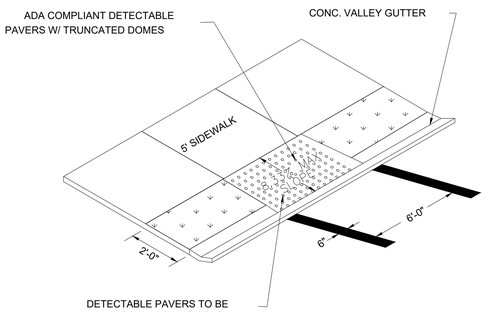
3. N.T.S.

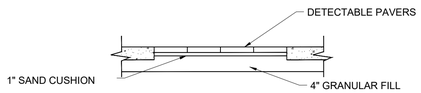
PRECAST HEADWALL DISSIPATOR



5. N.T.S.

TYPICAL ROAD SECTION OF CURB, GUTTER AND SIDEWALK





9. N.T.S.

CROSS WALK AND CURB RAMP (TYPICAL)

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

STANDARD DETAILS

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: C-3.6

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STANDARD DETAILS.dwg, C-3.6 Standard Details, zmaher



EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)
EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)
EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)
EX. "STOP" SIGN (TO REMAIN)
FUTURE COUNTY ROAD 80 WIDENING TO BE DEVELOPED SEPARATELY (TYP.)
EX. "COUNTY RD 80 EAST" SIGN
EX. "40 MPH" SIGN
EX. "CAUTION CURVE AHEAD" SIGN
EX. UTILITY POLE W/ RISERS (TO REMAIN)
EX. SSMH RIM=588.21

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

PID: 23 5 21 0 006 060.000
OWNER: KIMBROUGH KRISTINA A
ADDRESS: 109 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 124

BUTLER ROAD (CR-12)
(80' PUBLIC ROW)

MISSION HILLS ROAD (CR-50)
(66' PUBLIC ROW)

CASCADIA CIRCLE
(66' PUBLIC ROW)

SUNFLOWER PLACE
(66' PUBLIC ROW)

R=1016.96'
L=646.60'
D=36°25'47"
CH=635.76'

R=621.00'
L=33.14'
D=3°02'21"
CH=33.14'

16 11,811 Sq. Ft. ±0.28 AC
17 16,027 Sq. Ft. ±0.37 AC
18 16,654 Sq. Ft. ±0.39 AC
19 16,629 Sq. Ft. ±0.39 AC
20 26,586 Sq. Ft. ±0.62 AC
21 16,070 Sq. Ft. ±0.37 AC
22 15,280 Sq. Ft. ±0.36 AC
23 13,477 Sq. Ft. ±0.31 AC
24 10,058 Sq. Ft. ±0.24 AC
25 9,100 Sq. Ft. ±0.21 AC
26 9,100 Sq. Ft. ±0.21 AC
27 9,100 Sq. Ft. ±0.21 AC
28 10,570 Sq. Ft. ±0.25 AC
29 42,991 Sq. Ft. ±0.99 AC
30 22,575 Sq. Ft. ±0.52 AC
31 13,334 Sq. Ft. ±0.31 AC
32 9,246 Sq. Ft. ±0.22 AC
33 9,232 Sq. Ft. ±0.22 AC
34 9,133 Sq. Ft. ±0.21 AC
35 9,371 Sq. Ft. ±0.22 AC
36 10,714 Sq. Ft. ±0.25 AC
37 15,649 Sq. Ft. ±0.36 AC
38 18,360 Sq. Ft. ±0.43 AC
39 14,343 Sq. Ft. ±0.33 AC
40 11,451 Sq. Ft. ±0.27 AC
41 10,710 Sq. Ft. ±0.25 AC

SOURCE BENCHMARK

PROJECT DATUM BASED ON: OPUS-NAVD '88

TBM NO.	ELEVATION	DESCRIPTION
CP #1	585.54'	MAG NAIL IN VALLEY GUTTER
CP #2	593.67'	MAG NAIL IN VALLEY GUTTER
CP #3	664.67'	MAG NAIL IN ASPHALT
CP #4	676.99'	MAG NAIL IN ASPHALT

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 22167 JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

GRADING PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

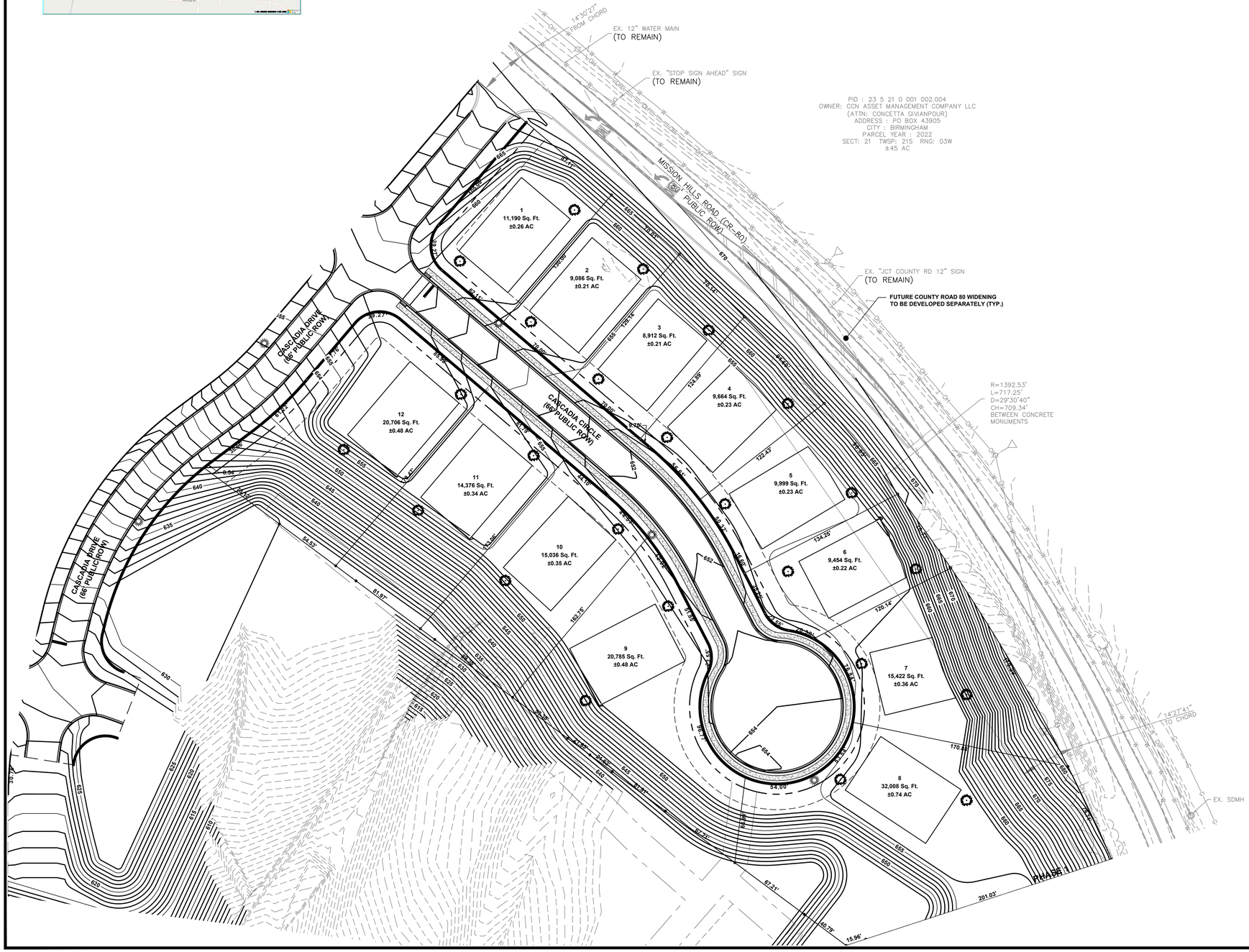
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JO56.401
ORIGINAL DATE:	07/26/2023

SHEET: C-4.1

R:\Residential\JO56.400 - Cascadia Subdivision\DWG\Sheets\JO56.400-GRADING PLAN.dwg, C-4.1 Grading Plan, zmaher





GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

GRADING PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-4.2

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-GRADING PLAN.dwg, C-4.2 Grading Plan, zmaher



GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ALABAMA
JOHN B. CHILDERS
No. 22167
PROFESSIONAL
ENGINEER
12/28/23

NO.	DATE	REVISION	BY

GRADING PLAN

CASCADIA SUBDIVISION - PHASE 1

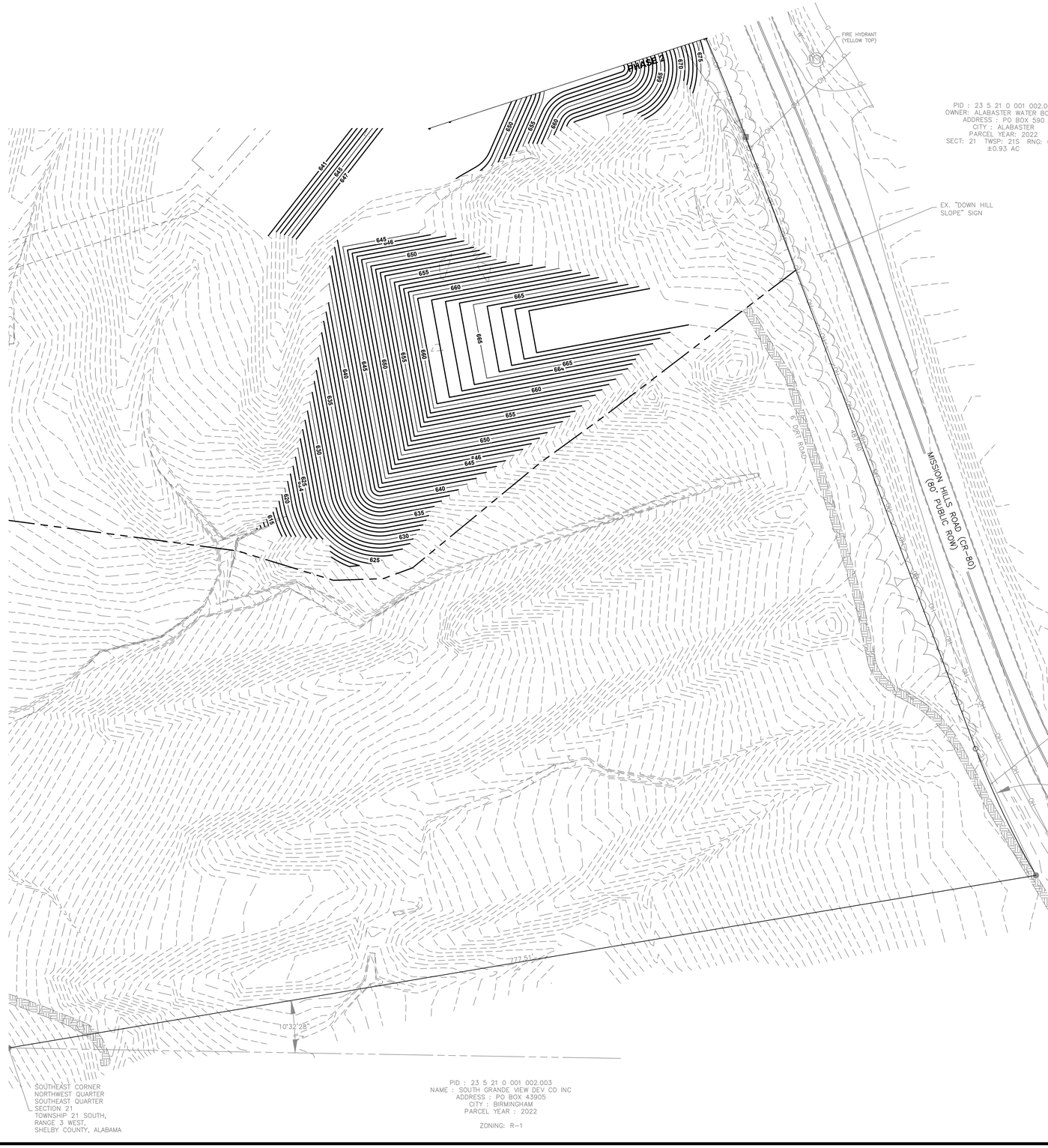
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-4.3

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ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
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ALABAMA
LICENSED
No. 22167
PROFESSIONAL
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JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

GRADING PLAN

CASCADIA SUBDIVISION - PHASE 1

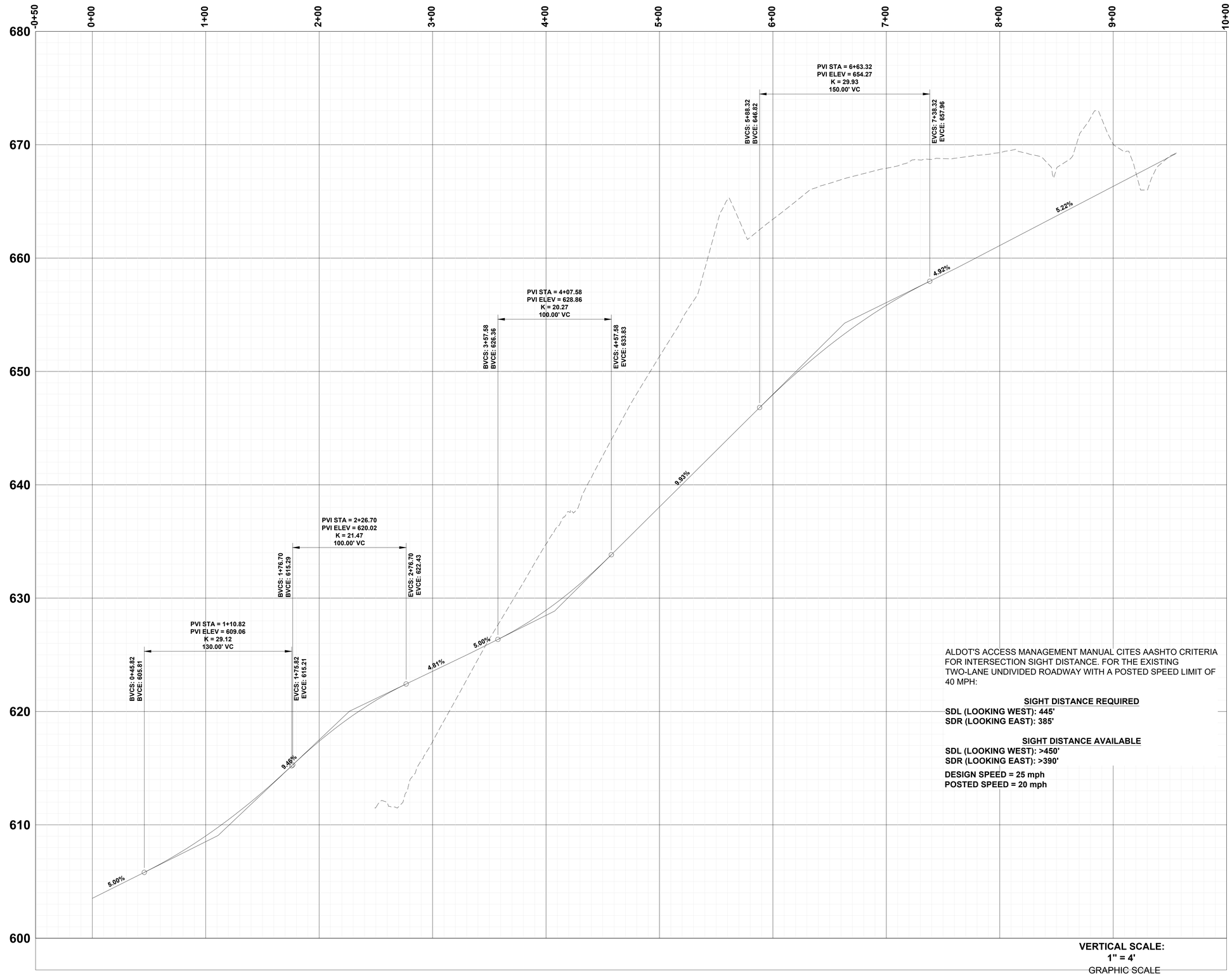
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-4.4**

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CASCADIA DRIVE

ALDOT'S ACCESS MANAGEMENT MANUAL CITES AASHTO CRITERIA FOR INTERSECTION SIGHT DISTANCE. FOR THE EXISTING TWO-LANE UNDIVIDED ROADWAY WITH A POSTED SPEED LIMIT OF 40 MPH:

SIGHT DISTANCE REQUIRED
SDL (LOOKING WEST): 445'
SDR (LOOKING EAST): 385'

SIGHT DISTANCE AVAILABLE
SDL (LOOKING WEST): >450'
SDR (LOOKING EAST): >390'

DESIGN SPEED = 25 mph
POSTED SPEED = 20 mph

VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
LICENSED
No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

ROAD PROFILE

CASCADIA SUBDIVISION - PHASE 1

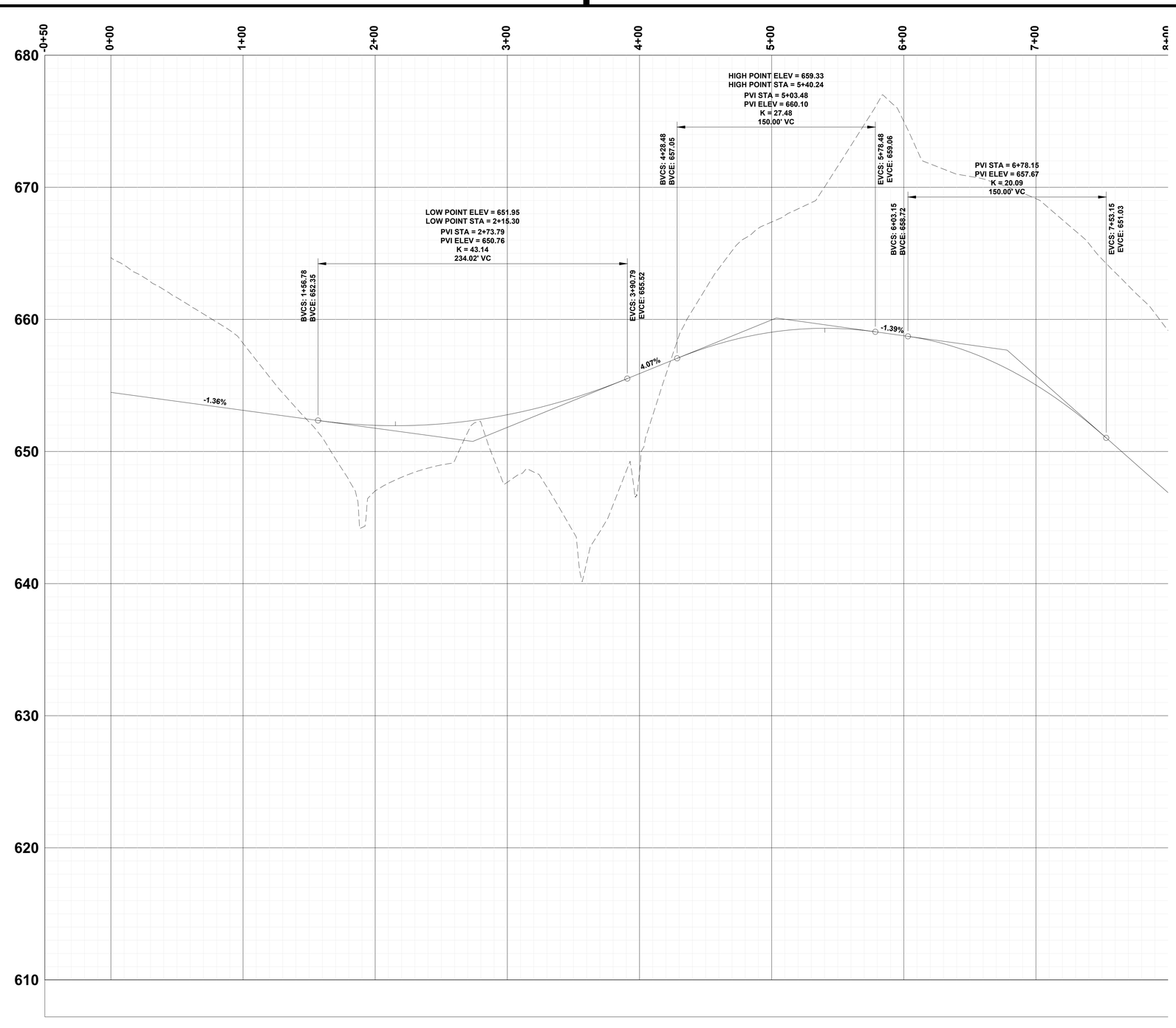
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-5.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ROAD PROFILE.dwg, C-5.1 Road Profile, jmaher



CASCADIA CIRCLE
(STA 0+00 to STA 8+00)

DESIGN SPEED = 25 mph
POSTED SPEED = 20 mph

ALDOT'S ACCESS MANAGEMENT MANUAL CITES AASHTO CRITERIA FOR INTERSECTION SIGHT DISTANCE. FOR THE EXISTING TWO-LANE UNDIVIDED ROADWAY WITH A POSTED SPEED LIMIT OF 40 MPH:

SIGHT DISTANCE REQUIRED
SDL (LOOKING WEST): 445'
SDR (LOOKING EAST): 385'

SIGHT DISTANCE AVAILABLE
SDL (LOOKING WEST): >450'
SDR (LOOKING EAST): >390'

VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8408 (AL)
www.espassociates.com

ALABAMA
JOSEPH B. CHILDERS
No. 22167
PROFESSIONAL ENGINEER
12/28/23

NO.	DATE	REVISION	BY

ROAD PROFILE

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-5.2

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CASCADIA CIRCLE
(STA 8+00 to STA 15+50)

ALDOT'S ACCESS MANAGEMENT MANUAL CITES AASHTO CRITERIA FOR INTERSECTION SIGHT DISTANCE. FOR THE EXISTING TWO-LANE UNDIVIDED ROADWAY WITH A POSTED SPEED LIMIT OF 40 MPH:

SIGHT DISTANCE REQUIRED
SDL (LOOKING WEST): 445'
SDR (LOOKING EAST): 385'

SIGHT DISTANCE AVAILABLE
SDL (LOOKING WEST): >450'
SDR (LOOKING EAST): >390'

DESIGN SPEED = 25 mph
POSTED SPEED = 20 mph

VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

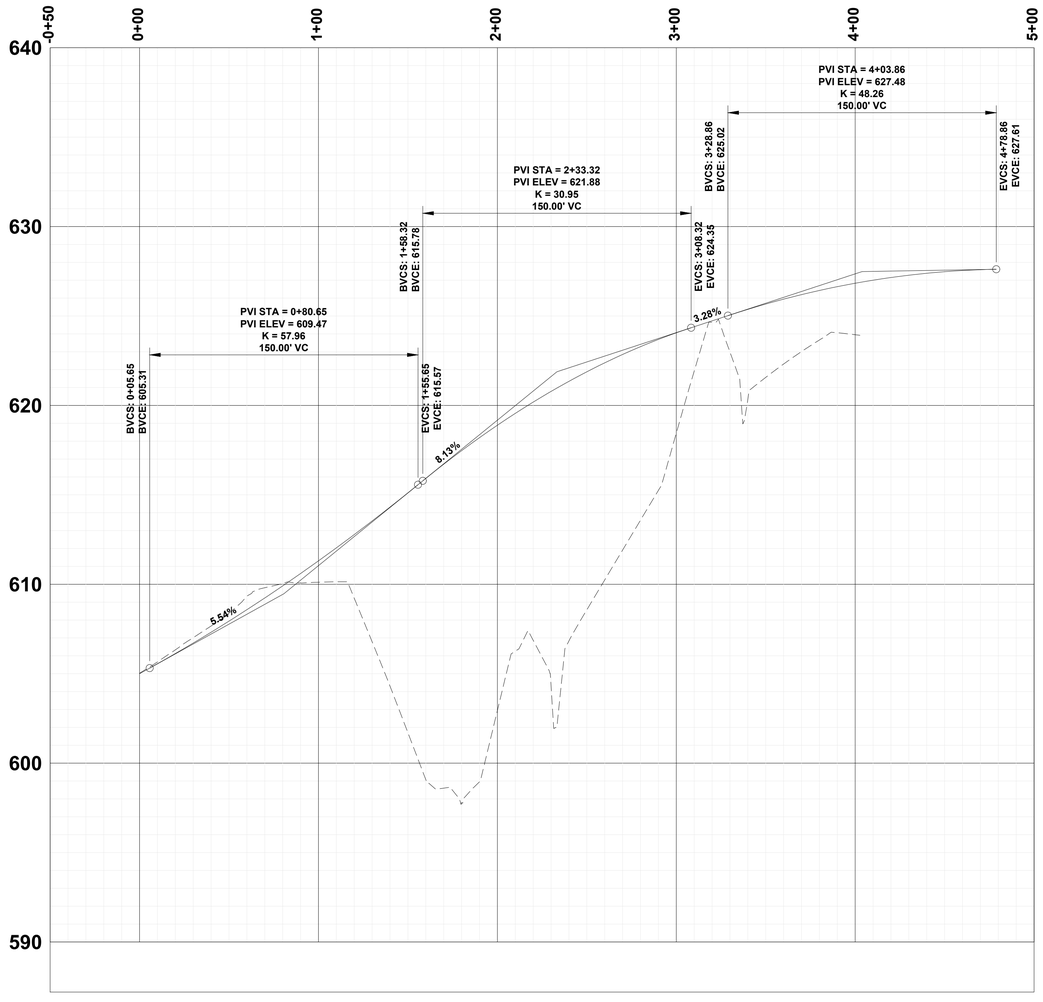
ROAD PROFILE

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-5.3

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SUNFLOWER PLACE EXTENSION

ALDOT'S ACCESS MANAGEMENT MANUAL CITES AASHTO CRITERIA FOR INTERSECTION SIGHT DISTANCE. FOR THE EXISTING TWO-LANE UNDIVIDED ROADWAY WITH A POSTED SPEED LIMIT OF 40 MPH:

SIGHT DISTANCE REQUIRED
SDL (LOOKING WEST): 445'
SDR (LOOKING EAST): 385'

SIGHT DISTANCE AVAILABLE
SDL (LOOKING WEST): >450'
SDR (LOOKING EAST): >390'

DESIGN SPEED = 25 mph
POSTED SPEED = 20 mph

VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
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ESP

ALABAMA
LICENSED
No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

ROAD PROFILE

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-5.4

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DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)
EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)
EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)
EX. "STOP" SIGN (TO REMAIN)
FUTURE COUNTY ROAD 80 WIDENING TO BE DEVELOPED SEPARATELY (TYP.)
EX. "COUNTY RD 80 EAST" SIGN
EX. "40 MPH" SIGN
EX. "CAUTION CURVE AHEAD" SIGN
EX. UTILITY POLE W/ RISERS (TO REMAIN)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

BUTLER ROAD (CR-12) (80' PUBLIC ROW)
MISSION HILLS ROAD (CR-80) (80' PUBLIC ROW)
CASCADIA CIRCLE (66' PUBLIC ROW)
CASCADIA DRIVE (66' PUBLIC ROW)

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

EX. SSMH RIM=581.51
EX. SSMH RIM=588.21

PROP. 20' UTILITY EASEMENT (TYP.)

SEE MATCHLINE (SHEET C-6.3)
SEE MATCHLINE (SHEET C-6.2)

22	15,280 Sq. Ft.	±0.36 AC
23	13,477 Sq. Ft.	±0.31 AC
24	10,058 Sq. Ft.	±0.24 AC
25	9,100 Sq. Ft.	±0.21 AC
26	9,100 Sq. Ft.	±0.21 AC
27	9,100 Sq. Ft.	±0.21 AC
28	10,570 Sq. Ft.	±0.25 AC
29	42,991 Sq. Ft.	±0.99 AC
30	22,575 Sq. Ft.	±0.52 AC
31	13,334 Sq. Ft.	±0.31 AC
32	9,248 Sq. Ft.	±0.22 AC
33	9,232 Sq. Ft.	±0.22 AC
34	9,133 Sq. Ft.	±0.21 AC
35	9,371 Sq. Ft.	±0.22 AC
36	10,714 Sq. Ft.	±0.25 AC
37	15,649 Sq. Ft.	±0.36 AC
38	18,360 Sq. Ft.	±0.43 AC
39	14,343 Sq. Ft.	±0.33 AC
40	11,451 Sq. Ft.	±0.27 AC
41	10,710 Sq. Ft.	±0.25 AC
21	16,070 Sq. Ft.	±0.37 AC

ENVIRONMENTAL SERVICES NOTES:

1. ALL CITY OF ALABASTER SPECIFICATIONS ARE ON CITY OF ALABASTER WEB SITE.
2. ALL PIPING AND MANHOLES MUST BE INSPECTED BEFORE COVERED BY THE E.S. DEPT.
3. ALL SEWER MAINS MUST BE VISUALLY INSPECTED BY THE E.S. DEPT. PRIOR TO BACKFILLING.
4. SERVICE LATERALS FOR RESIDENTIAL UNITS ARE 4" MINIMUM. ALL LATERALS SHOULD RUN PAST ALL UTILITIES TO EASEMENT LINE. A GREEN WITNESS POST MUST BE CLEARLY PLACED AT THE TERMINATION POINT OF THE LATERAL. ALL SERVICE LATERALS INTO MANHOLES SHALL BE D.I. PIPING. NO FENCING ON EASEMENTS.
5. ALL LINES, MANHOLES, ETC. MUST BE FLUSHED PRIOR TO TESTING. ALL MATERIAL AND WATER MUST BE DISCARDED. NO FLUSHING SHOULD BE WASHED INTO EXISTING SANITARY SEWER SYSTEM.
6. ALL NEW GRAVITY MAINS SHALL BE AIR TESTED ACCORDING TO UNI-B-6.
7. ALL NEW MANHOLES SHALL BE VACUUM TESTED ACCORDING TO ASTM C1244.
8. IN THE EVENT THE QUESTION OF A LINE OR INSTALLATION THE CITY OF ALABASTER MAY REQUEST ADDITIONAL TESTING AND/OR CAMERAED.

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (ALL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B CHILDERS
12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

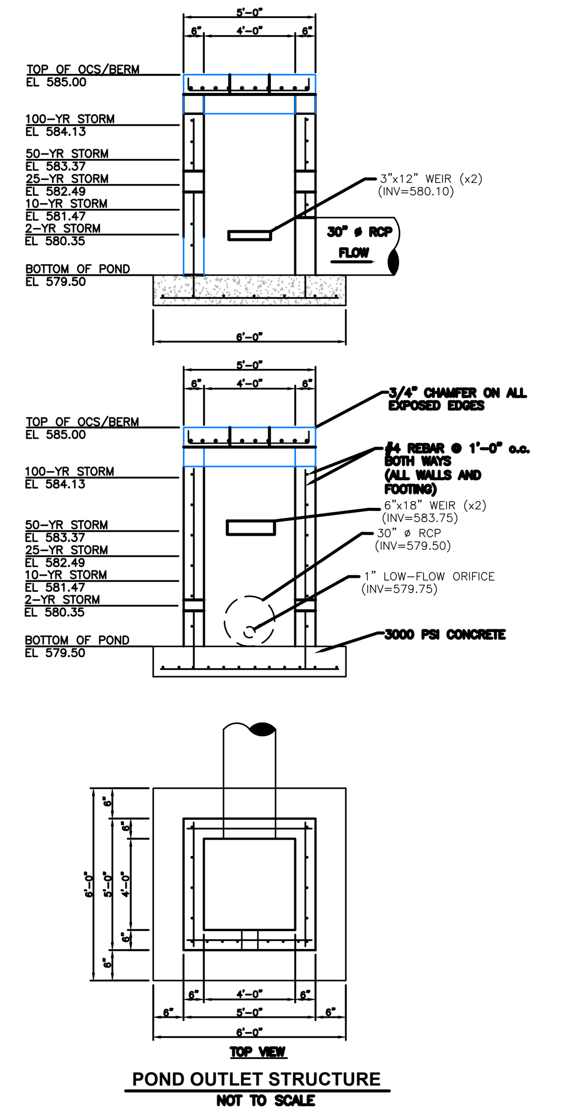
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-6.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PLAN.dwg, C-6.1 Storm Drainage Plan, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758



GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.



