

**AGENDA**  
**CITY OF MONTEVALLO**  
**PLANNING AND ZONING COMMISSION**

**October 15, 2020 – 6:00 P M**

**City of Montevallo  
City Hall  
545 Main Street  
Montevallo, AL 35115**

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**PUBLIC HEARING**

- 1. Verification of Quorum.**
- 2. Call to Order.**
- 3. Approval of minutes from August 20, 2020 Planning and Zoning Commission meeting.**
- 4. Case No. SD20-008 – Lexington Parc, Amended Master Plan**

This is a request from Dan Mason, representing St. Bourke, on behalf of the property owner, for approval of an amended Master Plan to modify the total lot count from 237 lots to 258 lots and reduce the minimum lot width from 70 feet to 60 feet.

The subject property is located on State Route 119 in the Lexington Parc Subdivision and zoned R-2 SD; Parcel Identification Numbers 58-27-1-02-0-005-032.000 and 58--27-1-02-0-005-033.000.

- 5. Case No. SP20-009 Xcaret Grill - Site Plan**

This is a request from Saray Jimenez, property owner, for approval of a modified site plan to improve parking and landscaping for a restaurant use.

The subject property is located at 1032 Main Street, formerly known as Eclipse Coffee and Books; Parcel Identification Number 58-27-5-21-3-306-013.000.

- 6. Other Business.**
- 7. Adjourn.**

# REPORT TO THE CITY OF MONTEVALLO

## PLANNING & ZONING COMMISSION

Department of Development Services

October 15, 2020

SD20-008

### Lexington Parc– Amended Master Plan

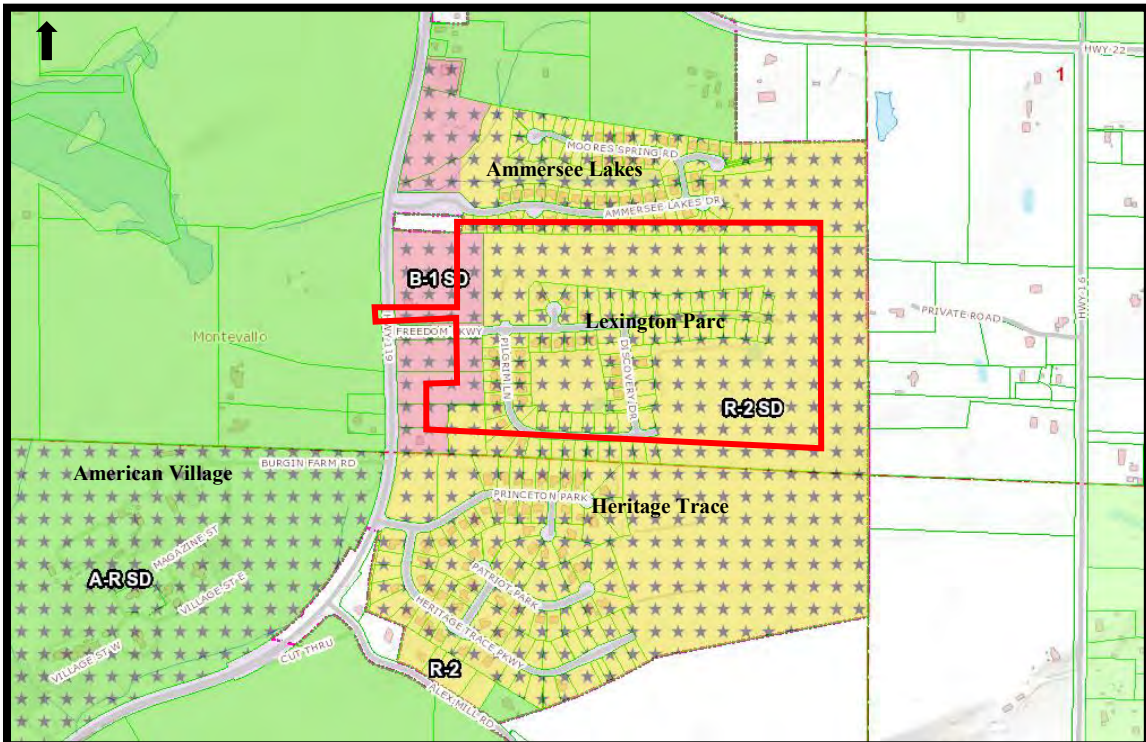
This is a request from Dan Mason, representing St. Bourke, on behalf of the property owner, Stars & Stripes 3M, LLC, for approval of an amended Master Plan to modify the total number of lots in Lexington Parc from 237 lots to 258 lots and reduce the minimum lot width from 70 feet to 60 feet.

The subject property is located on State Route 119 in the Lexington Parc Subdivision and zoned R-2 SD; Parcel Identification Numbers 58-27-1-02-0-005-032.000 and 58-27-1-02-0-005-033.000.

### DISCUSSION

#### Site Description and Surrounding Land Uses

The Lexington Parc subdivision is located on the east side of AL Highway 119 and north of the American Village. In addition to the American Village (A-RSD), the surrounding land uses include Heritage Trace subdivision (R-2SD) to the south and Ammersee Lakes subdivision (R-2SD) to the north. Commercially zoned (B-1SD) properties are located along the east side of AL Highway 119 and on both sides of the entrance to Lexington Parc. A Dollar General store is currently under construction in the immediate area.



**Site History and 2005 Master Plan**

In 2005, Lexington Parc was established as a master planned community and was originally zoned D-1, Development District. The approved Master Plan included 79.84 acres, 237 lots with a minimum lot width of 70-feet, ranging in size from 8,300 -14,500 square feet and with an overall density of approximately three (3) dwelling units per acre.

2005 Lexington Parc Special District				
25 ft.	25 ft.	6 ft. one side/14 total feet	8,000 sq. ft.	70 ft

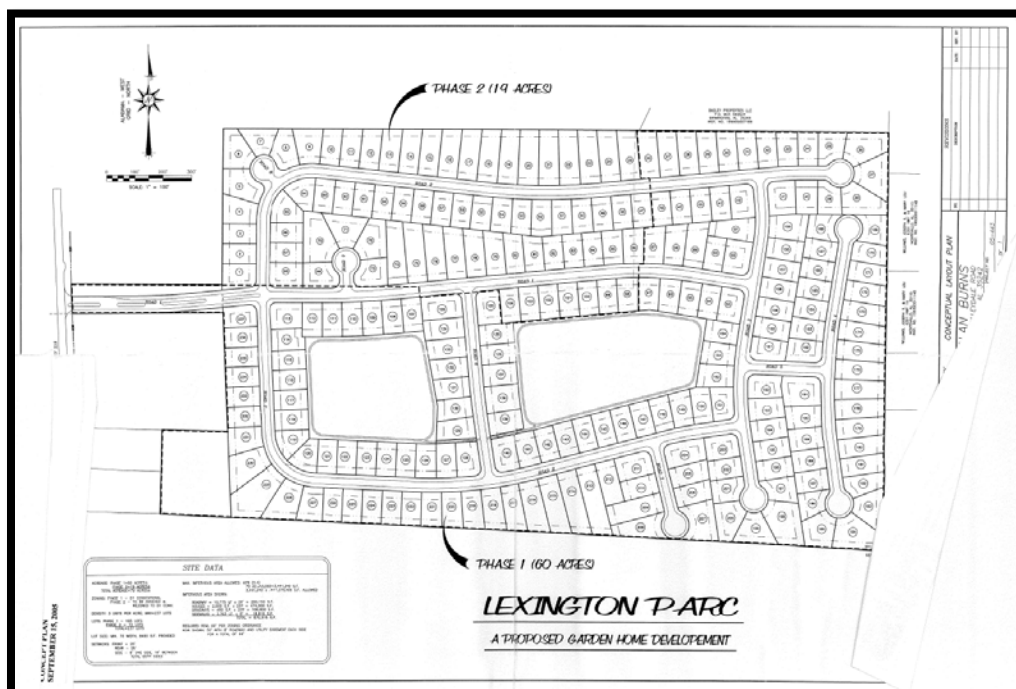
The original Master Plan was intended to be developed in two phases of construction according to the City regulations in place at the time. Phase I of the project saw Sector 1 recorded in 2007 (Map Book 38, Page 81) and Sector 2 recorded in 2010 (MB 49, PG 29).

In 2010, the City of Montevallo and Shelby County Development Services entered into a Development Services Agreement that included updating Zoning, Subdivision and Flood Regulations; and the implementation and administration of those regulations. The current Zoning Regulations were adopted by the City Council in June, 2012. The SD, Special District designation was applied to those developments that include areas where expansion of the existing development could occur and may apply for additional lots subject to submission of a revised site development plan that:

- Meets the minimum requirements of the ordinance;
- Conforms and compliments the existing development;
- Has been reviewed and approved by the Planning and Zoning Commission and City Council.

Any changes to previously approved Site Development Plans, Master Plans or Preliminary Plats require Planning Commission and City Council approval and will be reviewed pursuant to the R-2, Single Family Residential zoning district with special consideration of Article 18, Special Districts of the Zoning Ordinance of the City of Montevallo.

2005 Master Plan



In May 2020, Lexington Parc, Phase 3 (i.e. Sector 3) was reviewed and approved, according to the current regulatory standards as adopted in 2012. Phase 3 (i.e. Sector 3), containing 25 lots, was recorded in Map Book 52, Page 62. To date, Lexington Parc has developed in accordance with the approved 2005 Master Plan.

<b>Lexington Parc to Date</b>		
	<b>Approved Date</b>	<b>Lots</b>
<b>Original Master Plan</b>	2005	237 total lots
<b>Amended Master Plan</b>	<i>Proposed October 2020</i>	<b>258 total units</b>
<b>Sectors or Phases Recorded To Date</b>		
<b>Sector 1</b>	May 2007	31 lots
<b>Sector 2</b>	Nov. 2010	34 lots
<b>Phase 3 (i.e. Sector 3)</b>	May 2020	25 lots
<b>Total: 90 lots recorded to date</b>		

**Proposed Amendment**

The proposed Lexington Parc Amended Master Plan addresses approximately 54 acres of the total 79.84 acre development. The applicant proposes to modify the remaining phases of Lexington Parc by increasing the total number of lots to 258, reducing lot widths and reducing side yard setbacks. According to the applicant, the proposed changes to the Master Plan are reflective of the changing local market environment. Please see their justification statement attached at the end of the report.

Proposed Amended Master Plan



According to the 2005 approved Master Plan, there are 147 lots left to be developed. The proposed amendment includes 21 additional lots for a total of 168 lots. The proposed lots are 60-foot wide with an average lot size of 7,500 square feet (60' x 125'). The overall density from 237 lots on 79.84 acres at 2.97 units/acre to 258 lots on 79.84 acres at 3.23 units/acre is an increase of approximately 0.26 units per acre.

Setbacks

The proposed front and rear yard setbacks are consistent with the approved setbacks of the Lexington Parc Special District; however, the applicant is requesting a reduced side yard setback of five feet to accommodate the building foot print on a 60-foot wide lot. The difference in setbacks is shown below.

Lexington Parc Approved Minimum Yards				Minimum Lot Width
Front	Rear	One Side	Total Both Sides	
25 feet	25 feet	6 feet	14 feet	70 feet
Lexington Parc Proposed Minimum Yards				
25 feet	25 feet	<b>5 feet</b>	<b>10 feet</b>	<b>60 feet</b>

\*It should be noted that any part of the structure within five feet of the property line must be fire rated according to the building code.

Access and Traffic Impact Assessment

The applicant intends for the overall community design to utilize the approved road alignment but with amended lot lines to provide a more efficient use of individual residential lots for their housing product.

The Amended Master Plan shows two changes to the road layout approved in 2005 for Lexington Parc. The first cul-de-sac off Pilgrim Lane is proposed to be shortened and will gain one lot; and Freedom Parkway is proposed to connect to the unnamed cul-de-sac to the south. New phases will utilize internal circulation previous approved in the 2005 Master Plan.

The applicant engaged Skipper Consulting, Inc. to evaluate “the expected vehicle trips still to be generated associated with the remaining build out of the residential development and the resulting traffic operational effect on nearby roads. Further, this effort assess the traffic impact of an increased housing density within the development beyond that of the original approved zoning.” This evaluation reviewed existing roadway traffic volumes, expected peak hour traffic generation by the original 237 homes and then adjusted for the proposed additional 21 homes (accounting for the 33 homes already constructed and generating traffic) and analyzed the intersection Level of Service (LOS) from traffic generated after completed construction of 237 residences versus 258 residences.

“In summary, the addition of 21 lots does add more traffic generated due to the residential development upon build out. The added traffic generated results in a LOS “D” for the PM peak left turns out of the development. It is Skipper Consulting Inc.’s professional opinion the effect to the intersection operation from the new development plan is minimal and the level of service is still in the desirable range for peak hour traffic operations.”

The traffic impact memo is attached at the end this report.

### **Open Space**

The approved 2005 Master Plan identified storm water detention as the primary open space. The Amended Master Plan proposes the addition of a park with walking trails and a gazebo, located around the second detention pond. The total amount of open space included in the Amended Master Plan for Lexington Parc includes approximately two acres of passive recreation areas.

The total impervious surfaces of the development including the proposed changes is approximately 28.8 percent; a 1.5 percent increase from the approved 2005 Master Plan. The additional 21 lots is an 8 percent increase to the total lot count.

### **Impact on Community Facilities and Infrastructure**

The Montevillo Sewer and Water Board has completed a review of the proposed amendment to the Special District and provided comments that capacity is available for the proposed 258 units.

The City Engineer has reviewed the proposed amendment to the Master Plan and had no additional comments at this time.

Children living in this development will attend schools in the Montevillo Attendance Zone. A standardized calculation 0.62 children per single family home, averages 160 potential students, at build out, to the Montevillo School System. The proposed addition of 21 lots accounts for approximately 13 additional new students.

### **Development Process**

Pursuant to an approval of the Amended Master Plan, the applicant is required to submit a preliminary plat to be reviewed and approved by the Montevillo Planning and Zoning Commission and the Montevillo City Council prior to construction activity.

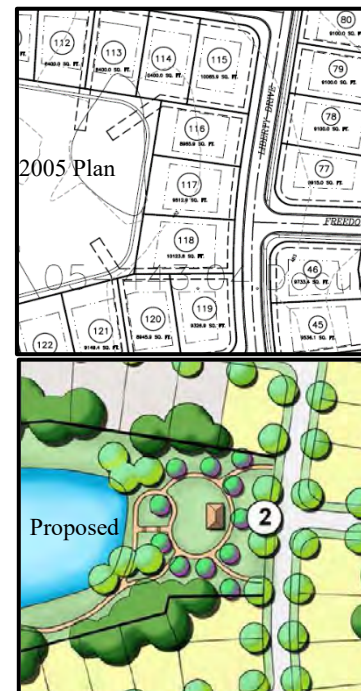
Due to land clearing activities that will be required for the development of the roadways, storm water management and utility installation, a city of Montevillo Land Disturbance Permit will be required.

Any amendments, additions, deletions, alterations or changes to the approved Special District Master Plan shall require the review of such modifications by the Montevillo Planning and Zoning Commission and approval of the Montevillo City Council in a public hearing.

### **Planning Summary**

Special Districts are authorized for the purpose of providing optional methods of land development that encourages imaginative solutions to environmental design problems, including infill development. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. The Special District zoning binds the amendment request to a specific development proposal and site development plan.

The original master plan for Lexington Parc was adopted in 2005 prior to the *2012 Zoning Ordinance of the City of Montevillo*. Lexington Parc is a master planned community with design standards accepted by the City of Montevillo as the minimum standards for the development as a



Special District. Master Plan approval recognizes the general street layout and established density patterns for the development.

The proposed Lexington Parc Amended Master Plan addresses approximately 54 acres of the total 79.84 acre development. The applicant proposes to modify the remaining phases of Lexington Parc by:

- increasing the total number of lots to 258; and,
- reducing lot widths; and,
- reducing side setbacks.

The overall density from 237 lots on 79.84 acres at 2.97 units/acre to 258 lots on 79.84 acres at 3.23 units/acre is an increase of approximately 0.26 units per acre.

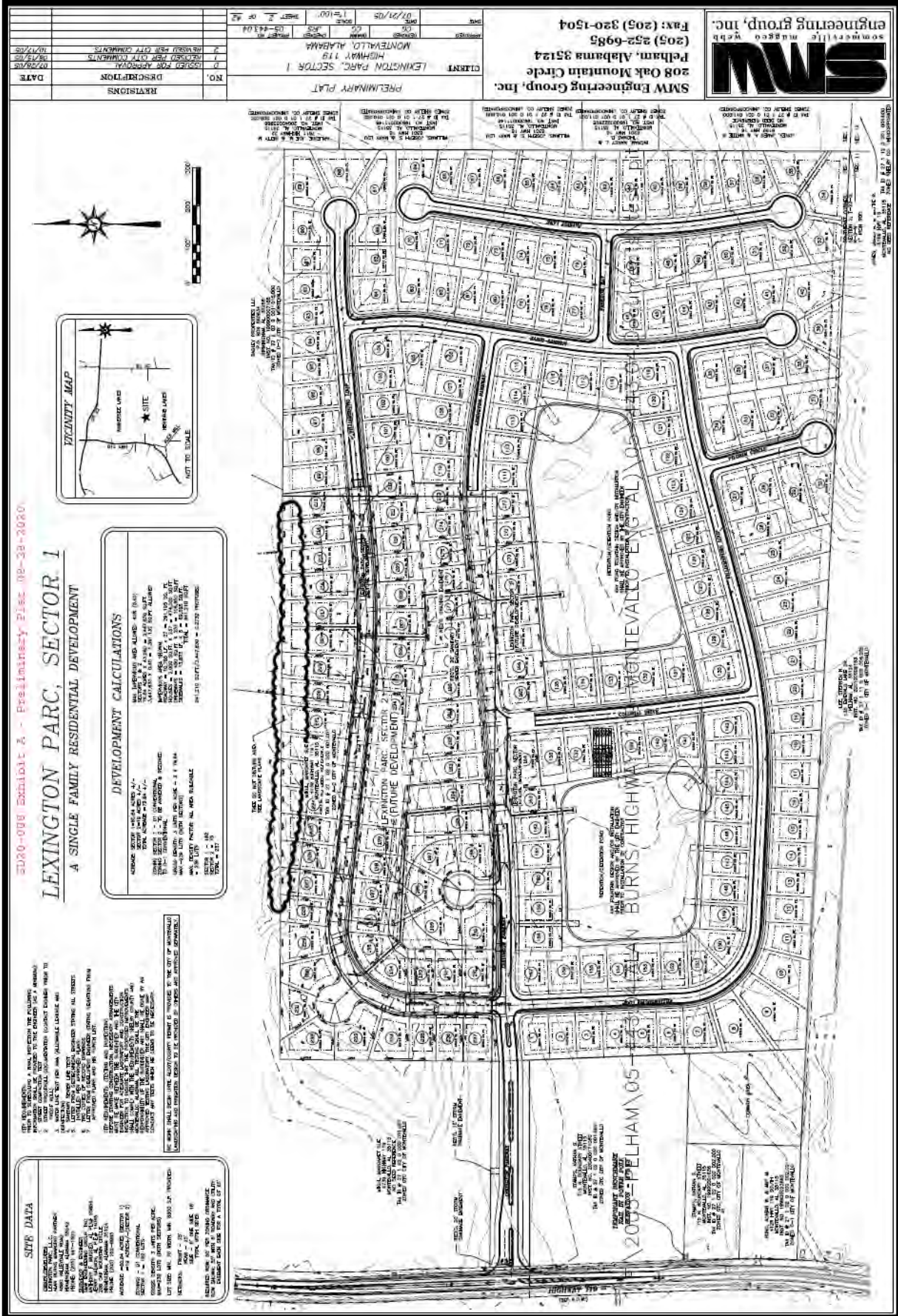
The applicant held two community involvement meetings to elicit and address comments and concerns prior to making application for the amendment. A summary of that meeting is attached at the end of the report.

The proposed amendment to the Lexington Parc Master Plan is consistent with the requirements of Section 18.02 Planned Residential District of the *City of Montevillo Zoning Ordinance*.

The following information should be submitted pursuant to amendment approval:

- Applicant submitting a fully engineered preliminary plat that meets all requirements of the Zoning Ordinance of the City of Montevillo; and,
- Applicant submitting an application for final plat approval within two (2) years of approval of each preliminary plat. Failure to apply may necessitate reapplication for preliminary plat approval; and,
- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the City of Montevillo Planning & Zoning Commission.

2005 Lexington Parc Master Plan





Proposed Amendment to Lexington Parc



August 28, 2020

City of Montevallo  
541 Main Street  
Montevallo, AL 35115

RE: Lexington Parc Subdivision  
R2-SD Zoning Modification Request.

### **Request**

St Bourke Asset Management on behalf of their client Drapac Capital Partners is requesting a zoning modification of the existing R2-SD zoning to a new R2-SD zoning by revision of the Master Plan of the Lexington Parc subdivision by increasing the total lot count from 237 lots to 258 lots.

### **Existing Conditions**

The existing Master Plan of Lexington Parc consists of 237 lots within a total development area of 79.84 ac. Since construction occurred prior to the Great Recession, 90 lots have been developed and final platted in phases 1, 2, and 3. The two retention lakes have been constructed along with all ALDOT improvements for AL 119. The remaining 54 acres (Parcel ID number 27 1 02 0 005 033.00 and 27 1 02 0 005 033.00) are in various stages of development. This includes the road network having been rough graded, services stubbed throughout, and some natural, untouched areas remain. The original Master Plan does not include a waterfront park amenity for the community.

The property consists of  $(79.84 \text{ ac} \times 43,560 \text{ ft/ac} = 3,447,830 \text{ SF})$ .

The estimated maximum impervious area of 27.30 % is calculated by:

Roadway	= 10,785 LF x 27 feet	= 291,195 SF
Houses	= 2,000 SF x 237 houses	= 474,000 SF
Driveways	= 450 SF x 237 houses	= 106,650 SF
Sidewalks	= 13,873 LF x 5 feet	= 69,365 SF
<b>Total</b>		<b>941,210 SF</b>

See Exhibit A - preliminary plat master plan by SMW revised 10/17/2005

### **Community Design**

The proposed modifications to the Master Plan do not adjust the road alignment as originally approved. The changes consist of revising the lot lines to provide a more efficient and appropriate use of the individual residential lots for the housing product offered. The new plan modifications allow for 258 total lots (3.24 units per

acre). Also, a new waterfront park amenity has been added along the eastern side of the larger of the two lakes. The new waterfront park amenity will provide over an acre of land and be open to all the residents of the community. The existing plan allows for only lots along the lake, limiting the benefit to only a small number of residents.

