

CONSTRUCTION PLANS FOR OLD TOWNE COMMONS PHASE 1

Prepared For:
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

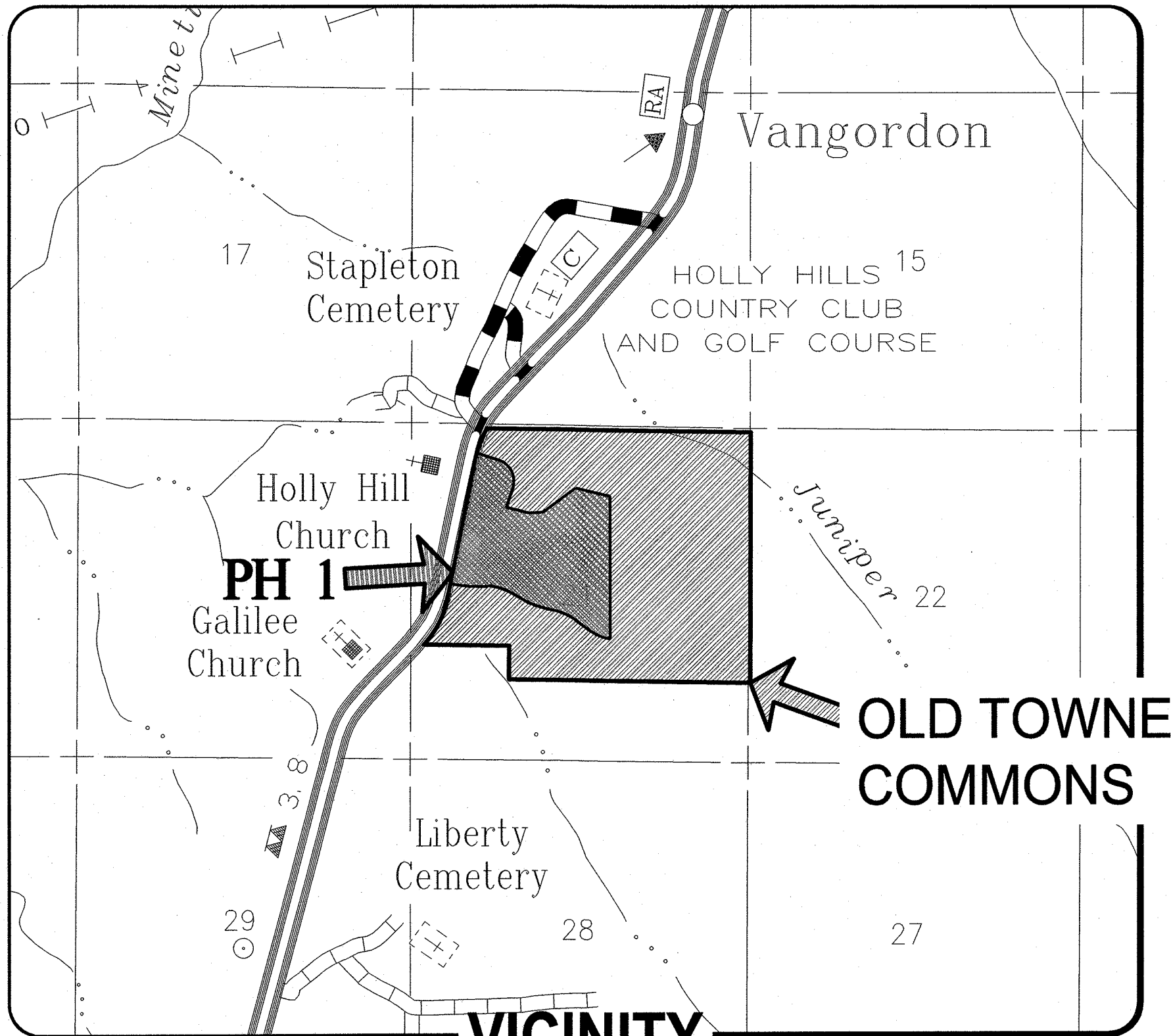
ROAD CLASSIFICATION: LOCAL

POSTED SPEED LIMIT: 20 MPH

ROADWAY DATA TABLE			
ROAD NAME	ROAD LENGTH	DESIGN SPEED	SHEET INDEX
MURRAY BLVD	674 Ft	20 MPH	PP1.1
LANDY LANE	1443 Ft	20 MPH	PP1.1 - PP1.2
KEESLER ROAD	1246 Ft	20 MPH	PP1.3
RYLEE RAY ROAD	1522 Ft	20 MPH	PP1.4 - PP1.5
EVALESE WAY	995 Ft	20 MPH	PP1.6
BREE DRIVE	1184 Ft	20 MPH	PP1.7
ARIA PLACE	1725 Ft	20 MPH	PP1.8 - PP1.9

SPECIFICATIONS

SPECIFICATIONS



**VICINITY
MAP**



Signature: *Jason N. Estes*
Date: 2-27-25

JASON N. ESTES 22714
Project Engineer Reg. No.

Prepared By:



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Date: FEBRUARY 2025
Project Number: 50180936

**PRELIMINARY- NOT
FOR CONSTRUCTION**

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REVISIONS

ISSUE:

DATE	BY	DESCRIPTION

ISSUE

GENERAL NOTES

ROADWAY

1. TEMPORARY BENCHMARKS SHALL BE SET BY THE CONTRACTOR DURING CONSTRUCTION. IF NOT FOUND IN THESE PLANS, CONTACT DEWBERRY FOR BENCHMARK INFORMATION.
2. CLEARING AND GRUBBING SHALL BE LIMITED TO THE ROADWAY RIGHT OF WAY, DRAINAGE EASEMENTS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. OTHER CLEARING MAINTAINED FOR CONSTRUCTION SHALL BE PRE-APPROVED BY THE OWNER.
3. THE ENGINEER MAY PERFORM CONSTRUCTION STAKING FOR THIS PROJECT INCLUDING CENTERLINE STAKING, CURVE P.C.s AND P.T.s, AND TEMPORARY FRONT LOT CORNERS. THIS WORK SHALL BE AT THE OWNER OR CONTRACTOR'S EXPENSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN STAKING THROUGHOUT CONSTRUCTION. RE-STAKING WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
4. PAYMENT FOR ROADBED PROCESSING WILL BE MADE ONLY WHERE ROADWAY IS IN A CUT SECTION WHERE UNDERCUTTING IS NOT REQUIRED.
5. UNDER DRAINS SHALL BE INSTALLED AT LOCATIONS IDENTIFIED BY THE SOILS ENGINEER.
6. ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO CURB AND BASE CONSTRUCTION.
7. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE SOILS ENGINEER. PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. SPOT ELEVATIONS SHOWN IN THE PLANS REPRESENT EDGE OF ASPHALT ELEVATIONS UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL ADJUST ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL SURFACE ELEVATIONS.
10. THE SUB-BASE AND BASE SHALL BE TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND APPROVED PRIOR TO LAYING ASPHALT.
11. ALL CURBING SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS PRIOR TO LAYING ASPHALT.
12. CLEARING LIMITS AT THE ENTRANCE OF THE PROJECT WILL BE FLAGGED. THE CONTRACTOR SHALL CONTACT THE DEVELOPER PRIOR TO CLEARING THE ENTRANCE.
13. THE CONTRACTOR SHALL HAVE COPIES OF THE FOLLOWING PUBLICATIONS FOR REFERENCE:
 - STATE OF ALABAMA HIGHWAY DEPARTMENT, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST CURRENT EDITION
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART VI, MOST CURRENT EDITION
14. TRAFFIC SIGNAGE SHALL MEET STANDARDS IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD):
 - R1-1 STOP SIGN- DIAMOND GRADE- MINIMUM 0.080" THICK 36" FOR ALL INTERSECTIONS;
 - STREET NAME SIGN- 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC
 - 6" TALL WHITE AND 5" TALL LOWER-CASE LETTERING ON GREEN BACKGROUND-FOR STREETS PROPOSED TO BE PUBLIC
 - 6" TALL WHITE CAPITAL, AND 5" TALL LOWER-CASE LETTERING ON BLUE BACKGROUND-FOR STREETS PROPOSED TO REMAIN PRIVATE
 - BRACKETS- VULCAN TYPE VS-8 VANDAL PROOF OR APPROVED EQUIVALENT;
 - ALL OTHER SIGNS- HIGH INTENSITY PRISMATIC OR BETTER- MINIMUM 0.080" THICK
 - POST FOR STREET SIGNS- MINIMUM 12' LONG- 2-3/8" GALVANIZED ROUND POST; STREET SIGNS MUST BE MOUNTED ON A POST SEPARATE FROM THE STOP SIGN, UNLESS APPROVED BY COUNTY ENGINEER OR HIS/HER DESIGNEE. IN NO CASE SHALL THE STREET SIGN BE ATTACHED DIRECTLY TO THE STOP SIGN, BUT INSTEAD MUST BE ATTACHED TO THE POST OF THE STOP SIGN IF APPROVED BY THE COUNTY ENGINEER OR HIS /HER DESIGNEE. DECORATIVE SIGN POSTS MAY BE PERMITTED IF APPROVED BY THE COUNTY ENGINEER. NO DECORATIVE SIGN POSTS SHALL BE PERMITTED UNLESS THE APPLICATION IS ACCOMPANIED BY A WRITTEN STATEMENT FROM THE PROPERTY OWNER'S ASSOCIATION AGREEING TO MAINTAIN SUCH DECORATIVE SIGN POSTS, AND TO REPLACE THE SAME IF DESTROYED. ANY DAMAGED OR DESTROYED DECORATIVE SIGN POST MAY BE REPLACED BY THE COUNTY, AND IN SUCH EVENT, THE COUNTY MAY INSTALL A 2-3/8" GALVANIZED ROUND POST;
 - POST FOR ALL OTHER SIGNS- #2 GALVANIZED U-CHANNEL (MINIMUM LENGTH 12 FEET) OF APPROPRIATE HEIGHT EMBEDDED NOT LESS THAN 3 FEET BELOW THE FINISHED GRADE ELEVATION, COMPLYING WITH MINIMUM 7-FOOT CLEARANCE BETWEEN GRADE LEVEL AND THE BOTTOM OF THE SIGN
15. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE AT LOCATIONS APPROVED BY THE ENGINEER/OWNER. PAYMENT FOR STRIPPING TOPSOIL IS MADE UNDER UNCLASSIFIED EXCAVATION. FOLLOWING ROADWAY CONSTRUCTION, THE TOPSOIL SHALL BE TAKEN FROM STOCKPILES AND SPREAD OVER THE DISTURBED AREAS OF THE PROJECT. THE FINISHED GRADE OF THE TOPSOIL SHALL MATCH THE FINISHED GRADES SHOWN IN THESE PLANS. PAYMENT FOR SPREADING THE TOPSOIL SHALL BE MADE UNDER TOPSOIL FROM STOCKPILES. ANY REMAINING STOCKPILED TOPSOIL SHALL BE WASTED ON SITE. NO ADDITIONAL PAYMENT WILL BE MADE TO WASTE THE REMAINING TOPSOIL.
16. INCLUDE TESTING REQUIREMENTS PER BALDWIN COUNTY HIGHWAY DEPARTMENT TESTING GUIDELINES. THE BALDWIN COUNTY INSPECTOR SHALL BE NOTIFIED ACCORDING TO THE BENCHMARK INSPECTIONS REQUIRED BY BALDWIN COUNTY HIGHWAY DEPARTMENT. BOTH THE GUIDELINES AND BENCHMARK LIST WILL ALSO BE SUPPLIED DURING THE PRECONSTRUCTION MEETING.
17. BALDWIN COUNTY SUBDIVISION PERMIT TO BE DISPLAYED PRIOR TO CLEARING.
18. THERMOPLASTIC FOR STOP BAR TO BE CLASS 2 TYPE A.
19. WETLAND BUFFER SIGNS ARE NOT TO BE PLACED INSIDE THE ROW.
20. WORK IN THE RIGHT OF WAY OF RIGSBY ROAD AND LARRY STREET AND CONSTRUCTION ENTRANCE SIGNAGE SHALL FOLLOW MUTCD.

DRAINAGE

1. DRAINAGE PIPE LENGTHS ARE APPROXIMATE, AND MAY REQUIRE ADJUSTMENT DEPENDING ON FINAL GRADING AND SLOPES.
2. MANUFACTURING AND INSTALLATION OF CONCRETE STRUCTURES AND PIPES SHALL MEET CURRENT ALDOT SPECIFICATIONS. PRECAST MATERIAL TO BE MANUFACTURED AT AN ALDOT CERTIFIED PLANT.
3. HDPE PIPE AND MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4. VIDEO OF STORMDRAIN SYSTEM SHALL BE A SUBSIDIARY OBLIGATION OF CONTRACTOR COVERED UNDER THE UNIT PRICE OF THE MATERIAL.

UTILITIES

1. THE LOCATION OF THE UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (HORIZONTALLY & VERTICALLY) OF ALL UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFICATION SHOULD BE GIVEN AT LEAST 24 HOURS PRIOR TO APPROACHING THE AFFECTED UTILITY.
3. ALL WATER MAINS SHALL BE OF A PIPE CLASS APPROVED BY THE UTILITY OWNER.
4. WATER MAIN VALVES AND WATER SERVICE TAPS SHALL NOT BE LOCATED UNDER THE PROPOSED PAVEMENT.
5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY BEFORE ATTEMPTING TO TAP THE LINE.
6. UTILITY COMPANIES:
WATER- NORTH BALDWIN UTILITIES
SEWER- BCSS
POWER- BALDWIN EMC
TELEPHONE- AT&T
7. A MINIMUM OF 2-4" PVC UTILITY SLEEVES SHALL BE INSTALLED ACROSS ALL STREETS TO SERVE ISLANDS WITH IRRIGATION.
8. ALL PVC PIPE SHALL BE MARKED USING A 12 GAUGE COATED COPPER WIRE BURIED BETWEEN 3 AND 6 INCHES ABOVE THE TOP OF THE PIPE.
9. ALL WATER & SEWER INFRASTRUCTURE TO BE BUILT ACCORDING TO THE UTILITY OWNERS' STANDARD CONSTRUCTION SPECIFICATIONS. IF THERE ARE CONFLICTS BETWEEN THESE CONSTRUCTION PLANS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL SUPERSEDE.
10. THE CONTRACTOR SHALL SUBMIT A MATERIALS LIST TO THE UTILITY OWNER FOR APPROVAL. SAID APPROVAL SHALL BE FORWARDED TO THE ENGINEER OF RECORD OR HIS REPRESENTATIVE.
11. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE COORDINATES (NORTHING & EASTING) AND ELEVATIONS (z) OF ALL WATER & SEWER LATERALS & MECHANICAL FITTINGS. THIS INFORMATION SHALL BE IN AN ELECTRONIC FORMAT THAT CAN BE IMPORTED INTO A CAD FILE OR OTHER SUITABLE FORMAT AS AGREED ON BY THE ENGINEER.
12. VIDEO OF THE GRAVITY SEWER PIPE SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACTOR AND COVERED UNDER THE UNIT PRICE OF THE MATERIAL.

EROSION AND SEDIMENT CONTROL

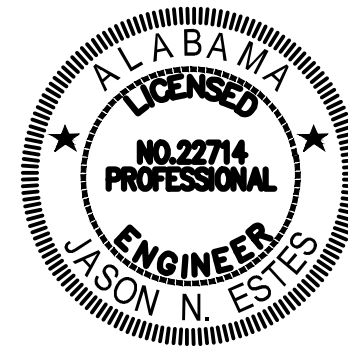
1. ALL BUILDING AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE DETENTION AND SEDIMENTATION CONTROL DEVICES WHERE EVER POSSIBLE.
2. SEE BMP PLAN FOR SEQUENCE OF BMP PHASING.
3. THE CONTRACTOR SHALL CLEAR OUT ACCUMULATED SILT IN THE DETENTION AREAS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
4. ALL DISTURBED AREAS NOT PAVED ARE TO BE STABILIZED WITH SEEDING AND MULCHING OR SOD AS SOON AS POSSIBLE.
5. SILT FENCE SHALL BE PLACED ON THE DOWNSTREAM SIDE OF ANY DISTURBED AREA WHERE SEDIMENT COULD POTENTIALLY BE CARRIED FROM THE SITE.
6. HAY BALES AND/OR WATTLES SHALL BE USED AT LOCATIONS OF SHALLOW CONCENTRATED FLOW TO TRAP SEDIMENT. THE INLETS TO ALL DRAINAGE STRUCTURES SHOULD BE PROTECTED AS SHOWN ON THE APPROVED BMP PLAN, AT A MINIMUM, AND IN ACCORDANCE WITH THE ATTACHED DETAILS.
7. ANY SEED & MULCH SHALL BE APPLIED AND MAINTAINED ACCORDING TO ALABAMA SOIL AND WATER CONSERVATION COMMITTEE GUIDE FOR EROSION & SEDIMENT CONTROL, CURRENT EDITION.
8. SEE APPROVED BMP PLAN FOR ANY ADDITIONAL NOTES OR REQUIREMENTS.
9. CONTRACTOR SHALL ADHERE TO THE ALABAMA HANDBOOK FOR EROSION AND SEDIMENT CONTROL.
10. CONTRACTOR SHALL FOLLOW THE APPROVED BEST MANAGEMENT PRACTICES PLAN.



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OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



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CONSTRUCTION

SCALE

[illegible]

REVISIONS

DRAWN BY	seb
DESIGNED BY	n/a
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

GENERAL NOTES

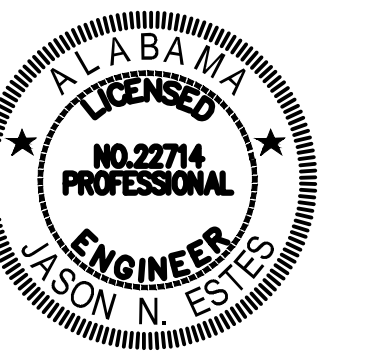
PROJECT NO.	50180936
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C0.1

SHEET NO.

**OLD TOWNE COMMONS
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DATE FEBRUARY 2025

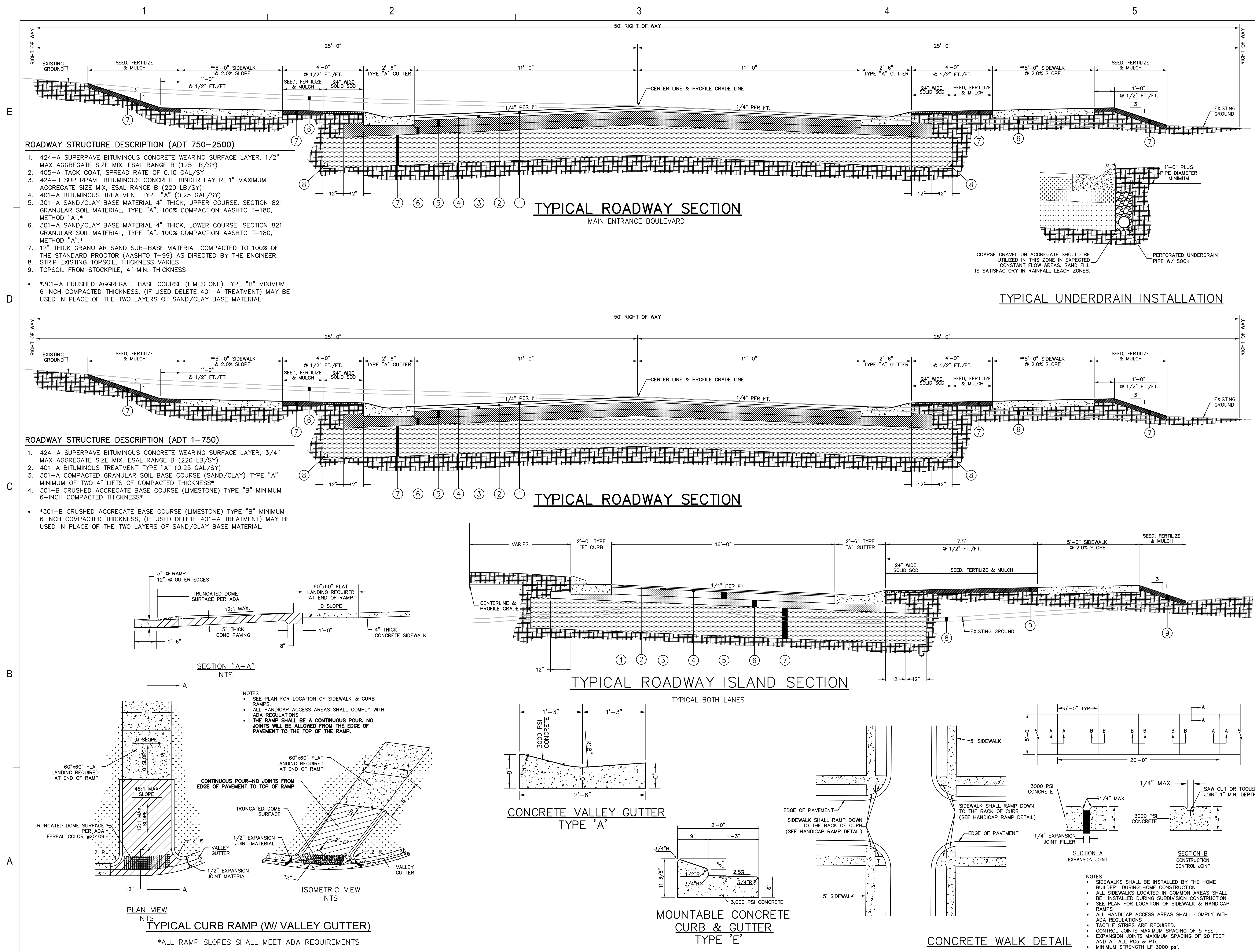
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TYPICAL SECTIONS

PROJECT NO.	50180936
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SHEET NO.



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February 26, 2025

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U.S. HIGHWAY NO. 31
(RIGHT-OF-WAY VARIES)
PAVED 4-LANE HIGHWAY
WITH DIVIDED MEDIAN

36" RCP

18" RCP

15" CPP

18" CMP

18" RCP

18" RCP

24" RCP

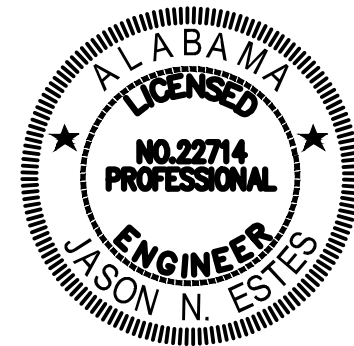
18" RCP



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DESIGNED BY	n/a
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TITLE

EXISTING
CONDITIONS

PROJECT NO.	50180936
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C1.0

SHEET NO.

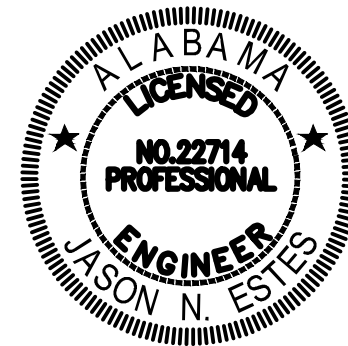
NOTE:
IMPROVEMENTS SHOWN IN THE ALDOT
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ANY WORK PERFORMED IN ALDOT RIGHT
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TITLE

OVERALL LAYOUT

PROJECT NO.	50180936
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C1.1

SHEET NO.

- TYPICAL PRACTICES AND MAINTENANCE
1. **CONSTRUCTION EXIT** – INSTALL PRIOR TO LAND DISTURBING ACTIVITIES. GRADE, COMPACT AND ADD ROCK AS NEEDED TO MAINTAIN ADEQUATE GROUND COVER, REDUCING VEHICLE TRACKING.
 2. **SILT FENCE (TYPE A)** – INSTALL AS INDICATED ALONG PERIMETER OF DISTURBED AREAS. REMOVE SEDIMENT WHEN IT REACHES 1/3 HEIGHT OF FENCE. REPAIR OR REPLACE DAMAGED AREAS IMMEDIATELY TO MAINTAIN ADEQUATE RETENTION OF SEDIMENT AND PROTECTION OF SENSITIVE AREAS.
 3. **INLET PROTECTION** – INSTALL PRE-ROAD PROTECTION CURB INLET PROTECTION IN A TIMELY MANNER. REPAIR OR REPLACE DAMAGED OR SEDIMENT LADEN DEVICES. REMOVE SEDIMENT THAT SETTLES NEAR INLETS IMMEDIATELY.
 4. **REMOVE SEDIMENT THAT LEAVES DISTURBED AREAS IMMEDIATELY TO PREVENT OR REDUCE OFFSITE IMPACTS, ESPECIALLY IN ROADWAYS.**
 5. **SEED AND MULCH OR PERMANENT VEGETATION** – APPLY TEMPORARY SEED AND MULCH TO AREAS LEFT DISTURBED FOR LONGER THAN 10 DAYS. PLANT SEASONALLY APPROPRIATE VEGETATION. REPLANT AS NEEDED IF VEGETATION FAILS. INSTALL PERMANENT VEGETATION AS SOON AS FINAL GRADING COMPLETE.

NOTES:

CONTRACTOR SHALL FOLLOW THE PHASING SEQUENCE BELOW:

PHASE 1: SEDIMENT CONTROL DEVICE & WETLAND BUFFER SIGN INSTALLATION (PRIOR TO ANY LAND DISTURBANCE ACTIVITY)

PHASE 2: DETENTION POND INSTALLATION

PHASE 3: LAND CLEARING (OTHER THAN FOR SEDIMENT CONTROL AND DETENTION POND)

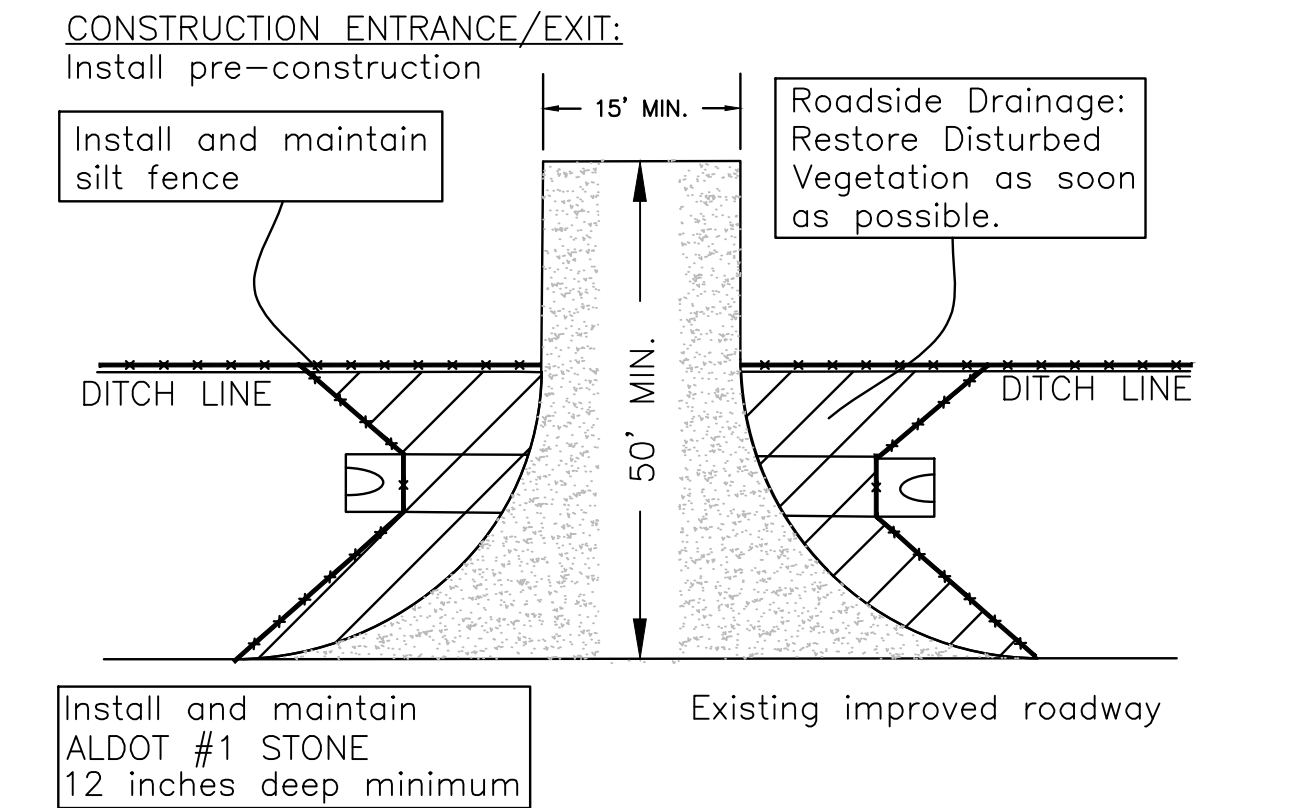
DETENTION AREAS SHALL HAVE SOLID SOD AS FINAL COVER.

DISTURBED AREA:
52.43 ACRES

LEGEND (BMPs)

CE	CONSTRUCTION EXIT (20'x50' MINIMUM)
IP	CURB INLET PROTECTION
SF	SILT FENCE (TYPE "A")
SW	STRAW WATTLES
DC	STRAW DITCH CHECKS

- ADDITIONAL BMP NOTES:
1. CONTRACTOR TO INSPECT CONSTRUCTION SITE WEEKLY DURING CONSTRUCTION AND AFTER RAINFALL TO ENSURE CORRECT WORKING CONDITIONS.
 2. CONTRACTOR WILL BE RESPONSIBLE FOR TAKING OUT THE ADEM STORMWATER PERMIT AND MONITORING DURING THE CONSTRUCTION PHASE. UPON COMPLETION, THE HOMEBUILDER WILL GET PERMIT AFTER NOTICE OF TERMINATION FROM ADEM HAS BEEN RECEIVED.
 3. INACTIVITY OF GREATER THAN 60 DAYS WILL REQUIRE SEEDING AND MULCHING.
 4. ADDITIONAL BMPs COULD BE NEEDED IN ADDITION TO THOSE SET OUT THE BMP PLAN.



CONSTRUCTION ENTRANCE/EXIT DETAIL

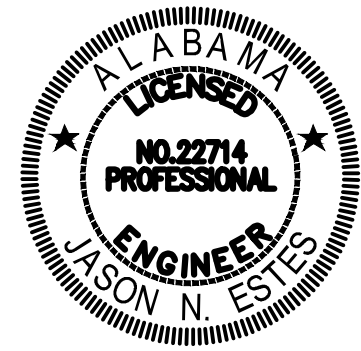
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TITLE
BEST MANAGEMENT
PRACTICES PLAN

PROJECT NO. 50180936

C2.0

SHEET NO.

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February 27, 2025

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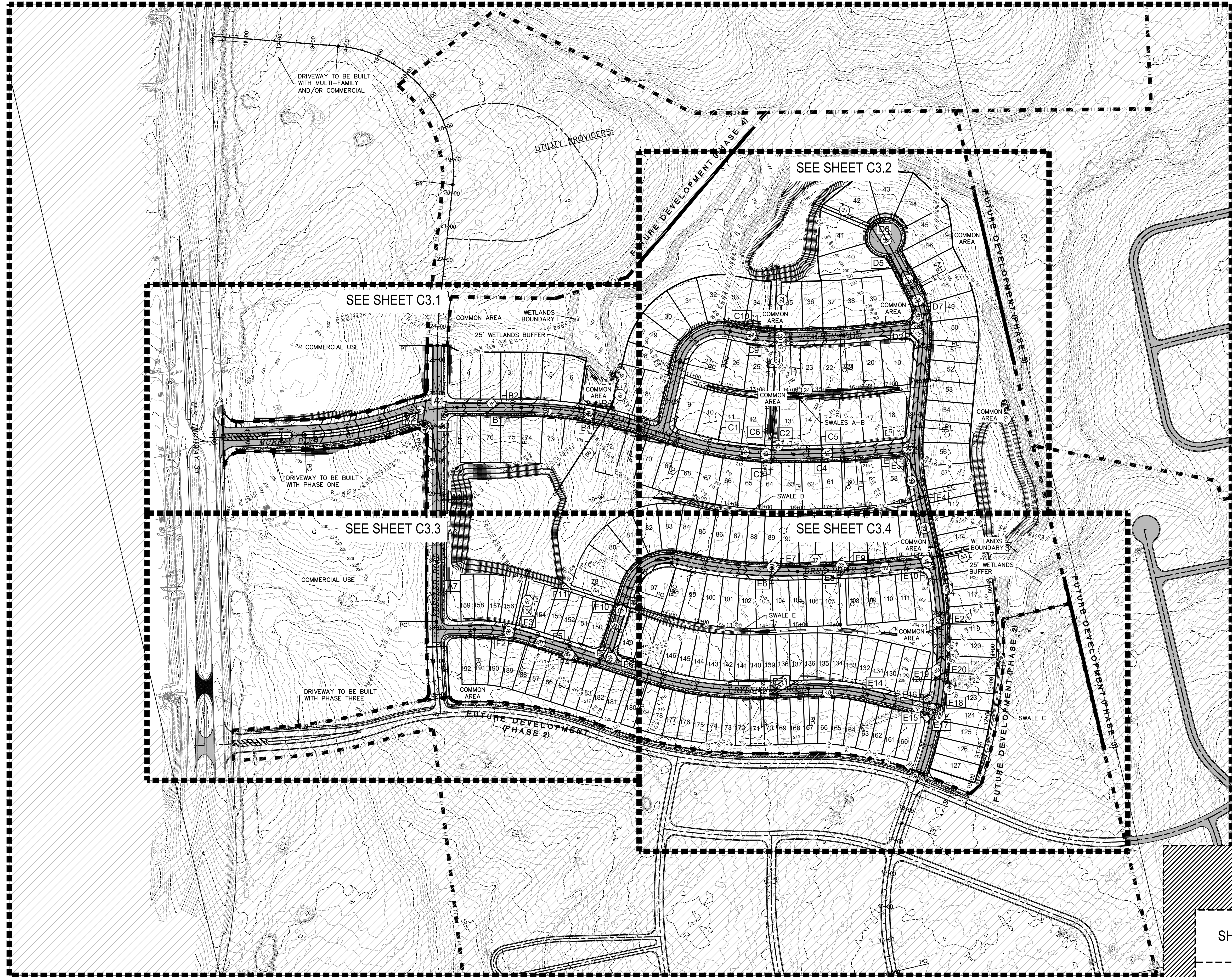
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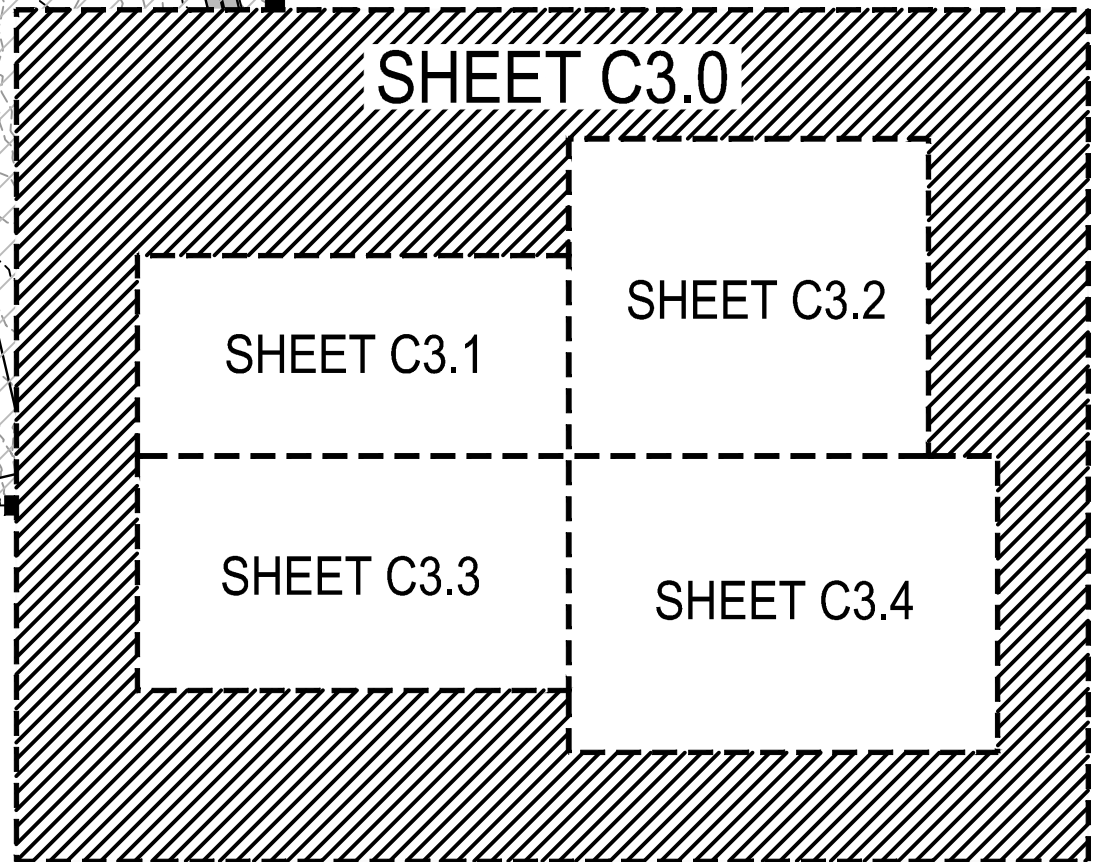
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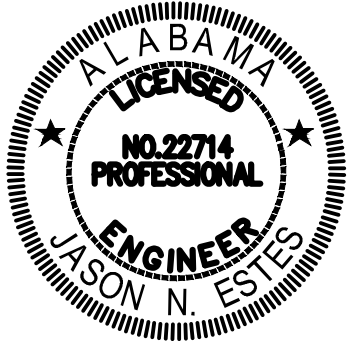
OVERALL DRAINAGE PLAN KEY MAP



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TITLE
OVERALL GRADING &
DRAINAGE PLAN

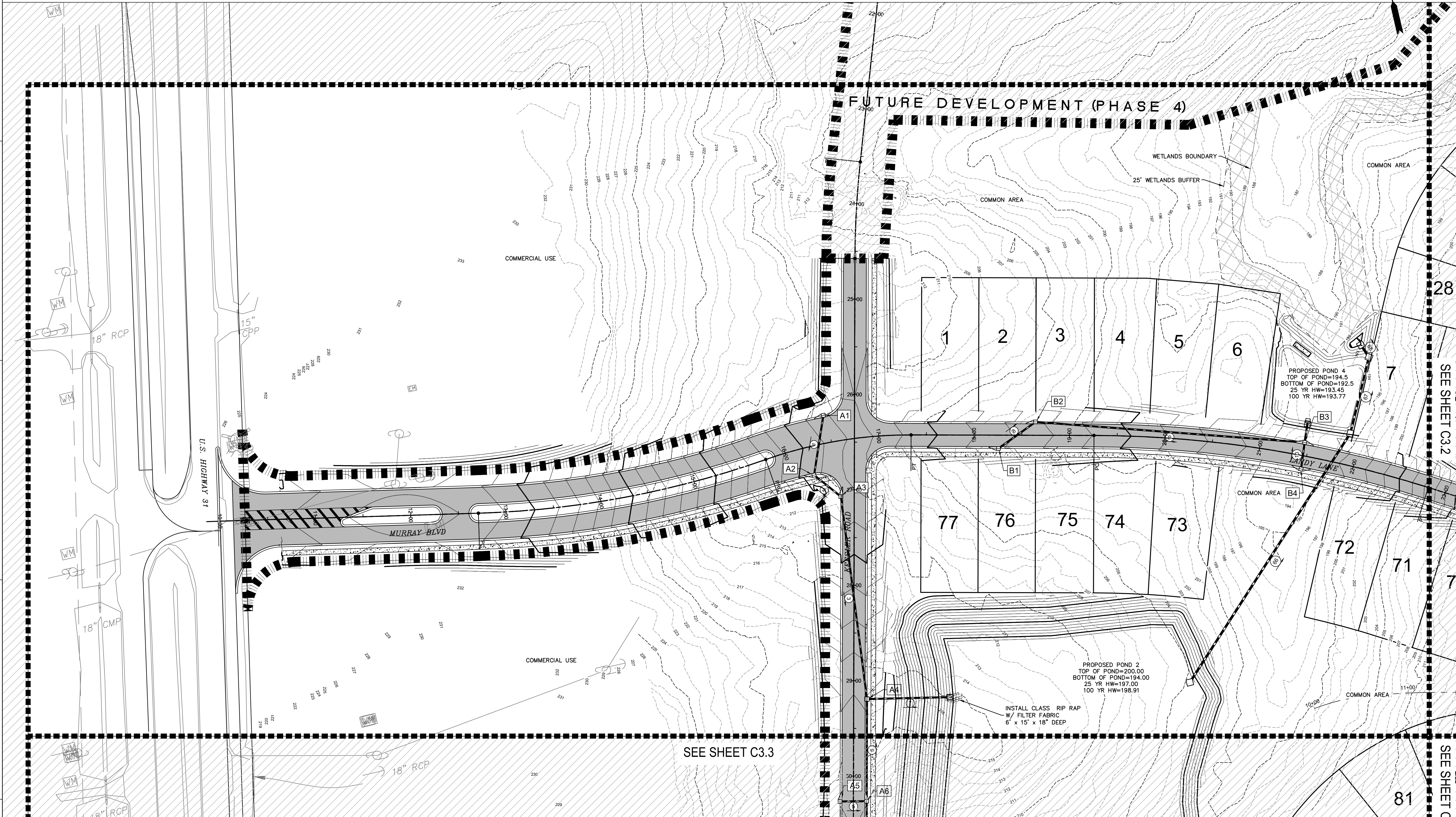
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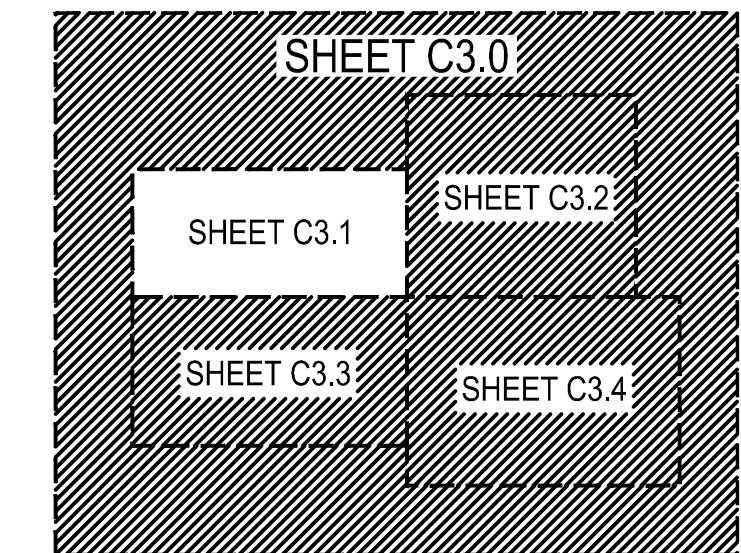
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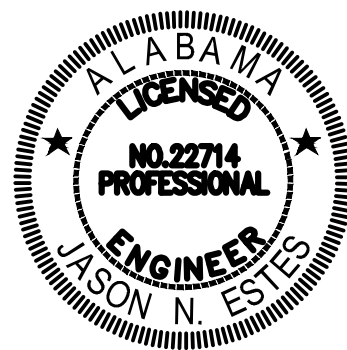


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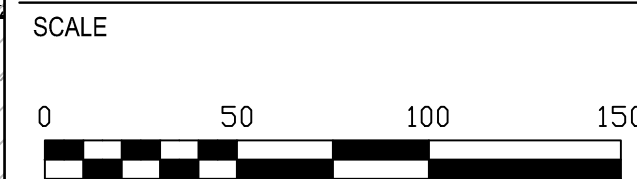


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GRADING &
DRAINAGE PLAN

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C3.1

SHEET NO.

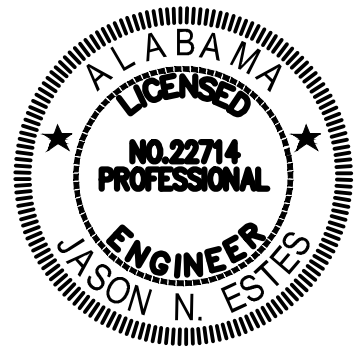
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TITLE

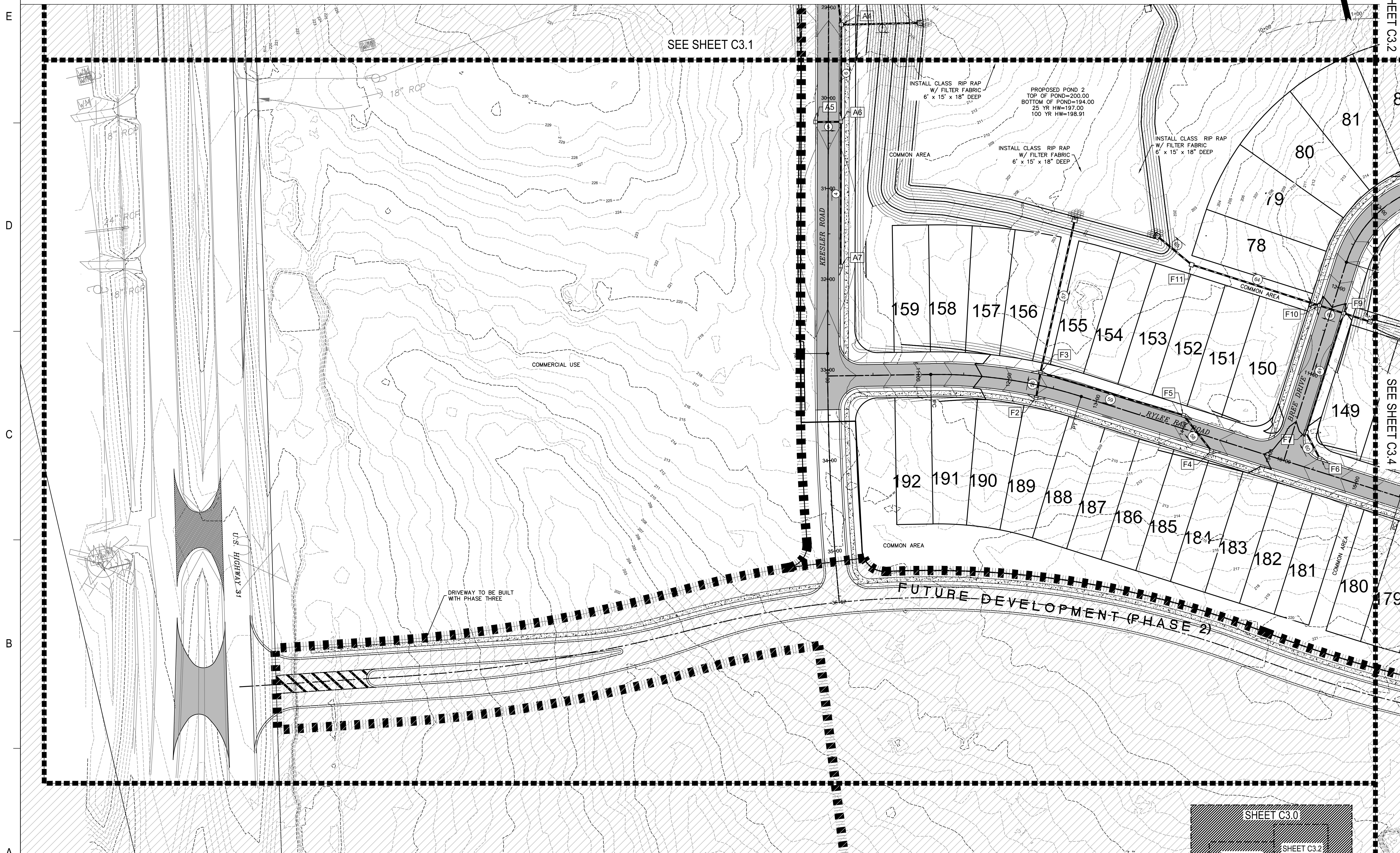
GRADING &
DRAINAGE PLAN

PROJECT NO. 50180936

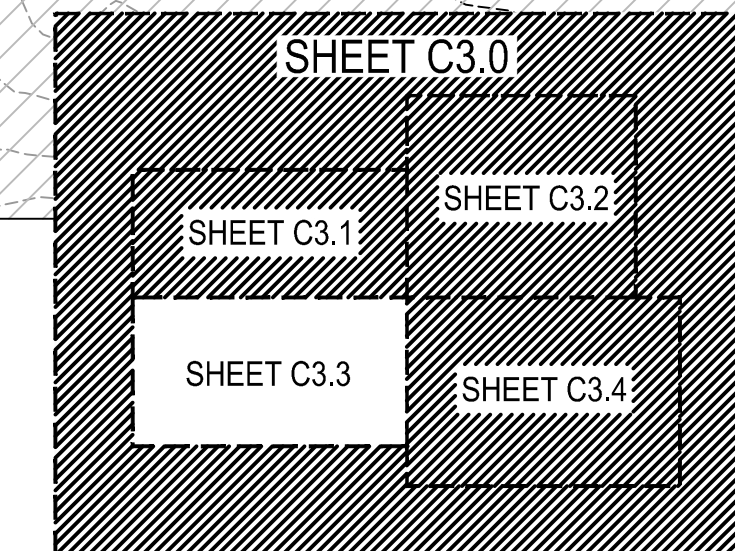
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February 27, 2025

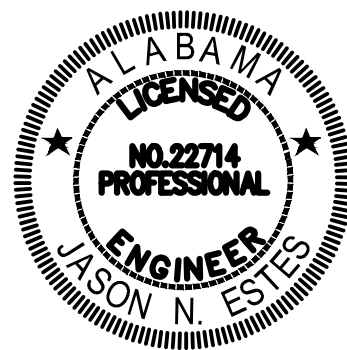


NOTE:
IMPROVEMENTS SHOWN IN THE ALDOT
RIGHT OF WAY ARE SCHEMATIC ONLY.
ANY WORK PERFORMED IN ALDOT RIGHT
OF WAY MUST ADHERE TO THE PLAN SET
SIGNED BY EOR AND STAMPED BY ALDOT.

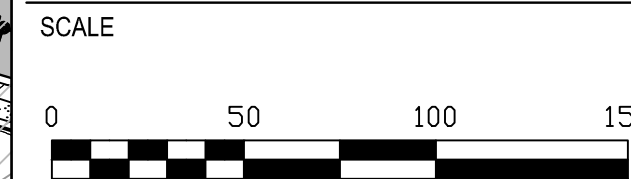


25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.980.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA



PRELIMINARY
NOT FOR
CONSTRUCTION



NO.	DESCRIPTION	DATE
REVISIONS		
	DRAWN BY	seb
	DESIGNED BY	jmp
	APPROVED BY	jne
	CHECKED BY	ccb
	DATE	FEBRUARY 2025

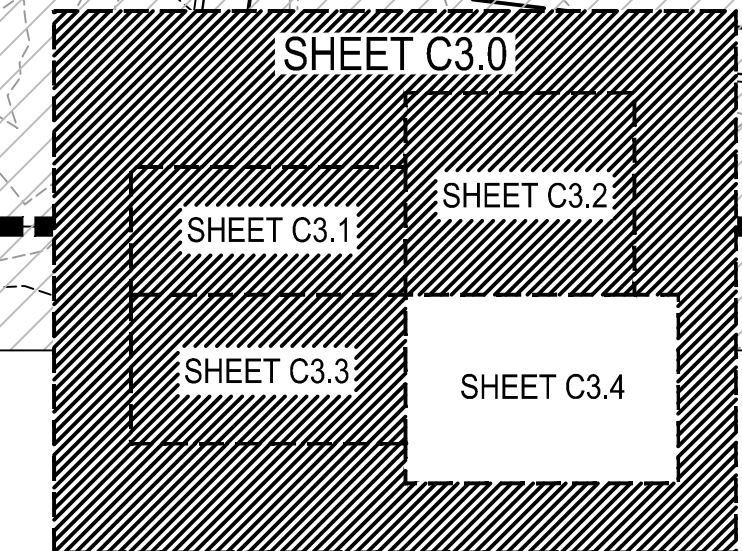
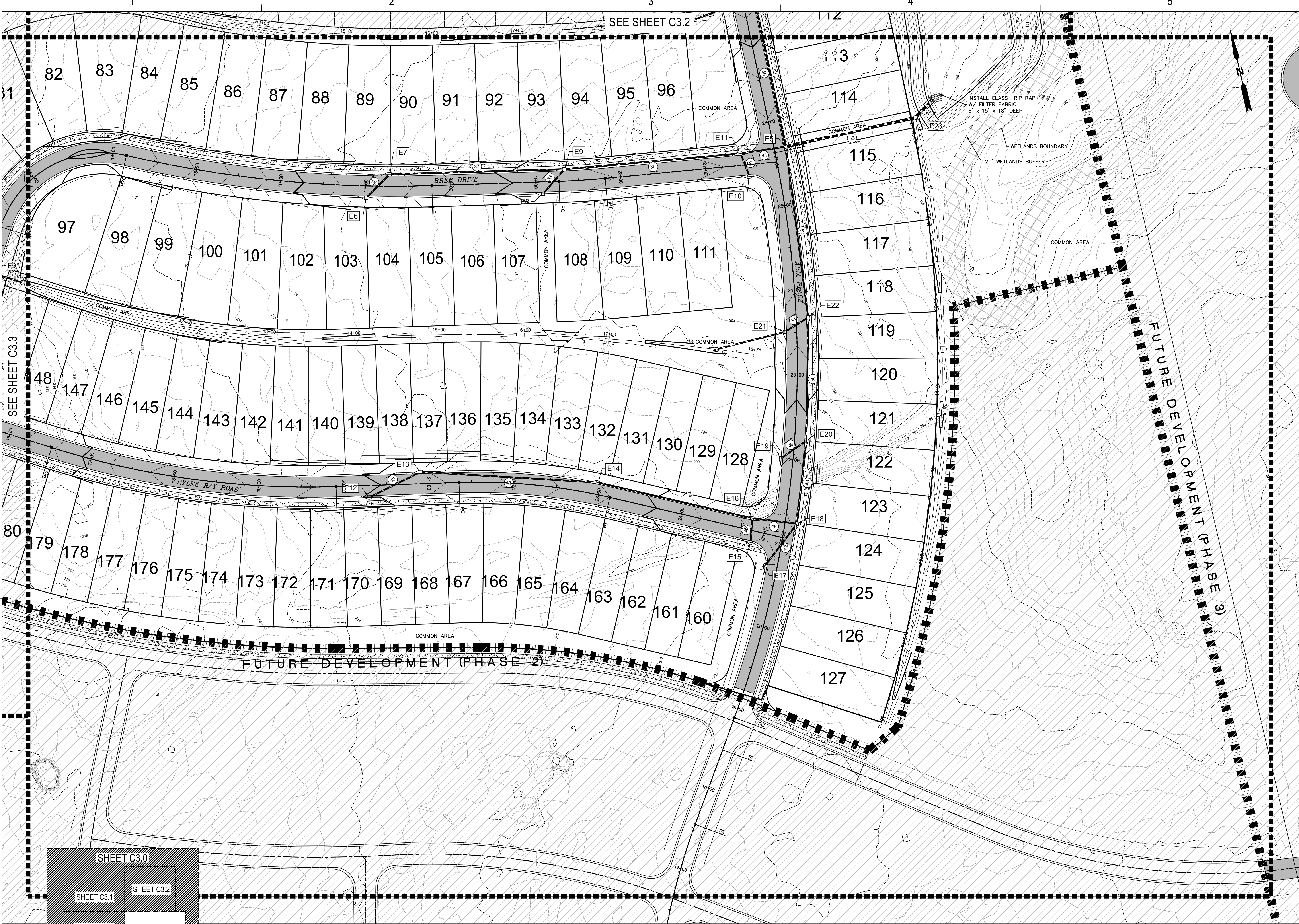
GRADING &
DRAINAGE PLAN

PROJECT NO. 50180936

C3.3

SHEET NO.

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February 27, 2025



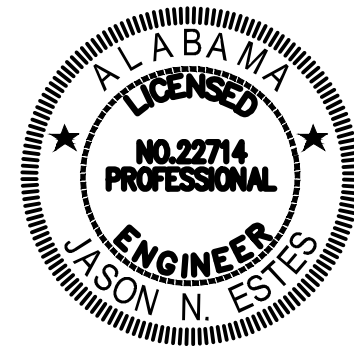
OVERALL DRAINAGE PLAN KEY MAP



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.980.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY	seb	
DESIGNED BY	jmp	
APPROVED BY	jne	
CHECKED BY	ccb	
DATE	FEBRUARY 2025	

TITLE
**GRADING &
DRAINAGE PLAN**

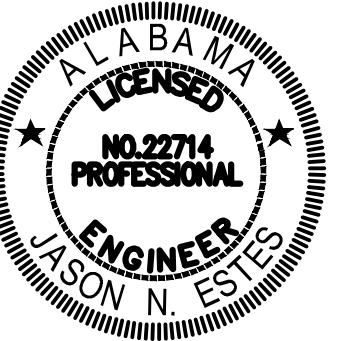
PROJECT NO. 50180936

C3.4

SHEET NO.

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



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CONSTRUCTION

SCALE

[illegible]

NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY		seb
DESIGNED BY		ccb/jmp
APPROVED BY		jne
CHECKED BY		ccb
DATE	FEBRUARY 2025	

TITLE

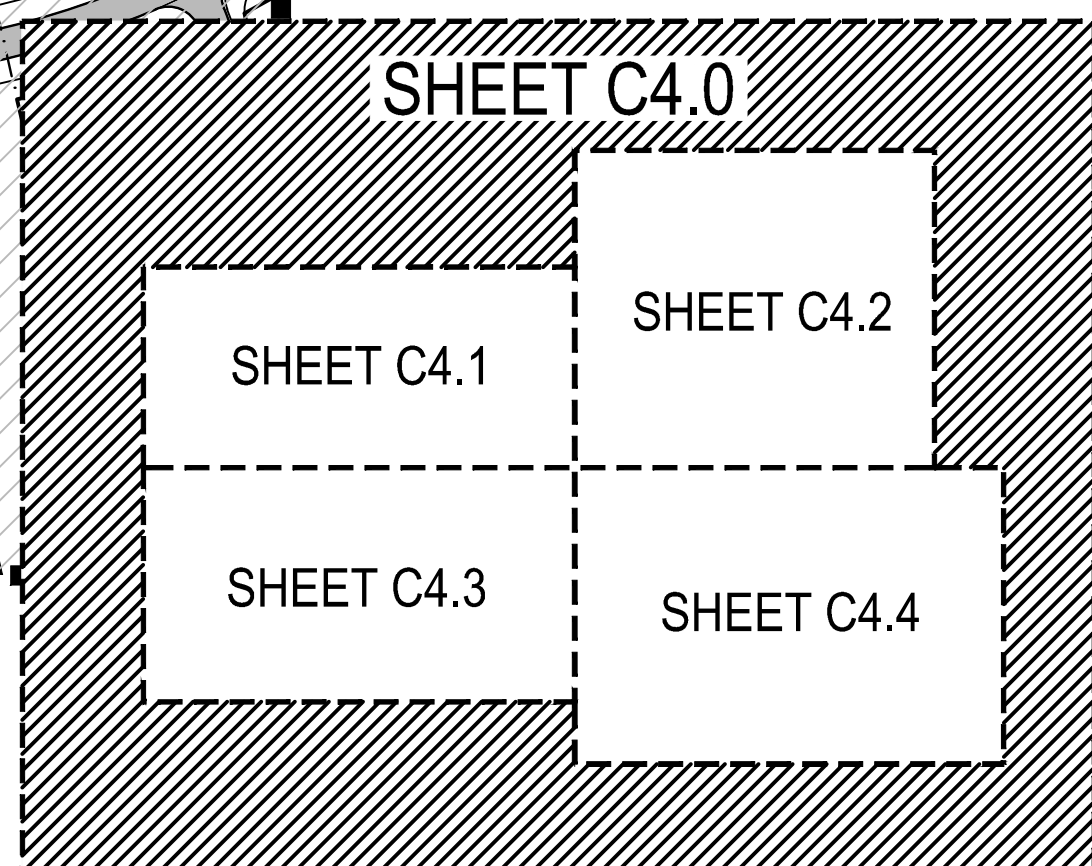
OVERALL WATER & SEWER PLAN

PROJECT NO.	50180936
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C4.0

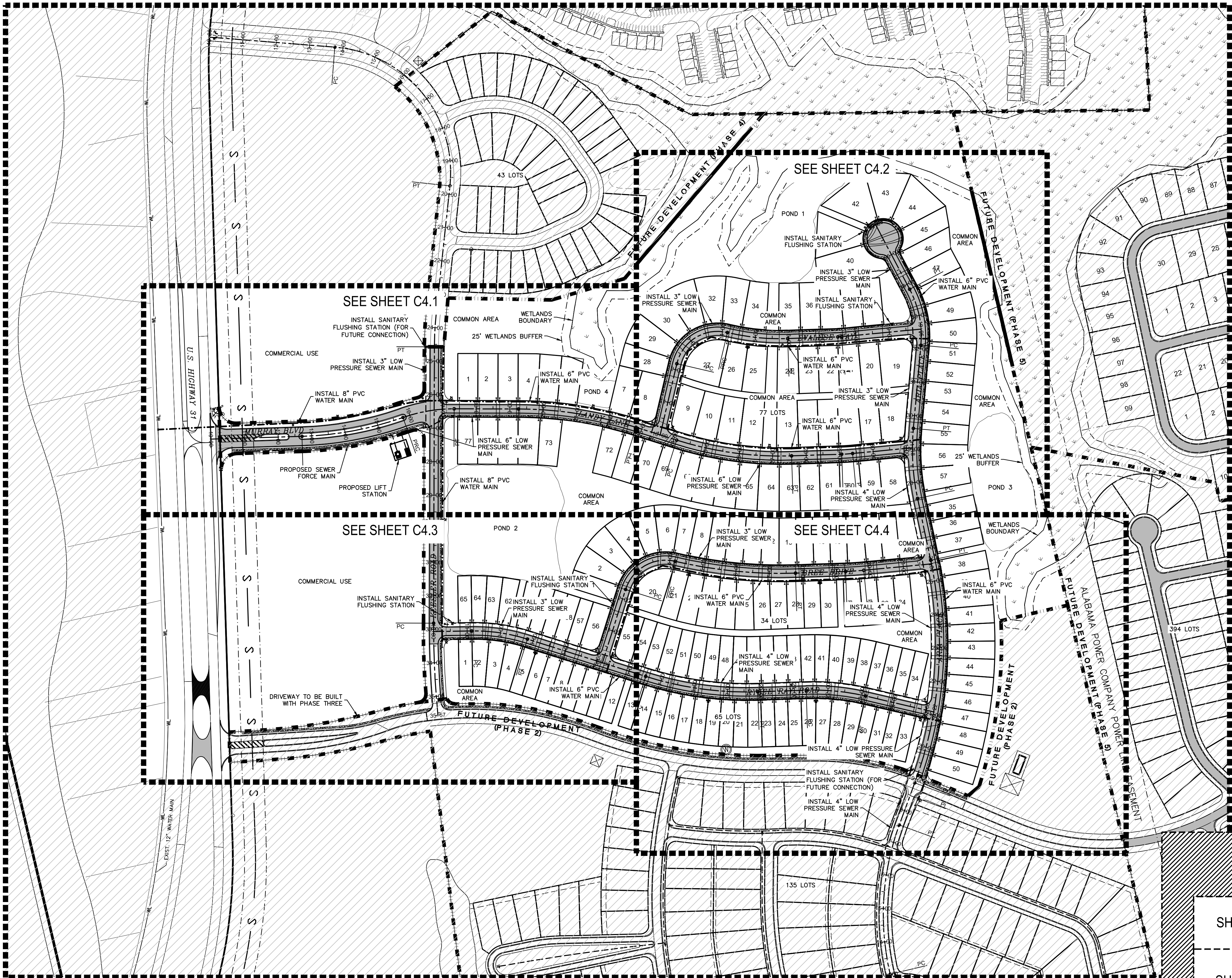
SHEET NO.