SEE MATCHLINE (SHEET C-6.4)

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PLAN.dwg, C-6.2 Storm Drainage Plan, zmaher

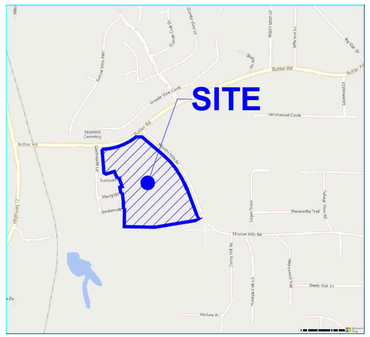
ESP
ESP Associates, Inc.
291A Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PLAN
CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023
SHEET:	C-6.2



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

EX. 12" WATER MAIN (TO REMAIN)

EX. "STOP SIGN AHEAD" SIGN (TO REMAIN)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

MISSION HILLS ROAD (CR-80) (80' PUBLIC ROW)

EX. "JCT COUNTY RD 12" SIGN (TO REMAIN)

FUTURE COUNTY ROAD 80 WIDENING TO BE DEVELOPED SEPARATELY (TYP.)

PROP. SIDE SETBACK (TYP.)

1
11,190 Sq. Ft.
±0.26 AC

2
9,086 Sq. Ft.
±0.21 AC

3
8,912 Sq. Ft.
±0.21 AC

4
9,664 Sq. Ft.
±0.23 AC

5
9,999 Sq. Ft.
±0.23 AC

6
9,454 Sq. Ft.
±0.22 AC

7
15,422 Sq. Ft.
±0.36 AC

8
32,008 Sq. Ft.
±0.74 AC

9
20,785 Sq. Ft.
±0.48 AC

10
15,036 Sq. Ft.
±0.35 AC

11
14,376 Sq. Ft.
±0.34 AC

12
20,706 Sq. Ft.
±0.48 AC

CB#1009
CB#1008
CB#1301
CB#1006
CB#1005
CB#1004

18" HDPE
24" HDPE

CASCADIA CIRCLE (PUBLIC ROW)

PROP. 20' STORM EASEMENT (TYP.)

EX. SDMH

PHASE 1

SEE MATCHLINE (SHEET C-6.4)

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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ESP

ALABAMA
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PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PLAN

CASCADIA SUBDIVISION - PHASE 1

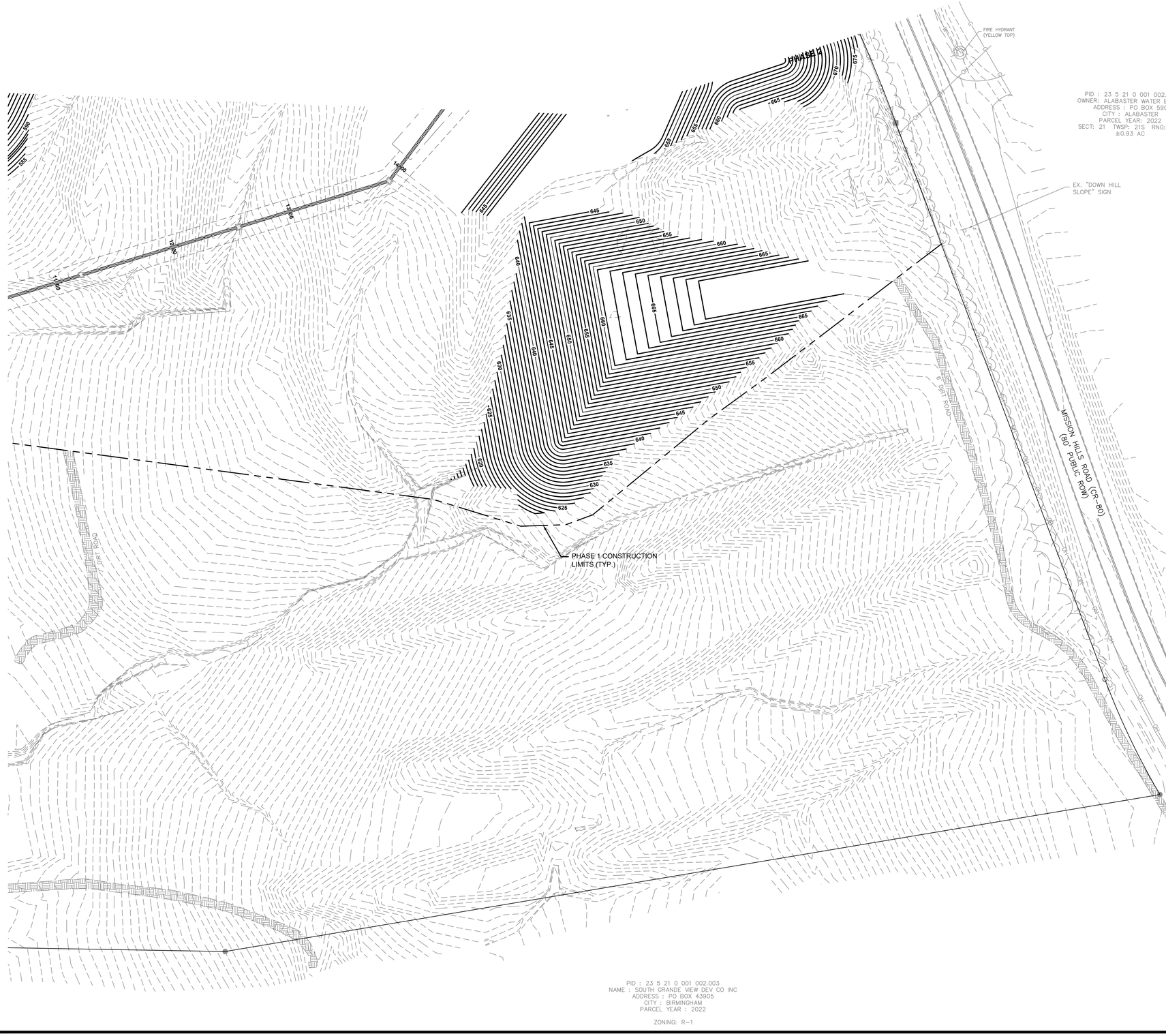
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-6.3

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PLAN.dwg, C-6.3 Storm Drainage Plan, zmaher





DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
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ESP

ALABAMA
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ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PLAN

CASCADIA SUBDIVISION - PHASE 1

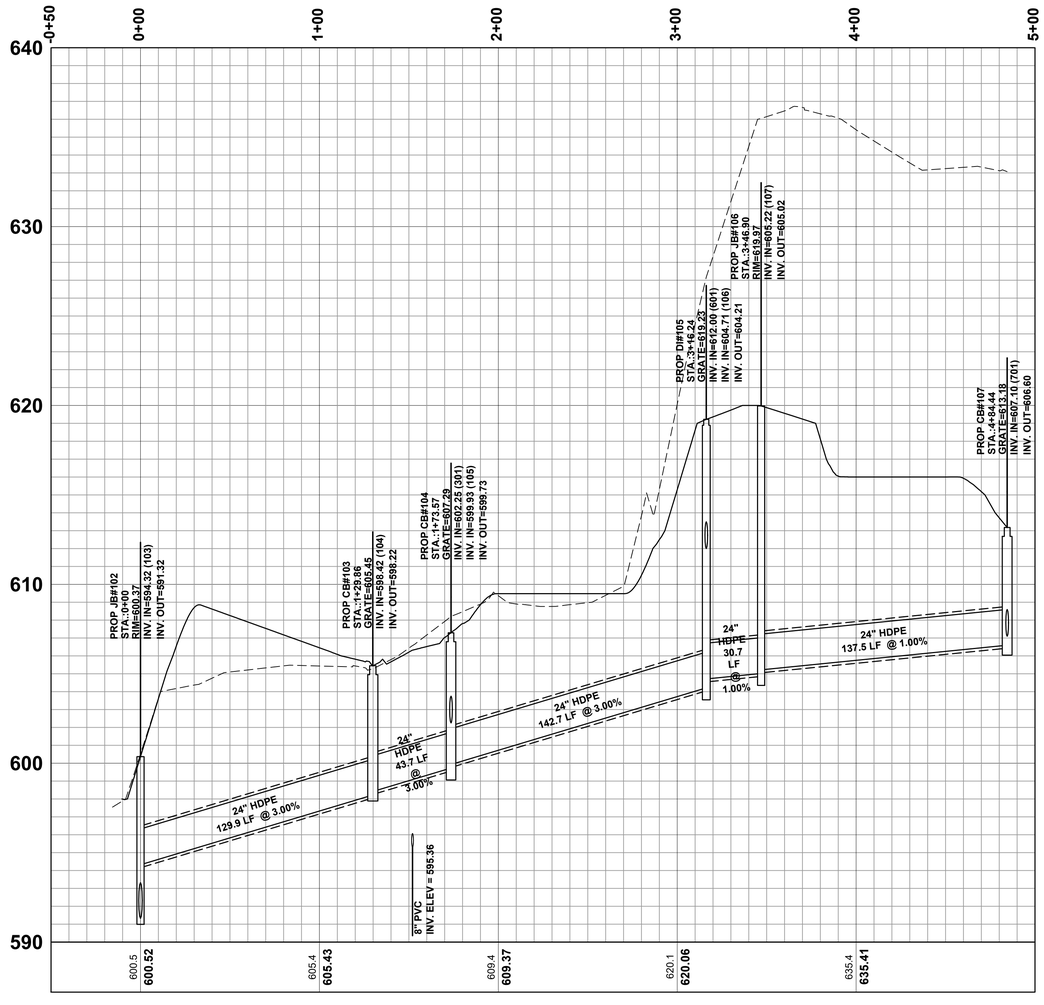
ALABASTER, AL

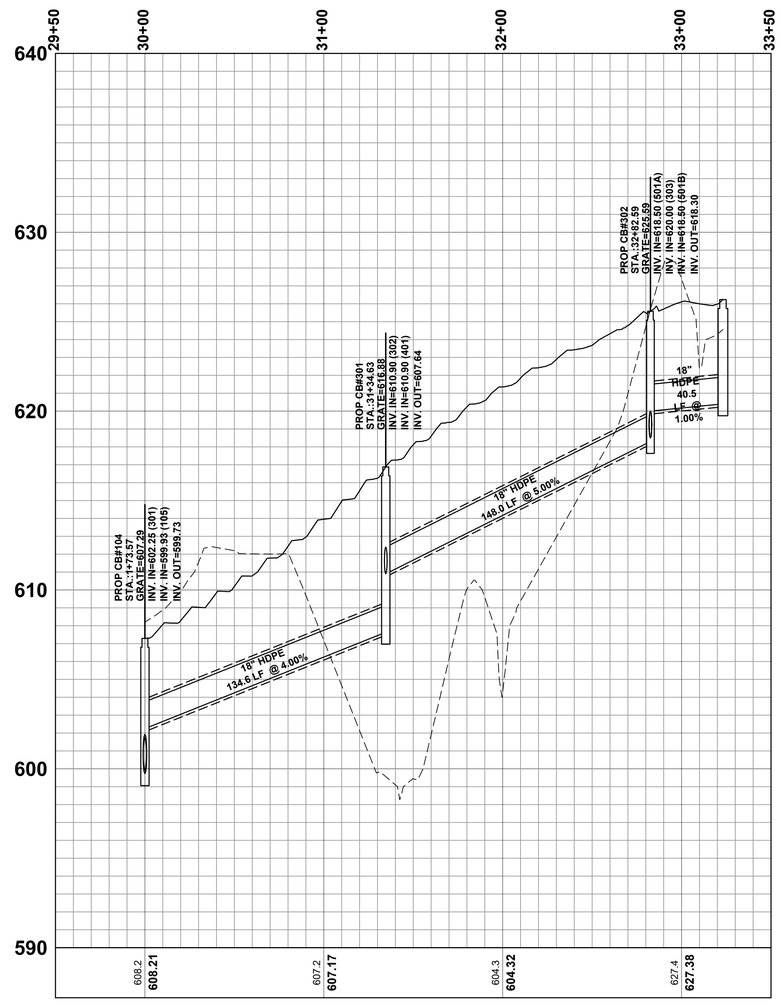
VALOR HOMES, LLC

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PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-6.4

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PLAN.dwg, C-6.4 Storm Drainage Plan, zmaher





NOTE:
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ENVIRONMENTAL SERVICES NOTES:

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3. ALL SEWER MAINS MUST BE VISUALLY INSPECTED BY THE E.S. DEPT. PRIOR TO BACKFILLING.
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5. ALL LINES, MANHOLES, ETC. MUST BE FLUSHED PRIOR TO TESTING. ALL MATERIAL AND WATER MUST BE DISCARDED. NO FLUSHING SHOULD BE WASHED INTO EXISTING SANITARY SEWER SYSTEM.
6. ALL NEW GRAVITY MAINS SHALL BE AIR TESTED ACCORDING TO UNI-B-6.
7. ALL NEW MANHOLES SHALL BE VACUUM TESTED ACCORDING TO ASTM C1244.
8. IN THE EVENT THE QUESTION OF A LINE OR INSTALLATION THE CITY OF ALABASTER MAY REQUEST ADDITIONAL TESTING AND/OR CAMERAED.

VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PROFILE

CASCADIA SUBDIVISION - PHASE 1

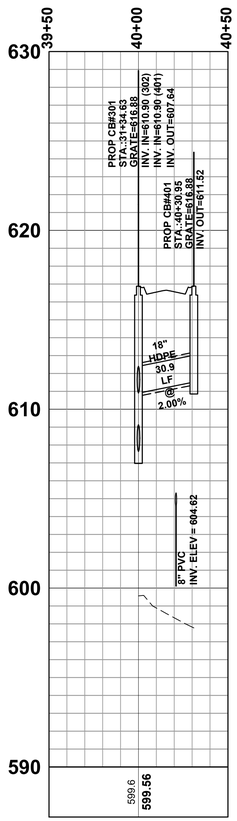
ALABASTER, AL

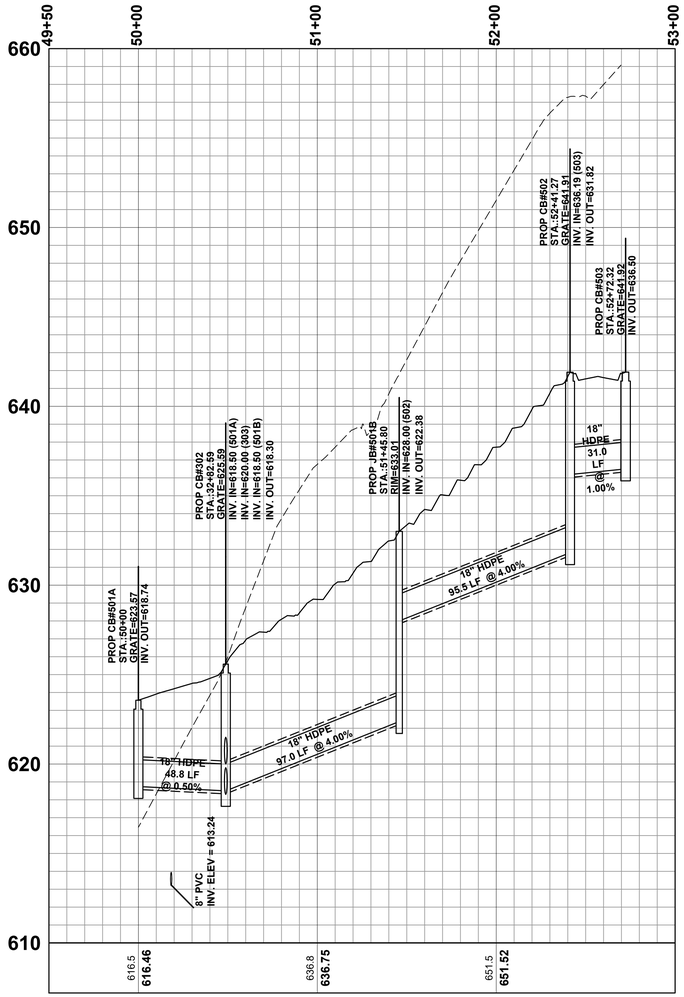
VALOR HOMES, LLC

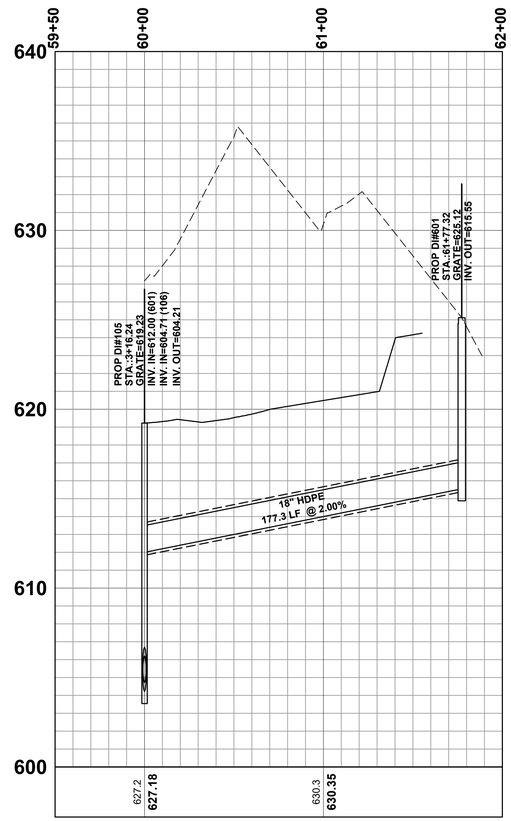
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-6.5

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PROFILE.dwg, C-6.5 Storm Sewer Profile, zmahrr







VERTICAL SCALE:
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GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
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12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PROFILE

CASCADIA SUBDIVISION - PHASE 1

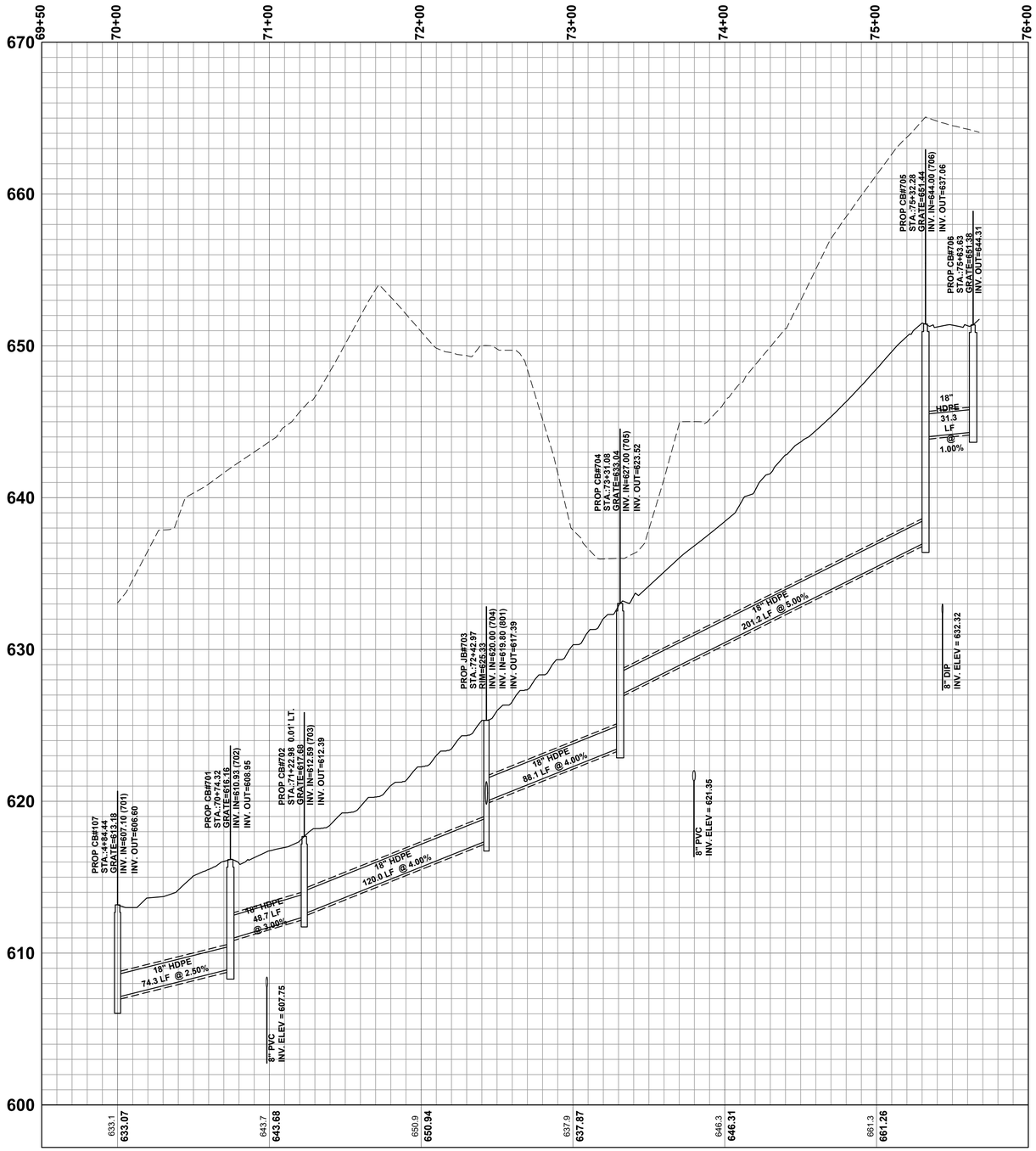
ALABASTER, AL

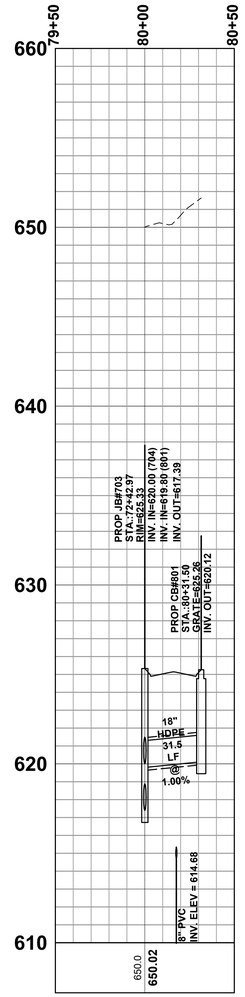
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-6.6

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PROFILE.dwg, C-6.6 Storm Sewer Profile, zmaher





VERTICAL SCALE:
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GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
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ENGINEER
JOSEPH B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

STORM DRAINAGE PROFILE

CASCADIA SUBDIVISION - PHASE 1

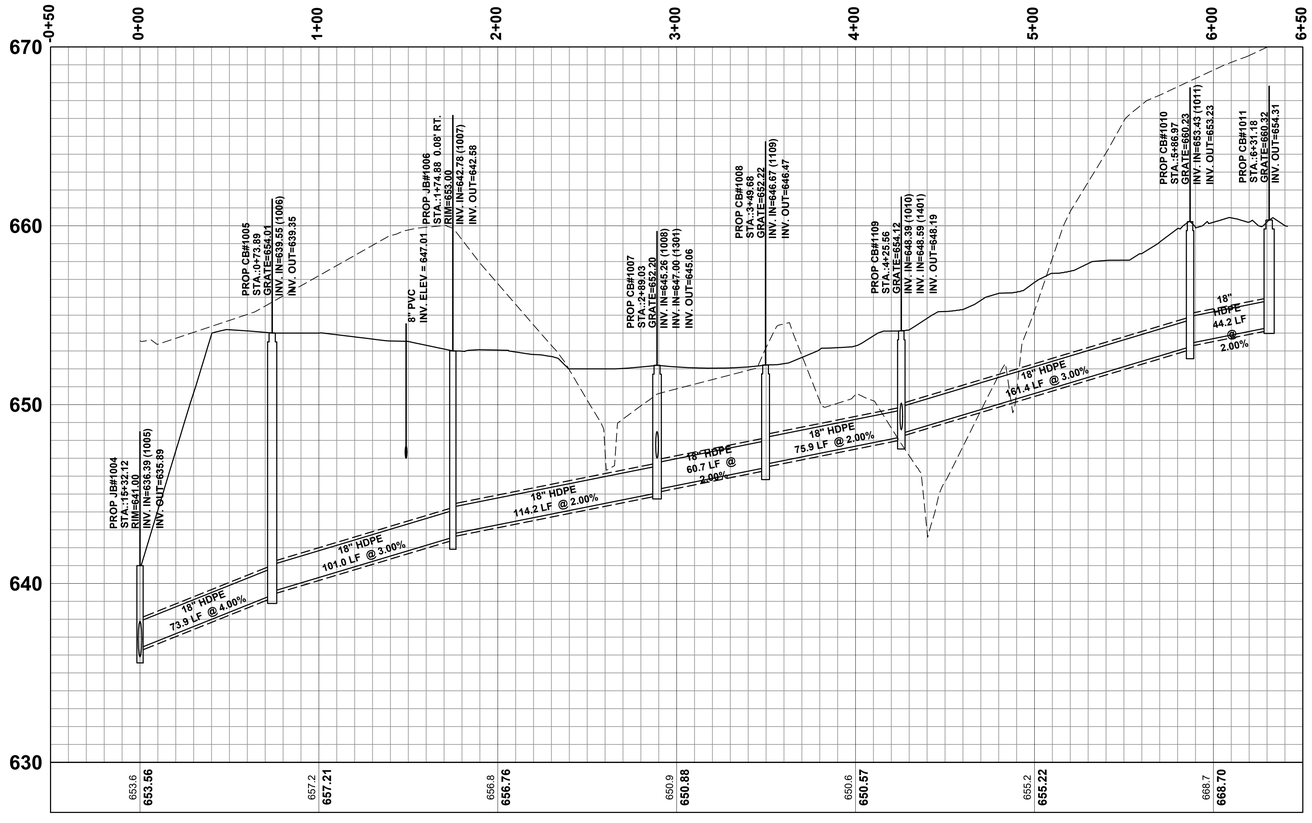
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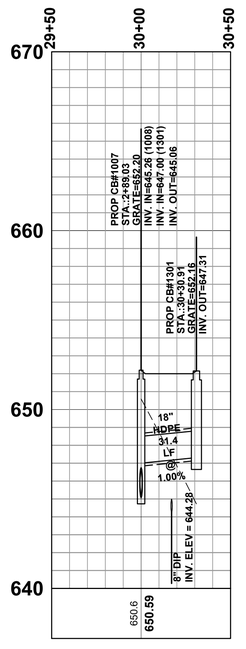
VALOR HOMES, LLC

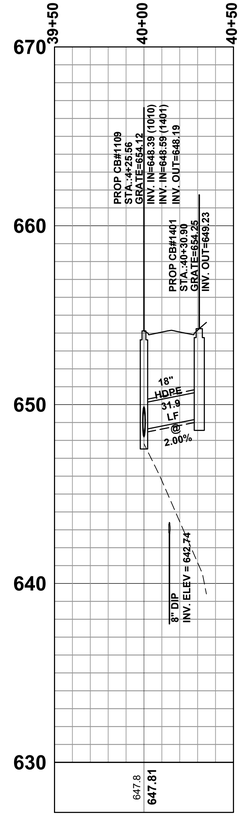
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-6.7

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PROFILE.dwg, C-6.7 Storm Sewer Profile, zmaher