Any modifications to the grading and drainage from the existing Master Plan to this proposed Master Plan would be only as a result of the lot line relocation and design of the waterfront park. Storm inlets and pipes will follow lots lines, and lot pad elevations will be massaged to ensure that new pad elevations allow for adequate storm drainage. This includes increasing the storm sewer easements to 20' from 15' to meet the new site regulations.

The estimated new maximum impervious area of 28.80 % is calculated by:

Roadway	= 10,785 LF x 27 feet	= 291,195 SF
Houses	= 2,000 SF x 258 houses	= 516,000 SF
Driveways	= 450 SF x 258 houses	= 116,100 SF
Sidewalks	= 13,873 LF x 5 feet	= 69,365 SF
<b>Total</b>		<b>992,660 SF</b>

This increased impervious area totals 51,450 SF or 1.50% of the development.

The front yard setback will remain 25' and the rear will remain 25'. For the new plan, we are asking for a side yard setback of 5' versus 8' on the current approved plan. The reason for the side yard setback reduction is to meet market demand for new housing models.

See Exhibit B – Proposed Master Plan

### **Environmental Features**

As stated earlier, the overall design of the existing Master Plan was well thought out and designed to create a positive feel with the lakes being a focal point and maximizing green space. More than 70% of the total development is pervious surfaces, meaning it is made up of grass, water and undisturbed trees. The changes to the Master Plan increase this usable open space, by adding a waterfront park amenity along lake. Modifying the individual lot property lines and drainage infrastructure will not impact the overall positive feel of this development.

### **Utility Availability**

Montevallo Water and Sewer Board provides water and sewer for this development. They currently serve the 90 existing residential lots. See included letter of availability request and approval letter for the proposed 168 lots.

See Exhibit C – Utility Availability

### **Impact on Transportation Systems**

When the original design plans were submitted for approval, ALDOT required a left turn. This turn lane was installed and accepted by ALDOT during the construction of the initial phase of construction.

An additional Traffic Impact Letter is included.

See Exhibit D – Transportation Letter

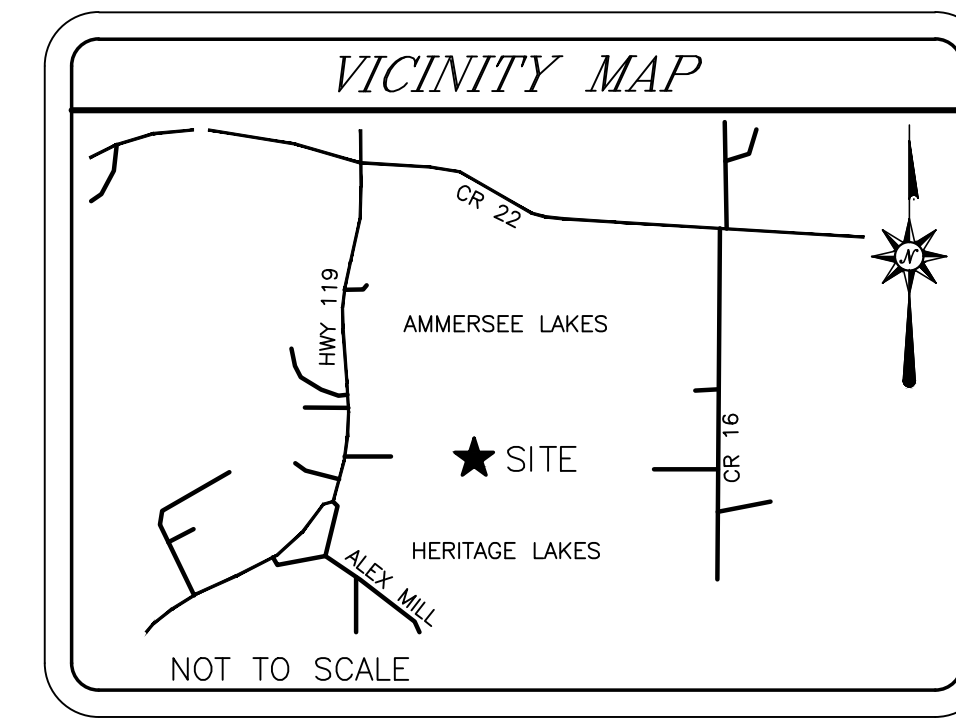
### **Conclusion**

This modification to the Master Plan will create the same overall look and feel as the original Master Plan. The new plan will be more suitable for the incoming home builder while adding less than 8% more homes to overall development. The addition of the waterfront park will create a much-needed green space for the common benefit of the entire neighborhood.

**EXHIBIT A**  
**PRELIMINARY PLAT**

# LEXINGTON PARC, SECTOR 1

## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



DEVELOPMENT CALCULATIONS	
ACREAGE: SECTOR 1=60.84 ACRES +/- SECTOR 2=19 ACRES +/- TOTAL ACREAGE =79.84 +/-	MAX. IMPERVIOUS AREA ALLOWED: 40% (0.40) SECTORS 1 & 2 79.84 ACRES X 43,560 = 3,447,830 SQ.FT. 3,447,830 X 0.40 = 1,391,132 SQ.FT. ALLOWED
ZONING SECTOR 1 - D1 CONVENTIONAL ZONING SECTOR 2 - TO BE ANNEXED & REZONED TO D-1 CONVENTIONAL	IMPERVIOUS AREA SHOWN: ROADWAY = 10,785 LF. X 27' = 291,195 SQ. FT. HOUSES = 2,000 SQ.FT. X 237 = 474,000 SQ.FT. DRIVEWAYS = 450 SQ.FT. X 237 = 106,650 SQ.FT. SIDEWALKS = 13,873 LF. X 5' = 69,365 SQ.FT. TOTAL = 941,210 SQ.FT.
GROSS DENSITY: 3 UNITS PER ACRE = 3 X 79.84 MAX.=239 LOTS (BOTH SECTORS)	MAX. DENSITY FACTOR: ALL AREA BUILDABLE = 239 LOTS 941,210 SQ.FT./3,447,830 = 0.2730 PROPOSED
SECTOR 1 = 162 SECTOR 2 = 75 TOTAL = 237	

**CITY REQUIREMENTS:**  
PRIOR TO SCHEDULING A FINAL INSPECTION THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE ENGINEER (AS A MINIMUM):

- STREET PROOFROLL DOCUMENTATION (CONTACT ENGINEER PRIOR TO PROOF ROLL)
- WATER LINE TEST PER AWA (ALLOWABLE LEAKAGE AND DISINFECTION)
- SANITARY SEWER LINE TEST
- LETTER FROM GEOTECHNICAL ENGINEER STATING ALL STREETS INSTALLED PER APPROVED PLANS
- TWO COPIES OF RECORD DRAWINGS
- LETTER FROM DEVELOPERS ENGINEER STATING DEVIATIONS FROM APPROVED PLANS AND HIS PUNCH LIST.

**CITY REQUIREMENTS: (TESTING AND INSPECTION)**  
BEFORE STARTING CONSTRUCTION, NECESSARY ARRANGEMENTS MUST BE MADE BETWEEN THE SUBDIVIDER AND THE CITY ENGINEER FOR ADEQUATE LABORATORY AND CONSTRUCTION INSPECTION TO INSURE THAT THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS SHELBY COUNTY AND MONTEVALLO, ALABAMA. ALL TESTING SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND SHALL BE DONE BY AN APPROVED TESTING LABORATORY. THE CITY ENGINEER MAY CONDUCT ANY TESTS WHICH HE DEEMS TO BE NECESSARY.

NO WORK SHALL BEGIN UNTIL ALDOT/COUNTY PERMIT IS PROVIDED TO THE CITY OF MONTEVALLO. LANDSCAPING AND IRRIGATION DESIGN TO BE PROVIDED BY OTHERS AND APPROVED SEPARATELY.

**SITE DATA**

OWNER/DEVELOPER  
LEXINGTON PARC, L.L.C.  
ALAN BURNS MANAGING PARTNER  
4880 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35242  
PHONE: (205) 491-1500

SURVEYOR & ENGINEER  
SMW ENGINEERING GROUP, INC  
ANTHONY F. MUGGO, AL PLS# 25656  
JERRY SALMON, AL P.E.# 14045  
208 OAK MOUNTAIN CIRCLE  
BIRMINGHAM, ALABAMA 35124  
PHONE: (205) 252-6985

ACREAGE: =60.84 ACRES (SECTOR 1)  
=19 ACRES+/- (SECTOR 2)

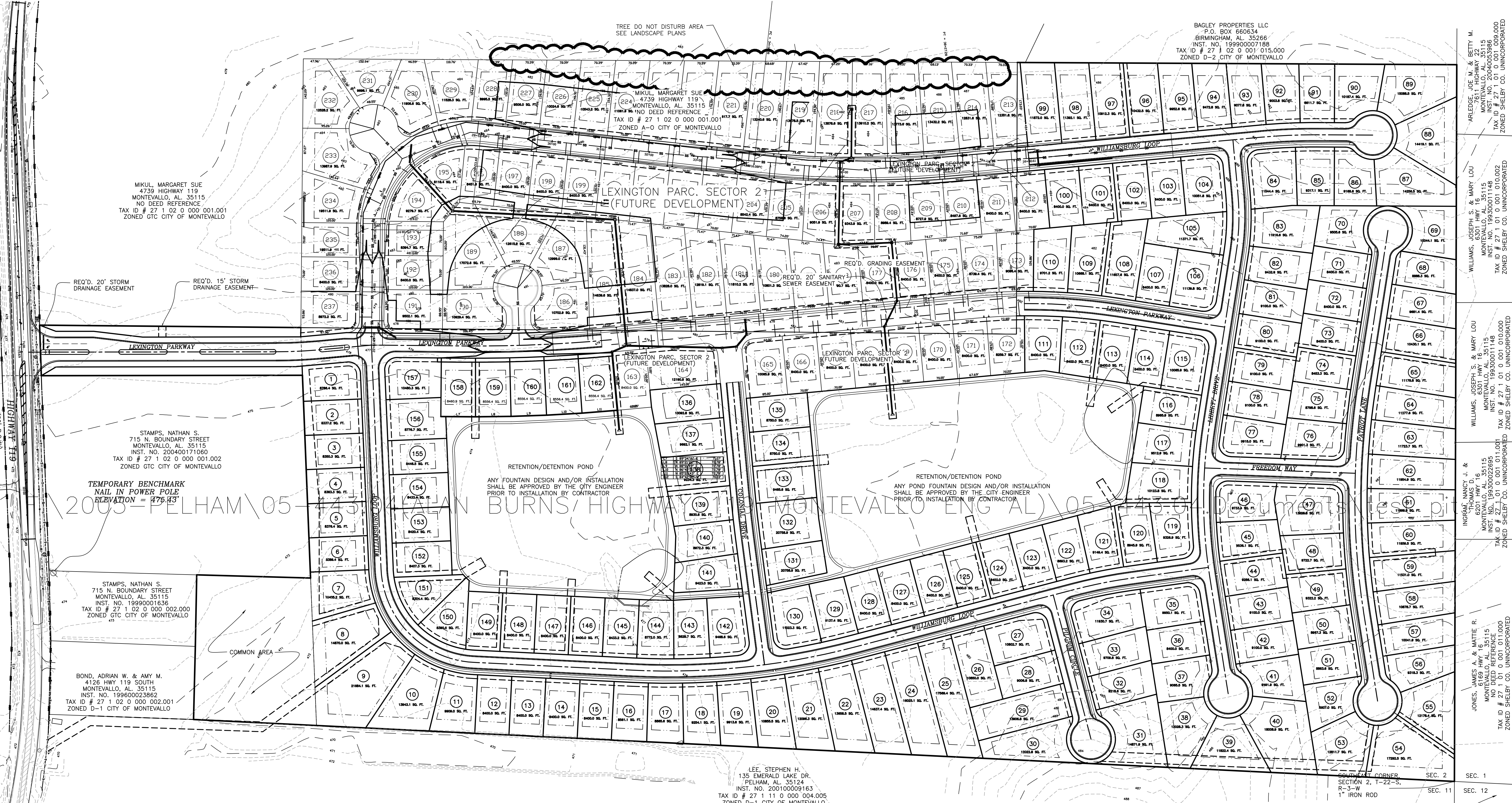
ZONING: - D1 CONVENTIONAL  
SECTOR 1 = 162 LOTS

GROSS DENSITY: 3 UNITS PER ACRE;  
MAX.=239 LOTS (BOTH SECTORS)

LOT SIZE: MIN. 70 WIDTH, MIN. 8300 S.F. PROVIDED

SETBACKS: FRONT - 25'  
REAR - 25'  
SIDE - 8' ONE SIDE, 18'  
TOTAL BOTH SIDES

REQUIRED ROW: 60' PER ZONING ORDINANCE  
ROW SHOWN: 50' WITH 8' ROADWAY AND UTILITY  
EASEMENT EACH SIDE FOR A TOTAL OF 66'



NO.	REVISIONS	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL		07/29/05
1	REVISED PER CITY COMMENTS		08/15/05
2	REVISED PER CITY COMMENTS		10/17/05

**PRELIMINARY PLAT**

CLIENT: LEXINGTON PARC, SECTOR 1  
HIGHWAY 119  
MONTEVALLO, ALABAMA

DESIGNED: JRS  
DRAWN: CG  
CHECKED: JRS  
DATE: 07/21/05

PROJECT NO. 05-443.04  
SCALE: 1"=100'  
SHEET 2 OF 42

**SMW Engineering Group, Inc.**  
208 Oak Mountain Circle  
Pelham, Alabama 35124  
(205) 252-6985  
Fax: (205) 320-1504

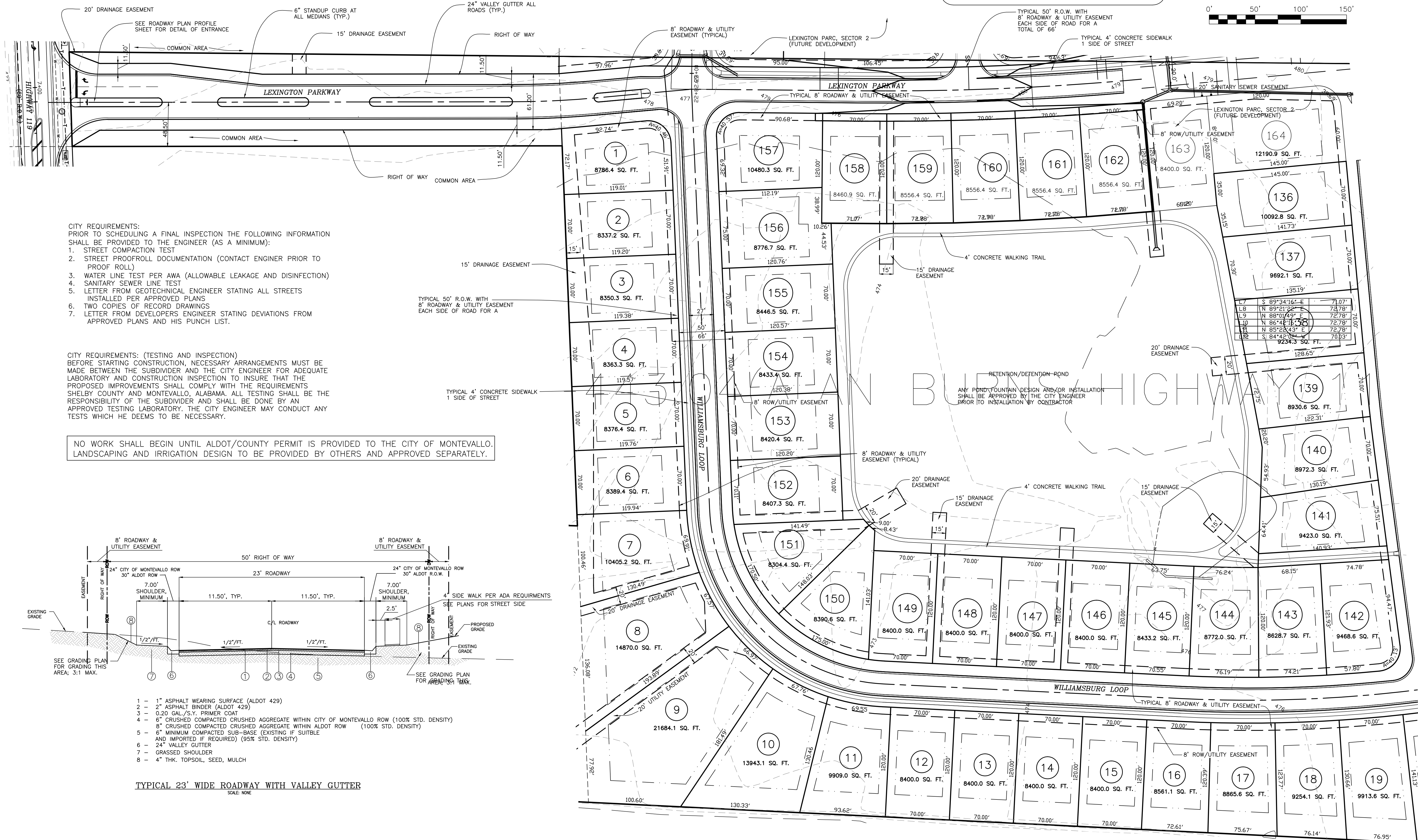
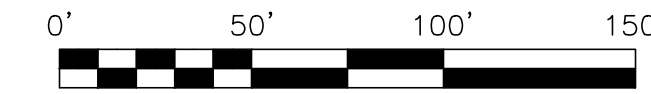
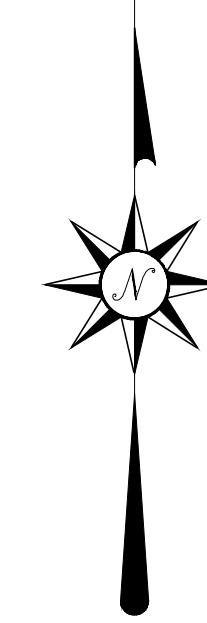
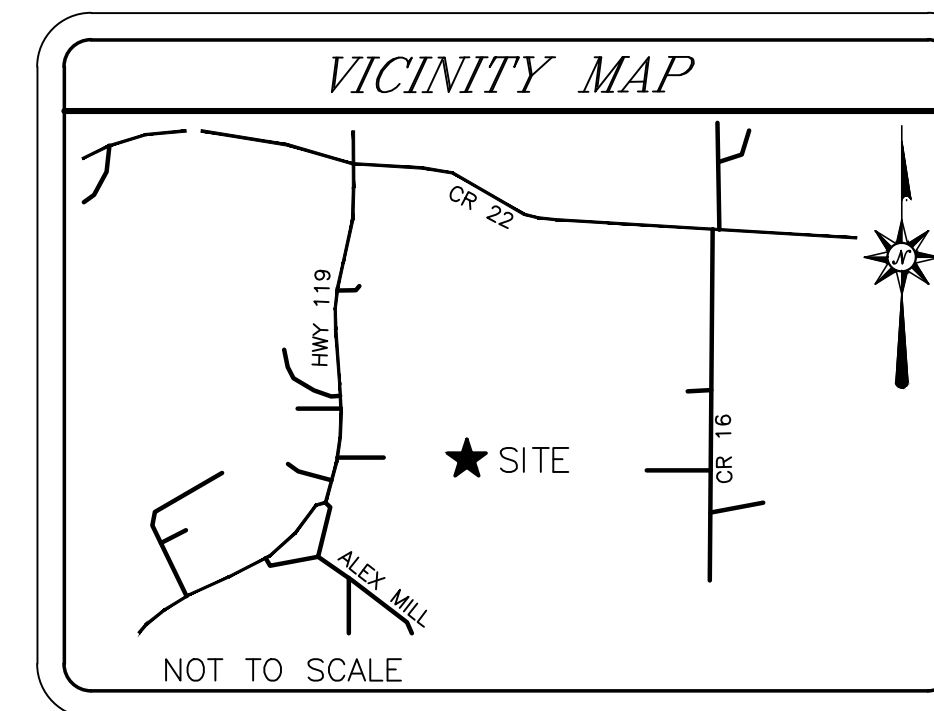
engineering group, inc.

JONES, JAMES A. & MARTIE R.  
6169 HWY 16  
MONTEVALLO, AL 35115  
R-3-W  
1" IRON ROD

TAX ID # 27 1 12 0 001 004.000  
ZONED SHELBY CO. UNINCORPORATED

# LEXINGTON PARC, SECTOR 1

## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

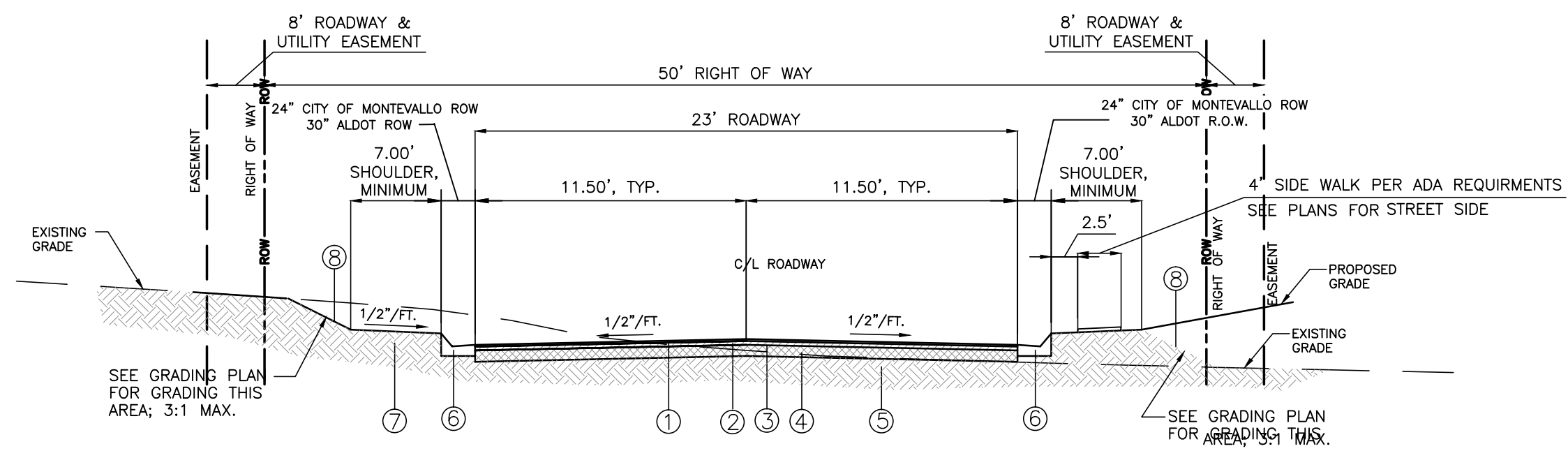


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1. STREET COMPACTION TEST
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3. WATER LINE TEST PER AWA (ALLOWABLE LEAKAGE AND DISINFECTION)
4. SANITARY SEWER LINE TEST
5. LETTER FROM GEOTECHNICAL ENGINEER STATING ALL STREETS INSTALLED PER APPROVED PLANS
6. TWO COPIES OF RECORD DRAWINGS
7. LETTER FROM DEVELOPER'S ENGINEER STATING DEVIATIONS FROM APPROVED PLANS AND HIS PUNCH LIST.