NOTE:
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RIGHT OF WAY ARE SCHEMATIC ONLY.
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OF WAY MUST ADHERE TO THE PLAN SET
SIGNED BY EOR AND STAMPED BY ALDOT.



OVERALL WATER & SEWER PLAN

KEY MAP



BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA



SCALE

0 50 100 150

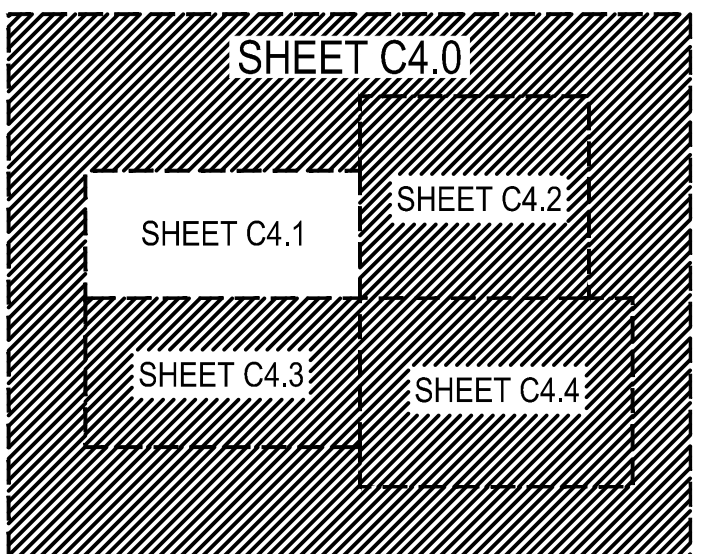


NO.	DESCRIPTION	DATE
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DRAWN BY	seb
DESIGNED BY	ccb/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

PROJECT NO.	50180936
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SHEET NO.

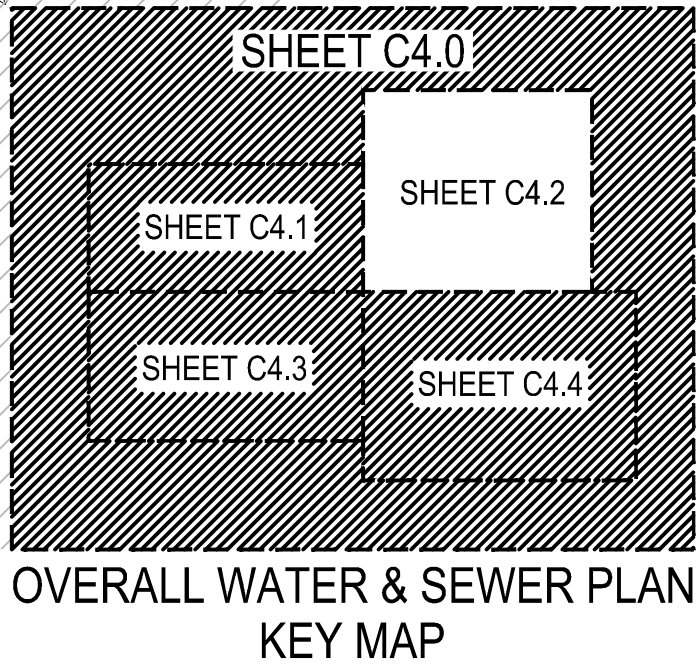
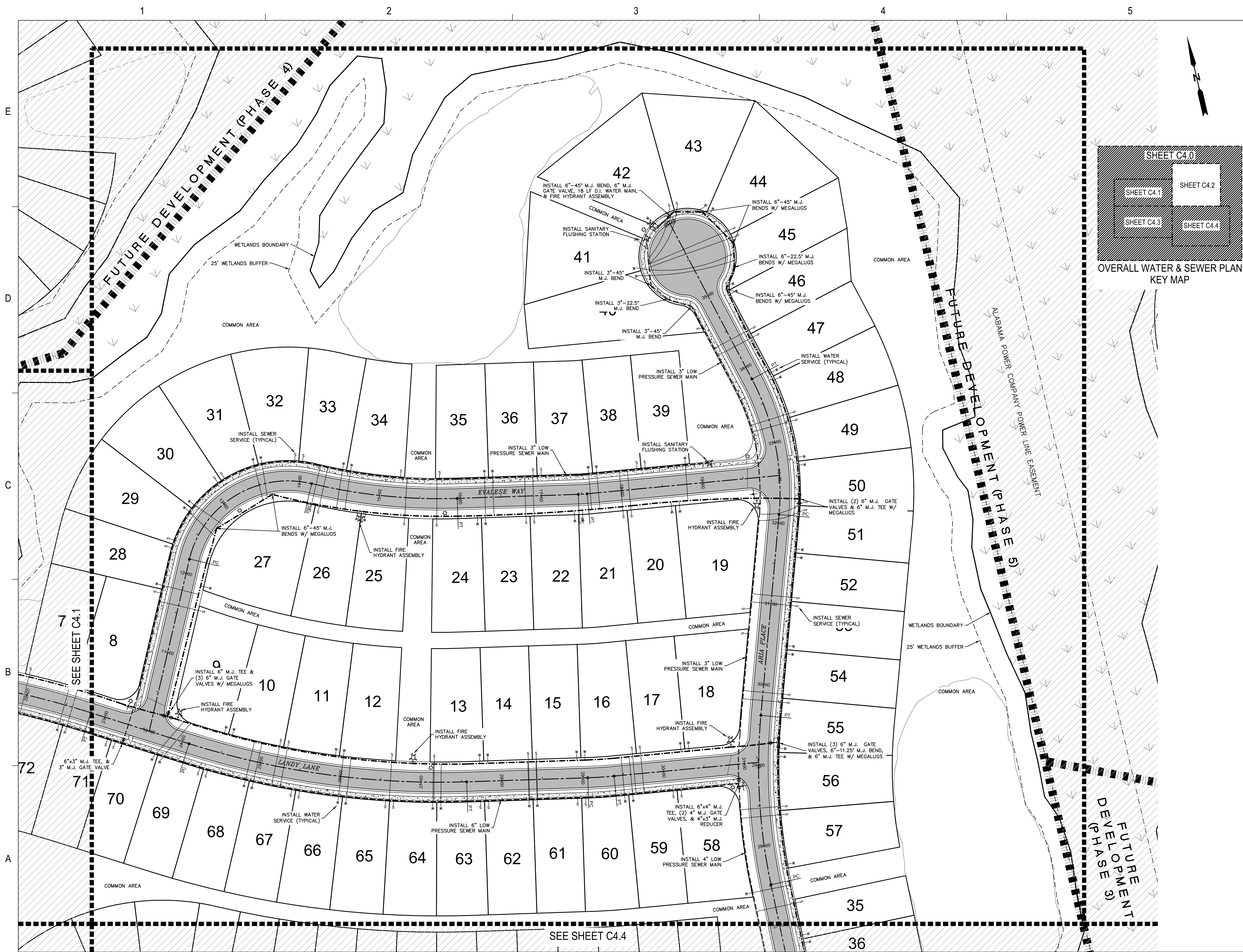


OVERALL WATER & SEWER PLAN

KEY MAP

NOTE:
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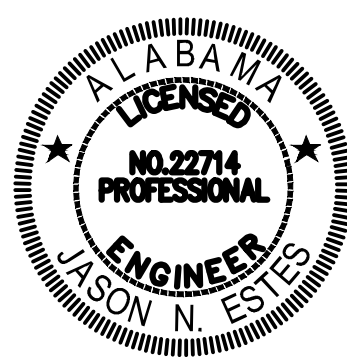
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February 27, 2025



25353 FRIENDSHIP ROAD
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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccbj/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

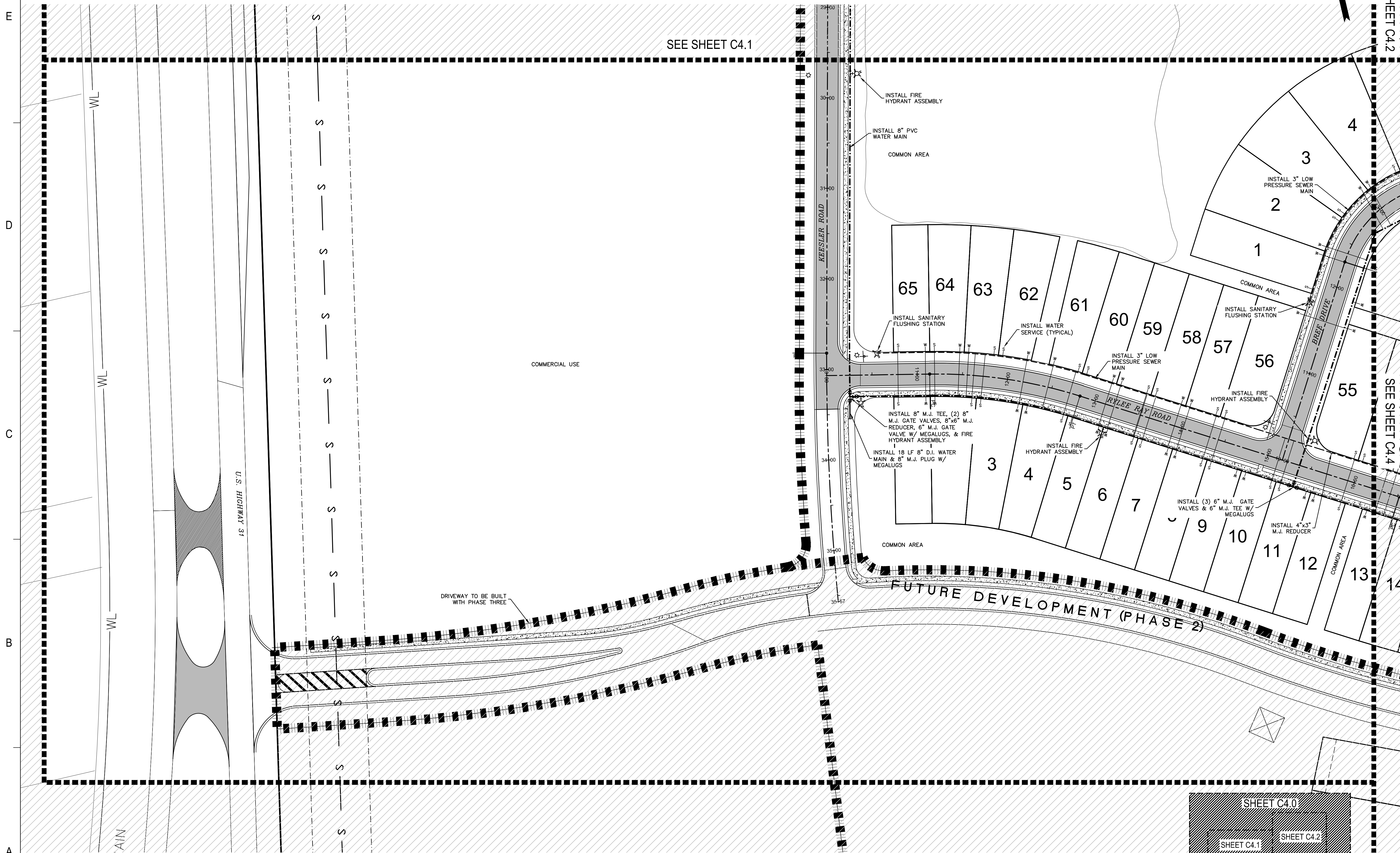
WATER & SEWER
PLAN

PROJECT NO. 50180936

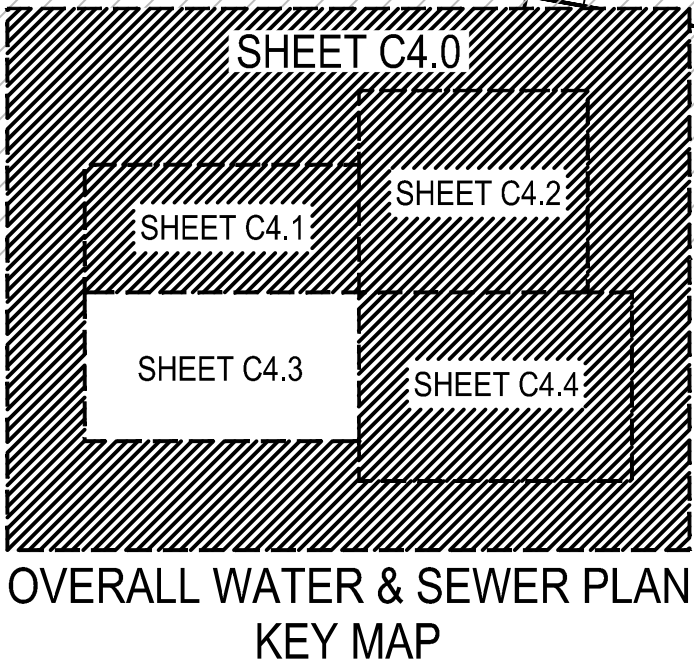
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SHEET NO.

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February 27, 2025

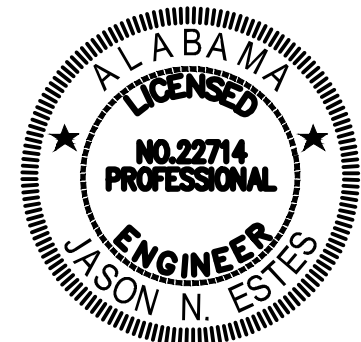


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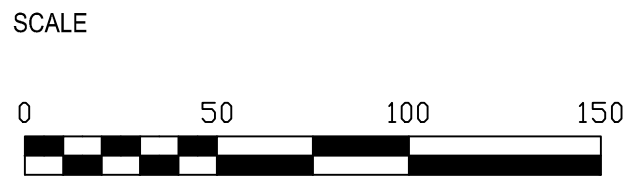


25353 FRIENDSHIP ROAD
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OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA



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CONSTRUCTION



NO.	DESCRIPTION	DATE

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DESIGNED BY	ccb/jmp	
APPROVED BY	jne	
CHECKED BY	ccb	
DATE	FEBRUARY 2025	

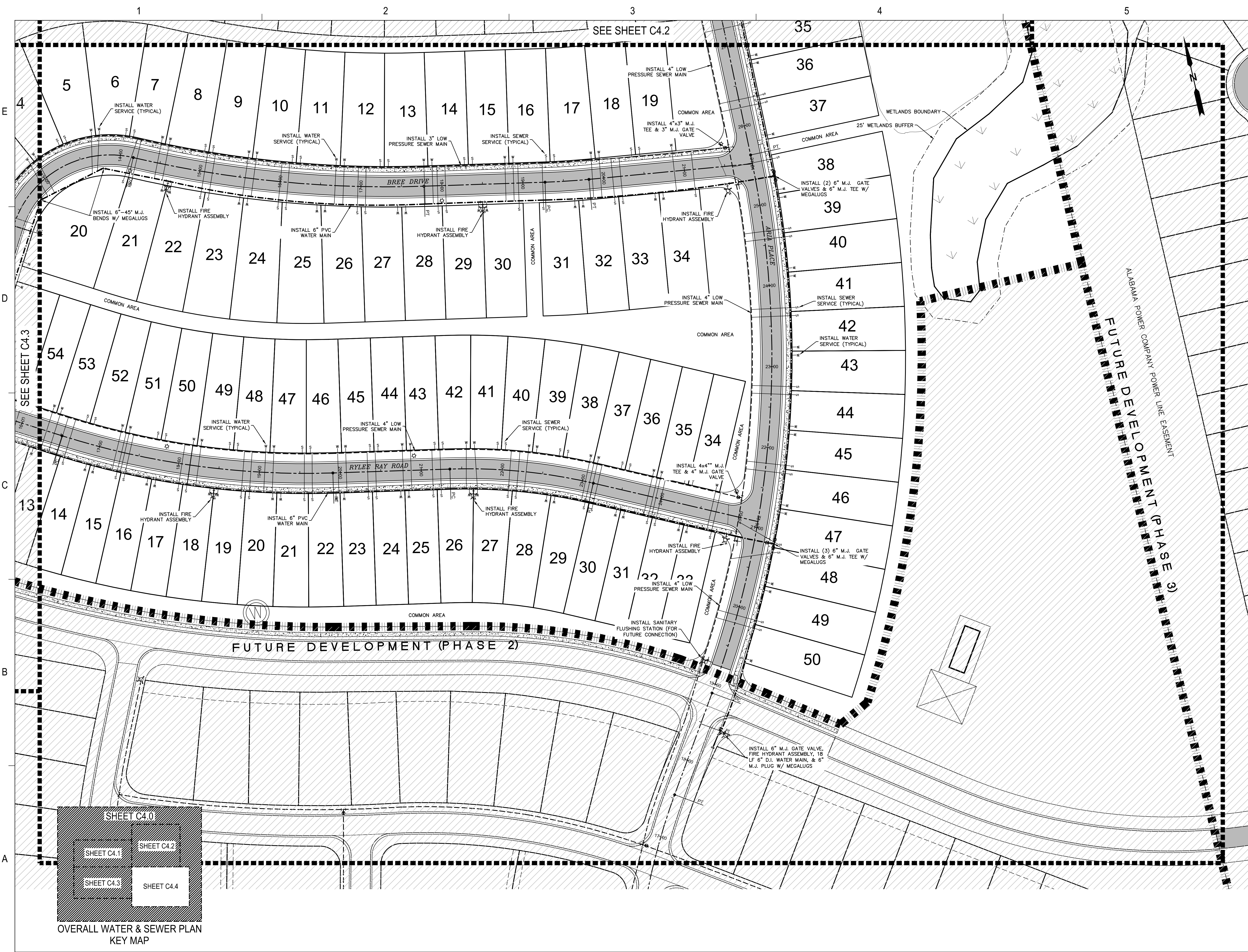
TITLE
WATER & SEWER
PLAN

PROJECT NO. 50180936

C4.3

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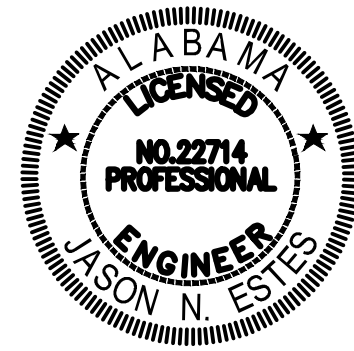
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February 27, 2025



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
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PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	ccb/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

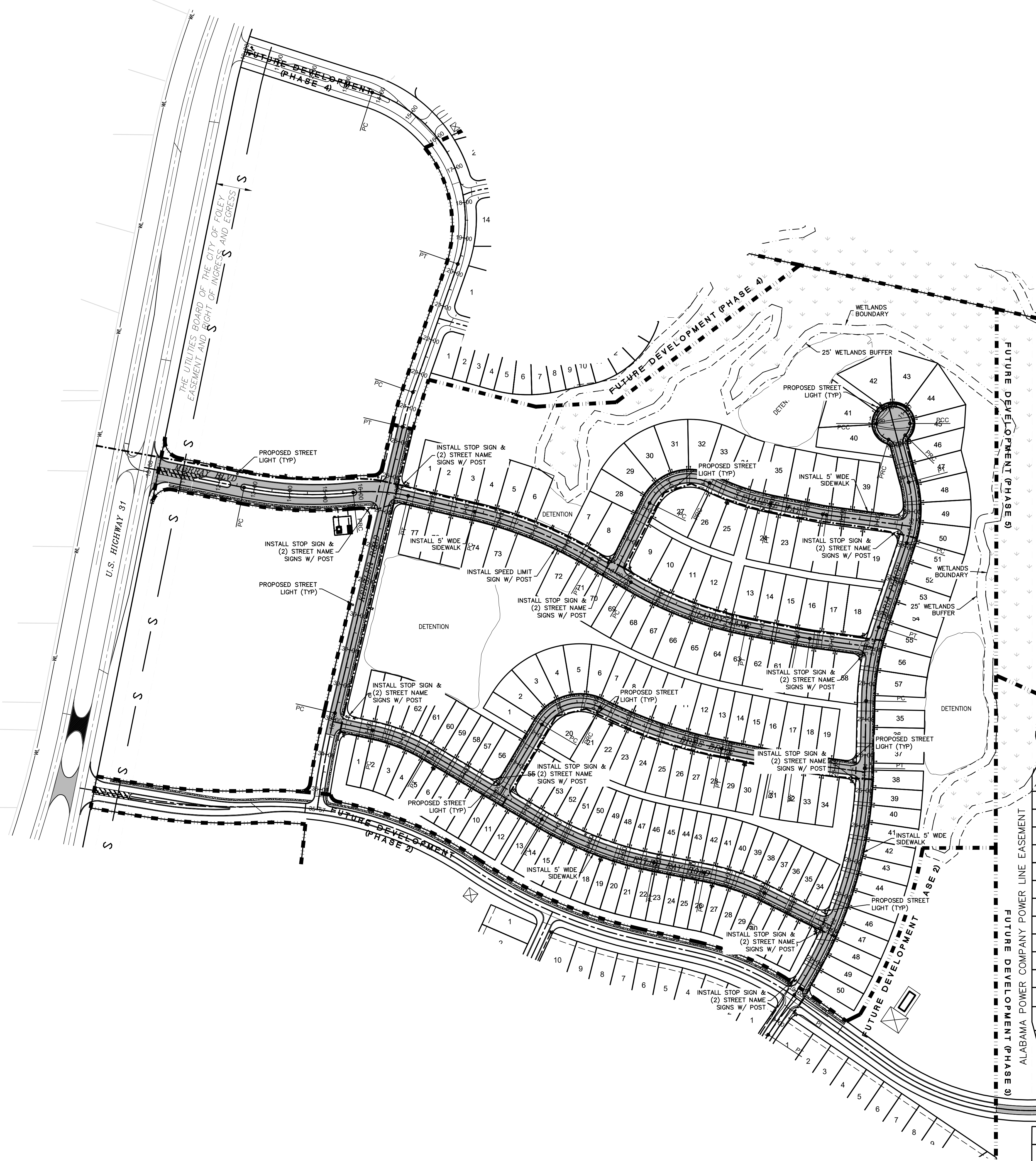
WATER & SEWER
PLAN

PROJECT NO.	50180936
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C4.4

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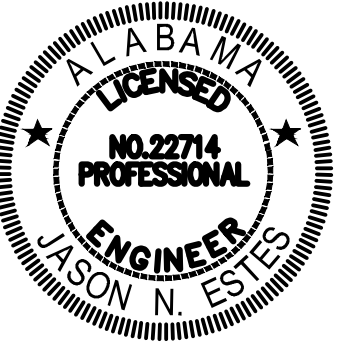
NOTE:
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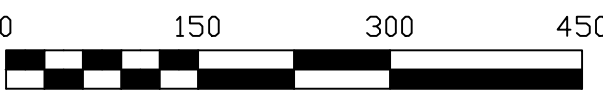
OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp/seb
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

SIDEWALK, STRIPING,
& LIGHTING PLAN

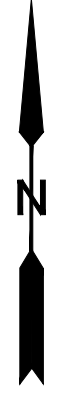
PROJECT NO.	50180936
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C5.0

SHEET NO.

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February 27, 2025

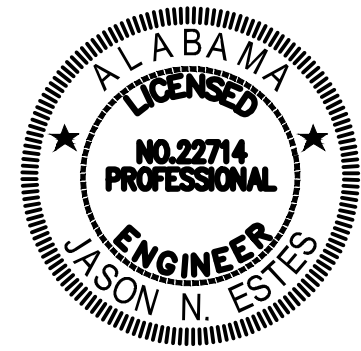
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25353 FRIENDSHIP ROAD
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251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	ccb / jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

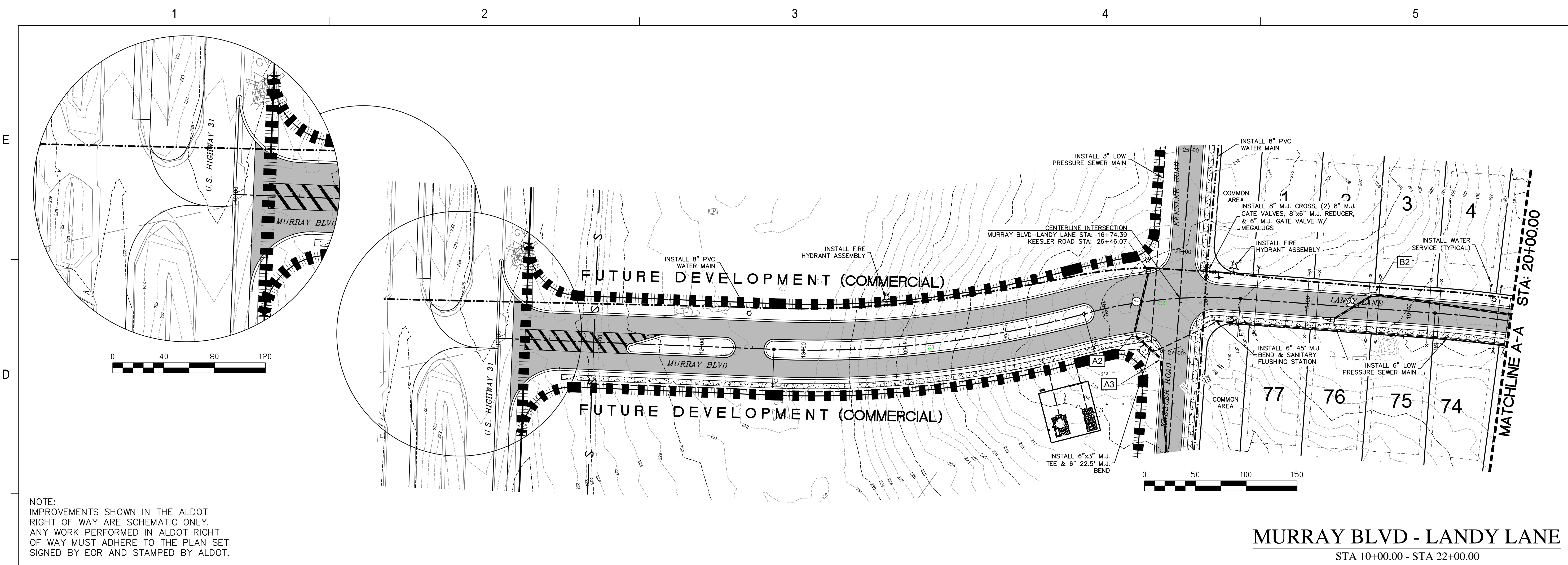
TITLE

PLAN & PROFILE
(ROADS)

PROJECT NO.	50180936
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PP1.0

SHEET NO.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=50'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccb/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE
(ROADS)

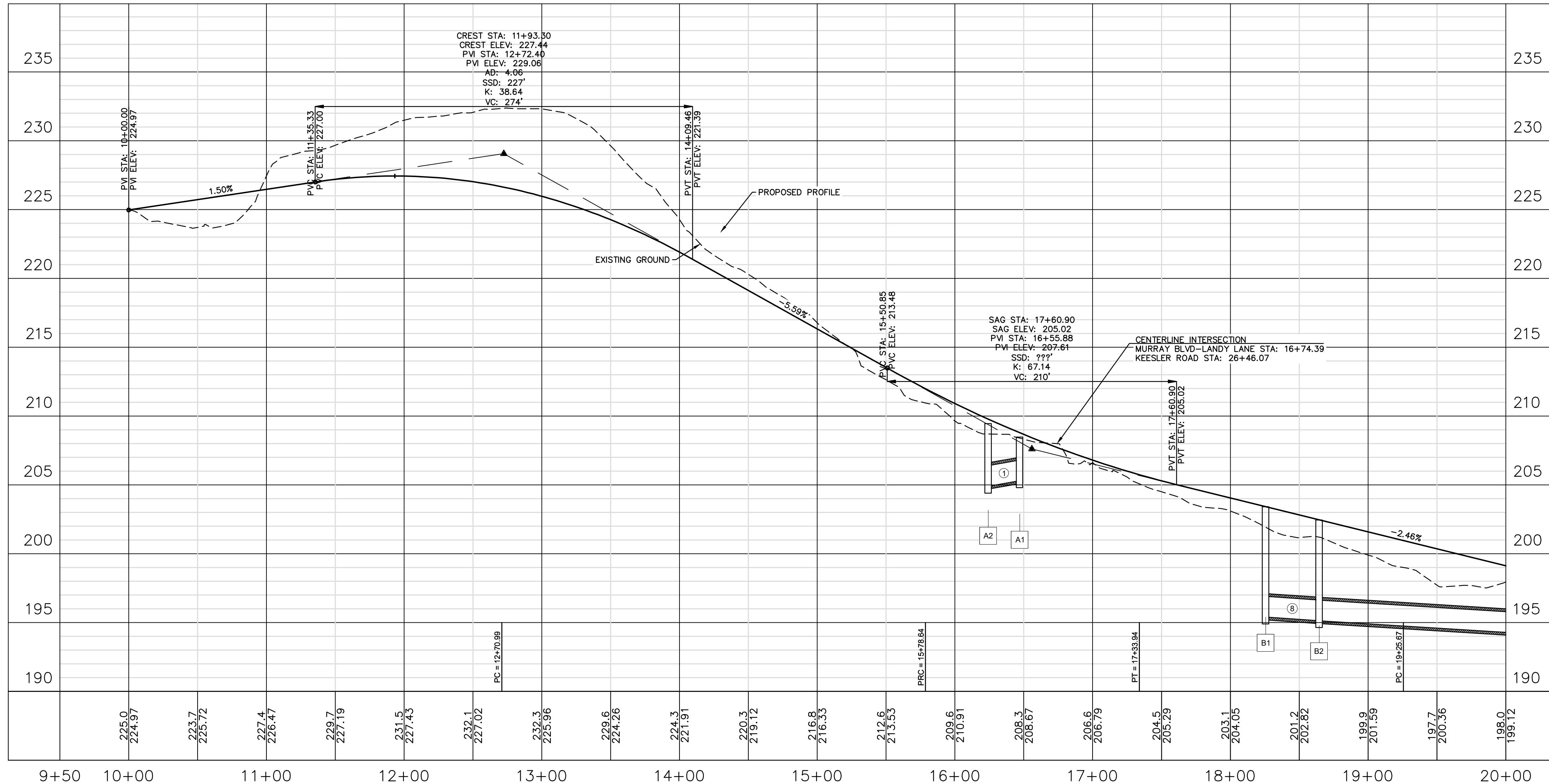
PROJECT NO. 50180936

PP1.1

SHEET NO.

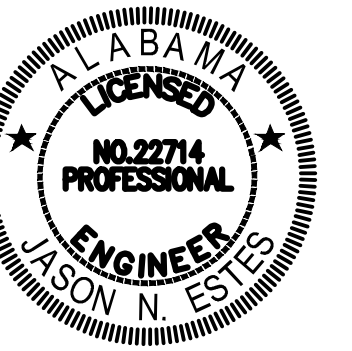
CURVE DATA

- C1
PC Station 12+70.99
Radius 1000.00'
Tangent 155.05'
Arc Length 307.65'
Delta Angle 17°37'37"
Chord Length 306.44'
Chord Bearing S87°25'23"E
PT Station 15+78.64
- C2
PC Station 15+78.64
Radius 455.00'
Tangent 78.42'
Arc Length 155.31'
Delta Angle 19°33'25"
Chord Length 154.55'
Chord Bearing S86°27'29"E
PT Station 17+33.94
-



OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

$$\begin{aligned} V: 1'' &= 5' \\ H: 1'' &= 50' \end{aligned}$$
[illegible]

NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY		seb
DESIGNED BY		ccb/jmp
APPROVED BY		jne
CHECKED BY		ccb
DATE		FEBRUARY 2025

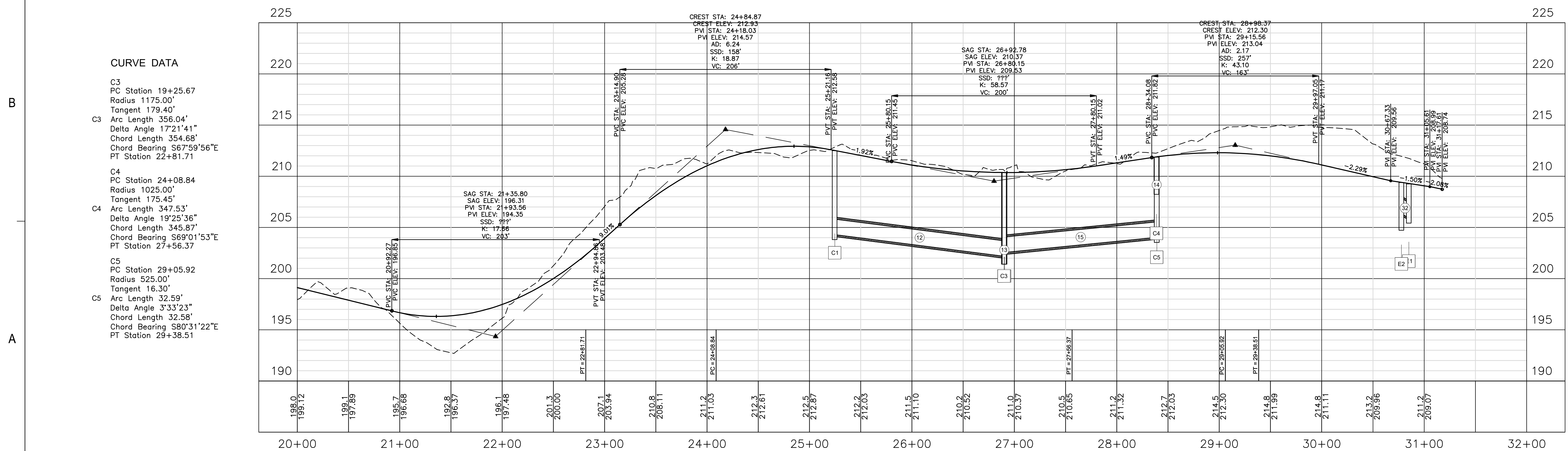
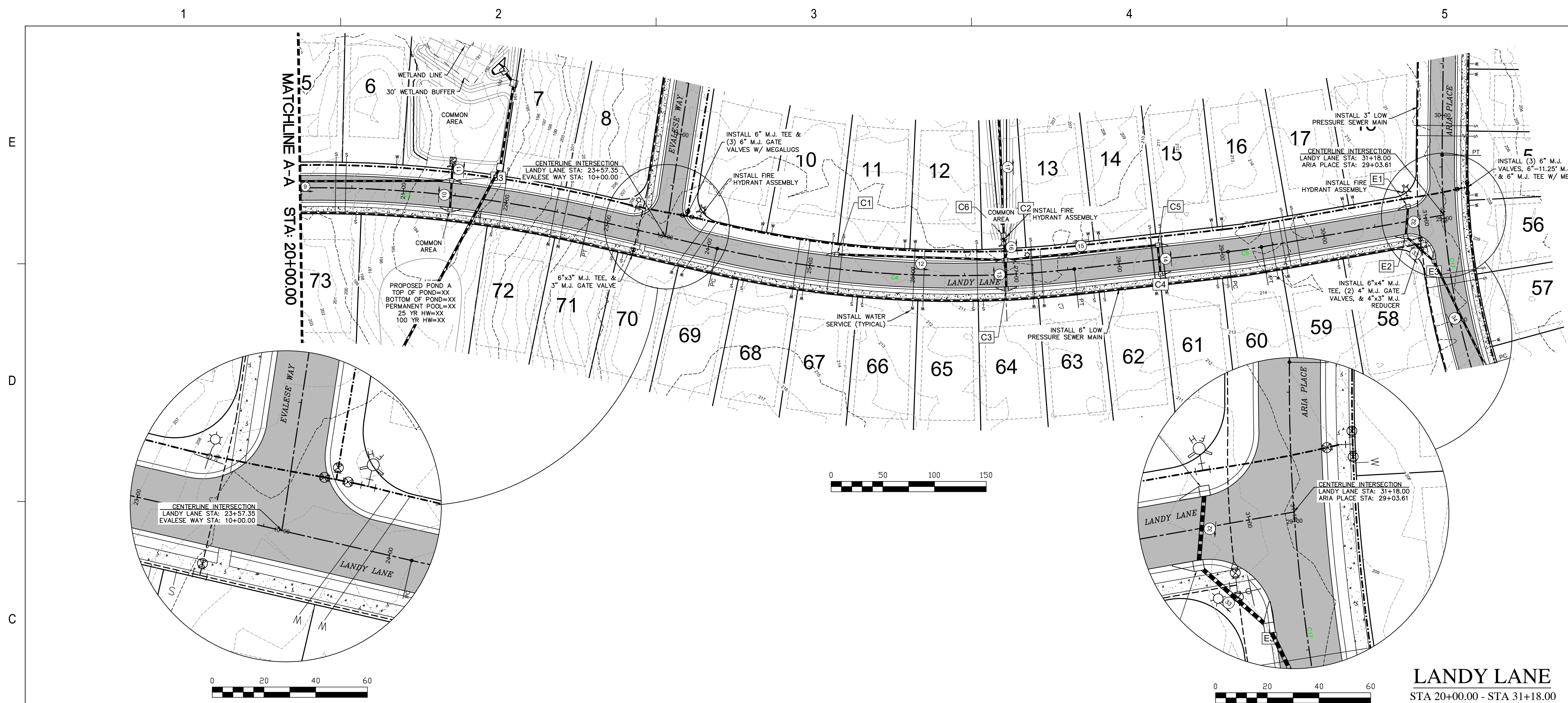
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PLAN & PROFILE (ROADS)

PROJECT NO.	50180936
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PP1.2

SHEET NO.



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February 27, 2025

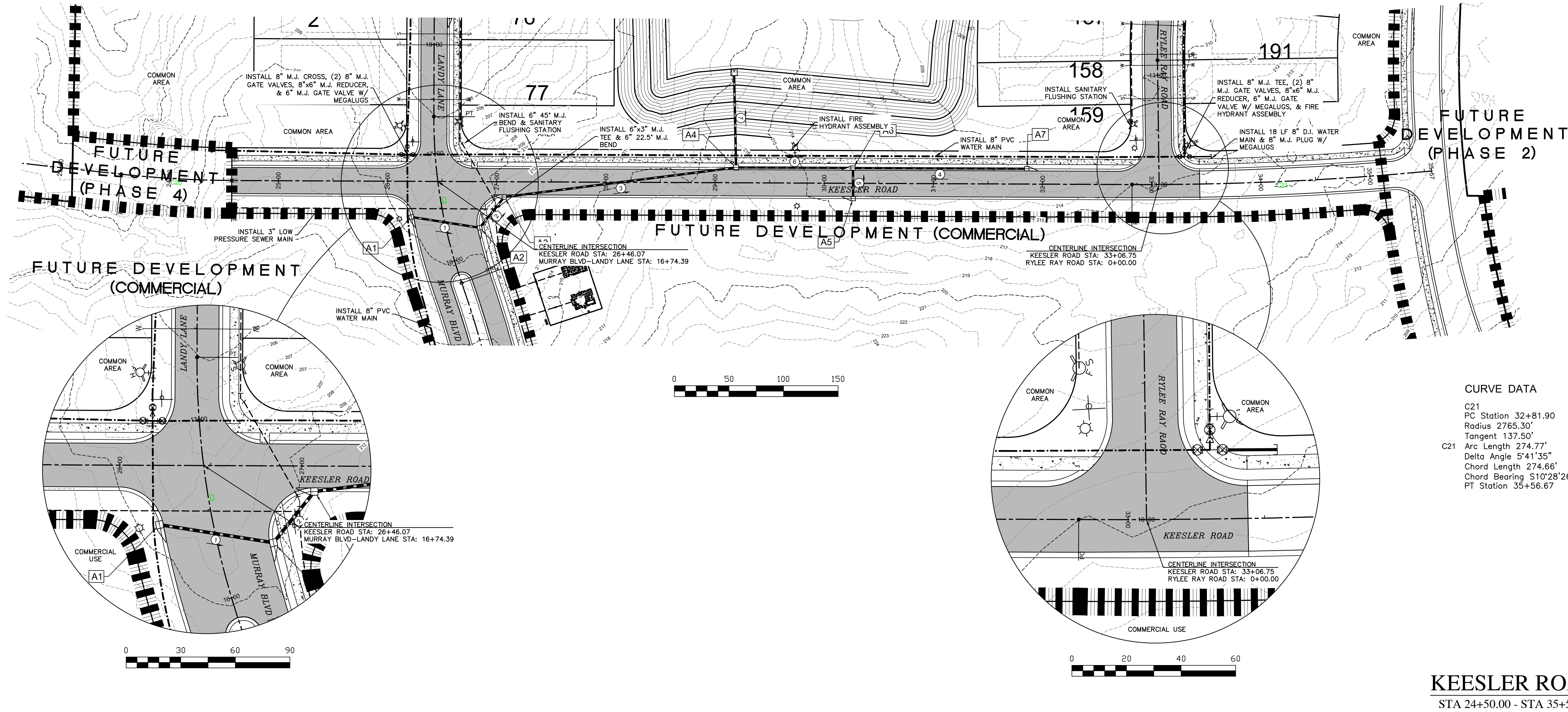
E

D

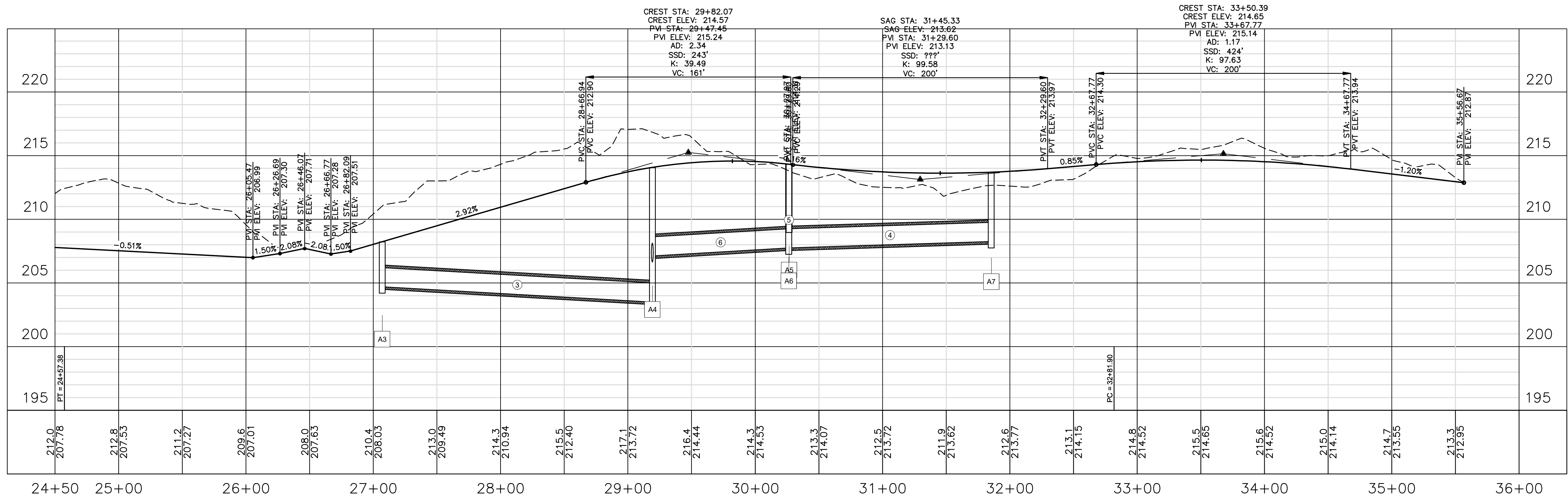
C

B

A



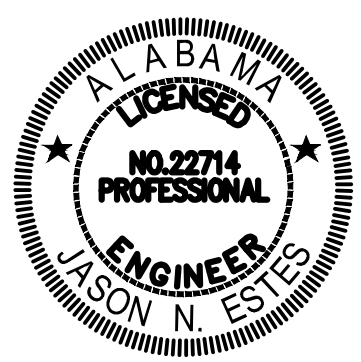
KEESLER ROAD
STA 24+50.00 - STA 35+57.00



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

**OLD TOWNE COMMONS
PHASE 1**
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



**PRELIMINARY
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CONSTRUCTION**

SCALE

**V:1"=5'
H:1"=50'**

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccb/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

**PLAN & PROFILE
(ROADS)**

PROJECT NO. 50180936

PP1.3

SHEET NO.

E

D

C

B

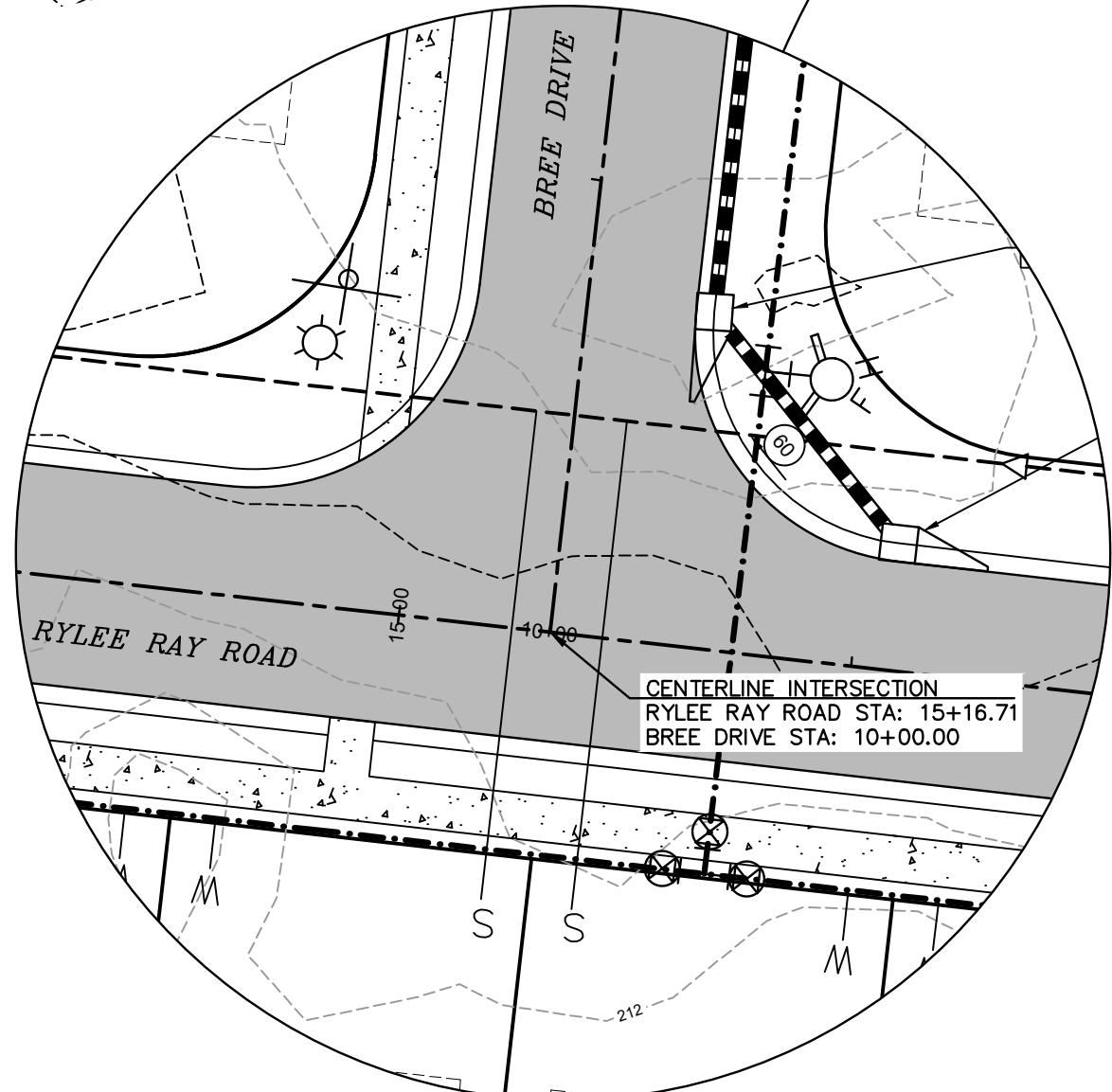
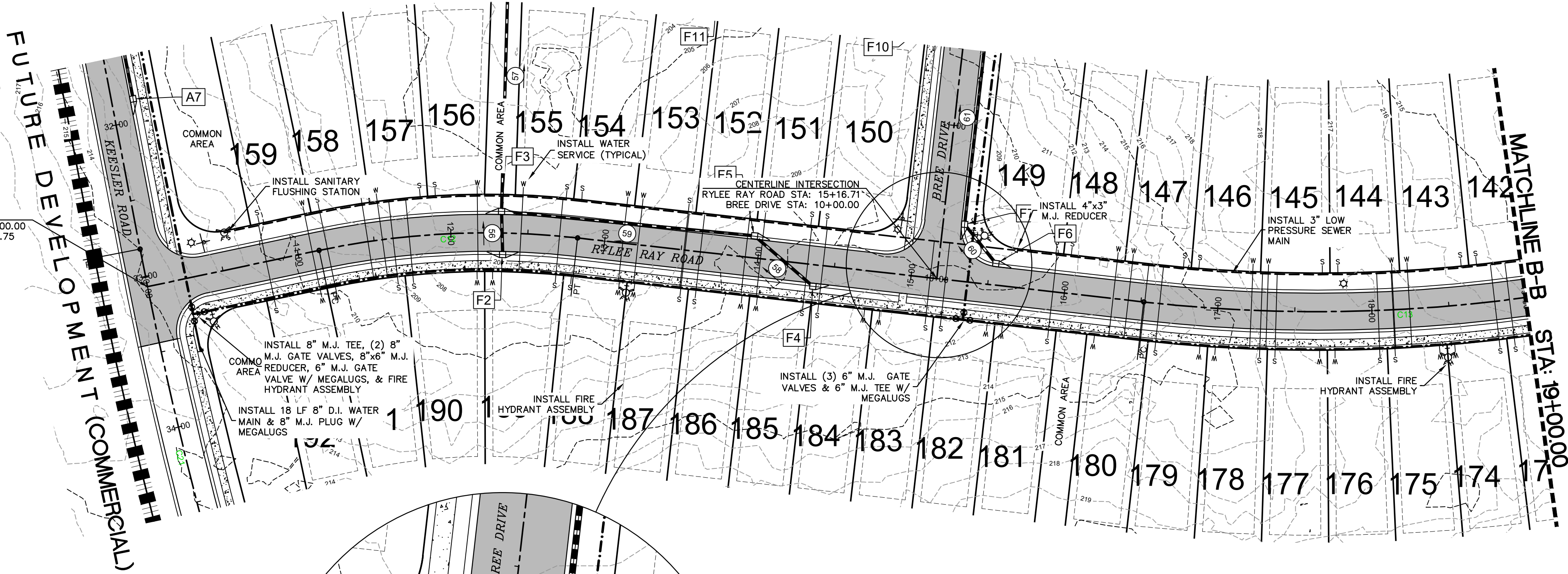
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CURVE DATA

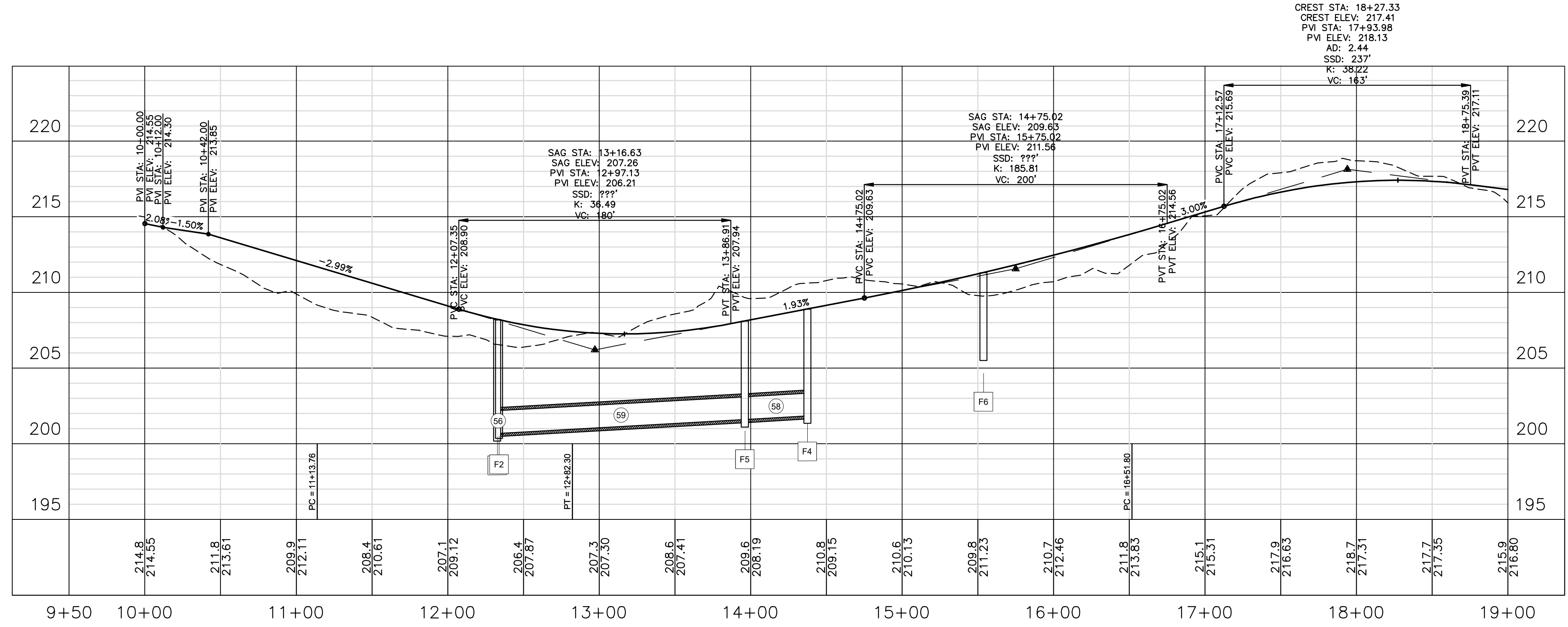
C12
PC Station 11+13.76
Radius 525.00'
Tangent 85.00'
Arc Length 168.55'
Delta Angle 18°23'39"
Chord Length 167.82'
Chord Bearing S68°30'55"E
PT Station 12+82.30

C13
PC Station 16+51.80
Radius 1000.00'
Tangent 171.17'
Arc Length 339.06'
Delta Angle 19°25'35"
Chord Length 337.43'
Chord Bearing S69°01'53"E
PT Station 19+90.85

CENTERLINE INTERSECTION
RYLEE RAY ROAD STA: 10+00.00
KEESLER ROAD STA: 33+06.75



RYLEE RAY ROAD
STA 10+00.00 - STA 19+00.00



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

**OLD TOWNE COMMONS
PHASE 1**
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



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CONSTRUCTION**

SCALE

**V:1"=5'
H:1"=50'**

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccbj/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

**PLAN & PROFILE
(ROADS)**

PROJECT NO. 50180936

PP1.4

SHEET NO.

BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

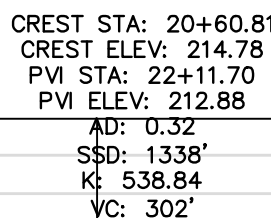
A circular professional engineer seal for the State of Alabama. The outer ring contains the text "ALABAMA" at the top and "JASON N. ESTES" at the bottom, separated by two stars. The inner circle contains the text "LICENSED" at the top, "NO. 22714" in the center, and "PROFESSIONAL ENGINEER" at the bottom.

SCALE

STA 19+00.00 - STA 25+22.39



C14
PC Station 21+35.33
Radius 680.00'
Tangent 89.76'
C14 Arc Length 178.48'
Delta Angle 15°02'19"
Chord Length 177.97'
Chord Bearing S71°13'31"E
PT Station 23+13.81

[illegible]

NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY		seb
DESIGNED BY		ccb/jmp
APPROVED BY		jne
CHECKED BY		ccb
DATE	FEBRUARY 2025	

PLAN & PROFILE (ROADS)

50180930

SHEET NO.

E

D

C

B

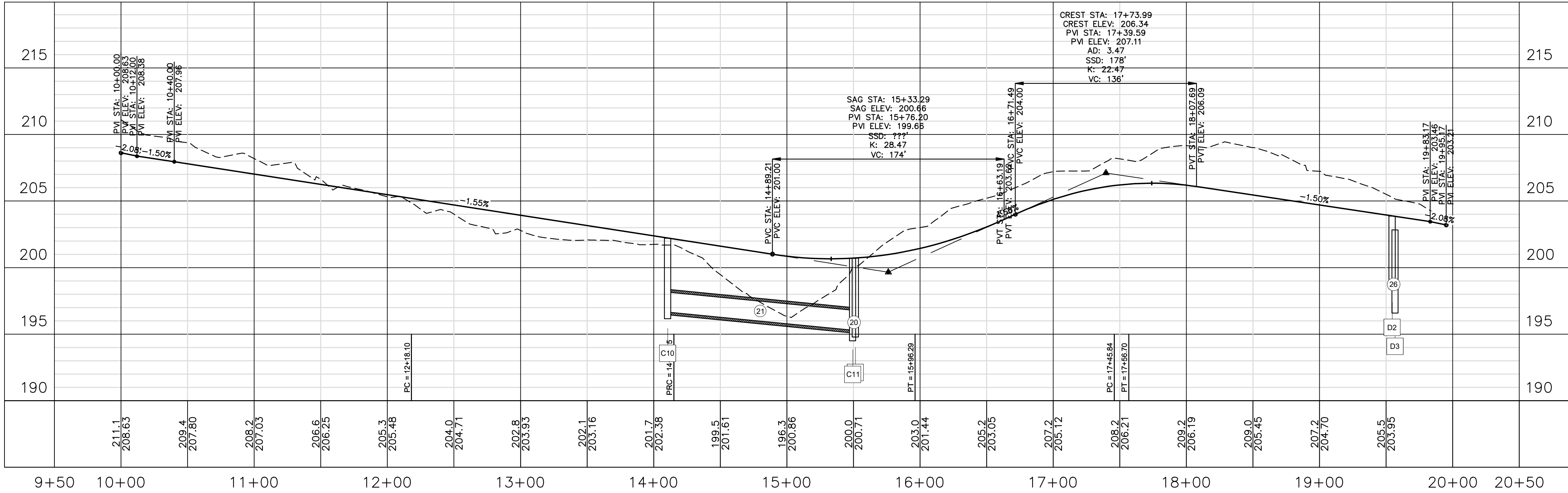
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CURVE DATA

- C6
PC Station 12+18.10
Radius 125.00'
Tangent 125.70'
Arc Length 197.05'
Delta Angle 90°19'16"
Chord Length 177.27'
Chord Bearing N71°28'12"E
PT Station 14+15.15
- C7
PC Station 14+15.15
Radius 675.00'
Tangent 91.11'
Arc Length 181.13'
Delta Angle 15°22'31"
Chord Length 180.59'
Chord Bearing S71°03'25"E
PT Station 15+96.29
- C8
PC Station 17+45.84
Radius 175.00'
Tangent 5.43'
Arc Length 10.86'
Delta Angle 3°33'23"
Chord Length 10.86'
Chord Bearing S80°31'22"E
PT Station 17+56.70



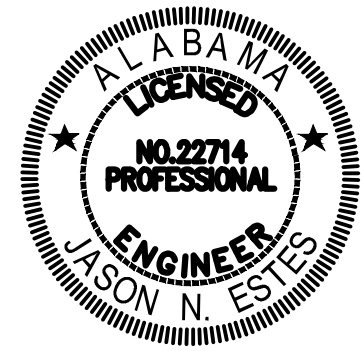
EVALESE WAY
STA 10+00.00 - STA 19+95.17



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=50'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccbj/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE
(ROADS)

PROJECT NO. 50180936

PP1.6

SHEET NO.