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NO.	DATE	REVISION	BY

STORM DRAINAGE PROFILE

CASCADIA SUBDIVISION - PHASE 1

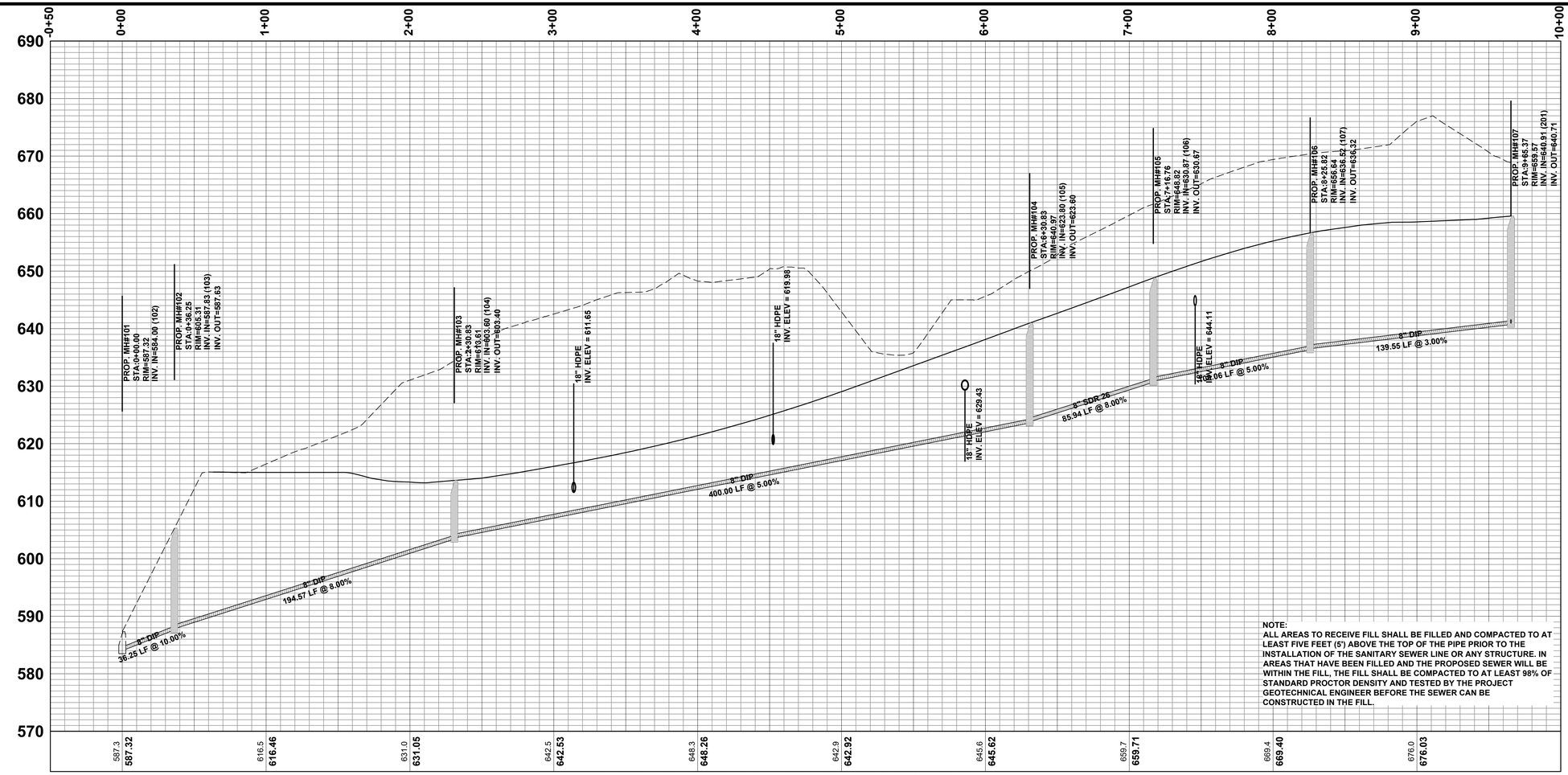
ALABASTER, AL

VALOR HOMES, LLC

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DRAWN BY:	KAN
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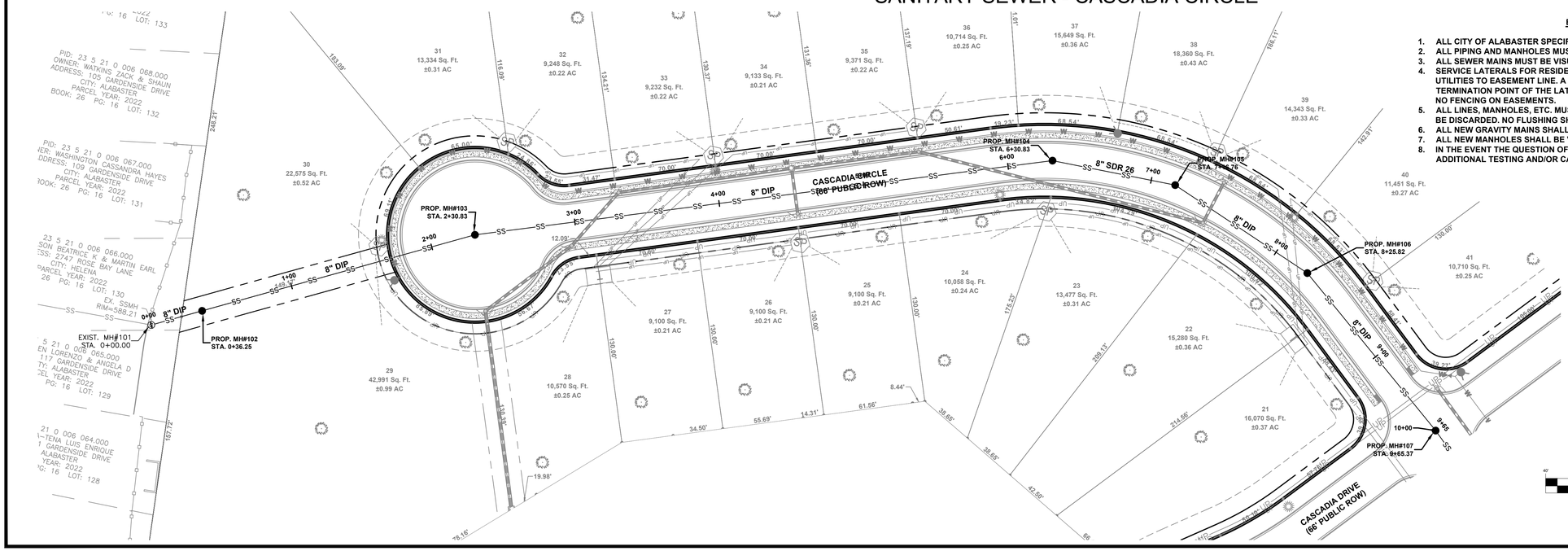
SHEET:
C-6.8

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-STORM DRAINAGE PROFILE.dwg, C-6.8 Storm Sewer Profile, zmaher



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SANITARY SEWER - CASCADIA CIRCLE



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ALABAMA
JOSEPH B. CHILDERS
No. 22167
PROFESSIONAL
ENGINEER
12/28/23

NO.	DATE	REVISION	BY

SANITARY SEWER PLAN & PROFILE

CASCADIA SUBDIVISION - PHASE 1

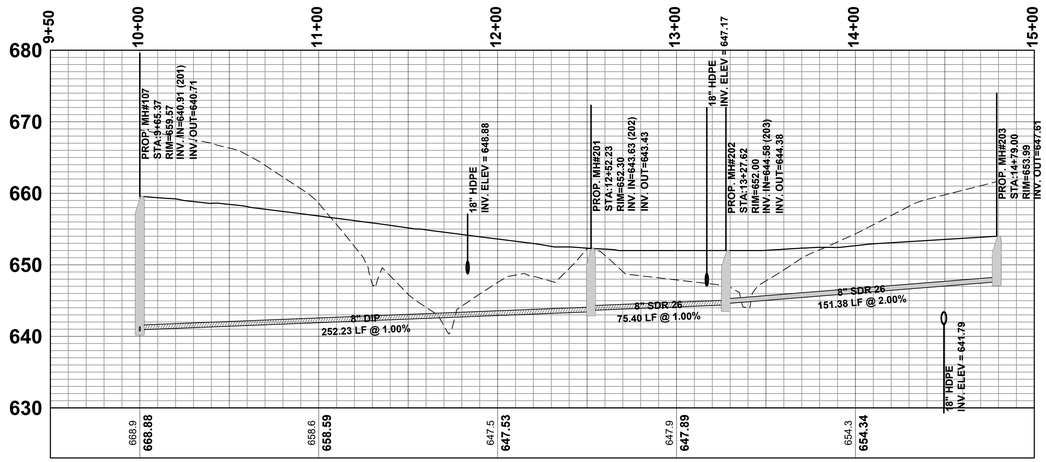
ALABASTER, AL

VALOR HOMES, LLC

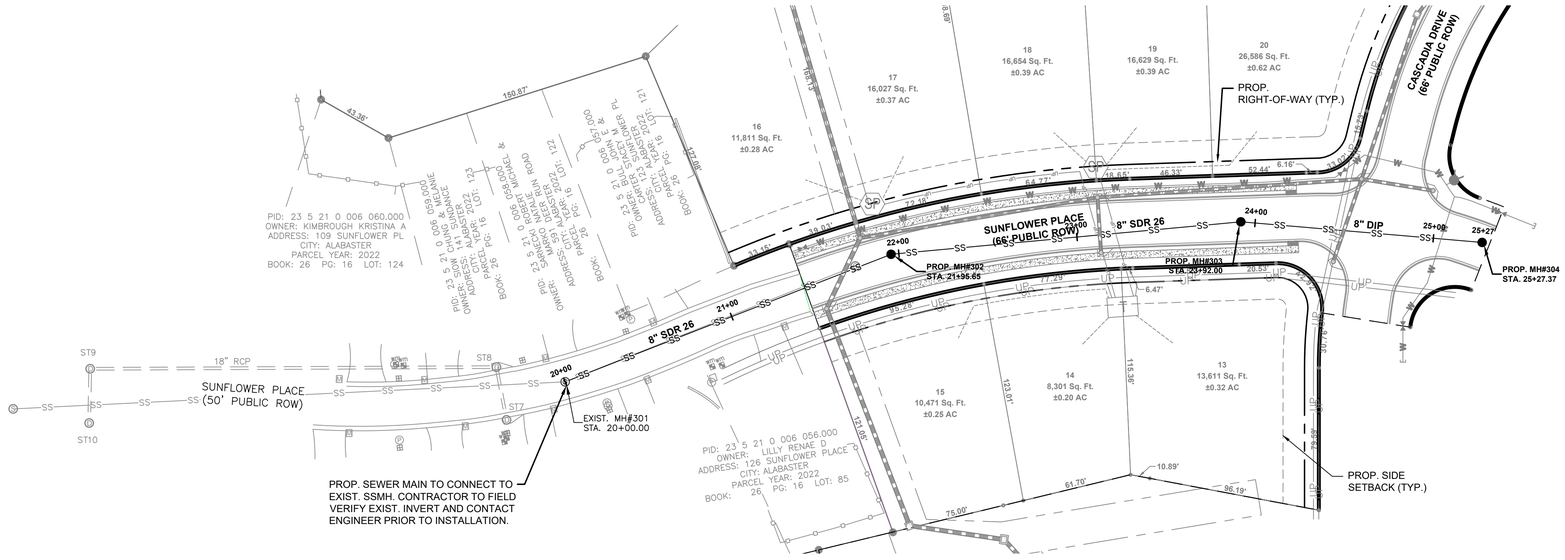
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-7.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-SANITARY SEWER PLAN.dwg, C-7.1 Sanitary Sewer Plan & Profile, zmaher



SANITARY SEWER - SUNFLOWER PLACE



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JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

SANITARY SEWER PLAN & PROFILE

CASCADIA SUBDIVISION - PHASE 1

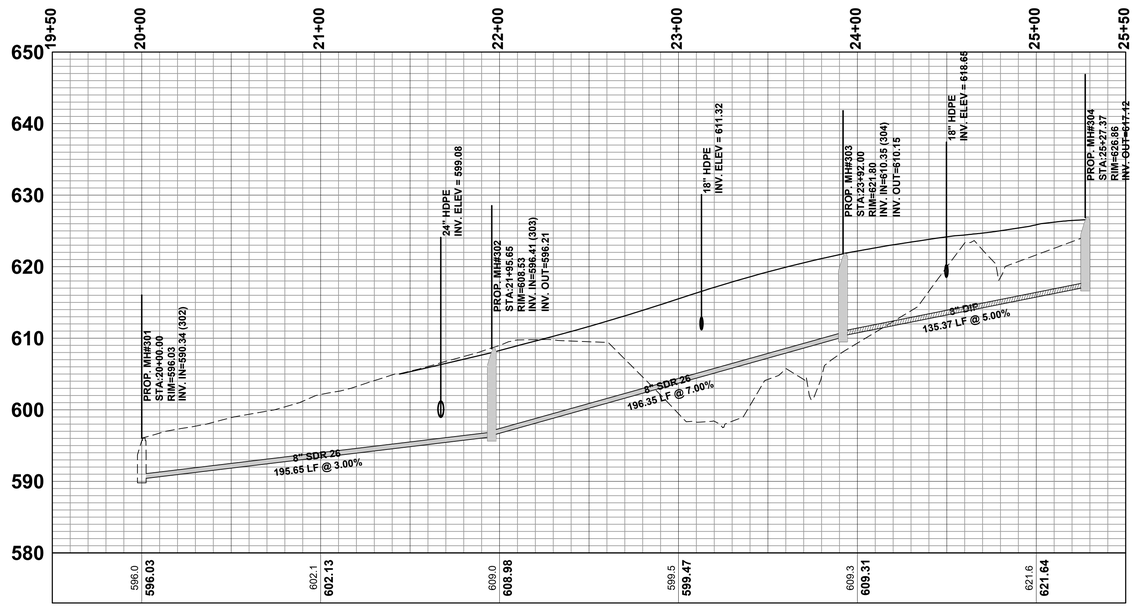
ALABASTER, AL

VALOR HOMES, LLC

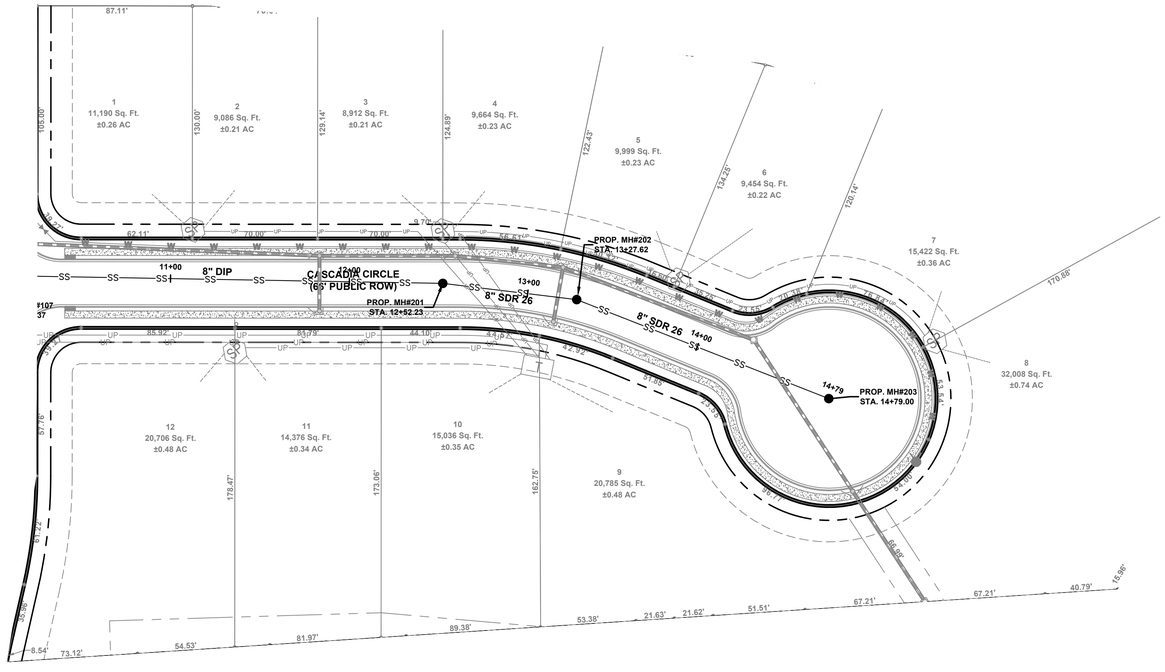
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-7.2

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-SANITARY SEWER PLAN.dwg, C-7.2 Sanitary Sewer Plan & Profile, zmaher



SANITARY SEWER - CASCADIA CIRCLE



VERTICAL SCALE:
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GRAPHIC SCALE

(IN FEET)
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ALABAMA
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ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

SANITARY SEWER PLAN & PROFILE

CASCADIA SUBDIVISION - PHASE 1

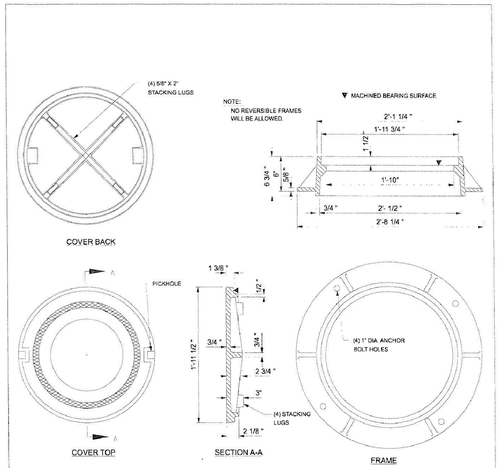
ALABASTER, AL

VALOR HOMES, LLC

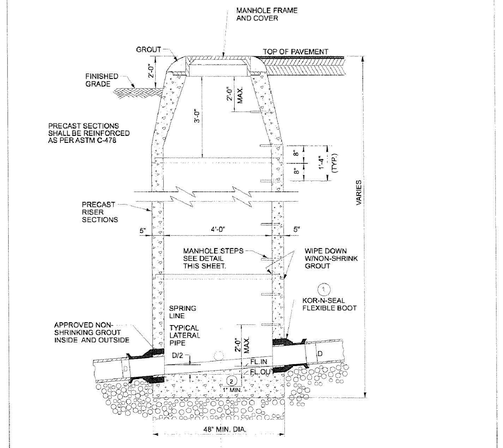
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-7.3

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-SANITARY SEWER PLAN.dwg, C-7.3 Sanitary Sewer Plan & Profile, zmaher



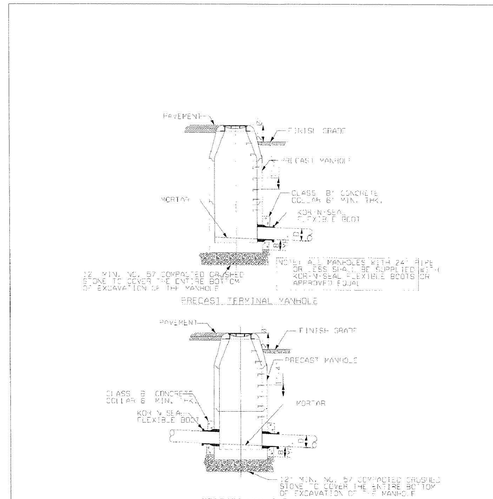
DETAIL No. 1 — STANDARD MANHOLE FRAME & COVER
SCALE: NONE



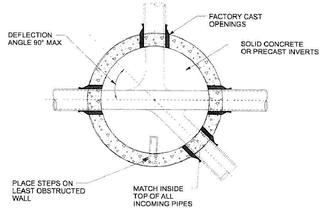
NOTES:

1. ALL MANHOLES WITH PIPE ENTERING WITH DIAMETER OF 18" D.I.P. OR LESS SHALL BE SUPPLIED WITH KOR-N-SEAL FLEXIBLE BOOTS OF APPROVED EQUAL.
2. WHERE THE DIFFERENCE IN THE INVERT ELEVATION IS >6" A STANDARD LENGTH OF DUCTILE IRON PIPE SHALL BE INSTALLED TO BRIDGE THE FILL AREA BETWEEN THE MANHOLE AND THE UNDISTURBED PIPE TRENCH.

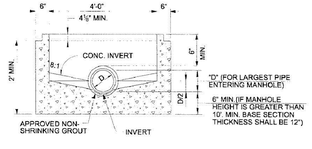
DETAIL No. 4 — STANDARD PRECAST MANHOLE
SCALE: NONE



DETAIL No. 5 — STANDARD PRECAST MANHOLE
SCALE: NONE

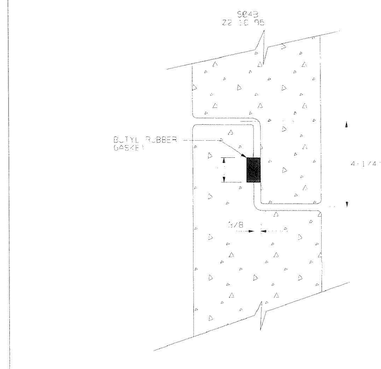


DETAIL No. 8 — MANHOLE INVERT PLAN
SCALE: NONE



BASE SECTION SHALL BE SET ON FOUNDATION OF NO. 57 COMPACTED STONE AGGREGATE A MINIMUM OF 12" THICKNESS AND COVERING THE ENTIRE BOTTOM OF THE EXCAVATION FOR THE MANHOLE.

DETAIL No. 9 — MANHOLE INVERT SECTION
SCALE: NONE



DETAIL No. 10 — GASKET FOR PRECAST MANHOLE SECTIONS
SCALE: NONE

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www.espassociates.com

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOHN B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

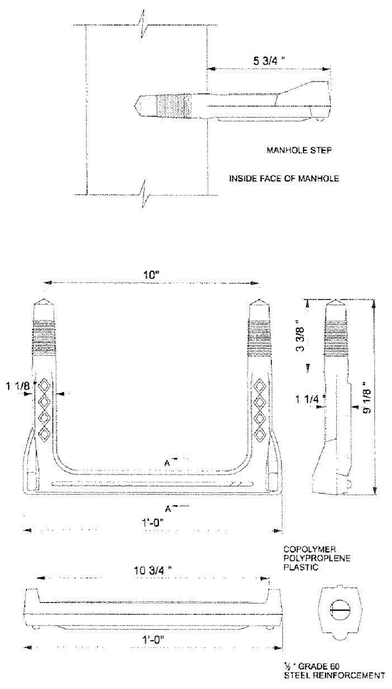
SANITARY SEWER DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-7.4**

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-SANITARY SEWER DETAILS.dwg, C-7.4 Sanitary Sewer Details, zmaher



SECTION A

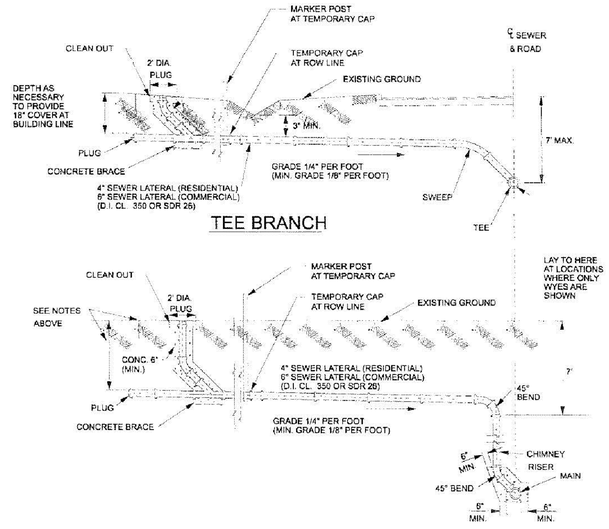
NOTES:

1. MANHOLE AND INLET STEPS SHALL BE PLASTIC COATED REINFORCED STEEL. PLASTIC COATED MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL REINFORCING RODS WITH ROD AND PULL OUT RATINGS MEETING OSHA STANDARDS
2. FOR LARGER DIAMETER MANHOLES (DEEPER THAN 22') A CAGED ALUMINUM LADDER SHALL BE USED.
3. MANHOLE AND INLET STEPS SHALL BE INSTALLED AT MAXIMUM 16" INTERVALS.

DETAIL No. 11

MANHOLE STEPS

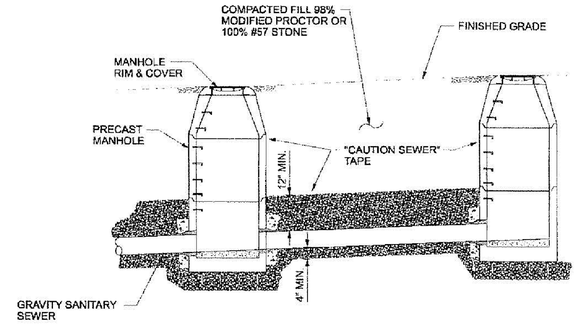
SCALE: NONE



DETAIL No. 13

SANITARY SEWER LATERAL

SCALE: NONE



DETAIL No. 27

TYPICAL GRAVITY SEWER LINE INSTALLATION

SCALE: NONE

ESP Associates, Inc.
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ALABAMA LICENSED PROFESSIONAL ENGINEER No. 22167 JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

SANITARY SEWER DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

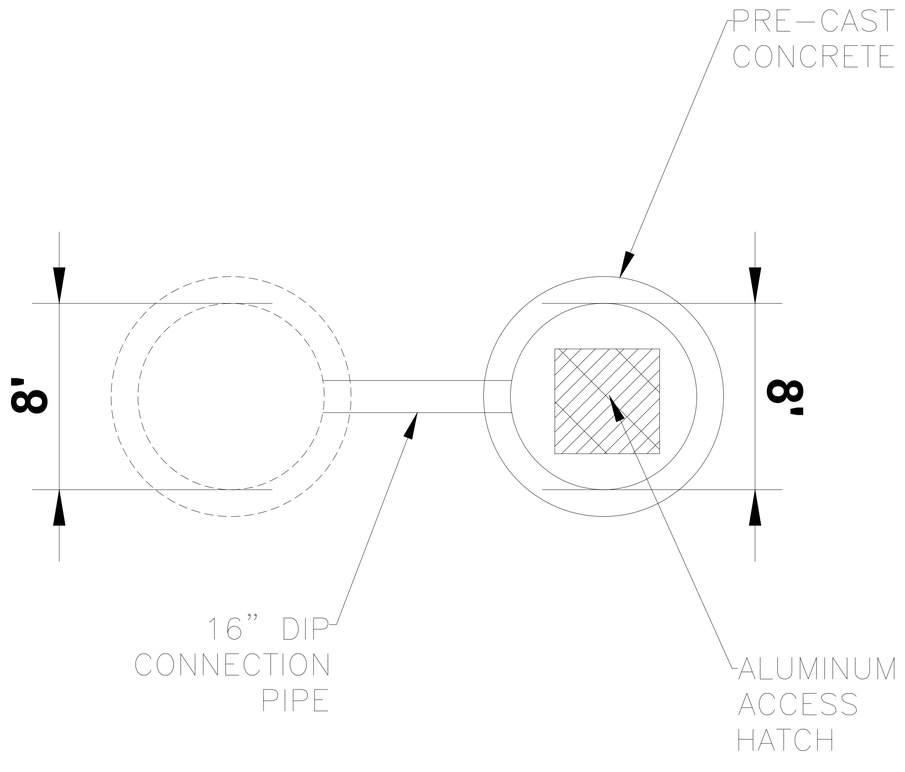
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: C-7.5

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EXISTING WET WELL

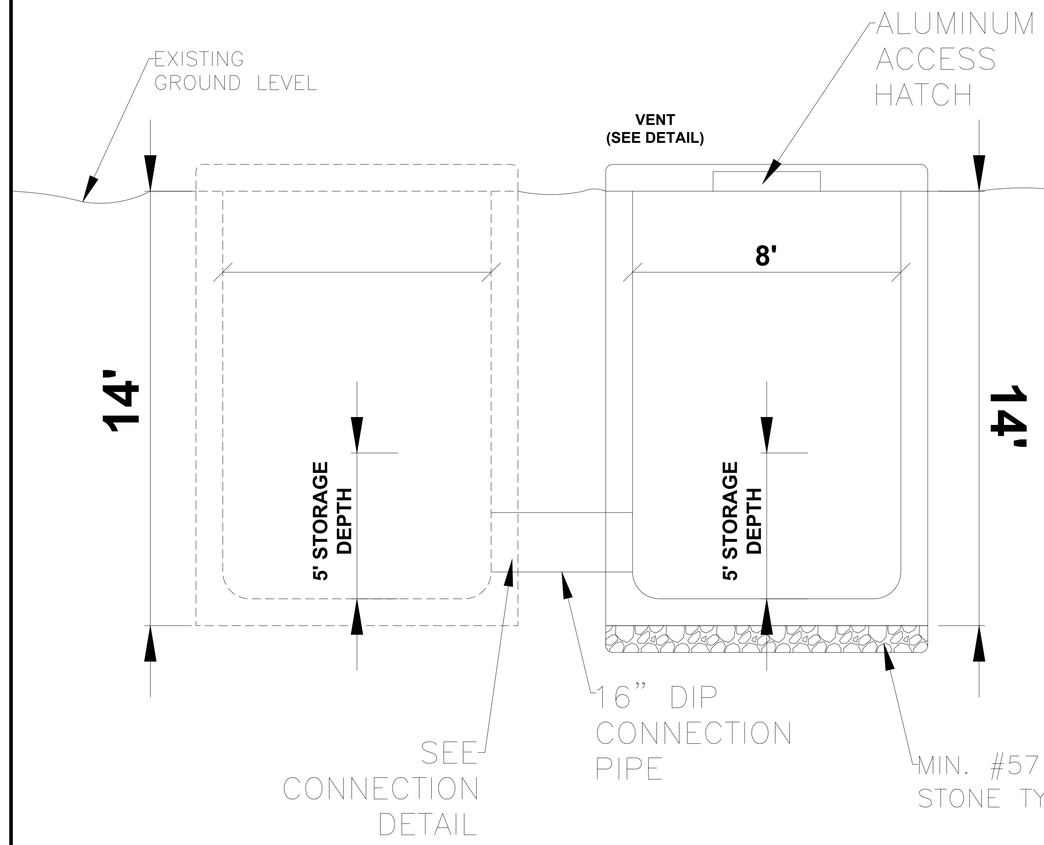
PROPOSED WET WELL



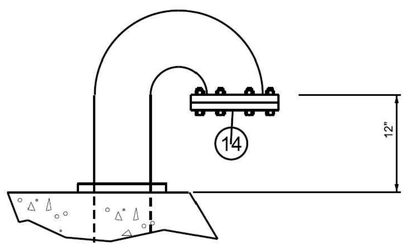
NEW WET WELL DETAIL (PLAN VIEW)

EXISTING WET WELL

PROPOSED WET WELL

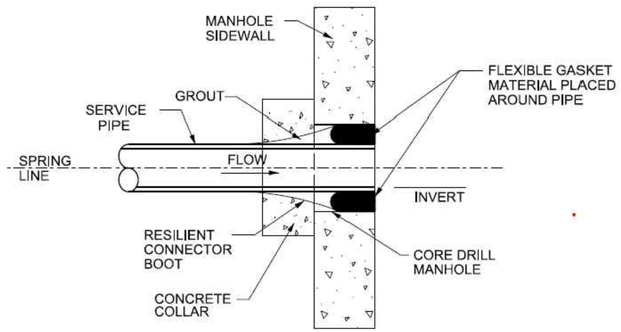


NEW WET WELL DETAIL (PROFILE VIEW)



DETAIL - VENT
NO SCALE

(14) **D.I. FLANGE FILLER WITH VENT SCREEN**



16

SERVICE PIPE TO MANHOLE CONNECTION
SCALE: NONE

CITY OF ALABASTER ENVIRONMENTAL SERVICES PROJECT SPECIFICATIONS

1. All City of Alabaster Specifications are on City of Alabaster website.
2. All piping and manholes must be inspected before covered by the E.S., Department.
3. All sewer mains must be visually inspected by the E.S. Department prior to backfilling.
4. Service laterals for residential units are 4" minimum. All laterals should run past all utilities to easement line. A green witness post must be clearly placed at the termination point of the lateral.
5. All lines, manholes, etc. must be flushed prior to testing. All material and water must be discarded. No flushing should be washed into existing sanitary sewer system.
6. All new gravity mains shall be air tested according to UNI-B-6.
7. All new manholes shall be vacuum tested according to ASTM C1244.
8. In the event the question of a line or installation the City of Alabaster may request additional testing.
9. Locate all existing manholes and taps.
10. Purchase skid mount backup pump for pump station #46.
11. **No fences on easements.**
12. **New wet well at pump station #46. The additional wet well must be installed and connected to the existing wet well for capacity per City of Alabaster specifications.**

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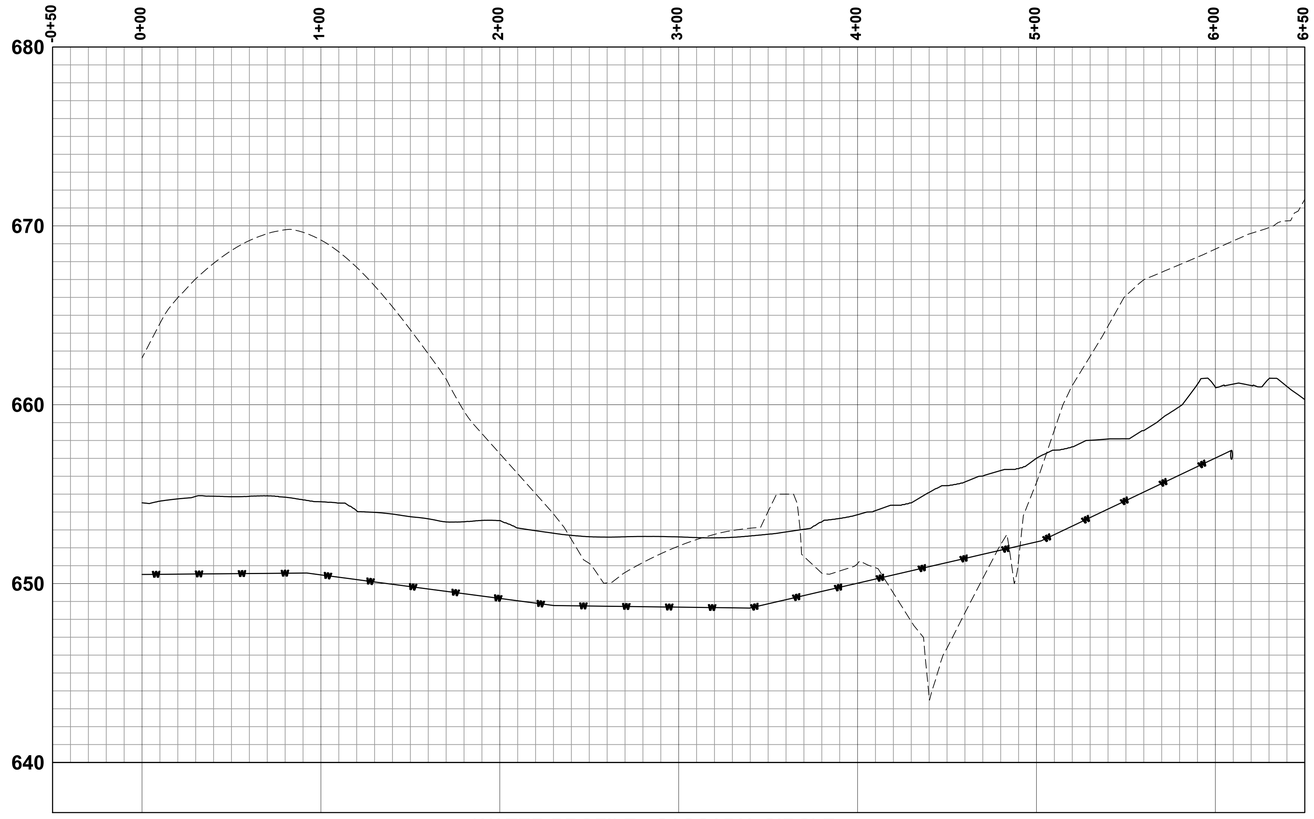
SANITARY SEWER DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