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NO WORK SHALL BEGIN UNTIL ALDOT/COUNTY PERMIT IS PROVIDED TO THE CITY OF MONTEVALLO. LANDSCAPING AND IRRIGATION DESIGN TO BE PROVIDED BY OTHERS AND APPROVED SEPARATELY.



- 1 - 1" ASPHALT WEARING SURFACE (ALDOT 429)
- 2 - 2" ASPHALT BINDER (ALDOT 429)
- 3 - 0.20 GAL./S.Y. PRIMER COAT
- 4 - 6" CRUSHED COMPACTED CRUSHED AGGREGATE WITHIN CITY OF MONTEVALLO ROW (100% STD. DENSITY)
- 5 - 8" CRUSHED COMPACTED CRUSHED AGGREGATE WITHIN ALDOT ROW (100% STD. DENSITY)
- 6 - 6" MINIMUM COMPACTED SUB-BASE (EXISTING IF SUITABLE AND IMPORTED IF REQUIRED) (95% STD. DENSITY)
- 7 - 24" VALLEY GUTTER
- 8 - GRASSED SHOULDER
- 9 - 4" THK. TOPSOIL, SEED, MULCH

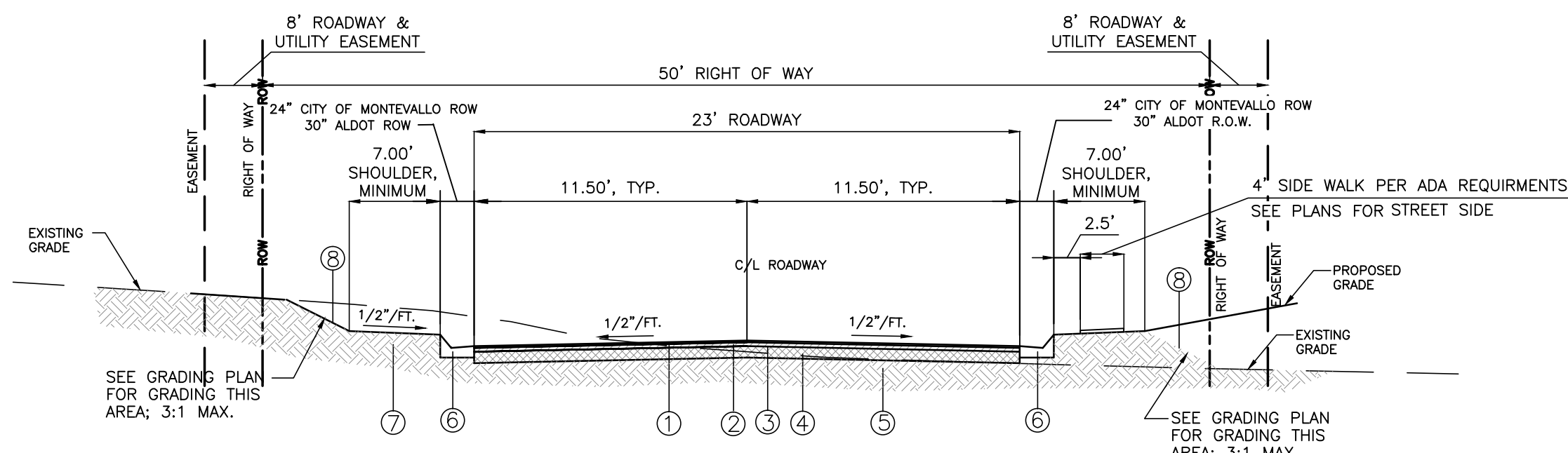
TYPICAL 23' WIDE ROADWAY WITH VALLEY GUTTER  
 SCALE: NONE

NO.	REVISIONS DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	07/28/05
1	REVISED PER CITY COMMENTS	08/15/05
2	REVISED PER CITY COMMENTS	10/17/05

PRELIMINARY PLAT	
CLIENT	LEXINGTON PARC, SECTOR 1 HIGHWAY 119 MONTEVALLO, ALABAMA
DESIGNED	CC
DRAWN	CC
CHECKED	JRS
APPROVED	CC
DATE	07/21/05
PROJECT NO.	05-443.04
SCALE:	1"=50'
SHEET	3 OF 42

**SMW Engineering Group, Inc.**  
 208 Oak Mountain Circle  
 Pelham, Alabama 35124  
 (205) 252-6985  
 Fax: (205) 320-1504





- 1 - 1" ASPHALT WEARING SURFACE (ALDOT 429)
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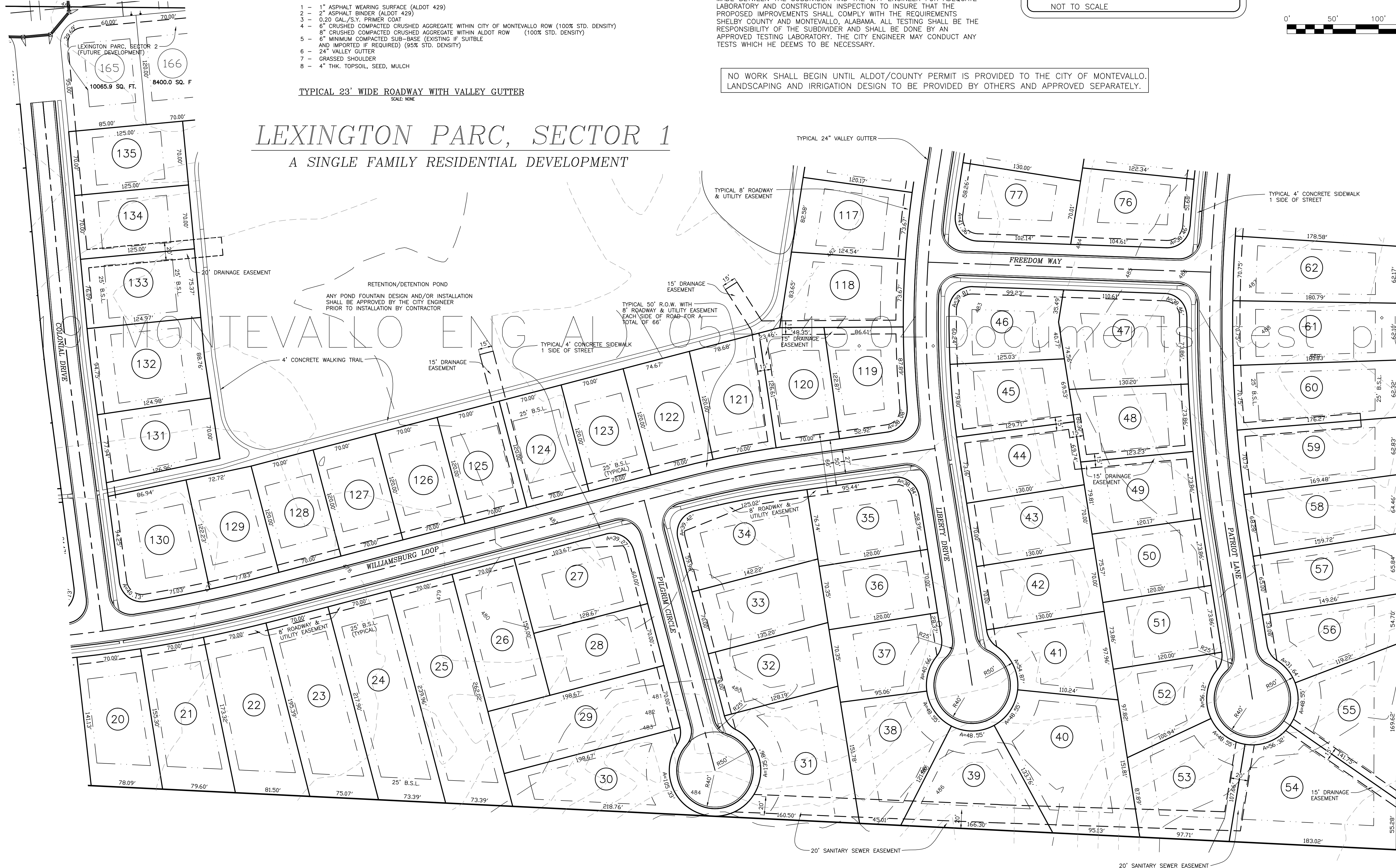
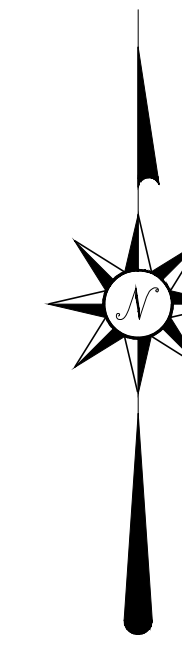
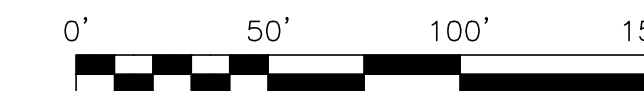
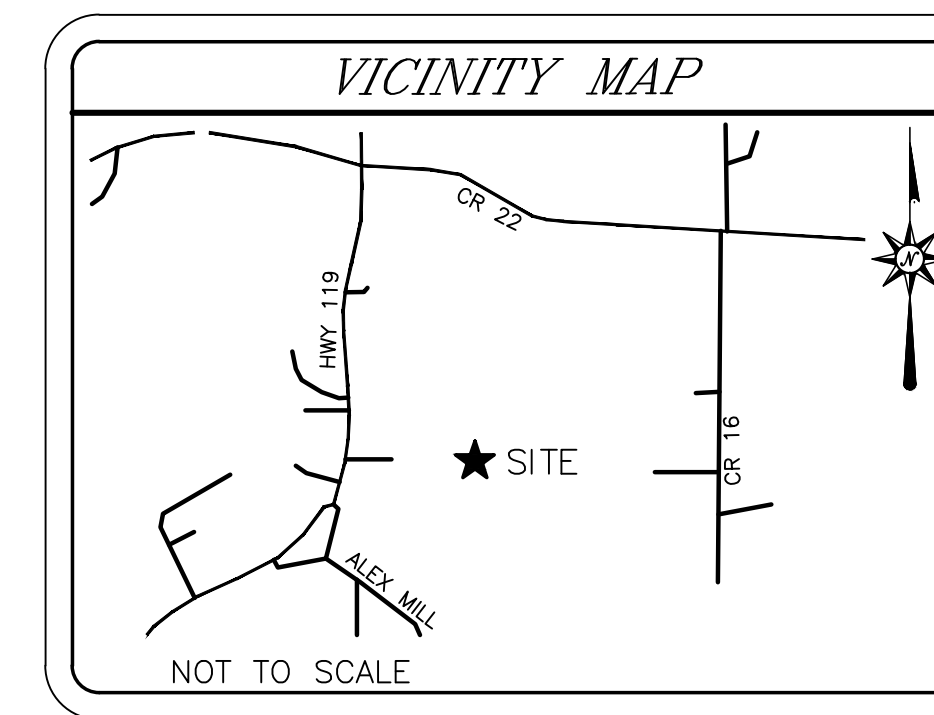
TYPICAL 23' WIDE ROADWAY WITH VALLEY GUTTER  
SCALE: NONE

CITY REQUIREMENTS:  
PRIOR TO SCHEDULING A FINAL INSPECTION THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE ENGINEER (AS A MINIMUM):

1. STREET COMPACTION TEST
2. STREET PROFFROLL DOCUMENTATION (CONTACT ENGINEER PRIOR TO PROFF ROLL)
3. WATER LINE TEST PER AWA (ALLOWABLE LEAKAGE AND DISINFECTION)
4. SANITARY SEWER LINE TEST
5. LETTER FROM GEOTECHNICAL ENGINEER STATING ALL STREETS INSTALLED PER APPROVED PLANS
6. TWO COPIES OF RECORD DRAWINGS
7. LETTER FROM DEVELOPERS ENGINEER STATING DEVIATIONS FROM APPROVED PLANS AND HIS PUNCH LIST.

CITY REQUIREMENTS: (TESTING AND INSPECTION)  
BEFORE STARTING CONSTRUCTION, NECESSARY ARRANGEMENTS MUST BE MADE BETWEEN THE SUBDIVIDER AND THE CITY ENGINEER FOR ADEQUATE LABORATORY AND CONSTRUCTION INSPECTION TO INSURE THAT THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS SHELBY COUNTY AND MONTEVALLO, ALABAMA. ALL TESTING SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND SHALL BE DONE BY AN APPROVED TESTING LABORATORY. THE CITY ENGINEER MAY CONDUCT ANY TESTS WHICH HE DEEMS TO BE NECESSARY.

NO WORK SHALL BEGIN UNTIL ALDOT/COUNTY PERMIT IS PROVIDED TO THE CITY OF MONTEVALLO. LANDSCAPING AND IRRIGATION DESIGN TO BE PROVIDED BY OTHERS AND APPROVED SEPARATELY.



# LEXINGTON PARC, SECTOR 1

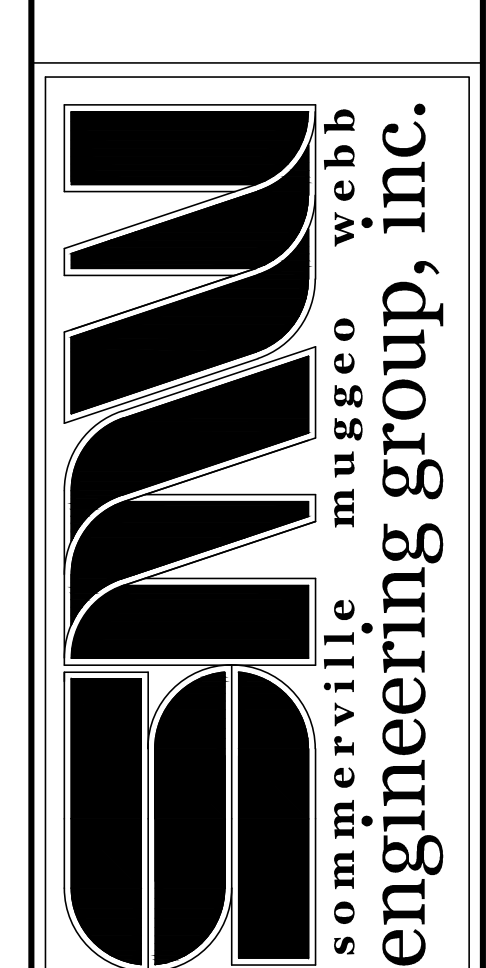
## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

NO.	REVISIONS DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	07/28/05
1	REVISED PER CITY COMMENTS	08/09/05
2	REVISED PER CITY COMMENTS	10/17/05

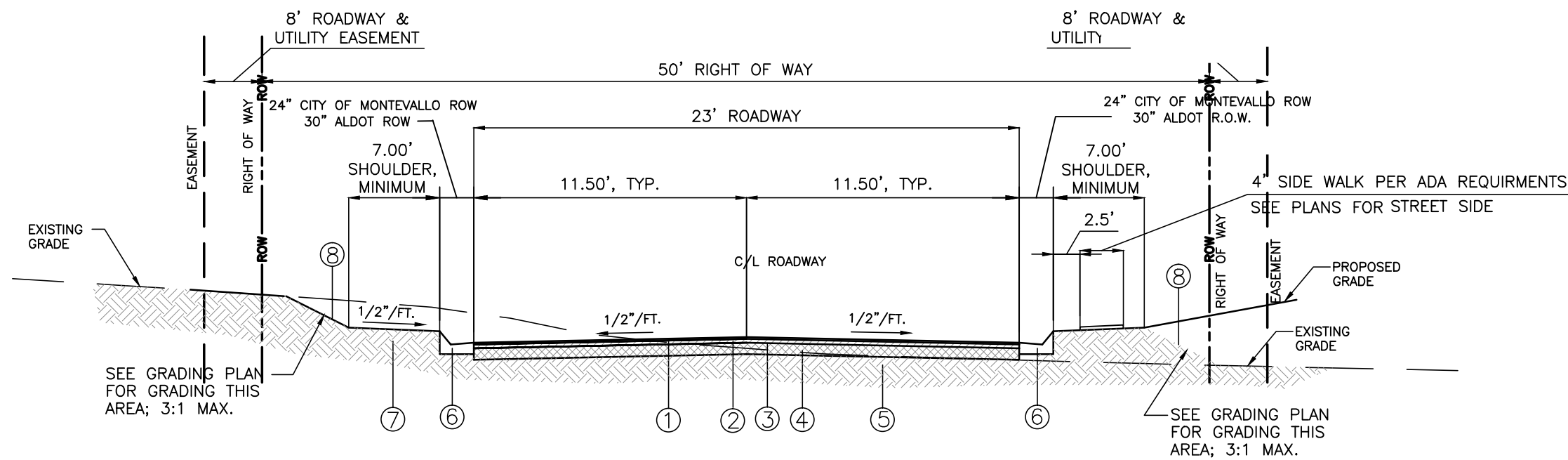
DESIGNED	DRAWN	CHECKED	PROJECT NO.
CC	CC	CC	05-443.04

DATE: 07/21/05 SCALE: 1"=50' SHEET 4 OF 42

**SMW Engineering Group, Inc.**  
 208 Oak Mountain Circle  
 Pelham, Alabama 35124  
 (205) 252-6985  
 Fax: (205) 320-1504







- 1 - 1" ASPHALT WEARING SURFACE (ALDOT 429)
- 2 - 1" ASPHALT BINDER (ALDOT 429)
- 3 - 0.20 GAL./S.Y. PRIMER COAT
- 4 - 6" CRUSHED COMPACTED CRUSHED AGGREGATE WITHIN CITY OF MONTEVALLO ROW (100% STD. DENSITY)
- 5 - 8" CRUSHED COMPACTED CRUSHED AGGREGATE WITHIN ALDOT ROW (100% STD. DENSITY)
- 6 - 8" MINIMUM COMPACTED SUB-BASE (EXISTING IF SUITABLE AND IMPORTED IF REQUIRED) (95% STD. DENSITY)
- 7 - 24" VALLEY GUTTER
- 8 - GRASSED SHOULDER
- 9 - 4" THK. TOPSOIL, SEED, MULCH

TYPICAL 23' WIDE ROADWAY WITH VALLEY GUTTER  
SCALE: NONE

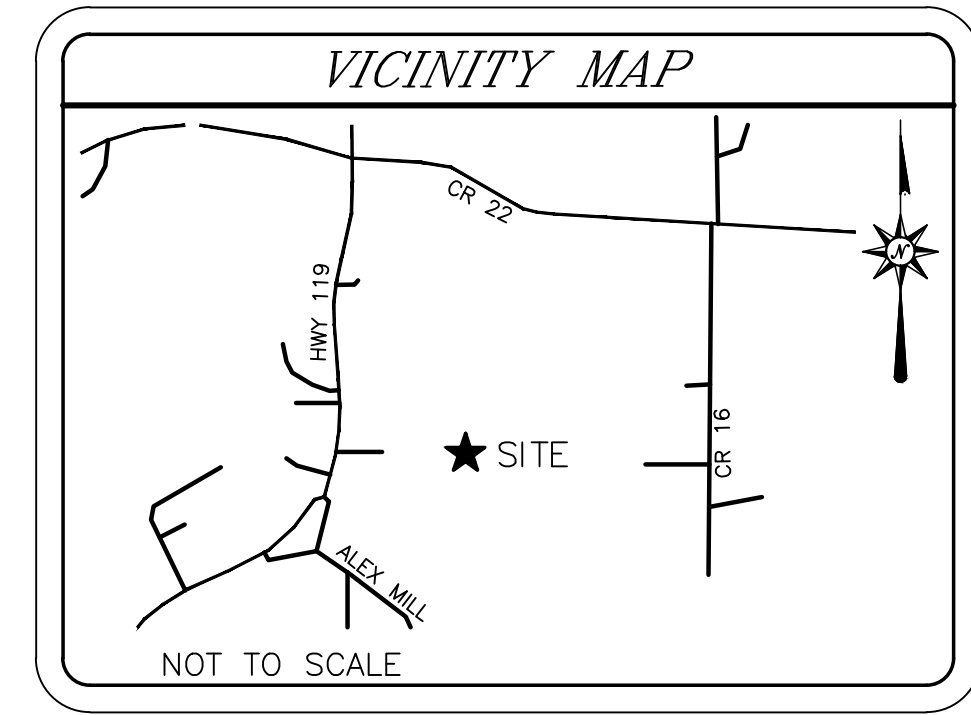
- CITY REQUIREMENTS:  
PRIOR TO SCHEDULING A FINAL INSPECTION THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE ENGINEER (AS A MINIMUM):
1. STREET COMPACTION TEST
  2. STREET PROOFROLL DOCUMENTATION (CONTACT ENGINEER PRIOR TO PROOF ROLL)
  3. WATER LINE TEST PER AWA (ALLOWABLE LEAKAGE AND DISINFECTION)
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# LEXINGTON PARC, SECTOR 1

## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

NO WORK SHALL BEGIN UNTIL ALDOT/COUNTY PERMIT IS PROVIDED TO THE CITY OF MONTEVALLO. LANDSCAPING AND IRRIGATION DESIGN TO BE PROVIDED BY OTHERS AND APPROVED SEPARATELY.