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February 27, 2025

E

D

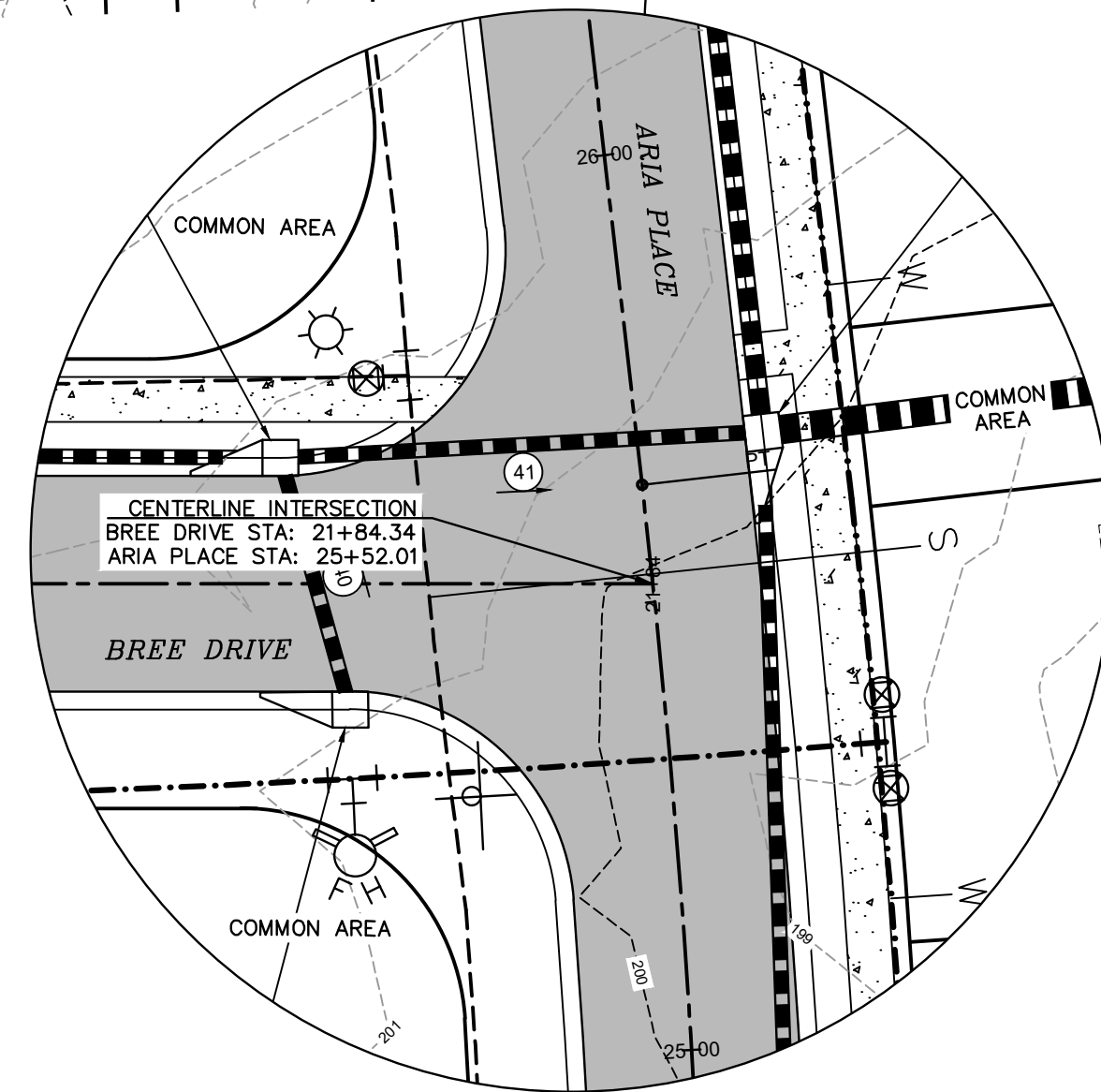
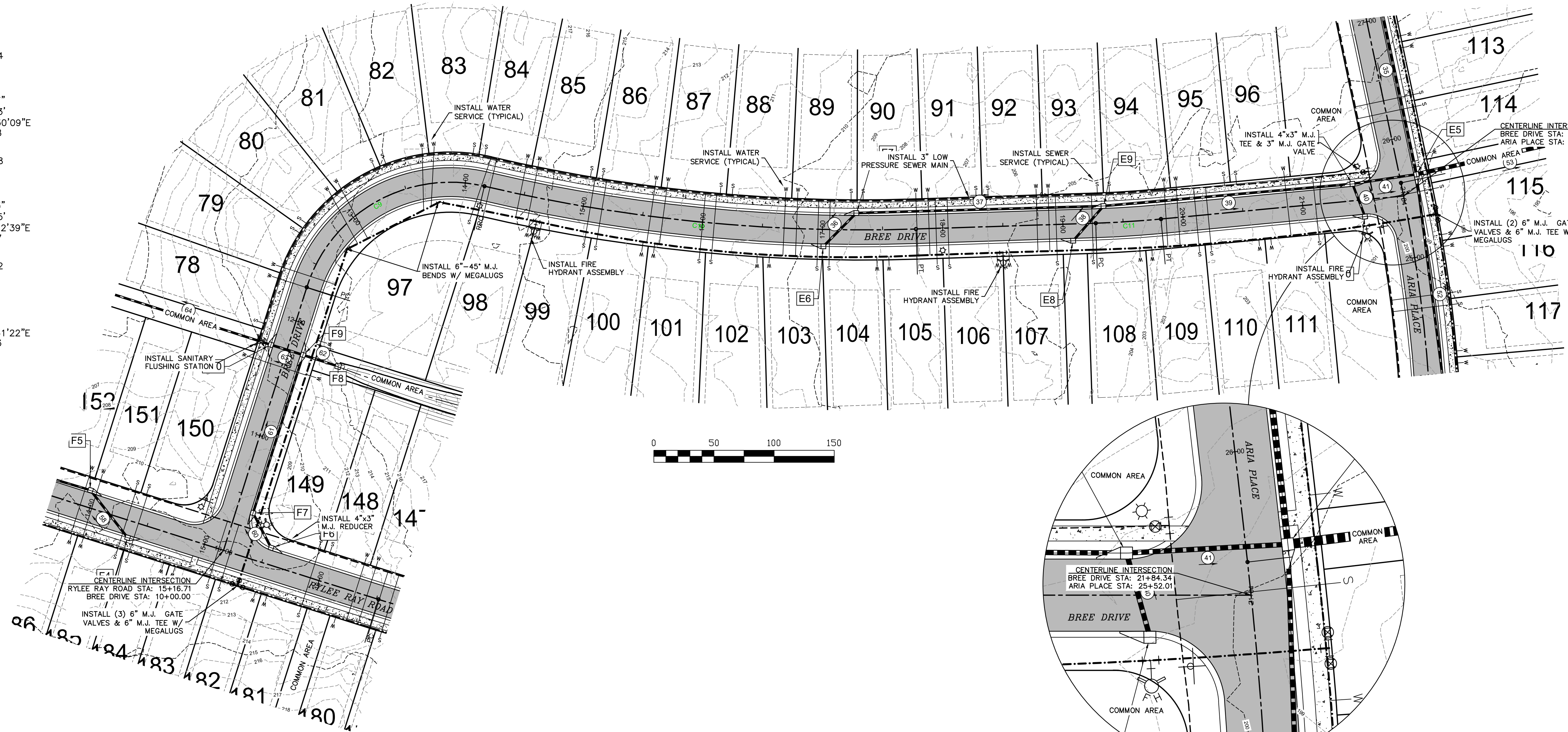
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B

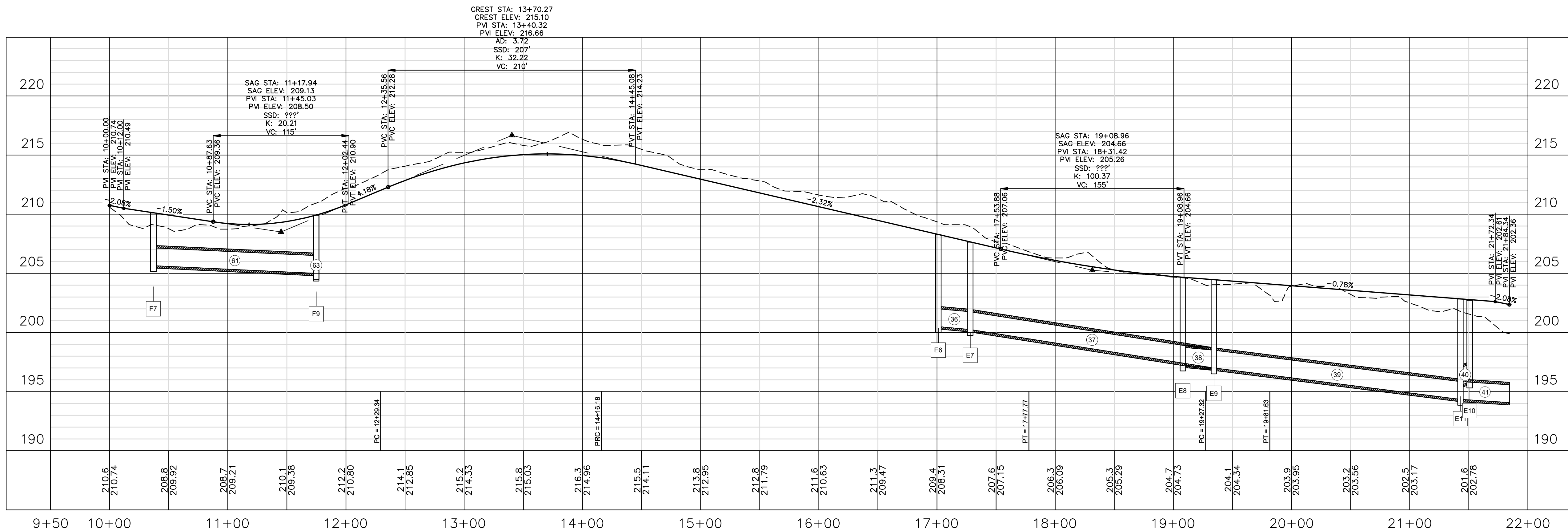
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CURVE DATA

- C9
PC Station 12+29.34
Radius 125.00'
Tangent 115.83'
Arc Length 186.84'
Delta Angle 85°38'27"
Chord Length 169.93'
Chord Bearing N73°30'09"E
PT Station 14+16.18
- C10
PC Station 14+16.18
Radius 1377.00'
Tangent 181.84'
Arc Length 361.59'
Delta Angle 15°02'43"
Chord Length 360.55'
Chord Bearing S71°12'39"E
PT Station 17+77.77
- C11
PC Station 19+27.32
Radius 875.00'
Tangent 27.16'
Arc Length 54.31'
Delta Angle 3°33'23"
Chord Length 54.30'
Chord Bearing S80°31'22"E
PT Station 19+81.63



BREE DRIVE
STA 10+00.00 - STA 21+84.34

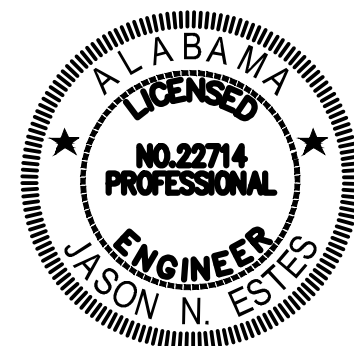


25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

OLD TOWNE COMMONS PHASE 1

BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=50'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccbj/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

**PLAN & PROFILE
(ROADS)**

PROJECT NO. 50180936

PP1.7

SHEET NO.

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

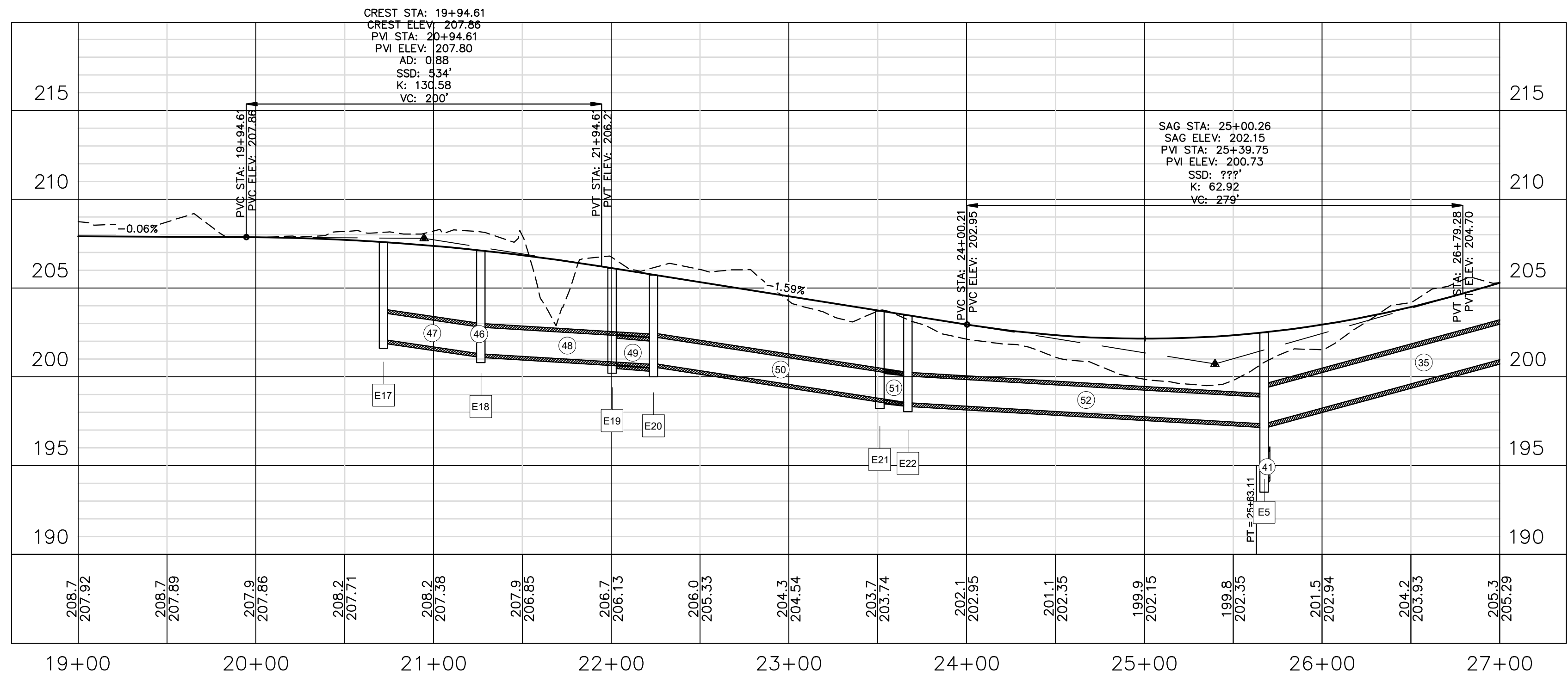
SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=50'



CURVE DATA

C16
PC Station 18+88.34
Radius 1200.00'
Tangent 346.57'
C16 Arc Length 674.78'
Delta Angle 32°13'06"
Chord Length 665.92'
Chord Bearing N17°15'11"E
PT Station 25+63.11

ARIA PLACE

STA 19+00.00 - STA 27+00.00

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	ccb/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE (ROADS)

PROJECT NO.	5018093
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PP1.8

SHEET NO.

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February 27, 2025

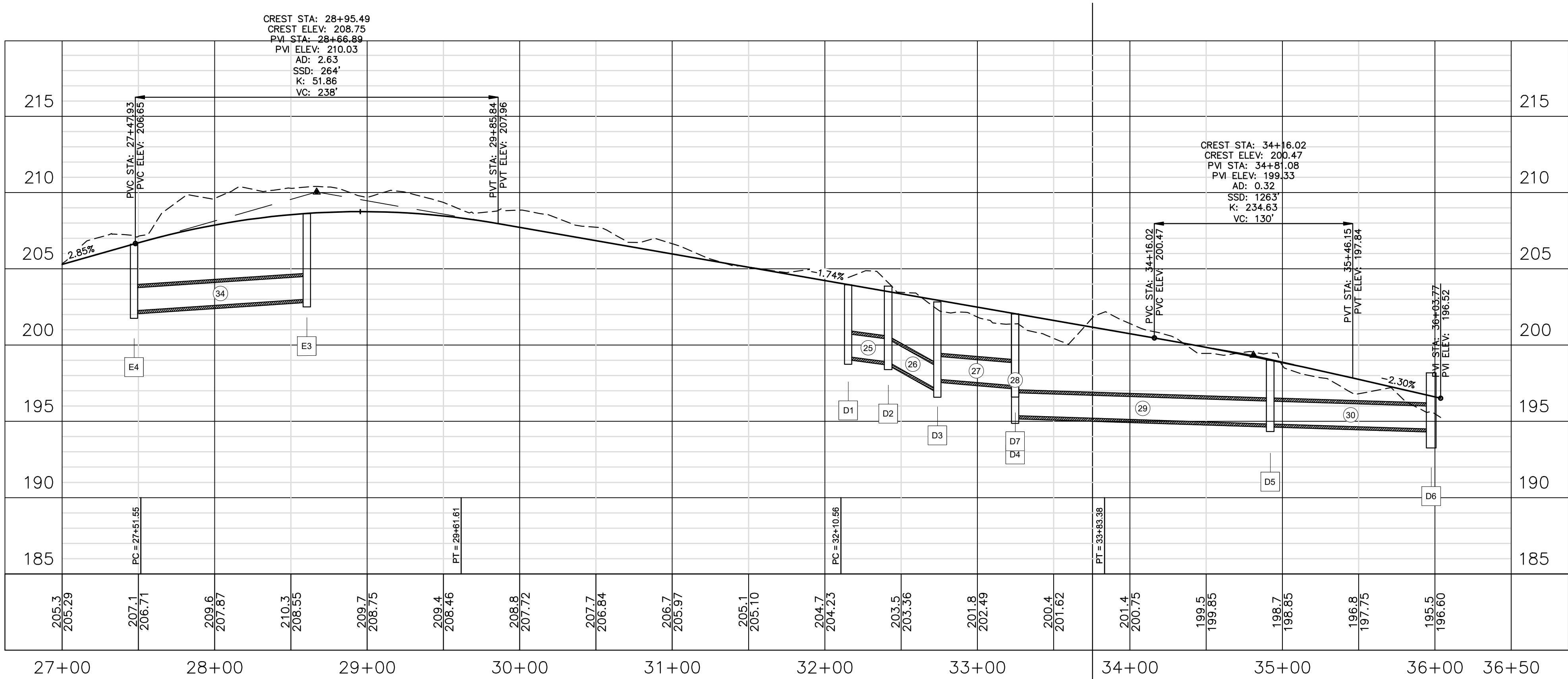
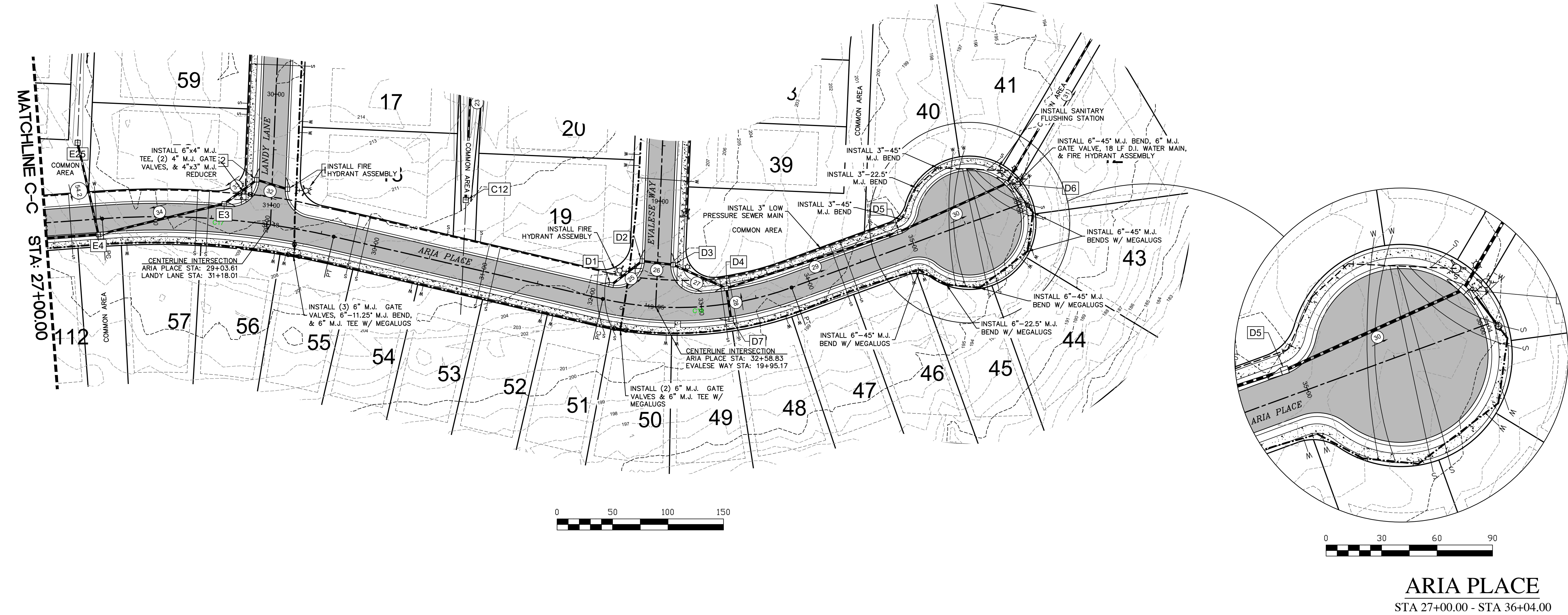
E

D

C

B

A



CURVE DATA

C17
PC Station 27+51.55
Radius 700.00'
Tangent 105.82'
Arc Length 210.06'
Delta Angle 171°1'37"
Chord Length 209.27'
Chord Bearing N09°44'26"E
PT Station 29+61.61

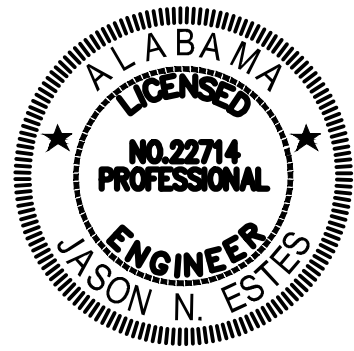
C18
PC Station 32+10.56
Radius 300.00'
Tangent 88.88'
Arc Length 172.82'
Delta Angle 33°00'25"
Chord Length 170.44'
Chord Bearing N01°50'02"E
PT Station 33+83.38



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

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PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=50'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	ccb/jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE
(ROADS)

PROJECT NO. 50180936

PP1.9

SHEET NO.

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February 27, 2025

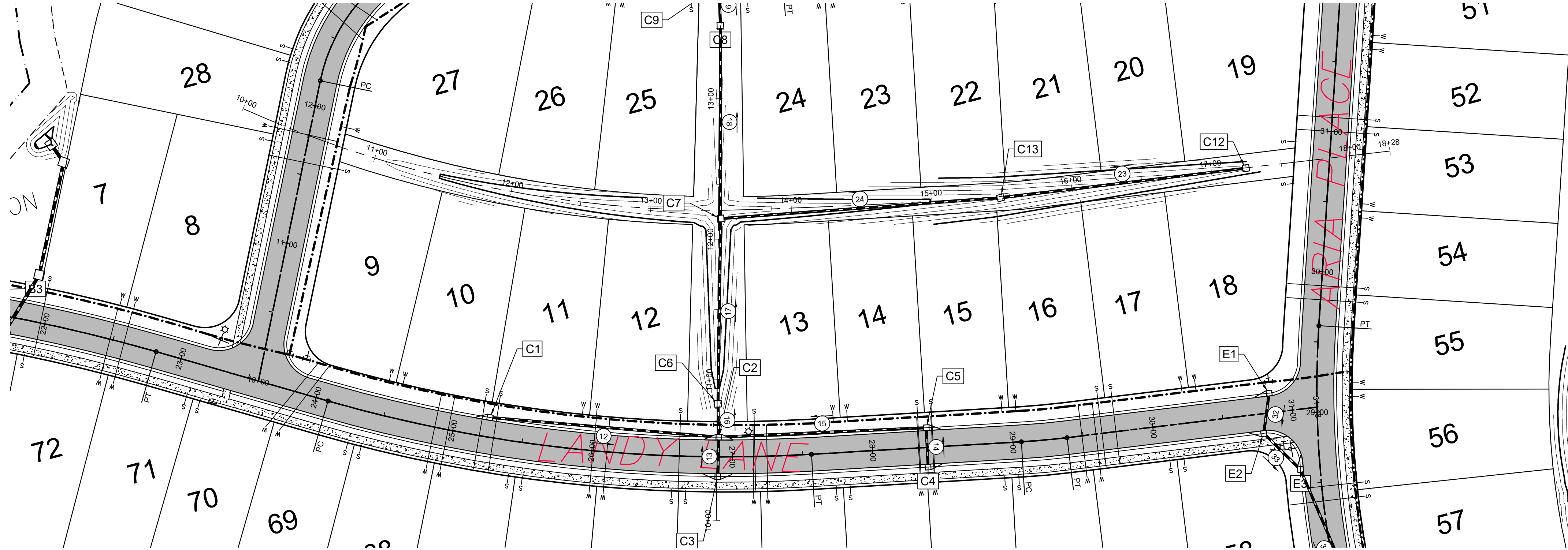
E

D

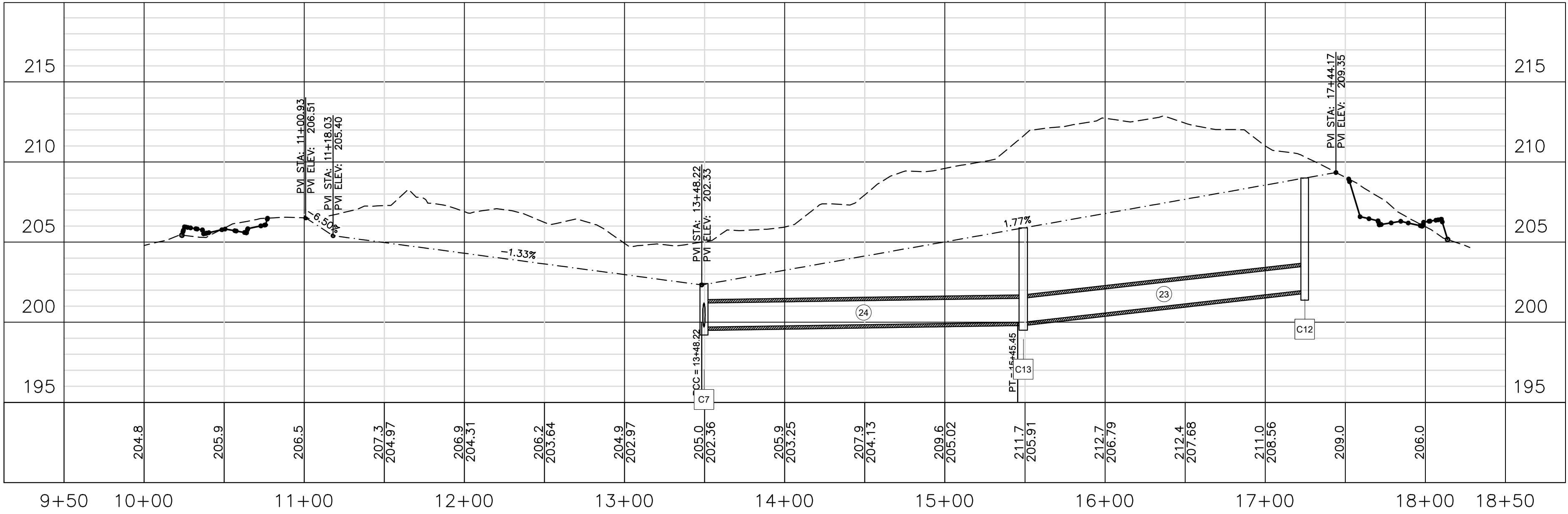
C

B

A



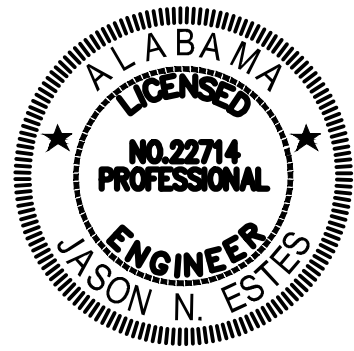
SWALE A
STA 11+00.93 - STA 17+44.17



25353 FRIENDSHIP ROAD
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251.990.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

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NOT FOR
CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE
(SWALES)

PROJECT NO. 50180936

PP2.0

SHEET NO.

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February 27, 2025

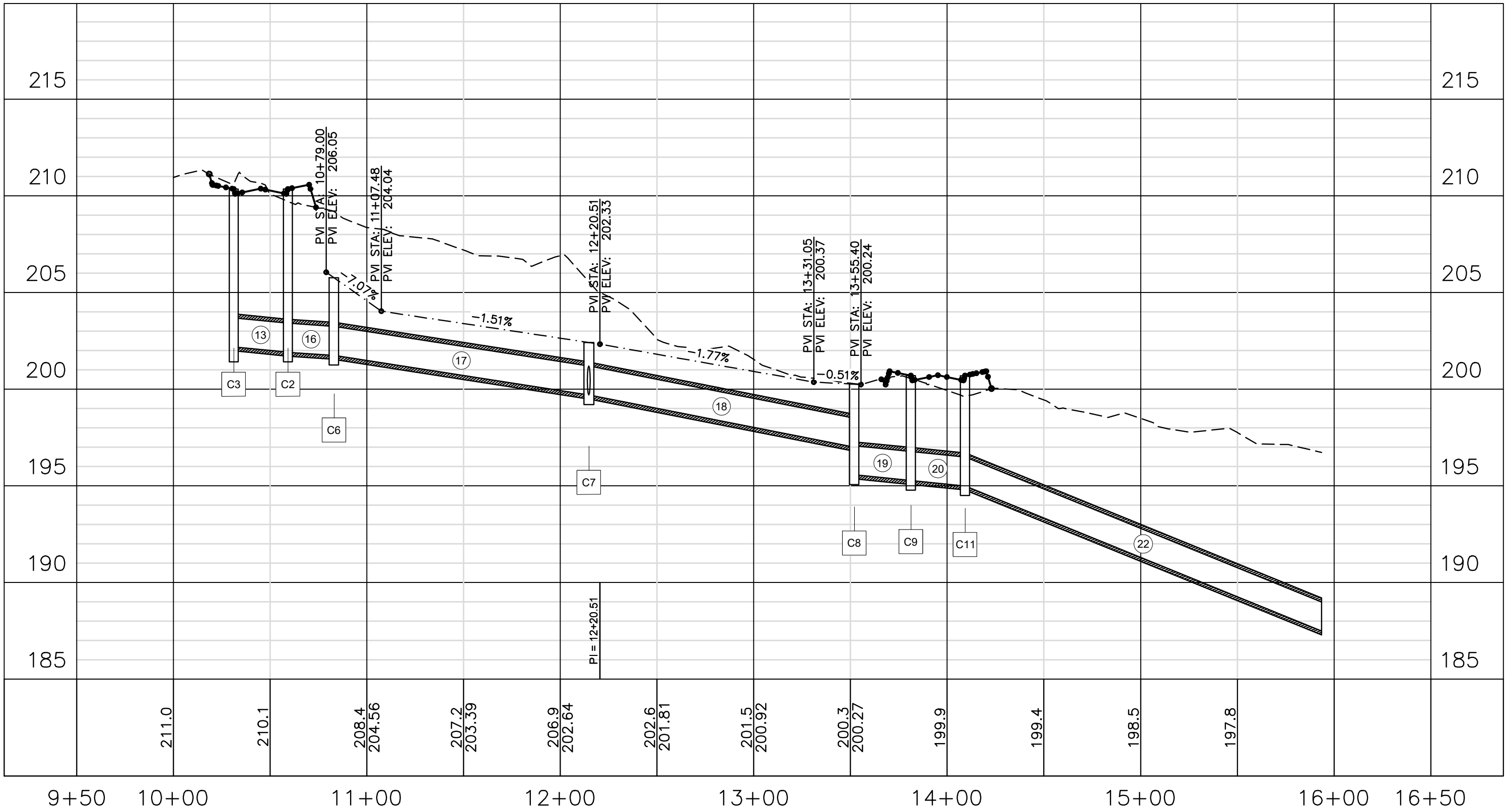
E

D

C

B

A



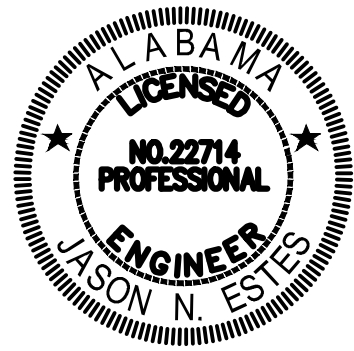
SWALE B
STA 10+79.00 - STA 13+55.40



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

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NOT FOR
CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE
(SWALES)

PROJECT NO. 50180936

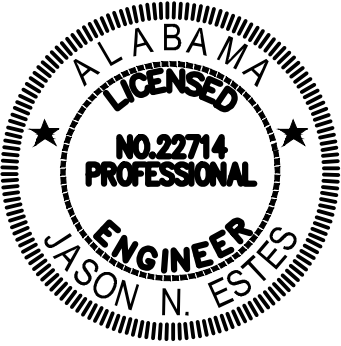
PP2.1

SHEET NO.

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

**BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA**

SEAL



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CONSTRUCTION

SCALE

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

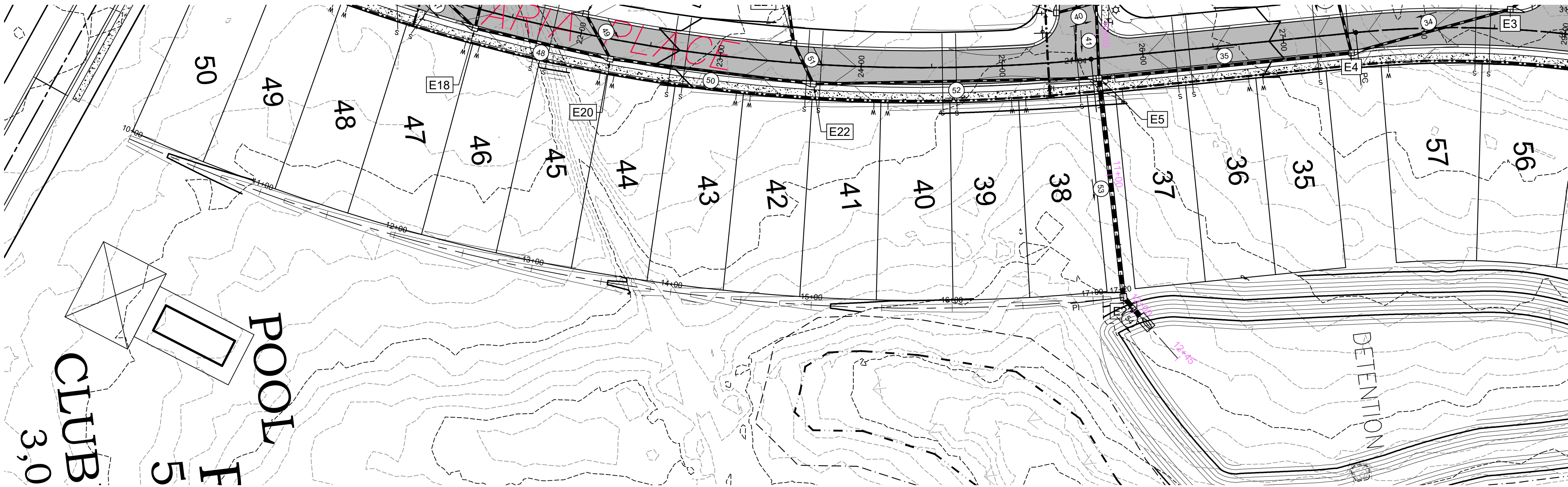
TITLE

PLAN & PROFILE (SWALES)

PROJECT NO.	5018093
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PP2.2

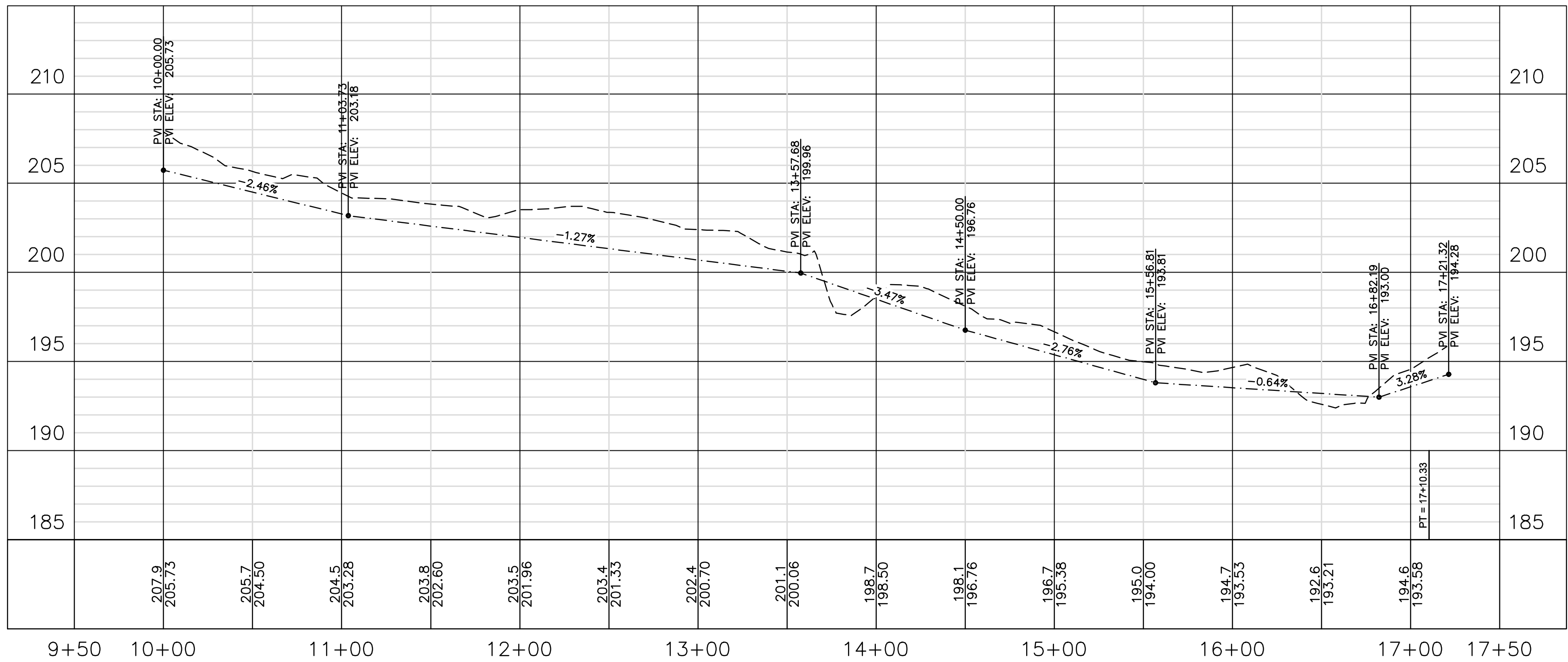
SHEET NO.



SWALE C

STA 10+00.00 - STA 17+21.32

SWALE C



W:\50180936_OLD TOWN COMMONS PH1\ENGINEERING\PLAN SHEETS\50180936_PP2 - OTHER.dwg
February 27, 2025

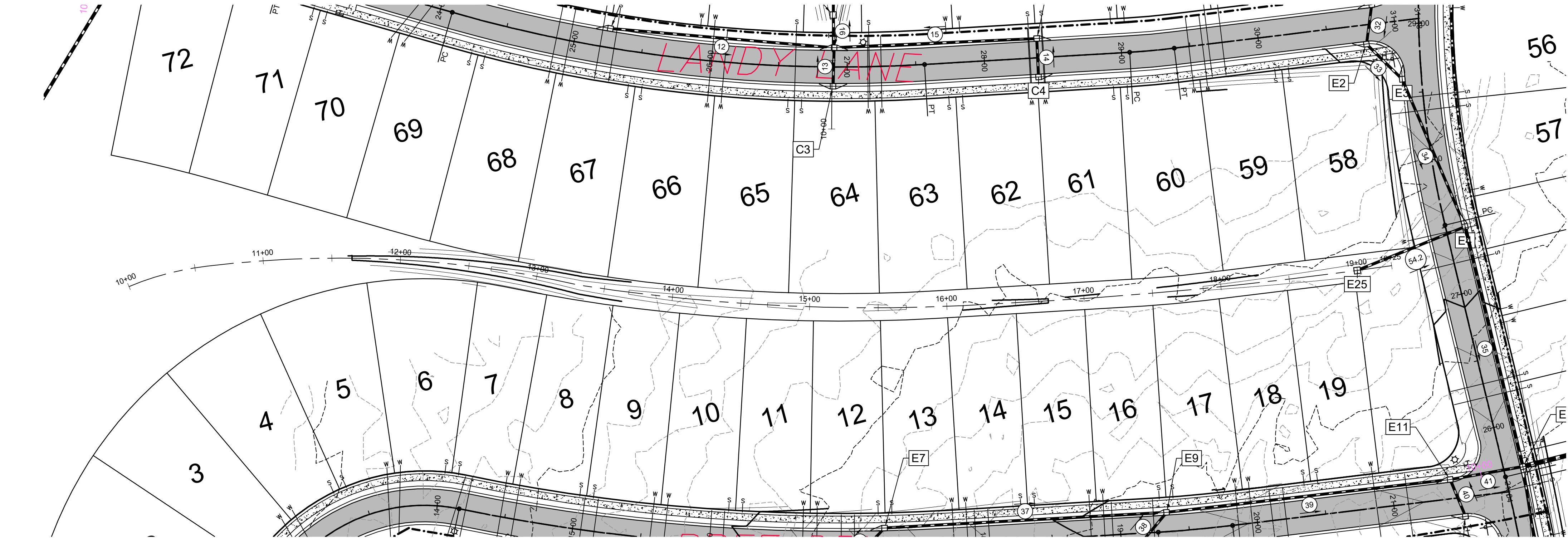
E

D

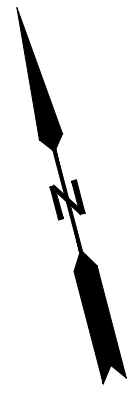
C

B

A



SWALE D
STA 11+61.78 - STA 19+12.23



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
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OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
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SCALE



NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

PLAN & PROFILE
(SWALES)

PROJECT NO.	50180936
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PP2.3

SHEET NO.

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February 27, 2025

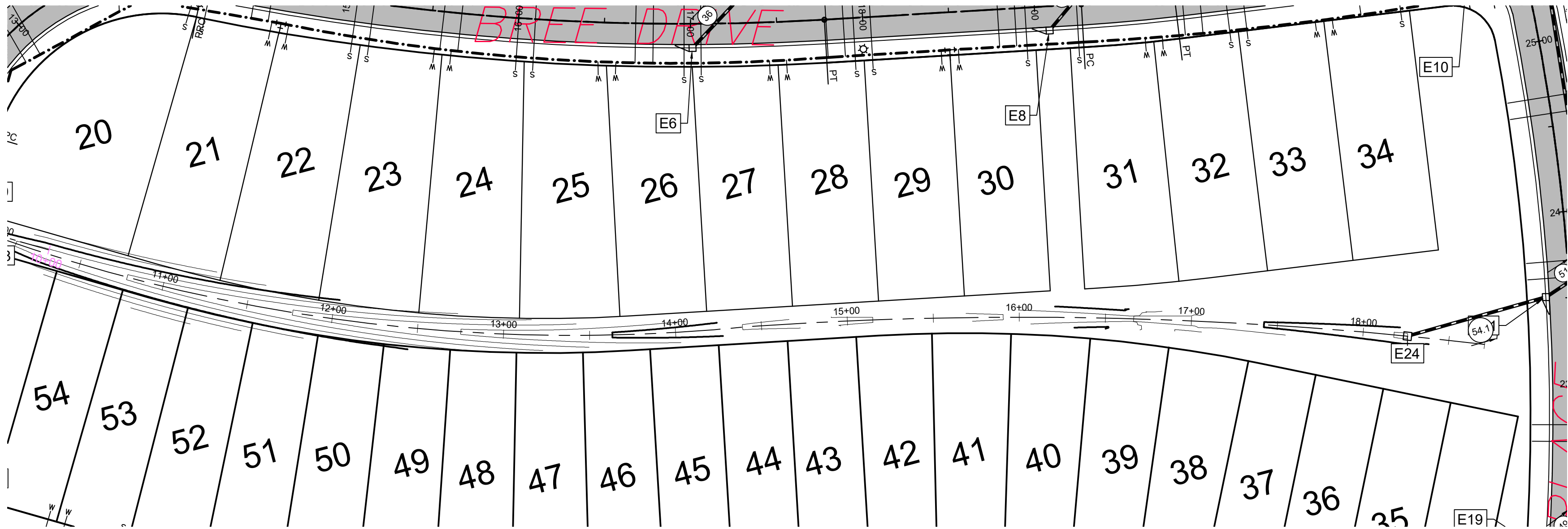
E

D

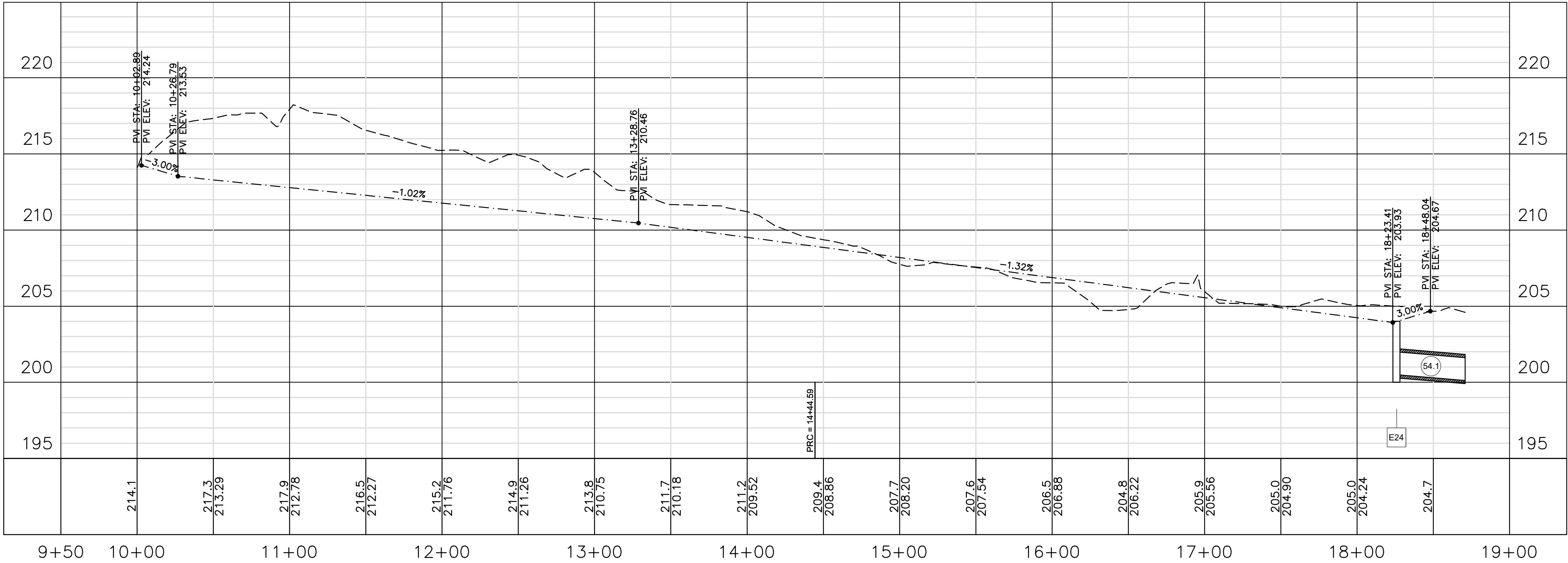
C

B

A



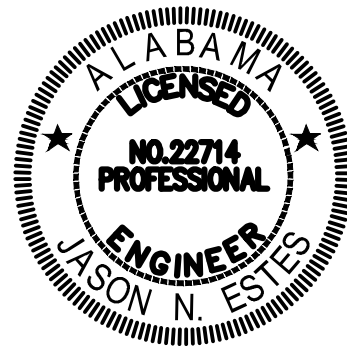
SWALE E
STA 10+02.89 - STA 18+48.04



25353 FRIENDSHIP ROAD
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PHASE 1
BALDWIN VENTURES, LLC
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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY	seb	
DESIGNED BY	jmp	
APPROVED BY	jne	
CHECKED BY	ccb	
DATE	FEBRUARY 2025	

TITLE
PLAN & PROFILE
(SWALES)

PROJECT NO. 50180936

PP2.4

SHEET NO.

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February 27, 2025

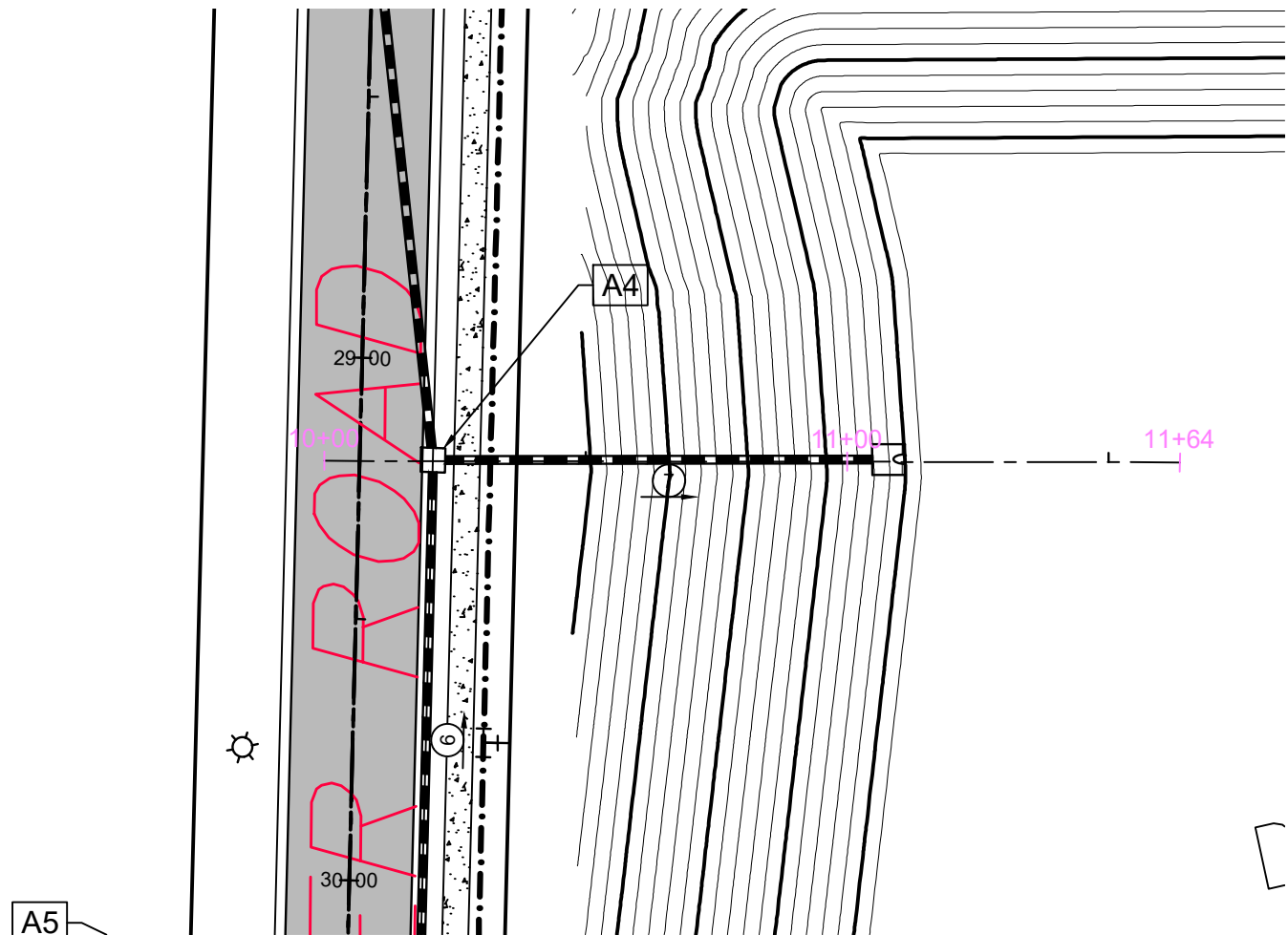
E

D

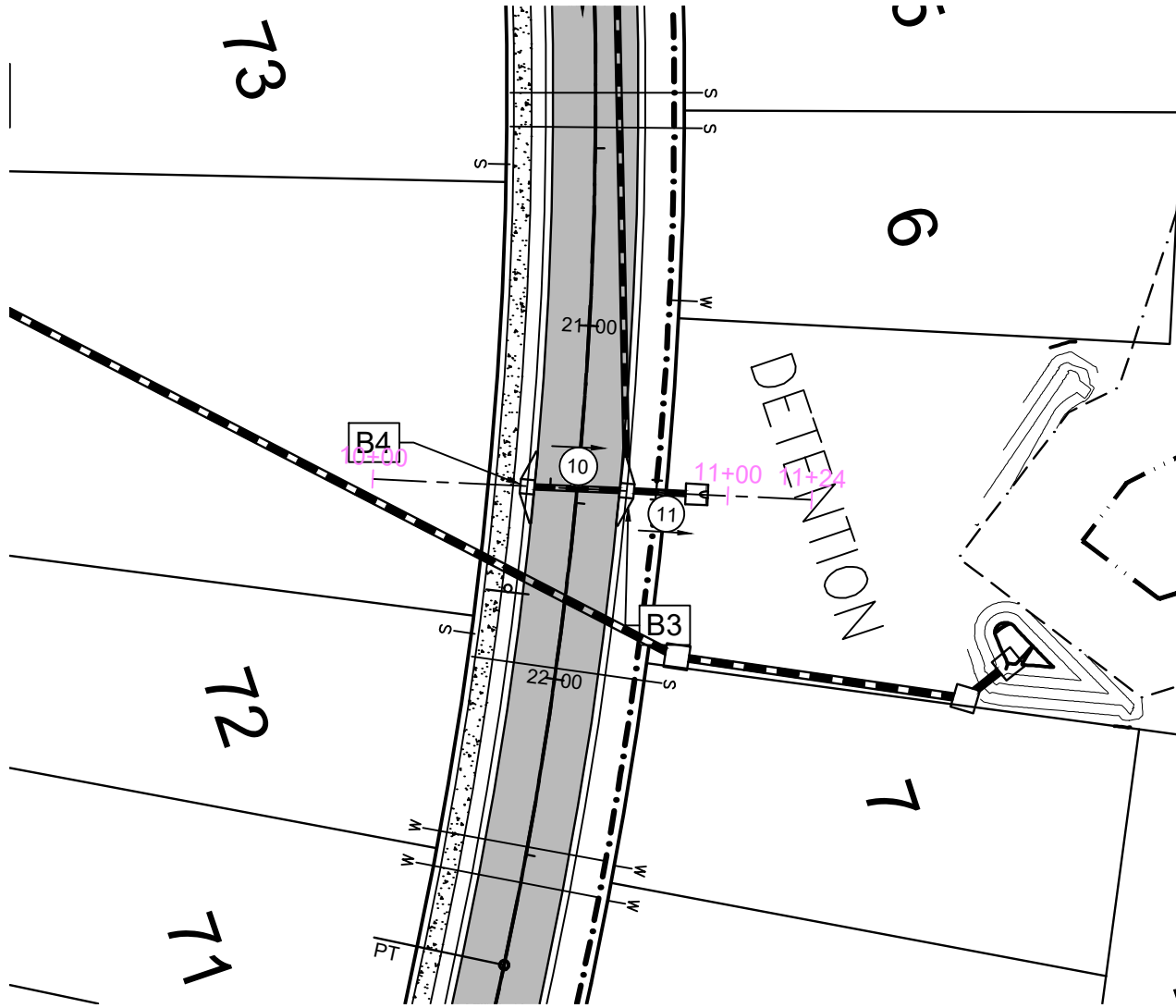
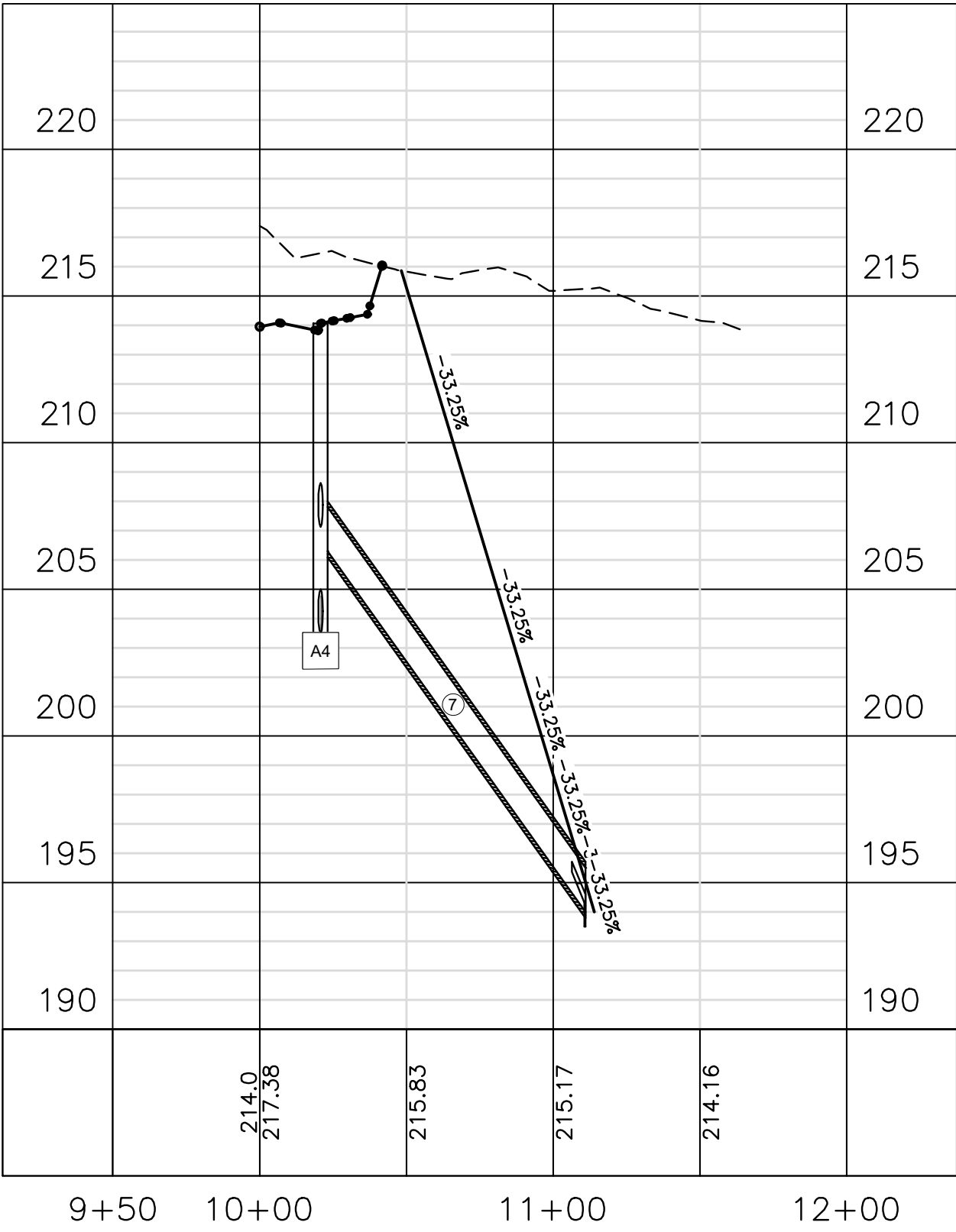
C

B

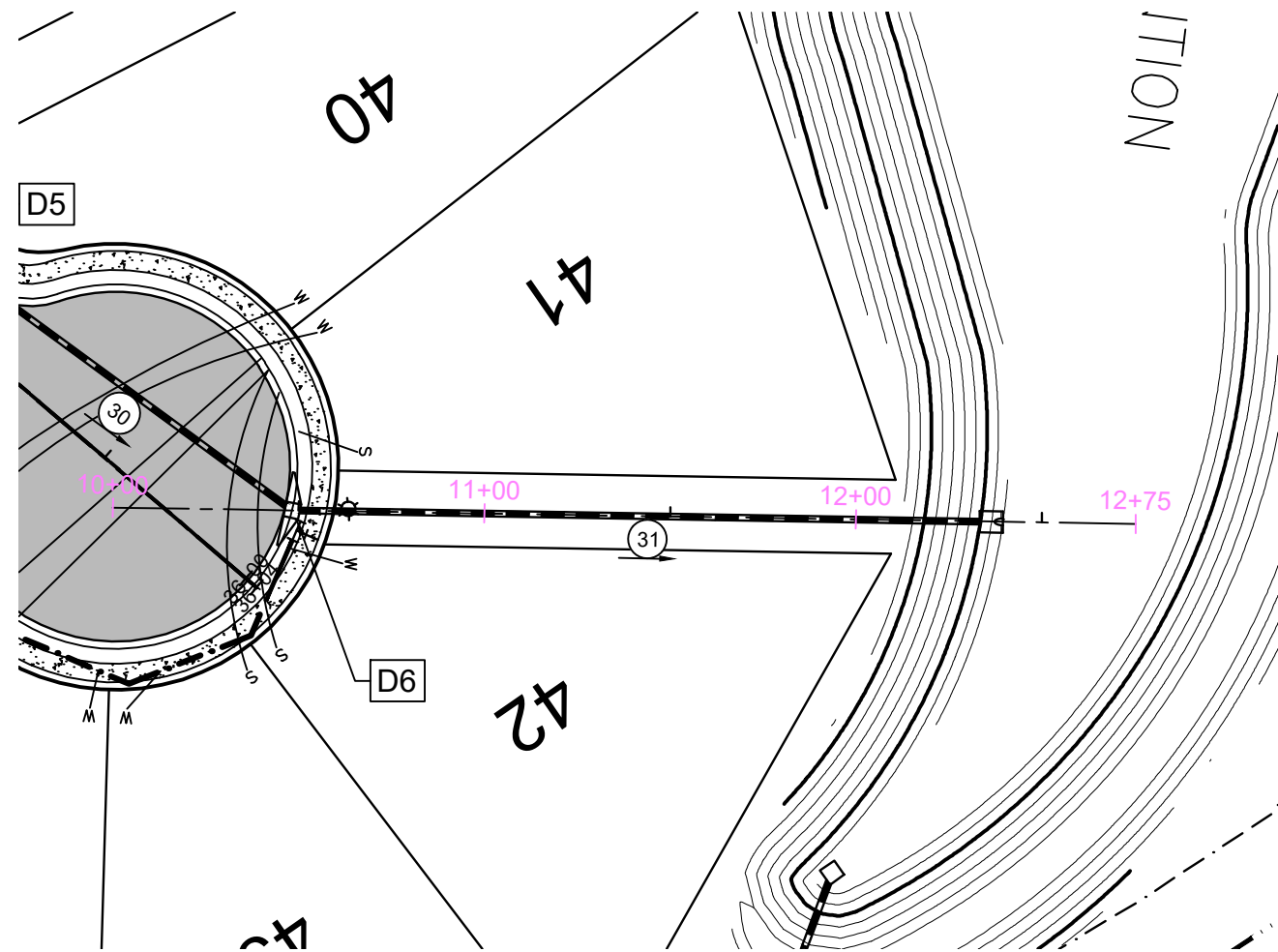
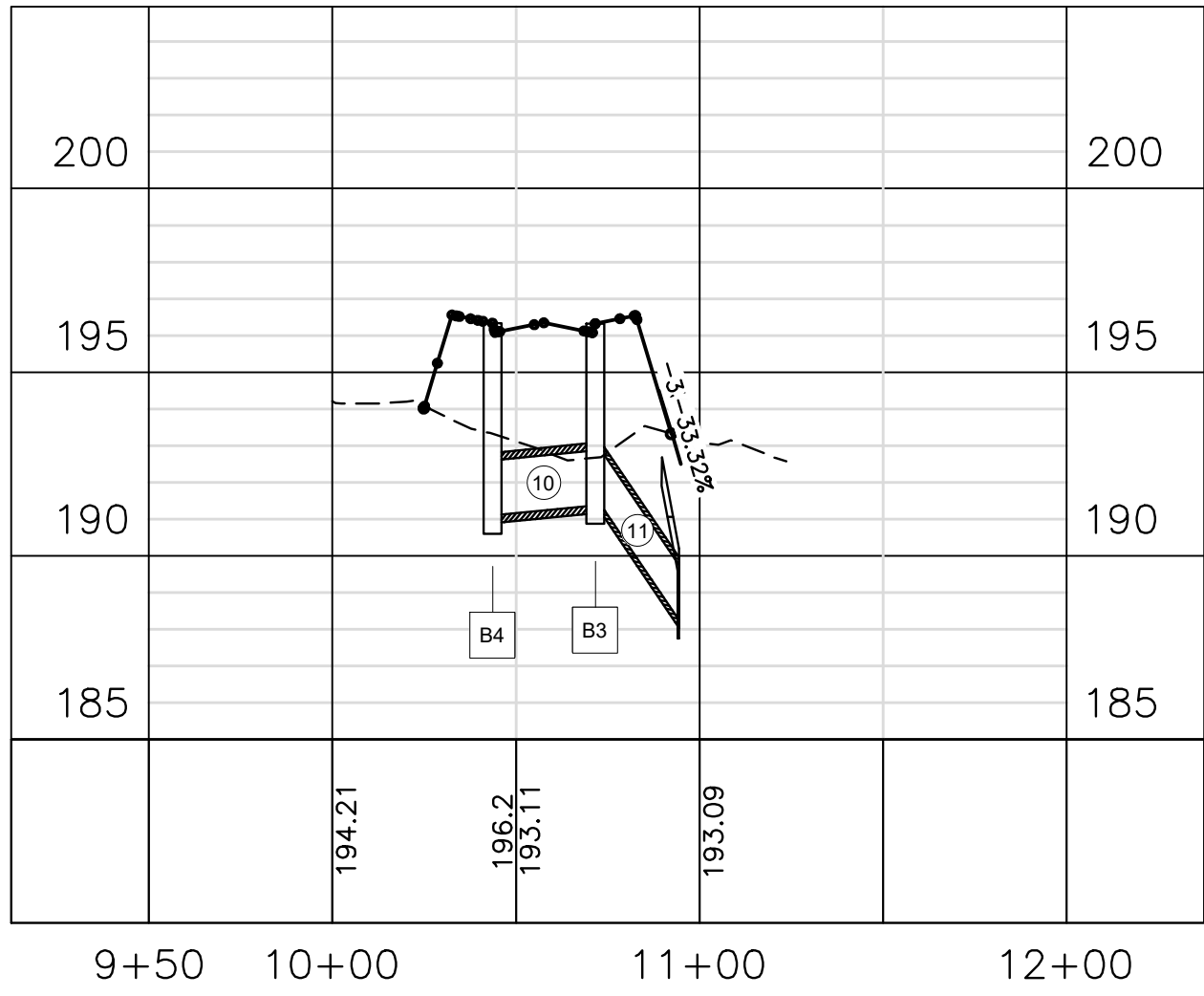
A