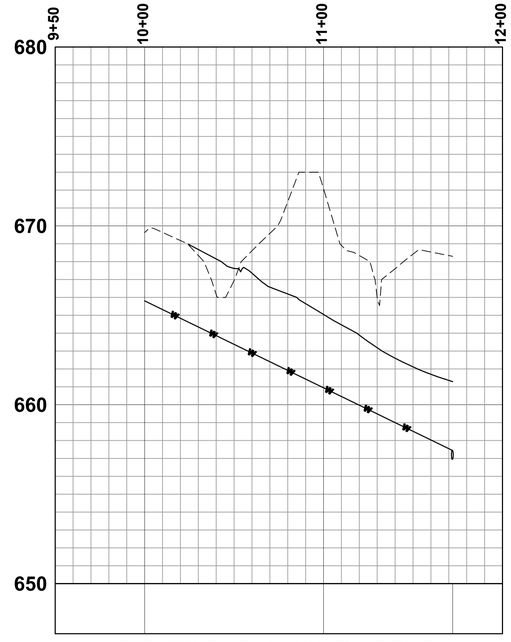
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-7.6

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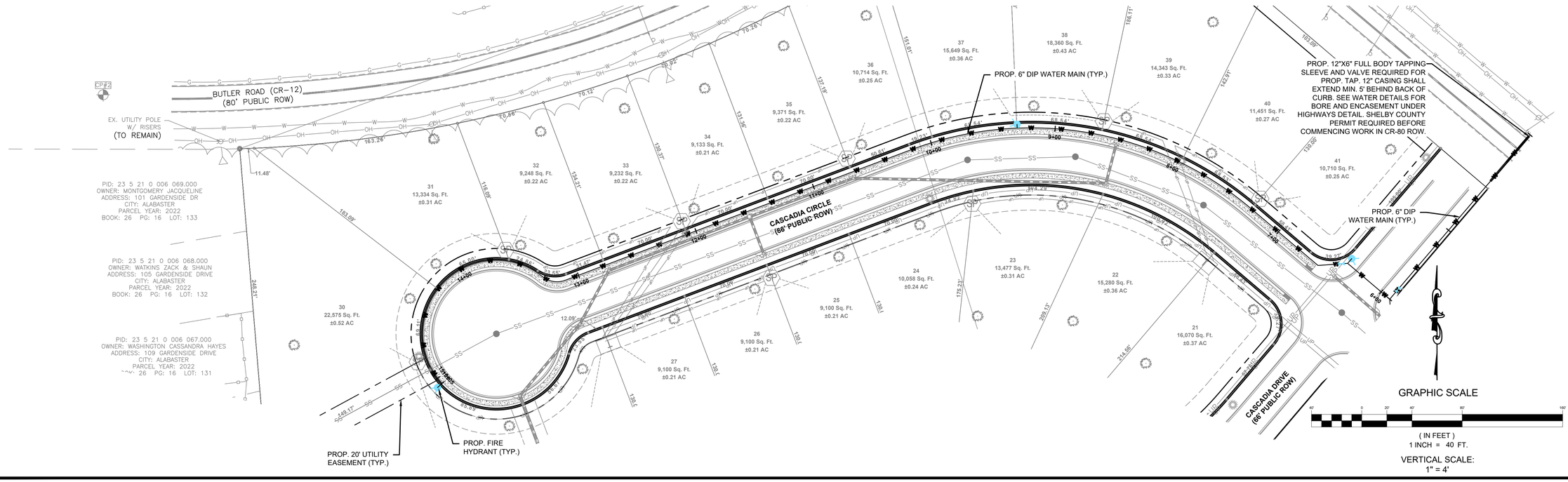
WATER PROFILE - CASCADIA CIRCLE



WATER PROFILE - CASCADIA DRIVE

Alabaster Water Board Standard Subdivision Notes

1. All electrical primary cable to be buried at 42" and all secondary cable to be buried to 36" below final grade.
2. Underground electrical utilities shall be on the opposite side of street from the water line to the maximum extent possible unless otherwise approved by AWB.
3. A horizontal separation of 5' shall be maintained between water and electrical and a vertical separation of 1' shall be maintained between water and electrical.
4. Where electrical conflicts exist at fire hydrant locations, the electrical service shall be adjusted to maintain a 5' horizontal separation around all fire hydrants.
5. Electric transformers to be located on alternate lot corner from water and gas services.
6. All water mains and services shall cross over any buried electric.
7. Water mains shall cross over storm pipes, sanitary sewer pipes, electrical cables, and all other buried utilities.
8. Electrical contractor is required to have City of Alabaster approved electrical plans on-site during construction.
9. The electrical contractor shall call Steven Bahena at Alabaster Water (205-663-6155) 48 hours prior to installation to have a pre-construction meeting between the electrical contractor, Alabaster Water, and the City of Alabaster.
10. The Owner shall establish a water quality flushing account with AWB and pay a refundable deposit prior to the issuance of the final plat. The Owner will be responsible for the cost of all required flushing water to maintain a minimum chlorine residual of 0.5 mg/L or higher. Water quality flushing may be discontinued once water demands within the subdivision are adequate to maintain a minimum chlorine residual of 0.5 mg/L. AWB will supply and place flushing meters at dead-end fire hydrants within the subdivision once the account is established.
11. All water mains are to be tested at 200 PSI for 24 hours with no leaks. Temporary automatic flushing meters will be installed by AWB on fire hydrants after account set up, and successful pressure and bacteriological testing to maintain water quality.
12. Water stub outs to be in box at final grade. See DT sheets for meter box detail.
13. Developer shall provide the required meter boxes to AWB for AWB to install after final grade has been established. Contractor may pay AWB directly for meter boxes if desired.
14. See DT sheets for proposed water line details.
15. AWB shall inspect all work before covering.
16. All utility work shall be completed by a licensed Municipal and Utility (MU) contractor.
17. MU contractor shall schedule a pre-construction meeting with AWB and provide material submittals for all water related items for AWB approval prior to ordering materials and prior to beginning water related utility work.
18. MU contractor to furnish and install fittings as required for water line installation. All fittings shall be restrained joint.
19. Water pipe to be ductile iron CL350.
20. All water lines in fill require field lok gaskets. All water lines under pavement require field lok gaskets.
21. Only sod to be installed over AWB mains and services.
22. All irrigation meter placement shall be coordinated with AWB.
23. No irrigation lines shall be placed over AWB mains or within row.
24. Water services that require relocation after initial construction will be done at Owner or MU Contractor expense and done so in coordination and at a location of mutual agreement with AWB.
25. RPZs shall be privately owned and maintained.
26. All long side services and services passing under sidewalks and driveways shall be sleeved/encased.
27. No valves, meters, or fire hydrants shall be constructed within sidewalks or driveways.
28. Neighborhood sign placement shall not interfere with fire hydrant, meter, or valve locations.
29. Irrigation meters and taps will be provided to AWB with landscaping submittal.



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No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

WATER PLAN & PROFILE

CASCADIA SUBDIVISION - PHASE 1

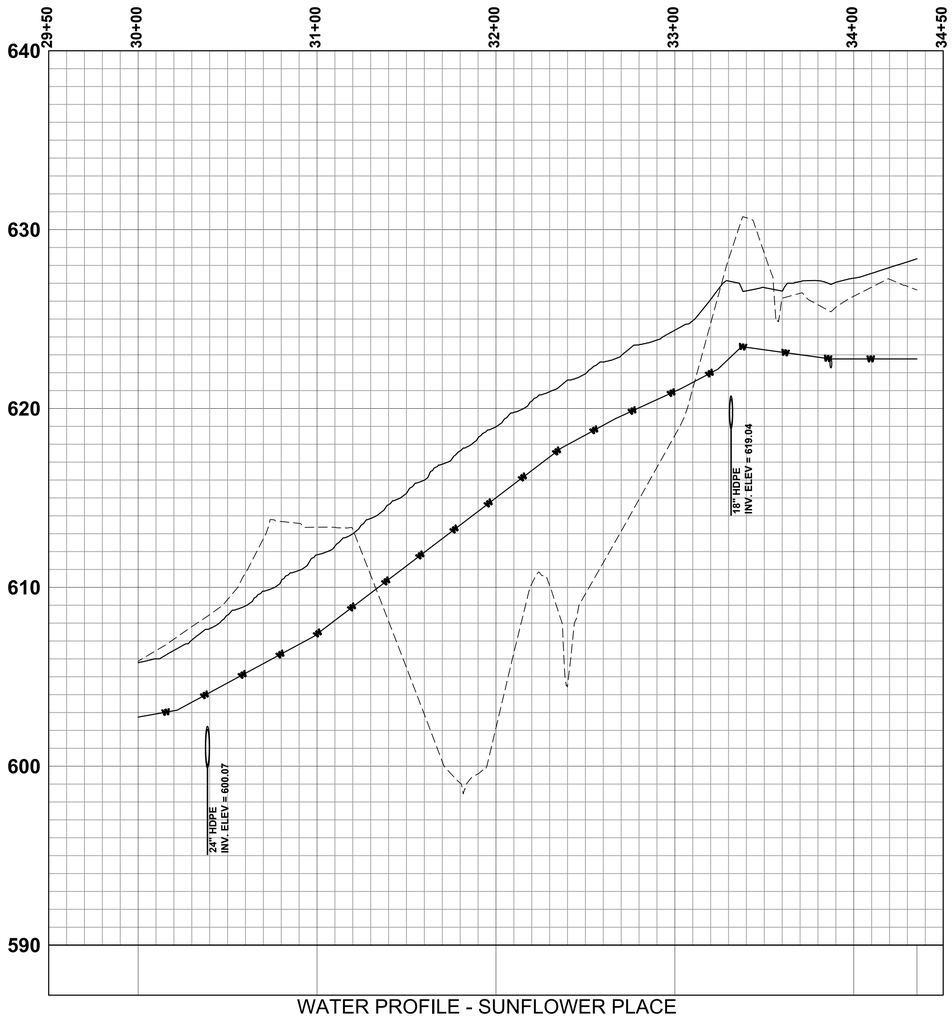
ALABASTER, AL

VALOR HOMES, LLC

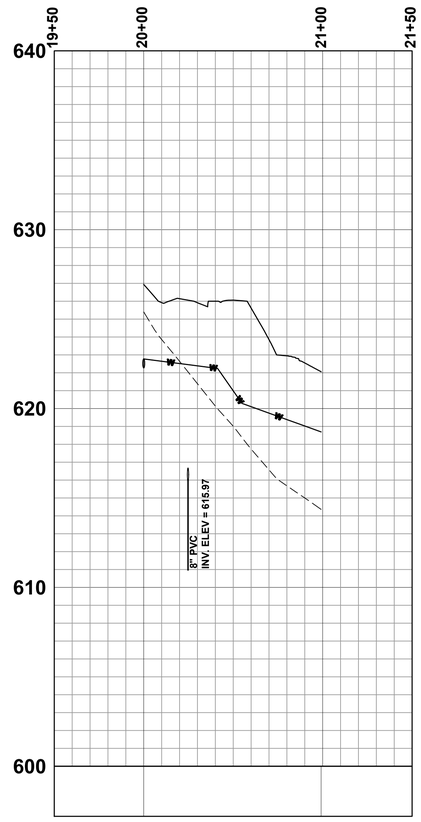
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-8.1**

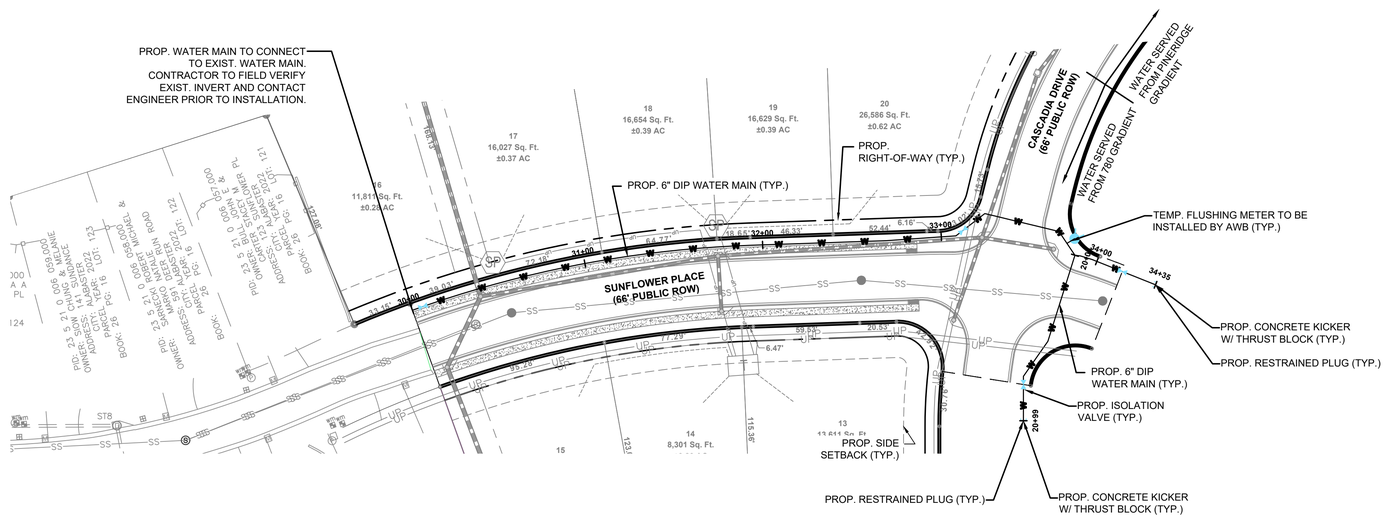
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WATER PROFILE - SUNFLOWER PLACE



WATER PROFILE - CASCADIA DRIVE



VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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ALABAMA
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WATER PLAN & PROFILE

CASCADIA SUBDIVISION - PHASE 1

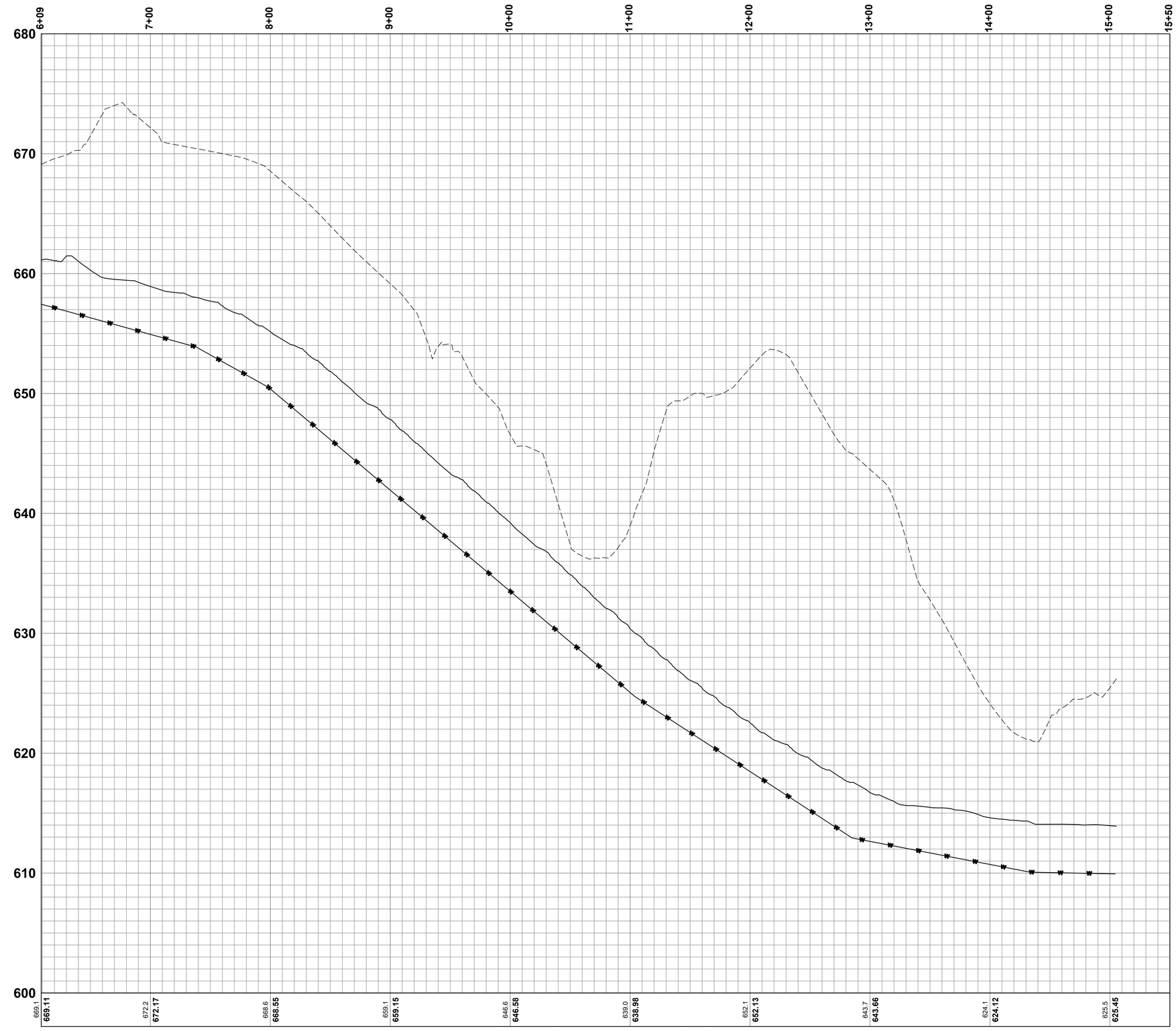
ALABASTER, AL

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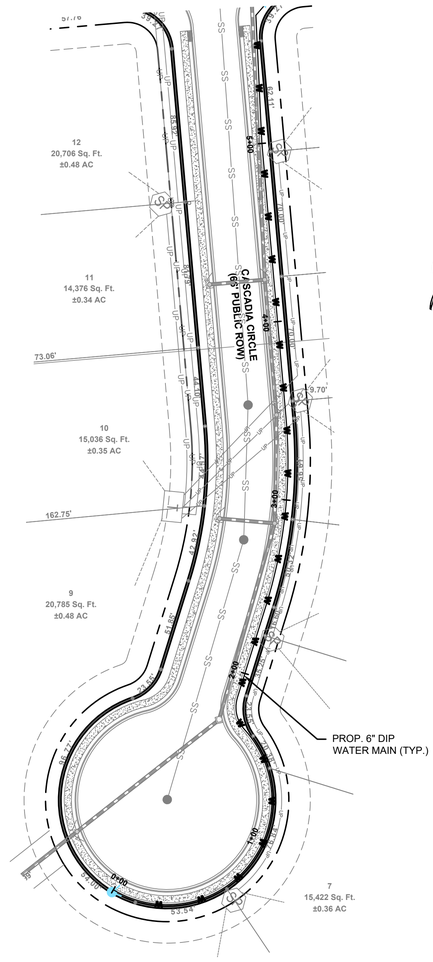
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-8.2

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WATER PROFILE - CASCADIA CIRCLE



VERTICAL SCALE:
1" = 4'

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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WATER PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
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DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-8.3

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STANDARD SPECS

ALABASTER WATER BOARD
WATER SYSTEM
CONSTRUCTION & MATERIALS REQUIREMENTS

GENERAL: WATER SYSTEMS INSTALLED FOR SERVICE IN RESIDENTIAL DEVELOPMENTS SHALL MEET THE REQUIREMENTS OF THE ALABASTER WATER BOARD (AWB), THE AMERICAN WATER WORKS ASSOCIATION (AWWA), THE INSURANCE SERVICES OFFICE (ISO), ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (ADEM), AND THE ALABASTER FIRE DEPARTMENT. ALL MATERIALS WILL BE NEW, ORIGINAL MANUFACTURER PARTS AND SUPPLIES.

DRAWINGS: THE AWB REQUIRES THAT PROPOSED WATER DISTRIBUTION FACILITIES FOR COMMERICAL AND RESIDENTIAL DEVELOPMENTS INCLUDE BOTH PLAN AND PROFILE.

CONTRACTOR: ALL WORKMANSHIP MUST BE PERFORMED BY A PROPERLY LISCENSED UNDERGROUND UTILITY CONTRACTOR FROM THE MAIN TO THE AWB SIDE OF THE METER BOX.

MEETINGS: AWB REQUIRES A PRECONSTRUCTION MEETING A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION BEGINS OR MATERIAL IS ORDERED.

INSPECTION: AWB PERSONNEL MUST INSPECT AND APPROVE ALL MATERIALS BEFORE WORK BEGINS ON ANY COMMERCIAL OR RESIDENTIAL DEVELOPMENTS. ALL INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF 24 HOURS IN ADVANCE. INSPECTIONS MAY BE SCHEDULED AT (205) 621-0256.

MATERIALS: ALL MATERIALS SHALL BE LEAD FREE. (INCLUDING EXTENSIONS)

PIPE: ALL PIPES SHALL BE DUCTILE IRON (ANSI / AWWA C151 / A21.51). ALL PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI / AWWA C104 / A21.4. UNLESS A SPECIAL THICKNESS CLASS IS REQUIRED FOR LOADING CONDITIONS, ALL PIPES SHALL BE PRESSURE CLASS 350. PIPE BEDDING SHALL BE APPROVED BY AWB. PIPE SHALL BE 4, 6, 8, 12, 16, OR 18 INCHES IN DIAMETER. ALL PIPES SHALL BE BY AN APPROVED MANUFACTURER. UNITED STATES PIPE AND FOUNDRY COMPANY, INC., AMERICAN CAST IRON PIPE, AND GRIFFIN PIPE COMPANY ARE APPROVED FOR ALL SIZES OF PIPE LISTED ABOVE. MCWANE DUCTILE IS APPROVED FOR PIPE 12 INCHES AND SMALLER. OTHER PIPE MATERIALS MAY BE REQUIRED BY AWB ON A CASE-BY-CASE BASIS.

FLUSH HYDRANTS: 3" FLUSH HYDRANTS WITH 6" GATE VALVES WILL BE INSTALLED AT THE END OF ALL DEAD END LINES UNLESS OTHERWISE DIRECTED BY AWB.

FITTINGS: ALL MAINLINE FITTINGS SHALL BE DUCTILE IRON EQUIPPED WITH RESTRAINED JOINT CONNECTIONS. FITTINGS SHALL BE BRACED AS REQUIRED TO PREVENT MOVEMENT OF THE PIPE OR FITTINGS. DISTRIBUTION SYSTEM CONNECTIONS: ALL CONNECTIONS TO THE EXISTING DISTRIBUTION MAINS SHALL BE COMPLETED WITH THE USE OF DUCTILE IRON FITTINGS OR DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVES AND VALVES. TAPPING SLEEVES SHALL BE MUELLER MODEL H-615 OR OTHER AS DESIGNATED BY AWB. VALVES SHALL BE DESCRIBED BELOW AND DESIGNED FOR USE WITH TAPPING SLEEVES. AWB WILL MAKE ALL TAPS. THE PARTY REQUESTING THE TAP WILL AT THEIR EXPENSE PROVIDE ALL MATERIAL NECESSARY FOR MAKING THE TAP. WILL EXCAVATE THE SITE WHERE THE TAP IS TO BE MADE, AND BACKFILL THE SITE AFTER THE TAP IS COMPLETE. TAP FEES MUST BE PAID TO AWB PRIOR TO ANY TAPS BEING MADE. THE CURRENT TAP AND SYSTEM DEVELPMENT COST SCHEDULE MAY BE OBTAINED FROM THE OFFICE OF AWB.

DISINFECTION REQUIREMENTS: A 50-PPM SOLUTION OF HYPOCHLORITE (HTH) SHALL BE FED INTO NEW PIPE INSTALLATIONS AND TRANSPORTED TO THE EXTREMITIES OF THE PIPE THROUGH THE REQUIRED FLUSH VALVES USED TO CLEAN THE SYSTEM. THIS SOLUTION WILL BE RETAINED IN THE SYSTEM FOR A MINIMUM OF 24 HOURS. AWB MANAGEMENT, OPERATIONS MANAGER, OR INSPECTOR MUST BE PROVIDED A MINIMUM OF 1 WORK DAYS NOTICE BEFORE THE PROCESS BEGINS. THE SYSTEM WILL NOT BE ALLOWED TO BE ACTIVE ON AWB'S SYSTEM UNTIL SUCH TIME AS THE PRESSURE TEST, DISINFECTION, AND A CLEAN BACTERIALOGICAL TEST ARE COMPLETED.

CROSSINGS: ALL PIPES LOCATED UNDER ROADWAYS AND RAILROADS SHALL BE DUCTILE IRON (CLASS AS REQURED BY LOADING). PIPE UNDER CITY, COUNTY, STATE OR FEDERAL HIGHWAYS, AND RAILROADS SHALL BE CASED, BACKFILLED AND INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITY. PIPE UNDER COMMERICAL DRIVEWAYS, CREEKS, AND OTHER LIKE CONSTRUCTION SHALL BE CASED. AT A MINIMUM CASING PIPE SHALL BE 3/8"(IN) WALL THINCKNESS, COATED INSIDE AND OUT, AND SIZED AT DOUBLE THE SIZE OF THE WATER MAIN. CASING SPACERS SHALL BE A MAXIMUM OF EVERY 5'(FT) THE ENTIRE LENGTH OF THE CASING. CASING PIPE SHOULD BE CAPPED WITH HYDRAULIC CEMENT OR WATER PLUG MATERIAL WITH A MAXIMUM THICKNESS OF 2" (IN). ALL PIPES WITHIN CASINGS SHALL BE RESTRAINED GASKET OR EQUIVALENT. FURTHERMORE, ALL CASINGS SHALL EXTEND PAST THE BACK OF CURBS A MINIMUM OF 5' (FT) OR AS THE GOVERING AGENCY REQUIRES, WHICHEVER IS GREATER. CURB CLEARANCE / PIPE PLACEMENT: PIPE SHALL BE LOCATED AT LEAST NINE FEET BEHIND THE CURBLINE AND NOT UNDER EXISTING OR PROPOSED SIDEWALKS. PIPE CAN BE PLACED UNDER RESIDENTIAL DRIVEWAYS.

COVER: ALL PIPES SHALL BE INSTALLED WITH 36"(IN) +/- 6"(IN) OF COVER FROM THE TOP OF THE INSTALLED PIPE TO THE FINAL GRADE.

HORIZONTAL AND VERTICAL SEPARATION OF UTILITIES: WATER LINES SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 5'(FT) FROM OTHER UTILITIES. WHEN CROSSING GRAVITY SEWERS OR FORCE MAIN SEWERS, WATER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL SEPARATION ABOVE THE SEWER LINE 1'(FT). IF THE OWNER OF THE UTILITY BEING CROSSED HAS DIFFERENT REQUIREMENTS THAN THOSE STATED ABOVE, THE MORE STRINGENT REQUIREMENT SHALL APPLY. IF AT ANY TIME A CONFLICT IS DETECTED IN THE FIELD OR DURING DESIGN A WRITTEN LETTER TO AWB AND THE CITY ENGINEER SHALL BE PROVIDED IMMEDIATELY FOR GUIDANCE.

VALVES: ALL VALVES SHALL BE RESILIENT SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTION (EXCEPT FOR VALVES USED ON TAPPING SLEEVES WHICH SHALL HAVE ONE FLANGED CONNECTION AND ONE MECHANICAL JOINT CONNECTION). ALL VALVES SHALL BE INSTALLED WITH CAST IRON VALVE BOXES AND COVERS. THE LOCATION OF ALL VALVES (EXCEPT FOR VALVES ON FIRE HYDRANT LEADS) SHALL BE INDICATED USING CONCRETE WITNESS POST VALVE MARKERS PROPERLY STAMPED TO INDICATE DIRECTION AND DISTANCE TO THE VALVE(S). A MINIMUM OF THREE VALVES SHALL BE LOCATED AT EACH TEE AND A MINIMUM OF FOUR VALVES SHALL BE LOCATED AT EACH CROSS. VALVES SHALL ALSO BE INSTALLED AT OTHER LOCATIONS AS DIRECTED BY AWB. A 24"(IN) LENGTH X 24"(IN) WIDTH X4"(IN) DEEP CONCRETE SQUARE STRUCTURE SHALL BE POURED AROUND EACH VALVE BOX LID. THE STRUCTURE SHALL BE FLUSH WITH FINAL GRADE.

SERVICE CONNECTIONS: A "SERVICE CONNECTION" INCLUDES THE PIPE, FITTINGS, AND MISCELLANEOUS ITEMS REQUIRED TO DELIVER WATER FROM THE MAIN TO THE WATER METER. A SERVICE CONNECTION GENERALLY CONSISTS OF A TAPPING SADDLE WITH CORPORATION STOP, SERVICE LINE, AND METER BOX WITH CURB STOP WITH AN APPROVED METER AND BACKFLOW PREVENTION DEVICE. THESE ITEMS ARE DESCRIBED WITH MORE DETAIL HEREIN BELOW. ALL SERVICE FITTING SHALL BE NO LEAD BRASS FITTINGS EQUIPPED WITH MECHANICAL JOINT CONNECTIONS. AWB REQUIRES CORPORATION STOPS MANUFACTURED BY FORD BRASS WITH Q-NUT AND CURB STOPS MANUFACTURED BY FORD BRASS TYPE B43-232W-Q.

1) TAPPING SADDLE SHALL BE A BRASS DOUBLE STRAPPED TYPE WITH BOLTED CONNECTION ON THE STRAPS FOR SIZES .”(IN) UP TO 2"(IN) SIZE. THE TAPPING SADDLE SHALL BE OF TYPE APPROVED BY THE BOARD. A CORPORATION STOP (MINIMUM .”(IN) SIZE) SHALL BE INSTALLED ON THE TAPPING SADDLE.