NO.	REVISIONS DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	07/28/05
1	REVISED PER CITY COMMENTS	08/15/05
2	REVISED PER CITY COMMENTS	10/17/05

APPROVED DATE	DRAWN DATE	CHECKED DATE	DESIGNED DATE	PROJECT NO.	SHEET	OF
				05-443.04	5	42


**SMW Engineering Group, Inc.**  
 208 Oak Mountain Circle  
 Pelham, Alabama 35124  
 (205) 252-6985  
 Fax: (205) 320-1504



PRELIMINARY PLAT  
 LEXINGTON PARC, SECTOR 1  
 HIGHWAY 119  
 MONTEVALLO, ALABAMA

**EXHIBIT B**  
**PROPOSED MASTER PLAN**

## Lot Legend

-  70' Wide Homes/Lots by others
-  60' Wide Future Drapac Lots

## Development Summary

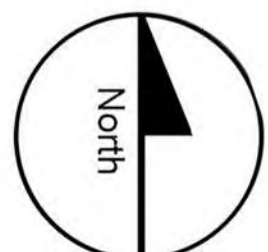
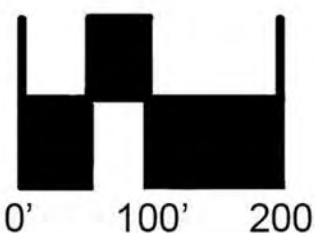
Existing Homes/Lots by others:	90
Proposed Future Drapac Lots:	168
Total Homes at Build-out:	258
Total Area:	79.8 Acres
Existing Zoning:	R-2 Special District

## Master Plan Legend

1. Passive Open Space to Remain
2. Lake Front Park



Date: June 17, 2020  
Graphic Scale



Note: Master Plan is illustrative only and subject to change.

SD20-008 Exhibit B - Proposed Master Plan 08-28-2020

# Master Plan Lexington Parc

City of Montevallo, Alabama

**drapac**  
capital partners



**ST. BOURKE**

1123 Zonolite Road NE, Suite 30  
Atlanta, GA 30306  
678.853.2530 | stbourke.com

**EXHIBIT C**  
**UTILITY AVAILABILITY**



August 25, 2020

Mr. Michael Harmon  
Montevallo Water and Sewer Board,  
613 Valley Street  
Montevallo, AL 35115

**Subject: Lexington Parc  
Water and Sewer Availability**

Dear Mr. Harmon:

The existing master plan for Lexington Parc Subdivision (approved in 2005/2006) was for 237 residential lots. This development is located off of AL 119 just south of Shelby County 22 between Emerald Lakes and Amersee Lakes Subdivisions.

The developer is requesting the current R2-SD zoning be rezoned to a new R2-SD zoning with a revised master plan for 258 lots. Currently 90 lots have been recorded for final plat. These water and sewer services will not be modified in any way.

As required by the City rezoning application, we are requesting a water and sewer availability letter for the remaining 168 single-family residential lots within Lexington Parc Subdivision Master Plan.

Thank you for your assistance.

If you have any questions please feel free to call us at 205-733-9696.

Sincerely,  
InSite Engineering, LLC

A handwritten signature in black ink that reads 'Ben Watson'.

Ben Watson



CITY OF MONTEVALLO  
**WATER WORKS AND SEWER BOARD**

ROGER WHEELER - Chairman  
MICHAEL HARMON - Manager

August 25, 2020

Shelby County Development Services  
1123 County Services Drive  
Pelham, AL 35124-6128

Re: Lexington Parc 4

This letter is to certify that the Montevallo Water Works and Sewer Board currently has the available capacity to provide water and sewer service to approximately 258 lots in the proposed rezoning of Lexington Parc 4 residential subdivision off of Highway 119 in Montevallo.

Provision of water and sewer service is contingent on our approval of construction plans prepared in accordance with our standard specifications and is not guaranteed until payment of all required fees have been received.

Should you have any further questions please call us at 205-665-9045.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Harmon". The signature is fluid and cursive, extending across the width of the page.

Michael Harmon, Manager

Prepared By: Alicia Reedy

**EXHIBIT D**  
**TRANSPORATION LETTER**

## Memorandum

**To:** Dan Mason  
St. Bourke Development

**From:** Scott Cothron, P.E.

**Date:** September 6, 2019

**Subject:** Full Build Out Land Use Traffic Impact  
Lexington Parc - Montevallo, AL

The purpose of this memorandum is to determine the expected vehicle trips still to be generated associated with the remaining build out of the Lexington Parc -Montevallo residential development and the resulting traffic operational effect to nearby roads. Further, this effort assesses the traffic impact of an increased housing density within the development beyond that of the originally approved zoning.

The Lexington Parc – Montevallo development’s planning, engineering, and construction effort began in the mid 2000’s with portions of its roadway network and a number of buildable lots constructed at that time as shown in **Figure 1**. The originally planned number of lots totaled 237 to be built in seven (7) construction phases. Progress then stalled with the housing market downturn of the late 2000’s. To date, only the roadway network servicing housing Phases 1 and 2 is available with approximately 33 occupied residences in place with 2 remaining open lots. Renewed recent progress on the development has modified the original plan from the originally planned total full build out of 237 lots for single family residential homes to a proposed full build out of 258 residences.



**Figure 1.** Residential Development Site Location Map



**Existing Roadway Traffic Volumes**

Hourly traffic data was collected along SR 119 in the vicinity of Freedom Pkwy. (Main Roadway into Lexington Parc) on a typical weekday in the final week of August 2019. The data indicates an approximately 50 / 50 directional split as follows:

**SR 119 (At Freedom Pkwy.) Existing Peak Hour Traffic Volumes - August 2019:**

	Northbound	Southbound
AM Peak Hour (7AM-8AM)	424 Vehicles	426 Vehicles
PM Peak Hour (5PM-6PM)	433 Vehicles	453 Vehicles

**Trip Generation**

The following table outlines the expected peak hour traffic generated by the originally planned 237 homes according to ITE's *Trip Generation Manual*. It also shows the adjustments to traffic projections to apply to determine the added traffic for another 21 homes and account for the 33 homes already constructed and generating traffic on the roadway system. This information shows both the totaled remaining traffic still to be generated from the development (**Table 1**) and is reference information to compare the expected LOS at the main intersection with 237 residences as originally planned versus the expected LOS when adjusting the housing density by an additional 21 lots for a new total of 258 residences (**Table 2**).

Table 1. Trip Generation for Remaining Development Build Out

Land Use	ITE Code		AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached Housing	210	<b>237 Lots/Residences</b> (2005 Approved Zoning)	44	132	176	145	85	230
		<b>21 Lots/Residences</b> (2019 Plan Added Lots/Residences)	6	18	24	16	10	26
		<b>33 Residences Built and Occupied</b> (Accounting for 33 homes occupied and generating traffic)	-9	-26	-35	-26	-15	-41
<b>TOTAL FULL BUILD PEAK HOUR AM/PM TRAFFIC GENERATION REMAINING</b>			<b>41</b>	<b>124</b>	<b>165</b>	<b>135</b>	<b>80</b>	<b>215</b>

**Intersection Level of Service Assessment**

Table 2 shows the intersection LOS from traffic generated after completed construction of 237 residences versus 258 residences. The analysis indicates a drop in LOS for the left turns out of the development (from Freedom Dr.) for the PM peak hour with the added 21 lots associated with the latest (2019) residential development plan. A drop of level of service from LOS “C” to LOS “D” is considered acceptable. Typical traffic engineering practice states a LOS “D” or better is desirable for peak hour traffic operations and indicates transportation infrastructure is considered sufficient.

Table 2. Intersection LOS Comparison (2005 Zoning versus 2019 Planned Number of Residences)

Intersection	Approach/Movement	Level of Service (AM)	Level of Service (PM)	Level of Service (AM)	Level of Service (PM)
		2005 Zoning (237 Residences)		2019 Plan (258 Residences)	
SR 119 at Freedom Parkway	SR119 - Northbound (SHARED THRU / RIGHT)	A	A	A	A
	SR119 - Southbound (LEFT / THRU)	A / A	A / A	A / A	A / A
	Freedom Pkwy. – Westbound (LEFT / RIGHT)	C / A	C / B	C / B	D / B

In summary, the addition of 21 lots does add more traffic generated due to the residential development upon full build out. The added traffic generated results in a LOS “D” for the PM peak left turns out of the development. It is our professional opinion the effect to intersection operations from the new development plan is minimal and the level of service is still in the desirable range for peak hour traffic operations.

## KRISTINE GODDARD

---

**From:** Katie Flaim <katie@stbourne.com>  
**Sent:** Tuesday, October 6, 2020 11:39 AM  
**To:** KRISTINE GODDARD  
**Cc:** Ben Watson; Max Cookes  
**Subject:** Lexington Parc - P&Z Package Submittal

"EXTERNAL"

Hi Kristen,

In preparation of our upcoming Planning & Zoning meeting I wanted to provide you an update on Lexington Parc. We held our second information evening with the existing (and new residents) at Lexington Parc last Wednesday. The purpose of the meeting was to walk them through the zoning modification we are seeking, addressing questions they may have relating to the new masterplan, and also listen to any issues and concerns that they have within the community, and with the builder. We are excited to say we received unanimous support from all the homeowners in attendance for the zoning modification. The residents were most excited about the new amenity area fronting the pond, the improvement works we have already done at the entrance of the project, and the addition of new homes to help to offset and reduce the HOA community costs. See within the link below the signature page illustrating the homeowners support.

In addition, there was an overwhelming view that the new homes being built by LGI in Phases 1-3 were of a very high quality, and solid price-point. They believe the builder has also acted very professionally whilst building in a neighborhood with existing homeowners. The renderings within the link showcase what they are currently building in Phases 1-3, and it is going to become a minimum standard of what we will be expecting on the final phases of Lexington Parc.

[Lexington Parc P&Z Documents](#)

Please let us know if you have any questions. Otherwise, we look forward to seeing you on October 15<sup>th</sup>!

**KATIE FLAIM** | DIRECTOR – PORTFOLIO MANAGEMENT



M +1 404 368 9801  
A 1123 Zonolite Road NE,  
Suite 30, Atlanta, GA 30306  
W [stbourne.com](http://stbourne.com)

# REPORT TO THE CITY OF MONTEVALLO

## PLANNING & ZONING COMMISSION

Department of Development Services

October 15, 2020

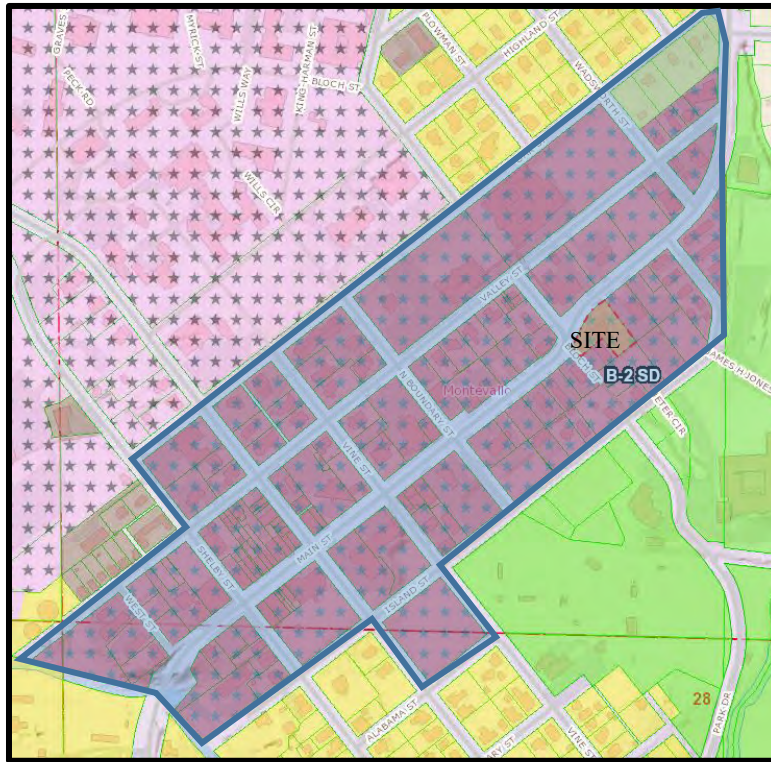
SP20-009

### Xcaret Grill- Site Development Plan

This is a request from Saray Jimenez, property owner for approval of a modified site plan to improve parking and landscaping for a restaurant use. The subject property is located at 1032 Main St, formally known as Eclipse Coffee and Books; Parcel Identification 27-5-21-3-306-013.000.

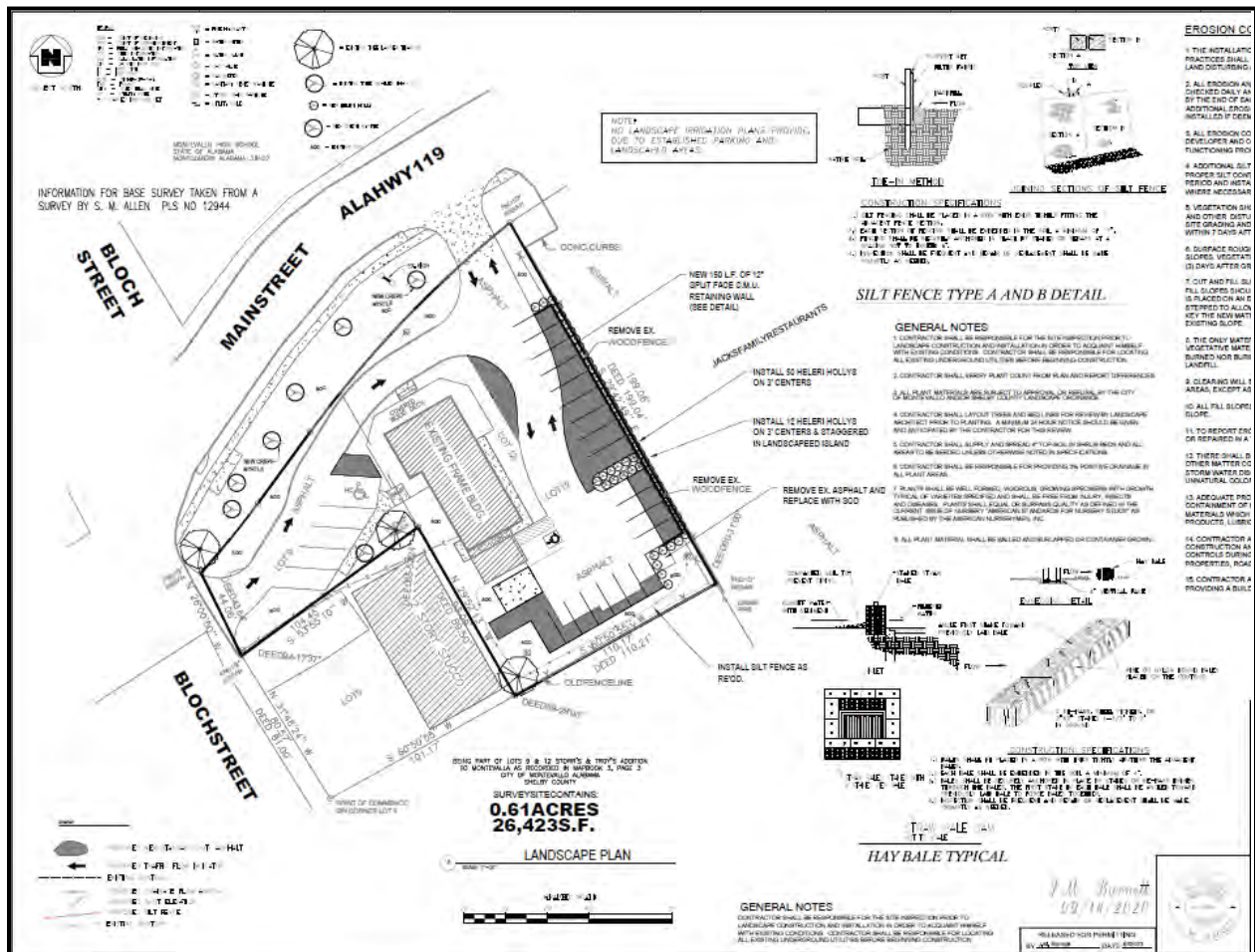
#### DISCUSSION

The subject property is located at 1032 Main Street (State Route 119); previously the Eclipse Coffee and Books location. The property contains approximately 0.61 acres and a single commercial structure. The subject property is zoned B-2 SD, General Business Special District according to the *Zoning Ordinance of the City of Montevallo* and is located within the Urban Core (shown in blue).



#### Proposed Site Development

The applicant proposes to convert the coffee shop and book store into a full service restaurant; upgrade the existing parking lot and landscaping to meet the intent of the zoning regulations. The previous use had minimally defined parking and limited landscaping on site. The applicant has completed minor exterior repairs and painting to the main building and has submitted a building permit for the interior remodel.



Access

The applicant plans to utilize the existing access for the new business.

Parking

The previous business did not maintain striped parking spaces on site. Generally, the site could park approximately 25 vehicles as determined by aerial photography review. The existing building is approximately 2,698 square feet. Restaurants require a parking ratio of one space per 100 square feet of floor area. A total of 27 parking spaces are required per the regulations and 27 parking spaces are provided on the site plan, including two ADA handicap spaces with one van accessible space. The site data table on the plan set incorrectly identifies 26 parking stalls and incorrectly identifies the parking calculation. This was also identified in the City Engineer’s comments and must be corrected prior to site plan certification

The City Engineer has reviewed the drawings and finds the drawings to be substantially complete; however, minor comments from the initial review remain unaddressed. They include:

1. The site Data Table on the cover sheet still does not outline all applicable impervious surfaces as to match Sheet C-2.
2. Reference is made to “Retail” parking and its associated floor space requirements; the proposed land use is “Restaurant”. Please update the parking standard with the correct use and required off street parking equation as outlined in the city of Montevallo Zoning Ordinance. Prior to final certification of the site development plan the following items must be added to the plan set.

### Landscaping

The subject property has some existing landscaping and container plantings on site. With the proposed change of use and upgrade to the parking lot, the applicant is now required to bring the site into compliance with the current zoning regulations, to the best of their ability. The Arbor and Beautification Board (ABB) has reviewed the required buffers, perimeter landscaping, parking island landscaping and foundation plantings and have found the plans meet the intent of the landscape regulations of Article 23. The ABB did express concern regarding the wooden fence. They requested that the fence be removed and replaced with the plants specified in the landscape plan.

### Utilities

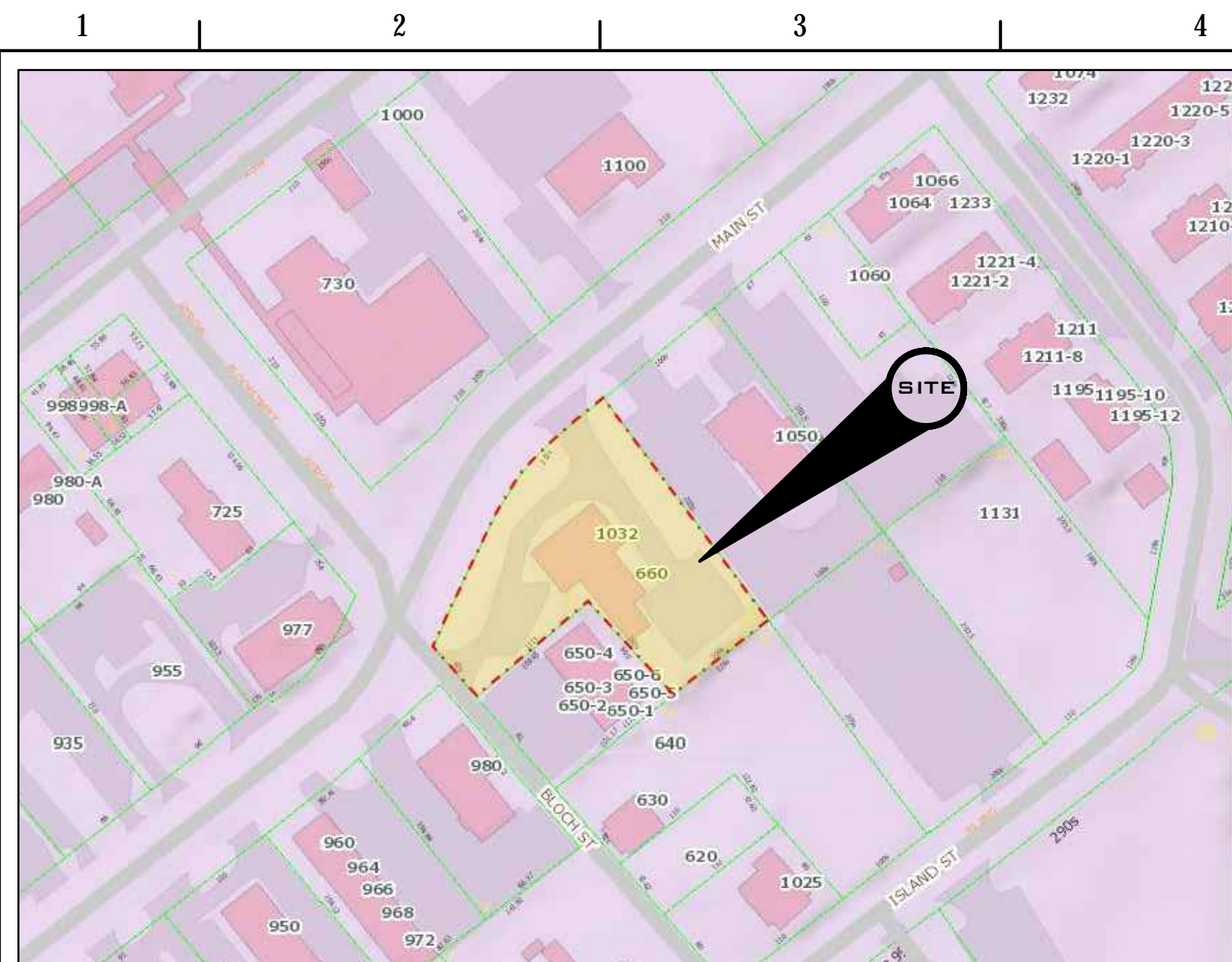
Montevallo Water Works and Sewer Board has completed a review of the plans (dated 10/5/20) and have provided a conditional approval based on the addition of the following notes to the site plan set:

- a) Please provide benchmark per Montevallo Water and Sewer Board Standard Sanitary Sewer Specifications and Potable Water Specification.
- b) Provide documentation from Mechanical Engineer that existing water service is sufficient for water service and peak flow demand.
- c) Grease trap shall be sized in accordance with the Plumbing and Drainage Institute Standard PDI-G101 as outlined within the Montevallo Water and Sewer Board Standard Sanitary Sewer Specifications.
- d) Montevallo Water and Sewer Board representative shall be present when any work is performed on the water system and/or the sewer system.
- e) All work on the water system and the sewer system must be performed by a licensed contractor.