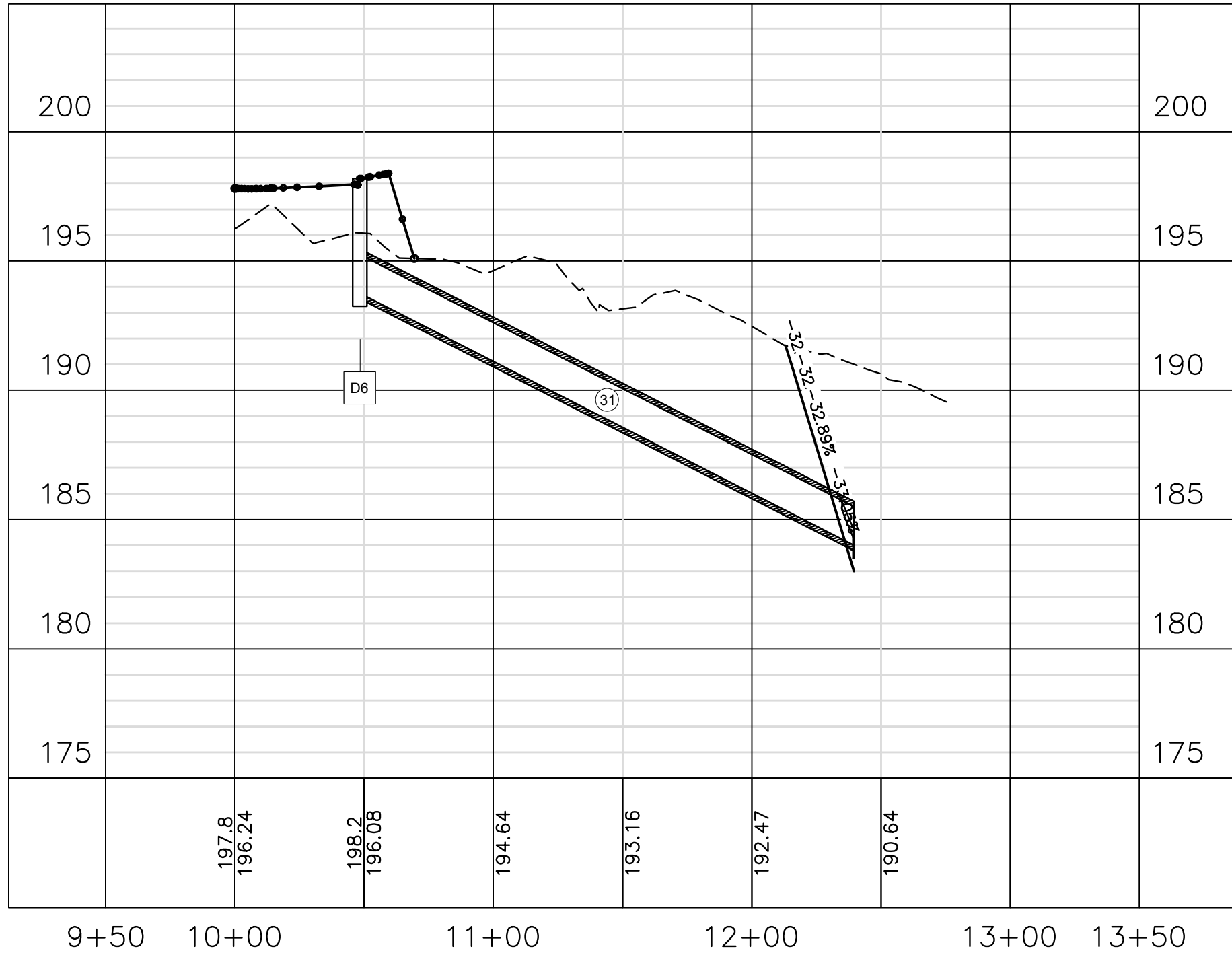
A4-POND 2



B4-POND 4



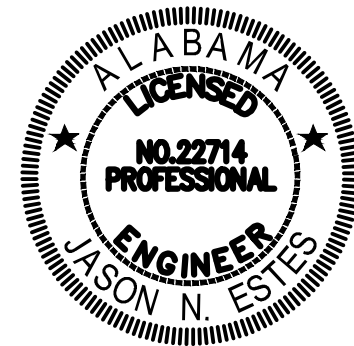
D6-POND 1



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

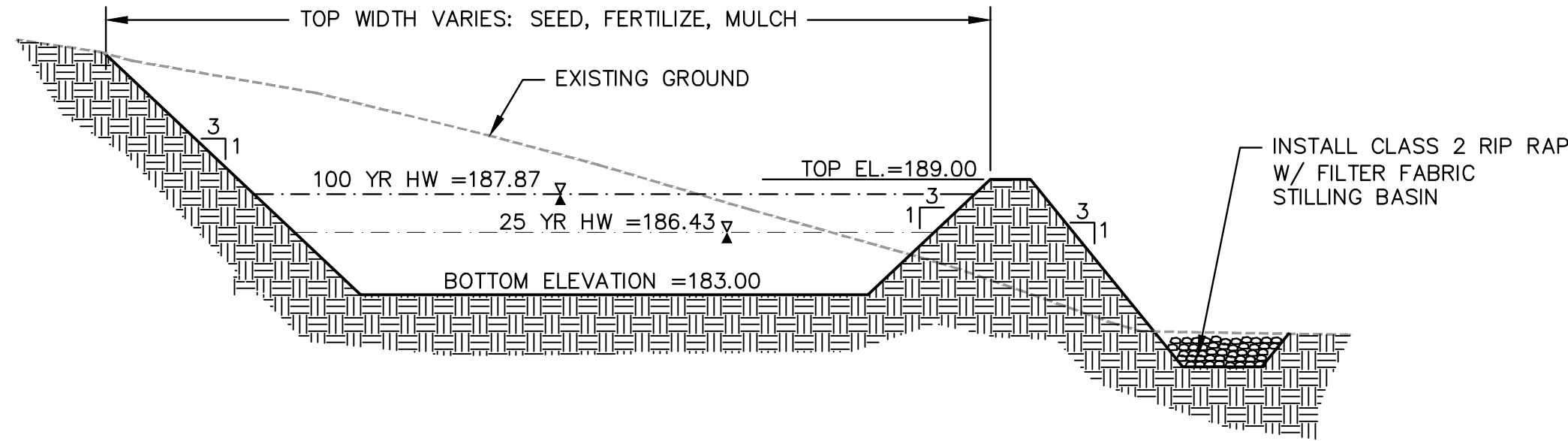
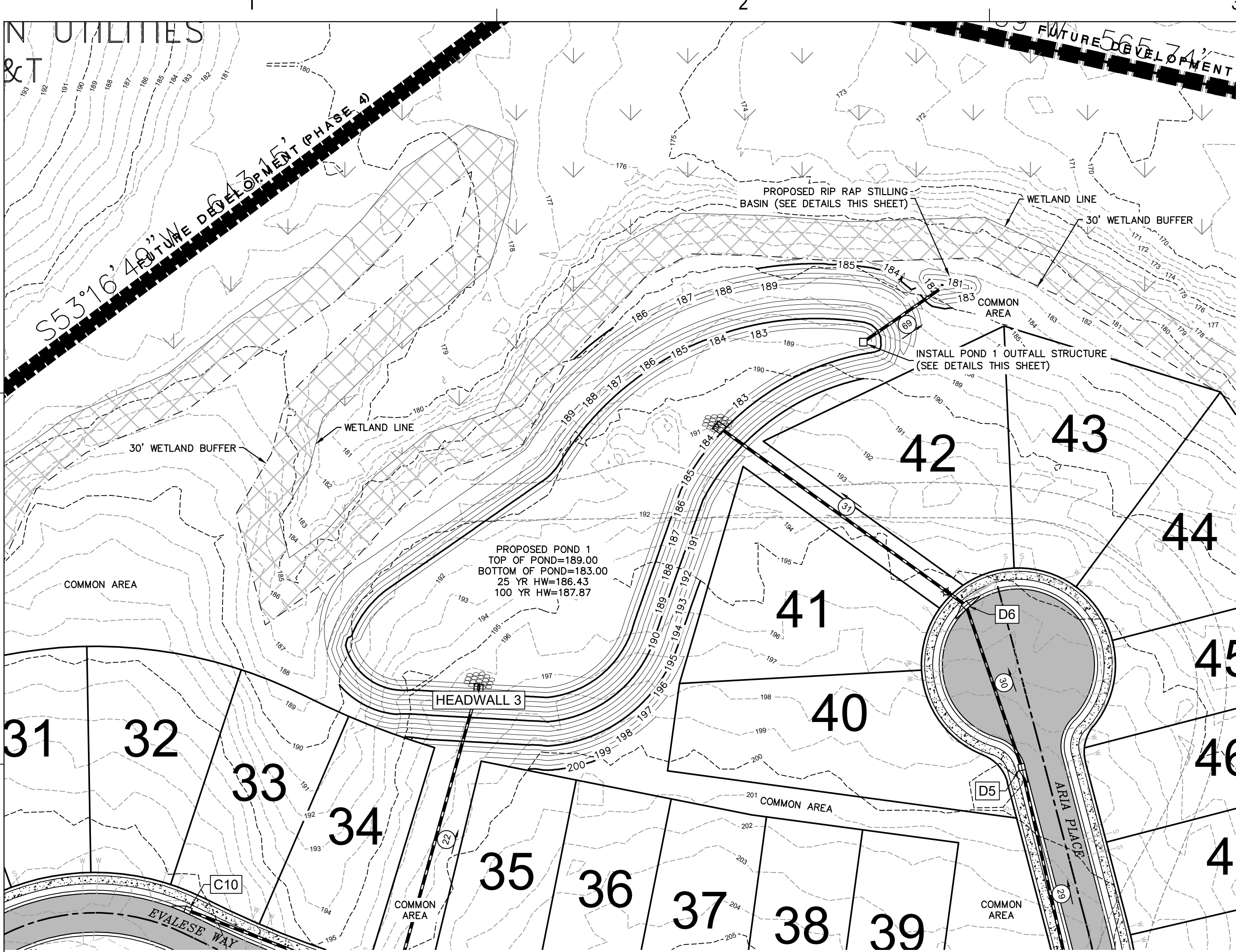
TITLE

PLAN & PROFILE
(DRAINAGE)

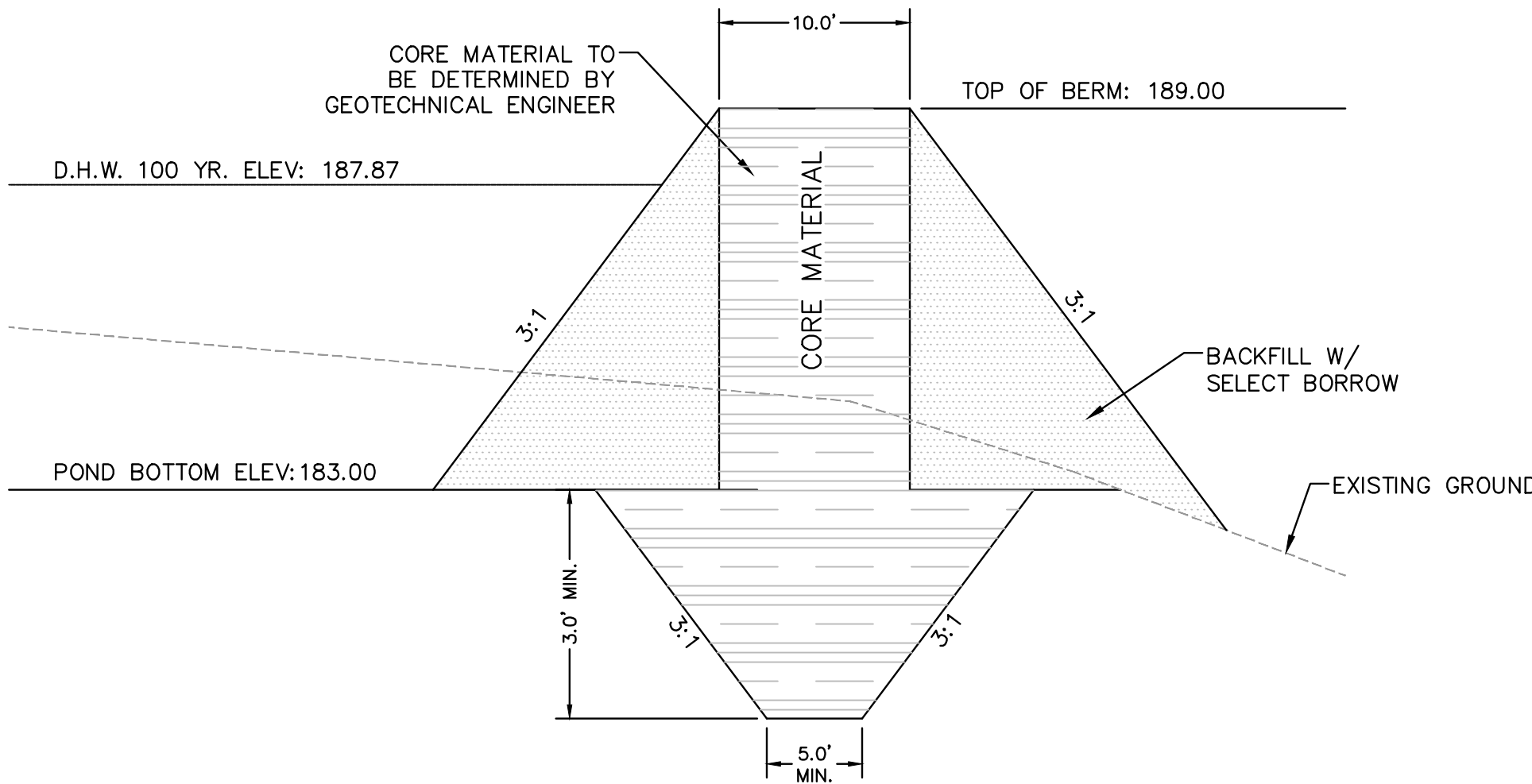
PROJECT NO. 50180936

PP3.0

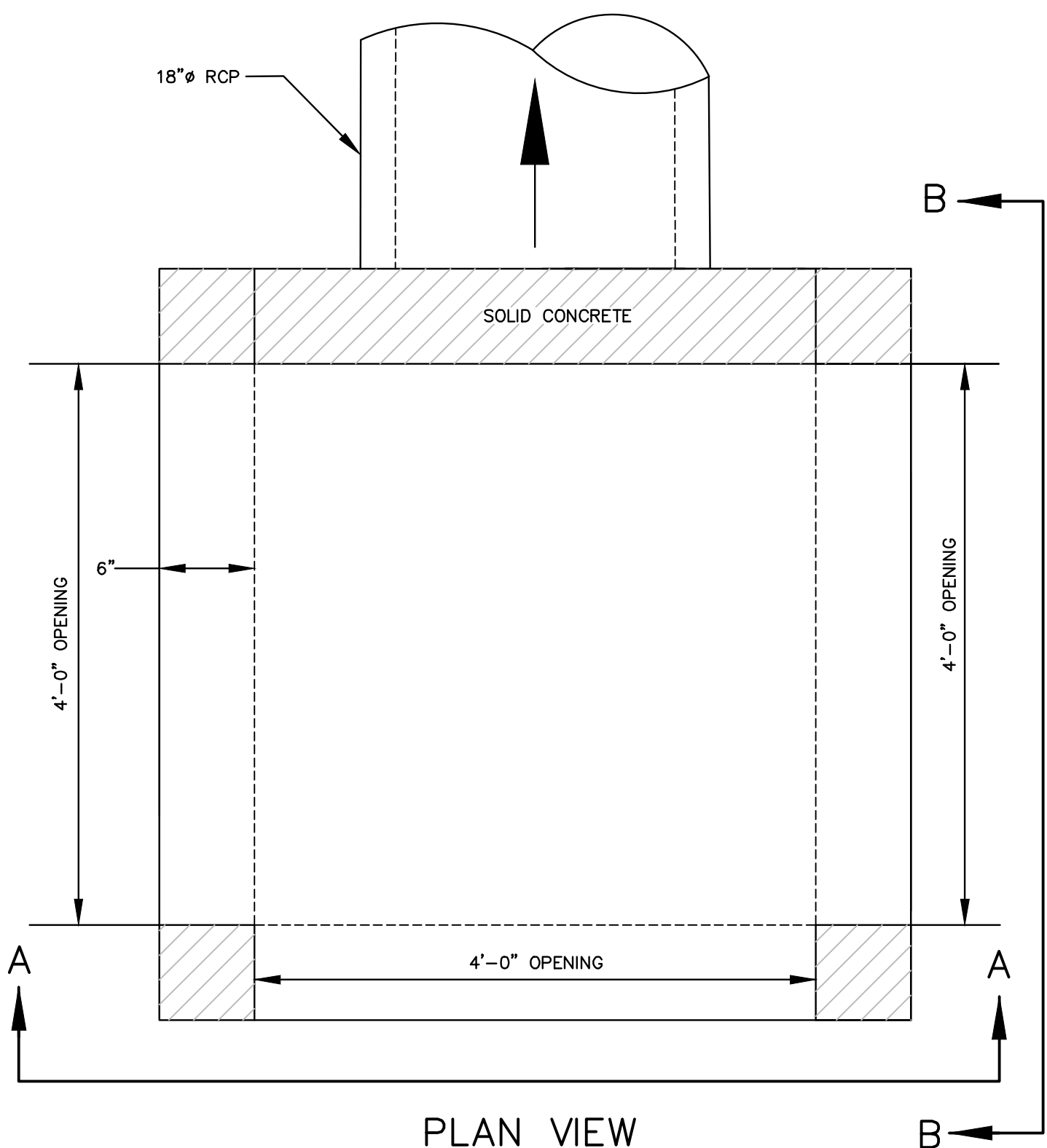
SHEET NO.



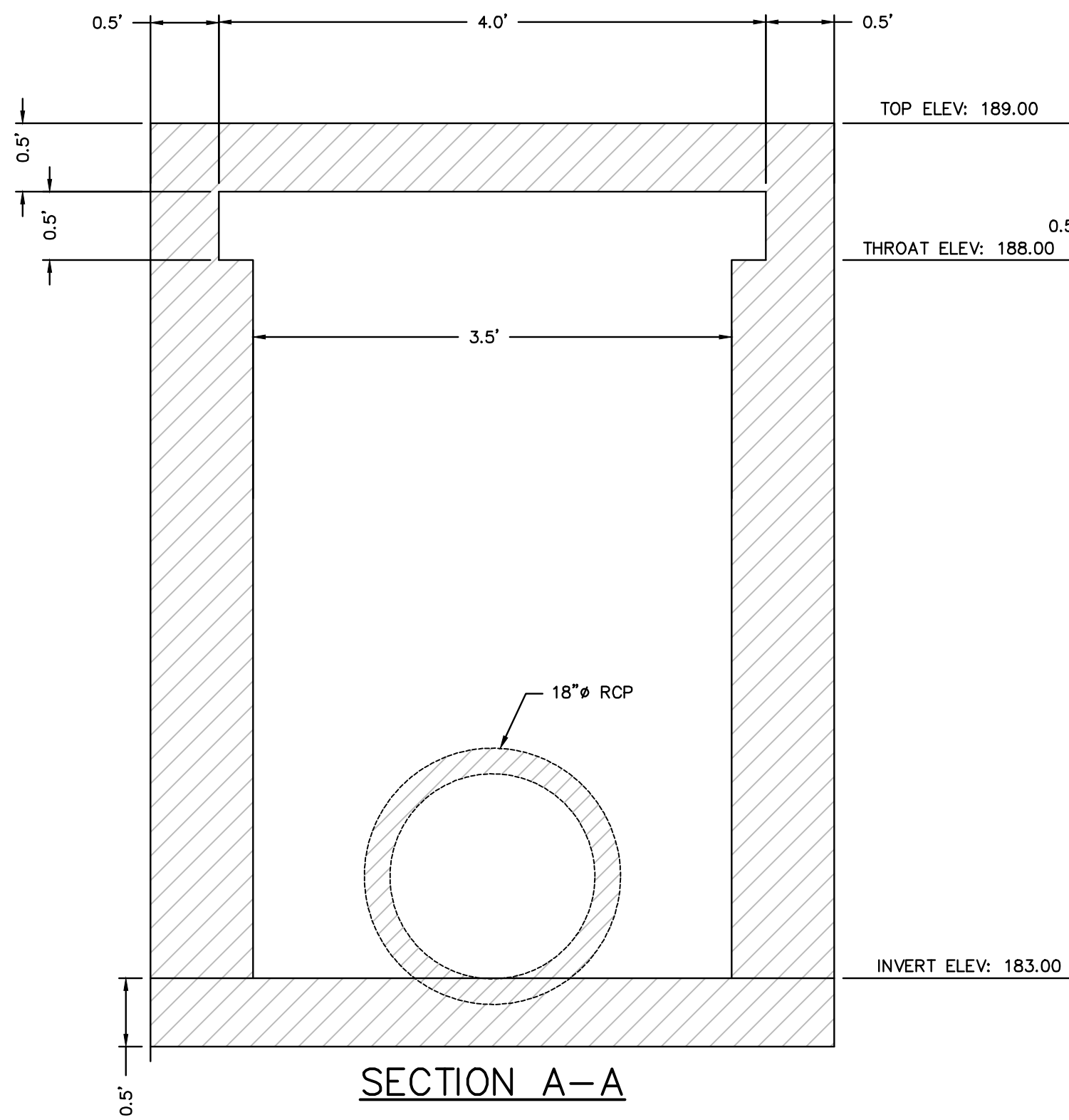
POND A DETAIL
NOT TO SCALE



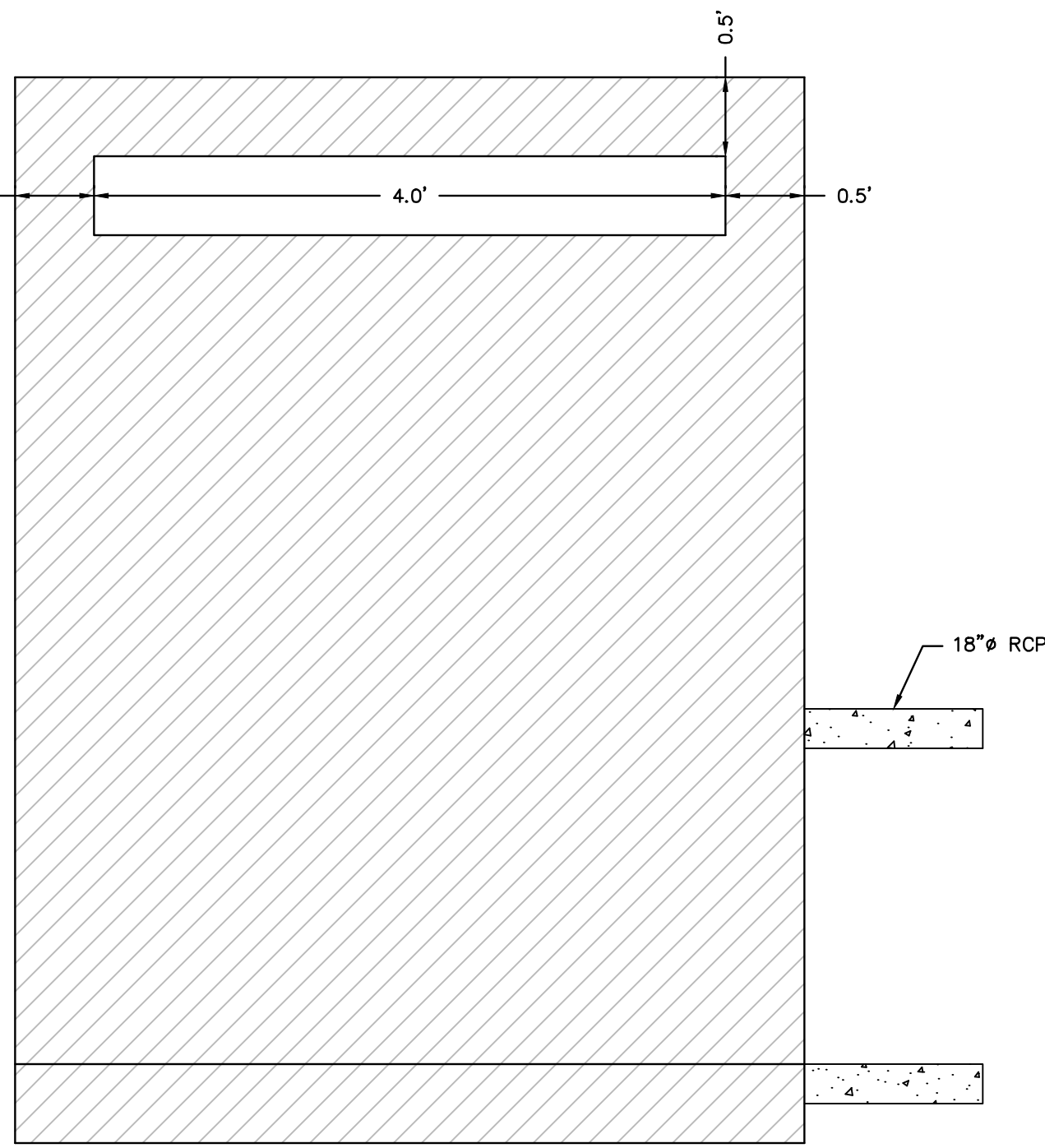
TYPICAL BERM DETAIL
NOT TO SCALE



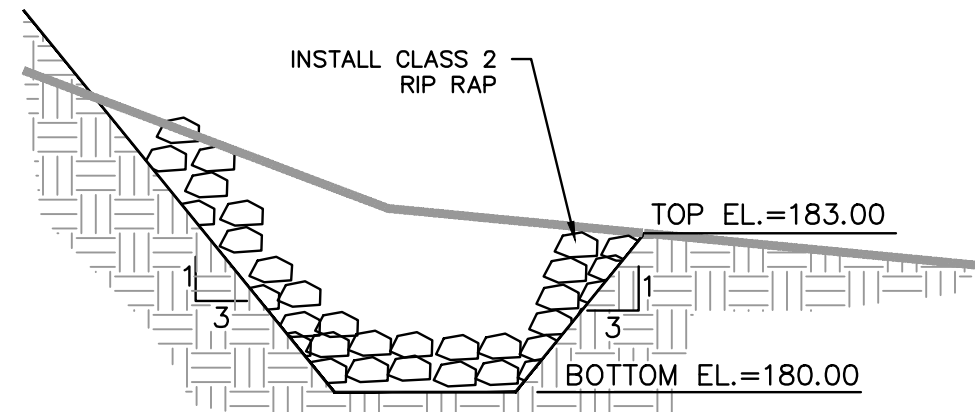
PLAN VIEW
POND A OUTLET STRUCTURE DETAIL



SECTION A-A



SECTION B-B



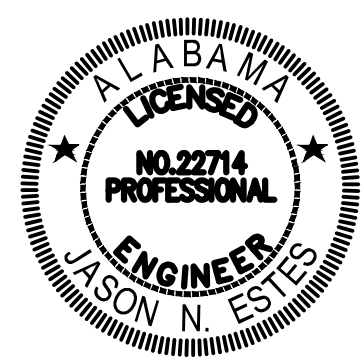
SECTION
NTS
NOTE:
TOP ELEV OF 183.00 SHALL BE
MAINTAINED AROUND THE ENTIRE
STILLING BASIN (LEVEL SPREADER).
STILLING BASIN DETAIL
NOT TO SCALE



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	xxx
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

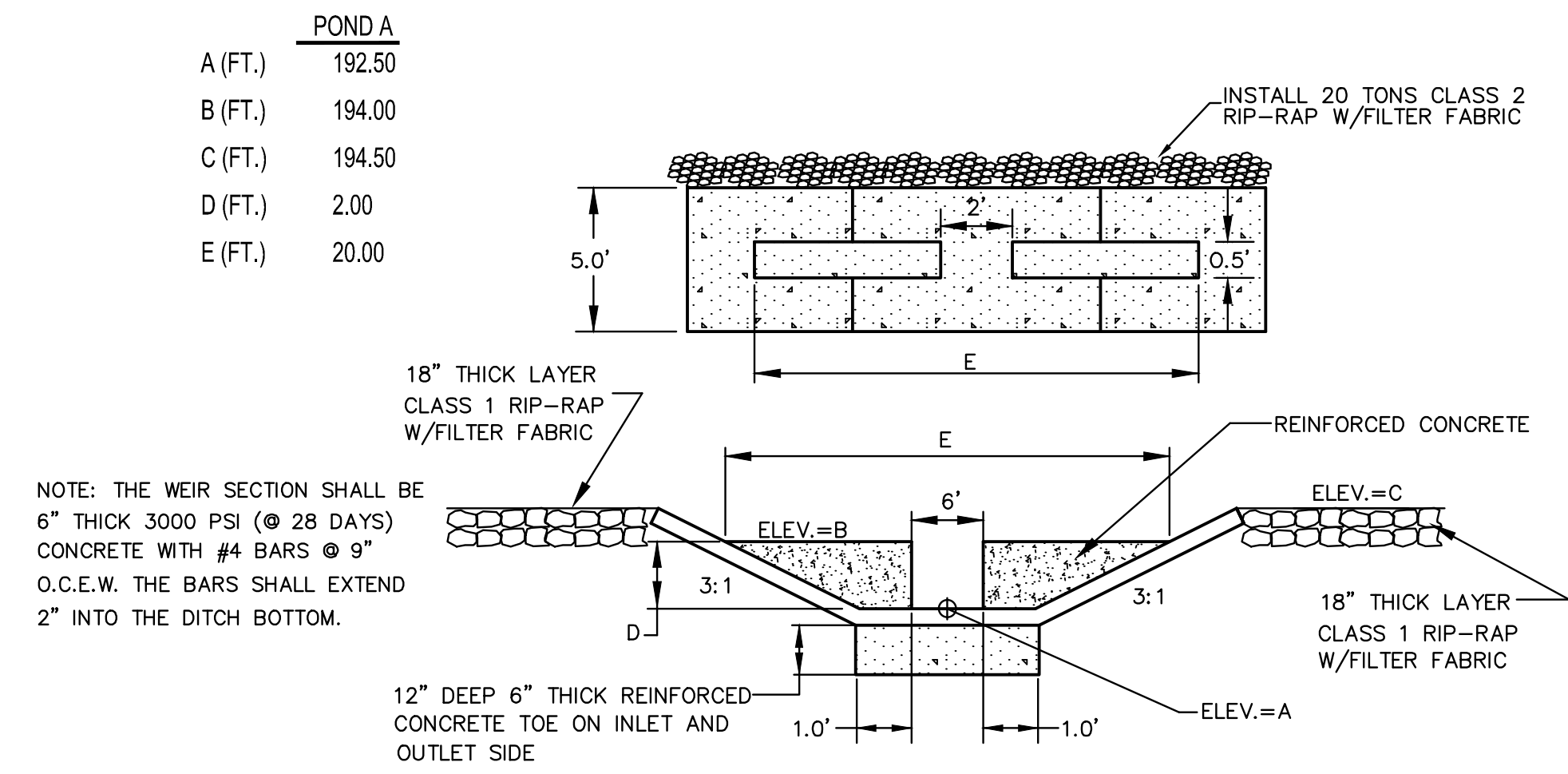
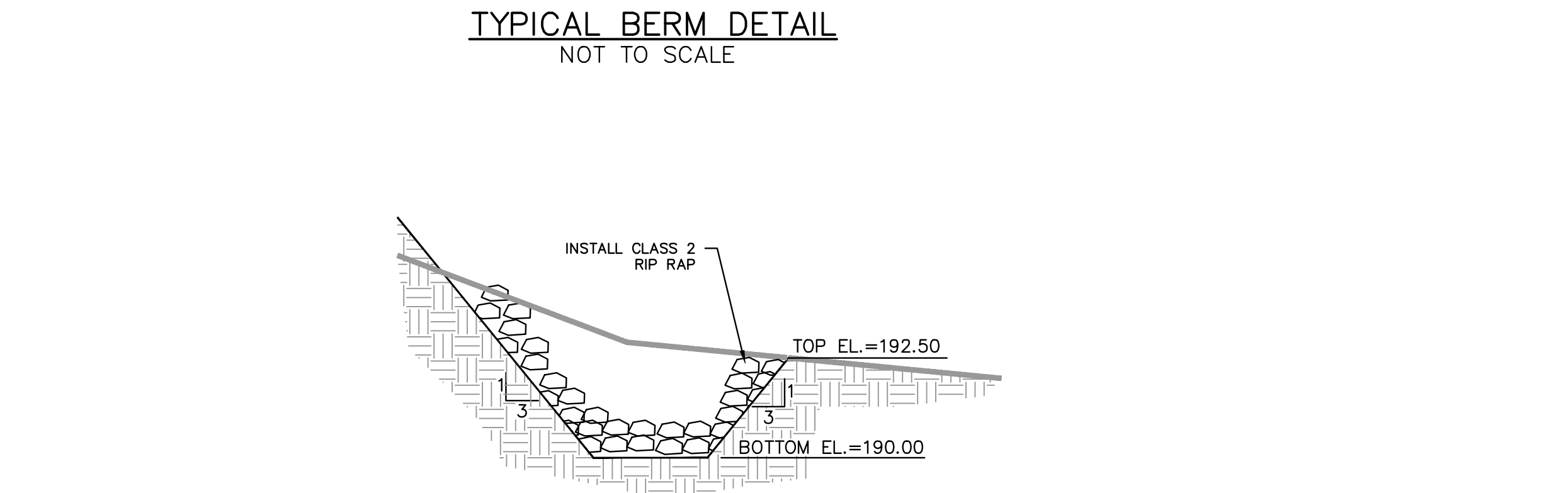
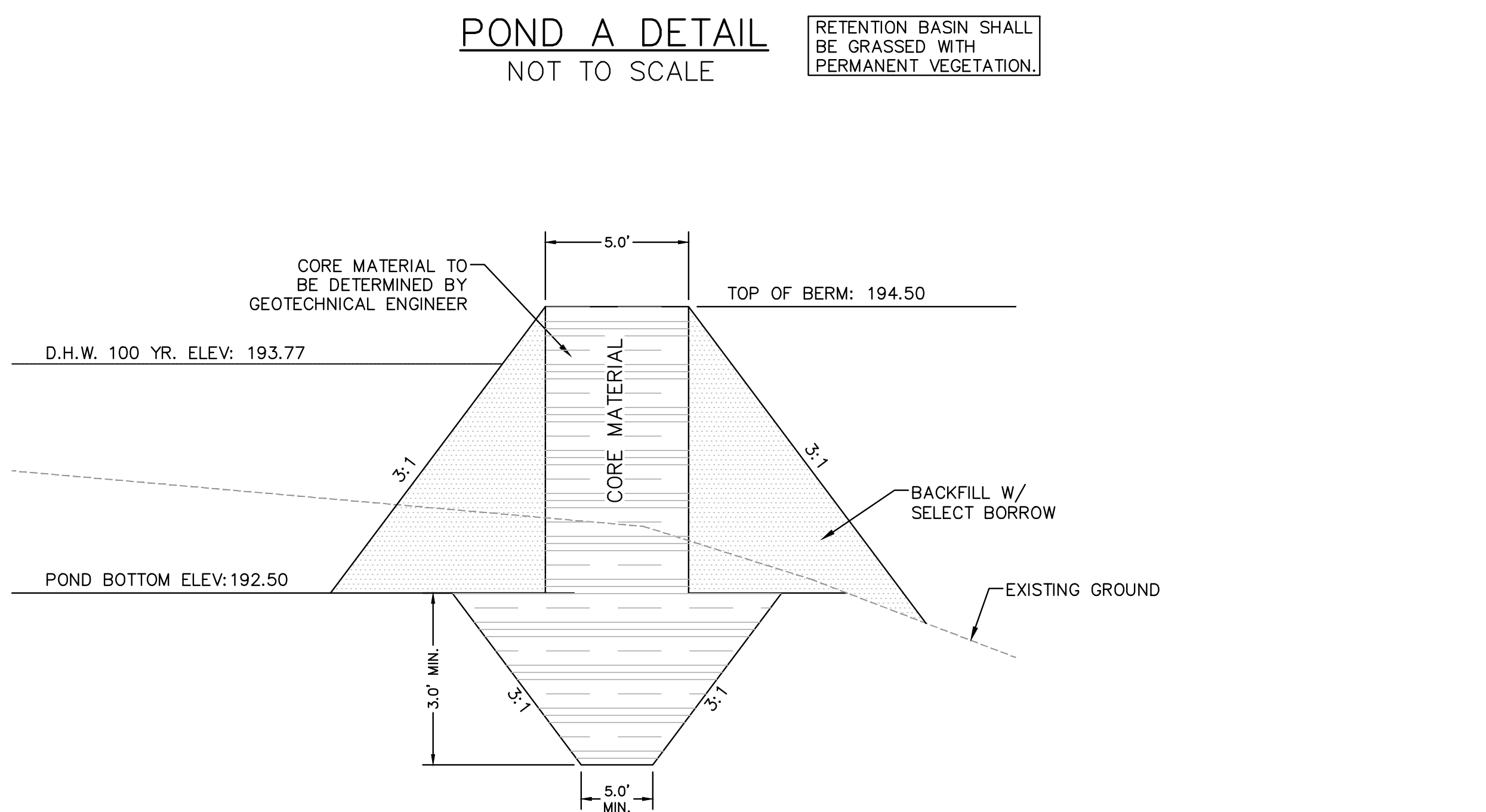
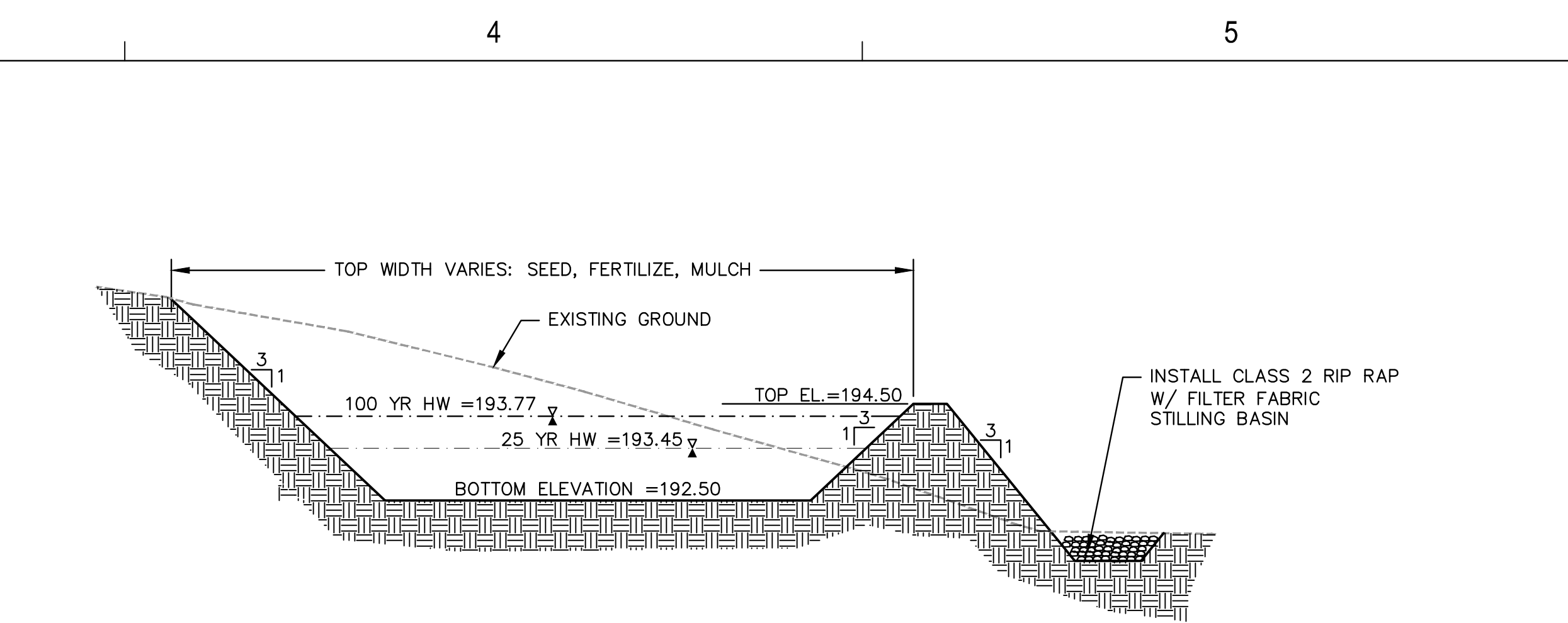
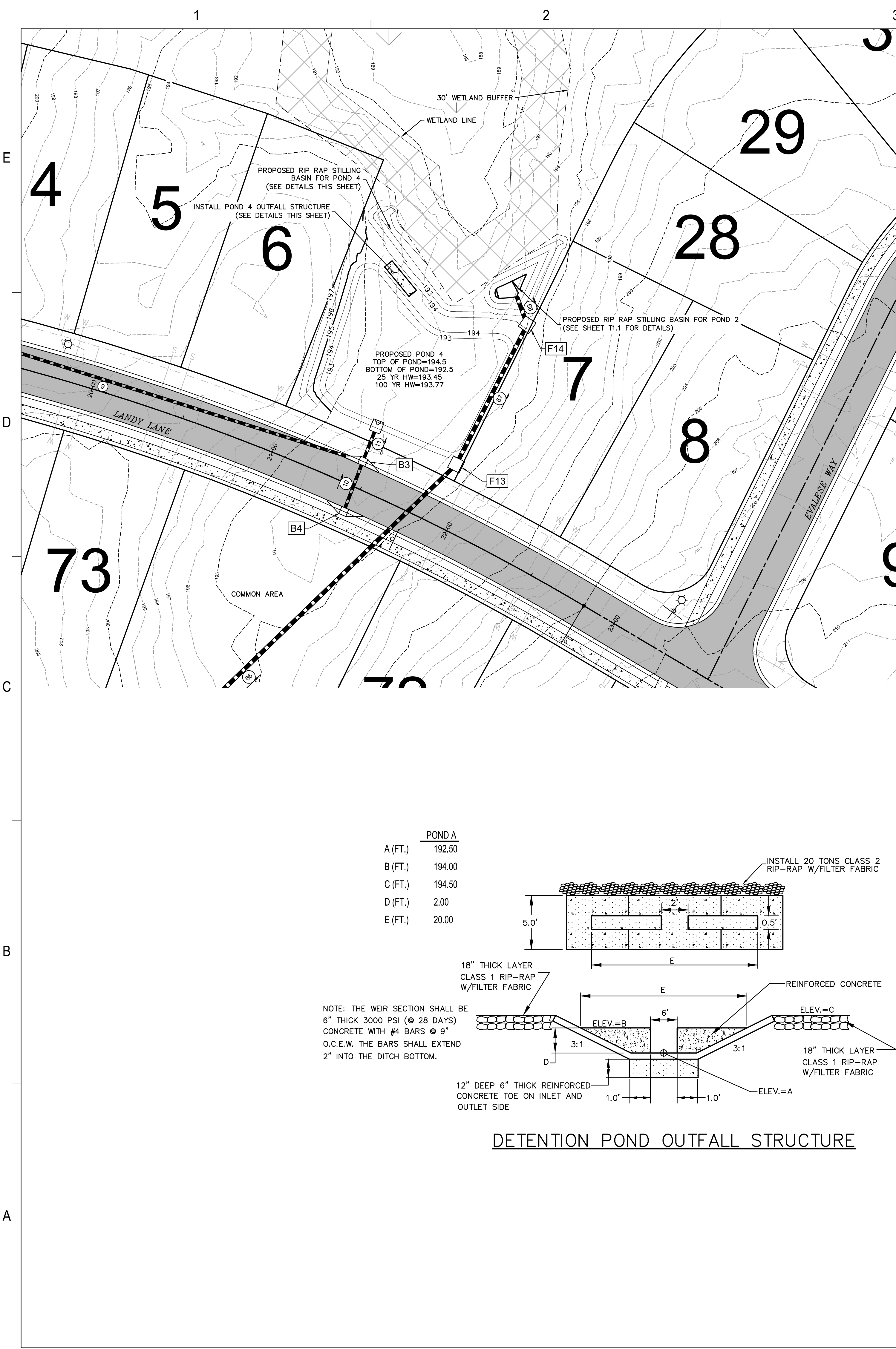
TITLE

POND DETAILS -
POND 1

PROJECT NO. 50180936

T1.0

SHEET NO.



NOTE: THE WEIR SECTION SHALL BE 6" THICK 3000 PSI (28 DAYS) CONCRETE WITH #4 BARS @ 9" O.C.E.W. THE BARS SHALL EXTEND 2" INTO THE DITCH BOTTOM.

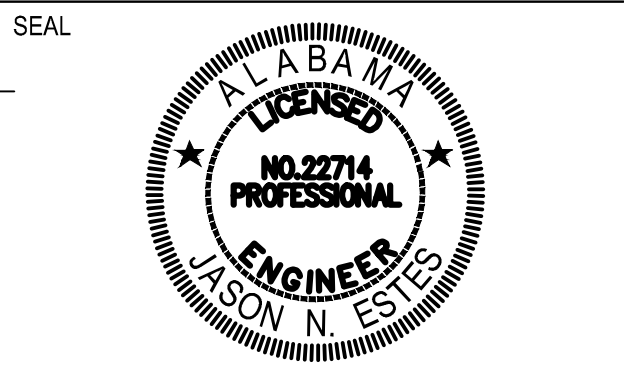
DETENTION POND OUTFALL STRUCTURE

STILLING BASIN DETAIL
NOT TO SCALE

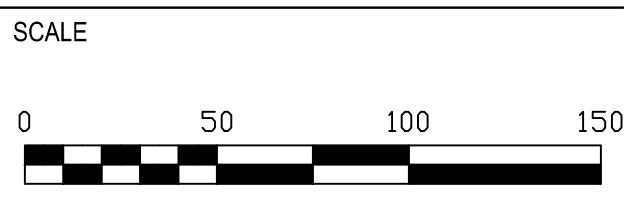


25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA



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NOT FOR
CONSTRUCTION



NO.	DESCRIPTION	DATE

REVISIONS		
DRAWN BY	seb	
DESIGNED BY	xxx	
APPROVED BY	jne	
CHECKED BY	ccb	
DATE	FEBRUARY 2025	

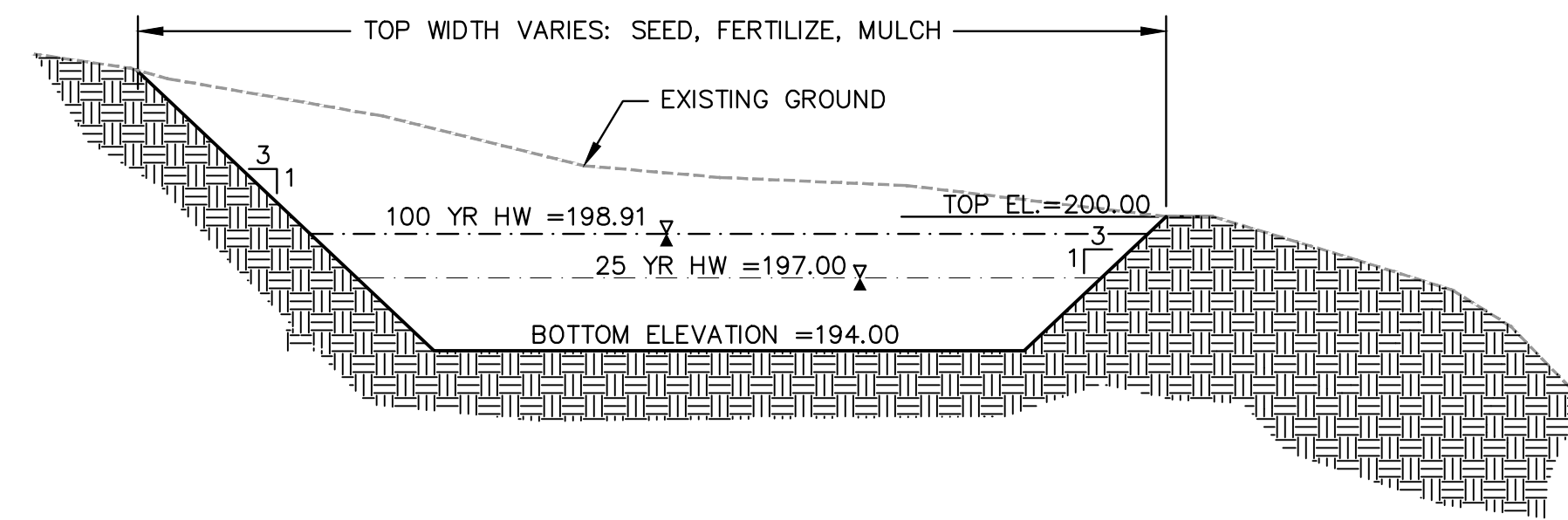
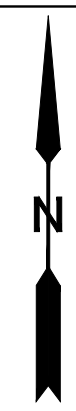
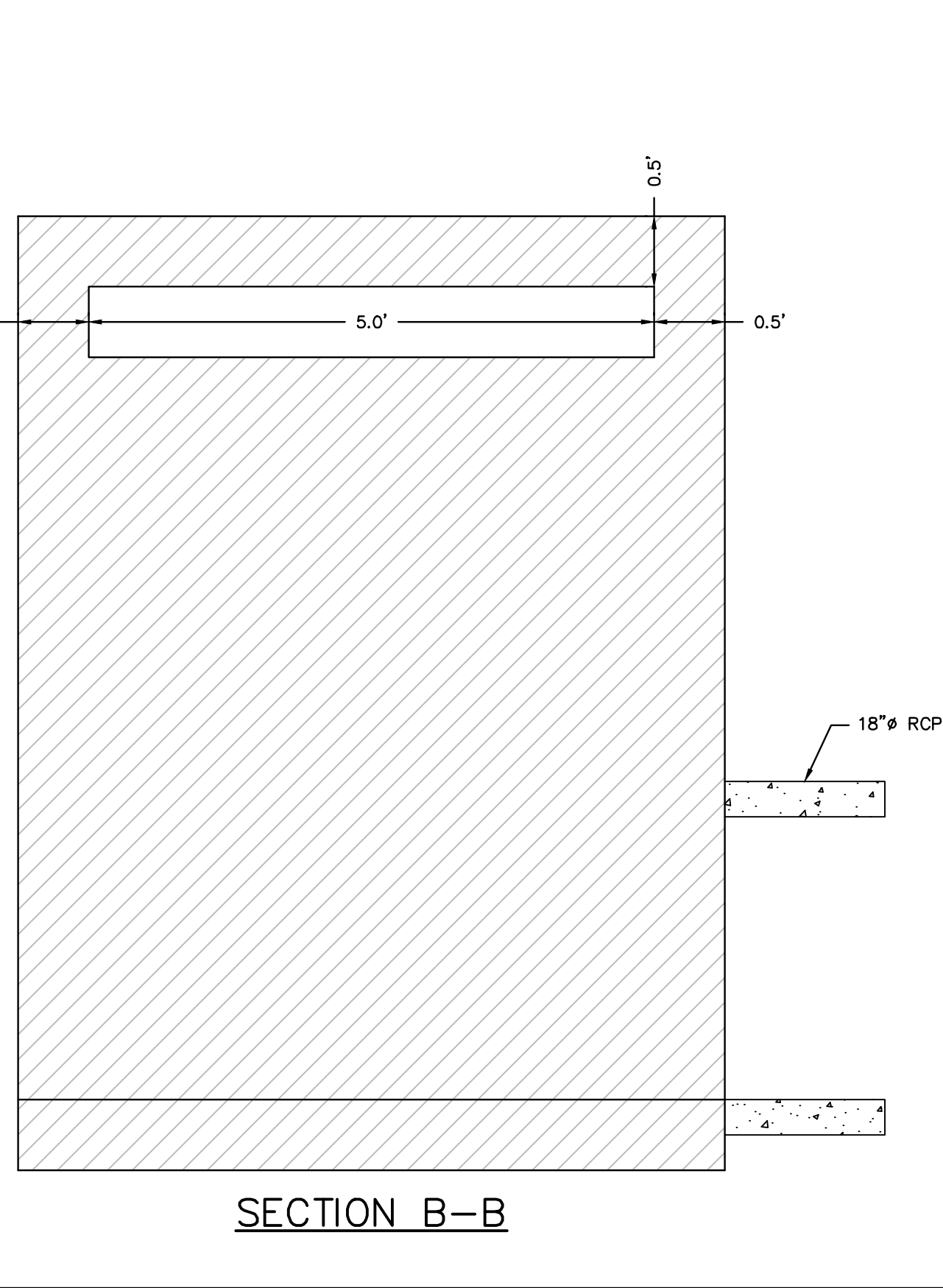
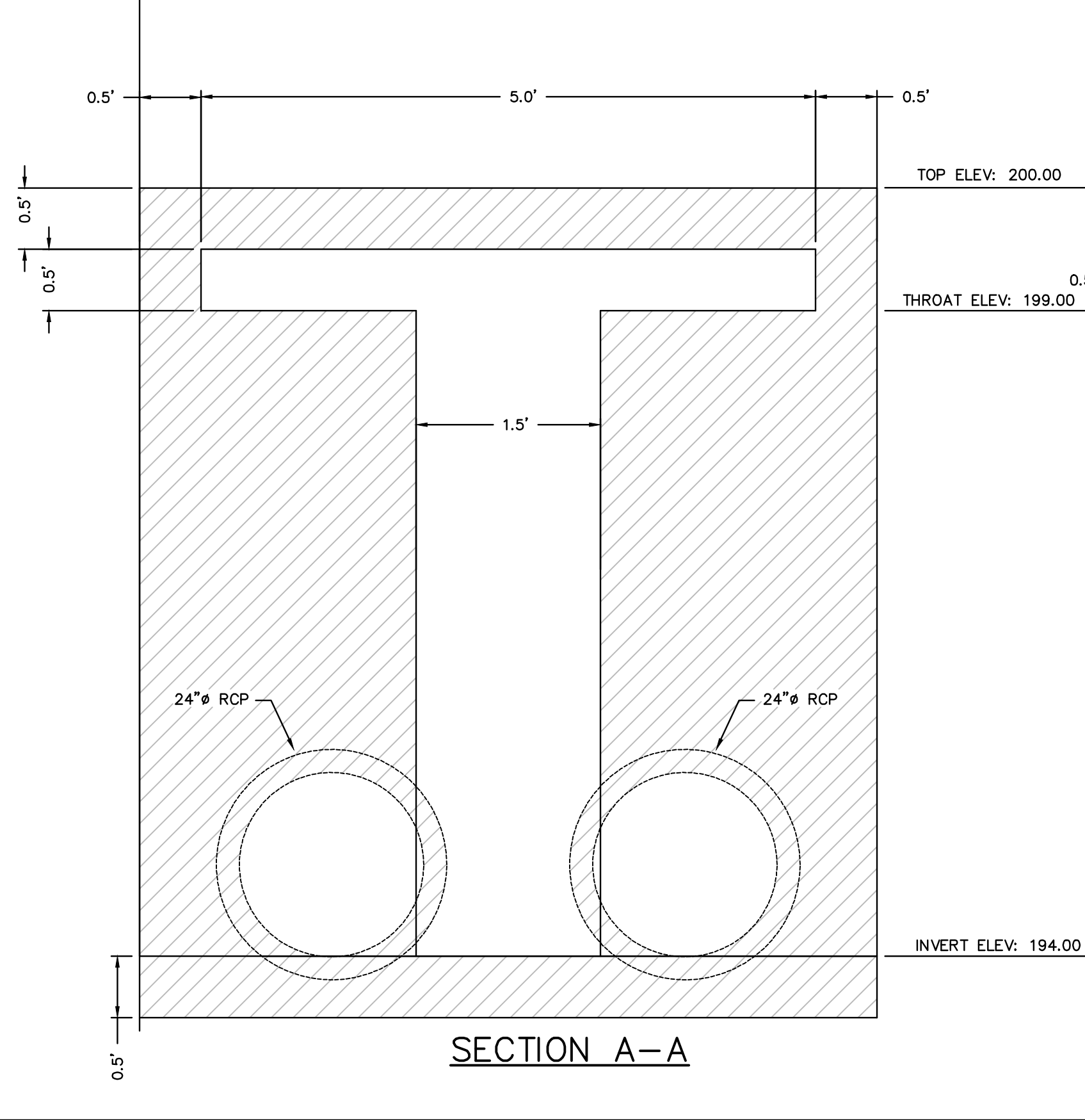
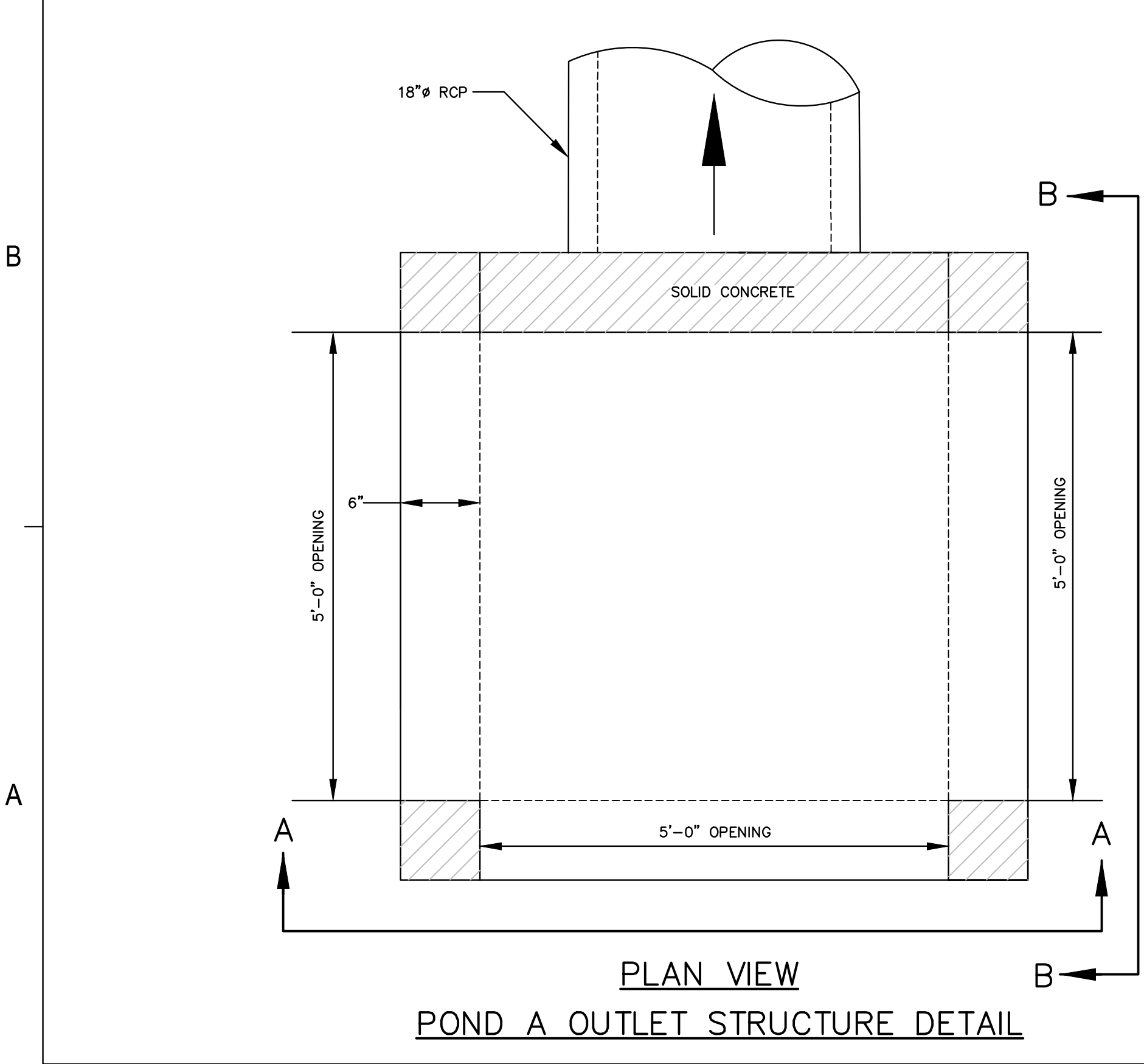
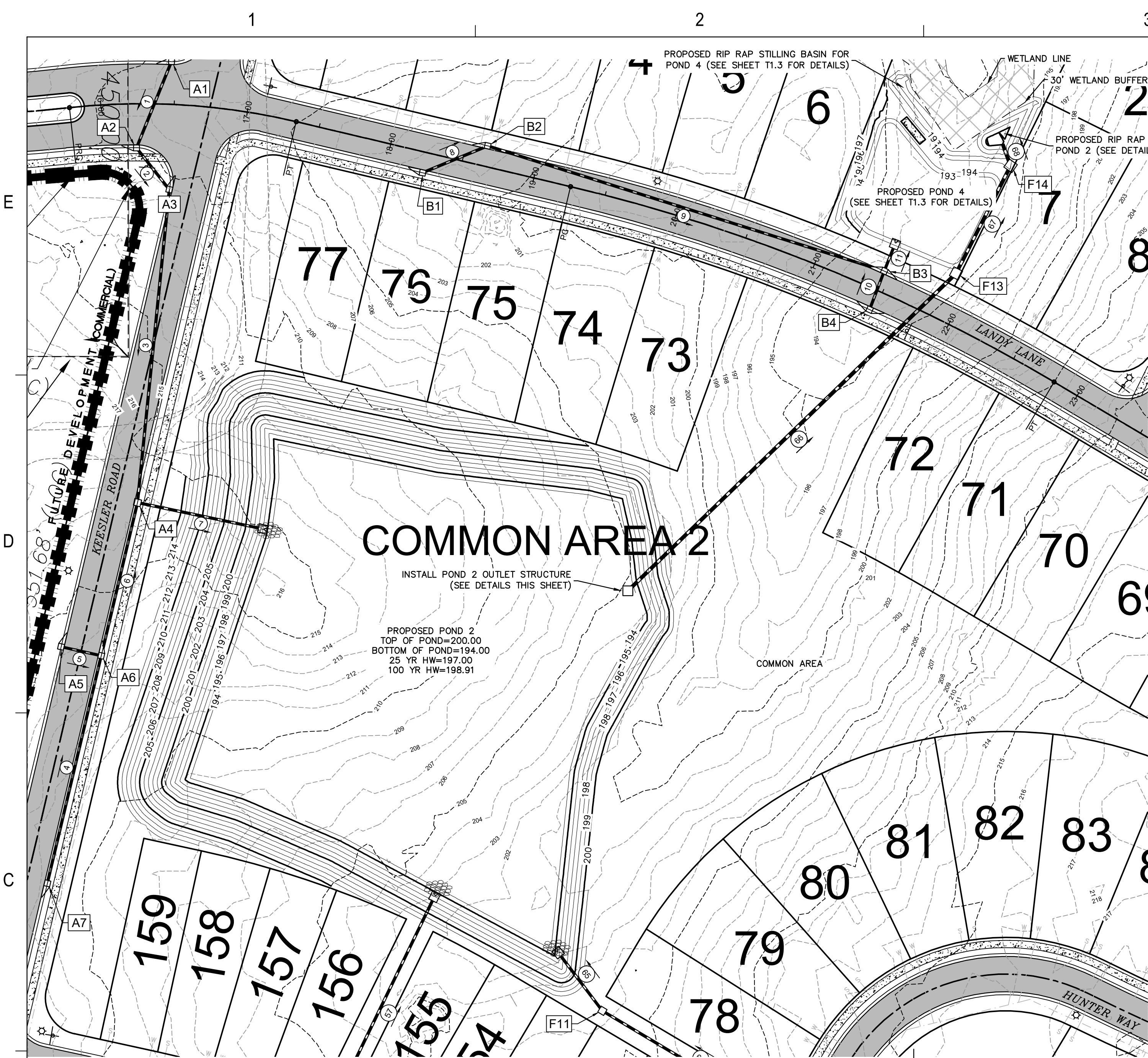
TITLE
POND DETAILS -
POND 4

PROJECT NO. 50180936

T1.4

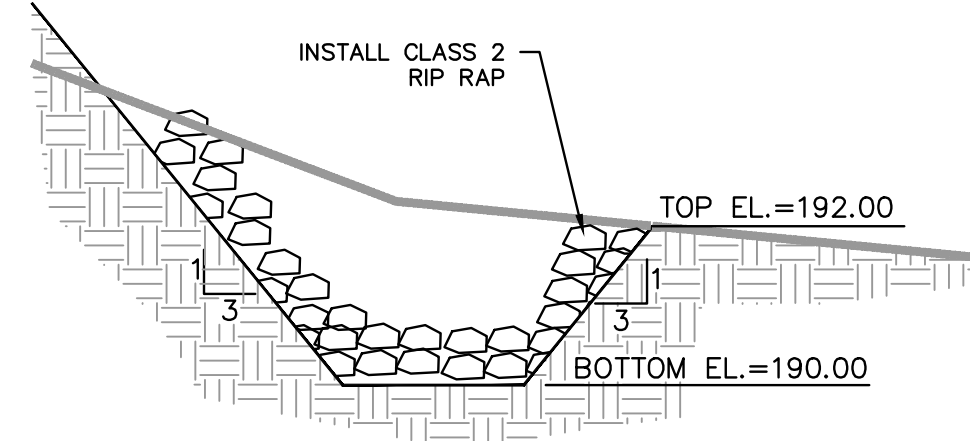
SHEET NO.