2) SERVICE LINE SHALL BE REHAU MUNICIPEX OR PRE APPROVED EQUIVALENT. IT SHALL BE UTILIZED WITH STAINLESS STEEL INSERTS AT CONNECTIONS. TYPE "K" COPPER IS NOT ALLOWED. SERVICE LINES SHALL EXTEND FROM THE CORPORATION STOP ON THE TAPPING SADDLE TO THE METER BOX CURB STOP. SERVICE LINES THAT EXTEND UNDER ROADWAYS OR DRIVEWAYS SHALL BE PLACED INSIDE A PVC CASING. THE CASING SHALL HOUSE ONE SERVICE LINE AND SHALL BE A MINIMUM SIZE OF TWICE THE SERVICE LINE DIAMETER SIZE. SUCH CASING PIPE SHALL EXTEND TO AT LEAST SEVEN FEET BEYOND THE BACK OF CURB ON EACH SIDE OF THE ROADWAY, BUT NOT UNDER THE EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY. THE TRENCH FOR CASING SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE. THE DIAMETER OF SERVICE LINES SHALL BE AS FOLLOWS:

A) STANDARD RESIDENTIAL DEVELOPMENT - SERVICE LINES WILL SUPPLY ONLY ONE METER . SERVICE LINES SHALL BE AT LEAST .”(IN) DIAMETER. WATER SHUT-OFF VALVES ON THE SERVICE LINES SHALL BE .”(IN) LEAD FREE BRASS WITH LOCK-WING DEVICES.

B) ESTATE LOT DEVELOPMENT - SERVICE LINES WILL SUPPLY ONLY ONE METER. SERVICE LINES SHALL BE AT LEAST 1" (IN) DIAMETER. WATER SHUT-OFF VALVES ON THE SERVICE LINES SHALL BE 1"(IN) LEAD FREE BRASS WITH LOCK-WING DEVICES.

C) COMMERICAL DEVELOPMENT - SERVICE LINES WILL SUPPLY ONLY ONE METER. SERVICE LINES SHALL BE AT LEAST 1" (IN) DIAMETER. WATER SHUT-OFF VALVES ON THE SERVICE LINES SHALL BE 1"(IN) LEAD FREE BRASS WITH LOCK-WING DEVICES. AWB MAY REQUIRE A LARGE DIAMETER SERVICE LINE SHOULD IT BE REQUIRED BY THE CONDITIONS AT A PARTICULAR SERVICE.

3) METER BOX SHALL MEET THE CURRENT BOARD REQUIREMENTS FOR LATERALS AND SIZE. A LOCKING TYPE CURB STOP (SEE ABOVE FOR SIZE) SHALL BE INSTALLED AT THE END OF THE SERVICE LINE IN THE METER BOX. THE METER BOX SHALL BE LOCATED AT THE RIGHT-OF-WAY BOUNDARY. IN NEW DEVELOPMENTS THE METER BOX SHALL ALSO BE LOCATED AT THE CENTER OF THE LOT FRONTAGE. THE WATER METERS WILL BE INSTALLED BY THE AWB AFTER THE FEES AND ACCOUNTS ARE SETUP BY THE CUSTOMER.

4) ALL .75"(IN) AND 1"(IN) FIRE LINES ARE REQUIRED TO BE METERED. FOR LARGER SIZE FIRE LINES THE OPERATIONS MANAGER MUST APPROVE PROPOSED PLANS.

5) BACKFLOW PREVENTION IS REQUIRED ON ALL TAPS. BACKFLOW PREVENTION AND TYPES MUST BE APPROVED AND INSTALLED AT A LOCATION AS DIRECTED BY THE OPERATIONS MANAGER.

6) COMMERCIAL DOMESTIC AND IRRIGATION FLOWS SHALL BE PROVIDED WITH THE PLANS TO ALL FOR THE PROPER METER SIZING. A METER SIZE WILL NOT BE GIVEN UNTIL THE FLOWS ARE PROVIDED.

HOUSE SERVICE LINES FROM THE METER TO THE CUSTOMER ARE THE PROPERTY OF THE CUSTOMER. A SEPARATE SHUTOFF VALVE WILL BE INSTALLED OUTSIDE THE METER BOX BY THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR SIZING AND MAINTAINING THE HOUSE SERVICE LINES TO MEET THE CUSTOMERS NEEDS. AWB SHALL NOT BE RESPONSIBLE FOR WATER SERVICE OR SERVICE LINE PROBLEMS ASSOCIATED WITH IMPROPERLY SIZED, INSTALLED, OR MAINTAINED HOUSE SERVICE LINES.

FIRE HYDRANTS: FIRE HYDRANTS SHALL BE THREE-WAY WITH TWO 2"(IN) NOZZLES AND ONE 5" PUMPER NOZZLE. 2" NOZZLES ARE TO BE NATIONAL STANDARD HOSE COUPLING THREADING, AND EQUIPPED WITH CAPS, CHAINS, AND 5" INTEGRAL STORZ PUMPER CONNECTION. HYDRANTS SHALL BE FACTORY YELLOW IN ACCORDANCE WITH ALABASTER FIRE DEPARTMENT REQUIREMENTS. HYDRANTS SHALL BE AMERICAN DARLING MODEL B84B OR M&H FIRE HYDRANTS. EACH HYDRANT INSTALLATION SHALL CONSIST OF DUCTILE IRON FIRE HYDRANT, TEE, VALVE, ANCHOR TEE AND COUPLING AS AN ASSEMBLED UNIT WITH A CONCRETE THRUST BLOCK, AND A MINIMUM OF ONE CUBIC FOOT OF GRAVEL (3/4"(IN) OR LARGER) ON AND AROUND THE WEEP HOLE TO ALLOW FOR BARRELL DRAINAGE. HYDRANTS SHALL BE PLACED ON THE RIGHT-OF-WAY BOUNDARY AT A SPACING AS DESIGNATED BY THE ALABASTER FIRE DEPARMENT, AWB, CURRENTLY ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE, OR AS REQUIRED BY THE ALABASTER FIRE CHIEF. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH 18"(IN) TO 24"(IN) FROM FINISHED GRADE TO THE CENTER OF THE PUMPER NOZZLE.

FIRE SUPPRESSION METERS / BACKFLOW DEVICES: ALL FIRE SUPPRESSION SUPPLY LINES SHALL BE METERED AND SHALL HAVE A BACKFLOW PREVENTION DEVICE AS DIRECTED BY THE OPERATIONS MANAGER. THE FLOWS FOR ALL COMMERCIAL DEVELOPMENTS FOR FIRE SUPPRESSION SHALL BE SUPPLIED WITH THE DRAWINGS. A STANDARD DRAWING OF THE ACCEPTED METER / BACKFLOW VAULTS WILL BE PROVIDED BY AWB.

DRAWINGS: PRIOR TO CONSTRUCTION OF WATER SYSTEM ADDITIONS FOR RESIDENTIAL DEVELOPMENT, DRAWING MUST BE SUBMITTED TO AWB AND APPROVED. THE FOLLOWING ITEMS MUST APPEAR ON THE DRAWINGS BEFORE APPROVAL BY AWB CAN BE GIVEN TO BEGIN

CONSTRUCTION:

1. THE LOCATION, SIZE, AND MATERIALS OF ALL PIPE AND FITTINGS.
2. THE LOCATION OF ALL VALVES, FIRE HYDRANTS, FLUSHING POINTS, AIR RELEASE VALVES, AND SERVICE CONNECTIONS.
3. AWB STANDARD DETAILS THAT PERTAIN TO THE PROJECT. (SERVICE CONNECTIONS, FIRE HYDRANTS, BEDDING, FITTINGS, ETC.)
4. FLOW REQUIREMENT FOR DOMESTIC, IRRIGATION, AND FIRE DEMANDS.
5. MATERIAL LIST REQUIRED AT EACH SYSTEM CONNECTION.
6. PROPERTY LINES, LOT NUMBERS, ELEVATIONS (CURRENT / PROPOSED), AND OTHER UTILITIES
7. A NOTE STATING THAT THE WATER SYSTEM ADDITIONS SHALL BE INSTALLED IN ACCORDANCE WITH AWB REQUIREMENTS.
8. OTHER PERTINENT INFORMATION

WATER PRESSURE: A PUMP MUST BE INSTALLED ON ANY LOT THAT HAS A STATIC PRESSURE AT THE METER OF 40 PSI OR LESS BASED ON AWB SYSTEM MODEL. THE REQUIREMENT FOR A PUMP SHALL BE RECORDED IN THE DEED TO THE CONTRACTOR / HOMEBUILDER THEN TO THE HOMEOWNER AND STAY WITH THE LAND / LOT. THE PUMP WILL NEVER BE THE RESPONSIBILITY OF AWB. WHEN A LOW PRESSURE AREA IS ENCOUNTERED IN A DEVELOPMENT, A WRITTEN AGREEMENT WITH AWB MUST BE SIGNED BY THE DEVELOPER AGREEING TO THE ABOVE TERMS.

RESERVE: AWB RESERVES THE RIGHT BASED UPON INDIVIDUAL SITE AND FIELD CONDITIONS TO CHANGE OR MODIFY PREVIOUSLY APPROVED PLANS.

DORMANT: AWB RESERVES THE RIGHT TO SHUT OFF A SUBDIVISION, DEVELOPMENT, ETC. IF NO METERED ACTIVITY IS PRESENT AFTER 12 MONTHS OF INSTALLING WATER MAIN INTO SERVICE. IF SHUT OFF THE OWNER, DEVELOPER, ETC. SHALL REPRESSURE TEST AND PULL A NEW BACERIOLOGICAL TEST BEFORE THE MAIN CAN BE PUT BACK INTO SERVICE. THIS WILL BE DONE AT THE DEVELOPER / OWNER EXPENSE.

REVIEW COST: AWB REQUIRES THE REVIEW COST TO BE SUBMITTED WITH THE APPLICATION, PLANS, AND SPECIFICATIONS. REVIEW WILL NOT BE CONDUCTED UNTIL THE REVIEW FEES ARE PAID. THE CURRENT REVIEW COST SCHEDULE MAY BE OBTAINED FROM THE OFFICE OF AWB.

APPROVALS:

- CONSTRUCTION - AWB APPROVED PLANS WILL HAVE AN APPROVAL STAMP WHEN ISSUED. THESE PLANS ARE REQUIRED TO BE KEPT ON SITE FOR REVIEW AND REFERNCE WHEN CONSTRUCTION IS UNDERWAY.
- COMPLETION - AWB WILL ISSUE AN APPROVAL LETTER OF INSTALLATION ONCE ALL PASSING PRESSURE AND BACTERIOLOGICAL TEST HAVE BEEN SUBMITTED ALONG WITH A FULL SIZE SET OF AS-BUILT DRAWINGS.
- FINAL ACCEPTANCE - AFTER THE WARRANTY PERIOD, CONSTRUCTON OF HOUSES, OR REQUIRED TIMING WITHOUT FAILURE OR LEAKS HAS BEEN REACHED AWB WILL PROVIDE AN ACCEPTANCE LETTER FOR THE WATER MAINS. UNTIL SUCH TIME THE WATER MAINS ARE THE DEVELOPERS RESPONSIBILITY.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (ALL)
www.espassociates.com

ESP

ALABAMA
JOSEPH B. CHILDERS
No. 29167
PROFESSIONAL ENGINEER
12/28/23

NO.	DATE	REVISION	BY

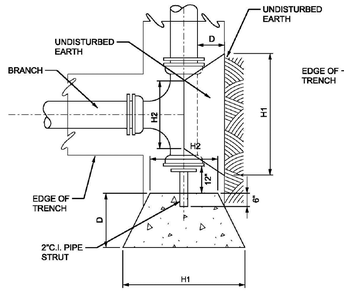
WATER PLAN DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

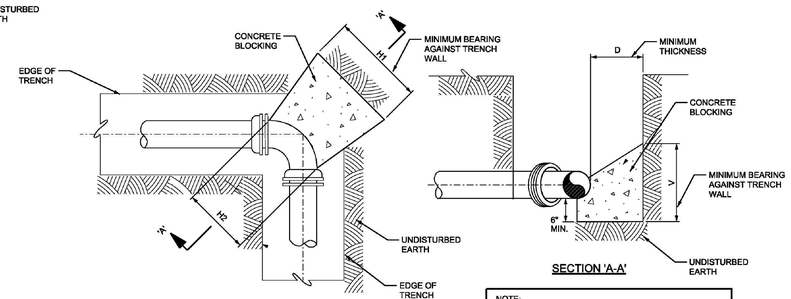
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: C-8.5

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TEES, CROSSES AND PLUGS

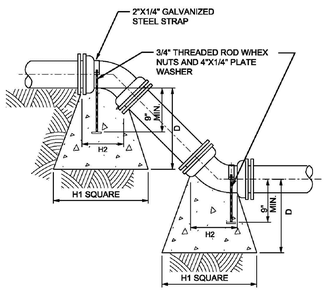


HORIZONTAL BENDS

SECTION 'A-A'

NOTE:

1. DIMENSIONS ARE CONTROLLED BY DIAMETER OF BRANCH MAIN.
2. ALL FITTINGS SHALL BE INSTALLED WITH MEGA-LUGS



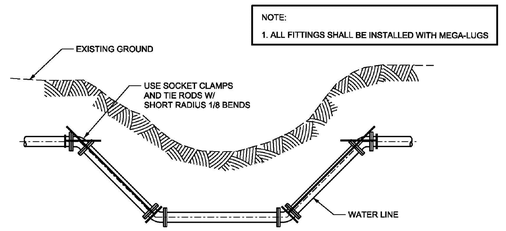
VERTICAL BENDS

TABLE OF DIMENSIONS FOR CONCRETE BLOCKERS

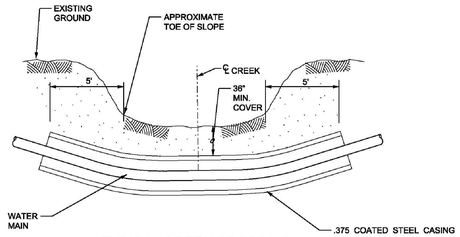
TEES, CROSSES & PLUGS					90° BENDS					45° BENDS					22-½° BENDS					11-¼° BENDS					PIPE SIZE
H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	
18"	10"	12"	18"	1.90	18"	10"	12"	18"	1.90	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	2" & 2-1/4"
24"	12"	12"	18"	2.25	24"	12"	12"	18"	2.25	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	3" & 4"
24"	16"	18"	18"	3.50	30"	16"	18"	18"	4.05	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	6"
36"	18"	18"	18"	5.05	39"	18"	24"	18"	7.30	30"	11"	18"	18"	3.95	30"	11"	18"	18"	3.95	24"	11"	16"	18"	3.40	8"
48"	24"	18"	24"	7.15	54"	32"	24"	18"	10.25	24"	18"	21"	18"	4.60	24"	18"	21"	18"	4.60	24"	18"	21"	18"	4.60	10"
54"	30"	24"	24"	13.4	54"	32"	36"	24"	18.15	42"	18"	24"	24"	9.60	24"	18"	24"	24"	6.60	24"	18"	21"	24'	6.10	12"
60"	32"	30"	24"	17.9	60"	40"	42"	24"	25.00	44"	24"	30"	24"	13.2	30"	24"	24"	24"	9.20	27"	21"	24"	24'	7.90	14"
66"	34"	36"	24"	22.5	69"	48"	48"	24"	29.00	48"	30"	36"	24"	17.0	36"	30"	27"	24"	11.80	27"	24"	27"	24"	9.10	16"
66"	36"	40"	24"	27.5	69"	48"	48"	24"	33.00	48"	30"	36"	24"	17.0	36"	30"	29"	24"	13.0	27"	30"	29"	24"	11.0	18"
	38"		24"			48"		24"			40"		24"			36"		24"		30"	40"		28"		20"
	42"		24"			60"		24"			48"		24"			42"		24"			42"		32"		24"
	58"		24"			96"		24"			72"		24"			72'		24"			48"		36"		30"

PIPE BRACING
SCALE: NONE

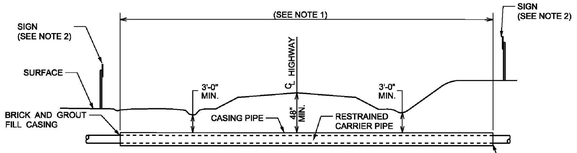
NOTE:
1. ALL FITTINGS SHALL BE INSTALLED WITH MEGA-LUGS



TYPICAL ANCHORAGE FOR
CHANGES IN VERTICAL DIRECTION
SCALE: NONE



TYPICAL CREEK CROSSING
WITH WATER MAIN
SCALE: NONE

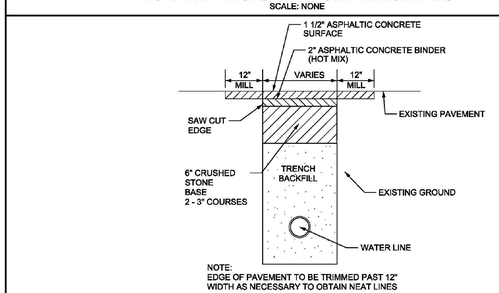


WATER MAIN LINES

NOTES:

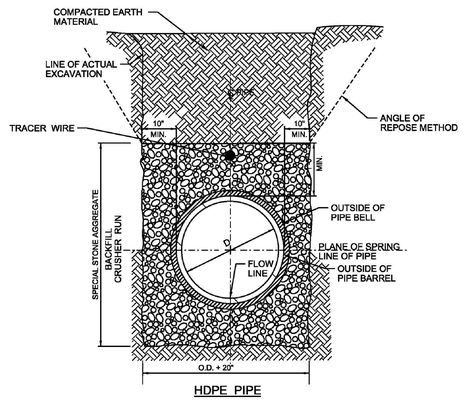
1. CASING SHALL EXTEND TO THE GREATER OF THE FOLLOWING DISTANCES:
   A. 2' BEYOND TOE OF SLOPE
   B. 3' BEYOND DITCH LINE
   C. MIN. OF 25' WHEN CASING IS SEALED AT BOTH ENDS.
   D. 8' MIN PAST BACK OF CURB OR EDGE OF PAVEMENT
2. SIGN TO INDICATE LOCATION OF PIPE LINE AT R.O.W. LINE, KIND OWNERSHIP, AND DEPTH OF PIPE LINE.
3. RESTRAINT JOINT GASKETS SHALL BE USED ON ALL PIPE WITHIN CASING AND A MIN OF TWO JOINTS OUTSIDE OF CASING EACH WAY
4. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE AT LEAST TWO INCHES GREATER THAN LARGEST DIAMETER OF CARRIER PIPE, JOINTS OR COUPLINGS FOR CARRIER PIPES LESS THAN 6" IN DIAMETER AND AT LEAST 4" GREATER FOR CARRIER PIPES 6" AND OVER IN DIAMETER.
5. WATER LINE MUST BE BLOCKED WITH CASING SPACERS INSIDE CASING PIPE TO MAINTAIN ALIGNMENT.
6. CASING SPACERS SHALL BE A MIN OF 4 PER JOINT.
7. 4" AND ABOVE CASING PIPE END SEALS SHALL BE BRICKED AND HYDRAULIC CEMENT LESS THAN 4" CASING SHALL USE FOAM

BORE AND ENCASEMENT UNDER HIGHWAYS
SCALE: NONE



NOTE:
EDGE OF PAVEMENT TO BE TRIMMED PAST 12" WIDTH AS NECESSARY TO OBTAIN NEAT LINES

TYPICAL SECTION PAVEMENT
REPAIRS TRENCH PATCH
SCALE: NONE

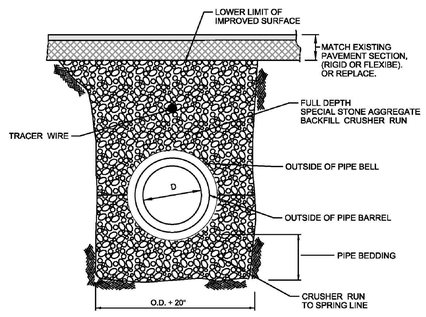


HDPE PIPE

NOTES:

1. ONLY ACCEPTABLE GRANULAR MATERIAL WILL BE CONSIDERED FOR SELECT EARTH MATERIAL. MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND THE RESULTS OF THE STANDARD PROCTOR DENSITY TEXT AND THE COMPACTION TEST SHALL BE SUBMITTED TO THE ENGINEER.
2. ALL PIPE SHALL HAVE A MINIMUM DEPTH OF 4" PIPE BEDDING IN A SOIL TRENCH, AND A MINIMUM DEPTH OF 6" PIPE BEDDING IN A ROCK TRENCH.

PIPE BEDDING & BACKFILL
UNIMPROVED SURFACES
SCALE: NONE



1. TRENCH CONFIGURATION SHOWN DEPICTS THE USE "TRENCHWALL SHORING" METHOD. WHICH SHALL BE USED UNDER ALL PAVED AREAS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. THE CONTRACTOR SHALL REFER TO APPLICABLE "O.S.H.A. REGULATIONS FOR "OPEN TRENCH EXCAVATIONS".

PIPE BEDDING & BACKFILL
UNDER PAVEMENT
SCALE: NONE

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8486 (AL)
www.espassociates.com

ESP

JOSEPH B. CHESTNUT
A.L.A.B.P.E.
No. 24197
PROFESSIONAL
ENGINEER
STATE OF ALABAMA
12/28/23

NO.	DATE	REVISION

WATER PLAN DETAILS

CASCADIA SUBDIVISION - PHASE 1

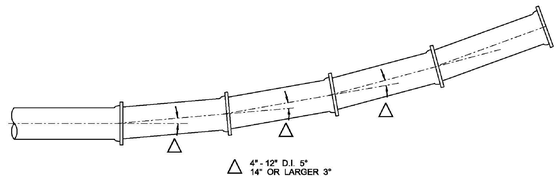
ALABASTER, AL

VALOR HOMES, LLC

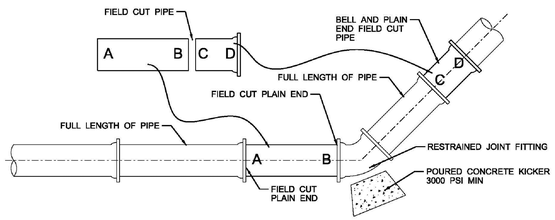
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JO56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-8.6

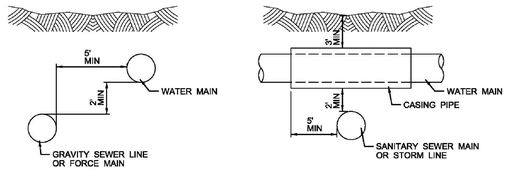
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WATER TRANSMISSION MAIN MAXIMUM PIPELINE DEFLECTION
SCALE: NONE



WATER TRANSMISSION MAIN
RESTRAINED JOINT DETAIL
SCALE: NONE

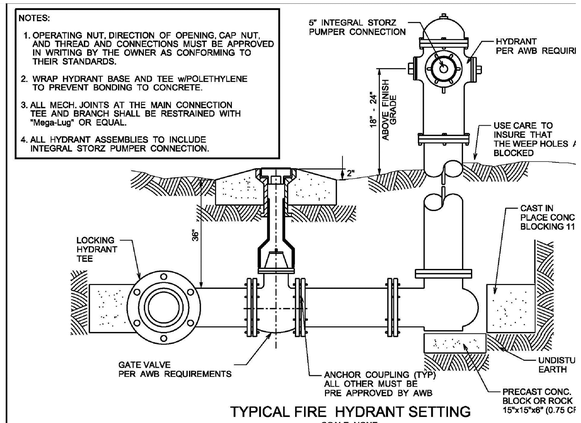


UTILITY CROSSING DETAILS

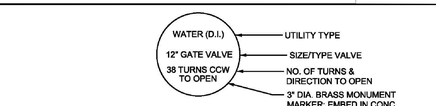
SCALE: NONE

NOTES:

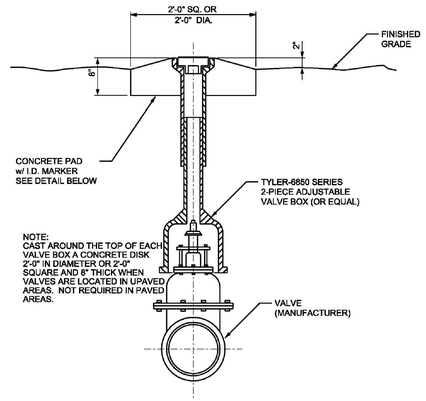
1. OPERATING NUT, DIRECTION OF OPENING, CAP NUT, AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE OWNER AS CONFORMING TO THEIR STANDARDS.
2. WRAP HYDRANT BASE AND TEE w/POLETHYLENE TO PREVENT BONDING TO CONCRETE.
3. ALL MECH. JOINTS AT THE MAIN CONNECTION TEE AND BRANCH SHALL BE RESTRAINED WITH "Mega-Lug" OR EQUAL.
4. ALL HYDRANT ASSEMBLIES TO INCLUDE INTEGRAL STORZ PUMPER CONNECTION.



TYPICAL FIRE HYDRANT SETTING
SCALE: NONE



DETAIL - I.D. MARKER



TYPICAL VALVE BOX SETTING

SCALE: NONE

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

WATER PLAN DETAILS

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

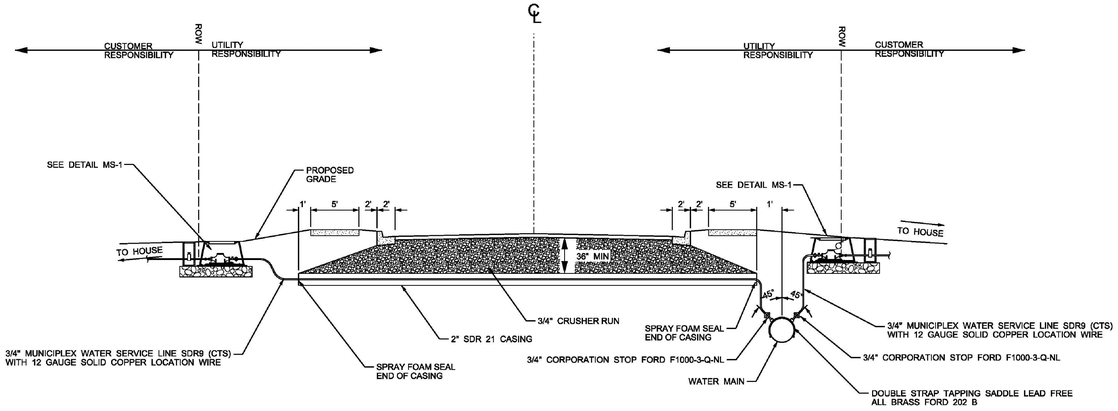
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

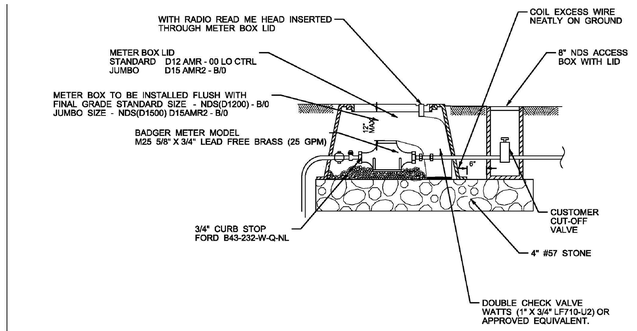
SHEET:
C-8.7

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STANDARD 3/4" RESIDENTIAL SERVICE

SCALE: NONE





DETAIL MS-1

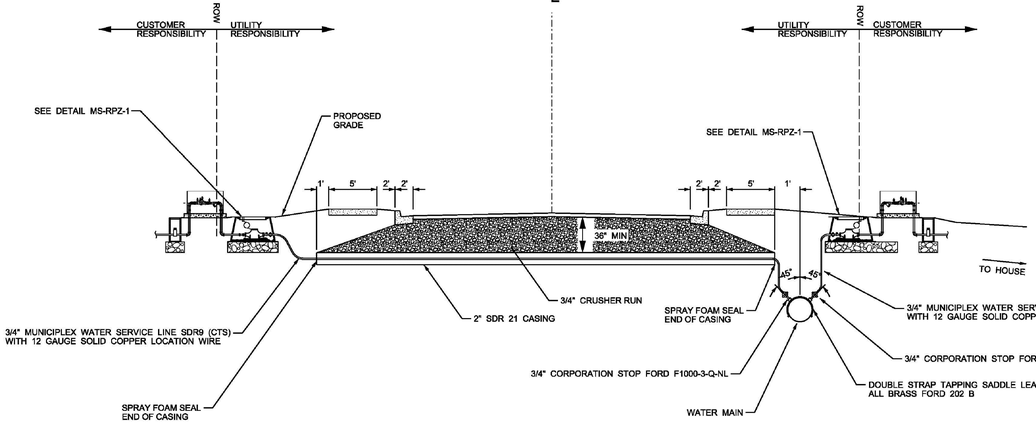
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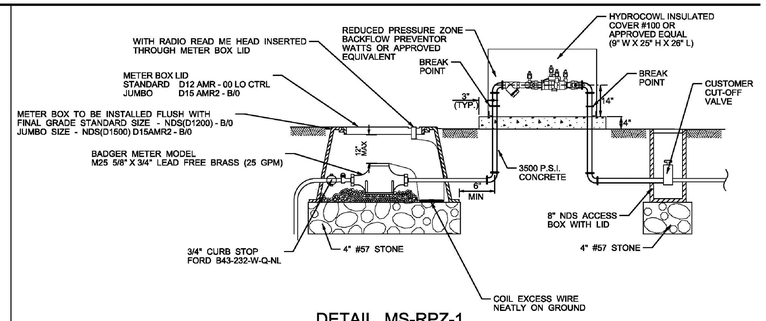
ONCE THE TAP IS COMPLETE THE CORPORATION STOP WILL BE LEFT AT THE 12 O'CLOCK POSITION. SEE AWB INSPECTOR PRIOR TO COVERING ANY CONNECTIONS.

NO "SHARK BITE" PUSH JOINT STYLE COUPLINGS SHALL BE USED ON THE CUSTOMER SIDE

STANDARD 3/4" RESIDENTIAL SERVICE WITH RPZ

SCALE: NONE





DETAIL MS-RPZ-1

NOTE:

ONCE THE TAP IS COMPLETE THE CORPORATION STOP WILL BE LEFT AT THE 12 O'CLOCK POSITION. SEE AWB INSPECTOR PRIOR TO COVERING ANY CONNECTIONS.

NO "SHARK BITE" PUSH JOINT STYLE COUPLINGS SHALL BE USED ON THE CUSTOMER SIDE

ESP Associates, Inc.
291A Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8488 (AL)
www.espassociates.com

ALABAMA LICENSED 32167 PROFESSIONAL ENGINEER JOSEPH B. CHISM

12/28/23

NO.	DATE	REVISION	BY

WATER PLAN DETAILS

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JO56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-8.8**

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DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)
EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)
EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)
EX. "STOP" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST" SIGN
EX. "40 MPH" SIGN
EX. "CAUTION CURVE AHEAD" SIGN
EX. UTILITY POLE W/ RISERS (TO REMAIN)

CP#1
CP#2
CP#3

R=1016.96'
L=646.60'
D=36°25'47"
CH=635.76'

16°13'55" TO CHORD

11°10'44"

102.90

14°30'22" FROM CHORD

BUTLER ROAD (CR-12)
(80' PUBLIC ROW)

MISSION HILLS ROAD (CR-80)
(80' PUBLIC ROW)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

74°47'30" FROM CHORD

1 DOUBLE ROW SEDIMENT FENCE (TYP.)

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

CLEARING LIMITS (TYP.)