### Summary

The proposed development is consistent with the *Zoning Ordinance of the City of Montevallo*. **Approval** of the site plan should be subject to:

- The applicant submitting a revised site plan that addresses all remaining minor corrections;
- The applicant completing all required bonding;
- Compliance with the regulations, policies and guidelines of the City of Montevallo;
- Approval by the Montevallo City Council.

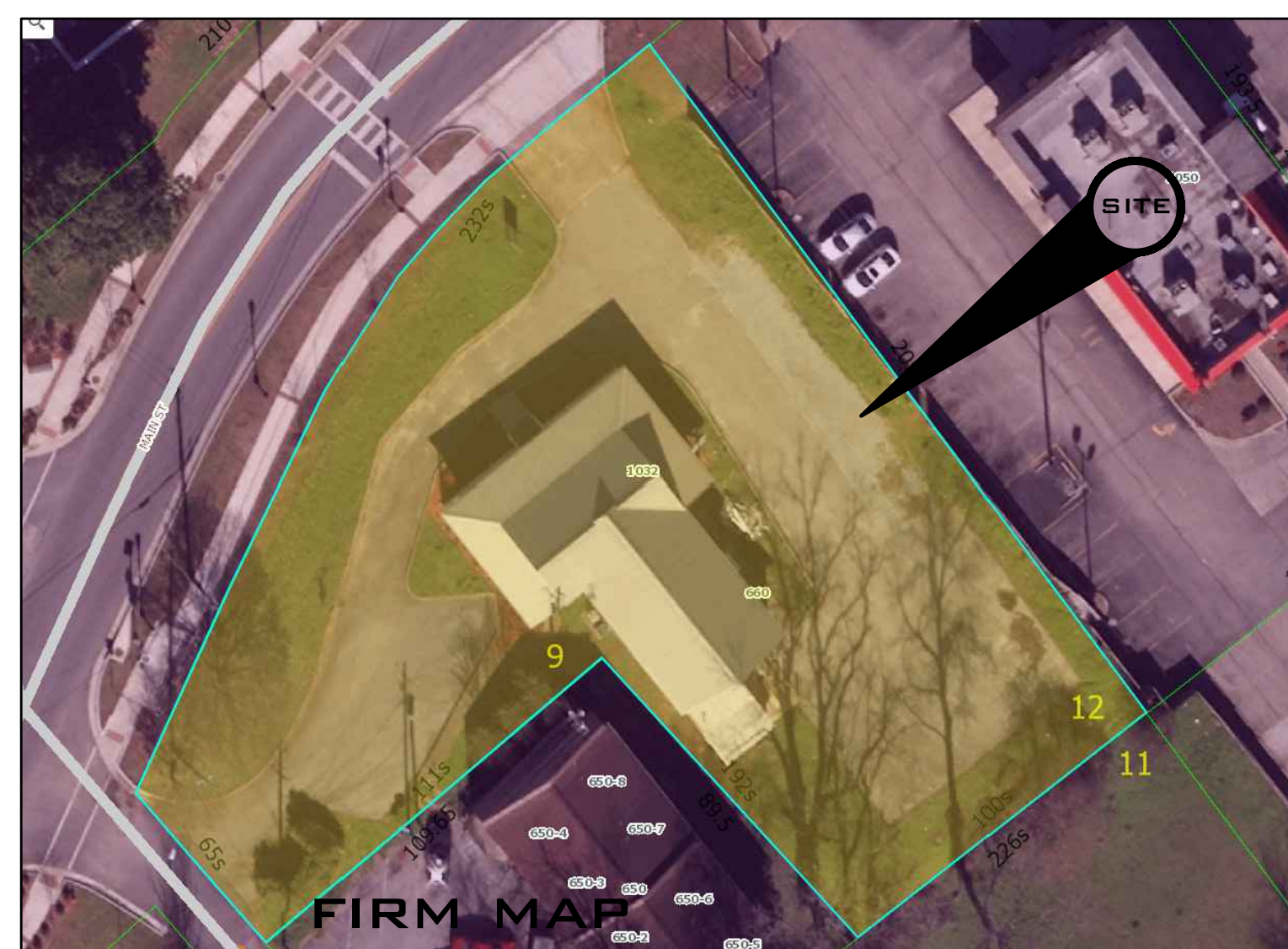


VICINITY MAP (N.T.S.)

Site Data Table			
<b>Total Site Area</b>			
Gross Site Area	0.61 acres	26,423 Sq. ft.	100% of Site
Net Site Area	0.06 acres	2,760 Sq. ft.	10.4 % of Site
<b>Impervious Surface Coverage</b>			
	EXISTING / PROPOSED	EXISTING / PROPOSED	
Total Impervious Area	17,100 / 17,896	Sq. ft. 64.7 / 67.7	% of Site
Building Coverage	2,698 / 2,698	Sq. ft. 10.2 / 10.2	% of Site
Paved Vehicular Use Area	11,832 / 14,592	Sq. ft. 44.8 / 55.2	% of Site
Impervious Surface Ratio (total impervious area/gross site area)	17,100 / 17,896	64.7 / 67.7	Sq. ft.
<b>Gross Floor Area and Building Height by Building</b>			
			Height (measured from finished floor elevation)
Building 1	2,698	Sq. ft.	30 ft.
Building 2	N/A	Sq. ft.	ft.
Building 3	N/A	Sq. ft.	ft.
Building 4	N/A	Sq. ft.	ft.
<b>Floor Area by Use</b>			
			Sq. ft.
RESTAURANT Etc.	2,698	Sq. ft.	
Floor Area Ratio (building coverage/gross site area)	2,698 / 26,423	Sq. ft.	
<b>Parking Required</b>			
	RESTAURANT		
	1 SPACE / 3 SEATS = 24	spaces	
Retail (1 space for each 250 sq. ft. of floor area)	24 STANDARD	spaces	
Handicap Accessible	2	spaces	
Total Required	26	spaces	
Total Parking Spaces Provided	26	spaces	
<b>Additional Site Data</b>			
Subject Property Parcel ID Number(s)	27-5-21-3-306-013.000		
Subject Property Zoning	B-2 GENERAL BUSINESS DISTRICT		
Number of Existing Buildings	1		
Number of Proposed Buildings	1		
Number of Phases	N/A		

LEGEND

- SS --- PROPERTY LINE
- W --- EXISTING 8" SANITARY SEWER LINE
- --- EXISTING 6" WATER MAIN
- === SD === EXISTING STORM SEWER
- G --- EXISTING 2" GAS MAIN
- OH E --- EXISTING POWER POLE & O.H. ELECTRIC LINES
- --- EXISTING GUY WIRE & ANCHOR
- --- EXISTING CONTOUR & ELEVATION
- 600 --- PROPOSED FINISH GRADE CONTOUR & ELEVATION
- 601 --- PROPOSED 6" SANITARY SEWER LINE
- 1 1/2"W --- PROPOSED 1 1/2" WATER LINE
- 2"G --- PROPOSED 2" GAS LINE
- UG E --- PROPOSED UNDERGROUND ELECTRIC SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- 2"T --- PROPOSED 2" CONDUIT FOR TELEPHONE SERVICE
- SD --- PROPOSED STORM DRAIN LINE
- >--- PROPOSED DIRECTION OF DRAINAGE FLOW ARROW
- 570.90'x PROP. FINISHED GRADE ELEV.
- PROPOSED 400 WATT METAL HALIDE YARD LIGHT



SITE MAP (N.T.S.)

- C0 TITLE SHEET
- C1 COVER SHEET
- C2 SITE LAYOUT PLAN
- C3 GRADING AND EROSION CONTROL PLAN
- C4 LANDSCAPING & IRRIGATION PLAN
- C4 SITE UTILITY PLAN

PROPERTY DESCRIPTION

Parts of Lots 9 and 12 of Storrs and Troy Addition to Montevallo, as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Lot 9; thence run Northwest along the Westerly line of same for 81.00 feet to the point of beginning; thence 85 degrees 42 minutes 23 seconds right and run Northeasterly for 101.45 feet; thence 94 degrees 17 minutes 36 seconds right and run Southeasterly for 89.50 feet to the Southeast corner of said Lot 9; thence 89 degrees 29 minutes 00 seconds left and run Northeasterly for 110.21 feet to the Southeast corner of said Lot 12; thence 90 degrees 31 minutes 00 seconds left and run Northwest along the Easterly line of said Lot 12 for 199.04 feet to a point on the Southerly right of way line of Alabama Highway 119 as shown on Riggins Survey, dated November, 1945; thence run Westerly along said right of way line of 224.17 feet to the Westerly line of said Lot 9; thence Southeast along said lot line for 43.64 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

# XCART GRILL MEXICAN RESTAURANT

PROPOSED USE: RESTAURANT  
PART OF LOTS 9 & 12, STORR'S & TROY'S ADDITION TO MONTEVALLO AS RECORDED IN MAPBOOK 3, PAGE 3 SHELBY COUNTY

OWNER:  
XCART GRILL - 205-230-7124  
ZONING:  
ZONED: B-2 GENERAL BUSINESS  
SITE ADDRESS  
1032 MAIN STREET, MONTEVALLO, AL. 35115

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH SPECIFICATIONS AND APPLICABLE STANDARDS ESTABLISHED BY SHELBY COUNTY & THE CITY OF MONTEVALLO. WHERE THESE SPECIFICATIONS AND COUNTY STANDARDS DEVIATE, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL UNLESS APPROVED BY THE ENGINEER.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE UTILITY SUBCONTRACTORS TO INSURE THAT ALL UTILITY INSTALLATIONS PROCEED IN A TIMELY MANNER AND TO PREVENT CONFLICTS IN THE INSTALLATION OF THE WATER, SEWER, GAS, ELECTRICAL POWER, AND TELEPHONE LINES.
- ALL CONDITIONS AND STIPULATIONS OF THE CONSTRUCTION PERMITS AND APPROVALS ISSUED BY THE SHELBY COUNTY AND/OR THE CITY OF MONTEVALLO, THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE CITY OF MONTEVALLO AND ALL THE UTILITIES AUTHORITY SHALL BE COMPLIED IN EVERY WAY.

GENERAL SITE WORK AND PAVING

- UNLESS APPROVED OTHERWISE ALL SITE WORK SHALL COMPLY WITH THE CITY OF MONTEVALLO AND SHELBY COUNTY STANDARD SPECIFICATIONS FOR ALL CONSTRUCTION, "LATEST EDITION" AND THE FOLLOWING SPECIFIC REQUIREMENTS.
- ALL AREAS TO BE CUT OR FILLED SHALL BE CLEARED AND GRUBBED.
- ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE PAVEMENT SUBGRADE TO A DEPTH OF AT LEAST 4 FEET AND BACKFILLED WITH CLEAN STONE. SUBGRADE FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN 12 INCHES THICKNESS AND COMPACTED TO A MINIMUM DENSITY OF 98% AS DETERMINED BY THE "STANDARD PROCTOR" TEST (ASTM D-698) AT NEAR OPTIMUM MOISTURE INTENT.(FDOT, SEC. 120)
- THE SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR 40 AND COMPACTED TO A MINIMUM DENSITY OF 98% (ASTM D-1557).
- THE PAVEMENT BASE SHALL BE CONSTRUCTED OF 6 INCHES (COMPACTED THICKNESS) OF DENSE-GRADED CRUSHED STONE BASE MATERIAL (ALDOT-825B) COMPACTED TO A MINIMUM DENSITY OF 100% OF "MODIFIED PROCTOR" TEST (ASTM D-1557). UNLESS OTHERWISE SHOWN ON PLANS.
- ALL CONCRETE WORK SHALL COMPLY WITH ALDOT STANDARD SPECIFICATIONS.
- ALL WEARING SURFACES SHALL BE CONSTRUCTED 1 INCH (COMPACTED THICKNESS) OF ASPHALTIC CONCRETE TYPE S-1 UNLESS OTHERWISE SHOWN ON PLANS.
- ALL DISTURBED AREAS SHALL BE DISCED LIGHTLY, SMOOTHED, SEEDED AND MULCHED. ALL SLOPES SUBJECT TO SEVERE EROSION SHALL BE STABILIZED WITH SOD.
- CONSTRUCTION JOINTS SHALL BE CONSTRUCTED EVERY 10 FEET BUT NO SECTION SHALL BE LESS THAN 4 FEET LONG. STEEL TEMPLATES SHALL BE USED FOR THESE JOINTS AND WITHDRAWN AFTER INITIAL SET. AT INTERVALS NOT TO EXCEED 50 FEET AND AT ALL STRUCTURES AND AT ALL RADIUS POINTS, A 1/2 INCH FULL DEPTH EXPANSION JOINT SHALL BE CONSTRUCTED OF AN APPROVED MATERIAL.

UTILITY WORK

- ALL WORK SHALL COMPLY WITH APPLICABLE STANDARDS AND CODES ESTABLISHED BY THE CITY OF MONTEVALLO AND SHELBY COUNTY WRITTEN SPECIFICATIONS.
- THE UTILITY CONTRACTOR SHALL MAKE CONNECTIONS TO THE SANITARY SEWER AND STORM DRAINAGE SYSTEM AS SHOWN AND SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITY LINES PRIOR TO BEGINNING WORK. THE UTILITY CONTRACTOR SHALL INCLUDE THE COST OF PROTECTION AND/OR RELOCATION OF OTHER UTILITIES IN HIS BID AND SHALL COORDINATE HIS WORK WITH OTHER UTILITY SUB-CONTRACTORS TO PREVENT CONFLICTS WITH OTHER UTILITY LINES.
- ALL PROPOSED STORM SEWER PIPING SHALL BE CLASS III RCP EXCEPT WHERE NOTED.
- THE MONTEVALLO WATER AND SEWER BOARD SHALL MAKE ALL SERVICE CONNECTIONS TO THE EXISTING WATER MAINS WHERE NECESSARY.
- "AS-BUILT" DRAWINGS SHOWING LATERAL, MANHOLE, AND VALVE LOCATIONS MEASURED FROM PERMANENT REFERENCE POINTS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO ACCEPTANCE.

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED FOR APPROVAL

BY \_\_\_\_\_ DATE \_\_\_\_\_

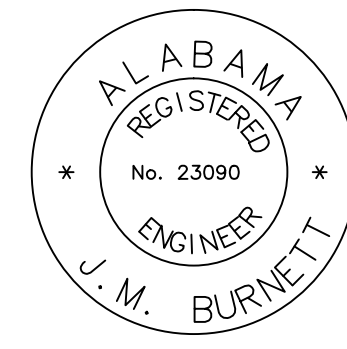
NO	DATE	REVISIONS	DWG	CNO
0	08/14/20	REVISED PER THE CITY / COUNTY / WATER BOARD COMMENTS	DWW	JMB

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ALABASTER, AL. 35007  
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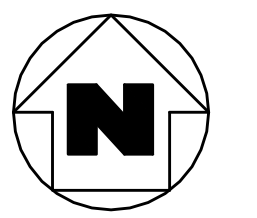
SITE PLAN  
RENOVATIONS FOR PARKING LOT EXPANSION  
XCARET GRILL (205) 230-7124  
1032 MAIN STREET, MONTEVALLO, AL. 35115

J.M. Burnett  
09/14/2020



RELEASED FOR PERMITTING  
BY J.M. Burnett DATE 8/05/20

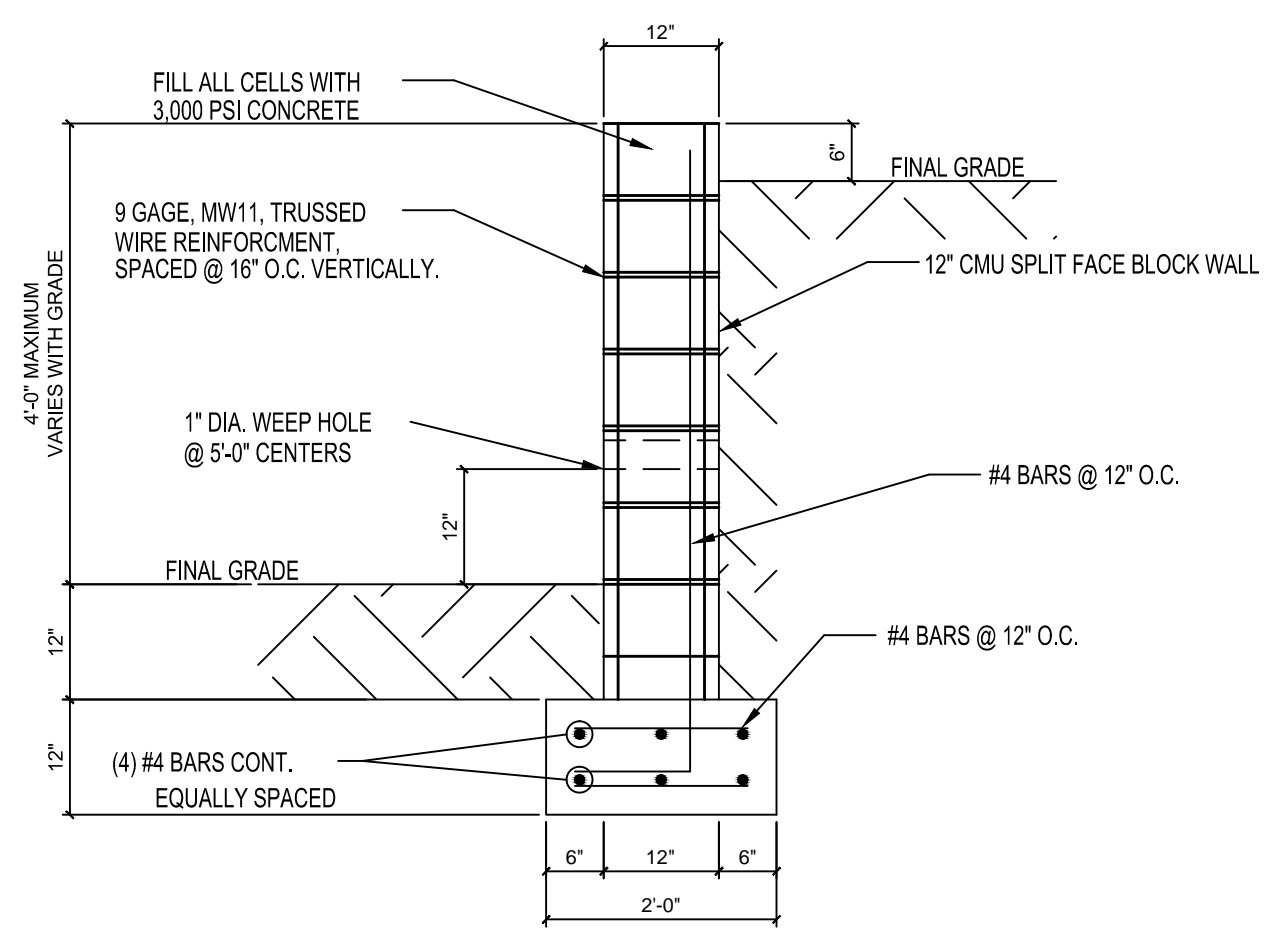
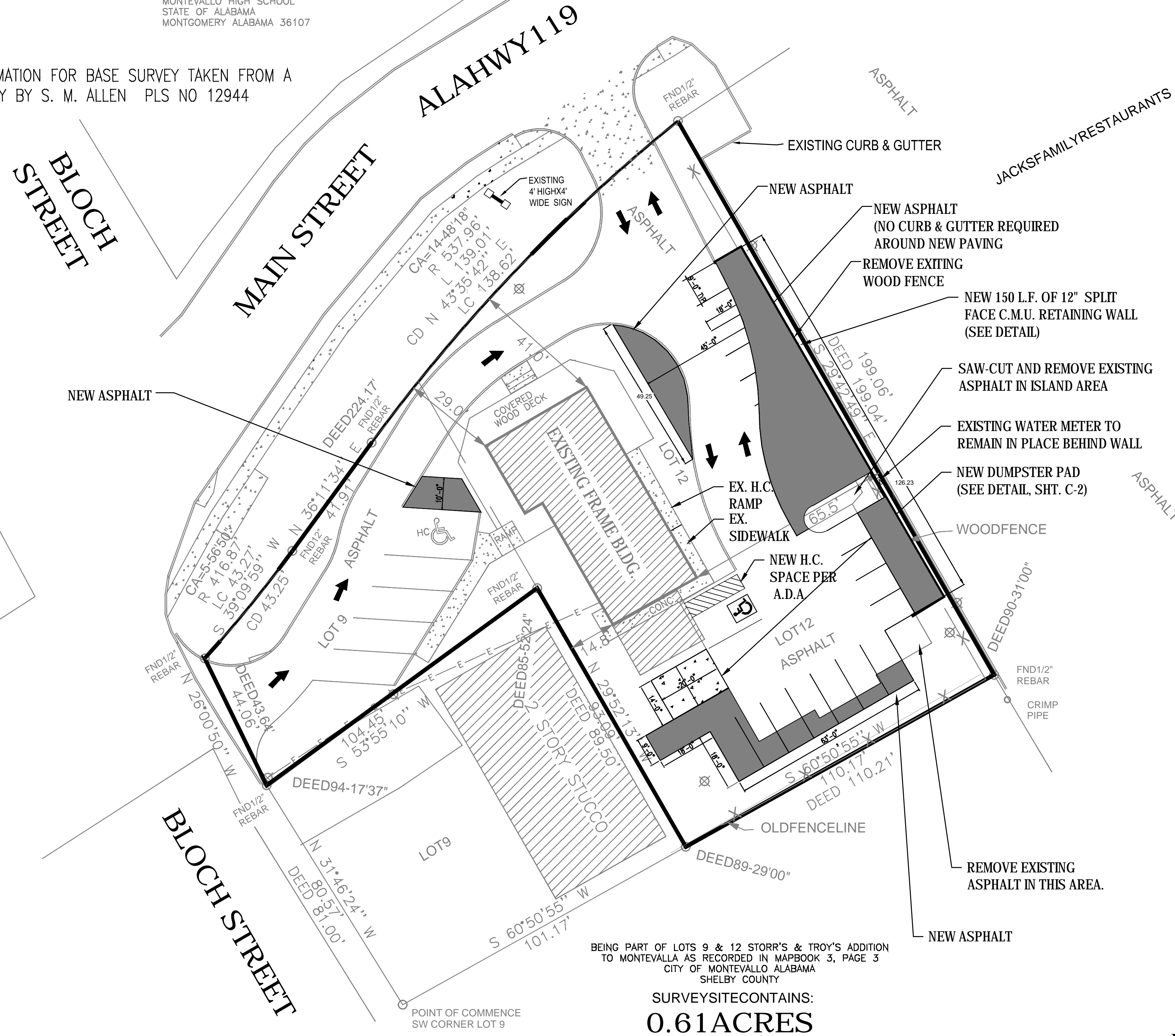
SCALE	CONTRACT	DRAWING NO.	REV.
AS NOTED	080820-1	C-0	0