W:\50180936_OLD TOWN COMMONS PH1\ENGINEERING\PLAN SHEETS\50180936_T1 - POND5.dwg
February 27, 2025



POND A DETAIL
NOT TO SCALE

RETENTION BASIN SHALL
BE GRASSED WITH
PERMANENT VEGETATION.



SECTION
NTS

NOTE:
TOP ELEV OF 192.00 SHALL BE
MAINTAINED AROUND THE ENTIRE
STILLING BASIN (LEVEL SPREADER).

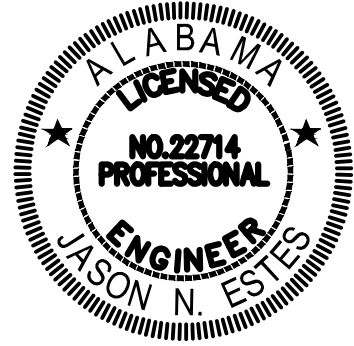
STILLING BASIN DETAIL
NOT TO SCALE



23553 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	xxx
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

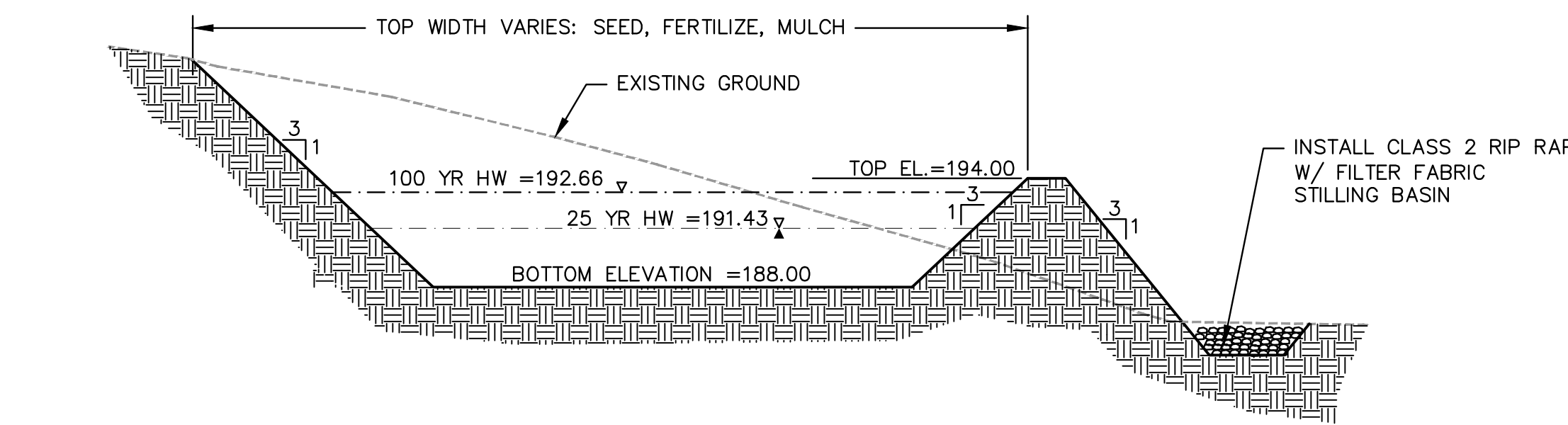
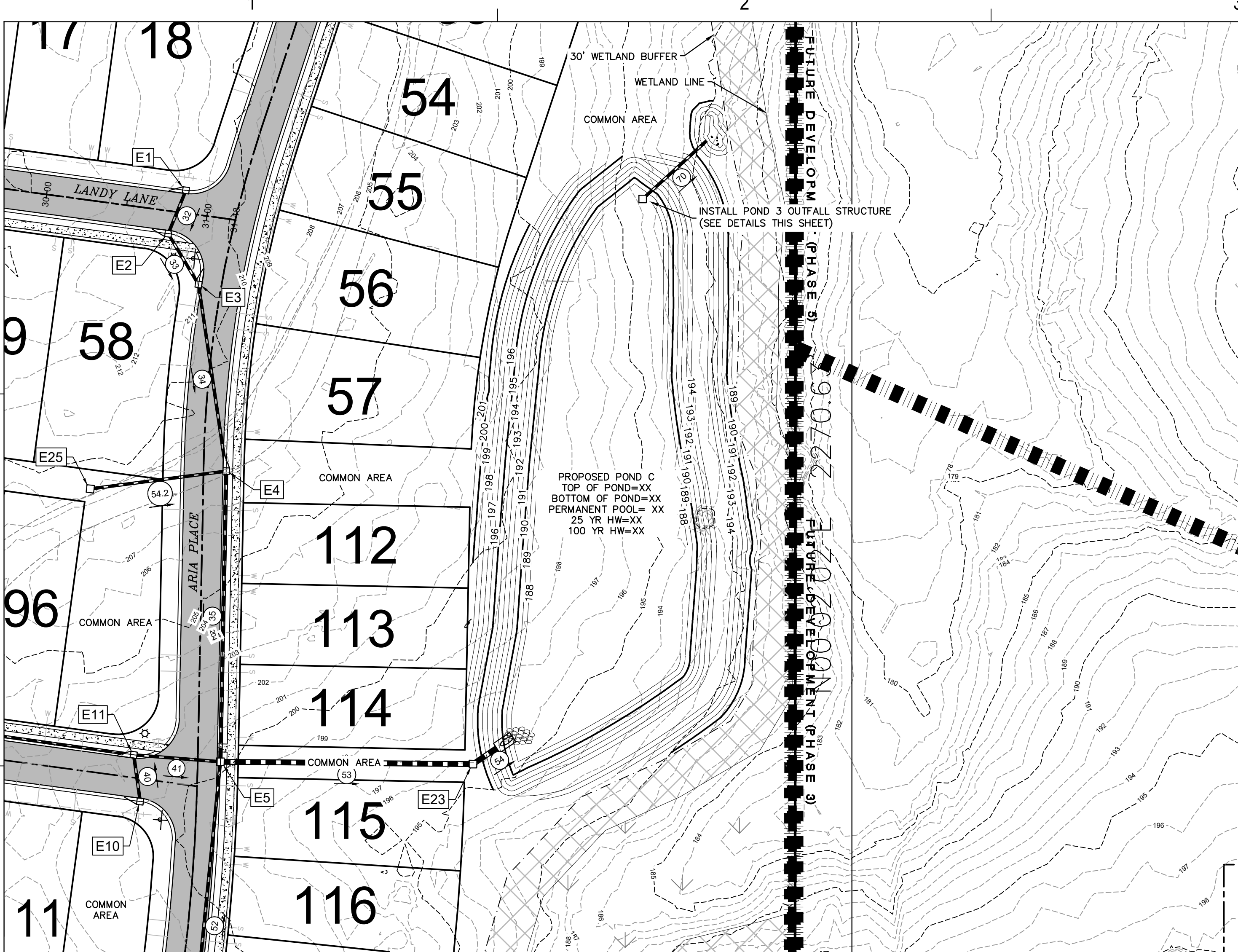
TITLE

POND DETAILS -
POND 2

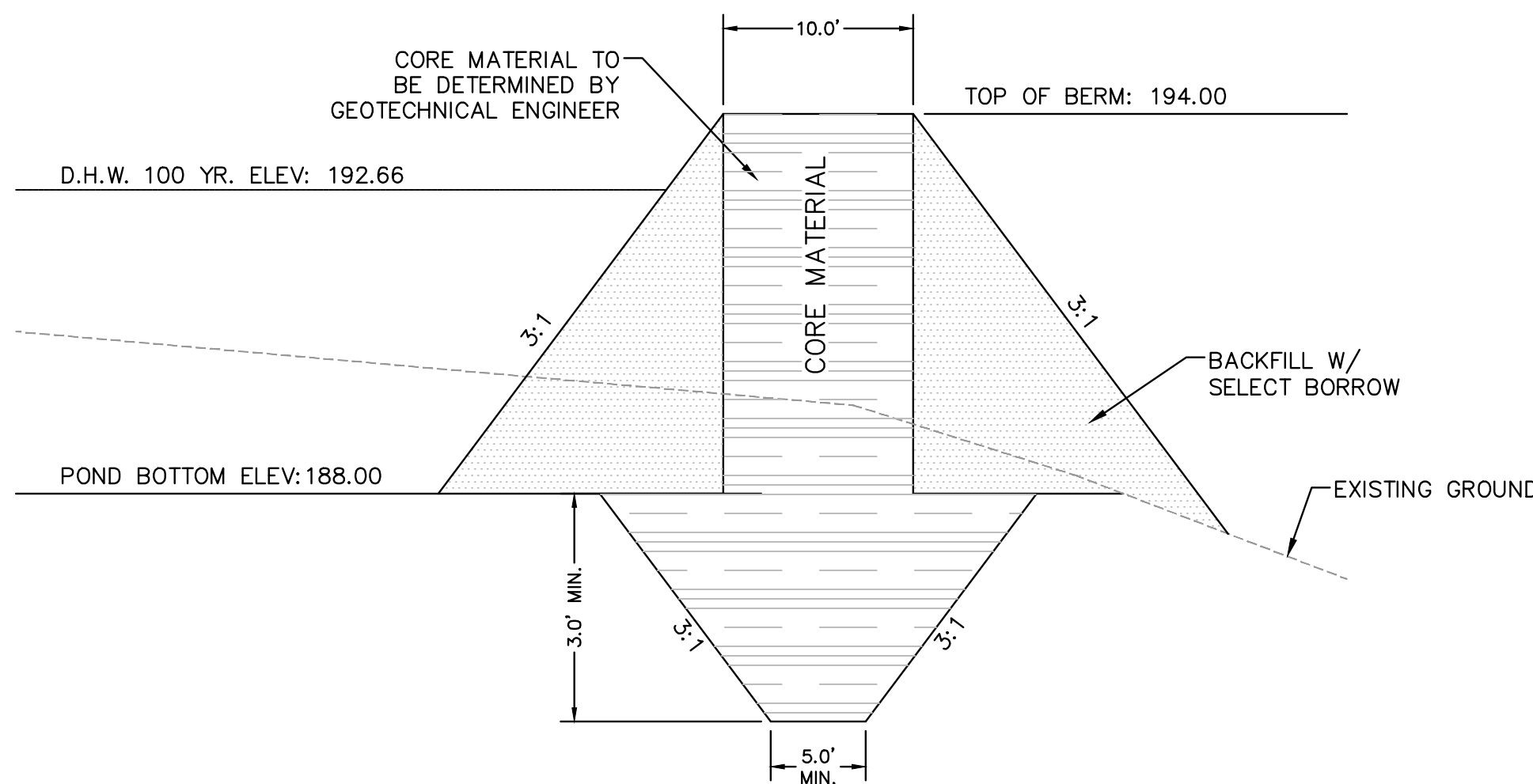
PROJECT NO. 50180936

T1.1

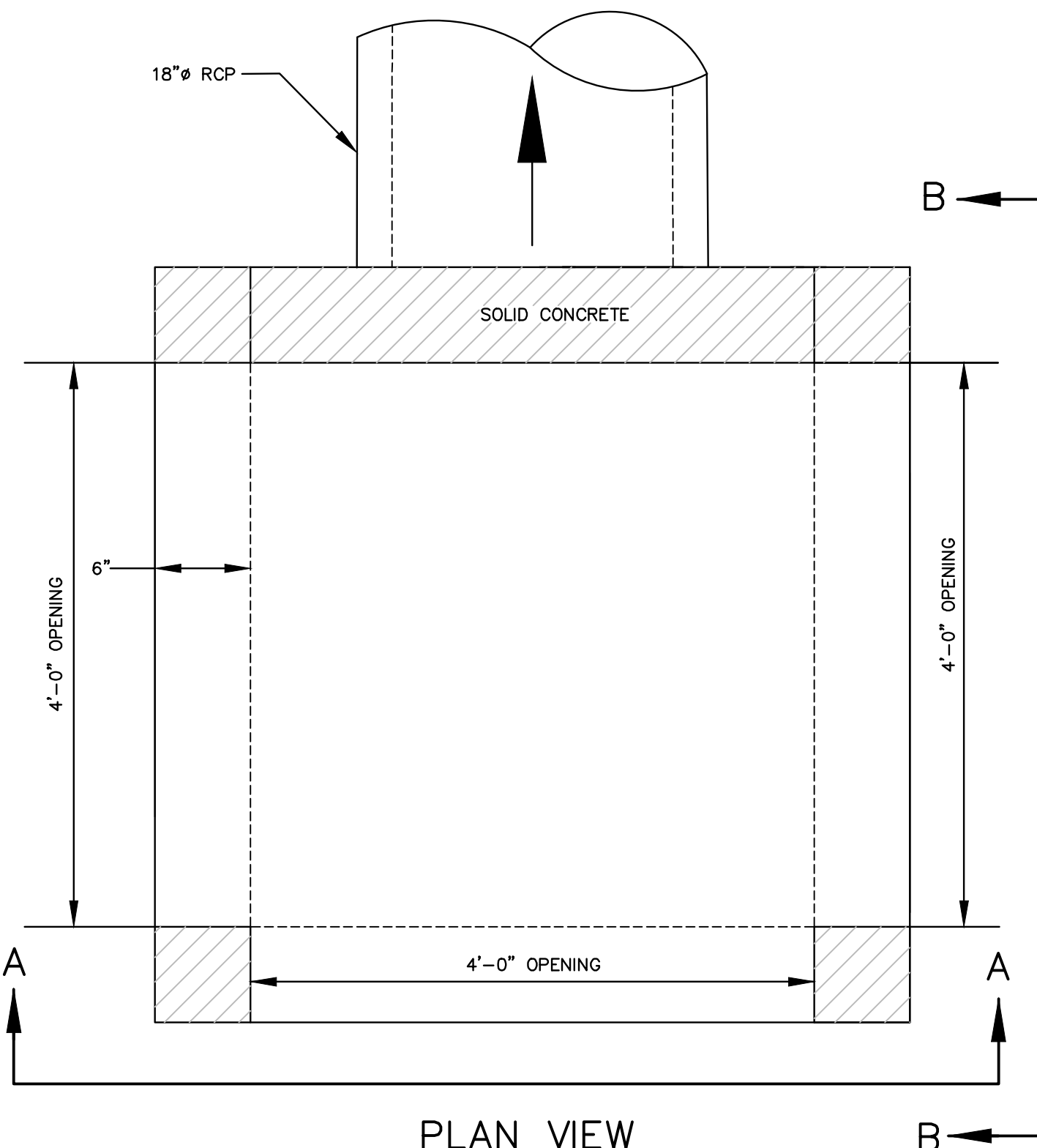
SHEET NO.



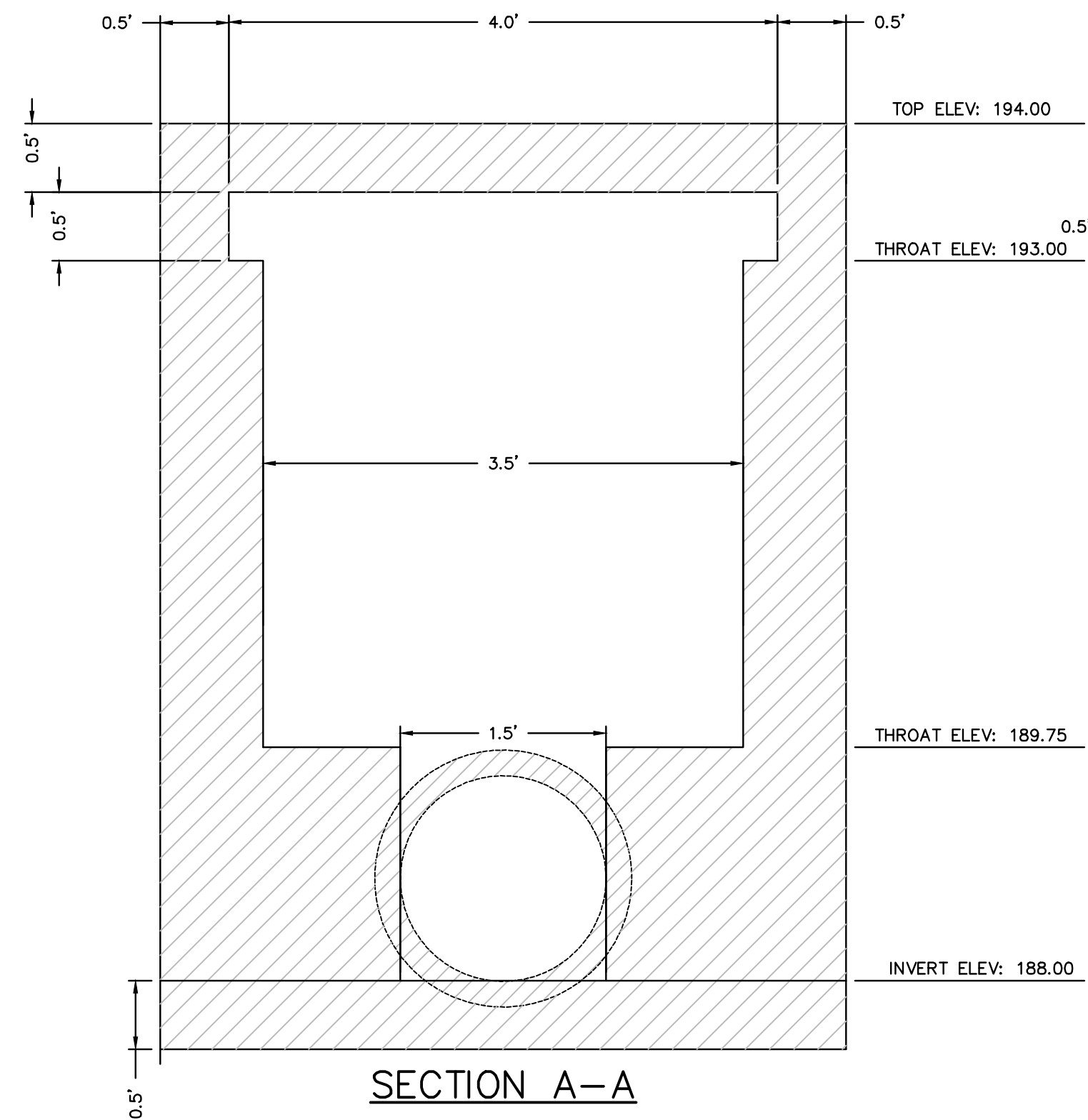
POND A DETAIL
NOT TO SCALE



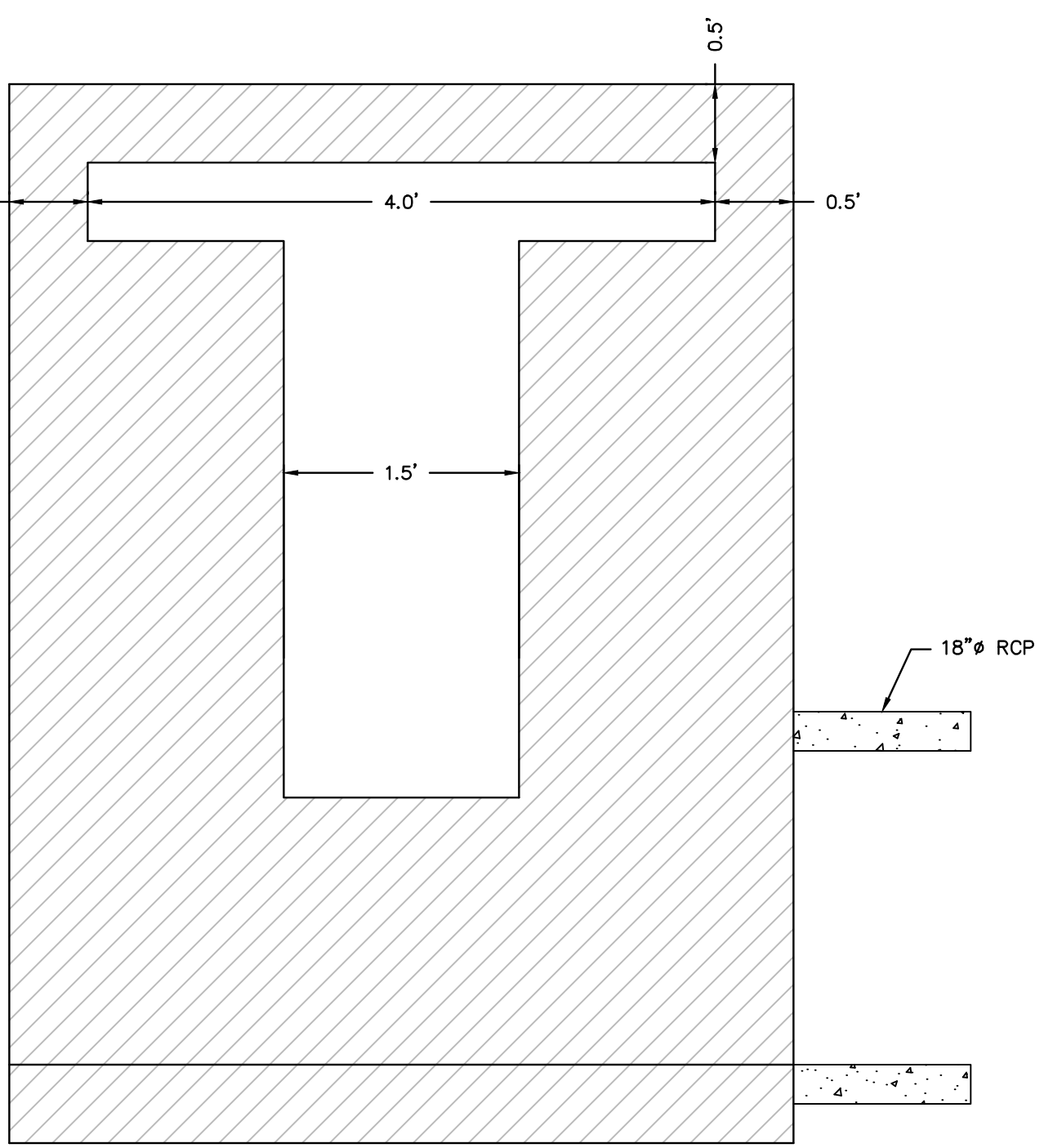
TYPICAL BERM DETAIL
NOT TO SCALE



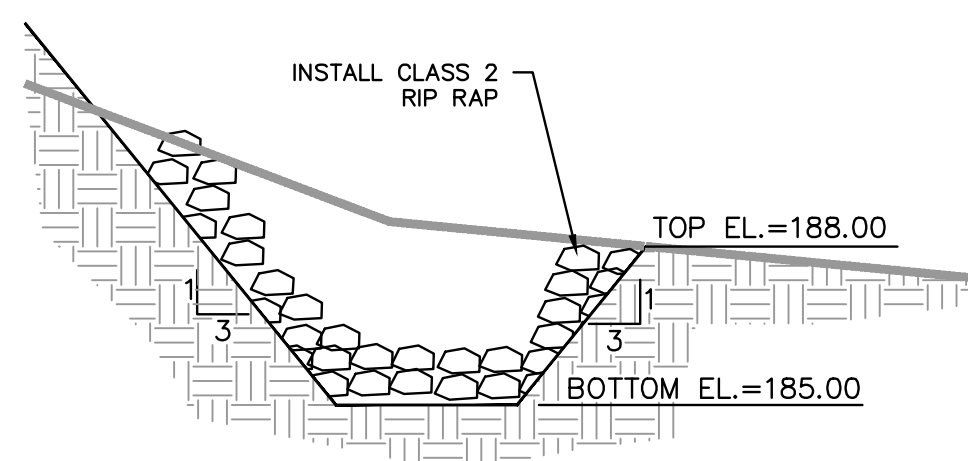
PLAN VIEW
POND A OUTLET STRUCTURE DETAIL



SECTION A-A



SECTION B-B



SECTION
NTS

NOTE:
TOP ELEV OF 188.00 SHALL BE
MAINTAINED AROUND THE ENTIRE
STILLING BASIN (LEVEL SPREADER).

STILLING BASIN DETAIL
NOT TO SCALE



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

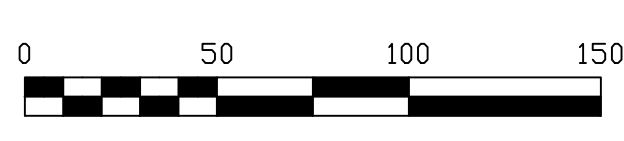
OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
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CONSTRUCTION

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	xxx
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

POND DETAILS -
POND 3

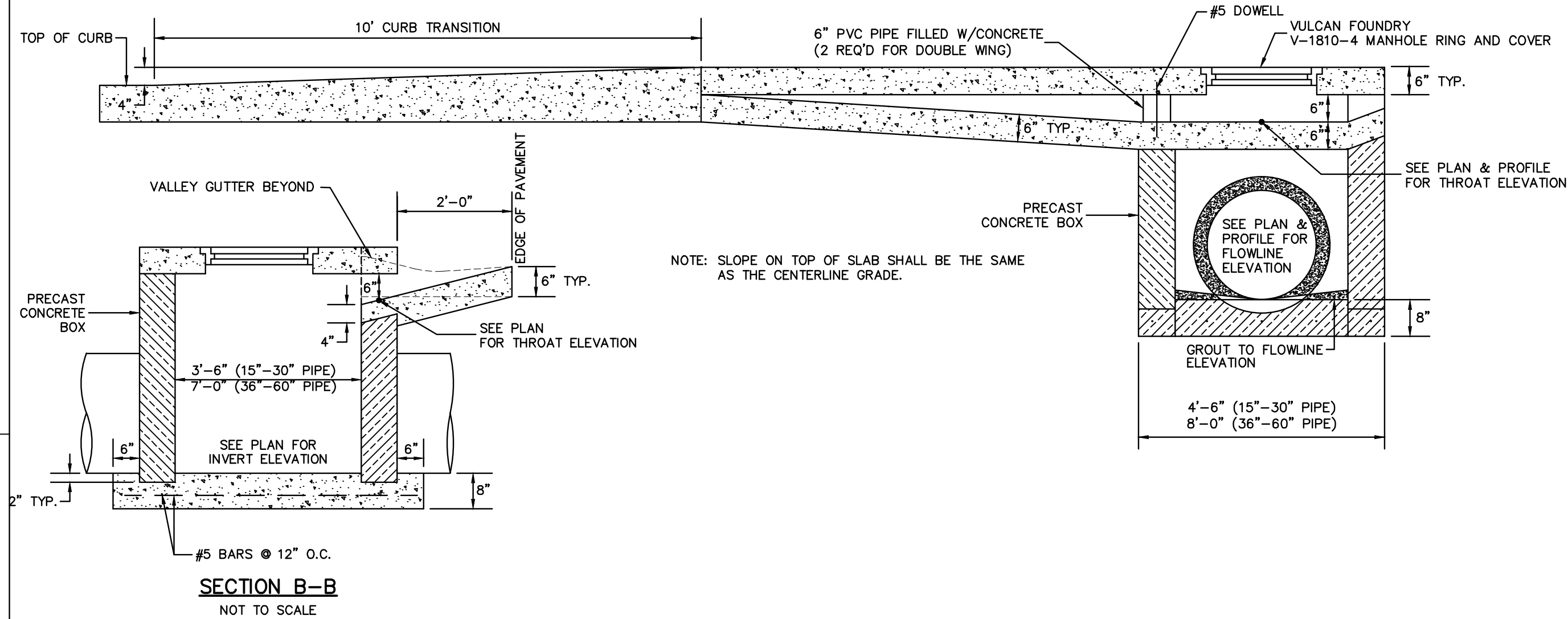
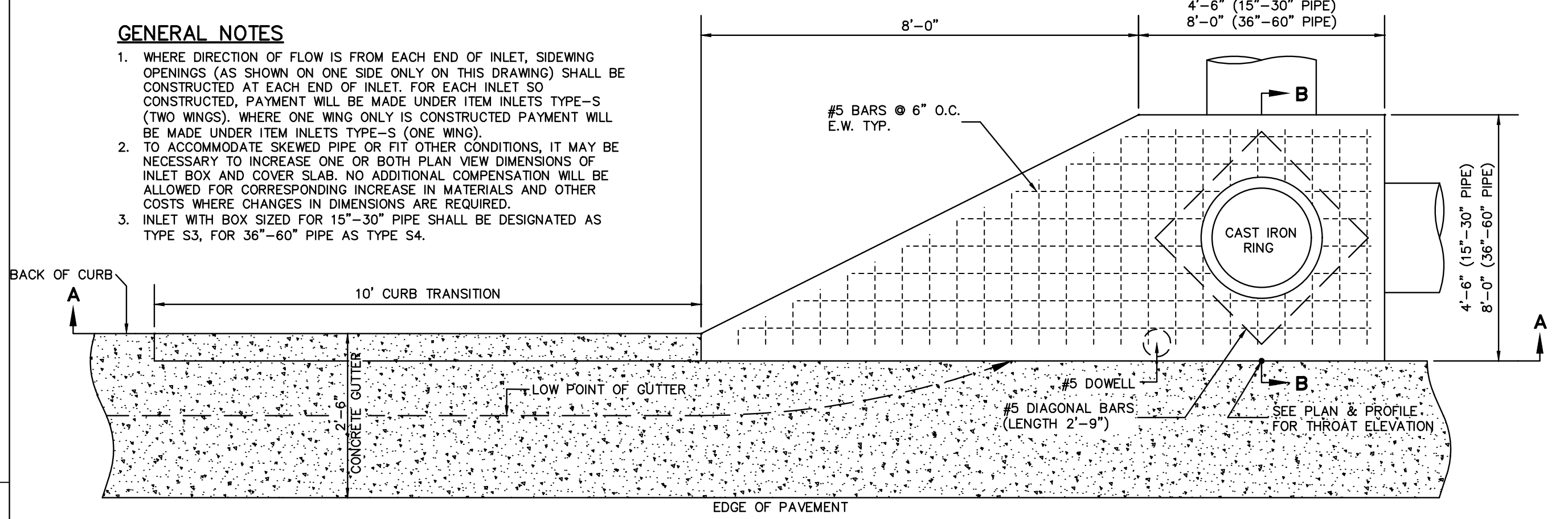
PROJECT NO. 50180936

T1.2

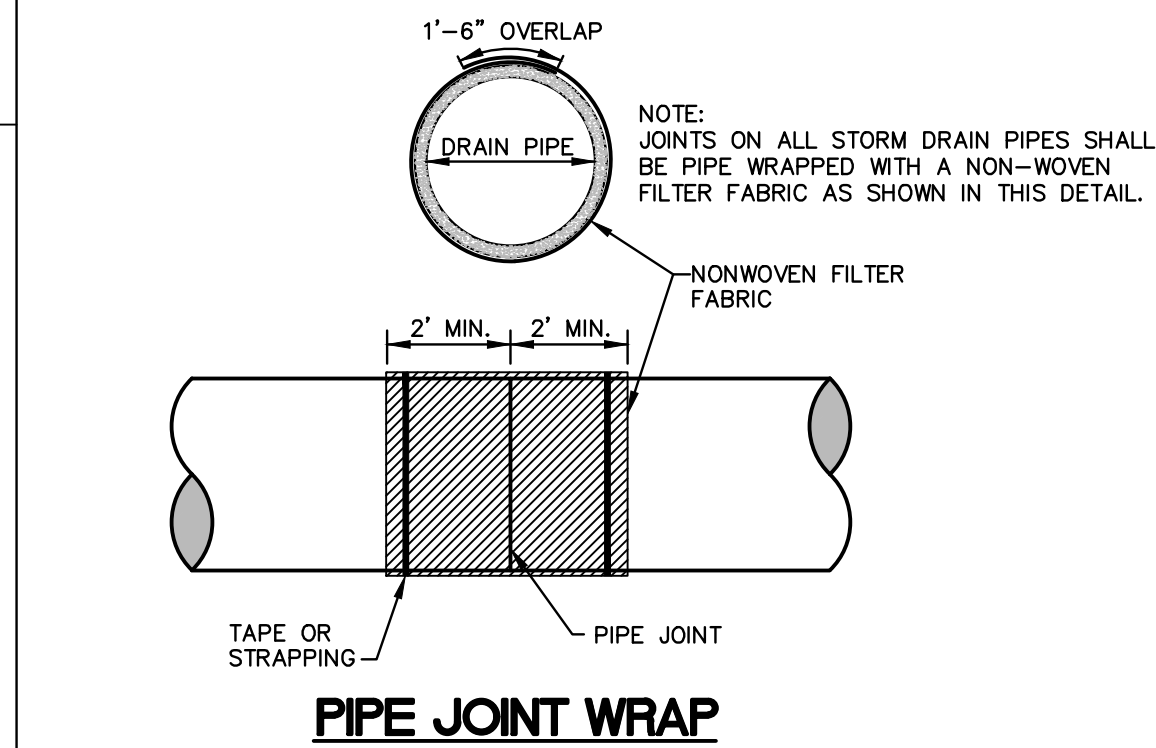
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GENERAL NOTES

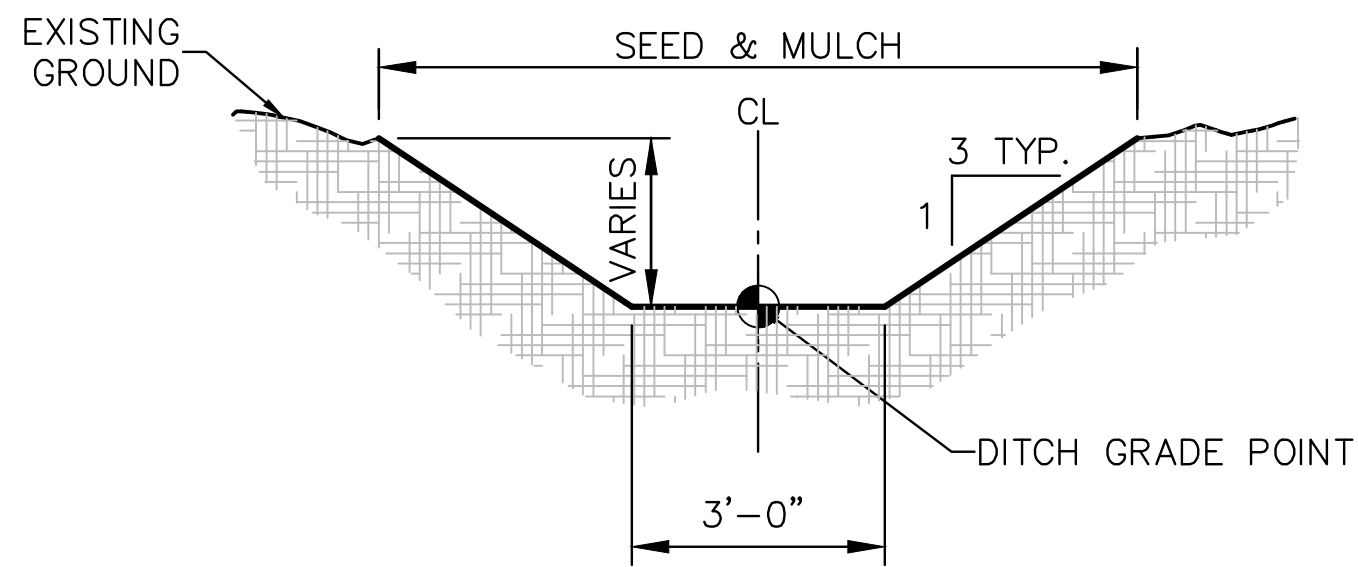
- WHERE DIRECTION OF FLOW IS FROM EACH END OF INLET, SIDING OPENINGS (AS SHOWN ON ONE SIDE ONLY ON THIS DRAWING) SHALL BE CONSTRUCTED AT EACH END OF INLET. FOR EACH INLET SO CONSTRUCTED, PAYMENT WILL BE MADE UNDER ITEM INLETS TYPE-S (TWO WINGS). WHERE ONE WING ONLY IS CONSTRUCTED PAYMENT WILL BE MADE UNDER ITEM INLETS TYPE-S (ONE WING).
- TO ACCOMMODATE SKEWED PIPE OR FIT OTHER CONDITIONS, IT MAY BE NECESSARY TO INCREASE ONE OR BOTH PLAN VIEW DIMENSIONS OF INLET BOX AND COVER SLAB. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRESPONDING INCREASE IN MATERIALS AND OTHER COSTS WHERE CHANGES IN DIMENSIONS ARE REQUIRED.
- INLET WITH BOX SIZED FOR 15"-30" PIPE SHALL BE DESIGNATED AS TYPE S3, FOR 36"-60" PIPE AS TYPE S4.



TYPE "S" INLET DETAIL (WITH VALLEY GUTTER)

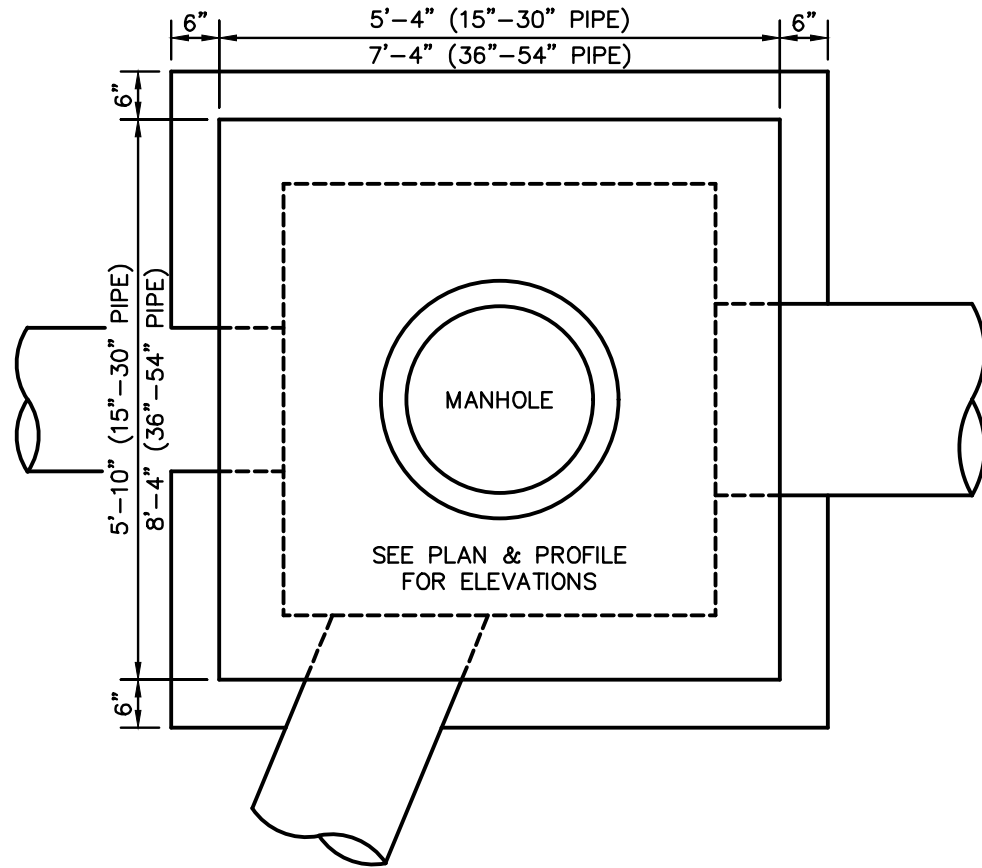


PIPE JOINT WRAP

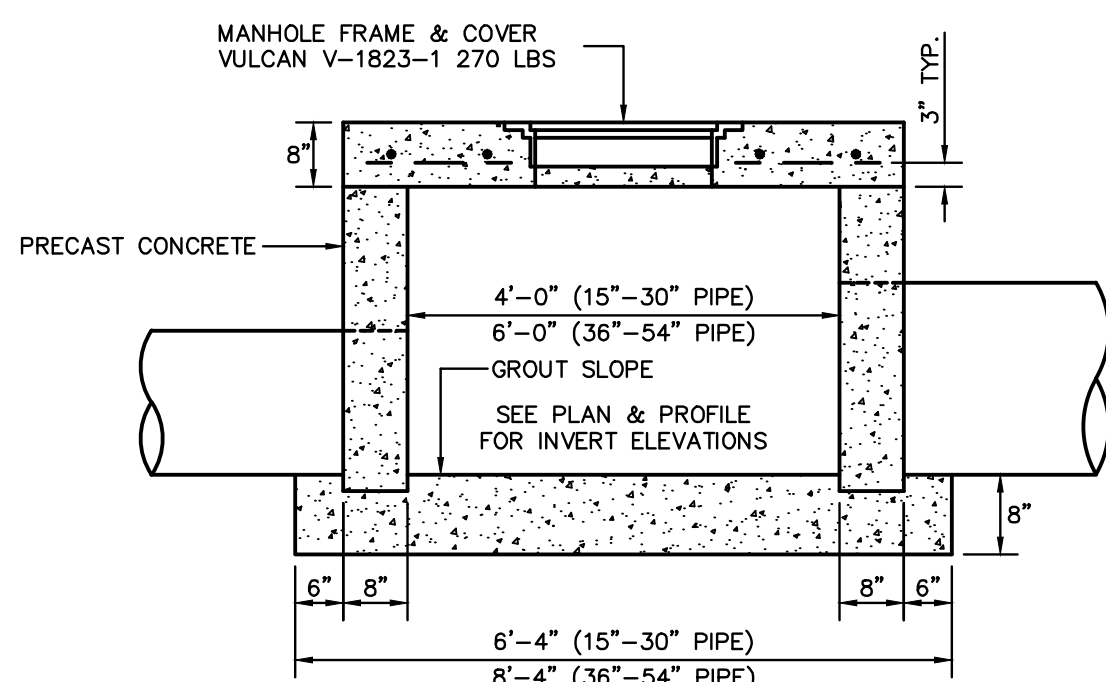


TYPICAL DITCH DETAIL

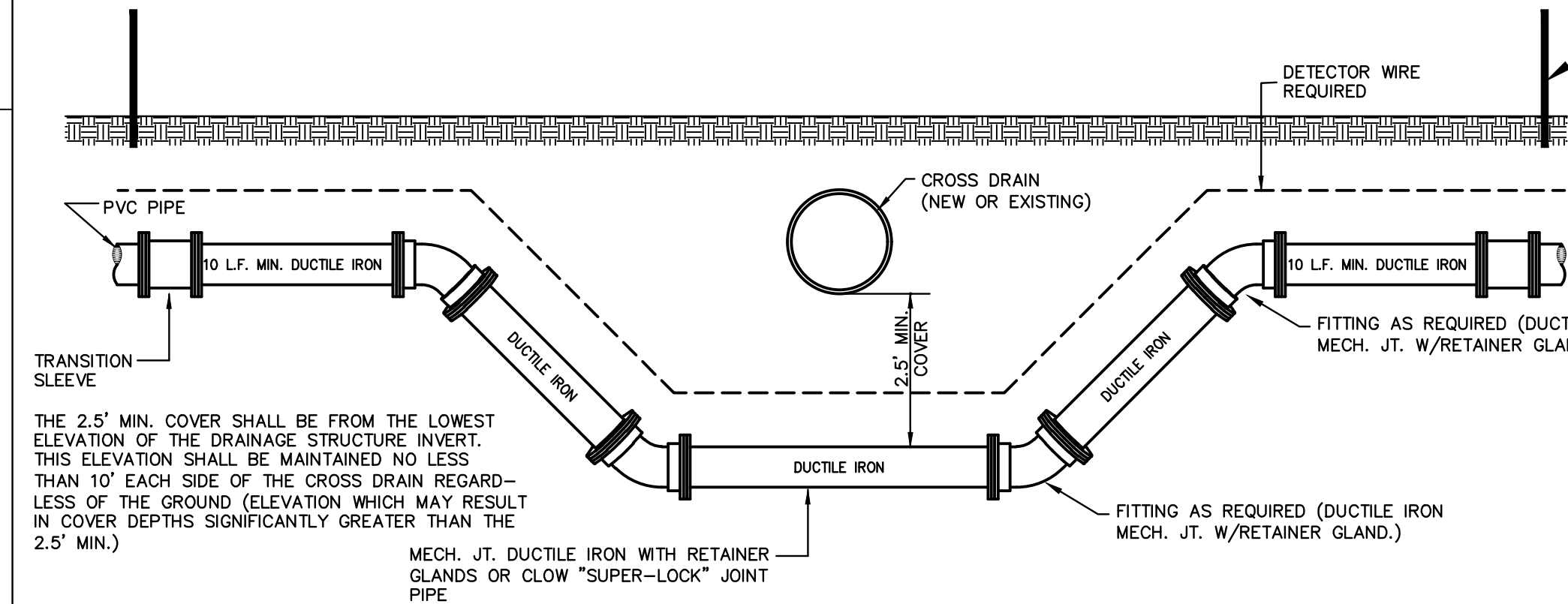
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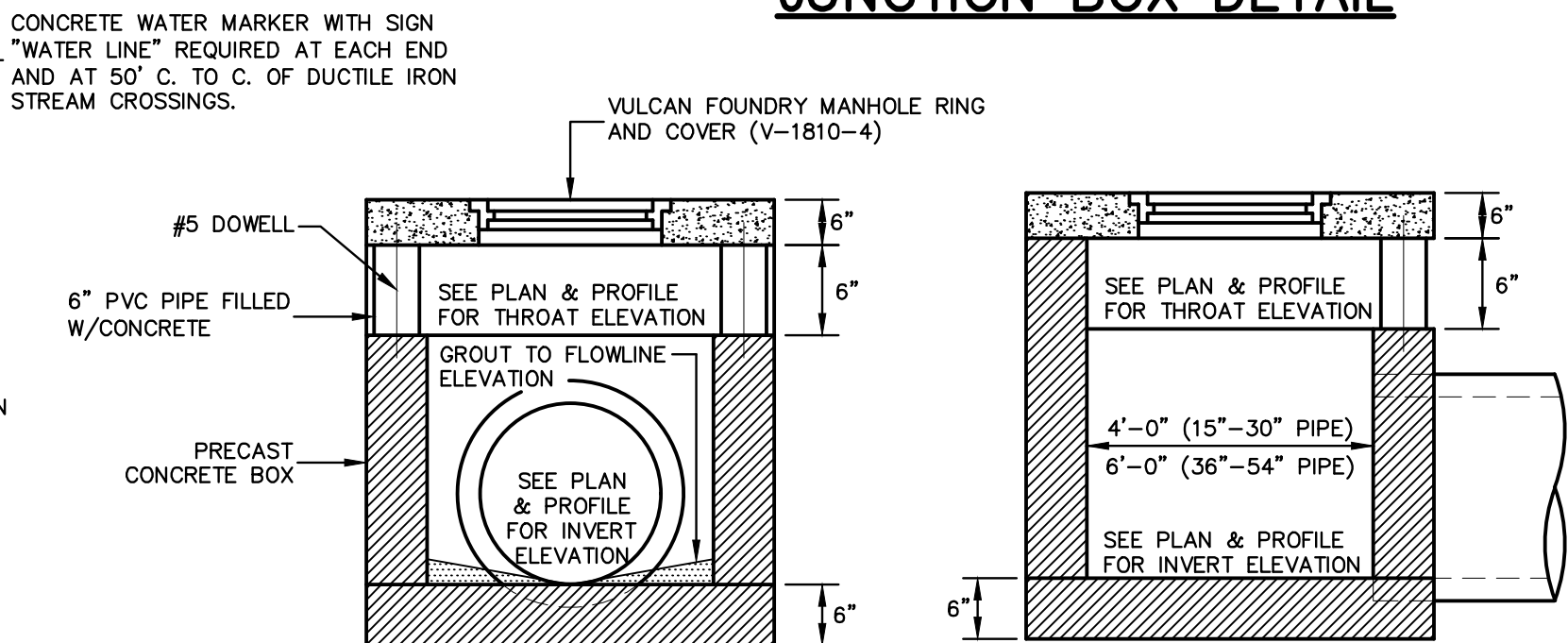
PLAN VIEW (N.T.S.)



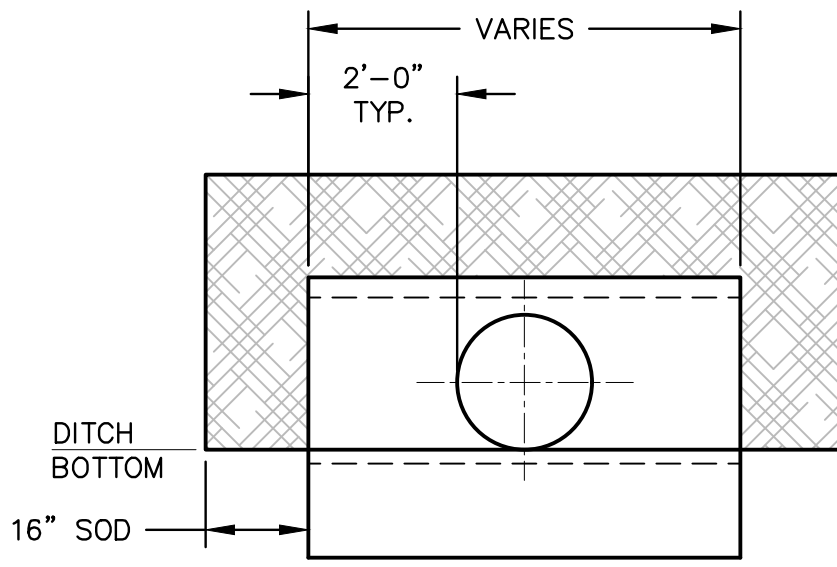
TYPICAL SECTION JUNCTION BOX DETAIL



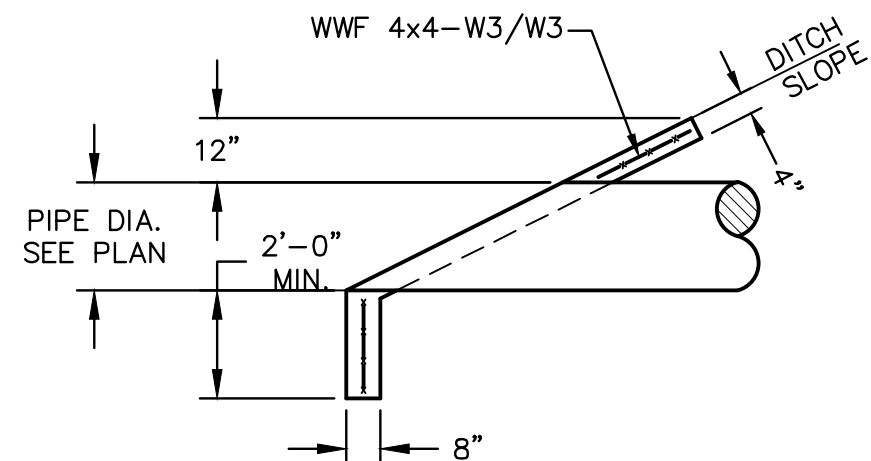
TYPICAL DRAINAGE PIPE CROSSING



YARD INLET DETAIL



FRONT VIEW



SIDE VIEW

CONCRETE SLOPED HEADWALL DETAIL

- NOTES:
- A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM-CURB AND GUTTER, OR DITCH WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER COUNTY OR MUNICIPALITY REGULATIONS.
 - FINISH FLOOR ELEVATION MUST BE 1' (MINIMUM) ABOVE FINISH GRADE ELEVATION (EXCLUDING BASEMENT ELEVATIONS) AND AT LEAST 12" ABOVE THE CENTERLINE OF ADJACENT ROADWAYS UNLESS OTHERWISE STATED IN THE PLANS. FINISH FLOOR ELEVATIONS SHALL ALSO COMPLY WITH LOCAL REGULATIONS.
 - THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM.

LEGEND

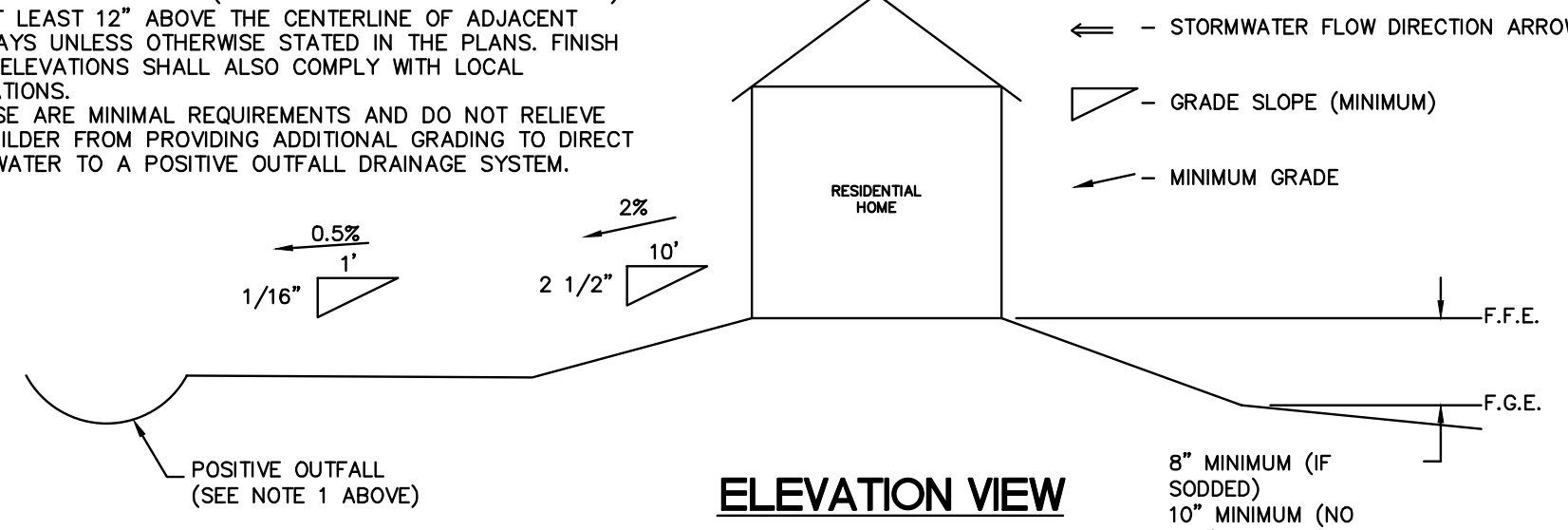
F.F.E. - FINISH HABITABLE FLOOR ELEVATION

F.G.E. - FINISH GRADE ELEVATION

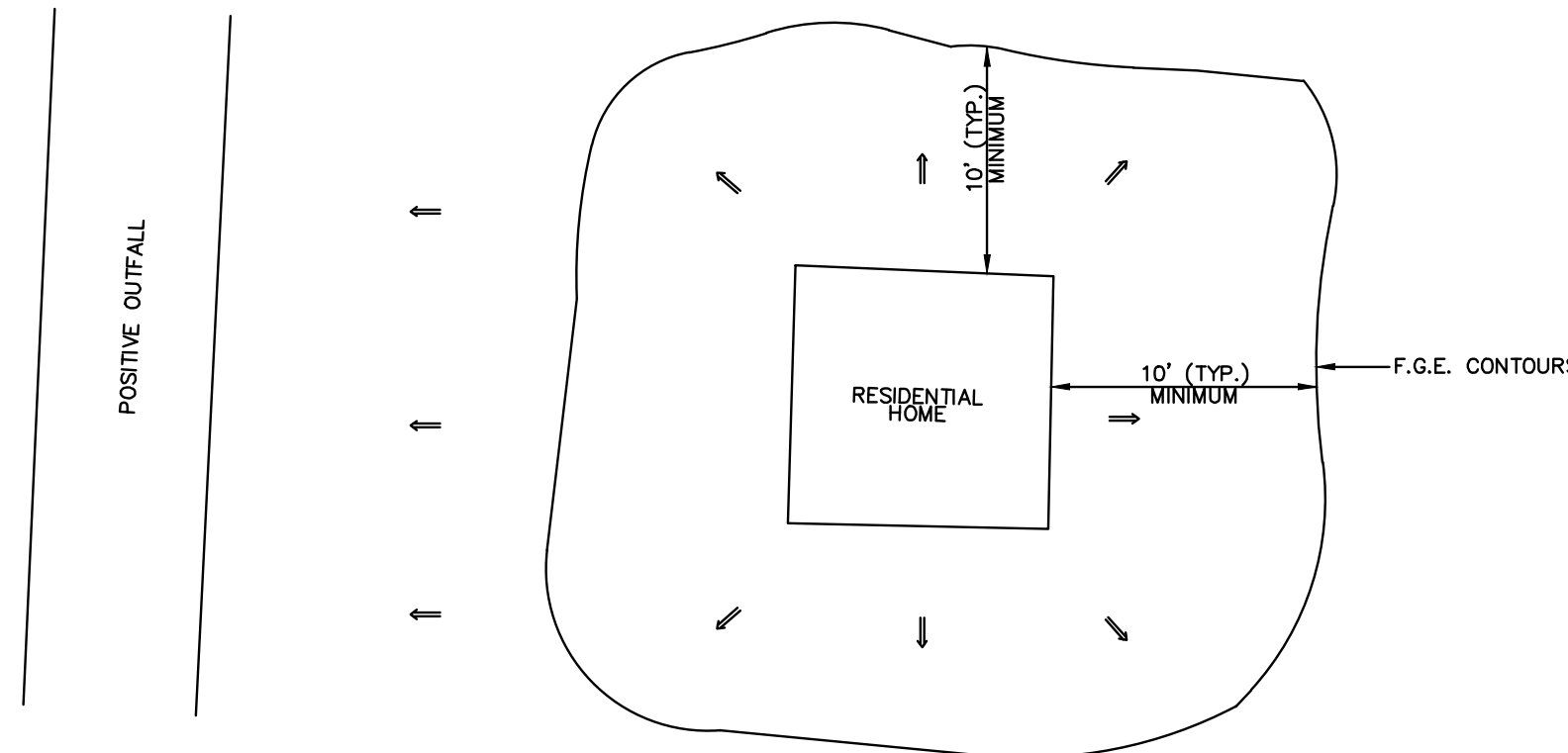
--- STORMWATER FLOW DIRECTION ARROW

--- GRADE SLOPE (MINIMUM)

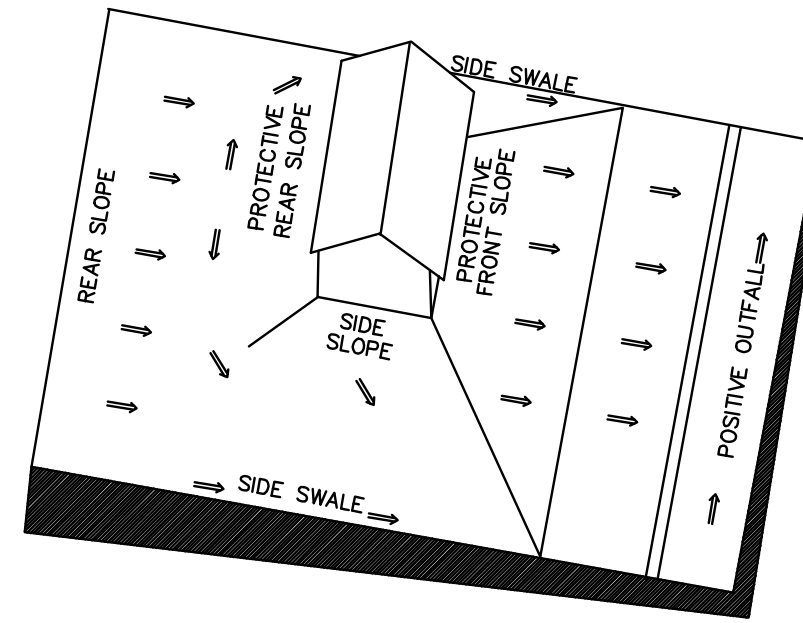
--- MINIMUM GRADE



ELEVATION VIEW

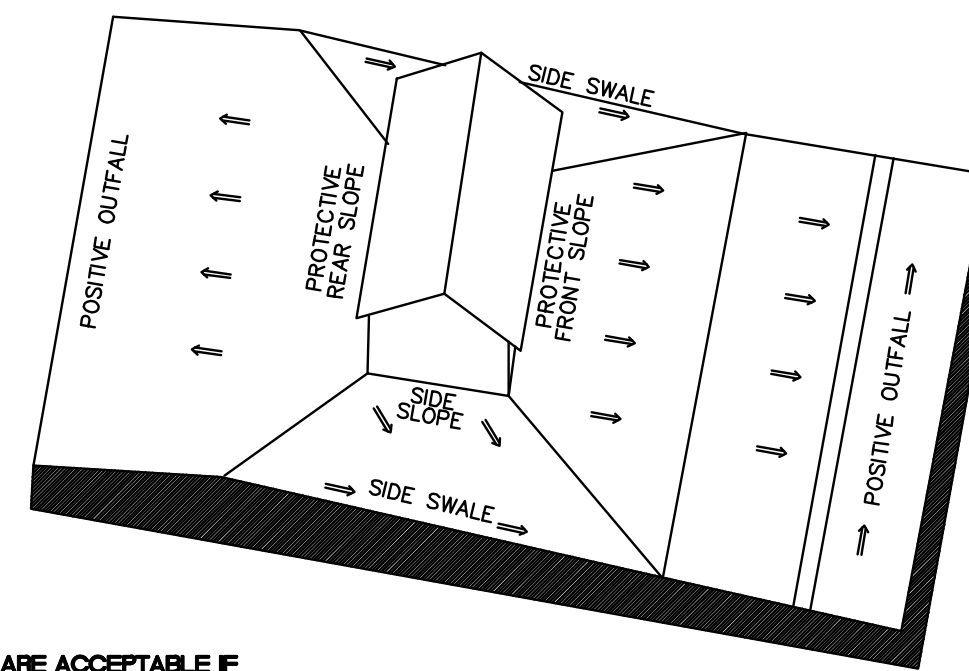


PLAN VIEW



LOT GRADING - TYPE "A"

ALL DRAINAGE TO STREET



LOT GRADING - TYPE "B"

DRAINAGE TO STREET AND REAR LOT LINE

NOTE: VARIATIONS IN GRADING ARE ACCEPTABLE IF GRADING DRAINS TO A POSITIVE OUTFALL

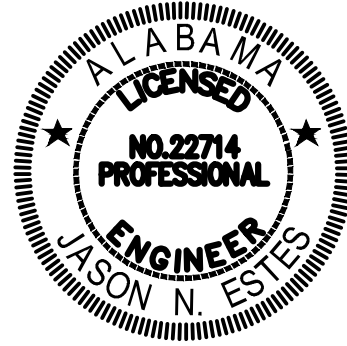
HOME BUILDERS NOTE: THE HOMEOWNER SHALL INSTALL AND MAINTAIN THROUGH OUT CONSTRUCTION APPROPRIATE EROSION CONTROL MEASURES, SILT FENCE, HAY BALES AND SWALES, TO ENSURE THAT NO SEDIMENTS WILL LEAVE THE SITE DURING CONSTRUCTION.