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

EX. SSMH RIM=581.51
EX. SSMH RIM=588.21

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

PORTABLE TOILET, CONCRETE WASHOUT TRASH RECEPTACLE

4

SEE MATCHLINE (SHEET C-9.2)

SEE MATCHLINE (SHEET C-9.3)

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH1.dwg, C-3.1 Site Plan, zmaher

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE I)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-9.1



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

INSTALL 9" FILTERSOXX

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

SUNFLOWER PLACE (50' PUBLIC ROW)
GARDENSIDE DRIVE (50' PUBLIC ROW)
MARIGOLD DRIVE (50' PUBLIC ROW)
GRANDE VIEW GARDEN & TOWNHOMES PHASE 1 MAP BK: 26 PG: 16
18" RCP
PID: 23 5 21 0 006 028.000 BROWN JOSEPH D 2772 BLACKRIDGE LANE HOOVER, AL 35244
PID: 23 5 21 0 006 029.000 WANG TONGMING & LIULING 1713 COLUMBIANA LN BIRMINGHAM, AL 35216
PID: 23 5 21 0 006 043.000 JOHNSON SHARON MARIE 517 ROSEBERRY RD HELENA, AL 35080
PID: 23 5 21 0 006 042.000 SAWYER LLC TRACT 2 1 WARGOLD DR ALABASTER, AL 35007
PID: 23 5 21 0 006 059.000 OWNER: SIOW CHUNG & MELANIE ADDRESS: 141 SUNDANCE CITY: ALABASTER PARCEL YEAR: 2022 BOOK: 26 PG: 16 LOT: 123
PID: 23 5 21 0 006 058.000 OWNER: SARNECKI ROBERT MICHAEL & MARKO ADDRESS: 591 DEER RUN ROAD CITY: ALABASTER PARCEL YEAR: 2022 BOOK: 26 PG: 16 LOT: 122
PID: 23 5 21 0 006 057.000 OWNER: BULL JOHN E & CARTER STACEY M ADDRESS: 123 SUNFLOWER PL CITY: ALABASTER PARCEL YEAR: 2022 BOOK: 26 PG: 16 LOT: 121
PID: 23 5 21 0 006 056.000 OWNER: DUX RENAE D ADDRESS: 126 SUNFLOWER PLACE CITY: ALABASTER PARCEL YEAR: 2022 BOOK: 26 PG: 16 LOT: 85
PID: 23 5 21 0 006 055.000 OWNER: KIMBROUGH KRISTINA A ADDRESS: 109 SUNFLOWER PL CITY: ALABASTER PARCEL YEAR: 2022 BOOK: 26 PG: 16 LOT: 124
PID: 23 5 21 0 001 040.000 OWNER: BALLEW KYLE N ADDRESS: 3139 UNA ST CITY: BIRMINGHAM PARCEL YEAR: 2022 ZONING: M-2
COMMENCEMENT & POINT OF BEGINNING
PROP. ROAD CLOSED BARRICADE (TYP.)
EXIST. GRAVEL ROAD (TO REMAIN) (TYP.)
EXIST. DIRT ROAD (TO REMAIN) (TYP.)
CLEARING LIMITS (TYP.)
SEE MATCHLINE (SHEET C-9.4)
SEE MATCHLINE (SHEET C-9.1)

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ALABAMA REGISTERED PROFESSIONAL ENGINEER
No. 22167
JOHN B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE I)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-9.2

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH1.dwg, C9.2 - SITE PLAN, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
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Pelham, AL 35124
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ESP

ALABAMA
REGISTERED
No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE I)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

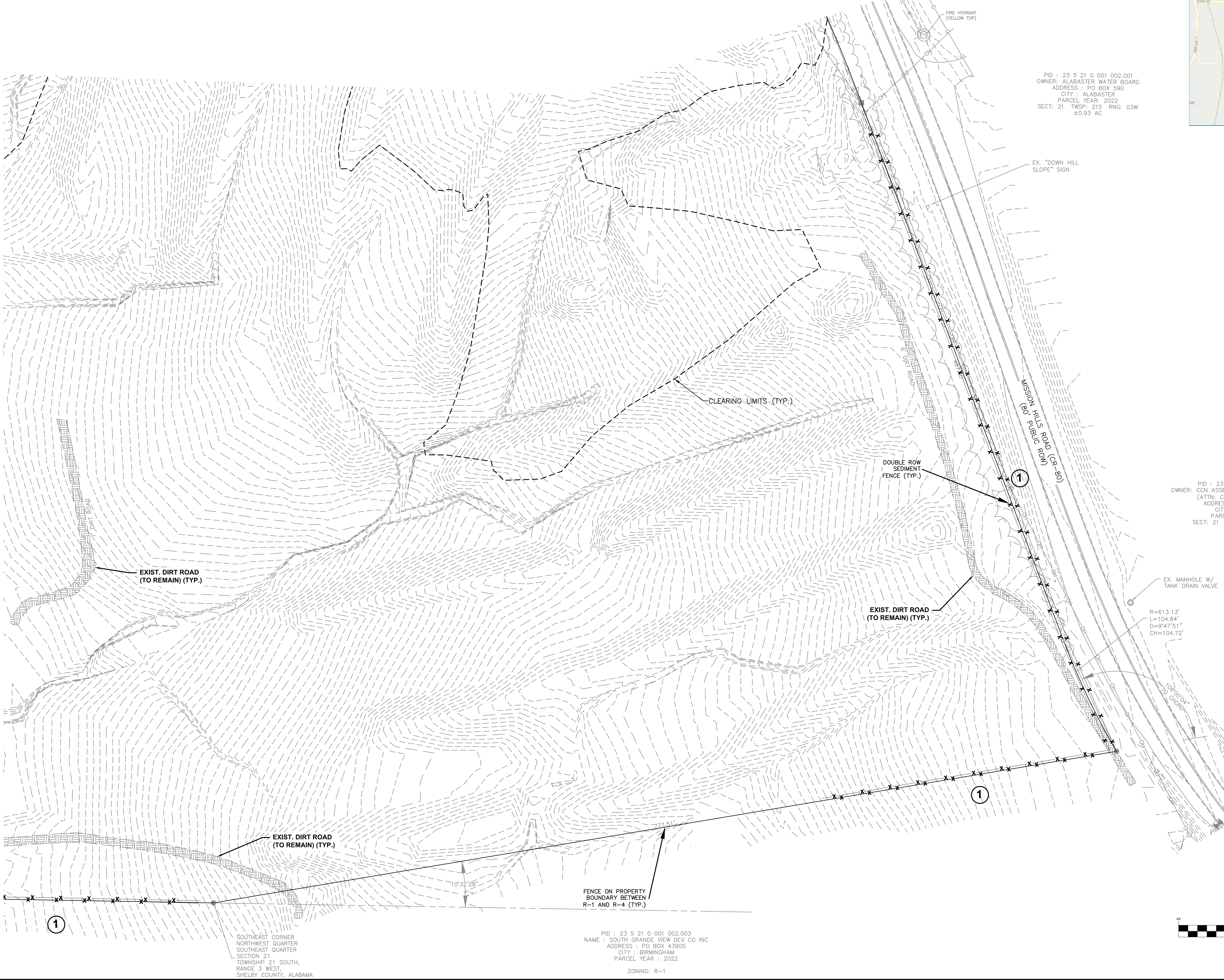
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-9.3

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH1.dwg, C3.3 - SITE PLAN, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758



GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
291A Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

JOEL B. CHILDERS
PROFESSIONAL ENGINEER
No. 22167
12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE I)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-9.4

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH1.dwg, C3.4 - SITE PLAN, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

SOURCE BENCHMARK

PROJECT DATUM BASED ON: OPUS–NAVD '88

TBM NO.	ELEVATION	DESCRIPTION
CP #1	585.54'	MAG NAIL IN VALLEY GUTTER
CP #2	593.67'	MAG NAIL IN VALLEY GUTTER
CP #3	664.67'	MAG NAIL IN ASPHALT
CP #4	676.99'	MAG NAIL IN ASPHALT

NOTES:
1. THE CITY ENGINEER OF ALABASTER SHALL BE PROVIDED NOTIFICATION OF WORK AT LEAST 24 HOURS PRIOR TO STARTING EACH PHASE OF WORK.
2. PROOF OF ADEM NOR COVERAGE SHALL BE PROVIDED TO THE CITY AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES.

EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)
EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)
EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)
EX. "TRUCK ROUTE" SIGN (TO REMAIN)
EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)
EX. FIRE HYDRANT (TO REMAIN)
EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)
EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)
EX. "STOP" SIGN (TO REMAIN)
EX. "COUNTY RD 80 EAST" SIGN
EX. "40 MPH" SIGN
EX. "CAUTION CURVE AHEAD" SIGN
EX. UTILITY POLE W/ RISERS (TO REMAIN)

R=1016.96'
L=646.60'
D=36°25'47"
CH=635.76'

19°13'55" FROM CHORD

14°30'22" FROM CHORD

FUTURE COUNTY ROAD 80 WIDENING TO BE DEVELOPED SEPARATELY (TYP.)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

MISSION HILLS ROAD (CR-80)
(80' PUBLIC ROW)

BUTLER ROAD (CR-12)
(80' PUBLIC ROW)

30' X 50' CONSTRUCTION EXIT PERMIT SIGN

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

EX. SSMH RIM=581.51
EX. SSMH RIM=588.21

DOUBLE ROW SEDIMENT FENCE -TYPICAL

SEE MATCHLINE (SHEET C-10.3)
SEE MATCHLINE (SHEET C-10.2)

PHASE II A

SCHEDULE OF EVENTS

5. COMMENCE TREE CLEARING, TOPSOIL STRIPPING/STOCKPILING AND MASS GRADING. TOPSOIL STOCKPILES ARE TO BE LOCATED AS SHOWN, COMPLETED AND IMMEDIATELY TEMPORARILY SEEDED. TYPE "A" SEDIMENT FENCE SHALL BE PLACED AROUND THE TOE OF EACH STOCKPILE.
6. STABILIZE AND TEMPORARILY GRASS ALL BARREN AREAS AND COMPLETED SLOPES, INCLUDING HOUSE PADS/SITES.
7. PLACE TYPE "A" SEDIMENT FENCE ON GRADED LOTS AS SHOWN.

PHASE II B

SCHEDULE OF EVENTS

8. FINAL GRADE SLOPES AND INSTALL EROSION CONTROL BLANKETS WITH SEED ON SLOPES SHOWN AS GREATER THAN OR EQUAL TO 3:1.
9. INSTALL STORM PIPING.
10. INSTALL DOMED INLET PROTECTION IMMEDIATELY UPON COMPLETION OF EACH INLET BOX.
11. INSTALL 9" FILTERSOXX AROUND ALL COMPLETED AND TOPPED YARD INLETS.

PHASE II C

SCHEDULE OF EVENTS

12. INSTALL WATER/SEWER UTILITIES AND IMMEDIATELY INSTALL DENSE GRADE BASE.
13. REMOVE DOMED INLET PROTECTION ALONG ROAD ONLY. CONSTRUCT CURB & GUTTER.
14. IMMEDIATELY INSTALL 9" FILTERSOXX AT CURB INLETS UPON COMPLETION OF THE CURB. PAVE THE ROAD.
15. UPON INSPECTON OF THE TEMPORARY SEEDING BY THE QCP TO CONFIRM THE SLOPES AND OTHER BARREN AREAS ARE STABLIZED, REMOVE ALL PERIMETER SEDIMENT FENCE.
16. PERMANENTLY GRASS ALL TEMPORARILY GRASSED AND ALL BARREN AREAS.

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
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ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE II)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-10.1**

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH2.dwg, C-3.1 Site Plan, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

PHASE II A

SCHEDULE OF EVENTS

5. COMMENCE TREE CLEARING, TOPSOIL STRIPPING/STOCKPILING AND MASS GRADING. TOPSOIL STOCKPILES ARE TO BE LOCATED AS SHOWN, COMPLETED AND IMMEDIATELY TEMPORARILY SEEDED. TYPE "A" SEDIMENT FENCE SHALL BE PLACED AROUND THE TOE OF EACH STOCKPILE.
6. STABILIZE AND TEMPORARILY GRASS ALL BARREN AREAS AND COMPLETED SLOPES, INCLUDING HOUSE PADS/SITES.
7. PLACE TYPE "A" SEDIMENT FENCE ON GRADED LOTS AS SHOWN.

PHASE II B

SCHEDULE OF EVENTS

8. FINAL GRADE SLOPES AND INSTALL EROSION CONTROL BLANKETS WITH SEED ON SLOPES SHOWN AS GREATER THAN OR EQUAL TO 3:1.
9. INSTALL STORM PIPING.
10. INSTALL DOMED INLET PROTECTION IMMEDIATELY UPON COMPLETION OF EACH INLET BOX.
11. INSTALL 9" FILTERSOXX AROUND ALL COMPLETED AND TOPPED YARD INLETS.

PHASE II C

SCHEDULE OF EVENTS

12. INSTALL WATER/SEWER UTILITIES AND IMMEDIATELY INSTALL DENSE GRADE BASE.
13. REMOVE DOMED INLET PROTECTION ALONG ROAD ONLY. CONSTRUCT CURB & GUTTER.
14. IMMEDIATELY INSTALL 9" FILTERSOXX AT CURB INLETS UPON COMPLETION OF THE CURB. PAVE THE ROAD.
15. UPON INSPECTON OF THE TEMPORARY SEEDING BY THE QCP TO CONFIRM THE SLOPES AND OTHER BARREN AREAS ARE STABLIZED, REMOVE ALL PERIMETER SEDIMENT FENCE.
16. PERMANENTLY GRASS ALL TEMPORARILY GRASSED AND ALL BARREN AREAS.

INSTALL 9" FILTERSOXX (3)

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 INCH = 40 FT.

SUNFLOWER PLACE (50' PUBLIC ROW)
GARDENSIDE DRIVE (50' PUBLIC ROW)
MARIGOLD DRIVE (50' PUBLIC ROW)
PHASE 1
PHASE 2
PROP. ROAD CLOSED BARRICADE (TYP.)
EXIST. GRAVEL ROAD (TO REMAIN) (TYP.)
EXIST. DIRT ROAD (TO REMAIN) (TYP.)
CLEARING LIMITS (TYP.)
TEMP. SEDIMENT BASIN
SEE MATCHLINE (SHEET C-10.1)
SEE MATCHLINE (SHEET C-10.4)

PID: 23 5 21 0 006 059.000
OWNER: SIOW CHUNG & MELANIE
ADDRESS: 141 SUNDANCE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 123

PID: 23 5 21 0 006 058.000
OWNER: SARNECKI ROBERT MICHAEL & MARKO NATALIE
ADDRESS: 591 DEER RUN ROAD
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 122

PID: 23 5 21 0 006 057.000
OWNER: BULL JOHN E & CARTER STACEY M
ADDRESS: 123 SUNFLOWER
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT:

PID: 23 5 21 0 006 060.000
OWNER: SUNFLOWER PLACE
ADDRESS: 109 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 124

PID: 23 5 21 0 006 029.000
WANG YONGMING & ZENG FULING
BIRMINGHAM, AL 35216

PID: 23 5 21 0 006 028.000
BROWN JOSEPH
2772 BLACKRIDGE LANE
HOOVER, AL 35244

PID: 23 5 21 0 006 043.000
JOHNSON SCOTT WARE & KIMBERLY WARD
517 ROSEBERRY RD
HELENA, AL 35080

PID: 23 5 21 0 006 042.000
SAVAREZE DONALD
126 MARIGOLD DR
ALABASTER, AL 35007

PID : 23 5 21 0 001 040.000
NAME : BAILEY D N
ADDRESS : 2 DEAN WAY ST
CITY : BIRMINGHAM
PARCEL YEAR : 2022
ZONING: M-2

POINT OF COMMENCEMENT & POINT OF BEGINNING

R=525.00' L=16.58' D=1°48'35" CH=16.58'
R=525.00' L=26.39' D=2°52'57" CH=26.39'
R=525.00' L=33.15' D=3°37'21" CH=33.15'
89°50'22"
89°37'12"
91°12'55" FROM CHORD
88°26'49" TO CHORD
90°08'12" FROM CHORD
GRAVEL ROAD
7' DIRT ROAD

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ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION

EROSION & SEDIMENT CONTROL PLAN (PHASE II)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-10.2

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH2.dwg, C3.2 - SITE PLAN, zmaher



DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

PHASE II A

SCHEDULE OF EVENTS

5. COMMENCE TREE CLEARING, TOPSOIL STRIPPING/STOCKPILING AND MASS GRADING. TOPSOIL STOCKPILES ARE TO BE LOCATED AS SHOWN, COMPLETED AND IMMEDIATELY TEMPORARILY SEEDED. TYPE "A" SEDIMENT FENCE SHALL BE PLACED AROUND THE TOE OF EACH STOCKPILE.
6. STABILIZE AND TEMPORARILY GRASS ALL BARREN AREAS AND COMPLETED SLOPES, INCLUDING HOUSE PADS/SITES.
7. PLACE TYPE "A" SEDIMENT FENCE ON GRADED LOTS AS SHOWN.

PHASE II B

SCHEDULE OF EVENTS

8. FINAL GRADE SLOPES AND INSTALL EROSION CONTROL BLANKETS WITH SEED ON SLOPES SHOWN AS GREATER THAN OR EQUAL TO 3:1.
9. INSTALL STORM PIPING.
10. INSTALL DOMED INLET PROTECTION IMMEDIATELY UPON COMPLETION OF EACH INLET BOX.
11. INSTALL 9" FILTERSOXX AROUND ALL COMPLETED AND TOPPED YARD INLETS.

PHASE II C

SCHEDULE OF EVENTS

12. INSTALL WATER/SEWER UTILITIES AND IMMEDIATELY INSTALL DENSE GRADE BASE.
13. REMOVE DOMED INLET PROTECTION ALONG ROAD ONLY. CONSTRUCT CURB & GUTTER.
14. IMMEDIATELY INSTALL 9" FILTERSOXX AT CURB INLETS UPON COMPLETION OF THE CURB. PAVE THE ROAD.
15. UPON INSPECTON OF THE TEMPORARY SEEDING BY THE QCP TO CONFIRM THE SLOPES AND OTHER BARREN AREAS ARE STABLIZED, REMOVE ALL PERIMETER SEDIMENT FENCE.
16. PERMANENTLY GRASS ALL TEMPORARILY GRASSED AND ALL BARREN AREAS.

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE II)

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-10.3

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-ESC PLAN-PH2.dwg, C3.3 - SITE PLAN, zmaher

PHASE II A

SCHEDULE OF EVENTS

5. COMMENCE TREE CLEARING, TOPSOIL STRIPPING/STOCKPILING AND MASS GRADING. TOPSOIL STOCKPILES ARE TO BE LOCATED AS SHOWN, COMPLETED AND IMMEDIATELY TEMPORARILY SEEDED. TYPE "A" SEDIMENT FENCE SHALL BE PLACED AROUND THE TOE OF EACH STOCKPILE.
6. STABILIZE AND TEMPORARILY GRASS ALL BARREN AREAS AND COMPLETED SLOPES, INCLUDING HOUSE PADS/SITES.
7. PLACE TYPE "A" SEDIMENT FENCE ON GRADED LOTS AS SHOWN.

PHASE II B

SCHEDULE OF EVENTS

8. FINAL GRADE SLOPES AND INSTALL EROSION CONTROL BLANKETS WITH SEED ON SLOPES SHOWN AS GREATER THAN OR EQUAL TO 3:1.
9. INSTALL STORM PIPING.
10. INSTALL DOMED INLET PROTECTION IMMEDIATELY UPON COMPLETION OF EACH INLET BOX.
11. INSTALL 9" FILTERSOXX AROUND ALL COMPLETED AND TOPPED YARD INLETS.

PHASE II C

SCHEDULE OF EVENTS

12. INSTALL WATER/SEWER UTILITIES AND IMMEDIATELY INSTALL DENSE GRADE BASE.
13. REMOVE DOMED INLET PROTECTION ALONG ROAD ONLY. CONSTRUCT CURB & GUTTER.
14. IMMEDIATELY INSTALL 9" FILTERSOXX AT CURB INLETS UPON COMPLETION OF THE CURB. PAVE THE ROAD.
15. UPON INSPECTON OF THE TEMPORARY SEEDING BY THE QCP TO CONFIRM THE SLOPES AND OTHER BARREN AREAS ARE STABLIZED, REMOVE ALL PERIMETER SEDIMENT FENCE.
16. PERMANENTLY GRASS ALL TEMPORARILY GRASSED AND ALL BARREN AREAS.





DEVELOPER:
Valor Communities, LLC
290 Pinehurst Drive NW
Madison, Alabama 35758

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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Pelham, AL 35124
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ALABAMA LICENSED PROFESSIONAL ENGINEER No. 22167 JOSEPH B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

EROSION & SEDIMENT CONTROL PLAN (PHASE II)

CASCADIA SUBDIVISION - PHASE 1

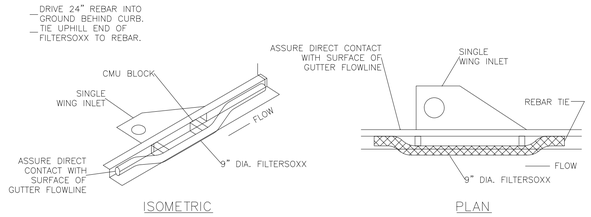
ALABASTER, AL

VALOR HOMES, LLC

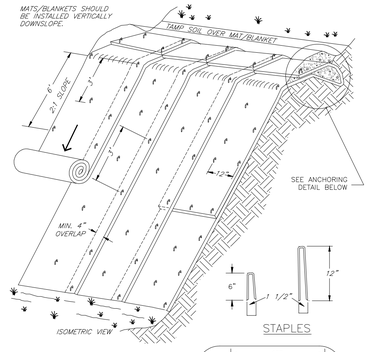
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **C-10.4**

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400 ESC PLAN-PH2.dwg, C3.4 - SITE PLAN, jmaher



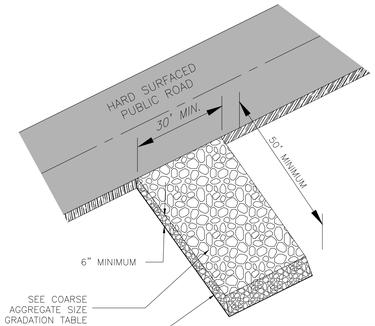
FILTERSOXX DETAIL
NOT TO SCALE



TYPICAL SLOPE SOIL STABLIZATION
NOT TO SCALE

ANCHORING DETAIL
NOT TO SCALE

EROSION BLANKETS SLOPE INSTALLATION

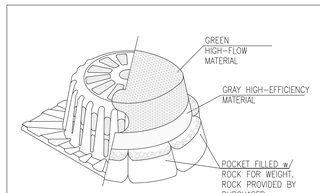


NOTES

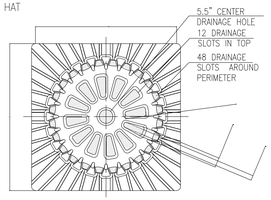
1. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
4. 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.
5. FILTER FABRIC SHALL BE MIRAFI 500X OR CONTECH C200 OR APPROVED EQUAL.

COARSE AGGREGATE SIZE GRADATION TABLE				
U.S.A STANDARD SIEVE SIZE	1" 25.0 mm	1/2" 12.5 mm	#4 4.75 mm	#8 2.36 mm
PERCENT PASSING BY WEIGHT	95-100	25-60	0-10	0-5

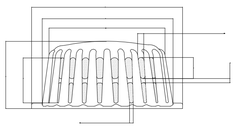
CRUSHED STONE CONSTRUCTION EXIT
NOT TO SCALE



ISOMETRIC VIEW
SHOWN WITH ROADWAY PROJECTS FILTER HAT



PLAN VIEW



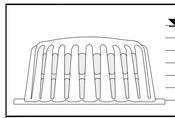
ELEVATION VIEW

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

FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER HAT MATERIAL. EVERY FILTER HAT 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 S-200A DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONAL'S SPECIFICATIONS.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FRAME FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	0	2.1		6	2
1.0	0	3.9	19	12	3
1.5	0	7.0	41	18	5
2.0	0	8.0	54	24	7
2.5	0	9.2	70	30	9
3.0	0	9.2	77	—	77

DUE TO NARROW SLOT, A TRANSITION WILL OCCUR BETWEEN WEIR AND ORIFICE CONDITIONS. ORIFICE FLOW WILL PROVIDE A MORE CONSERVATIVE ESTIMATE OF FLOW, THEREFORE THE LESSER OF THE ORIFICE AND WEIR FLOWS WILL BE USED FOR EACH STAGE CALCULATION.

FILTER MATERIAL ALLOWS 129 gpm/SF OR 0.29cfs/SF
ORIFICE EQUATION (O) = Q=0.6A(2gh)^0.5
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET-PER-SECOND/SECOND

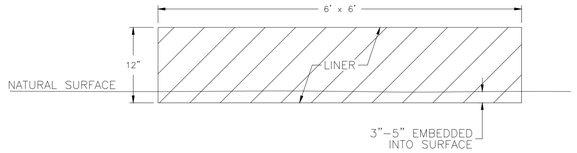
REPLACEMENT FILTERS: MODEL #
S-240

SILT-SAVER
Sediment Control Products

SQUARE FRAME & FILTER ASSEMBLY
Model # S-200A

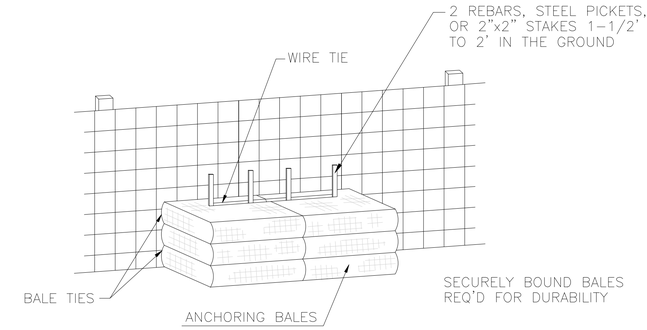
FRAME MATERIAL: BLACK 0.25" HMWPE
FILTER FABRIC MATERIAL: REFER TO SPEC
SCALE: NOT TO SCALE
LAST UPDATED: APRIL 2010

SILT-SAVER, INC. 1094 CULPEPPER DRIVE, CONYERS, GA 30094 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458) www.siltsaver.com



NOTE: ASP OR SIMILAR PRODUCT

CONCRETE WASHOUT
(ASP OR SIMILAR PRODUCT)
NOT TO SCALE



TYPE "A" SILT FENCE
WITH HAYBALE BARRIER
NOT TO SCALE

Sd2

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

CBMPP DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
C-11.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-CBMPP DETAILS.dwg, C-11.1 CBMPP Details, zmaher



EX. "COUNTY RD 80 EAST LEFT" SIGN (TO REMAIN)

EX. "CAUTION BOTH WAYS" SIGN (TO REMAIN)

EX. "COUNTY RD 80 EAST RIGHT" SIGN (TO REMAIN)

EX. "TRUCK ROUTE" SIGN (TO REMAIN)

EX. "COUNTY RD 12 WEST" SIGN (TO REMAIN)

EX. "JCT COUNTY RD 80 EAST" SIGN (TO REMAIN)

EX. "TRUCK ROUTE" SIGN (TO REMAIN)

EX. "COUNTY RD 12 EAST" SIGN (TO REMAIN)

EX. FIRE HYDRANT (TO REMAIN)

EX. "COUNTY RD 12 EAST RIGHT" SIGN (TO REMAIN)

EX. "COUNTY RD 12 WEST LEFT" SIGN (TO REMAIN)

EX. "STOP" SIGN (TO REMAIN)

FUTURE COUNTY ROAD 80 WIDENING TO BE DEVELOPED SEPARATELY (TYP.)

EX. "COUNTY RD 80 EAST" SIGN

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

EX. "40 MPH" SIGN

EX. "CAUTION CURVE AHEAD" SIGN

MISSION HILLS ROAD (CR-50)
(VARIABLE PUBLIC ROW)

BUTLER ROAD (CR-12)
(80' PUBLIC ROW)

EX. UTILITY POLE W/ RISERS (TO REMAIN)

CASCADIA CIRCLE
(66' PUBLIC ROW)

SUNFLOWER PLACE
(66' PUBLIC ROW)

16	11,811 Sq. Ft.	±0.28 AC
17	16,027 Sq. Ft.	±0.37 AC
18	16,654 Sq. Ft.	±0.39 AC
19	16,629 Sq. Ft.	±0.39 AC
20	26,586 Sq. Ft.	±0.62 AC
21	16,070 Sq. Ft.	±0.37 AC
22	15,280 Sq. Ft.	±0.36 AC
23	13,477 Sq. Ft.	±0.31 AC
24	10,058 Sq. Ft.	±0.24 AC
25	9,100 Sq. Ft.	±0.21 AC
26	9,100 Sq. Ft.	±0.21 AC
27	9,100 Sq. Ft.	±0.21 AC
28	10,570 Sq. Ft.	±0.25 AC
29	42,991 Sq. Ft.	±0.99 AC
30	22,575 Sq. Ft.	±0.52 AC
31	13,334 Sq. Ft.	±0.31 AC
32	9,248 Sq. Ft.	±0.22 AC
33	9,232 Sq. Ft.	±0.22 AC
34	9,133 Sq. Ft.	±0.21 AC
35	9,371 Sq. Ft.	±0.22 AC
36	10,714 Sq. Ft.	±0.25 AC
37	15,649 Sq. Ft.	±0.36 AC
38	18,360 Sq. Ft.	±0.43 AC
39	14,343 Sq. Ft.	±0.33 AC
40	11,451 Sq. Ft.	±0.27 AC
41	10,710 Sq. Ft.	±0.25 AC

PID: 23 5 21 0 006 069.000
OWNER: MONTGOMERY JACQUELINE
ADDRESS: 101 GARDENSIDE DR
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 133

PID: 23 5 21 0 006 068.000
OWNER: WATKINS ZACK & SHAUN
ADDRESS: 105 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 132

PID: 23 5 21 0 006 067.000
OWNER: WASHINGTON CASSANDRA HAYES
ADDRESS: 109 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 131

PID: 23 5 21 0 006 066.000
OWNER: WILSON BEATRICE K & MARTIN EARL
ADDRESS: 2747 ROSE BAY LANE
CITY: HELENA
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 130

EX. SSMH RIM=588.21

PID: 23 5 21 0 006 065.000
OWNER: ALLEN LORENZO & ANGELA D
ADDRESS: 117 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 129

PID: 23 5 21 0 006 064.000
OWNER: MEZA-TENA LUIS ENRIQUE
ADDRESS: 121 GARDENSIDE DRIVE
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 128

PID: 23 5 21 0 006 060.000
OWNER: KIMBROUGH KRISTINA A
ADDRESS: 109 SUNFLOWER PL
CITY: ALABASTER
PARCEL YEAR: 2022
BOOK: 26 PG: 16 LOT: 124

PROP. 1 TREE IN FRONT YARD AND 1 TREE IN BACKYARD PER LOT (TYP.)