- LEGEND:**
- PCB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
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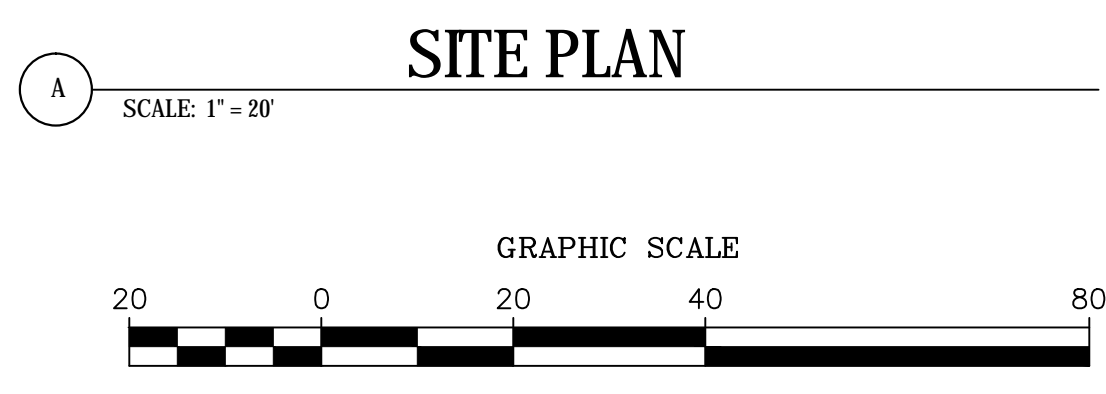
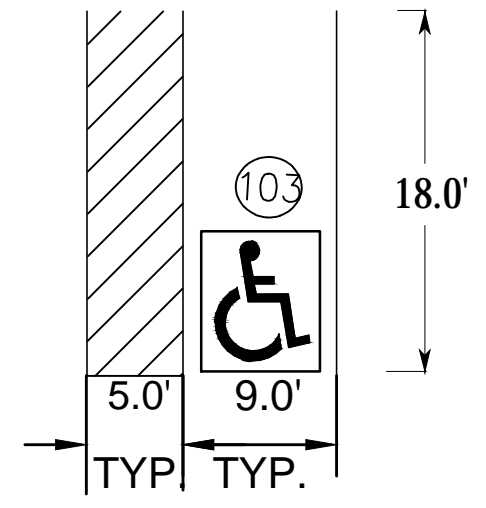
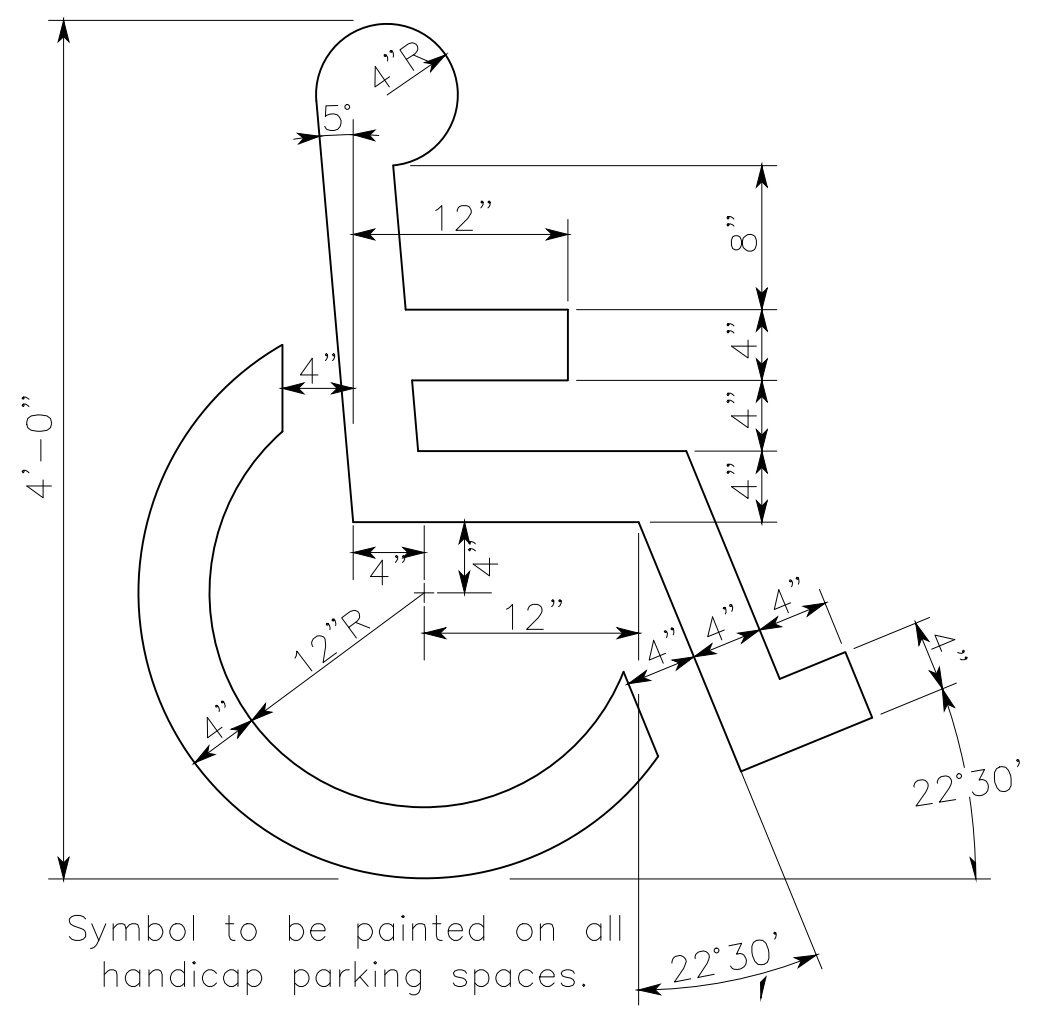
MONIEVALLO HIGH SCHOOL  
STATE OF ALABAMA  
MONTGOMERY ALABAMA 36107

INFORMATION FOR BASE SURVEY TAKEN FROM A  
SURVEY BY S. M. ALLEN PLS NO 12944



- NOTES:**
1. THE RETAINING WALL SHALL BE BACKFILLED USING GRANULAR, FREE-DRAINING MATERIAL.
  2. ALL REINFORCING STEEL SHALL BE FREE OF RUST AND DEBRIS PRIOR TO PLACING AND POURING CONCRETE.
  3. MAINTAIN 3" CONCRETE COVER BETWEEN REINFORCING STEEL AND PERMANENT IN-PLACE EARTH.
  4. ALL STRUCTURAL CONCRETE SHALL OBTAIN 3,000 P.S.I. PRIOR TO AGING 28 DAYS.

- CONSTRUCTION NOTES**
1. ALL FILL PAVEMENT MATERIALS USED AND WORK PERFORMED SHALL CONFORM TO ALABAMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2018 EDITION.
  2. ALL FILL SLOPES SHALL BE PROTECTED FROM EROSION AND SHALL BE STABILIZED AS SOON AS POSSIBLE. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED BY STAKING SOD IN PLACE.
  3. THE AREAS SODDED AND OR SEEDED AND MULCHED SHALL BE WATERED TO INSURE GROWTH. CONTINUE WATERING UNTIL THE VEGETATION HAS TAKEN ROOT AND ESTABLISHED A GOOD, HEALTHY GROWTH IN ACCORDANCE WITH THE ENGINEER.
  4. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH TESTING REQUIRED BY THE LOCAL GOVERNING AGENCIES IN ADDITION TO THE TESTING REQUIREMENTS.
  6. ALL SWALE AREAS SHALL BE STABILIZED AND SEEDDED WITH BERMUDA OR EQUAL GRASS SEED APPLIED AT SQUARE FEET OF SURFACE AREA. ALL AREAS SHALL BE FINE GRADED, TILLED TO A DEPTH 6", AND FERTILIZED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE A COMMERCIAL GRADE 16-4-8 FORMULATION OF WHICH 60 PERCENT OF THE NITROGEN IS IN THE UREA-FORMALDEHYDE FORM.
  7. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES AND VEGETATION IN SETTLED, ERODED AND RUTTED AREAS. SUGGESTIONS OF ANY ADDITIONAL CONTROL OF SEDIMENTATION AND EROSION NEEDED SHALL BE DIRECTED TO THE ENGINEER.
  8. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS DRAINS, WATER OR GAS PIPES, CONDUIITS, POLES, WELLS, ETC. ARE TO BE CAREFULLY PROTECTED AND NOT TO BE DISPLACED UNLESS NOTED.
  9. ALL FILL MATERIAL SHALL BE CLEAN AND FREE OF ORGANICS. FILL SHALL BE COMPACTED TO MAXIMUM 9" LIFTS TO 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. PARKING AND ROADWAY AREAS SHALL HAVE A MINIMUM OF ONE DENSITY TEST PERFORMED FOR EACH 2,500 SQUARE FEET OF PAVED AREA NOT TO EXCEED 150 LINEAR FEET BETWEEN TESTS. DENSITY TEST LOCATION SHALL BE APPROVED BY THE ENGINEER.
  10. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY PERCEIVED CONFLICTS, AMBIGUOUS ITEMS OR DEFICIENCIES IN THE PLANS, SPECIFICATIONS, GENERAL NOTES OR RELATED CONTRACT DOCUMENTS.
  11. THE CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN PLANTED AREAS IN A SATISFACTORY CONDITION UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE ENGINEER, AT ANY TIME, MAY REQUIRE REPLANTING OF ANY AREAS IN WHICH THE ESTABLISHMENT OF THE GRASS STAND DOES NOT APPEAR TO BE DEVELOPING SATISFACTORILY.
  12. THE TECHNICAL SPECIFICATIONS FOR THIS PROJECT ARE A PART OF THESE CONSTRUCTION PLANS AND NO CONSTRUCTION SHOULD COMMENCE UNTIL THE CONTRACTOR HAS REVIEWED AND UNDERSTANDS THE PLANS AND TECHNICAL SPECIFICATIONS.
  13. NOTIFY ALL UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R.W.
  14. ALL ROOF DRAINS TO BE ROUTED SO AS TO CARRY ALL STORMWATER AWAY FROM BUILDING.
  15. THE OWNER SHALL ARRANGE/SCHEDULE WITH THE DESIGN ENGINEER AN INSPECTION OF THE EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION, AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION. APPLICABLE BUILDING CODES.
  16. AN EXISTING WATER SERVICE IS LOCATED AT THE ENTRANCE OF THE SITE. THEREFORE, THE OWNER SHALL MAKE VERY WATER SERVICE LINE PRESURE AND SIZE.



- NOTES:**
- PARKING SPACES
  - PARKING REQUIRED = 72 SEATS X 1 PER 3 SEATS = 24 SPACES
  - PARKING PROVIDED = 25 SPACES @ 9' x 18' MIN.
  - HANDICAP SPACES PROVIDED = 2 SPACES PER A.D.A. REQUIREMENTS
  - TOTAL: 26 SPACES

**PRELIMINARY NOT FOR CONSTRUCTION  
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BY \_\_\_\_\_ DATE \_\_\_\_\_

NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	DATE
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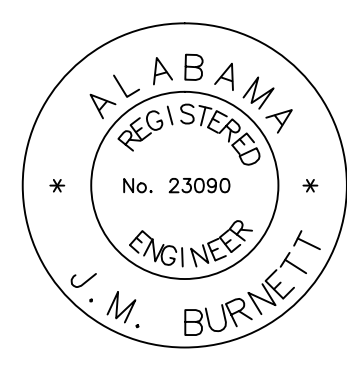
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SITE PLAN  
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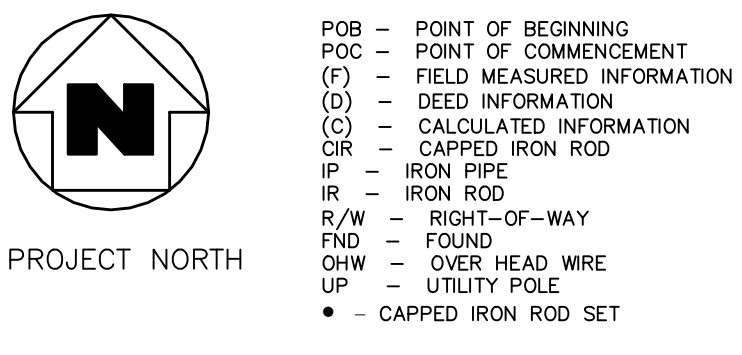
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J.M. Burnett  
09/14/2020



RELEASED FOR PERMITTING  
BY J.M. Burnett DATE 8/05/20





INFORMATION FOR BASE SURVEY TAKEN FROM A SURVEY BY S. M. ALLEN PLS NO 12944

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  - = GAS VALVE
  - = GAS METER
  - = SANITARY SEWER MANHOLE
  - = STORM DRAIN MANHOLE
  - = UTILITY POLE
- LEGEND**
- PROPOSED NEW STANDARD DUTY ASPHALT
  - PROPOSED TRAFFIC FLOW INDICATOR
  - EXISTING CONTOUR
  - PROPOSED DRAINAGE FLOW ARROW
  - PROPOSED SPOT ELEVATION
  - PROPOSED SILT FENCE
  - EXISTING CONTOUR

MONTEVALLO HIGH SCHOOL  
STATE OF ALABAMA  
MONTGOMERY ALABAMA 36107

**STORMWATER RUNOFF CALCULATIONS - (RATIONAL METHOD)  
"MONTEVALLO RESTAURANT"**

**TYPICAL RUNOFF COEFFICIENTS**

SURFACE CATEGORY	COEFFICIENT (C)
FORESTED	0.05 - 0.20
ASPHALT	0.70 - 0.95
BRICK PAVERS	0.70 - 0.85
CONCRETE	0.80 - 0.95
SHINGLED ROOF	0.75 - 0.95
WELL DRAINED LAWN	0.05 - 0.20
POOR DRAINED LAWN	0.13 - 0.35
DRIVEWAYS / WALKS	0.75 - 0.85

**SITE AREAS DEFINED BY SURFACE CATEGORY**  
TOTAL LOT AREA EXISTING = 26,423 S.F. = 0.61 ACRES  
TOTAL AREA OF BUILDING ROOF = 2,698 S.F.  
TOTAL AREA OF ASPHALT PAVING = 11,832 S.F.  
TOTAL AREA OF CONCRETE WALKS = 606 S.F.  
TOTAL AREA OF GRAVEL PARKING = 1,964 S.F.  
TOTAL AREA OF LANDSCAPING = 9,323 S.F.

CALCULATED EXISTING WEIGHTED AVERAGE RUNOFF COEFFICIENT (C)  
(C) =  $(2,698 \times 0.90) + (11,832 \times 0.90) + (606 \times 0.90) + (1,964 \times 0.60) + (9,323 \times 0.20) = 0.63$   
(26,423)

PRE-CONSTRUCTION WEIGHTED RUNOFF COEFFICIENT (C) = 0.63

**MODIFIED AREAS DEFINED BY SURFACE CATEGORY**  
TOTAL LOT AREA OF PROJECT SITE = 26,423 S.F. = 0.61 ACRES  
TOTAL AREA OF BUILDING ROOF = 2,698 S.F.  
TOTAL AREA OF ASPHALT PAVING = 14,592 S.F.  
TOTAL AREA OF CONCRETE WALKS = 606 S.F.  
TOTAL AREA OF LANDSCAPING = 8,536 S.F.

CALCULATE MODIFIED WEIGHTED RUNOFF COEFFICIENT (C)  
(C) =  $(2,698 \times 0.90) + (14,592 \times 0.90) + (606 \times 0.90) + (8,536 \times 0.20) = 0.67$   
(26,423)

POST-CONSTRUCTION WEIGHTED RUNOFF COEFFICIENT (C) = 0.67

DETERMINE RAINFALL INTENSITY FOR 25-YR RAIN EVENT WITH Tc = 5 MINUTES

$I_{25} = K / (Tc + b) = 327 / (5 + 33) = 8.61 \text{ IN/HR}$  (USING STEEL FORMULA)

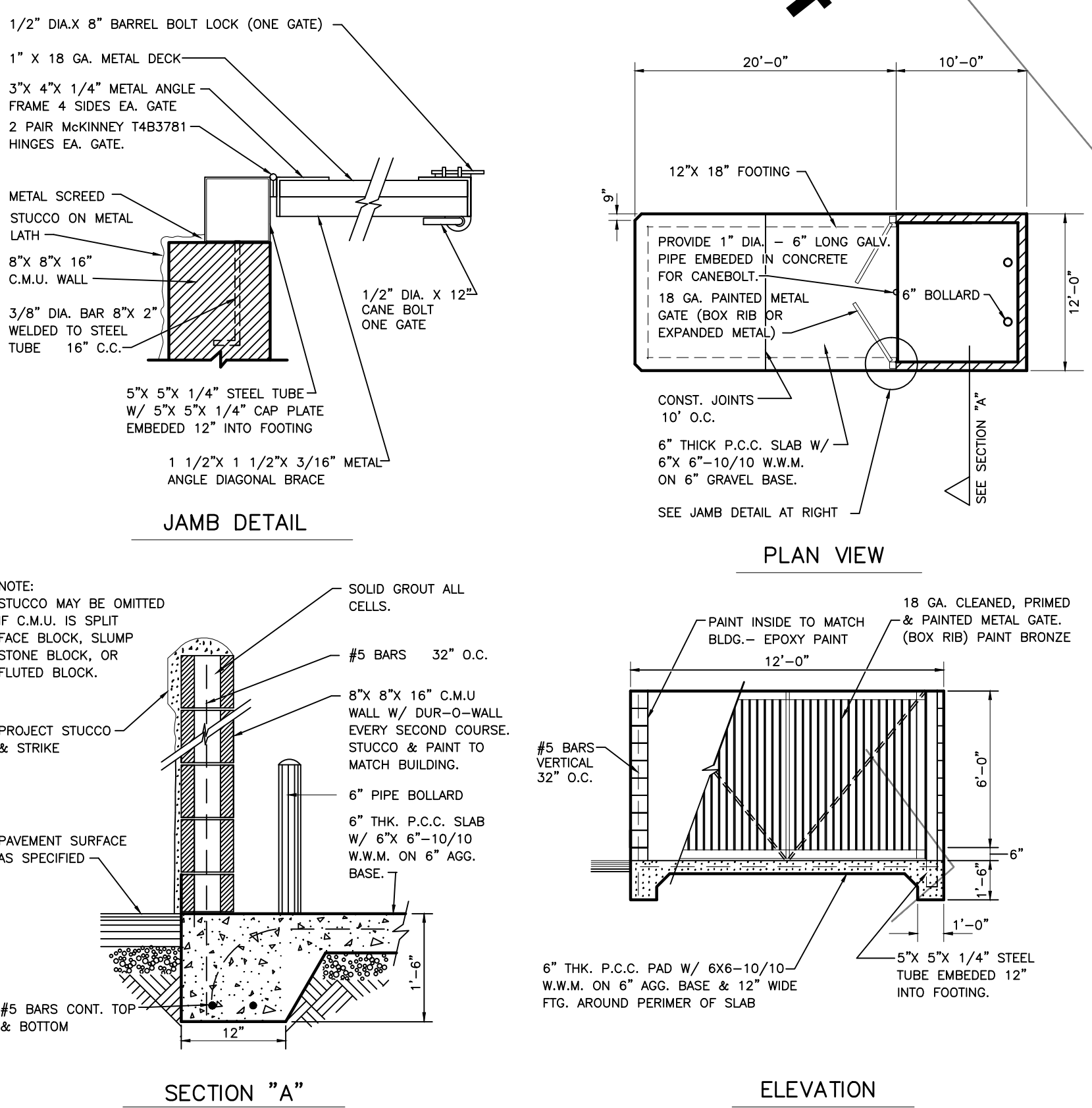
CALCULATED PRE-CONSTRUCTION PEAK 25-YEAR RUNOFF Q<sub>25</sub> =  $0.63 \times 8.61 \times 0.61 = 3.31 \text{ cfs}$

CALCULATE POST-CONSTRUCTION PEAK 25-YEAR RUNOFF Q<sub>25</sub> =  $0.67 \times 8.61 \times 0.61 = 3.52 \text{ cfs}$

THEREFORE, A POTENTIAL RUNOFF INCREASE IS CALCULATED:  
25-YEAR RAIN EVENT = 0.21 cfs INCREASE, WHICH REQUIRES NO STORMWATER DETENTION.