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



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SCALE

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REVISIONS

DRAWN BY	seb
DESIGNED BY	xxx
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

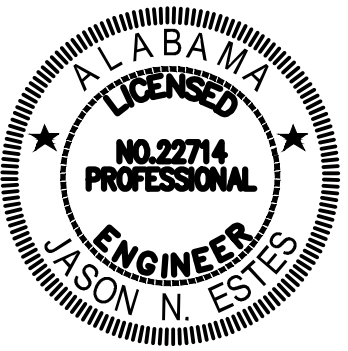
TITLE

DRAINAGE DETAILS

PROJECT NO. 50180936

T2.0

SHEET NO.

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NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY		seb
DESIGNED BY		xxx
APPROVED BY		jne
CHECKED BY		ccb
DATE	FEBRUARY 2025	

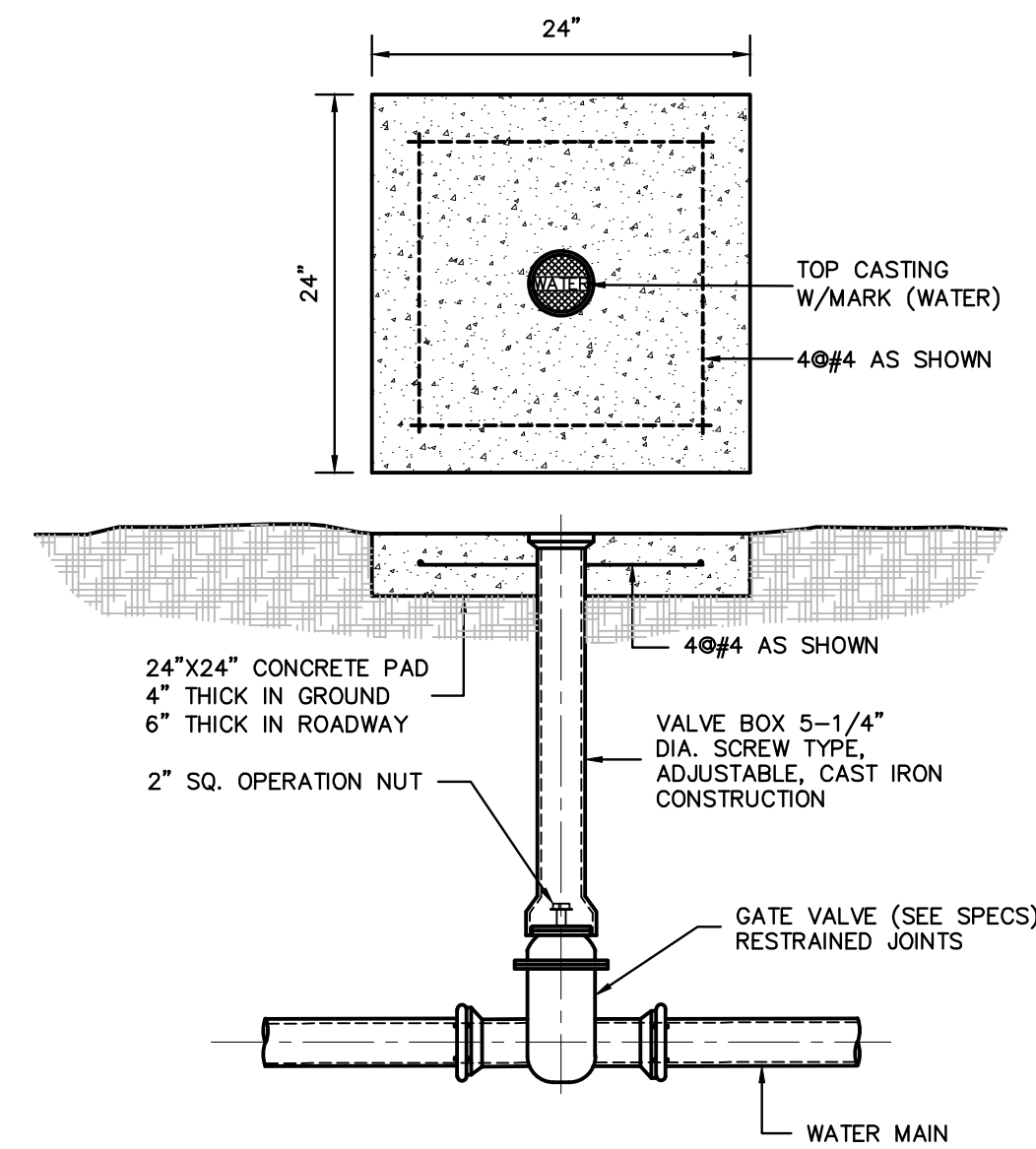
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WATER DETAILS

PROJECT NO

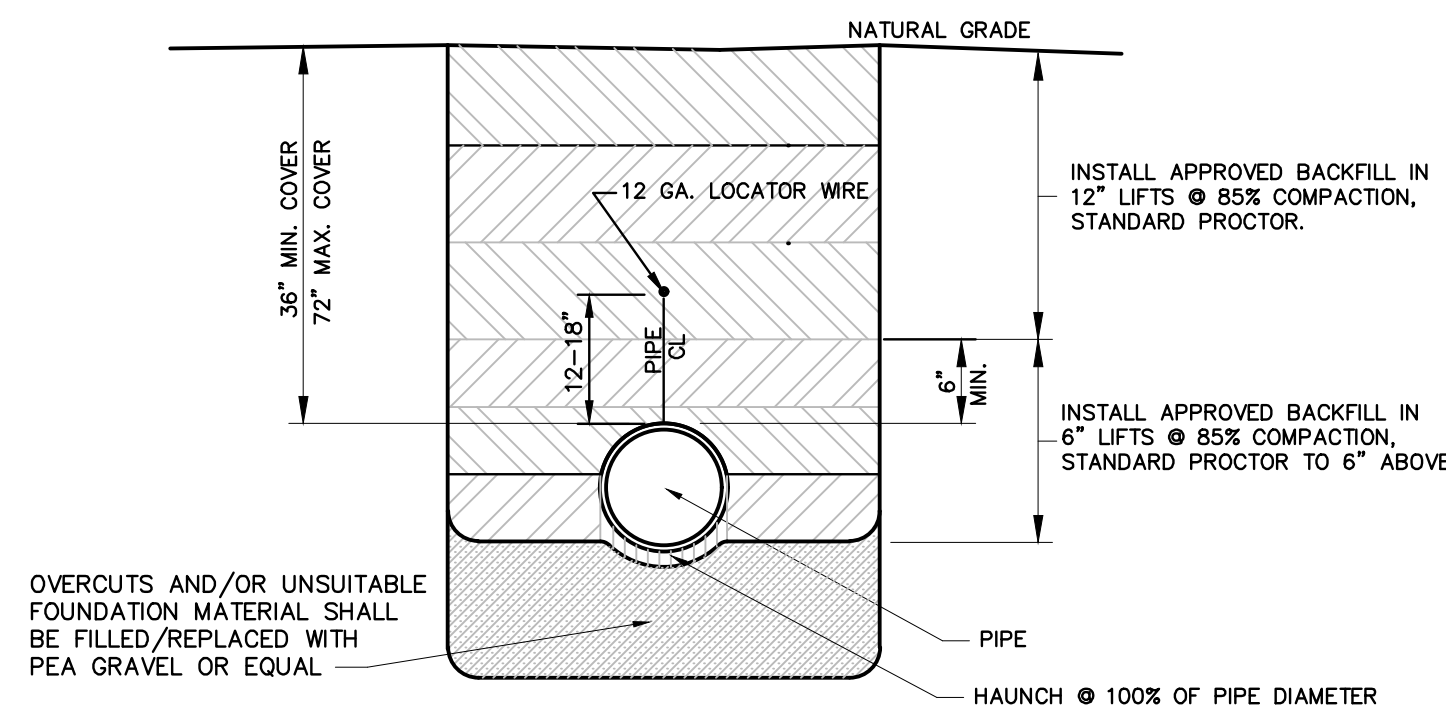
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SHEET NO.

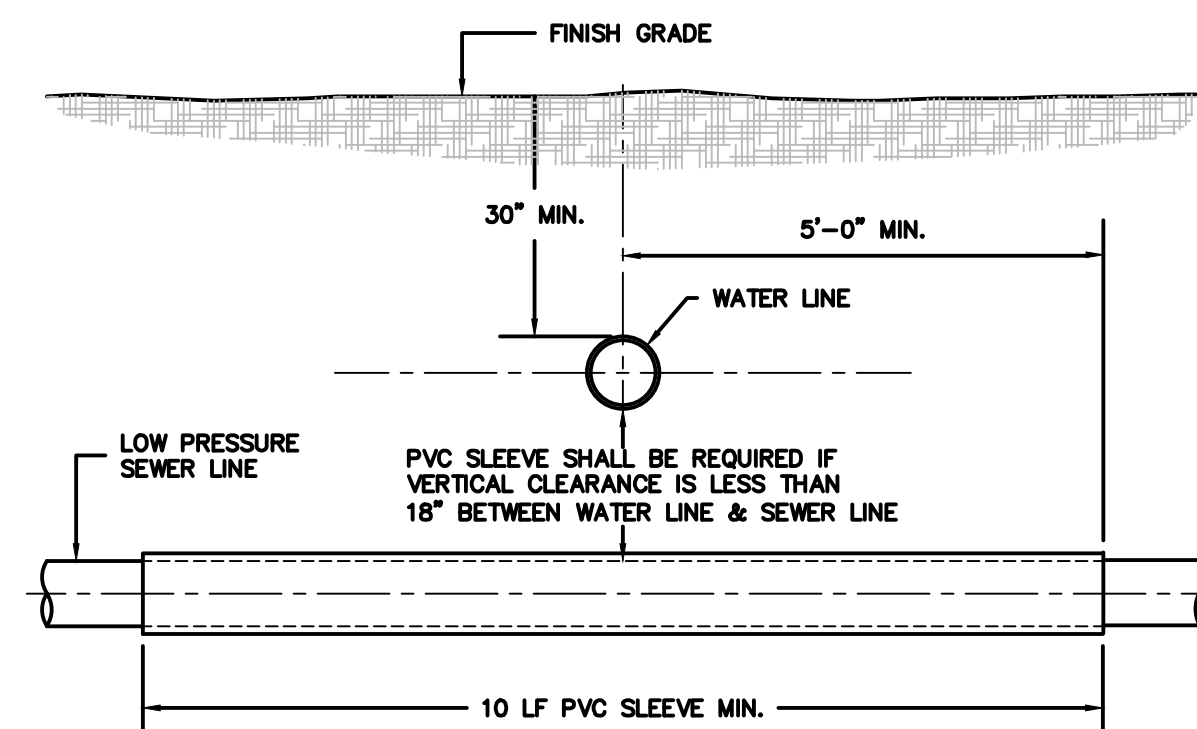


WATER GATE VALVE

- NOTES:
- 1) ANY AND ALL PIPE CLOSURE ACTIONS SHALL BE ACCOMPLISHED UNDER THE OBSERVATION OF NBU CONTRACTOR/ENGINEER SHALL PROVIDE NBU A MINIMUM OF 24-HOURS WRITTEN NOTICE OF COMMENCEMENT.
 - 2) PIPE CLOSURE SECTION LENGTH SHALL NOT EXCEED TEN (10) FEET.
 - 3) PIPE CLOSURE SHALL UTILIZE ALL DUCTILE IRON PIPE AND FITTINGS. ALL JOINTS SHALL BE RESTRAINED.
 - 4) PIPE CLOSURE SHALL BE ACCOMPLISHED UTILIZING SOLID SLEEVES. NO BUCKING OF THE PIPE SHALL BE ALLOWED.
 - 5) PIPE CLOSURE MATERIALS AND THE ENDS OF THE INSTALLED PIPELINES TO WHICH CONNECTION IS TO BE MADE SHALL BE THOROUGHLY CLEANED AND WASHED DURING THE PERIOD OF INSTALLATION. NO TRENCH WATERS, TRASH, DIRT, DEBRIS, ETC. SHALL BE ALLOWED TO CONTACT OR ENTER THE PIPE MATERIALS OR PIPING ENDS AFTER CLEANING.
 - 6) IMMEDIATELY PRIOR TO INSTALLATION, THE INTERIOR AND JOINING SURFACES OF ALL PIPE CLOSURE MATERIALS AND THE ENDS OF THE INSTALLED PIPELINES SHALL BE THOROUGHLY SWABBED WITH A HIGHLY CHLORINATED WATER SOLUTION (HATH PASTE).
 - 7) AFTER PIPE CLOSURE INSTALLATION HAS BEEN ACCOMPLISHED, THE SECTION SHALL REMAIN EXPOSED AND SUBJECTED TO FULL LOCAL NBU LINE PRESSURE. THE SECTION SHALL BE CLOSELY EXAMINED FOR ANY LEAKAGE. ANY AND ALL LEAKAGE SHALL BE CORRECTED..
 - 8) UPON NBU CONCURRENCE, THE SECTION MAY BE BACKFILLED IN ACCORDANCE WITH PROJECT REQUIREMENTS.

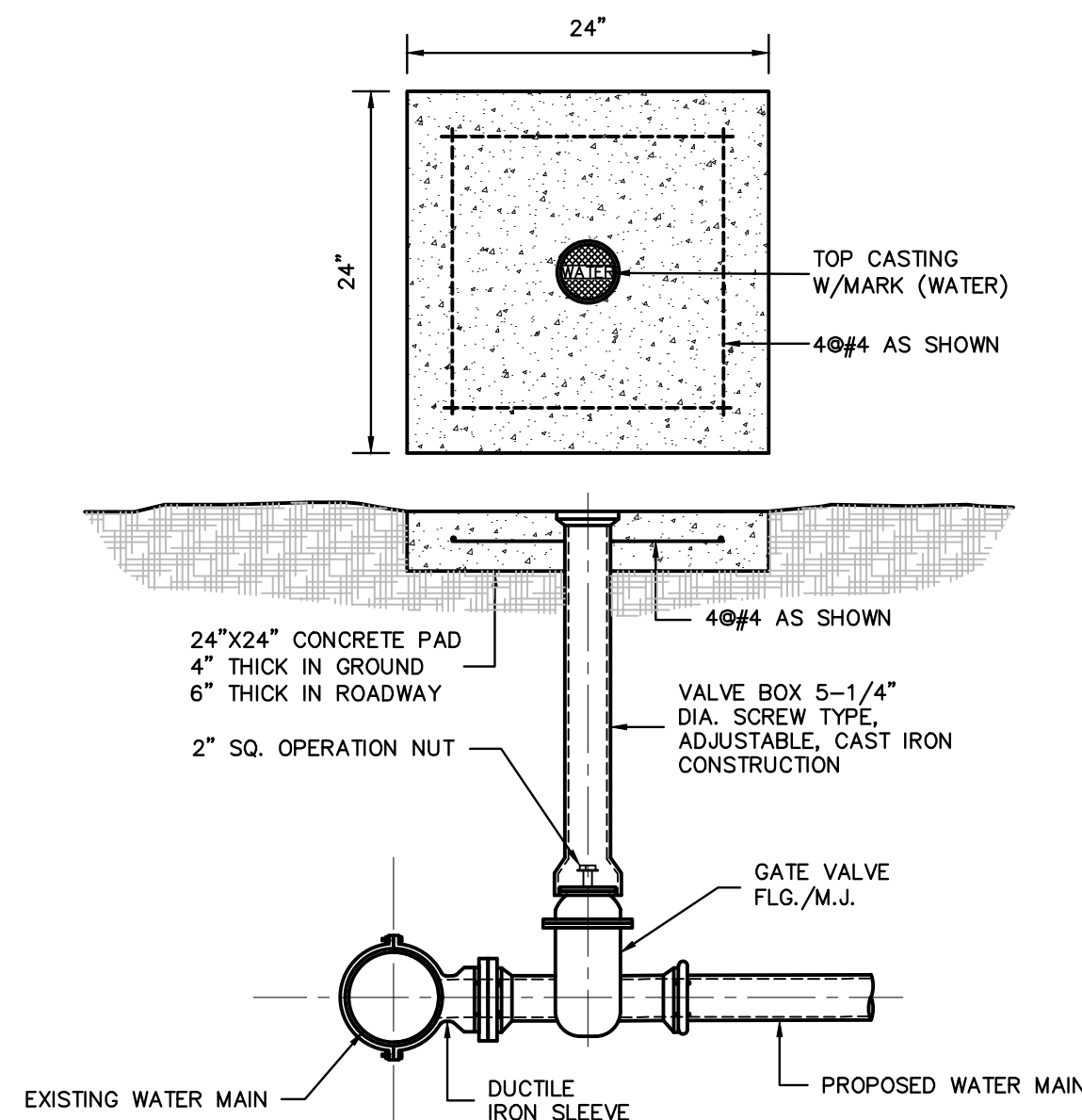


TYPICAL WATER MAIN TRENCH DETAIL

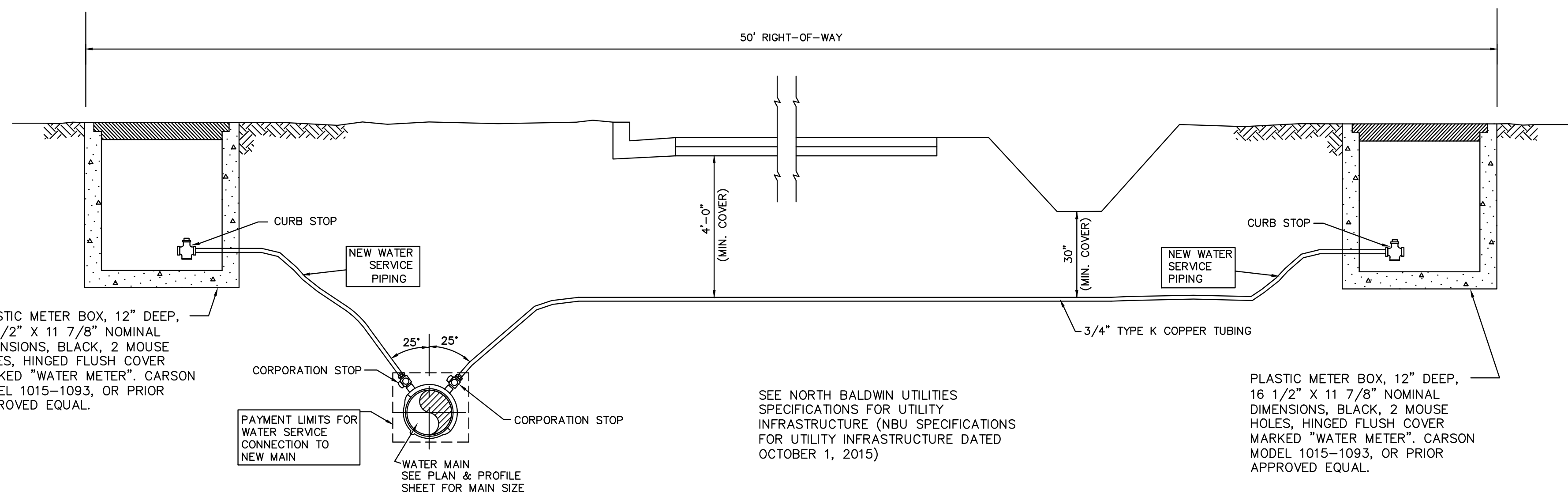


WATER LINE & SANITARY SEWER LINE
VERTICAL CROSSING DETAIL

NORTH BALDWIN UTILITIES WILL EXPECT FULL COMPLIANCE WITH THIS CROSSING DETAIL.

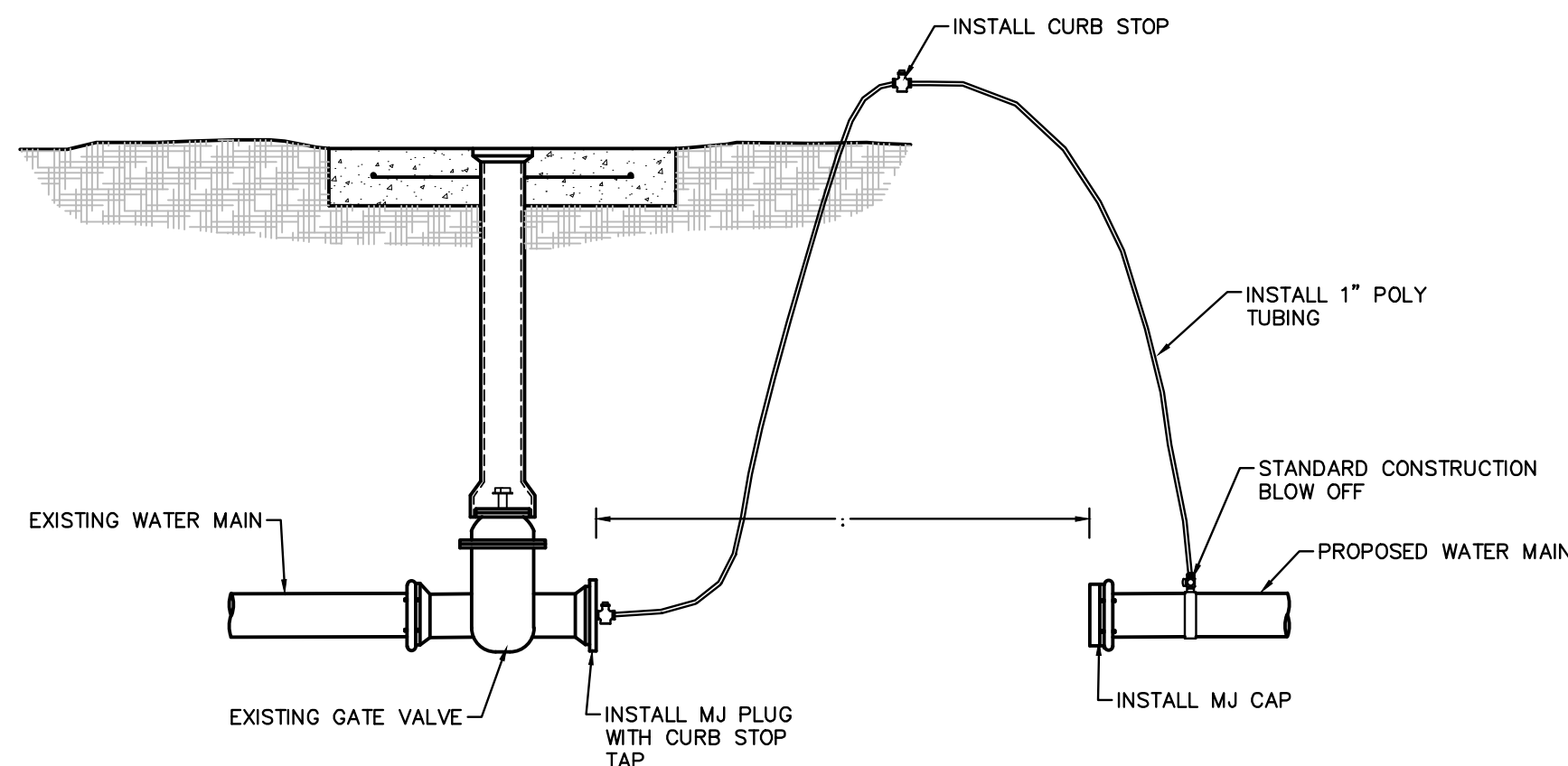


WATER TAPPING SLEEVE & VALVE ASSEMBLY

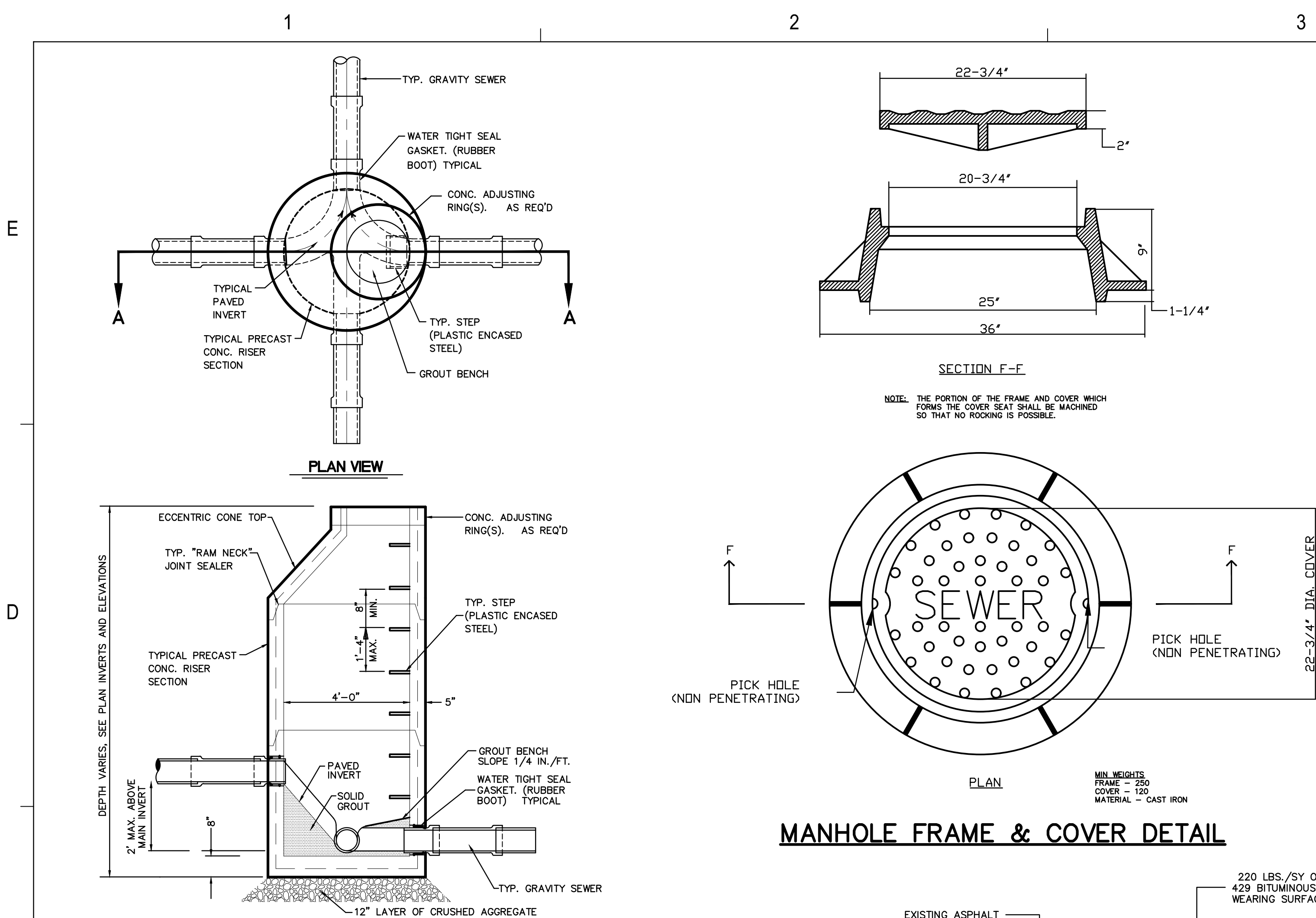


TYPICAL NEW WATER SERVICE CONNECTION NORTH BALDWIN UTILITIES

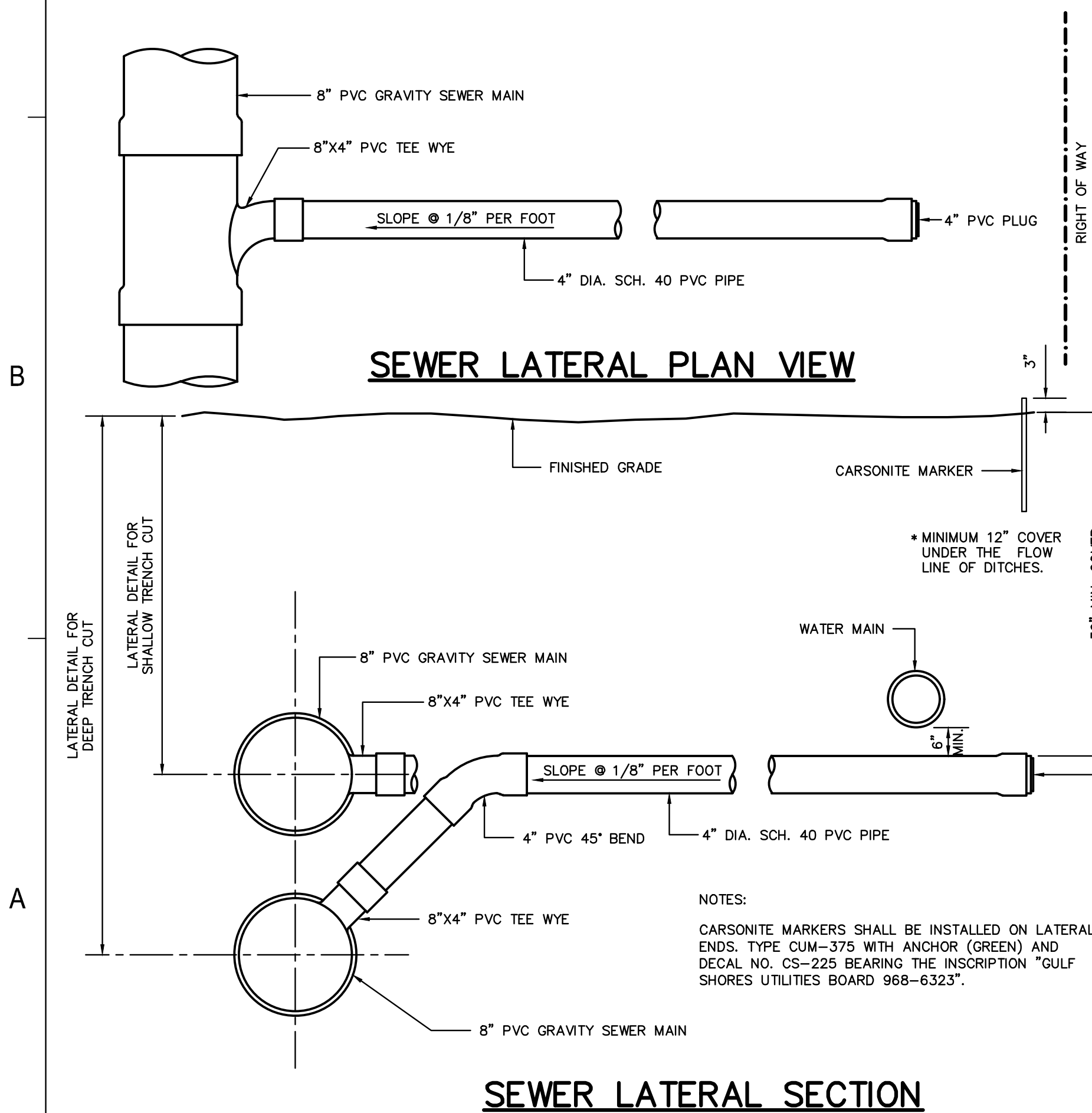
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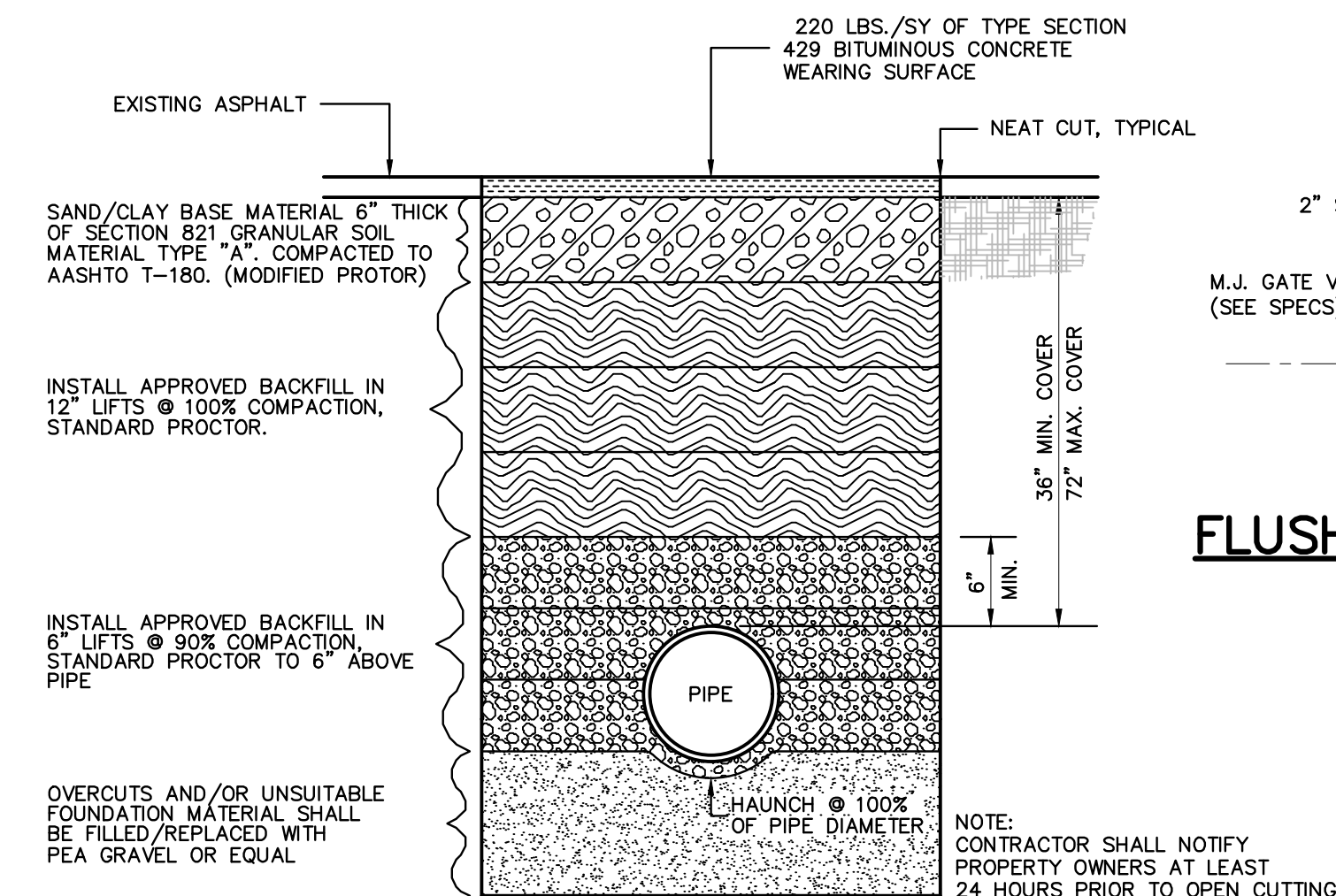
WATER MAIN FILLING DETAIL



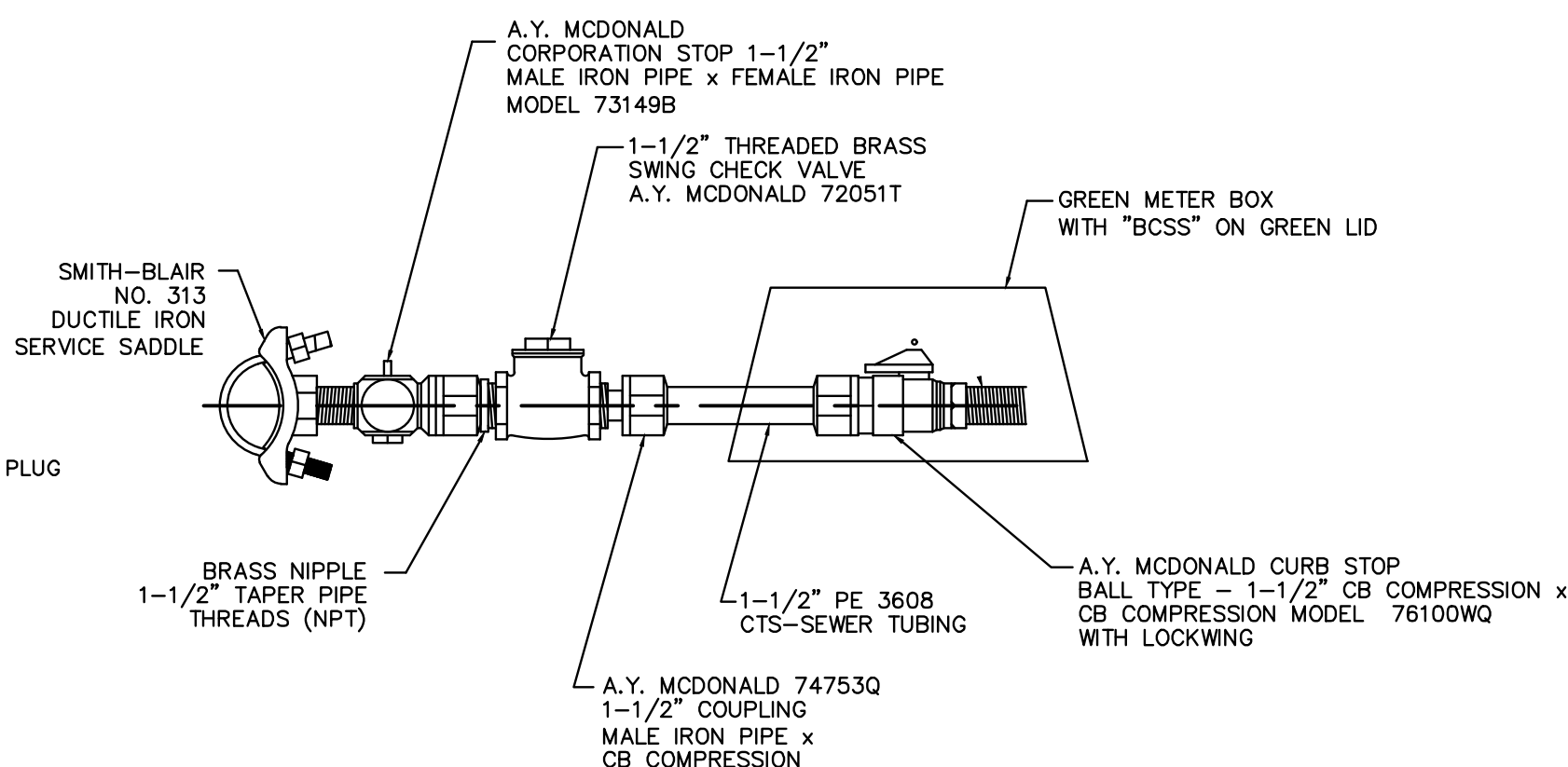
TYPICAL PRECAST CONCRETE MANHOLE



TYPICAL TRENCH DETAIL REMOVE & REPLACE ASPHALT PAVING



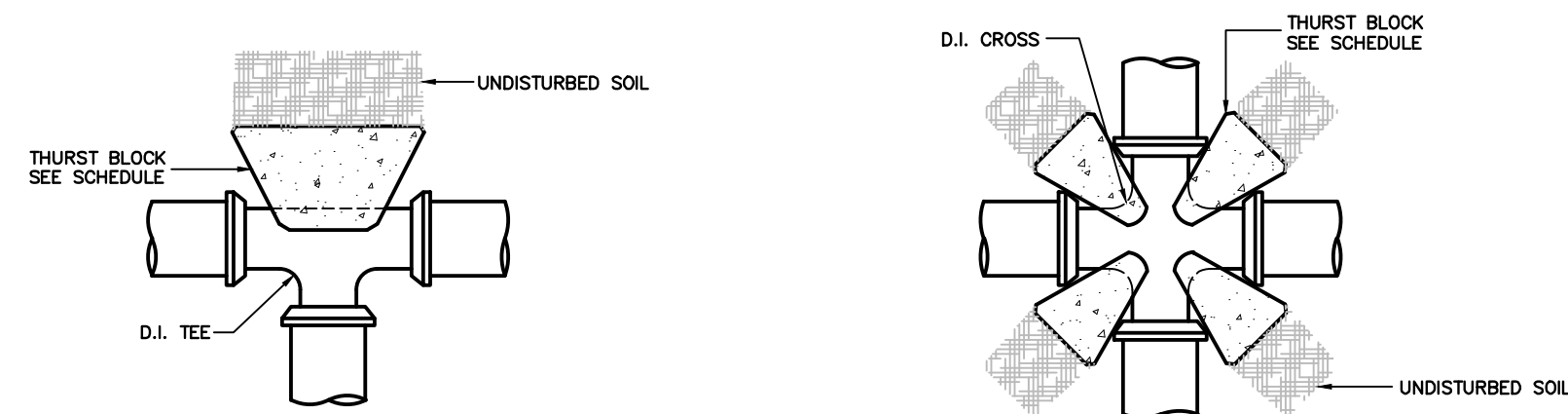
BALDWIN COUNTY SEWER SERVICES LOW PRESSURE SEWER SERVICE



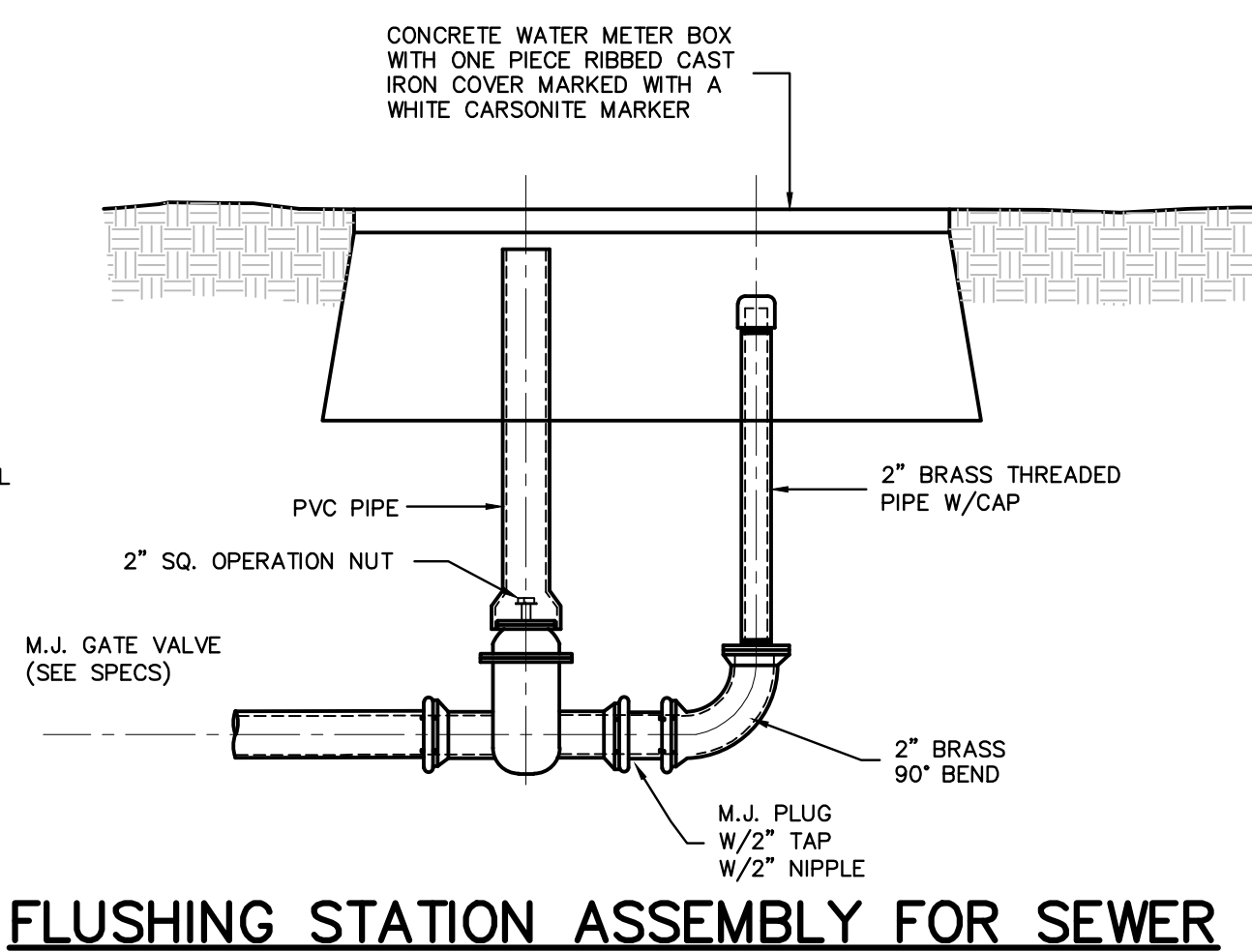
THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0	1.0	1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1 CU. FT.	9.8 CU. FT.	0.8 CU. FT.
6" DIA. PIPE LINE	3.6	5.0	2.7	1.4	1.0	50 CU. FT.	16 CU. FT.	1.0 CU. FT.
8" DIA. PIPE LINE	5.8	8.2	4.4	2.25	1.2			1.5 CU. FT.

NOTE: THRUST BLOCK BEARING AREAS SHALL BE INCREASED IN POOR TRENCH CONDITIONS AS DIRECTED BY THE ENGINEER

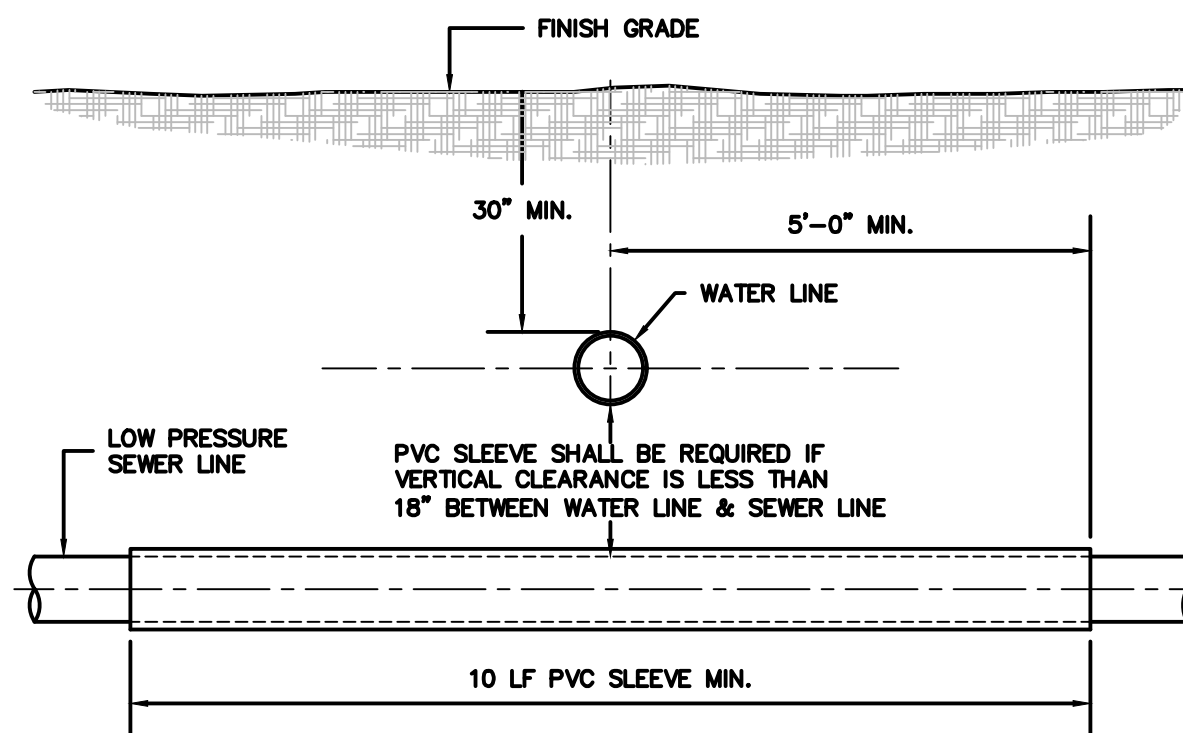
DESIGN CRITERIA: TEST PRESSURE - 150 PSI SOIL BEARING PRESSURE - 1 TON PER SQ. FT.



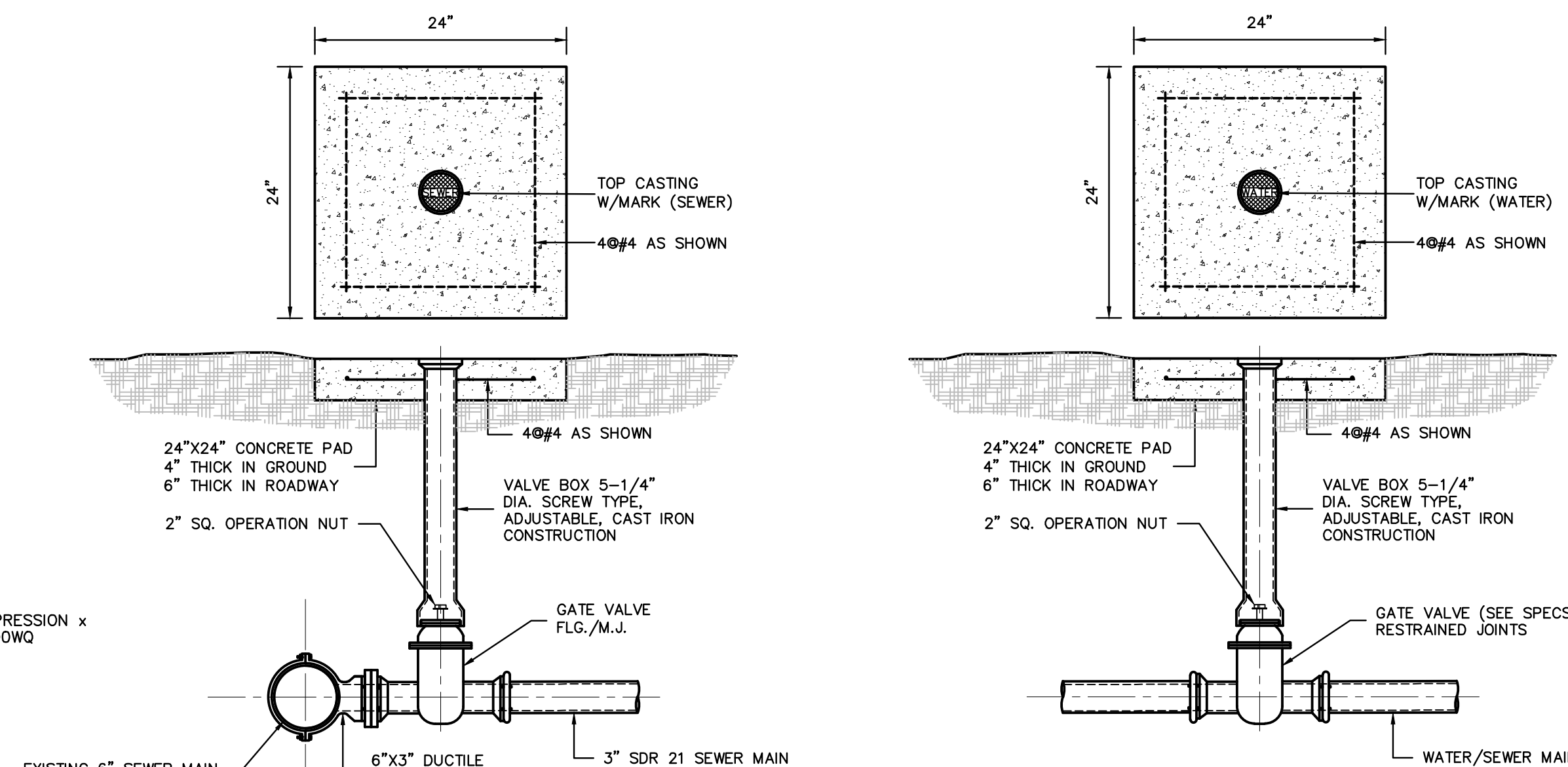
TEE THRUST BLOCK DETAIL CROSS THRUST BLOCK DETAIL



FLUSHING STATION ASSEMBLY FOR SEWER

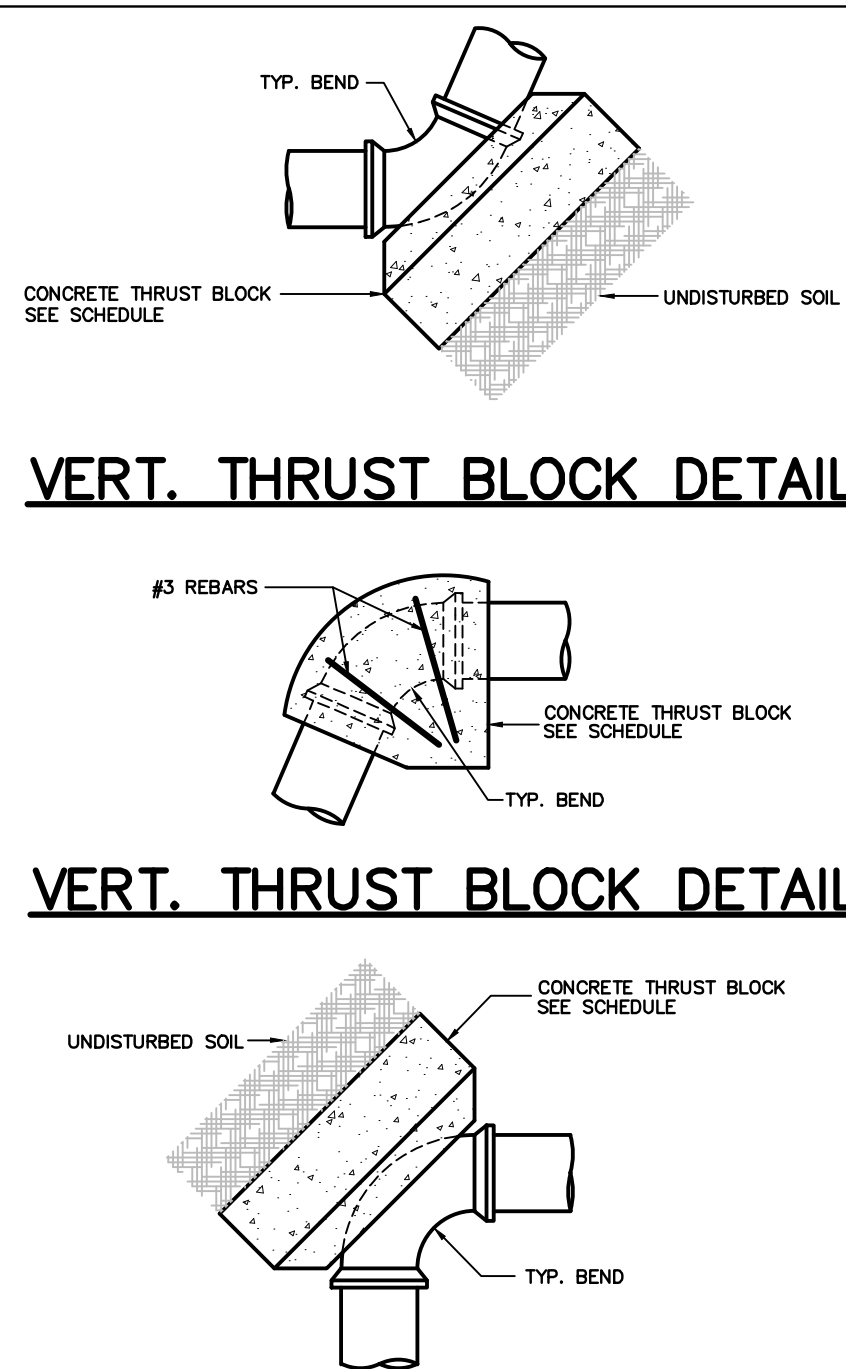


WATER LINE & SANITARY SEWER LINE VERTICAL CROSSING DETAIL



SEWER TAPPING SLEEVE & VALVE ASSEMBLY

WATER/SEWER GATE VALVE



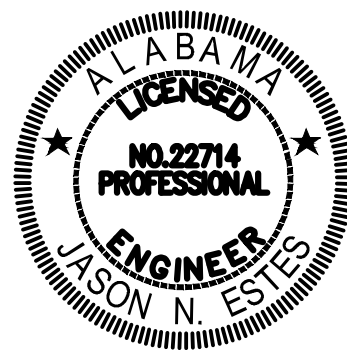
VERT. THRUST BLOCK DETAIL



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CONSTRUCTION

SCALE

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	xxx
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