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA LICENSED PROFESSIONAL ENGINEER JOSEPH B. CHILDERS No. 22167
12/28/23

NO.	DATE	REVISION	BY

LANDSCAPE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

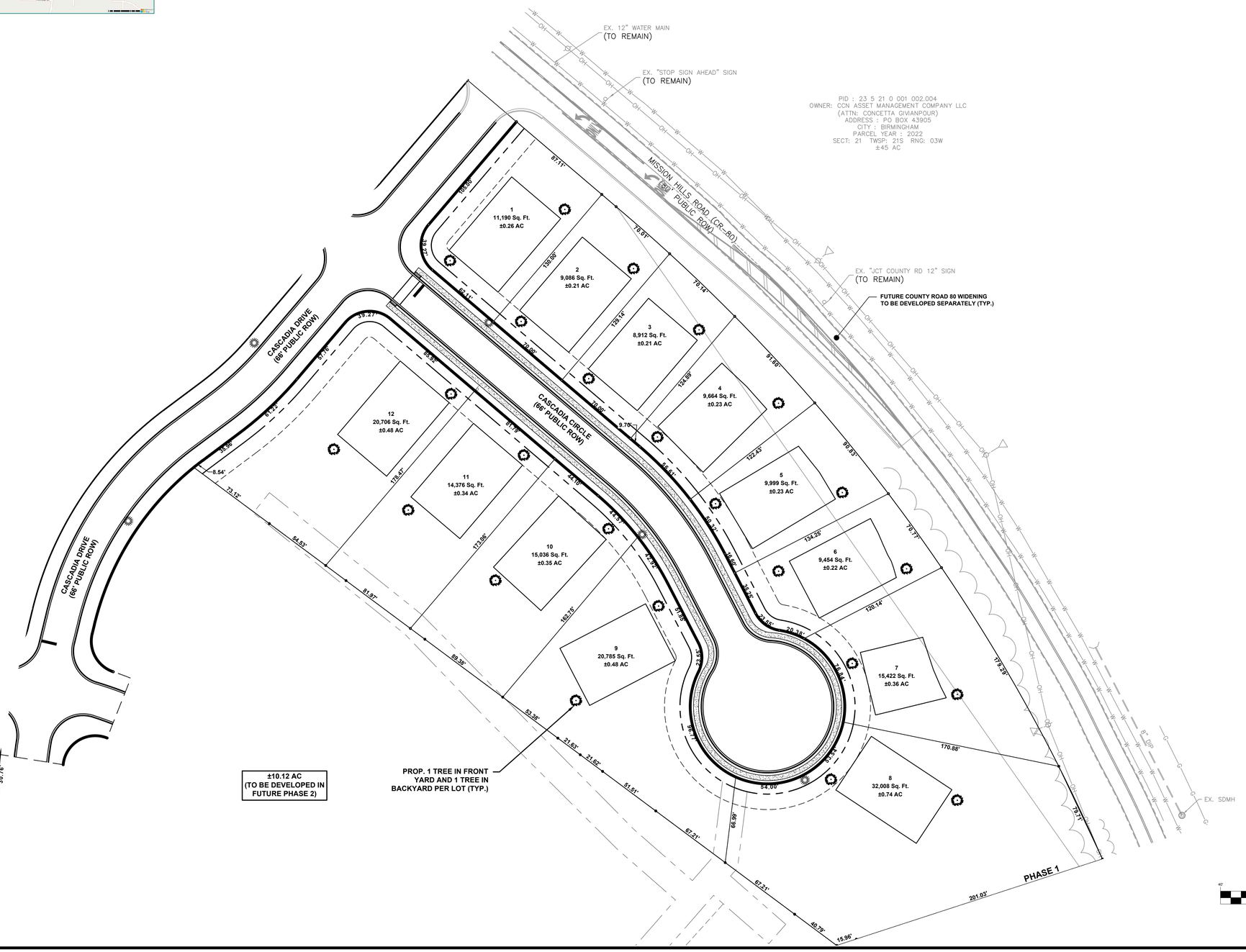
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **L-1.1**

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-LANDSCAPE PLAN.dwg, L-1.1 Landscape Plan, zmaher





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Pelham, AL 35124
205-664-8408 (AL)
www.espassociates.com

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ALABAMA
LIC. No. 22167
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

LANDSCAPE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
L-1.2

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-LANDSCAPE PLAN.dwg, L-1 2 Landscape Plan, zmaher



PHASE 2

PID: 23 5 21 0 006 043.000
JOHNSON SCOTT EDWARD &
SHARON MARIE
517 ROSEBURY RD
HELENA, AL 35080

±10.12 AC
(TO BE DEVELOPED IN
FUTURE PHASE 2)

TEMP. SEDIMENT BASIN

MARIGOLD DRIVE
(50' PUBLIC ROW)

PID: 23 5 21 0 006 042.000
SAVAGE, TRACI
126 MARIGOLD DR
ALABASTER, AL 35007

PID: 23 5 21 0 006 029.000
WANG YONGMING & ZENG FULING
1713 COLUMBIANA LN
BIRMINGHAM, AL 35216

GRAVEL ROAD

7' DIRT ROAD

GARDENSIDE DRIVE
(50' PUBLIC ROW)

CP #1

±11.45 AC
(TO BE DEVELOPED IN
FUTURE PHASE 2)

7' DIRT ROAD

PID: 23 5 21 0 006 028.000
BROWN JOSEPH D
2772 BLACKRIDGE LANE
HOOVER, AL 35244

PID : 23 5 21 0 001 040.000
NAME : BAILEY D N
ADDRESS : 3139 UNA ST
CITY : BIRMINGHAM
PARCEL YEAR : 2022

ZONING: M-2

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

ESP Associates, Inc.
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205-664-8498 (AL)
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ALABAMA
LICENSED
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JOSEPH B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

LANDSCAPE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
L-1.3

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PHASE 2

FIRE HYDRANT (YELLOW TOP)

PID : 23 5 21 0 001 002.001
OWNER: ALABASTER WATER BOARD
ADDRESS : PO BOX 590
CITY : ALABASTER
PARCEL YEAR: 2022
SECT: 21 TWSP: 21S RNG: 03W
±0.93 AC

EX. "DOWN HILL SLOPE" SIGN

±10.12 AC
(TO BE DEVELOPED IN FUTURE PHASE 2)

8" DWY ROAD

MISSION HILLS ROAD (CR-80)
(80' PUBLIC ROW)

PID : 23 5 21 0 001 002.004
OWNER: CCN ASSET MANAGEMENT COMPANY LLC
(ATTN: CONCETTA GIVIANPOUR)
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022
SECT: 21 TWSP: 21S RNG: 03W
±45 AC

EX. MANHOLE W/ TANK DRAIN VALVE

±11.45 AC
(TO BE DEVELOPED IN FUTURE PHASE 2)

CF#4

PID : 23 5 21 0 001 002.003
NAME : SOUTH GRANDE VIEW DEV CO INC
ADDRESS : PO BOX 43905
CITY : BIRMINGHAM
PARCEL YEAR : 2022

ZONING: R-1

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 INCH = 40 FT.

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Pelham, AL 35124
205-664-8408 (AL)
www.espassociates.com

ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL
ENGINEER
JOHN B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

LANDSCAPE PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
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DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

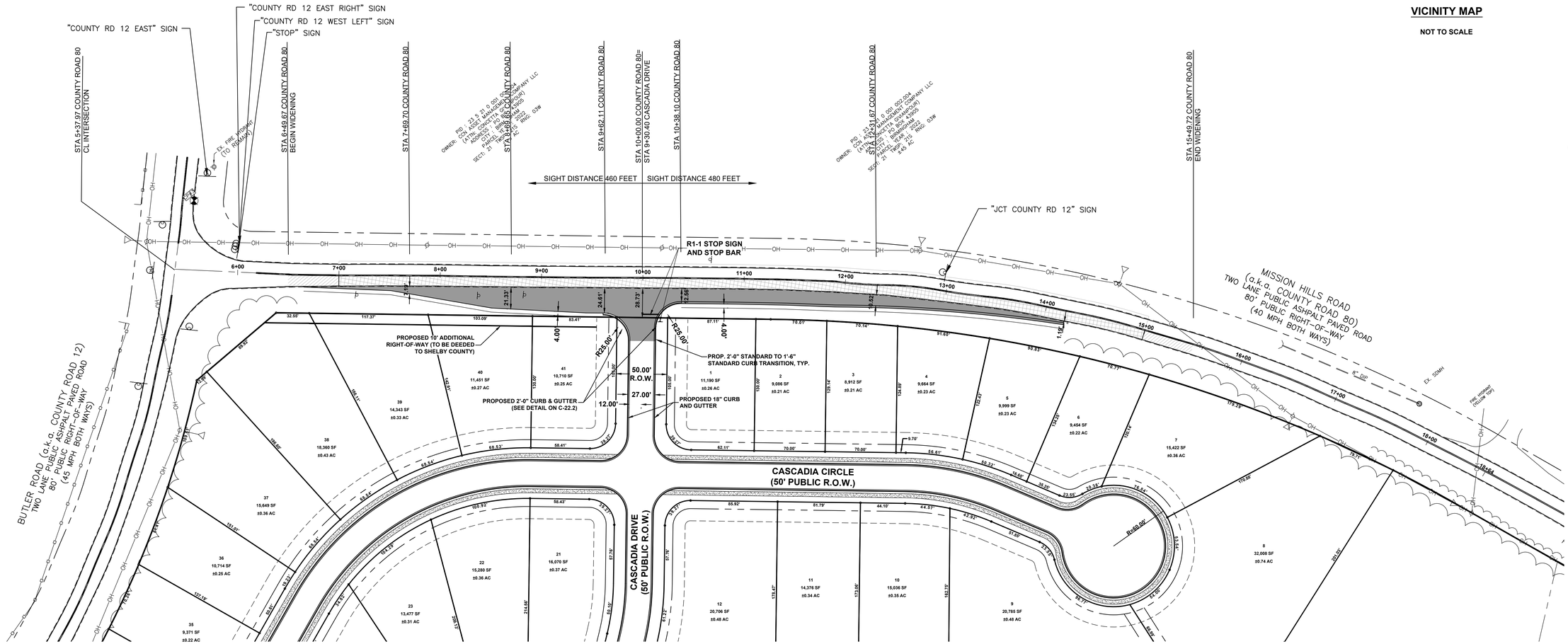
SHEET:
L-1.4

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\JQ56.400-LANDSCAPE PLAN.dwg, L-1.4 Landscape Plan, zmaher



VICINITY MAP

NOT TO SCALE



SHELBY COUNTY HIGHWAY DEPARTMENT NOTES:

1. ALL CONSTRUCTION WITHIN THE SHELBY COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH SHELBY COUNTY AND ALDOT STANDARDS AND SPECIFICATIONS.
2. GRADE THE SHELBY COUNTY RIGHT-OF-WAY TO DRAIN. NO PONDING OF WATER IS ALLOWED.
3. ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED OR SODDED PER ALDOT SPECIFICATIONS. A STAND OF GRASS SHALL BE ESTABLISHED PRIOR TO FINAL APPROVAL AND SUBSEQUENT BOND RELEASE.
4. ALL STRIPING WITHIN HIGHWAY 80 RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER ALDOT AND MUTCD STANDARDS. ALL STRIPING SHALL BE 5" WIDE.
5. INSTALL PAVEMENT MARKERS PER ALDOT AND MUTCD STANDARDS.
6. WHEN APPLICABLE, ALL HIGHWAY 80 SIGNAGE MUST BE RELOCATED IN ACCORDANCE WITH MUTCD STANDARDS.
7. ALL ROAD WIDENING LESS THAN FOUR FEET IN WIDTH SHALL BE FULL DEPTH ASPHALT BUILDUP.
8. ALL CONSTRUCTION WITHIN THE SHELBY COUNTY RIGHT-OF-WAY SHALL BE PERFORMED MONDAY THROUGH FRIDAY DURING DAYLIGHT HOURS. NO CONSTRUCTION IS ALLOWED WITHIN THE SHELBY COUNTY RIGHT-OF-WAY ON WEEKENDS.
9. NO LANE CLOSURES ARE ALLOWED BEFORE 8:30 A.M. OR AFTER 2:30 P.M..
10. CONTACT SHELBY COUNTY HIGHWAY DEPARTMENT 48 HOURS PRIOR TO ANY WORK WITHIN COUNTY HIGHWAY 80 RIGHT-OF-WAY (HEIDI LEE @ 205-669-3880).

PAVING LEGEND

- FULL DEPTH ASPHALT PAVING
- AREA OF MILLING AND OVERLAY
- COUNTY ROAD 80 OVERLAY

LEGEND

PROPOSED WATER VALVE	PROPERTY LINE
PROPOSED FIRE HYDRANT	PROPOSED 1' CONTOUR LINE
PROPOSED STORM SEWER CURB INLET	PROPOSED 5' CONTOUR LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED EASEMENT
EXISTING STORM SEWER MANHOLE	PROPOSED STORM SEWER
EXISTING UTILITY POLE	PROPOSED WATER LINE
SINGLE POLE SIGN	PROPOSED SANITARY SEWER
EXISTING IRRIGATION CONTROL VALVE-BOX	EXISTING EASEMENT LINE
EXISTING WATER METER	EXISTING 1' CONTOUR LINE
EXISTING FIRE HYDRANT	EXISTING 5' CONTOUR LINE
EXISTING WATER VALVE	EXISTING RIGHT-OF-WAY
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITY
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE

50 0 50 100

Scale 1" = 50'

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
LICENSED
No. 22167
PROFESSIONAL
ENGINEER
JOEL B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 - SITE PLAN

CASCADIA SUBDIVISION - PHASE 1

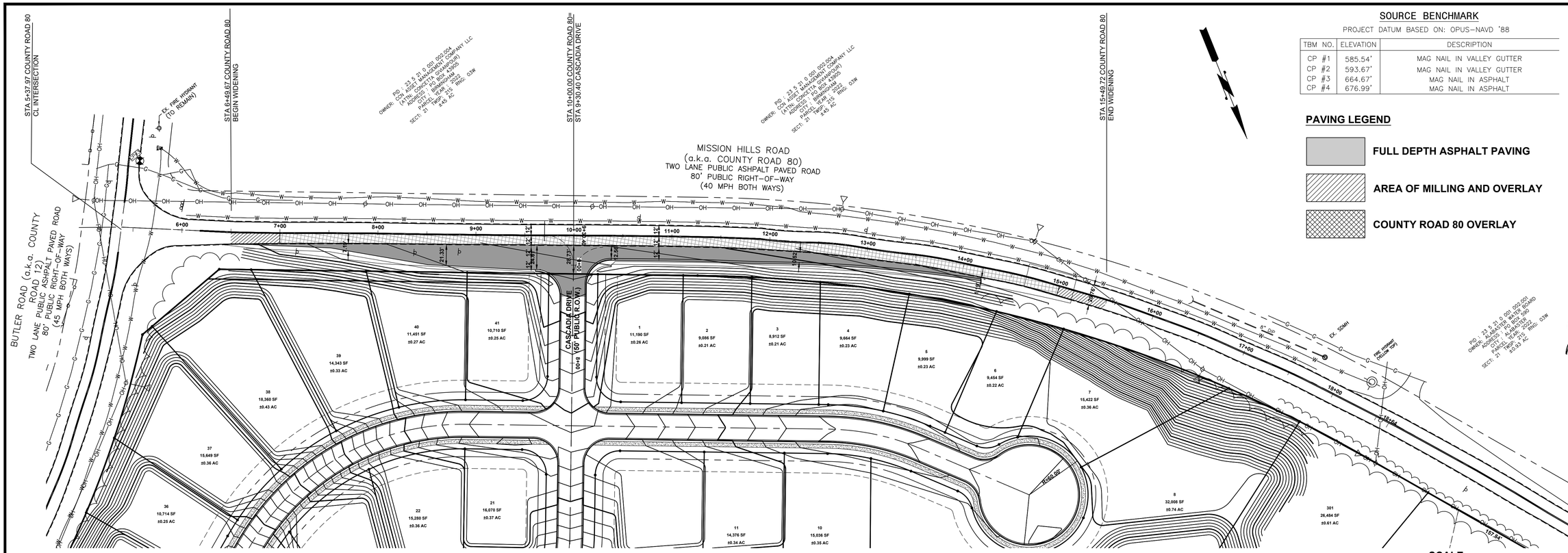
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET: **R-1.0**

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\County Road 80 Widening\C-21.0 COUNTY ROAD 80 SITE PLAN.dwg, R-1.0 COUNTY ROAD 80 SITE PLAN, zmaher



SOURCE BENCHMARK

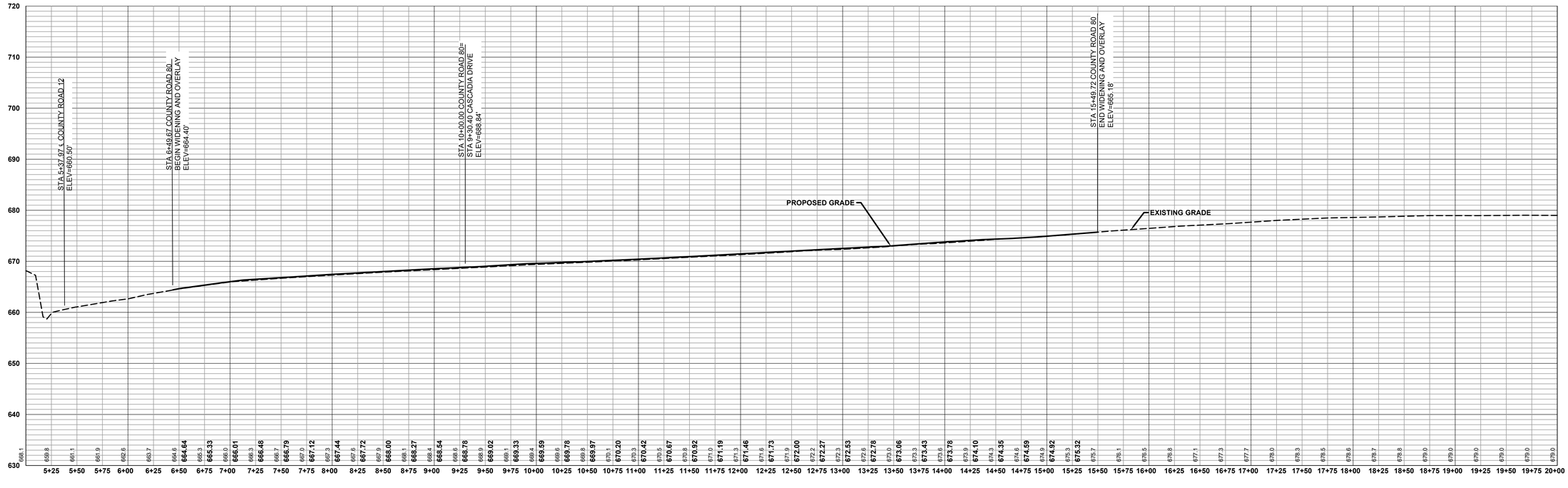
PROJECT DATUM BASED ON: OPUS–NAVD '88

TBM NO.	ELEVATION	DESCRIPTION
CP #1	585.54'	MAG NAIL IN VALLEY GUTTER
CP #2	593.67'	MAG NAIL IN VALLEY GUTTER
CP #3	664.67'	MAG NAIL IN ASPHALT
CP #4	676.99'	MAG NAIL IN ASPHALT

PAVING LEGEND

- FULL DEPTH ASPHALT PAVING
- AREA OF MILLING AND OVERLAY
- COUNTY ROAD 80 OVERLAY

SCALE:
PLAN: 1" = 50'-0"
PROFILE: 1" = 50' - 0" HORIZ
1" = 10' - 0" VERT



Co Rd 80

ESP Associates, Inc.
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ALABAMA
LIC. No. 22107
PROFESSIONAL
ENGINEER
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 PLAN AND PROFILE

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

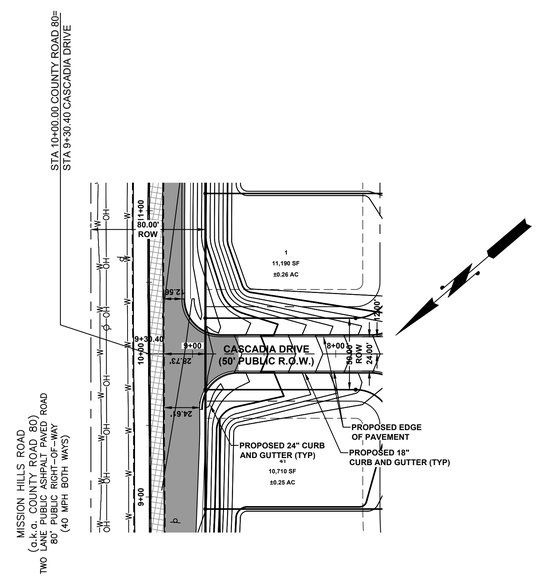
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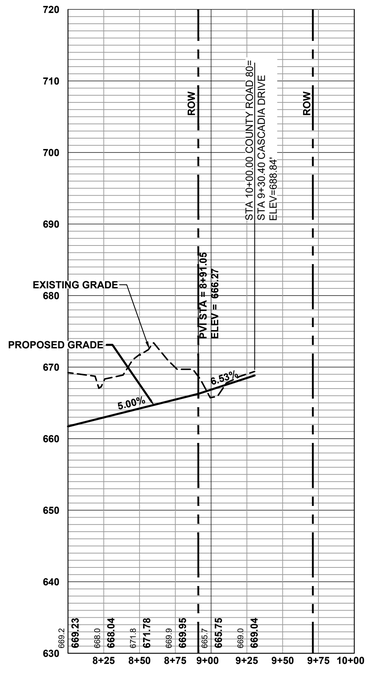
SOURCE BENCHMARK

PROJECT DATUM BASED ON: OPUS–NAVD '88

TBM NO.	ELEVATION	DESCRIPTION
CP #1	585.54'	MAG NAIL IN VALLEY GUTTER
CP #2	593.67'	MAG NAIL IN VALLEY GUTTER
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CP #4	676.99'	MAG NAIL IN ASPHALT



SCALE:
PLAN: 1" = 50'-0"
PROFILE: 1" = 50' - 0" HORIZ
1" = 10' - 0" VERT



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JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

ENTRANCE DRIVE PLAN AND PROFILE

CASCADIA SUBDIVISION - PHASE 1

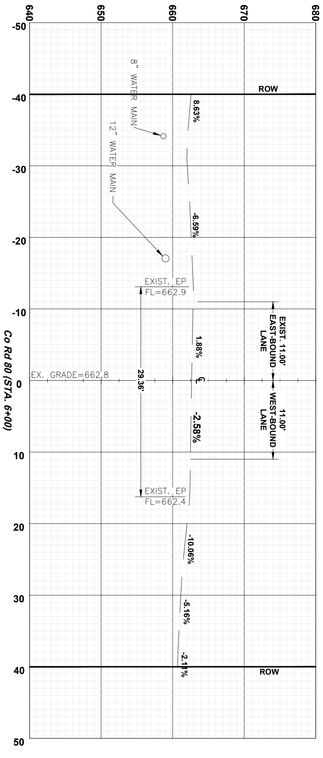
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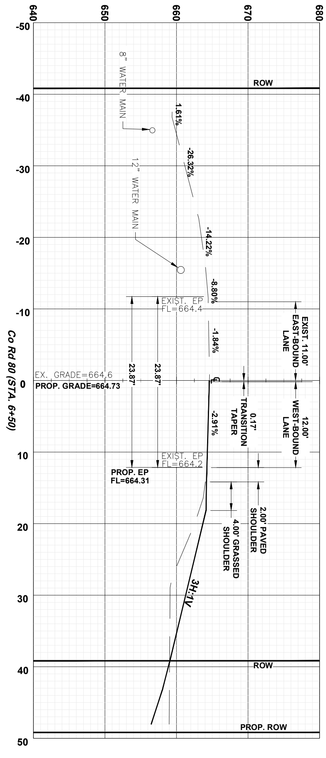
VALOR HOMES, LLC

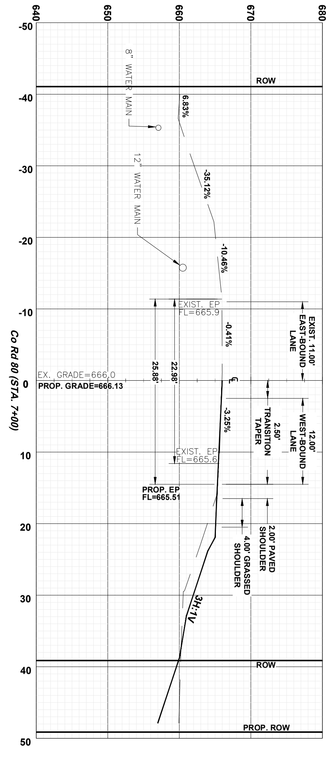
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

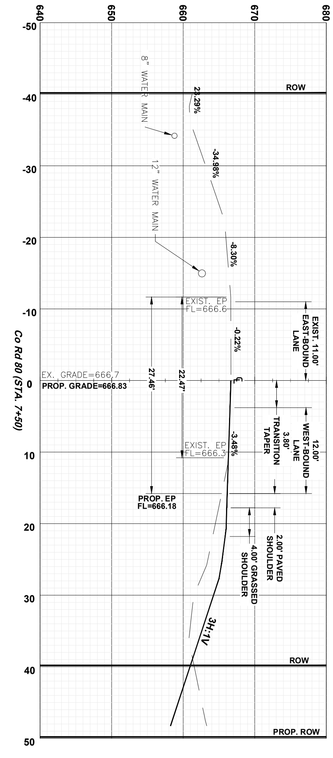
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R-1.2

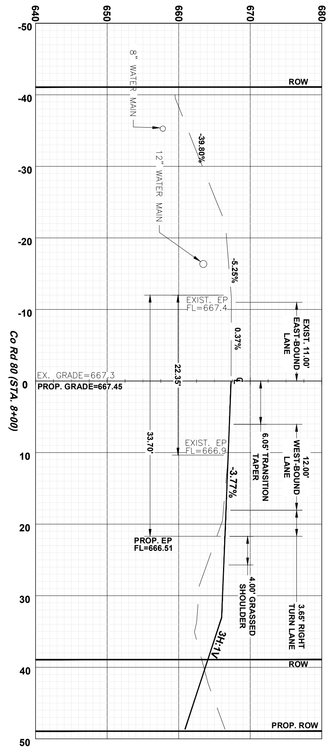
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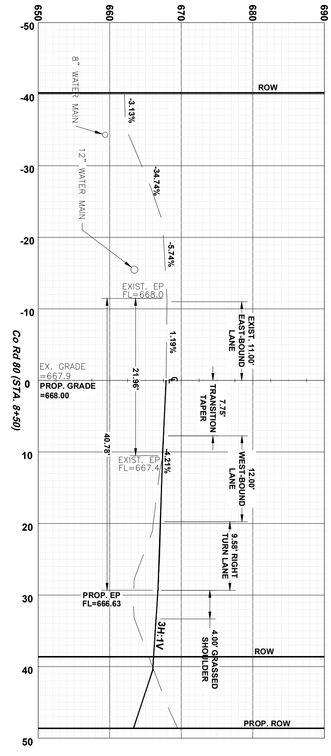


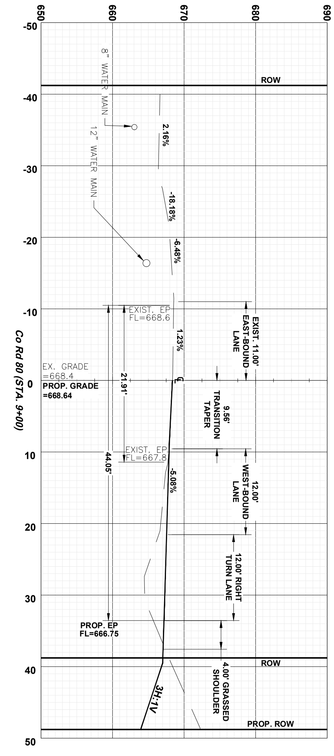


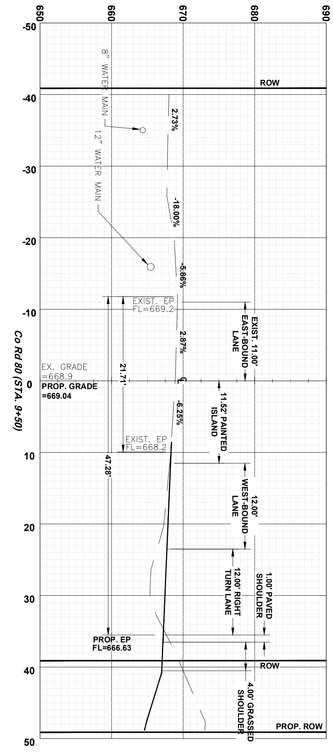












SHEET:	R-2.0
ORIGINAL DATE:	07/26/2023
PROJECT NUMBER:	JQ56.401
DRAWN BY:	KAN
DESIGNED BY:	JBC
PROJECT MANAGER:	JBC
PROJECT INFORMATION	

COUNTY ROAD 80 CROSS SECTIONS

CASCADIA SUBDIVISION - PHASE 1

VALOR HOMES, LLC — ALABASTER, AL

NO.	DATE	REVISION	BY

12/28/23

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JOSEPH B. CHILDERS
No. 29167
PROFESSIONAL ENGINEER
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 CROSS SECTIONS

CASCADIA SUBDIVISION - PHASE 1

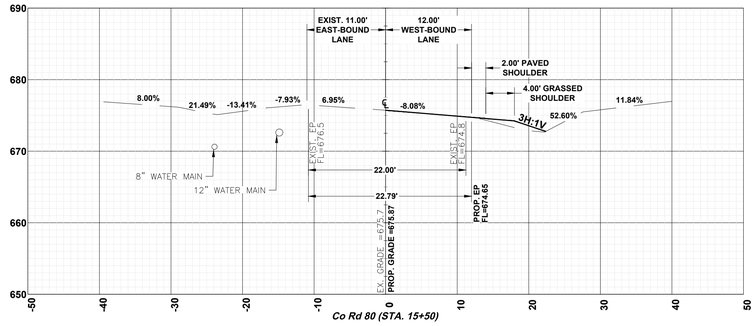
ALABASTER, AL

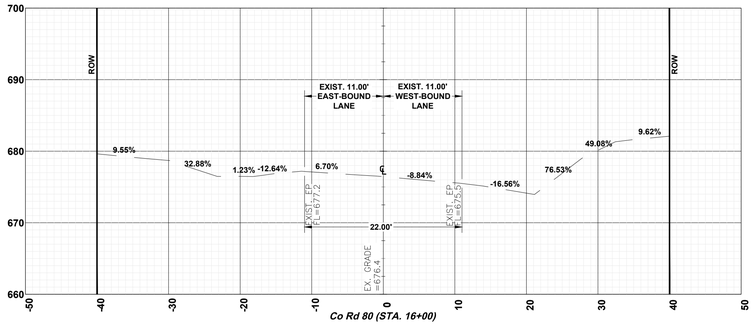
VALOR HOMES, LLC

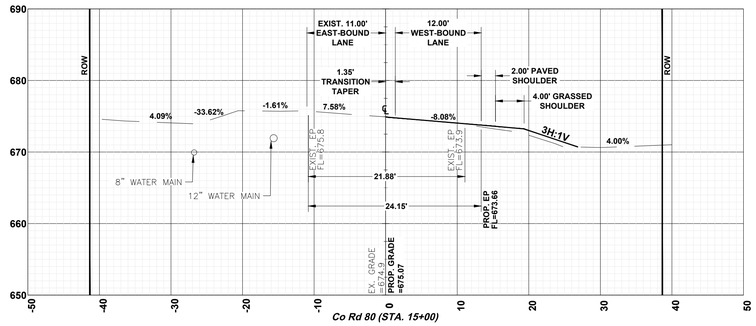
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
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DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