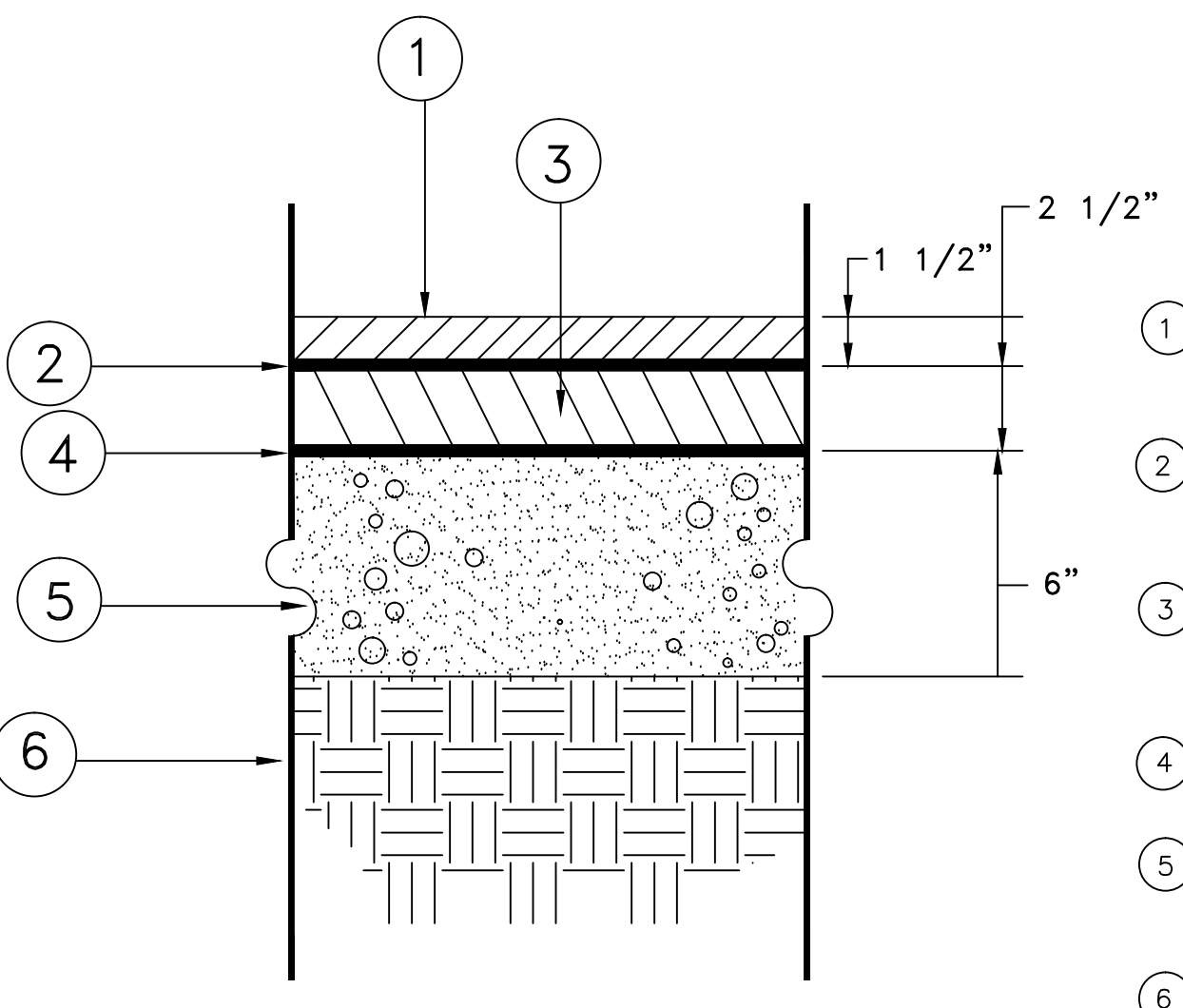
**GENERAL NOTES**

- ALL EXISTING AND REQUIRED RIGHTS OF WAYS 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 RIGHT OF WAYS OR EASEMENTS WITHOUT PROPER APPROVAL.
  - OTHER THAN SHOWN ON THE APPROVED SITE PLAN, ALL GRADING OPERATIONS INVOLVING CUTTING OR FILLING SHALL ONLY BE ALLOWED AS SHOWN WITHIN ALL RIGHT OF WAYS 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 THE CITY, COUNTY OR STATE RIGHT OF WAYS OR EASEMENTS.
  - ELEVATIONS ARE BASED ON NAVD 1988, AND WAS ESTABLISHED BY GPS OBSERVATION.
- CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MONTEVALLO STANDARDS AND / OR SHELBY COUNTY SPECIFICATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PERMITS AS MAY BE REQUIRED.
  - CONTRACTOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION TO INSURE THAT SUCH DOES NOT OCCUR TO ADJACENT PROPERTIES, PUBLIC ROADS AND/OR DITCHES. ALL SOILS EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ALABAMA HANDBOOK ON EROSION CONTROL, SEDIMENT CONTROL & STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, JUNE 2003 (REVISED 3-09).
  - CONTRACTOR SHALL PROVIDE ALL SAFETY PRECAUTIONS FOR VARIOUS TYPES OF CONSTRUCTION REQUIRED BY THIS PROJECT. THE PROJECT ENGINEER WILL NOT STAY ON THE JOB TO SUPERVISE ANY WORK, SAFETY FEATURES OR PRECAUTIONS.
  - CONTRACTOR SHALL FIELD VERIFY POSSIBLE LOCATIONS OF ANY PIPES, CABLES, DITCHES, POWER LINES, POLES OR UTILITIES BEFORE CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY CONFLICT PRIOR TO CONSTRUCTION.
  - ALL DISTURBED AREAS NOT PAVED SHALL BE GRASSED AS SOON AS POSSIBLE.
  - CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTINUOUS AND PROPER OPERATION OF ALL EXISTING UTILITIES LOCATED ON OR ADJACENT TO THE PROJECT SITE AND WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT.
  - CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
  - CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
  - ALL HANDI-CAP RAMPS SHALL MEET ADA REQUIREMENTS OF 12:1



**TRASH ENCLOSURE DETAIL**

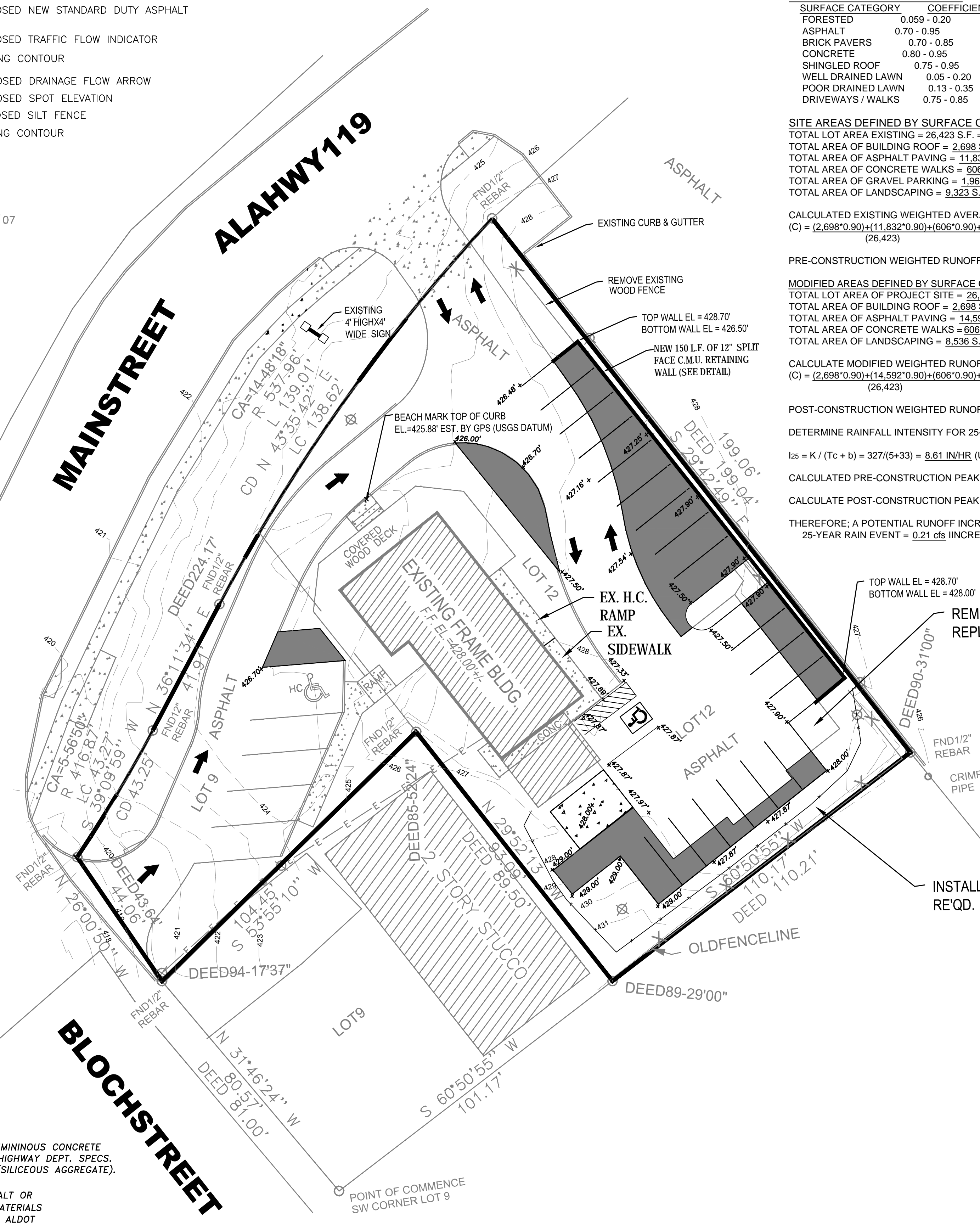
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**STANDARD DUTY PAVING SECTION**

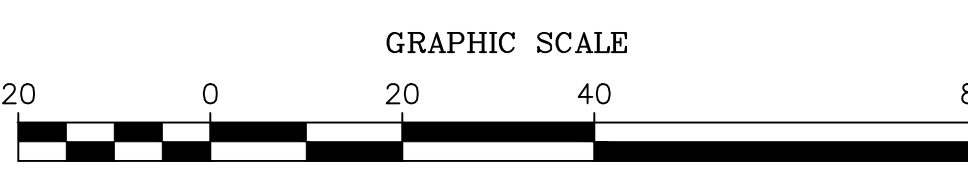
N.T.S.

- NOTES**
- 165 LBS./S.Y. (1 1/2") HOT BITUMINOUS CONCRETE WEARING COURSE, AS PER ALA. HIGHWAY DEPT. SPECS. MIX "424A" OF SPECIFICATIONS (SILICEOUS AGGREGATE).
  - 0.10 GAL./S.Y. TACK COAT. ALL MATERIALS ARE TO BE IN ACCORDANCE WITH ALDOT STANDARD SPECIFICATIONS.
  - 275 LBS./S.Y. (2 1/2") HOT BITUMINOUS CONCRETE BINDER COURSE, AS PER ALDOT SPECS. (SILICEOUS AGGREGATE)
  - BITUMINOUS TREATMENT - PRIME COAT
  - 6" CRUSHED AGGREGATE BASE, 100% S.P.D. (Optional: 10" Soil Aggregate Base)
  - SUBGRADE: AS REQUIRED, 95% S.P.D.



**SITE GRADING & DRAINAGE PLAN**

SCALE: 1" = 20'



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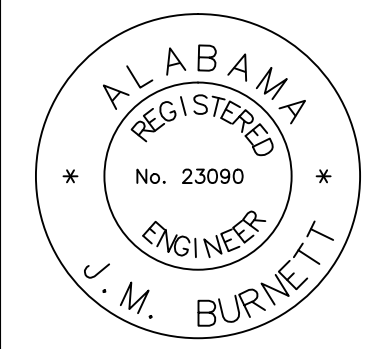
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**SITE GRADING & DRAINAGE PLAN**  
RENOVATIONS FOR PARKING LOT EXPANSION  
XCARET GRILL  
1032 MAIN STREET, MONTEVALLO, AL. 35115

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AS NOTED	080820-1	C-2	0

J.M. Burnett  
09/14/2020



RELEASED FOR PERMITTING  
BY J.M. Burnett DATE 08/05/20

PLOT DATE & TIME: 9/14/2020 11:35:59 AM PLOTTED BY: DONNY WHEELER

**LEGEND**

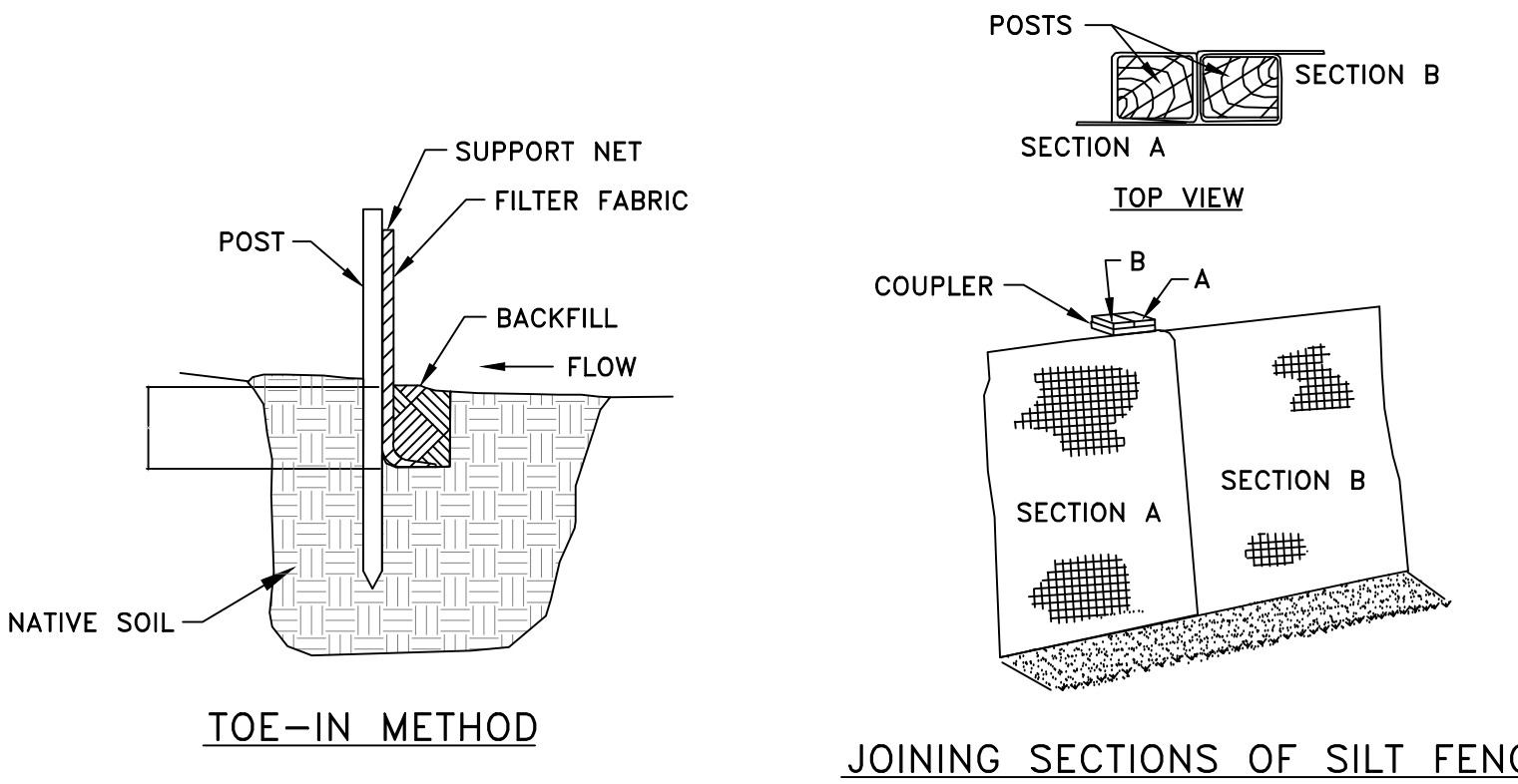
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- ☒ = STORM DRAIN MANHOLE
- ☒ = UTILITY POLE
- ☒ = EXISTING TREE LARGER THAN 12"
- ☒ = EXISTING TREE SMALLER THAN 12"
- ☒ = NEW HELERI HOLLY
- ☒ = NEW CREPE MYRTLE
- SOD = EXISTING SOD

MONIEVALLO HIGH SCHOOL  
STATE OF ALABAMA  
MONTGOMERY ALABAMA 36107

INFORMATION FOR BASE SURVEY TAKEN FROM A  
SURVEY BY S. M. ALLEN PLS NO 12944

**NOTE:**  
NO LANDSCAPE IRRIGATION PLANS PROVIDE,  
DUE TO ESTABLISHED PARKING AND  
LANDSCAPED AREAS.



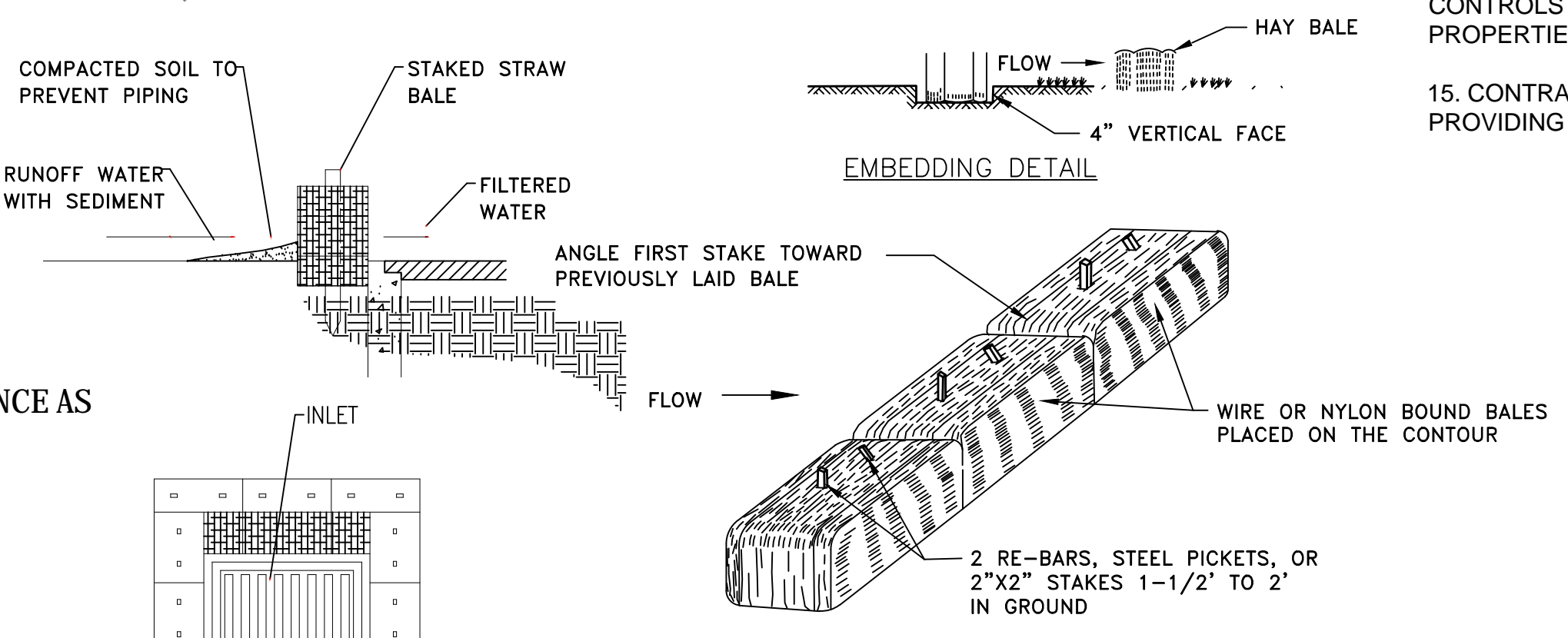
**CONSTRUCTION SPECIFICATIONS**

- 1.) SILT FENCING SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY FITTING THE ADJACENT FENCE SECTION.
- 2.) EACH SECTION OF FENCING SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 12".
- 3.) FENCING SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS AT A SPACING NOT TO EXCEED 6'.
- 4.) INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

**SILT FENCE TYPE A AND B DETAIL**

**GENERAL NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
3. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE CITY OF MONTEVALLO AND/OR SHELBY COUNTY LANDSCAPE ORDINANCE.
4. CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
5. CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.
7. PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
8. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.



**CONSTRUCTION SPECIFICATIONS**

- 1.) BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 2.) EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- 3.) BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- 4.) INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

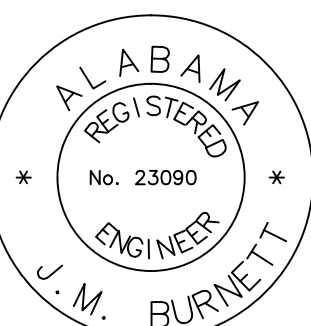
STRAW BALE DAM  
NOT TO SCALE

**HAY BALE TYPICAL**

**GENERAL NOTES**

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

RELEASED FOR PERMITTING  
BY J.M. Burnett DATE 8/05/20



**TRADEMARK ENGINEERING SERVICES, INC.**  
246 1ST STREET SOUTH,  
ALABASTER, AL. 35007  
OFFICE: (205) 304-1803 EMAIL: TRADEMARKEN@AOL.COM

**LANDSCAPE & EROSION CONTROL PLAN**  
RENOVATIONS FOR PARKING LOT EXPANSION  
XCARET GRILL  
1032 MAIN STREET, MONTEVALLO, AL. 35115

SCALE: AS NOTED	CONTRACT: 080820-1	DRAWING NO: C-3	REV: 0
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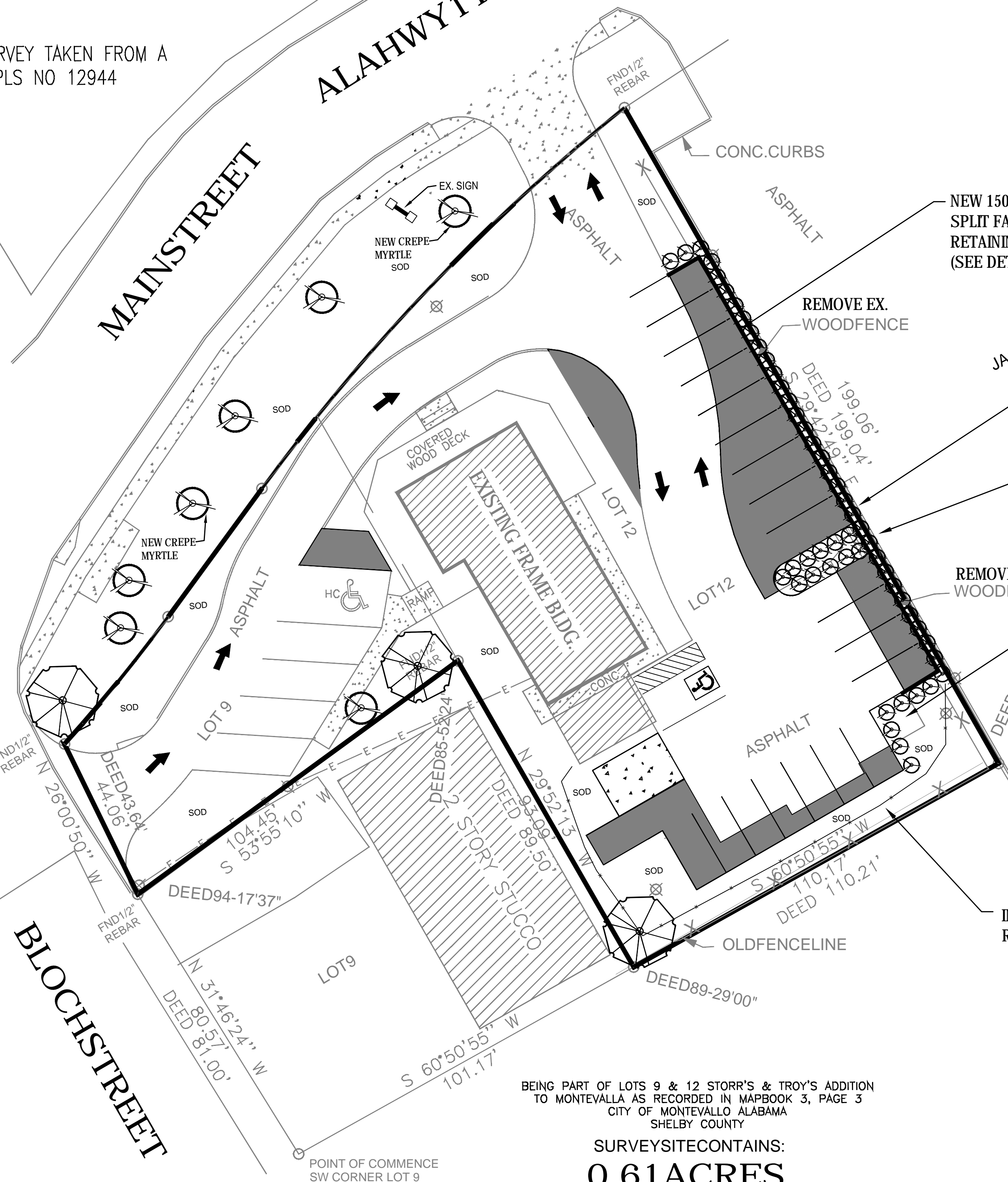
**EROSION CONTROL NOTES:**