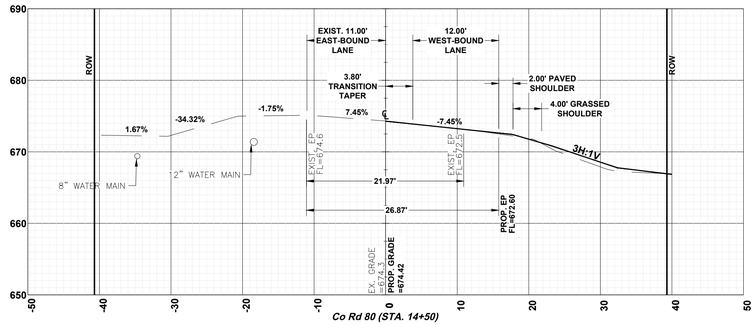
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R-2.1

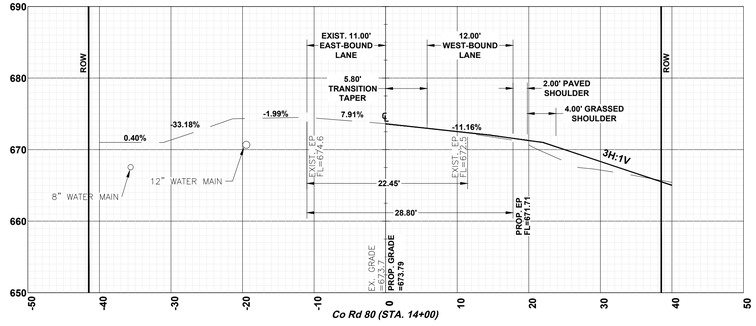
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JOSEPH B. CHILDERS

12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 CROSS SECTIONS

CASCADIA SUBDIVISION - PHASE 1

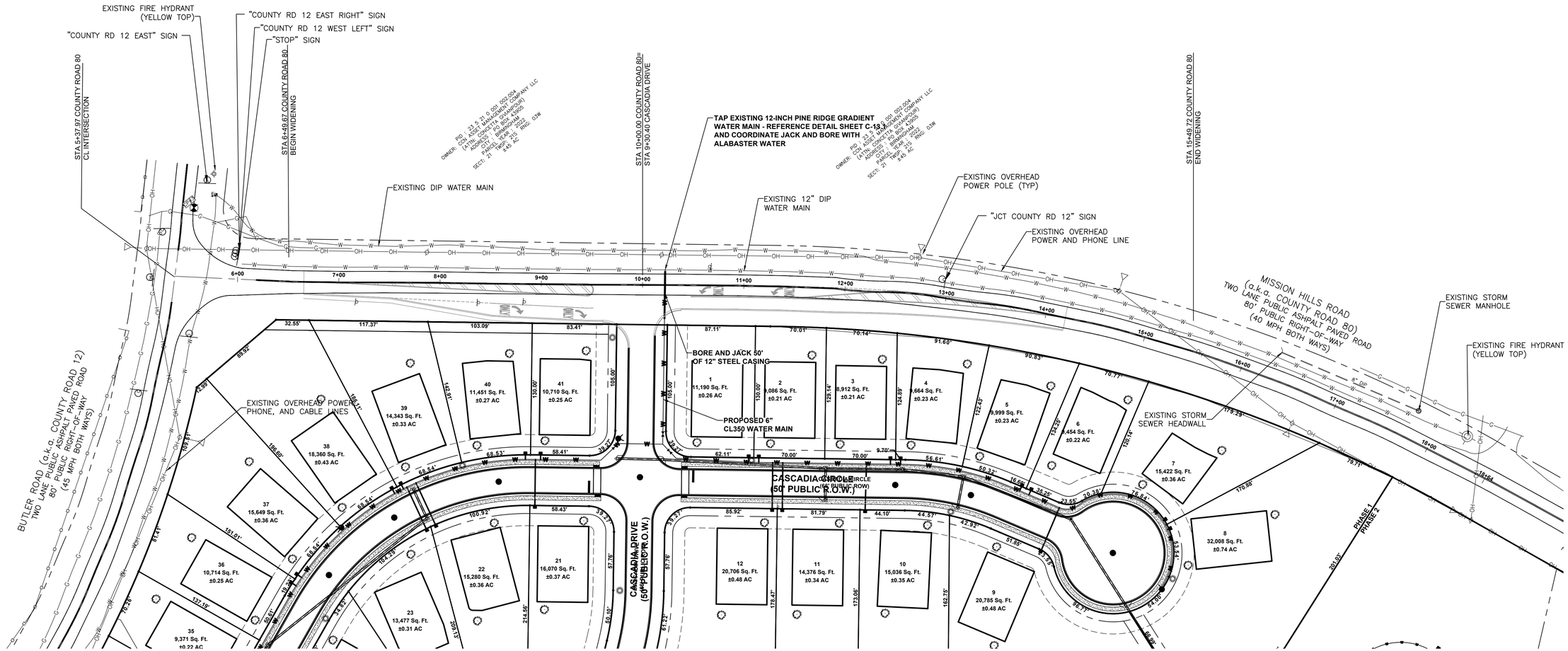
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
R-2.2

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LEGEND

- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER CURB INLET
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING UTILITY POLE
- SINGLE POLE SIGN
- EXISTING IRRIGATION CONTROL VALVE-BOX
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPERTY LINE
- PROPOSED 1' CONTOUR LINE
- PROPOSED 5' CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING EASEMENT LINE
- EXISTING 1' CONTOUR LINE
- EXISTING 5' CONTOUR LINE
- EXISTING RIGHT-OF-WAY
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE

NOTE:
ALL UTILITIES SHALL BE LOCATED AND EVALUATED PRIOR TO CONSTRUCTION

50 0 50 100
Scale 1" = 50'

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JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 - UTILITY PLAN

CASCADIA SUBDIVISION - PHASE 1

ALABASTER, AL

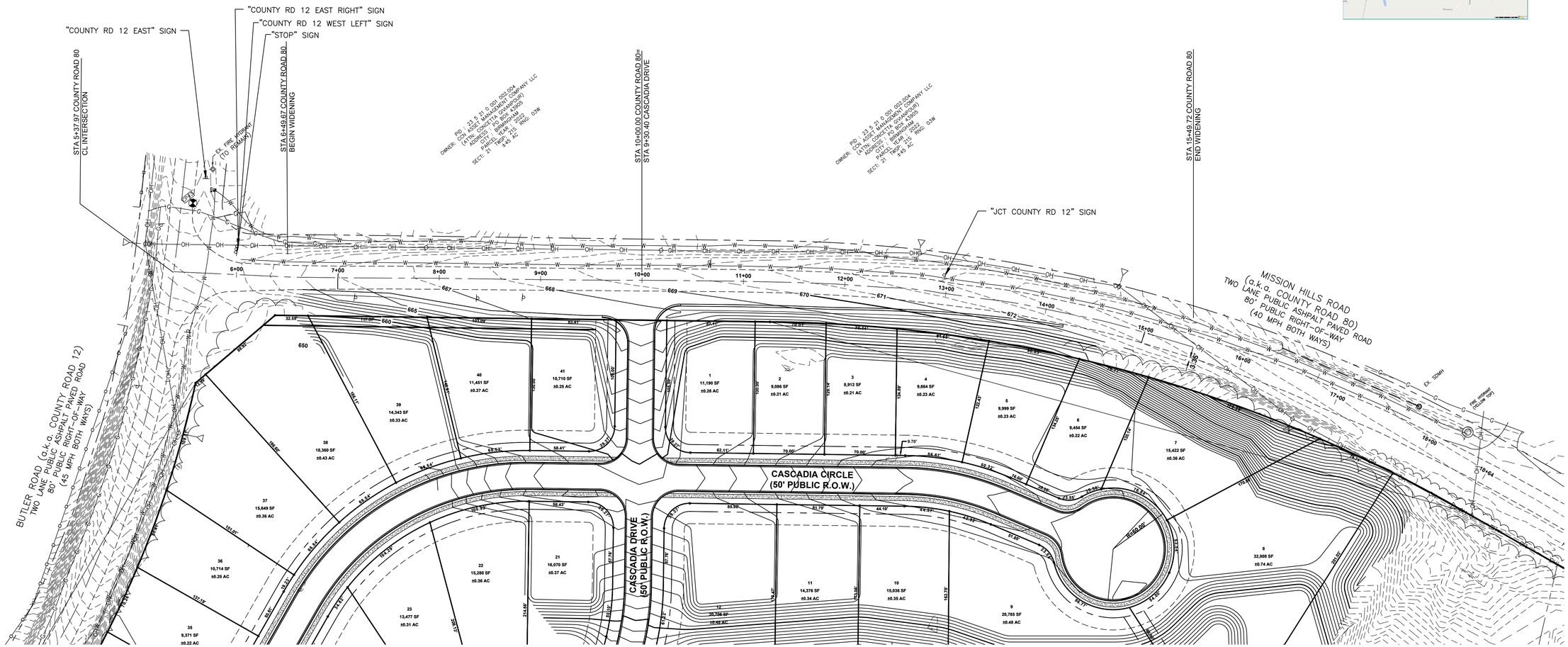
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
R-3.0

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SOURCE BENCHMARK

PROJECT DATUM BASED ON: OPUS–NAVD '88

TBM NO.	ELEVATION	DESCRIPTION
CP #1	585.54'	MAG NAIL IN VALLEY GUTTER
CP #2	593.67'	MAG NAIL IN VALLEY GUTTER
CP #3	664.67'	MAG NAIL IN ASPHALT
CP #4	676.99'	MAG NAIL IN ASPHALT

PAVING LEGEND

- FULL DEPTH ASPHALT PAVING
- AREA OF MILLING AND OVERLAY
- COUNTY ROAD 80 OVERLAY

LEGEND

PROPOSED WATER VALVE	PROPERTY LINE
PROPOSED FIRE HYDRANT	PROPOSED 1' CONTOUR LINE
PROPOSED STORM SEWER CURB INLET	PROPOSED 5' CONTOUR LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED EASEMENT
EXISTING STORM SEWER MANHOLE	PROPOSED STORM SEWER
EXISTING UTILITY POLE	PROPOSED WATER LINE
SINGLE POLE SIGN	PROPOSED SANITARY SEWER
EXISTING IRRIGATION CONTROL VALVE-BOX	EXISTING EASEMENT LINE
EXISTING WATER METER	EXISTING 1' CONTOUR LINE
EXISTING FIRE HYDRANT	EXISTING 5' CONTOUR LINE
EXISTING WATER VALVE	EXISTING RIGHT-OF-WAY
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITY
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE

50 0 50 100
Scale 1" = 50'

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No. 22167
PROFESSIONAL ENGINEER
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 - GRADING PLAN

CASCADIA SUBDIVISION - PHASE 1

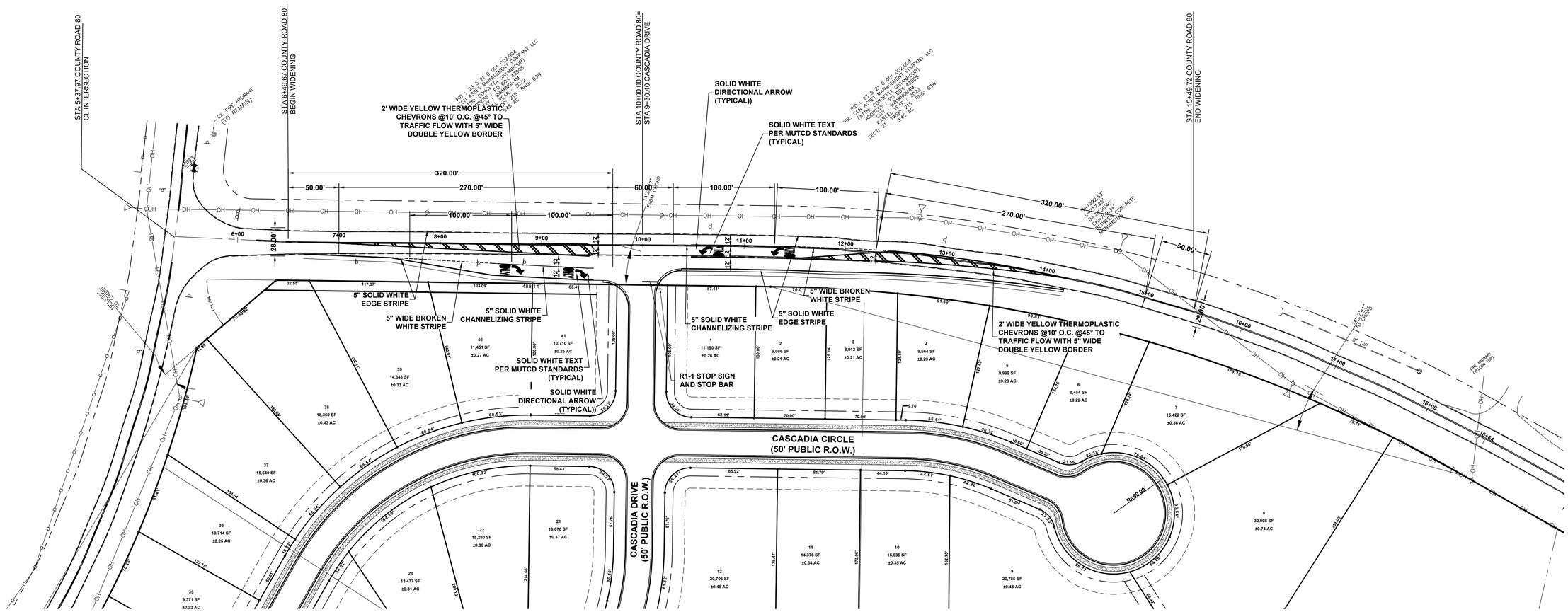
ALABASTER, AL

VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
R-4.0

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LEGEND

- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER CURB INLET
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING UTILITY POLE
- SINGLE POLE SIGN
- EXISTING IRRIGATION CONTROL VALVE-BOX
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
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- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE

50 0 50 100
Scale 1" = 50'

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No. 22167
JOSEPH B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 - STRIPING PLAN

CASCADIA SUBDIVISION - PHASE 1

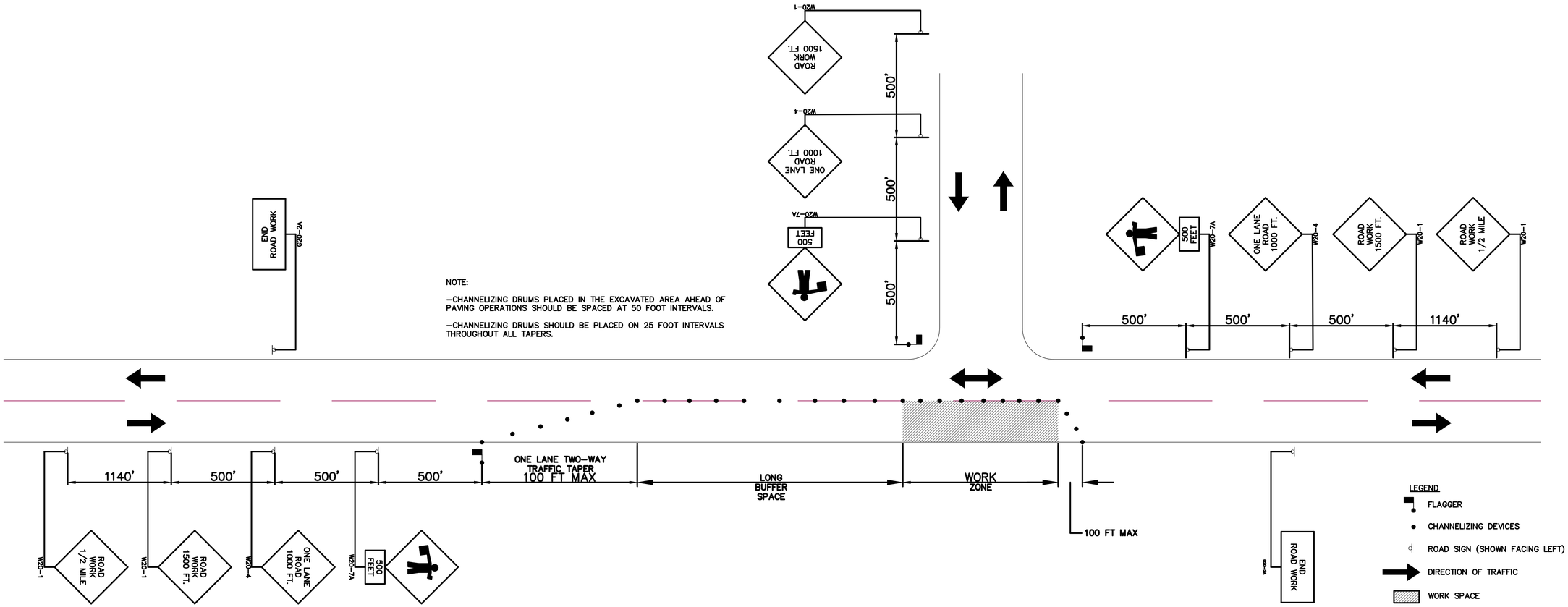
ALABASTER, AL

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PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
R-5.0

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MUTCD NOTES

OPTION:
1. FOR LOW-VOLUME SITUATIONS WITH SHORT WORK ZONES ON STRAIGHT ROADWAYS WHERE THE FLAGGER IS VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, A SINGLE FLAGGER, POSITIONED TO BE VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, MAY BE USED (SEE CHAPTER 6E).
2. THE ROAD WORK AHEAD AND THE END ROAD WORK SIGNS MAY BE OMITTED FOR SHORT-DURATION OPERATIONS.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ADVANCE WARNING SIGNS. A BE PREPARED TO STOP SIGN MAY BE ADDED TO THE SIGN SERIES.

GUIDANCE:
4. THE BUFFER SPACE SHOULD BE EXTENDED SO THAT THE TWO-WAY TRAFFIC TAPER IS PLACED BEFORE A HORIZONTAL (OR CREST VERTICAL) CURVE TO PROVIDE ADEQUATE SIGHT DISTANCE FOR THE FLAGGER AND A QUEUE OF STOPPED VEHICLES.

STANDARD:
5. AT NIGHT, FLAGGER STATIONS SHALL BE ILLUMINATED, EXCEPT IN EMERGENCIES.

GUIDANCE:
6. WHEN USED, THE BE PREPARED TO STOP SIGN SHOULD BE LOCATED BETWEEN THE FLAGGER SIGN AND THE ONE LANE ROAD SIGN.
7. WHEN A HIGHWAY-RAIL GRADE CROSSING EXISTS WITHIN OR UPSTREAM OF THE TRANSITION AREA AND IT IS ANTICIPATED THAT QUEUES RESULTING FROM THE LANE CLOSURE MIGHT EXTEND THROUGH THE HIGHWAY-RAIL GRADE CROSSING, THE TTC ZONE SHOULD BE EXTENDED SO THAT THE TRANSITON AREA PRECEDES THE HIGHWAY-RAIL GRADE CROSSING.
8. WHEN A HIGHWAY-RAIL GRADE CROSSING EQUIPPED WITH ACTIVE WARNING DEVICES EXISTS WITHIN THE ACTIVITY AREA, PROVISIONS SHOULD BE MADE FOR KEEPING FLAGGERS INFORMED AS TO THE ACTIVATION STATUS OF THESE WARNING DEVICES.
9. WHEN A HIGHWAY-RAIL GRADE CROSSING EXISTS WITHIN THE ACTIVITY AREA, DRIVERS OPERATING ON THE LEFT SIDE OF THE NORMAL CENTERLINE SHOULD BE PROVIDED WITH COMPARABLE WARNING DEVICES AS FOR DRIVERS OPERATING ON THE RIGHT SIDE OF THE NORMAL CENTERLINE.
10. EARLY COORDINATION WITH THE RAILROAD COMPANY SHOULD OCCUR BEFORE WORK STARTS.

OPTION:
11. A FLAGGER OR A UNIFORMED LAW ENFORCEMENT OFFICER MAY BE USED AT THE HIGHWAY-RAIL GRADE CROSSING TO MINIMIZE THE PROBABILITY THAT VEHICLES ARE STOPPED WITH 15 FT OF THE HIGHWAY-RAIL GRADE CROSSING, MEASURED FROM BOTH SIDES OF THE OUTSIDE RAILS.

NOTES
1. ALL CHANNELIZING DEVICES SHALL BE A MINIMUM OF 36" IN HEIGHT.
2. ALL TRAFFIC CONTROL ITEMS SHOWN ON THIS SHEET WILL NOT BE MEASURED FOR PAYMENT. THIS WORK IS TO BE INCLUDED IN THE PRICE BID FOR MAINTENANCE OF TRAFFIC.
3. DIAMOND SHAPED TRAFFIC CONTROL SIGNS SHALL BE A MINIMUM OF 48" X 48".
4. WHEN THERE IS NO EXISTING HAZARD OR AT THE END OF WORK DAY, ALL SIGNS SHALL BE COVERED OR REMOVED AND ALL CHANNELIZING DEVICES SHALL BE MOVED TO THE SHOULDER EDGE.
5. THE WORK ZONE IS STATIONARY, THE W20-7 (500 FT) SIGN OR THE W20-7A SIGN TOGETHER WITH THE W20-7 (500 FT) SUPPLEMENTAL PLATE SHOULD BE USED TO INDICATE THE DISTANCE TO THE FLAGGER.
6. LANE CLOSURES SHALL BE APPROVED AND COORDINATED THROUGH THE JEFFESRON COUNTY ENGINEER'S OFFICE.
7. ALL TRAFFIC CONTROL SHALL BE IN COMPLIANCE WITH THE MUTCD, LATEST EDITION.
8. THE LOCATION OF CHANNELIZING DEVICES AND THE WORK AREA LAYOUT SHALL BE BASED ON THE CRITERIA IN THE FOLLOWING TABLE:

POSTED SPEED AND/OR DESIGN SPEED	MAXIMUM CHANNELIZING DEVICE SPACING		MINIMUM LONGITUDINAL BUFFER SPACE (FT)	TAPER RATES t
MPH	TAPER	ALONG LANE LINE & WORK ZONE		
40	40	80	170	27:1
45	45	90	220	45:1
50	50	100	280	50:1
55	55	110	335	55:1
60	60	120	415	60:1
65	65	130	485	65:1
70	70	140	575	70:1

t NOTE: TAPER RATES ARE DETERMINED USING THE FOLLOWING EQUATIONS:
L = WS FOR SPEEDS OF 45 MPH OR GREATER
L = WS/60 FOR SPEEDS 40 MPH OR LESS
WHERE: L = MINIMUM LENGTH OF TAPER IN FEET
W = MINIMUM OF OFFSET (USUALLY LANE WIDTH) IN FEET
S = DESIGN SPEED OR 85TH PERCENTILE IN MILES PER HOUR

GENERAL NOTES

The Contractor and/or Developer shall notify the Shelby County Department of Roads & Transportation at least three days prior to performing any work within the County maintained road right of way, or that must otherwise be inspected and approved by the County Roads & Transportation Department. Failure to notify the County Roads & Transportation Department of any work performed within the road right of way shall be grounds for the County Engineer to stop work and require removal and/or re-construction at the Contractor/Developer's expense.

All construction shall be done in accordance with Shelby County Subdivision and Construction Specifications.

The Contractor and/or Developer shall be responsible for the installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadways, and waterways.

The Contractor and/or Developer are responsible for providing a construction site free of drainage problems.

All existing and required public road rights-of-way and easements are shown on the construction plans. Structures such as walls, signs, fences, buildings, etc., or plants such as trees or shrubs shall not be placed in the rights of way or easements without prior plan approval by the County Department of Roads & Transportation.

Roadway grading operations shall be limited to the approved plan requirements. Any further grading operations involving additional excavation or fill shall not be allowed within Jefferson County rights of way and easements.

The Owner or Developer shall provide the Contractor with executed permits for community identification signs, (if required) and landscaping, (if required) to be placed in Shelby County rights-of-way or easements.

All drainage structures within an existing or proposed Shelby County right of way shall be cast-in-place and meet or exceed ALDOT specifications. This comment does not apply to rights of way within proposed subdivisions.

TRAFFIC CONTROL NOTES

The Contractor shall install and maintain temporary traffic control devices for all roadway or driveway construction located along County maintained roads in accordance with the approved plans and the latest edition of the Federal Manual on Uniform Traffic Control Devices (MUTCD) Part 6.

Permanent roadway signs or temporary construction signs which are not applicable or inappropriate for the prevailing conditions shall be covered or removed.

The dimensions shown or specified for locating construction signs are nominal. The signs shall be located to best fit existing conditions and provide maximum visibility to motorists.

The Contractor shall take every reasonable precaution to provide for the safety of the traveling public and the workers on site. If conditions are found to be hazardous by County personnel, the Contractor shall immediately take remedial action to eliminate the hazardous conditions.

Travel lanes may not be reduced to less than 10 feet. If construction limits abut or encroach on the travel lane of a road open to traffic, it will be necessary to close the lane in accordance with the plans and MUTCD typical applications, unless otherwise approved by County personnel.

The Contractor shall keep open roadways clean and free of construction debris, dirt, loose gravel, or other objectionable material that may cause hazardous driving conditions.

Traffic control devices shall be in good condition and meet the standard material and installation requirements specified in the latest editions of the ALDOT Standard Specifications for Highway Construction and Standard and Special Drawings. Construction sign retro-reflectivity shall meet MUTCD standards.

Roadways and driveways shall remain open during construction, unless the closure is made part of the plans or is approved by County personnel.

ESP Associates, Inc.
2914 Cahaba Valley Parkway North
Pelham, AL 35124
205-664-8498 (AL)
www.espassociates.com

ESP

ALABAMA
LIC. No. 22167
PROFESSIONAL ENGINEER
JOEL B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 WIDENING -TRAFFIC CONTROL PLAN

CASCADIA SUBDIVISION - PHASE 1

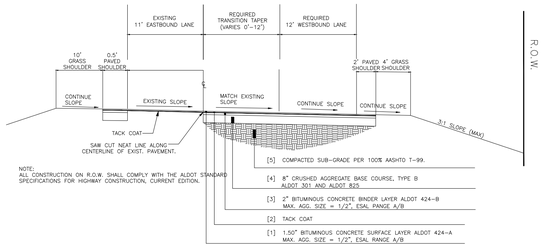
ALABASTER, AL

VALOR HOMES, LLC

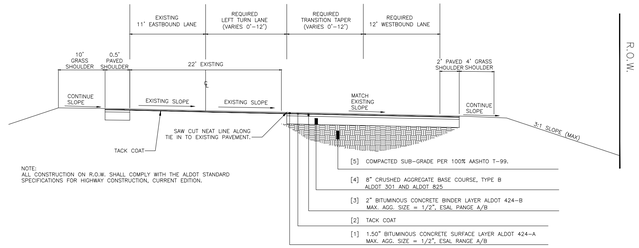
PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
R-6.0

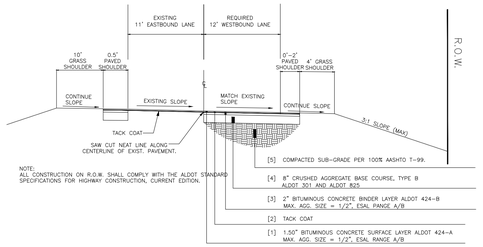
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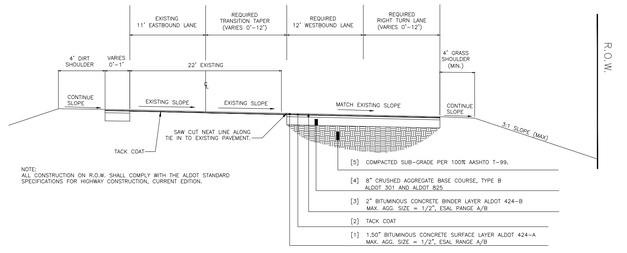
TYPICAL SECTION (TRANSITION TAPER)
STA 6+49.67 TO STA 7+70



TYPICAL SECTION (LEFT TURN LANE)
STA 10+30 TO STA 15+49.72

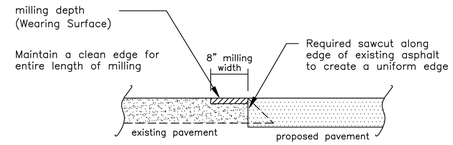


TYPICAL SECTION
STA 9+70 TO STA 10+30



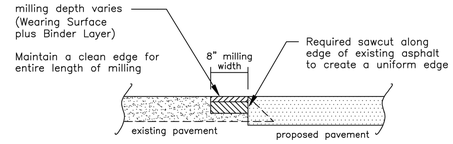
TYPICAL SECTION (RIGHT TURN LANE)
STA 7+70 TO STA 9+70

ASPHALT PAVEMENT WIDENING/CONNECTION



ASPHALT PAVEMENT SAWCUT/MILLING DETAIL

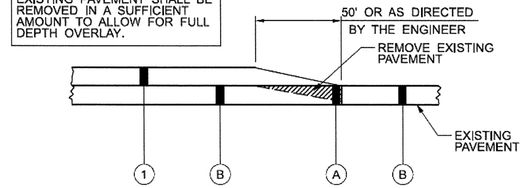
For areas where connection along County road is between 60' & 100' (Wide Access – No Turn Lane)



ASPHALT PAVEMENT SAWCUT/MILLING DETAIL

For areas where connection along County road is greater than 100' (Extra Wide Access and Turn Lanes)

On projects where the County road is to receive an overlay the sawcut is required but the milling can be eliminated. In either case the remaining pavement must be structurally sound and of uniform cross slope.

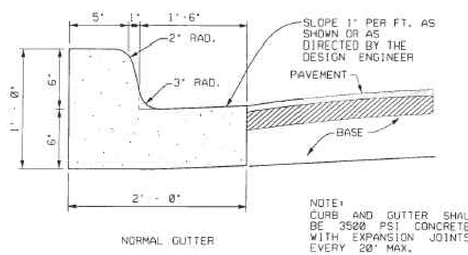


(1) 424A-360 1.5" SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE C / D

(A) IN-PLACE PAVEMENT (MILL AND OVERLAY)

(B) IN-PLACE PAVEMENT (RETAIN)

DETAIL - TREATMENT AT BEGIN AND END PROJECT
SCALE: NONE



NORMAL GUTTER

NOTE:
CURB AND GUTTER SHALL BE 3500 PSI CONCRETE WITH EXPANSION JOINTS EVERY 20' MAX.

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ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 22167
JOEL B. CHILDERS
12/28/23

NO.	DATE	REVISION	BY

COUNTY ROAD 80 WIDENING DETAILS

CASCADIA SUBDIVISION - PHASE 1
ALABASTER, AL
VALOR HOMES, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JBC
DESIGNED BY:	JBC
DRAWN BY:	KAN
PROJECT NUMBER:	JQ56.401
ORIGINAL DATE:	07/26/2023

SHEET:
R-6.1

R:\Residential\JQ56.400 - Cascadia Subdivision\DWG\Sheets\County Road 80 Widening\C-26.1 COUNTY ROAD 80 DETAILS.dwg, R-6.1 COUNTY ROAD 80 DETAILS, zmaher