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
3. ALL EROSION CONTROL MEASURES MUST BE INSPECTED BY THE DEVELOPER AND CONTRACTOR ON A REGULAR BASIS. ANY ITEM NOT FUNCTIONING PROPERLY MUST BE REPAIRED OR REPLACED.
4. ADDITIONAL SILTATION CONTROL DEVICES MAY BE NEEDED FOR PROPER SILT CONTROL. INSPECT SITE DAILY DURING CONSTRUCTION PERIOD AND INSTALL WHERE NECESSARY.
5. VEGETATION SHOULD BE COMPLETED ON ALL CUTS, FILL SLOPES, AND OTHER DISTURBED AREAS THAT WOULD BE EFFECTED DURING SITE GRADING AND PAVING WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
6. SURFACE ROUGHENING (Su) IS REQUIRED ON ALL CUT AND FILL SLOPES. VEGETATION SHALL BE INSTALLED ON SLOPES WITHIN THREE (3) DAYS AFTER GRADING IS COMPLETED.
7. CUT AND FILL SLOPES SHOULD NOT BE STEEPER THAN 2.0H : 1.0V. FILL SLOPES SHOULD BE COMPACTED AS FILL IS PLACED. WHERE FILL IS PLACED ON AN EXISTING SLOPE, THE EXISTING SLOPE MUST BE STEPPED TO ALLOW PROPER COMPACTION OF THE MATERIAL AND TO KEY THE NEW MATERIAL INTO THE EXISTING SLOPE.
8. THE ONLY MATERIAL ALLOWED TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
9. CLEARING WILL BE LIMITED TO RIGHT-OF-WAY AND EASEMENT AREAS, EXCEPT AS DESIGNATED HEREON BY GRADED AREAS.
10. ALL FILL SLOPES WILL HAVE SILT FENCE INSTALLED AT THE TOE OF SLOPE.
11. TO REPORT EROSION CONTROL DEFICIENCIES NOT CORRECTED OR REPAIRED IN A TIMELY MANNER, CONTACT THE DESIGN ENGINEER.
12. 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 OR ODOR IN COMMUNITY WATERS.
13. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE THE MS4 INCLUDING PETROLEUM PRODUCTS, LUBRICANTS AND PAINT.
14. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
15. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.

BLOCH STREET

MAIN STREET

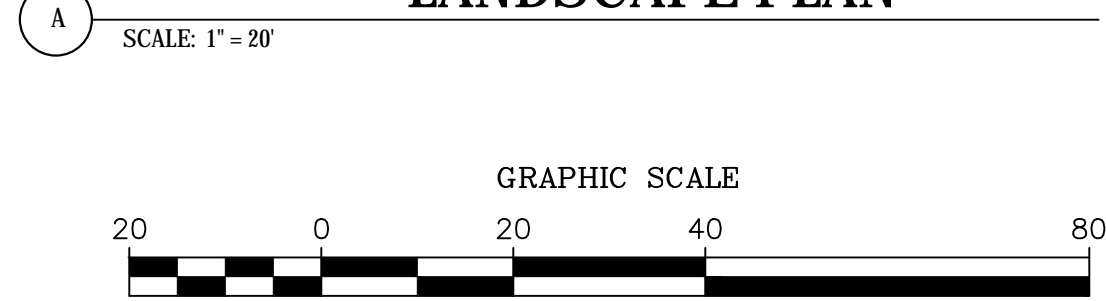
ALAHWY 119



BEING PART OF LOTS 9 & 12 STORR'S & TROY'S ADDITION  
TO MONTEVALLO AS RECORDED IN MAPBOOK 3, PAGE 3  
CITY OF MONTEVALLO ALABAMA  
SHELBY COUNTY

SURVEYSITE CONTAINS:  
**0.61 ACRES**  
**26,423 S.F.**

**LANDSCAPE PLAN**



**LEGEND**

- ▬ PROPOSED NEW STANDARD DUTY ASPHALT
- ➔ PROPOSED TRAFFIC FLOW INDICATOR
- - - EXISTING CONTOUR
- ➔ PROPOSED DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION
- ▬ PROPOSED SILT FENCE
- - - EXISTING CONTOUR

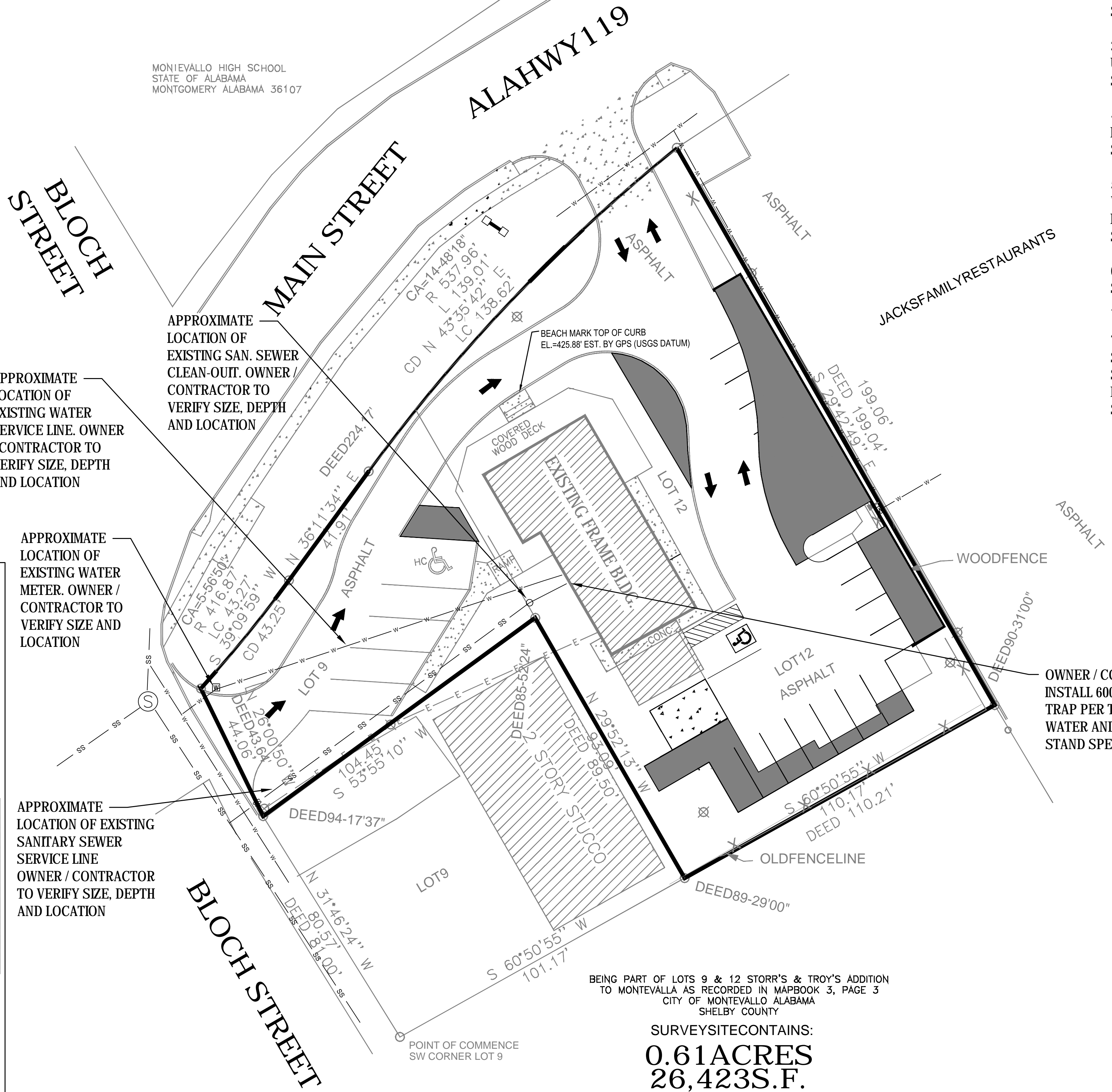
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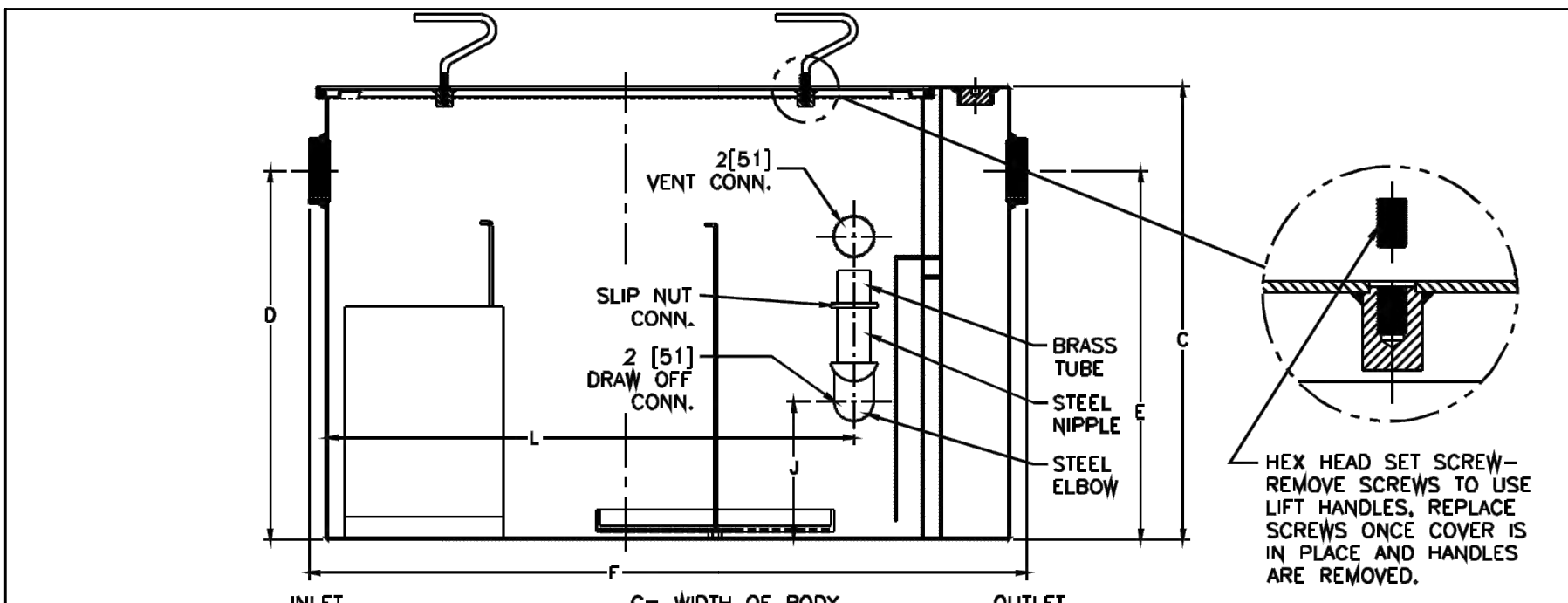
- LEGEND:**
- PCB - POINT OF BEGINNING
  - PCC - POINT OF COMMENCEMENT
  - (F) - FIELD MEASURED INFORMATION
  - (D) - DEED INFORMATION
  - (C) - CALCULATED INFORMATION
  - CIR - CAPPED IRON ROD
  - IP - IRON PIPE
  - IR - IRON ROD
  - R/W - RIGHT-OF-WAY
  - FND - FOUND
  - OHW - OVER HEAD WIRE
  - UP - UTILITY POLE
  - - CAPPED IRON ROD SET
- ☒ = FIRE HYDRANT
  - ⊠ = WATER METER
  - ⊗ = WATER VALVE
  - ⊕ = GAS VALVE
  - ⊙ = GAS METER
  - ⊚ = SANITARY SEWER MANHOLE
  - ⊛ = STORM DRAIN MANHOLE
  - ⊜ = UTILITY POLE
- PROPOSED NEW STANDARD DUTY ASPHALT

INFORMATION FOR BASE SURVEY TAKEN FROM A SURVEY BY S. M. ALLEN PLS NO 12944

MONTEVALLO HIGH SCHOOL  
STATE OF ALABAMA  
MONTGOMERY ALABAMA 36107



- UTILITY NOTES:**
- 1.) OWNER TO CONFIRM WITH MECHANICAL ENGINEER THE EXISTING WATER SERVICE IS SUFFICIENT FOR WATER SERVICE AND FIRE SUPPRESSION.
  - 2.) WATER SERVICE SHALL BE CROSS-LINKED POLYETHYLENE ("PEX") PIPE PER MONTEVALLO WATER AND SEWER BOARD STANDARD SANITARY SEWER SPECIFICATIONS.
  - 3.) SANITARY SEWER LATERAL SHALL BE 6" MINIMUM FOR COMMERCIAL UNITS PER MONTEVALLO WATER AND SEWER BOARD STANDARD SANITARY SEWER SPECIFICATIONS.
  - 4.) SUFFICIENTLY SIZED GREASE TRAP SHALL BE INSTALLED PER MONTEVALLO WATER AND SEWER BOARD STANDARD SANITARY SEWER SPECIFICATIONS.
  - 5.) A 1"x1" "S" SHALL BE SCRIBED IN THE CURB AT EACH LOCATION WHERE THE SANITARY SEWER LATERAL CROSSES THE CURB PER MONTEVALLO WATER AND SEWER BOARD STANDARD SANITARY SEWER SPECIFICATIONS.
  - 6.) SANITARY SEWER LATERALS FROM THE MAIN TO THE PROPERTY LINE SHALL BE THE SAME MATERIALS AS THE MAIN PER MONTEVALLO WATER AND SEWER BOARD STANDARD SANITARY SEWER SPECIFICATIONS.
  - 7.) SANITARY SEWER LATERALS FROM THE PROPERTY LINE TO THE STRUCTURE MAY BE DUCTILE IRON PIPE (CLASS 350 MINIMUM), SCHEDULE 40 SOLID PVC PIPE OR SDR 26 AS APPROVED BY THE BOARD PER MONTEVALLO WATER AND SEWER BOARD STANDARD SANITARY SEWER SPECIFICATIONS.



Flow Rate GPM [LPM]	Inlet/ Outlet Size	Water Capacity Gal. [L]	App. Wt. Lbs. [kg]	No. of Covers	Dimensions in Inches [mm]					
					C	D/E	F	G	J	L
75 [284]	3 [76]	65 [246]	332 [151]	1	22-3/4 [578]	18-1/2 [470]	36 [914]	28-5/8 [727]	6-7/8 [175]	25-3/4 [654]
100 [379]	3 [76]	110 [306]	432 [196]	1	27 [686]	23 [584]	42-3/4 [1086]	33-5/8 [854]	11-3/8 [289]	30-1/8 [765]
125 [473]	3 [76]	150 [368]	780 [354]	2	30-1/8 [765]	24-1/2 [622]	49-1/4 [1251]	40 [1016]	12-7/8 [327]	36-5/8 [916]
150 [568]	4 [102]	190 [719]	898 [403]	2	30-3/4 [781]	25-1/4 [641]	56 [1422]	41-3/8 [1051]	13-3/4 [333]	43-7/8 [1114]
200 [757]	4 [102]	265 [1003]	1055 [478]	2	35-1/2 [901]	29-7/8 [759]	61 [1549]	43-3/8 [1108]	17-3/4 [451]	46-5/8 [1184]
250 [946]	5 [127]	460 [1741]	1438 [625]	2	41 [1041]	36 [914]	71 [1803]	51-3/8 [1305]	23-3/8 [594]	56-5/8 [1438]
300 [1136]	5 [127]	660 [2498]	1840 [835]	2	46-1/4 [1175]	39-5/8 [1006]	80 [2032]	58-3/8 [1483]	27 [686]	65-5/8 [1667]
350 [1325]	6 [152]	860 [3255]	2180 [989]	2	50-1/2 [1283]	43-7/8 [1114]	87 [2210]	63-5/8 [1616]	30-3/4 [781]	74-1/8 [1882]
400 [1514]	6 [152]	1090 [4126]	2536 [1150]	3	54-1/4 [1378]	47-5/8 [1210]	94 [2388]	67 [1702]	34-1/2 [876]	79-1/8 [2009]
450 [1703]	6 [152]	1275 [4826]	2816 [1277]	3	55-1/4 [1403]	48-5/8 [1235]	100 [2540]	72 [1829]	35-1/2 [902]	85-3/8 [2168]
500 [1893]	6 [152]	1435 [5431]	2970 [1347]	3	57-1/4 [1454]	51-5/8 [1311]	104 [2642]	74 [1880]	38-1/2 [978]	88-3/8 [2245]

**ENGINEERING SPECIFICATION: ZURN Z1188**  
Large capacity Acid Resistant Coated interior and exterior fabricated steel oil interceptor, with bronze cleanout plug and visible double wall trap seal, removable combination pressure equalizing/flow diffusing baffle and sediment bucket, horizontal baffle, adjustable oil drawoff and vent connections either side. Complete with secured, gasketed, non-skid cover with removable lift handles and flow control fitting. Regularly furnished with inlet and outlet in high position.

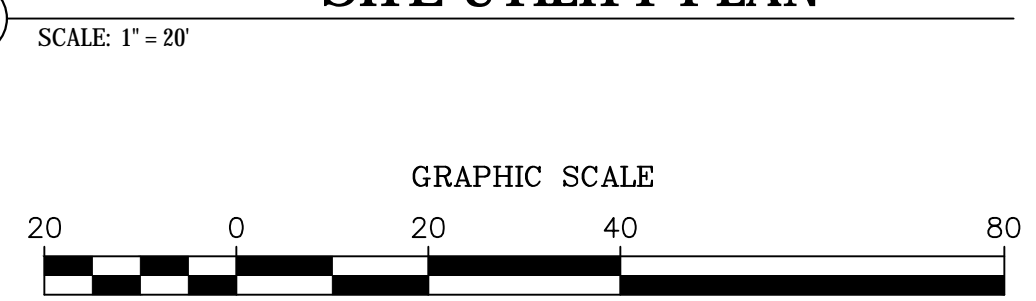
- OPTIONS** (Check/specify appropriate options)
- PREFIXES**
- Z Acid Resistant Coated Fabricated Steel\*
- SUFFIXES**
- E Acid Resistant Coated interior and exterior fabricated steel extension section. (Specify 'C' Dim. required) for recessed installation.
  - HD Heavy-duty traffic cover rated at 10,000 lbs [4536 kg.] maximum load. An increased 'C' dim. is required when -HD option is specified. (See -HD option specification sheet)
  - K Anchor flange 1-3/4 [44] down from top and 2 [51] wide. A 3 [76] minimum extension height is required when -K option is specified.
  - KC Anchor flange 1-3/4 [44] down from top and 2 [51] wide with clamp collar. A 3 [76] minimum extension height is required when -KC option is specified.
  - PW Plug wrench

STANDARD GREASE TRAP DETAIL  
NOT TO SCALE

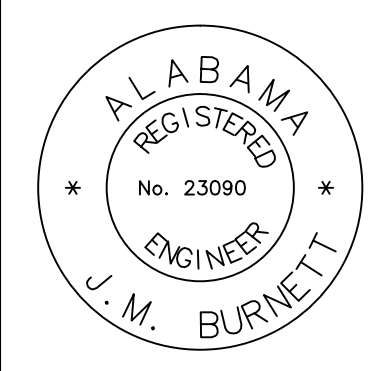
BEING PART OF LOTS 9 & 12 STORR'S & TROY'S ADDITION TO MONTEVALLO AS RECORDED IN MAPBOOK 3, PAGE 3 CITY OF MONTEVALLO ALABAMA SHELBY COUNTY

SURVEYSITECONTAINS:  
**0.61 ACRES**  
**26,423 S.F.**

**SITE UTILITY PLAN**



*J.M. Burnett*  
09/14/2020



RELEASED FOR PERMITTING  
By J.M. Burnett DATE 08/05/20

**PRELIMINARY NOT FOR CONSTRUCTION**  
**ISSUED FOR APPROVAL**

NO.	DATE	REVISIONS	DRAWN	CHECKED
0	08/14/20	REVISED PER THE CITY / COUNTY / WATER BOARD COMMENTS	D.W. Wheeler	J.M. Burnett

**TRADEMARK**  
"INTEGRITY, DEPENDABILITY AND QUALITY IS OUR TRADEMARK"

TRADEMARK ENGINEERING SERVICES, INC.  
246 1ST STREET SOUTH  
ALABASTER, AL. 35007  
OFFICE: (205) 304-1803 EMAIL: TRADEMARK@AEG.COM

**SITE UTILITY PLAN**  
RENOVATIONS FOR PARKING LOT EXPANSION  
XCARET GRILL (205) 230-7124  
1032 MAIN STREET, MONTEVALLO, AL. 35115

SCALE:	CONTRACT:	DRAWING NO.:
AS NOTED	080820-1	<b>C-4</b>

PLOTTED BY: DONNY WHEELER PLOT DATE & TIME: 9/14/2020 11:34:53 AM