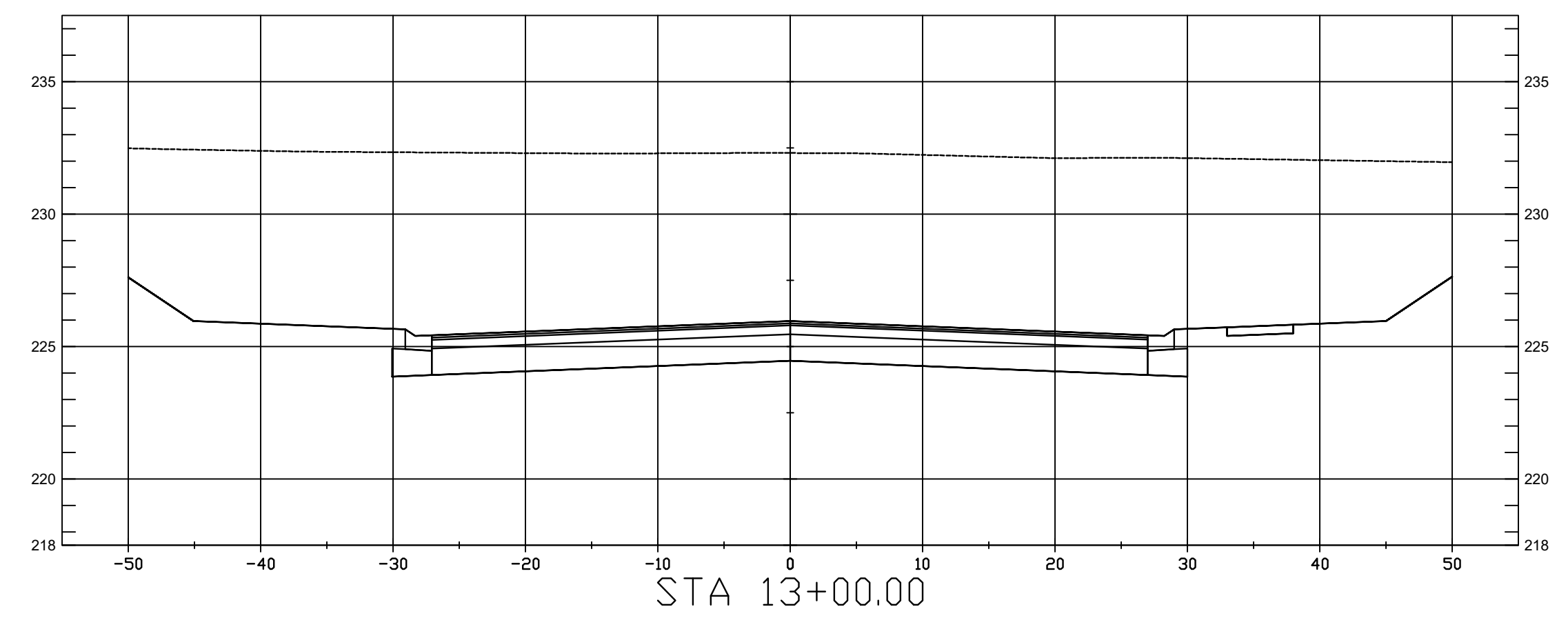
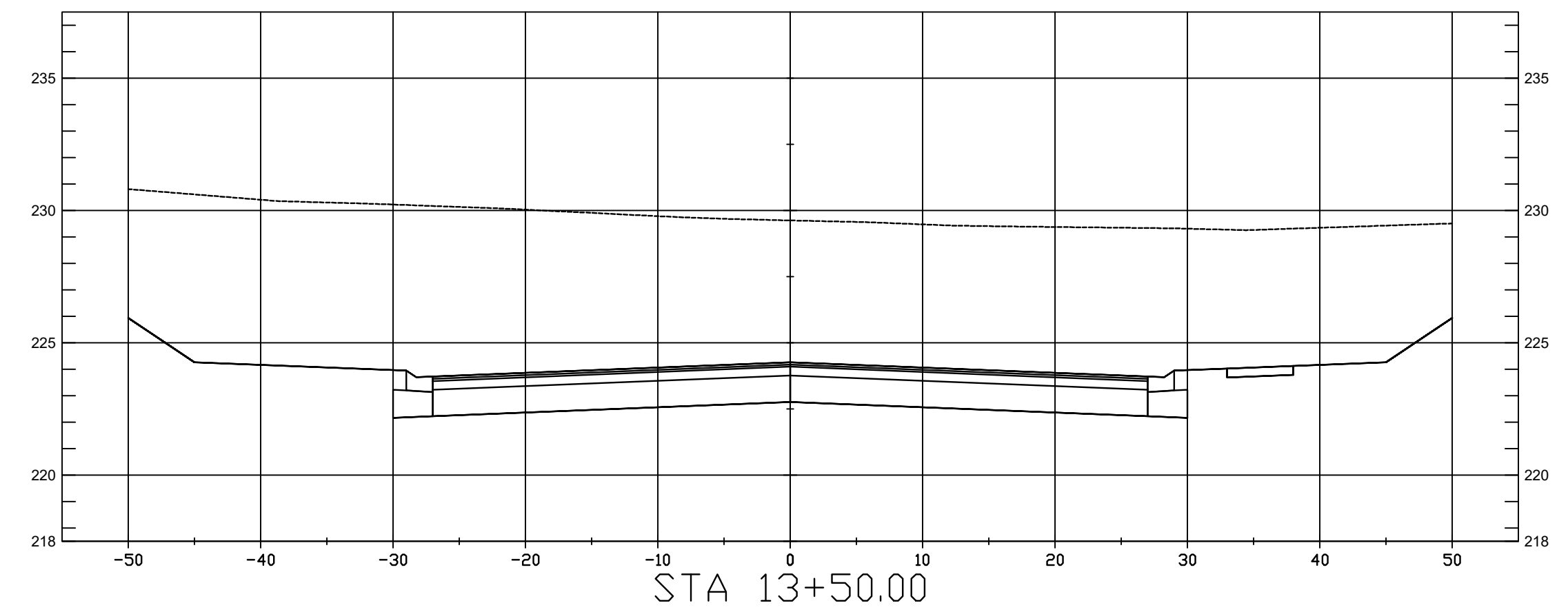
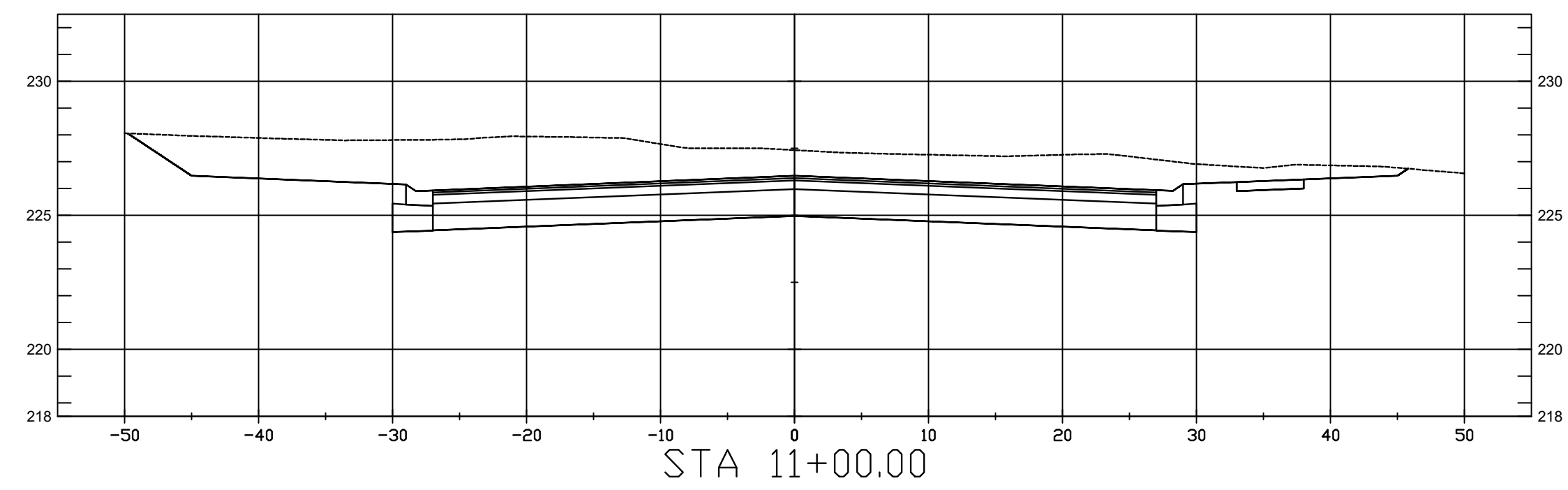
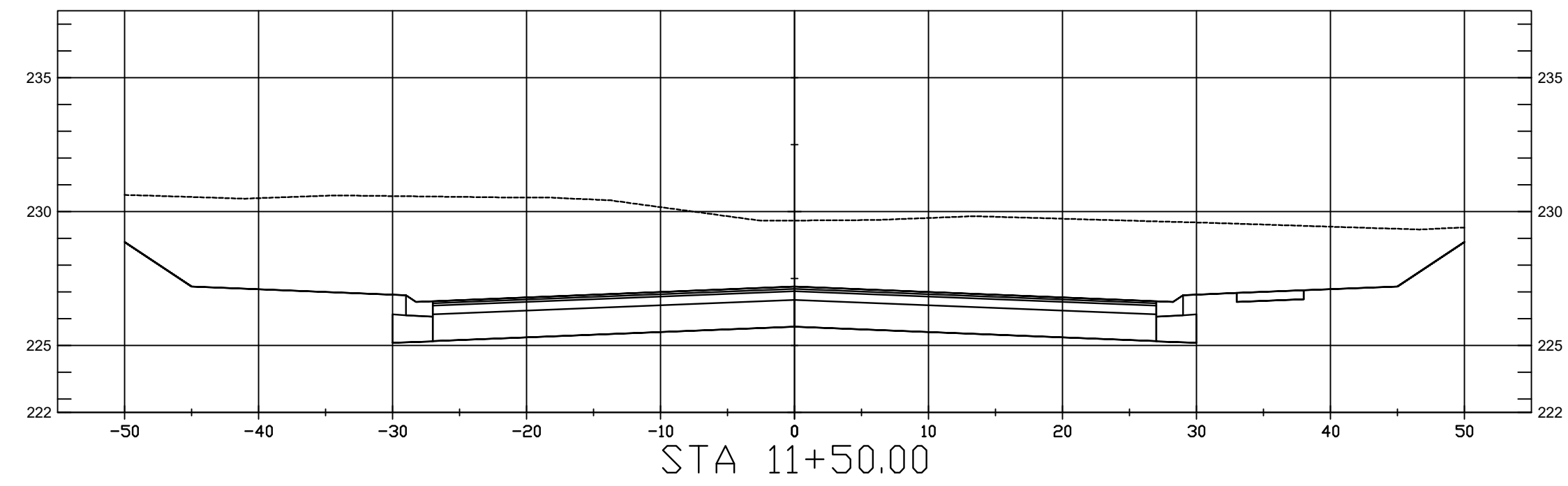
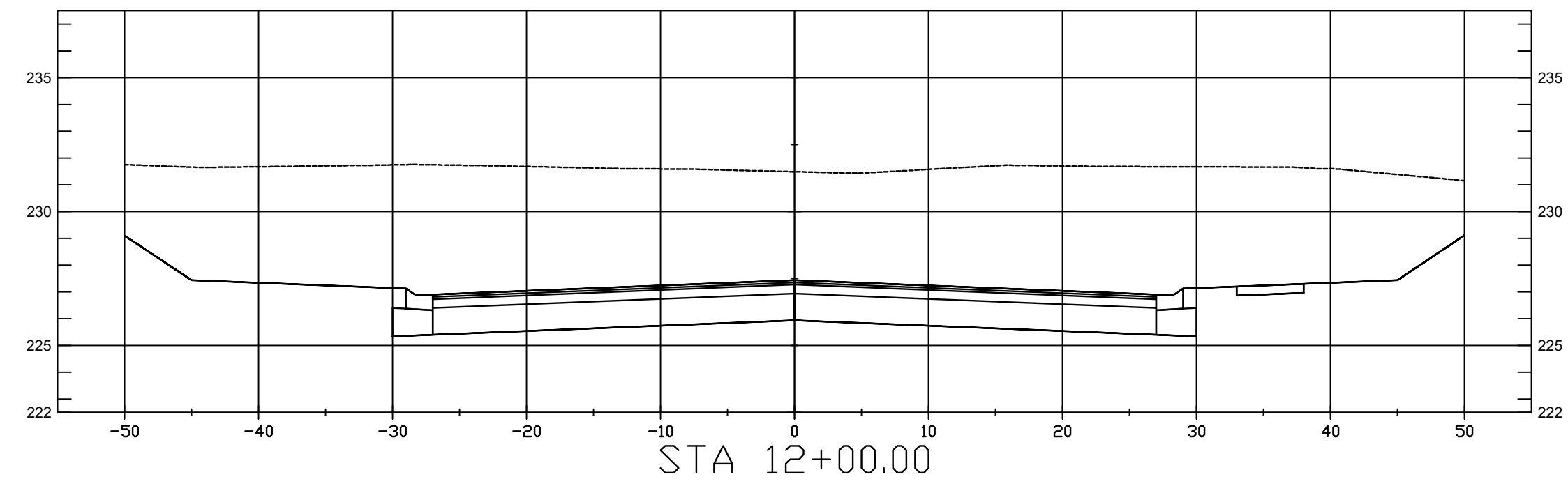
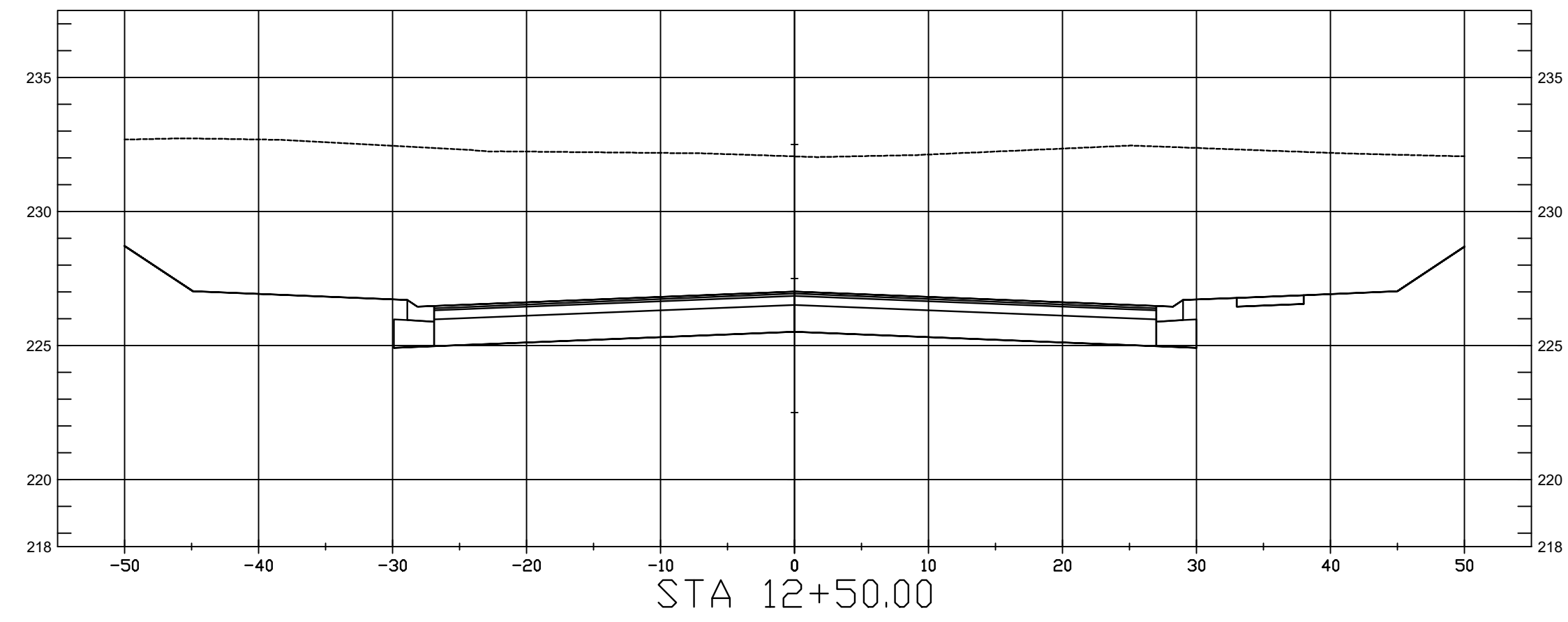
TITLE

SANITARY SEWER DETAILS

PROJECT NO. 50180936

T4.0

SHEET NO.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

[illegible]

REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

CROSS SECTIONS
MURRAY BLVD-LANDY
LANE

PROJECT NO.	50180936
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X1

SHEET NO.

SEAL



SCALE

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

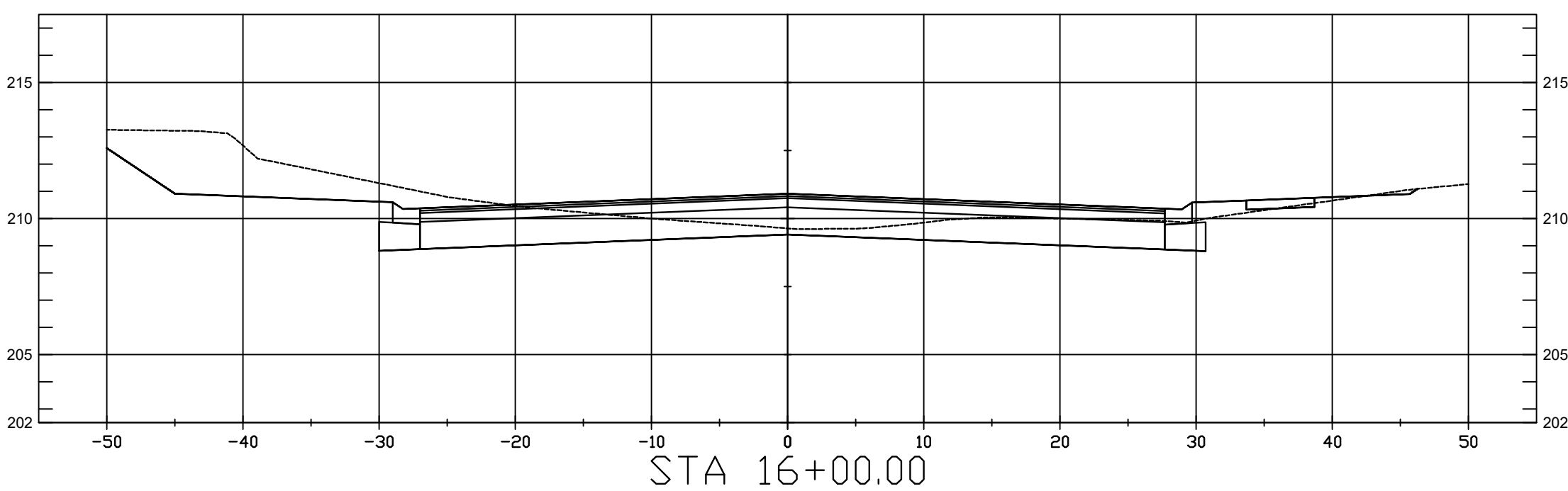
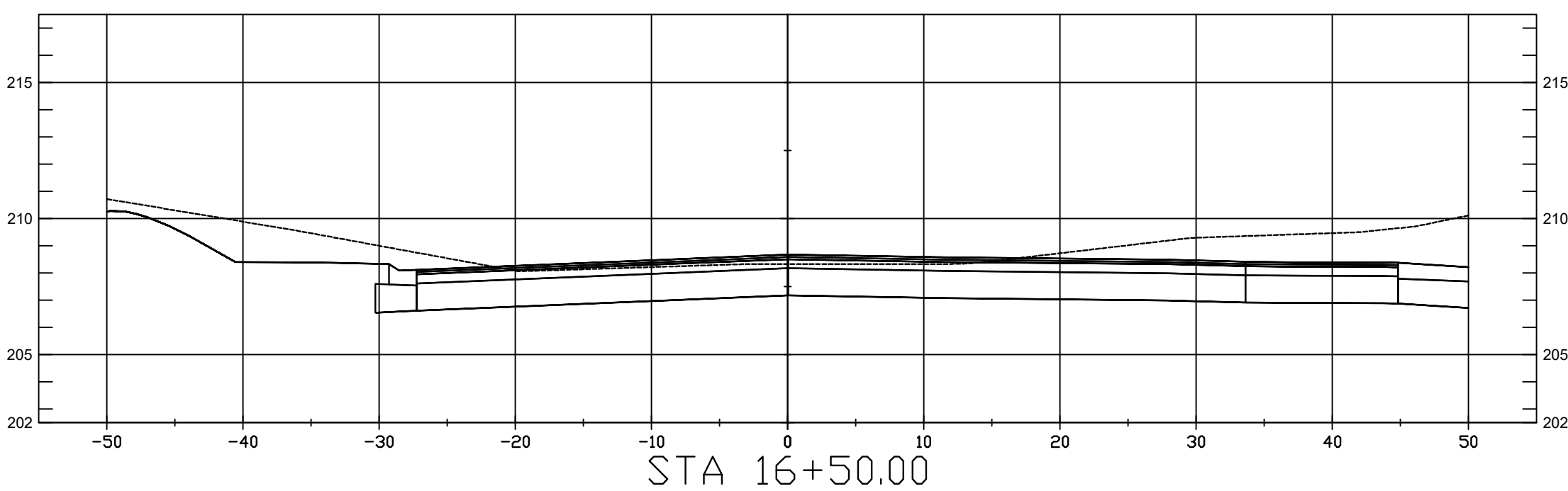
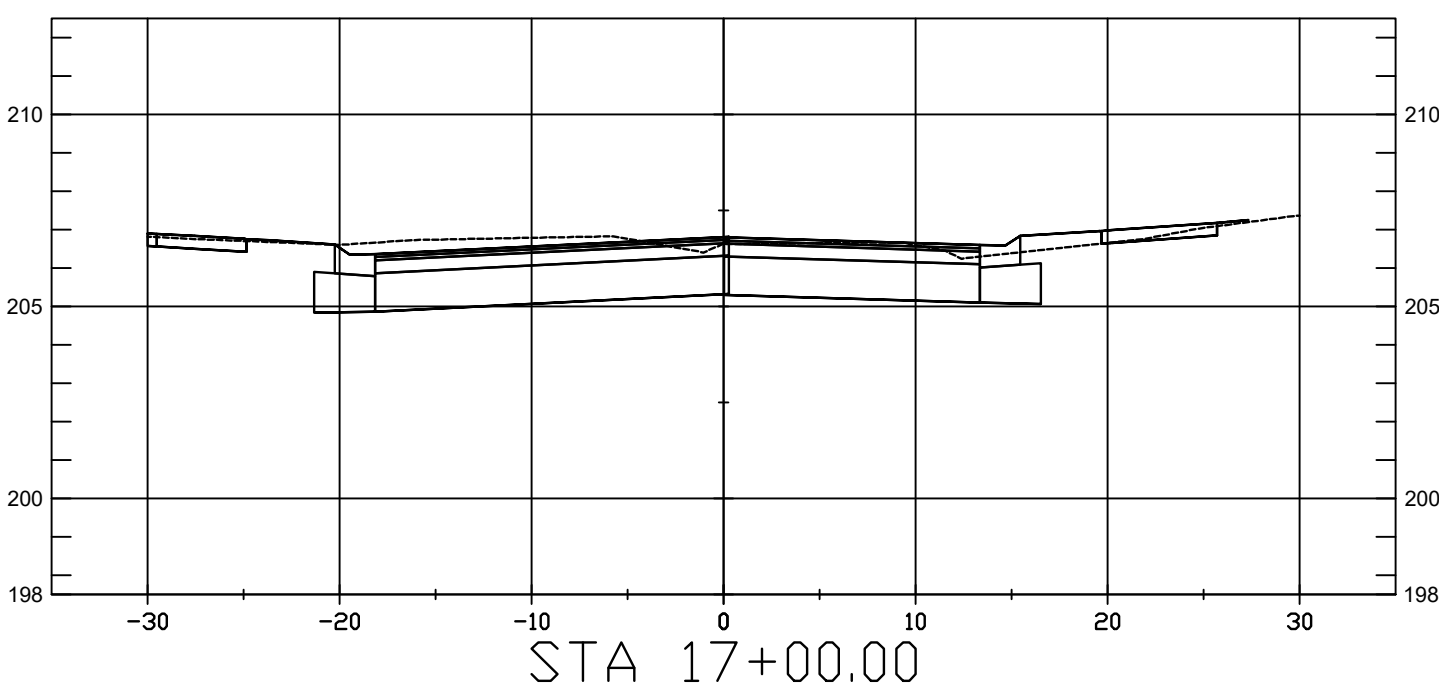
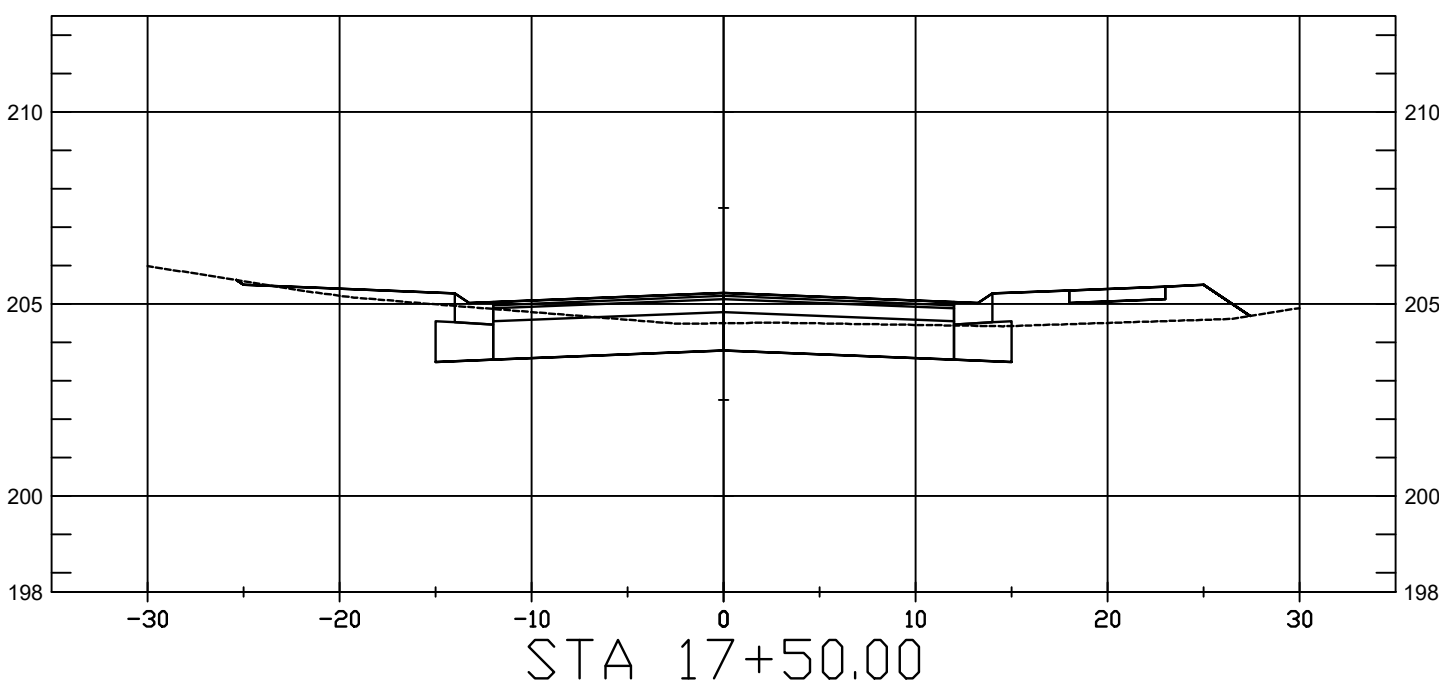
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DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	cct
DATE	FEBRUARY 2025

TITLE

CROSS SECTIONS
MURRAY BLVD-LANDY
LANE

PROJECT NO.	50180936
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SHEET NO.



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February 26, 2025

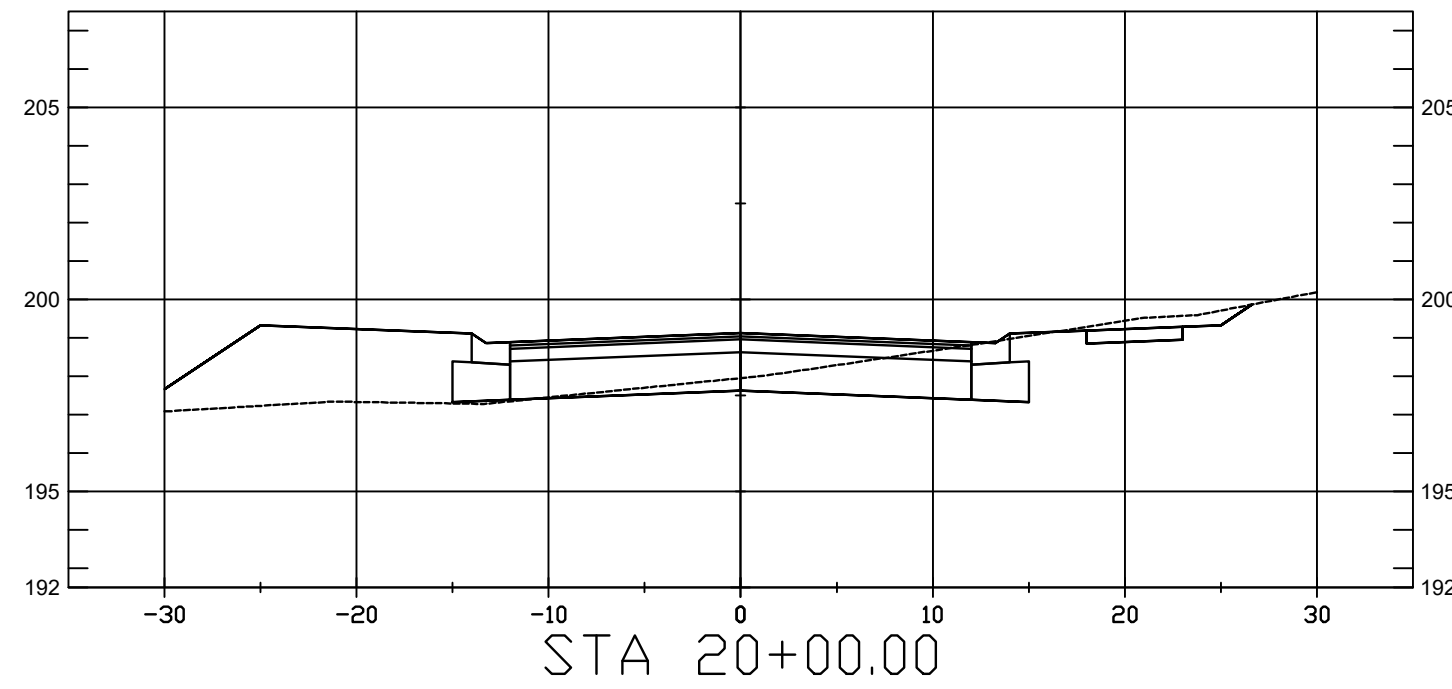
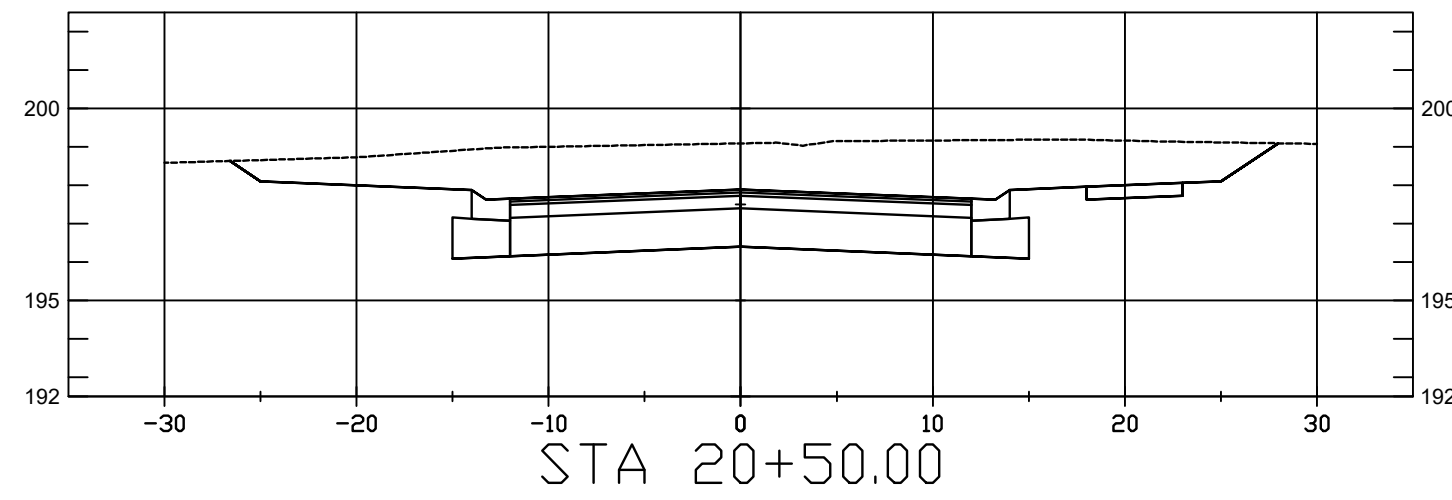
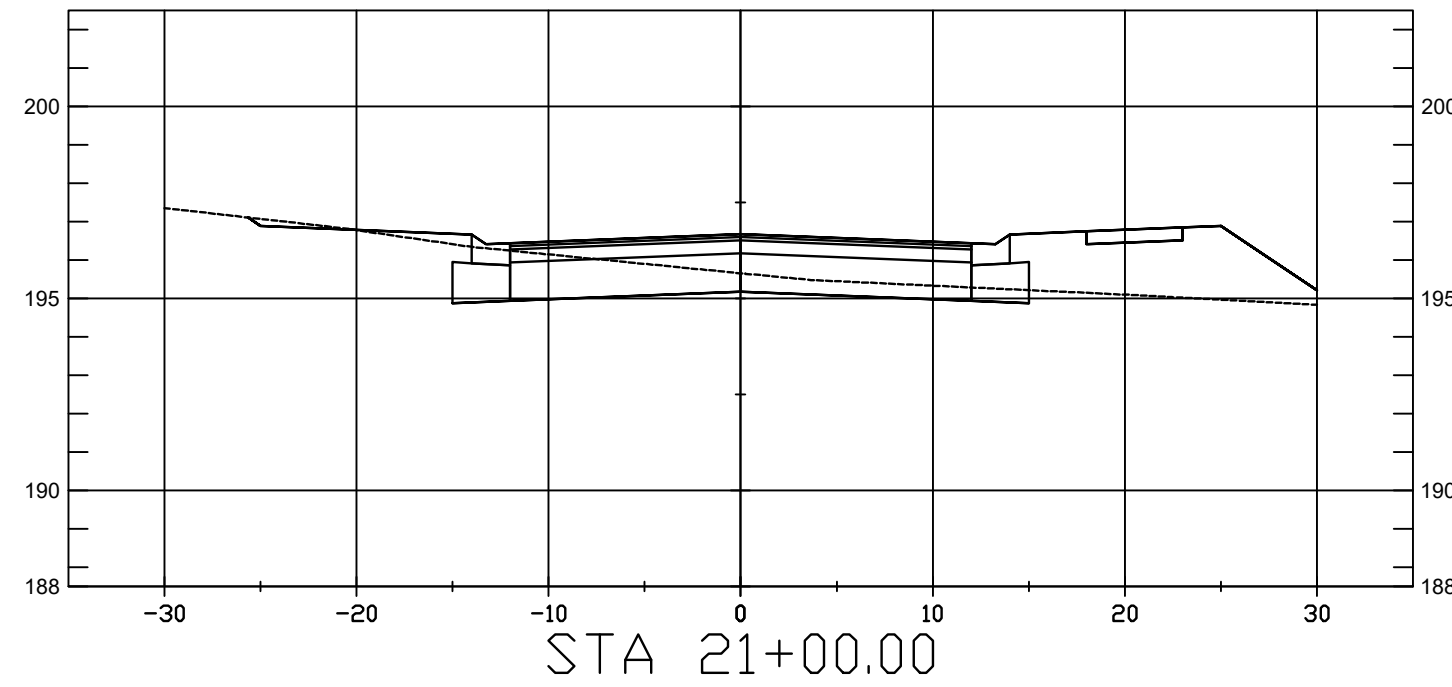
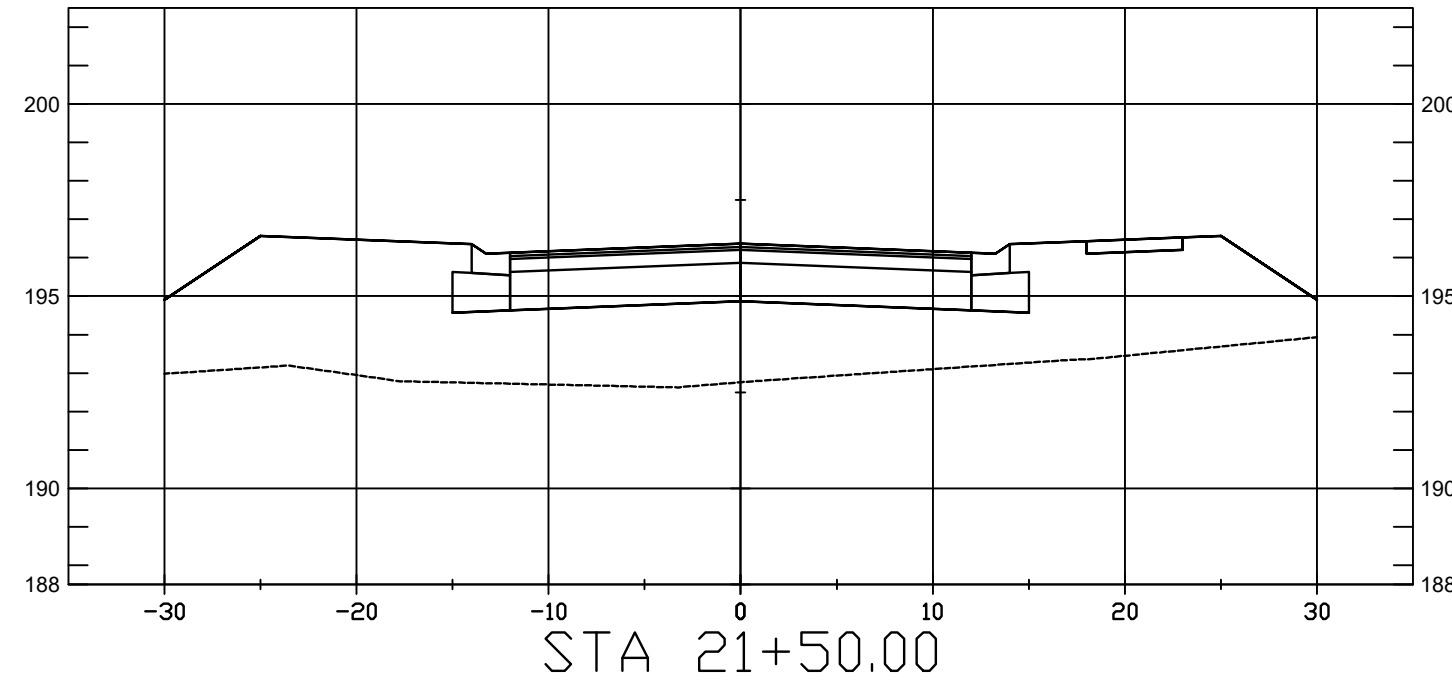
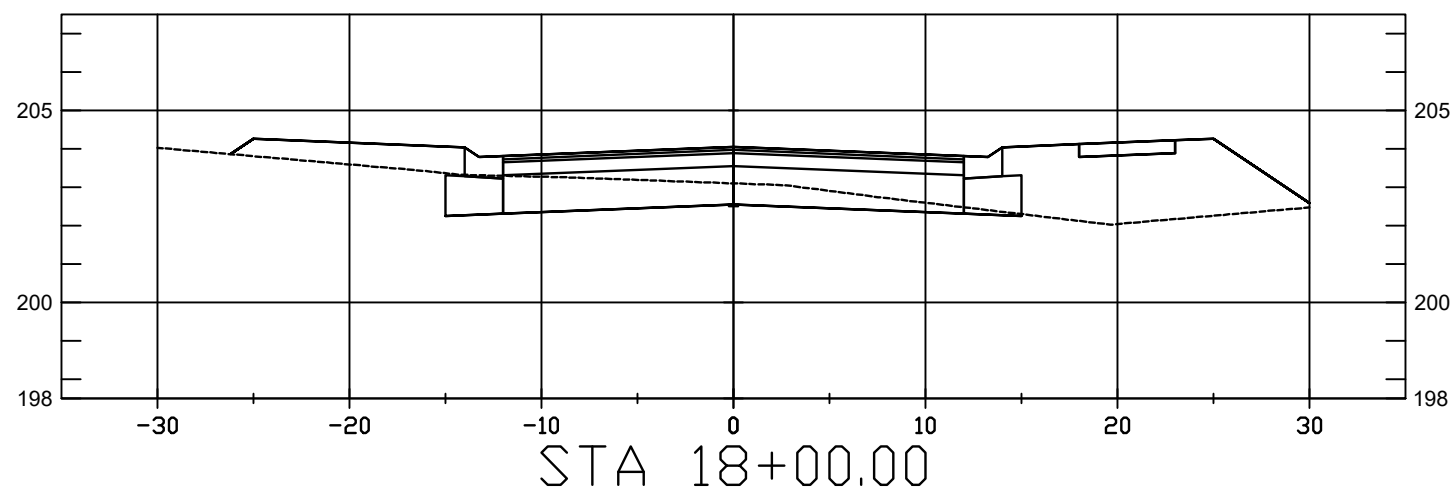
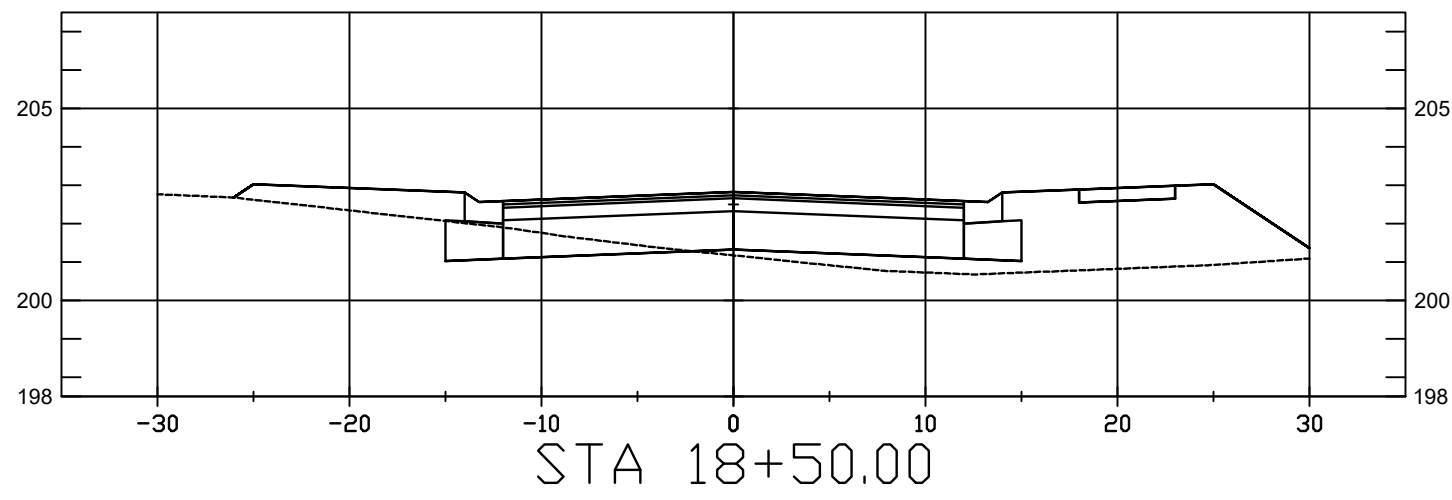
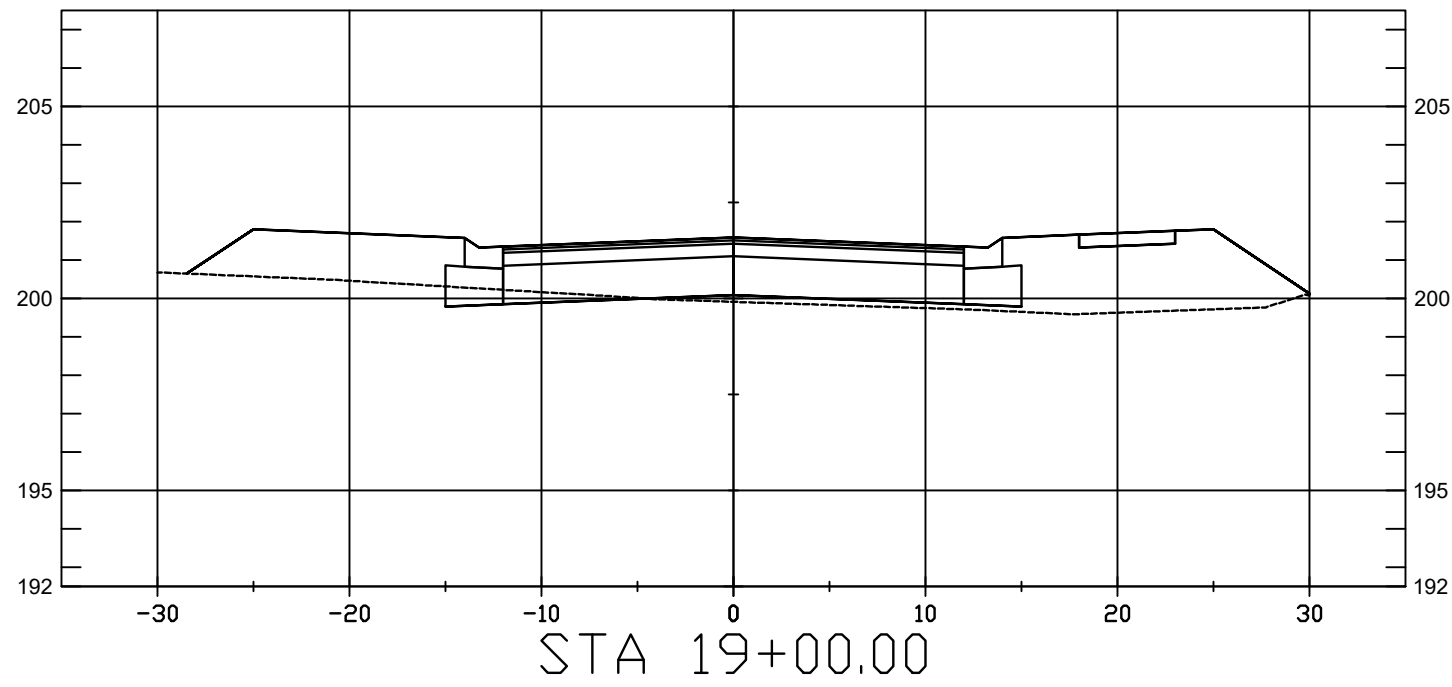
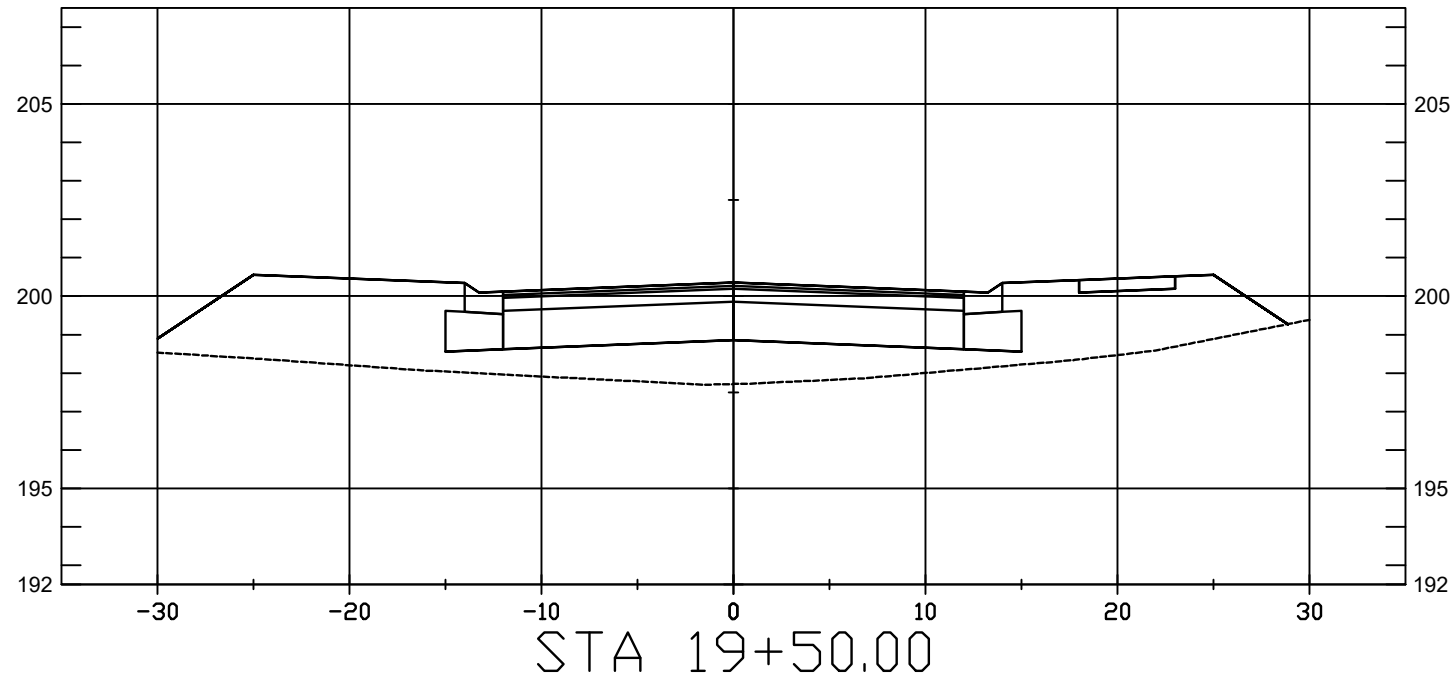
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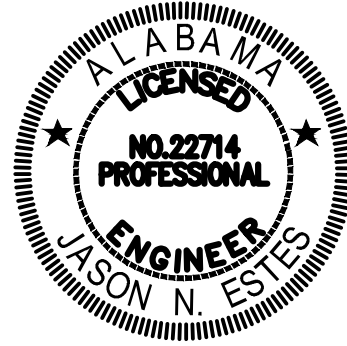
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PRELIMINARY
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CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

CROSS SECTIONS
MURRAY BLVD-LANDY
LANE

PROJECT NO.	50180936
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X3

SHEET NO.

SEAL



SCALE

[illegible]

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REVISIONS

DRAWN BY	_____	set
DESIGNED BY	_____	jmp
APPROVED BY	_____	jne
CHECKED BY	_____	cct
DATE	FEBRUARY 2025	

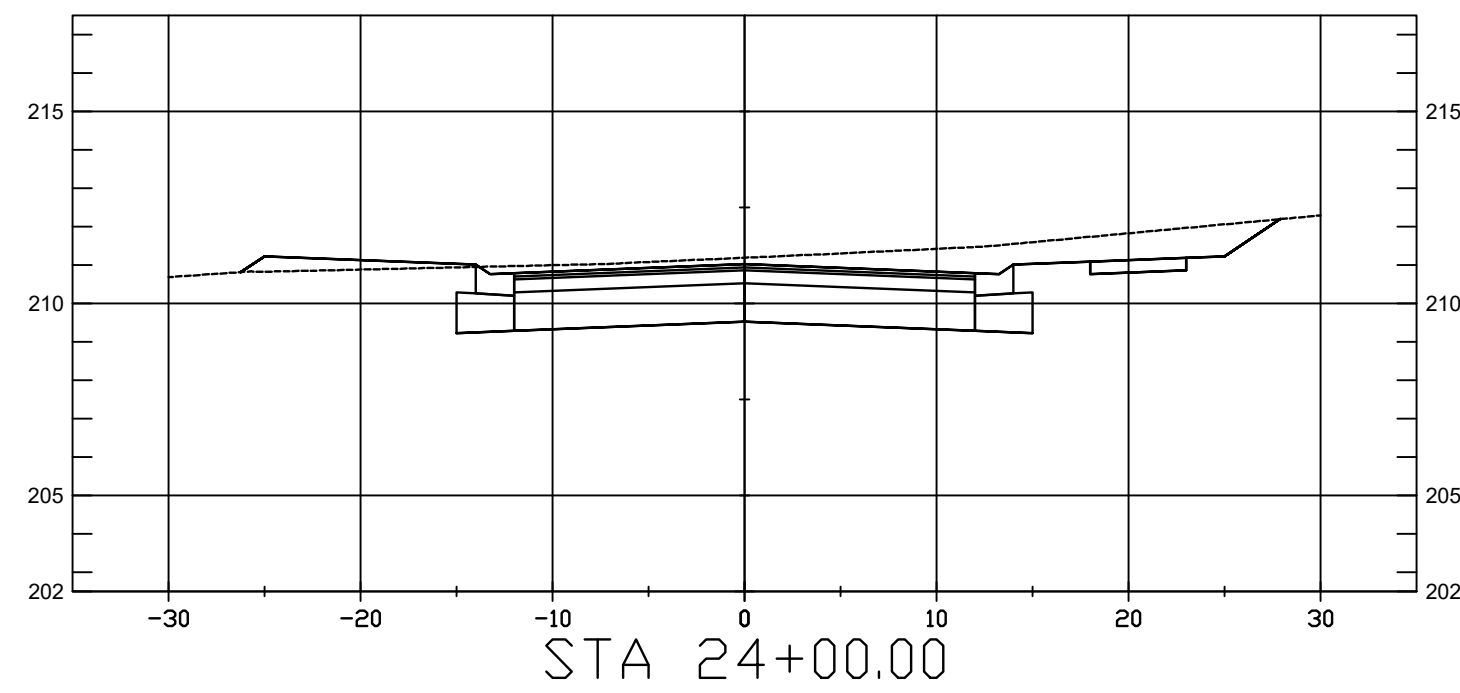
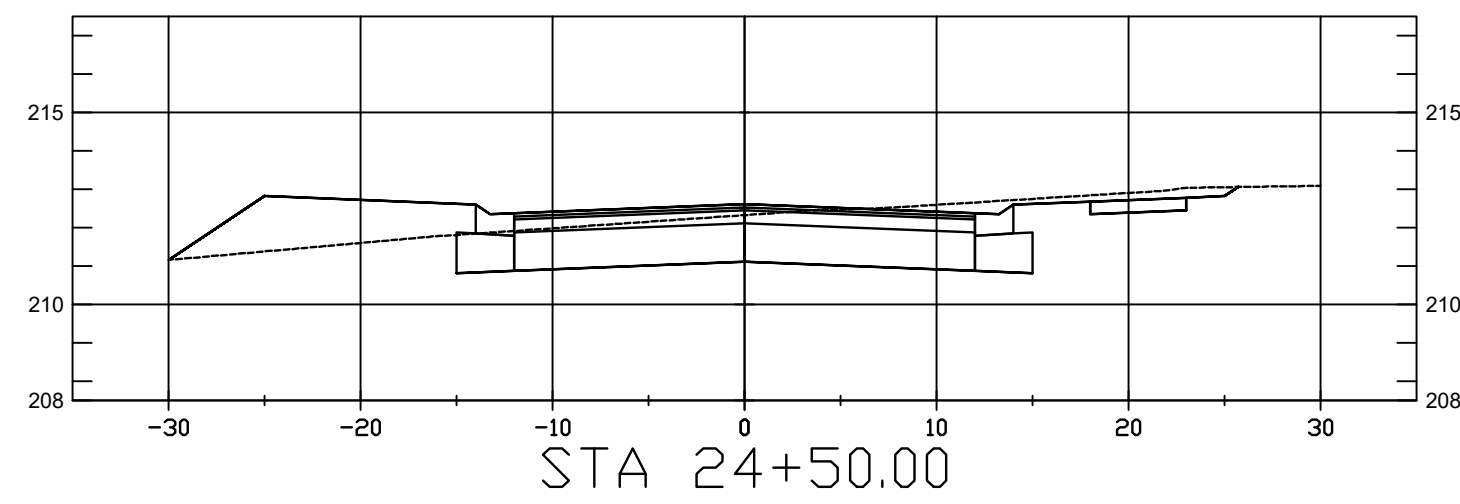
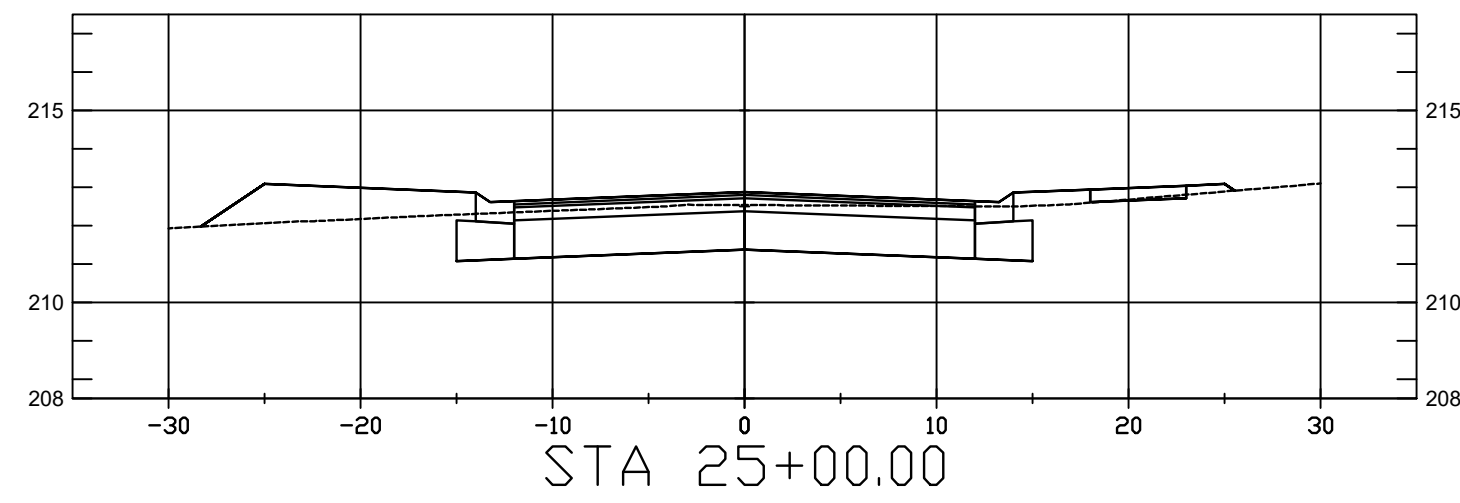
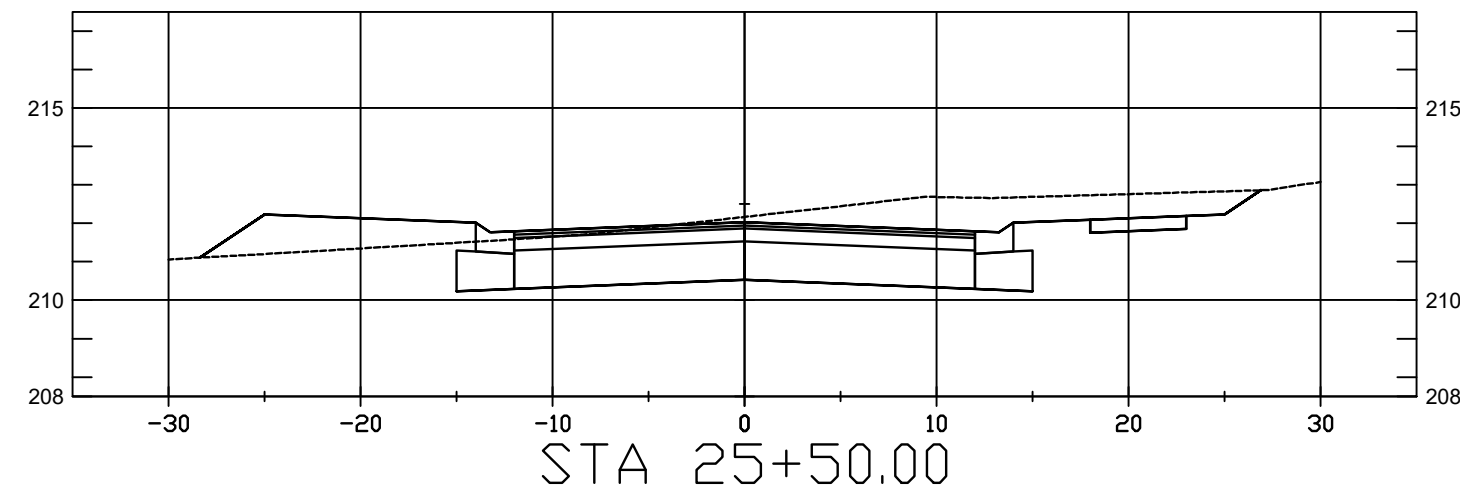
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CROSS SECTIONS
MURRAY BLVD-LANDY
LANE

PROJECT NO.	50180936
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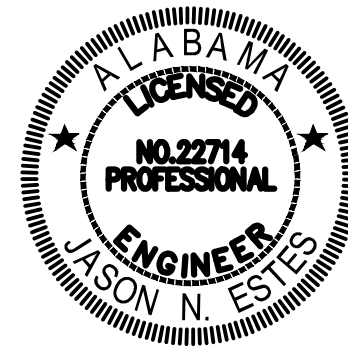




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V:1"=5'
H:1"=10'

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

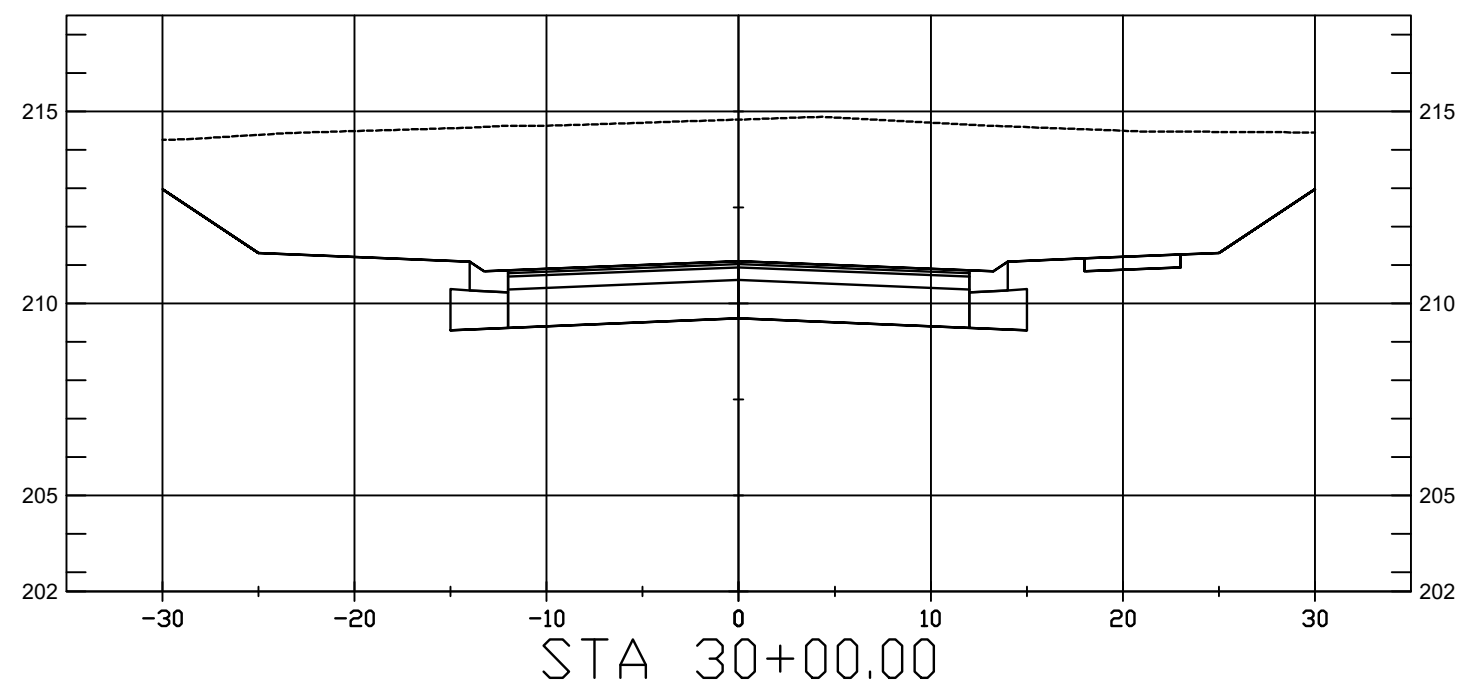
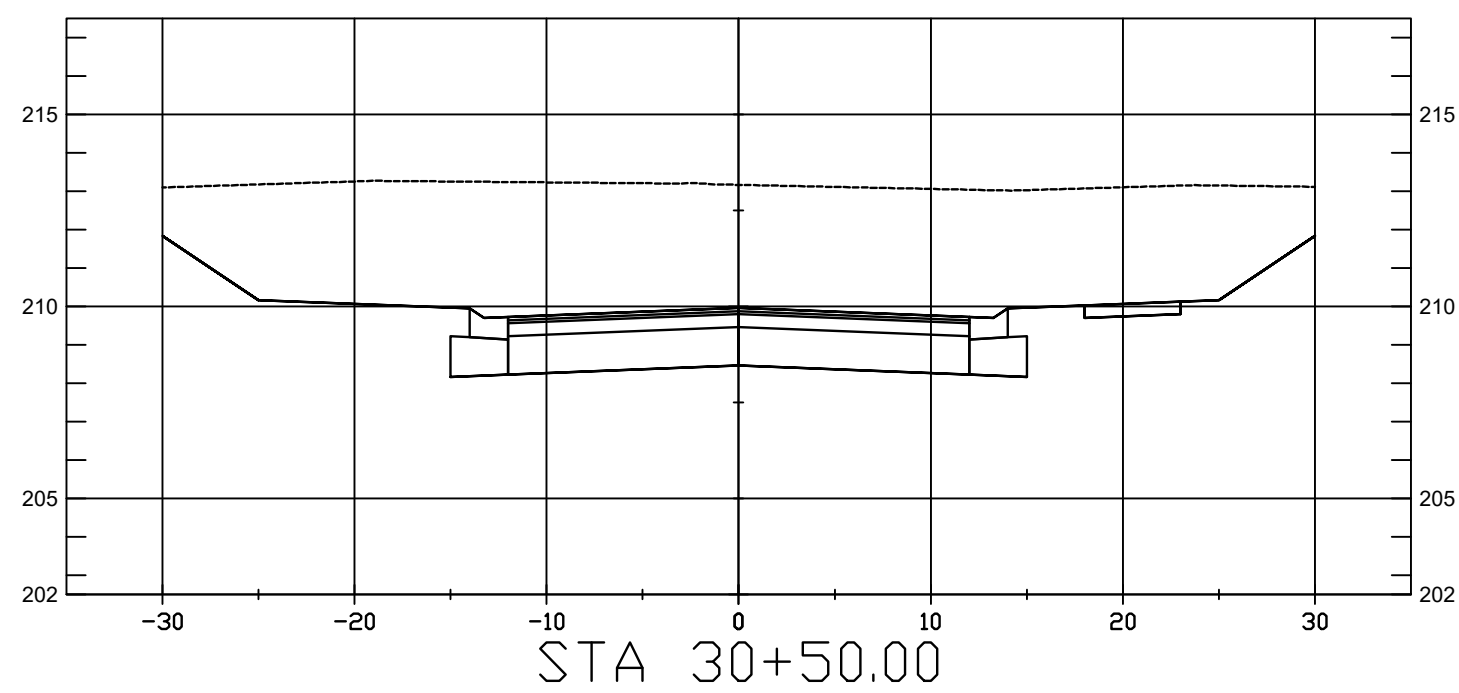
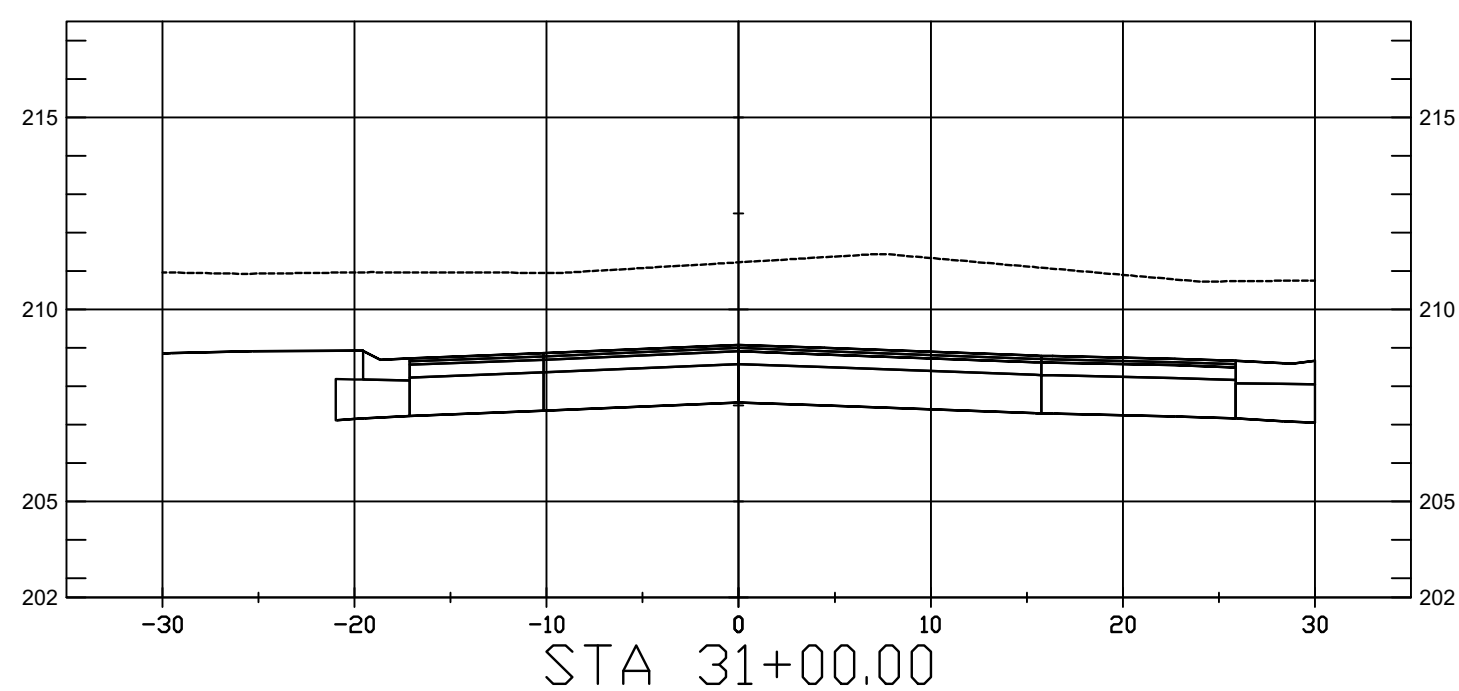
TITLE

CROSS SECTIONS
MURRAY BLVD-LANDY
LANE

PROJECT NO.	5018093
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X6

SHEET NO.



BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA



SCALE

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	se
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	cct
DATE	FEBRUARY 2025

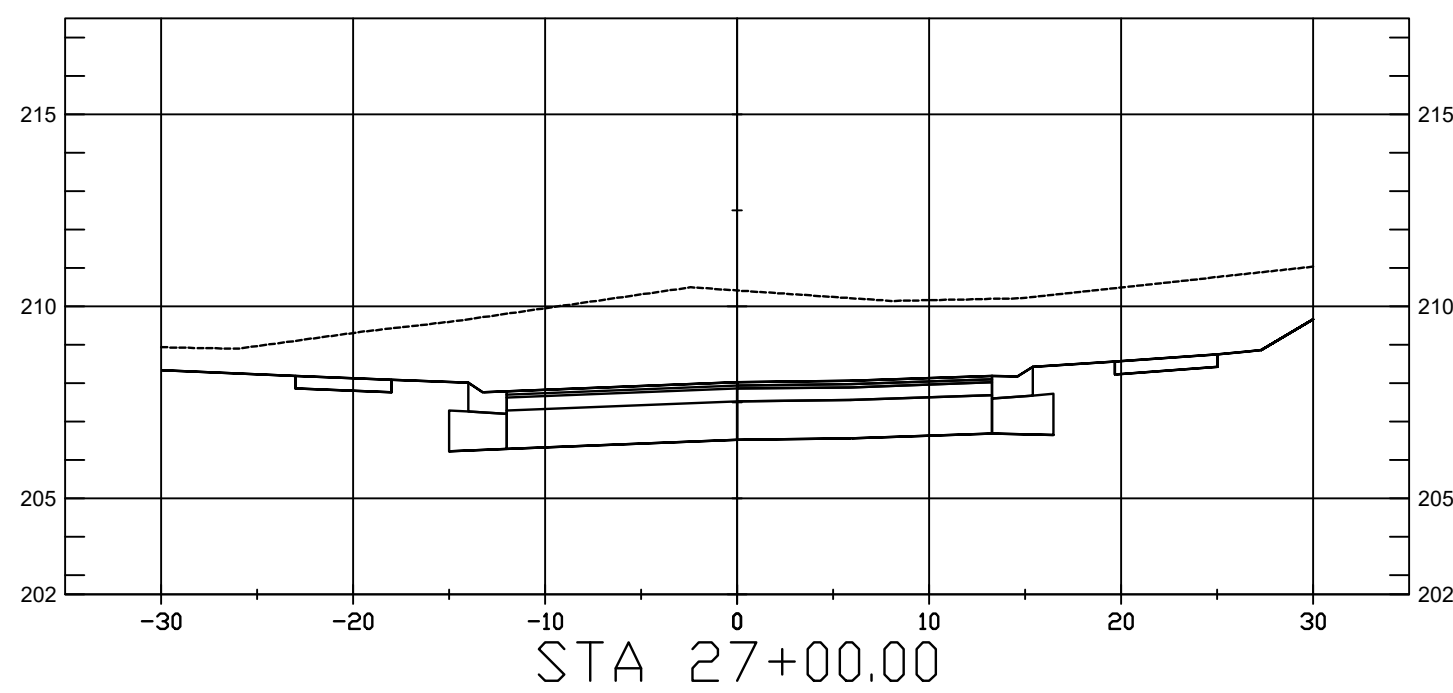
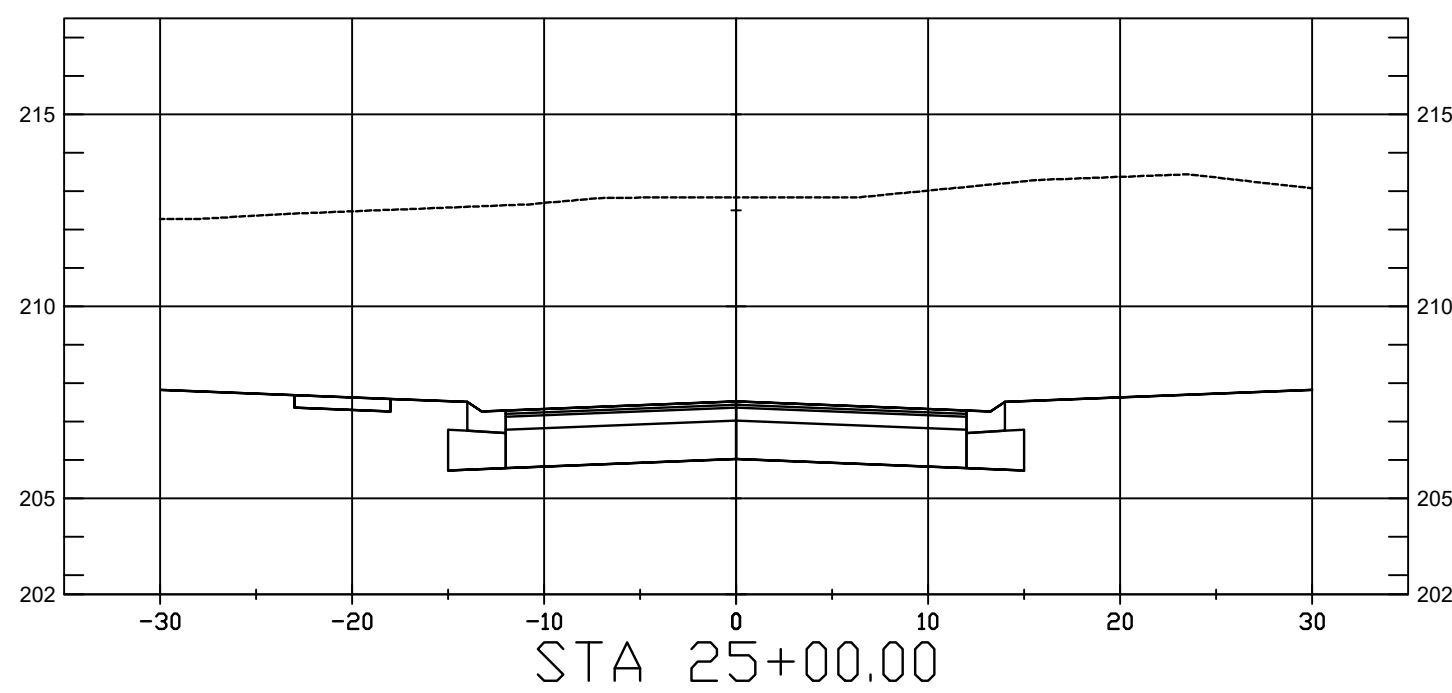
TITLE

CROSS SECTIONS
KEESLER ROAD

PROJECT NO.	50180936
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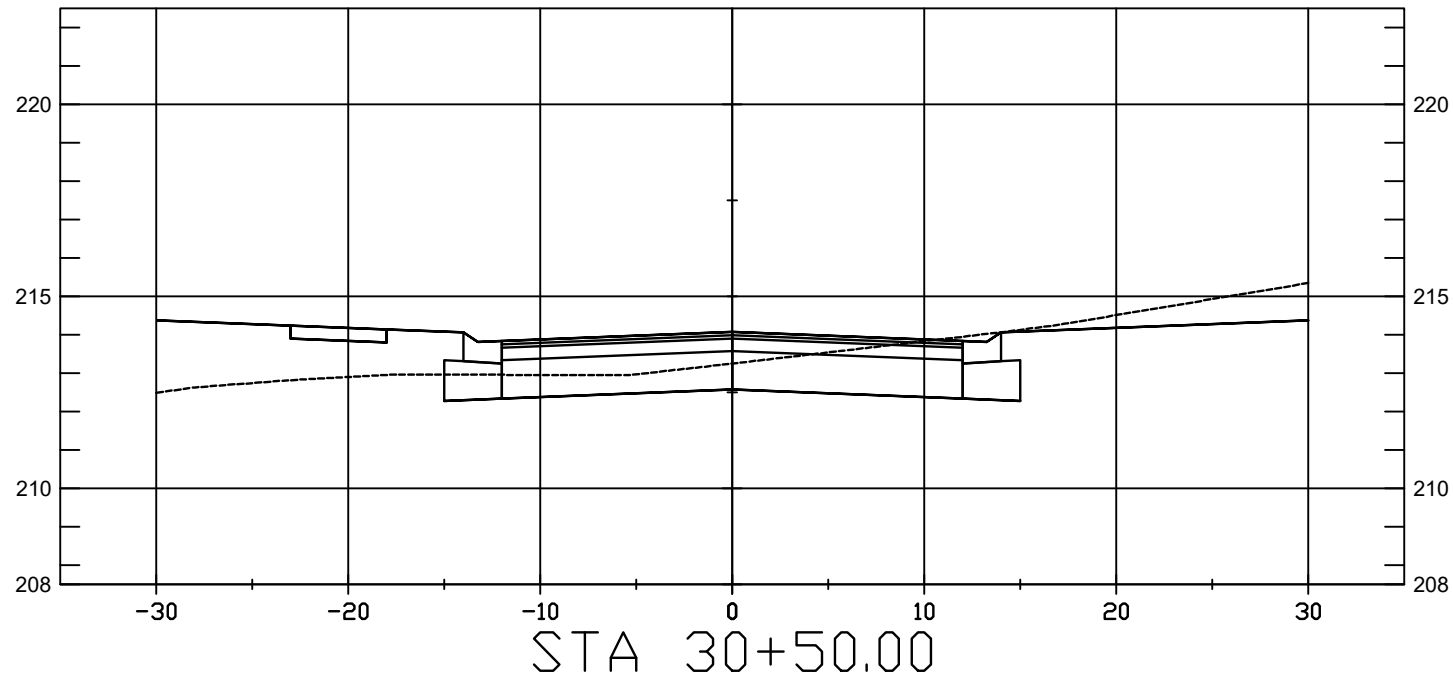
X7

SHEET NO.

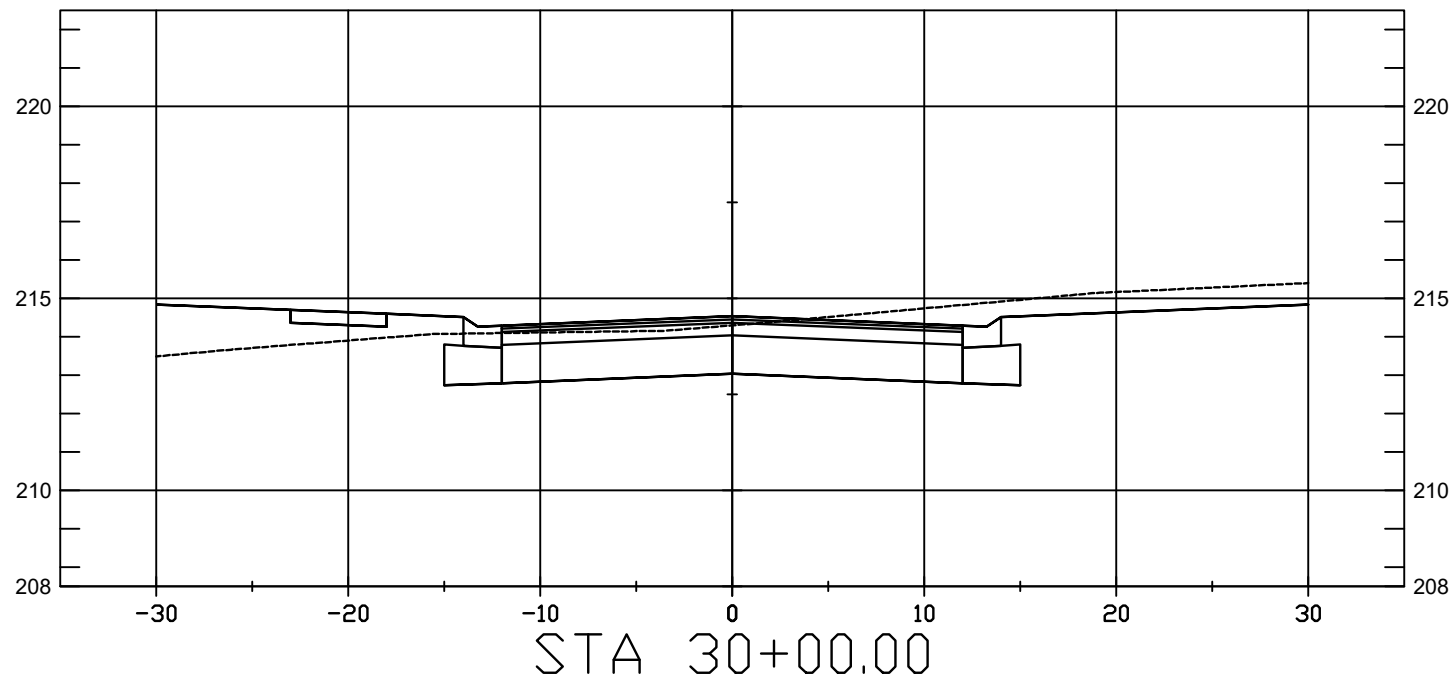


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February 26, 2025

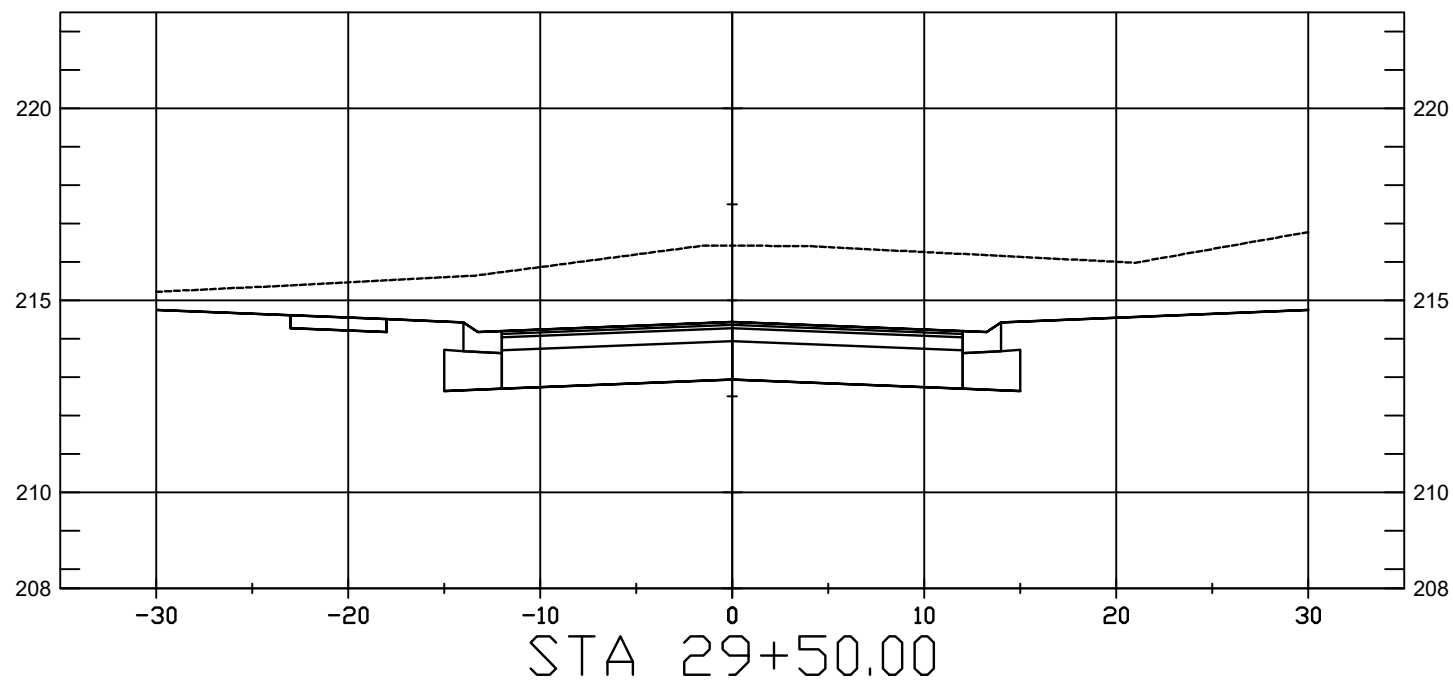
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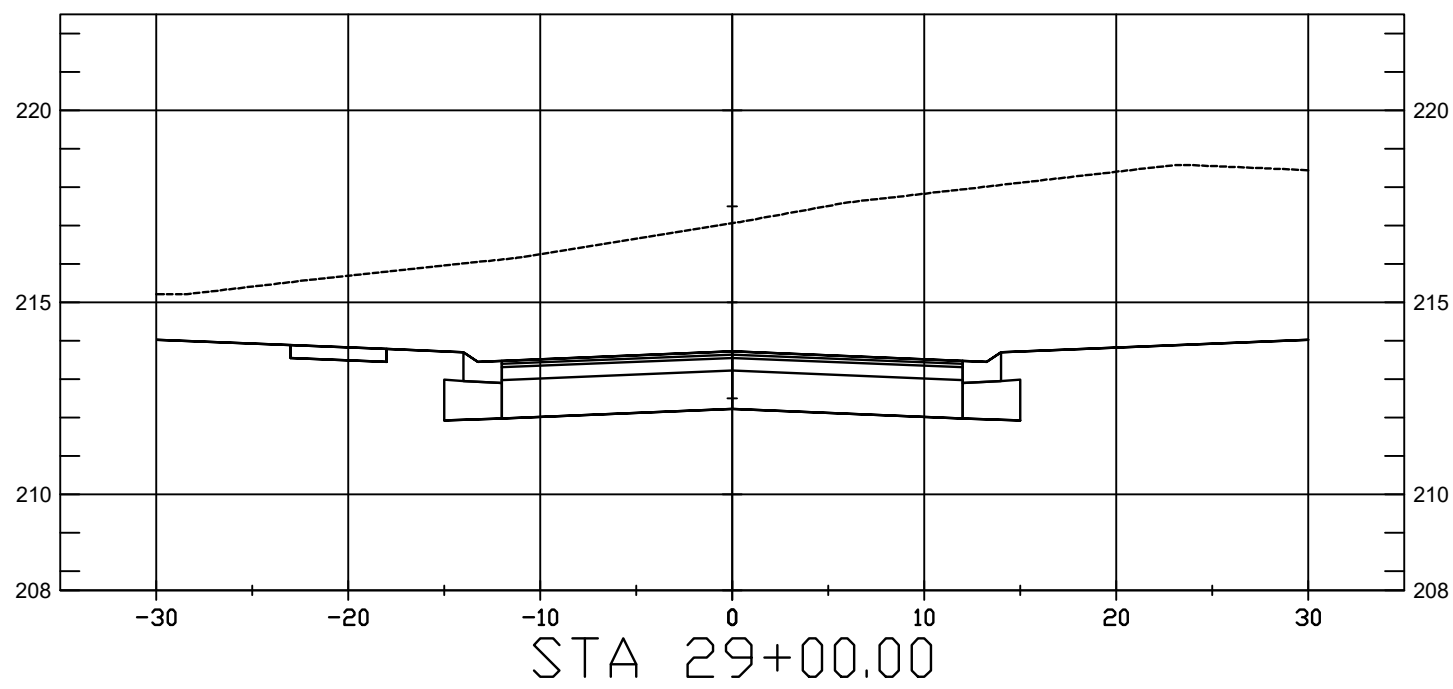
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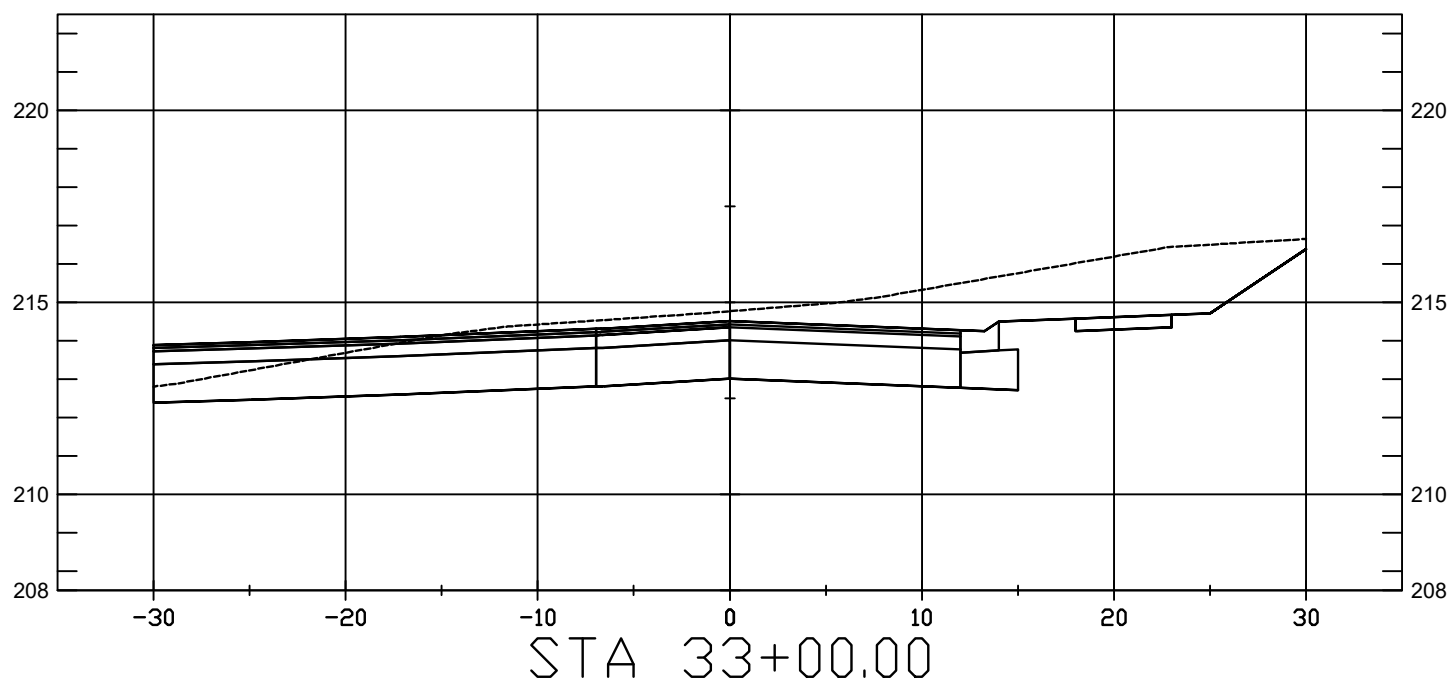
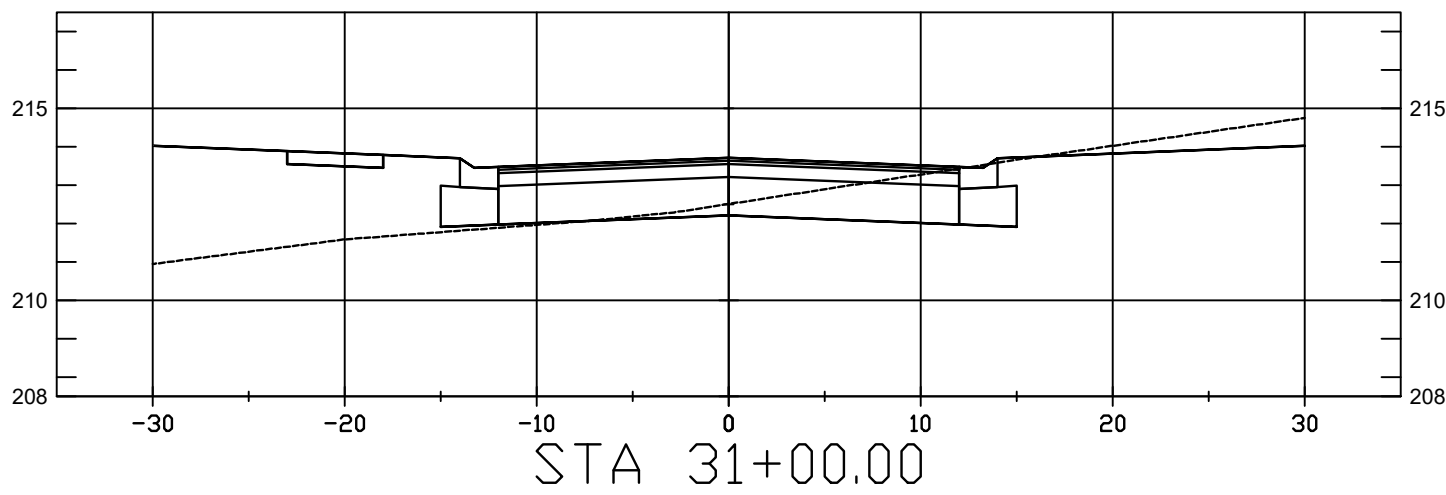
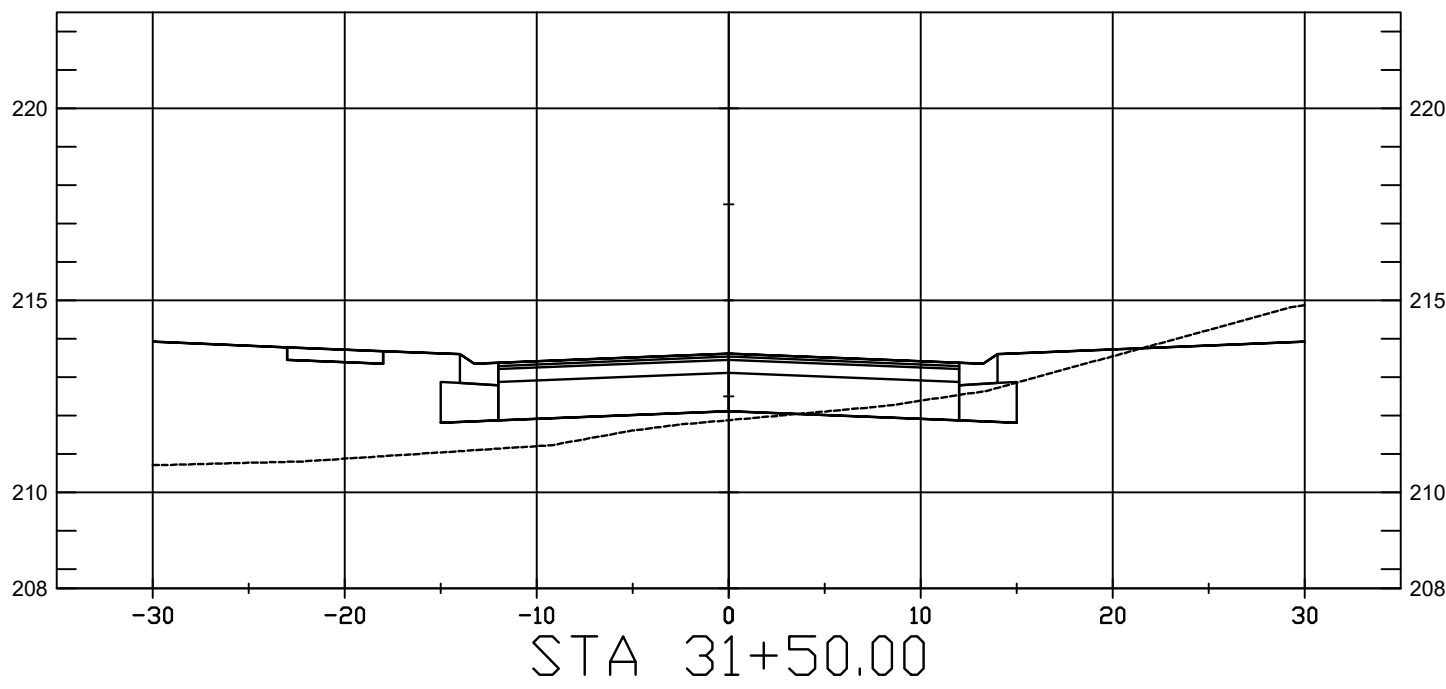
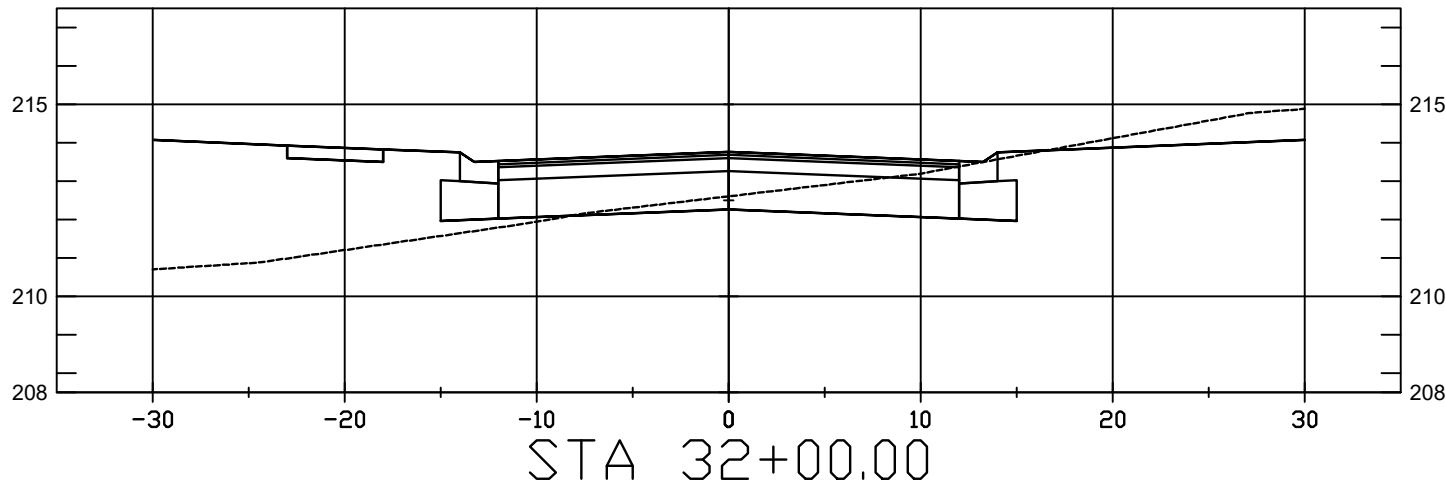
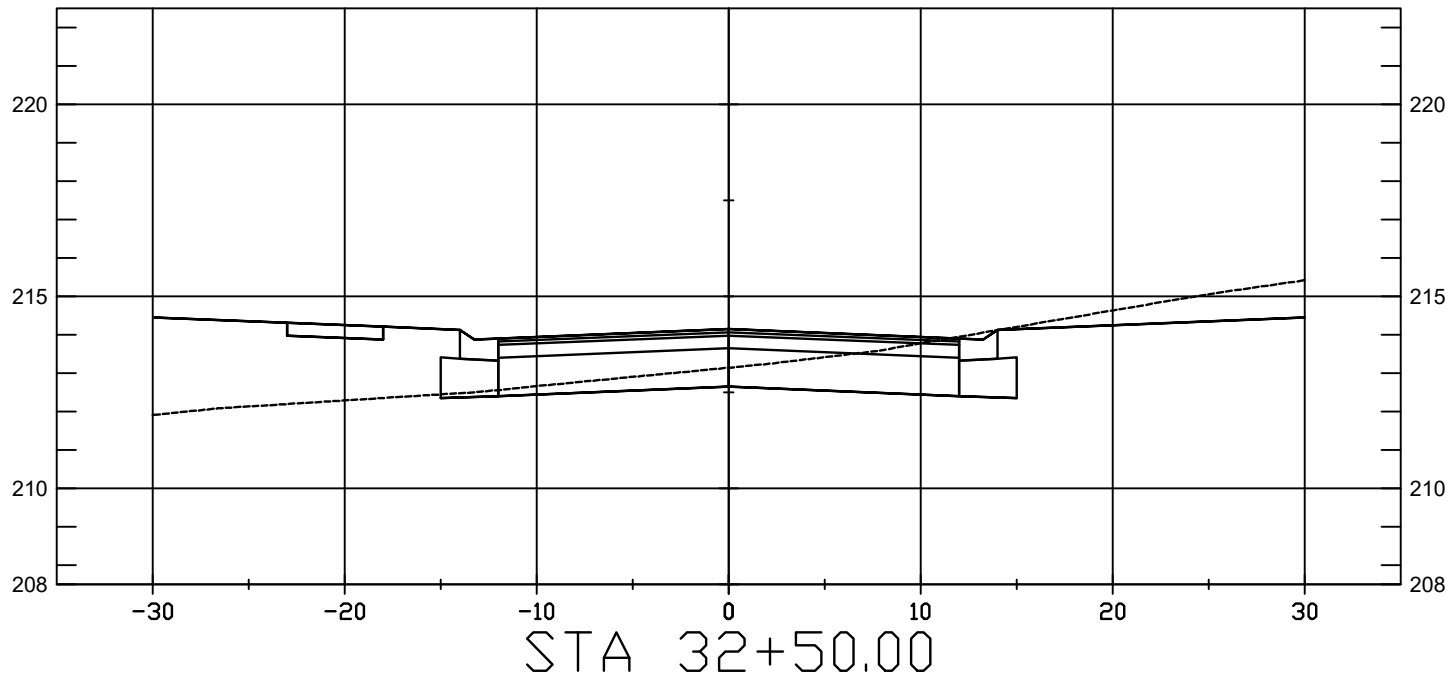
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B



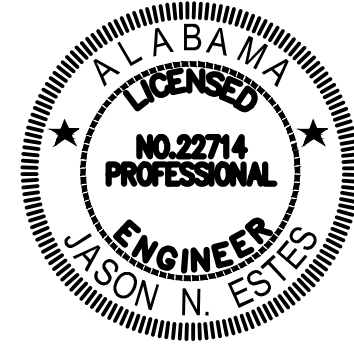
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25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY seb
DESIGNED BY jmp
APPROVED BY jne
CHECKED BY ccb
DATE FEBRUARY 2025

TITLE

CROSS SECTIONS
KEESLER ROAD

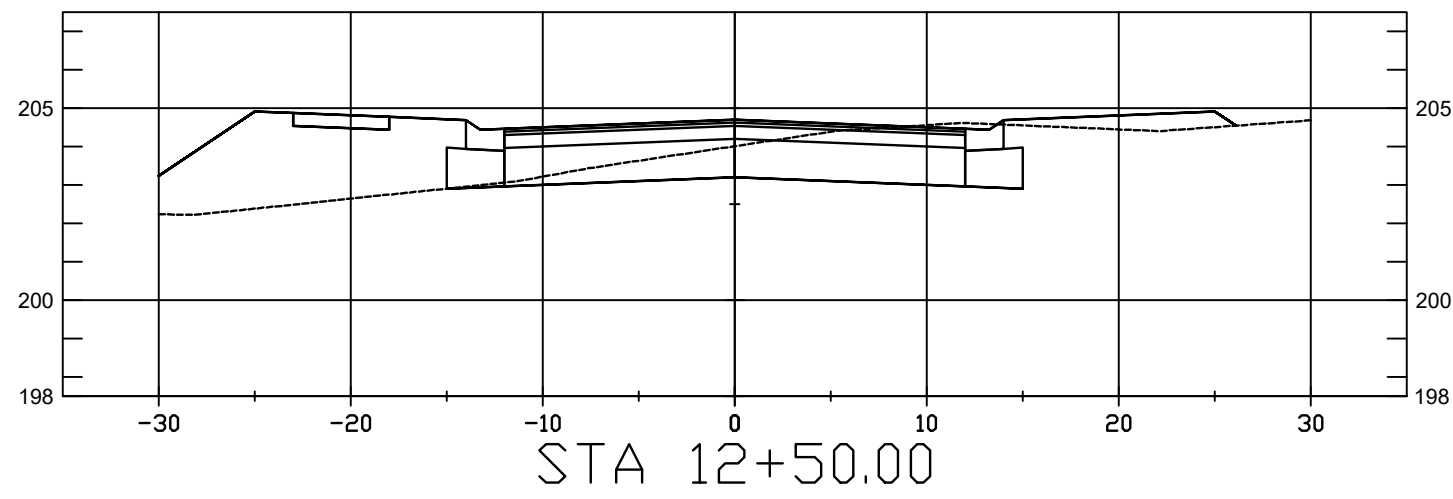
PROJECT NO. 50180936

X8

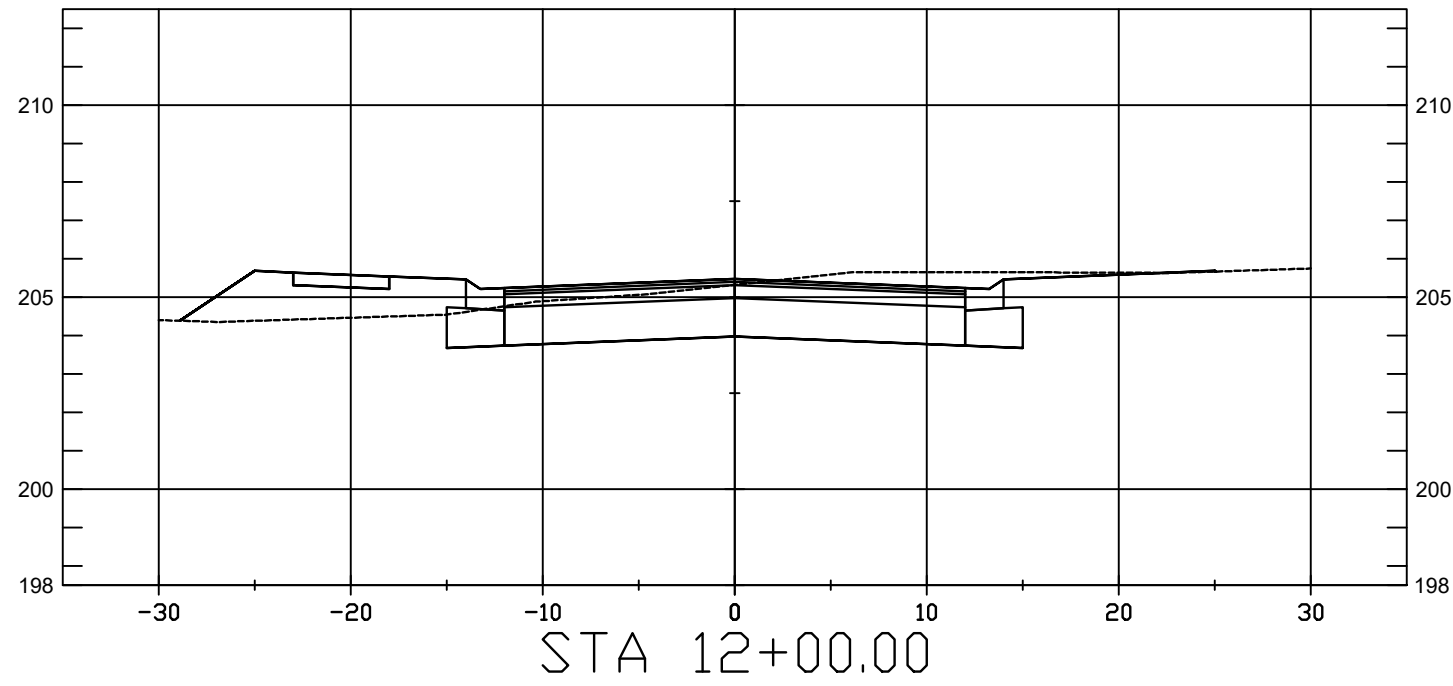
SHEET NO.

W:\50180936 OLD TOWNE COMMONS PH1\ENGINEERING\PLAN SHEETS\50180936_X - CROSS SECTIONS.dwg
February 26, 2025

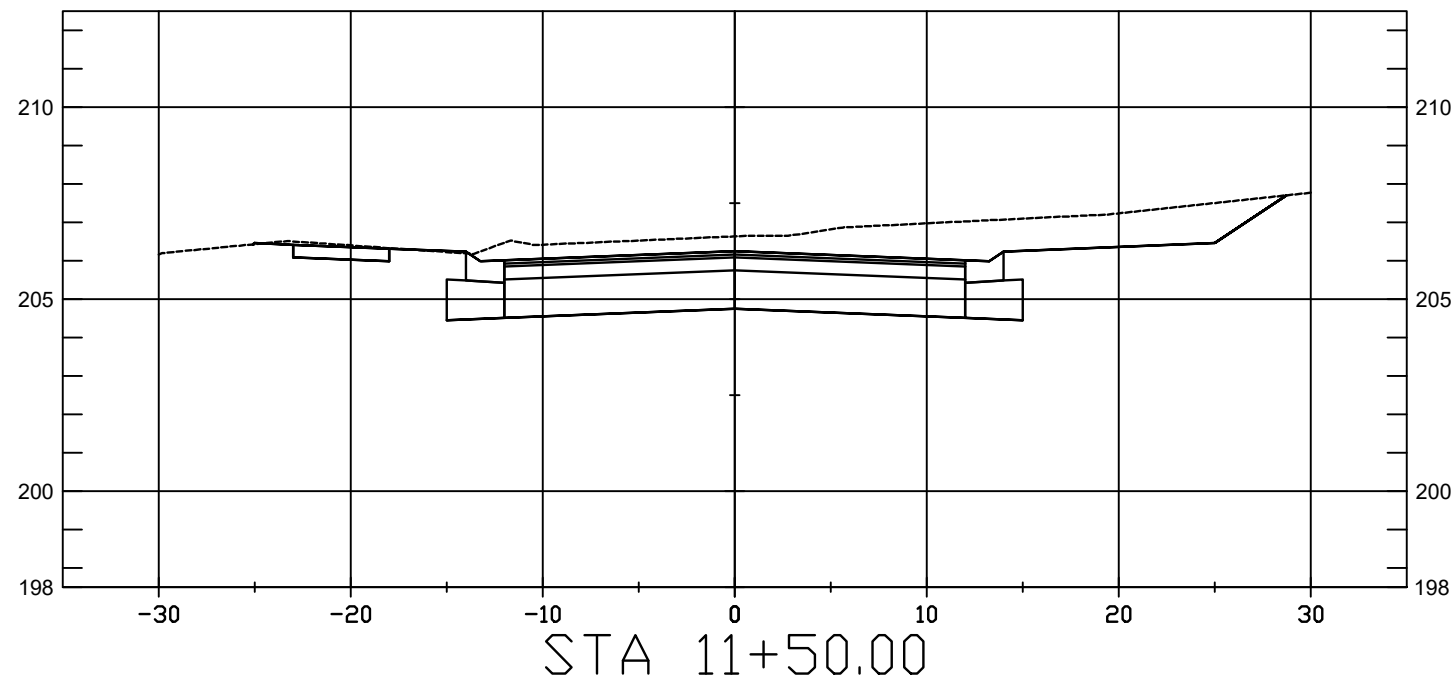
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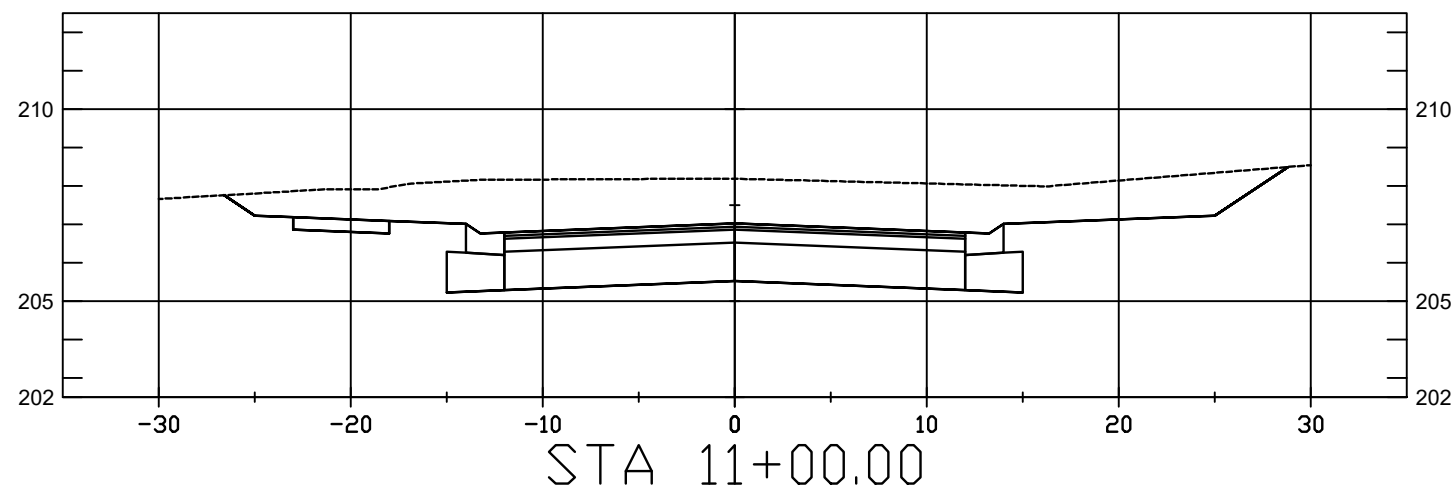
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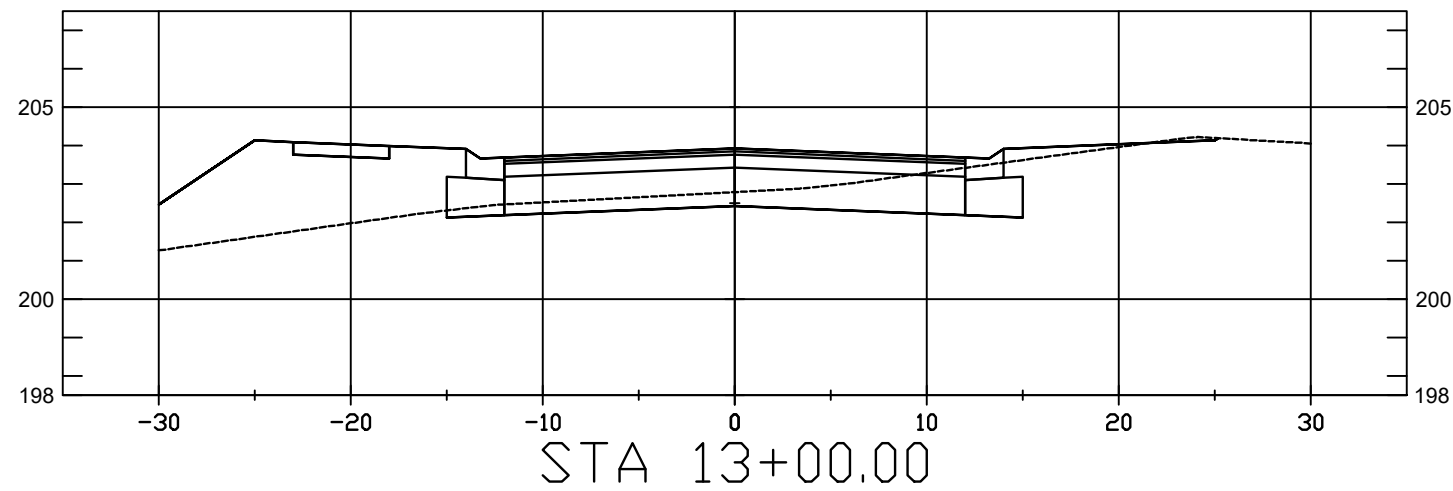
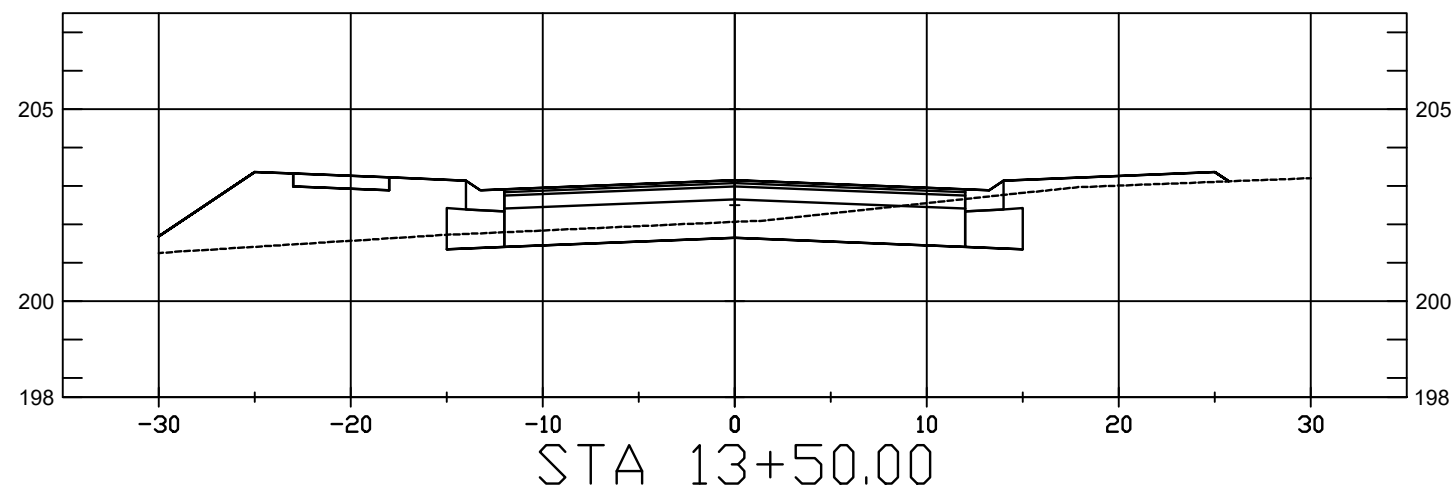
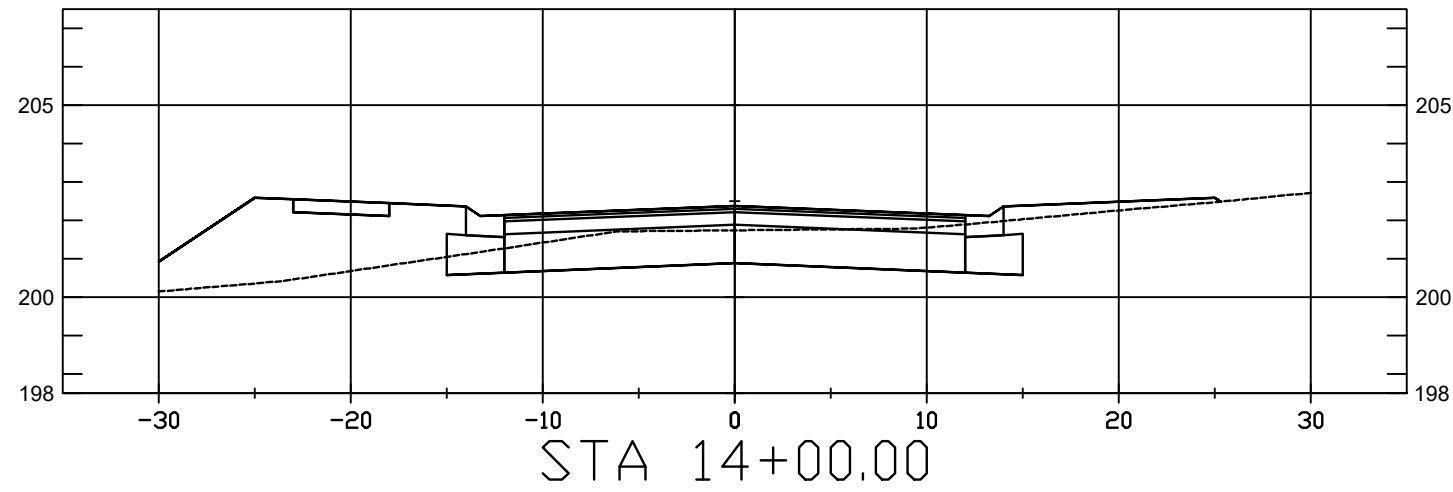
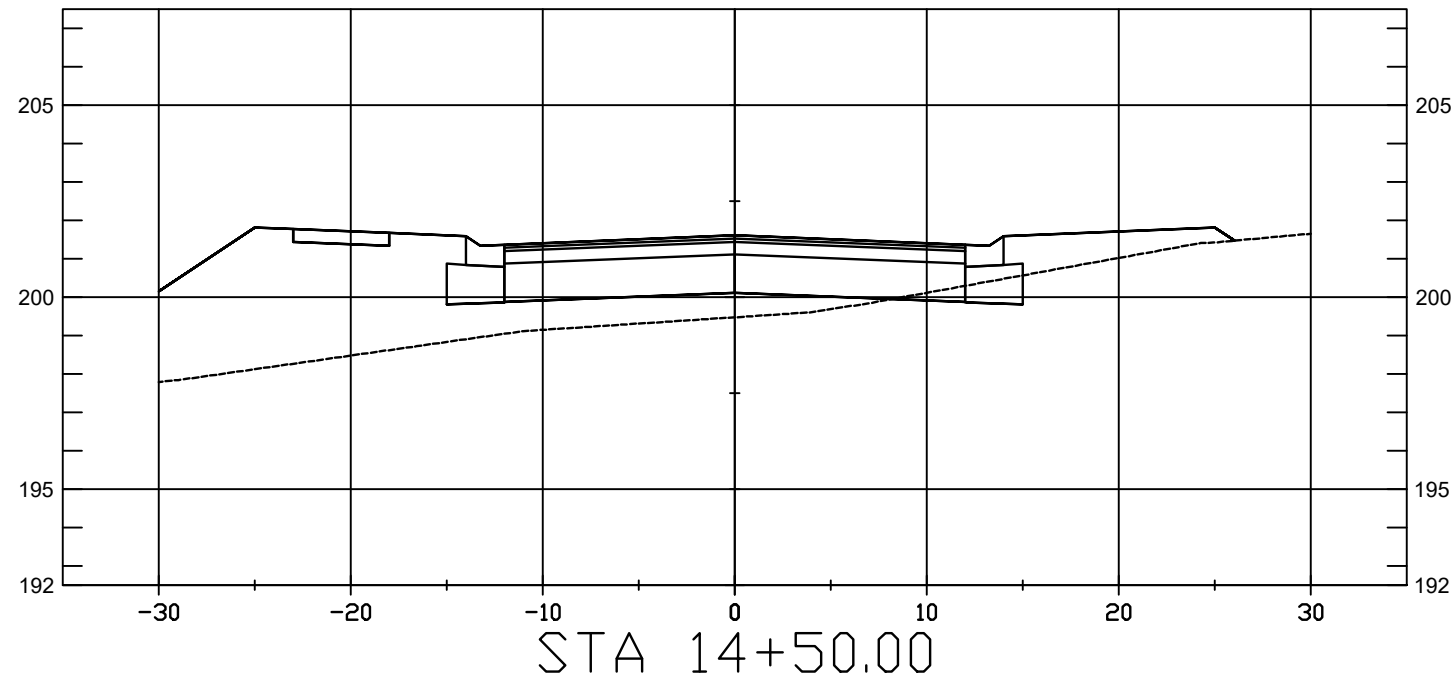
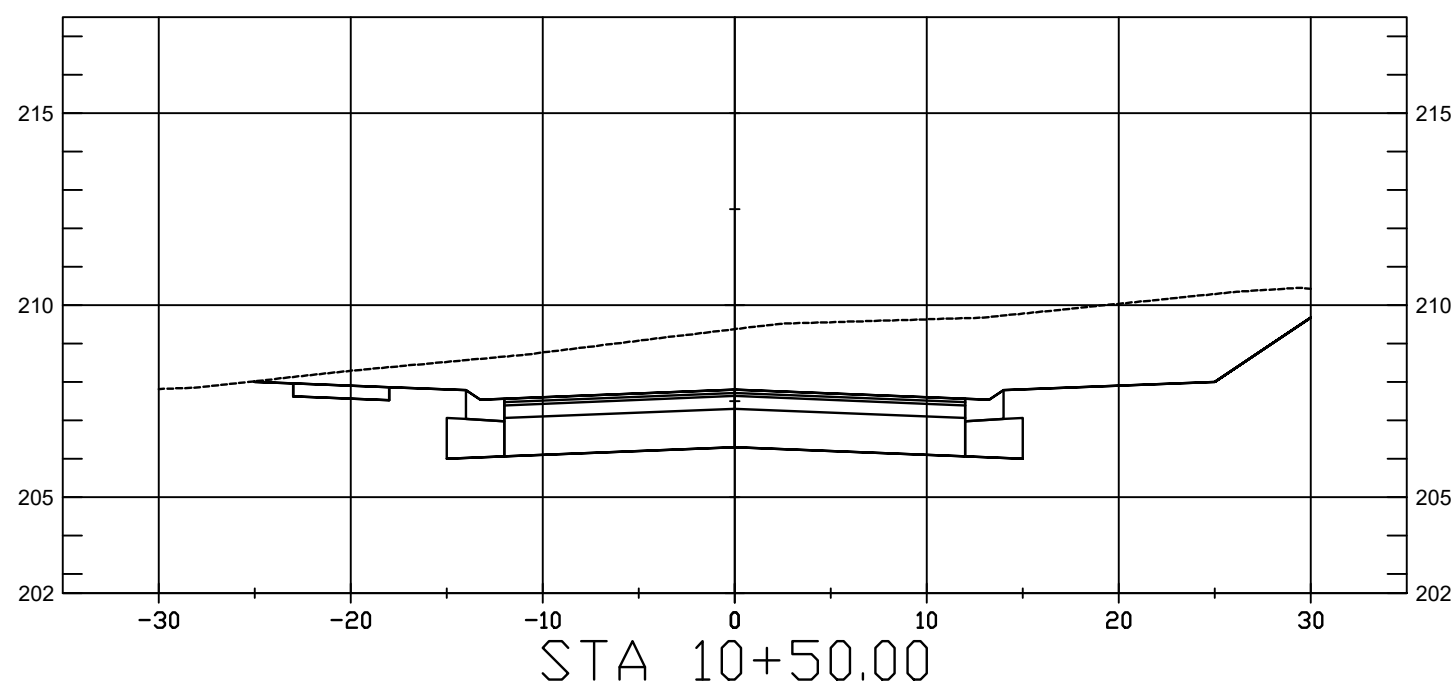
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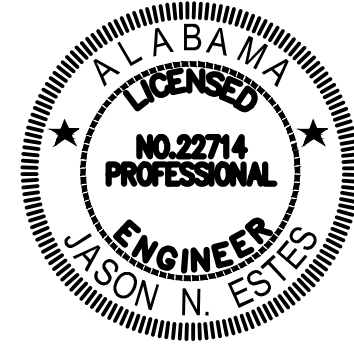
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25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

NO.	DESCRIPTION	DATE
-----	-------------	------

REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

CROSS SECTIONS
EVALESE WAY

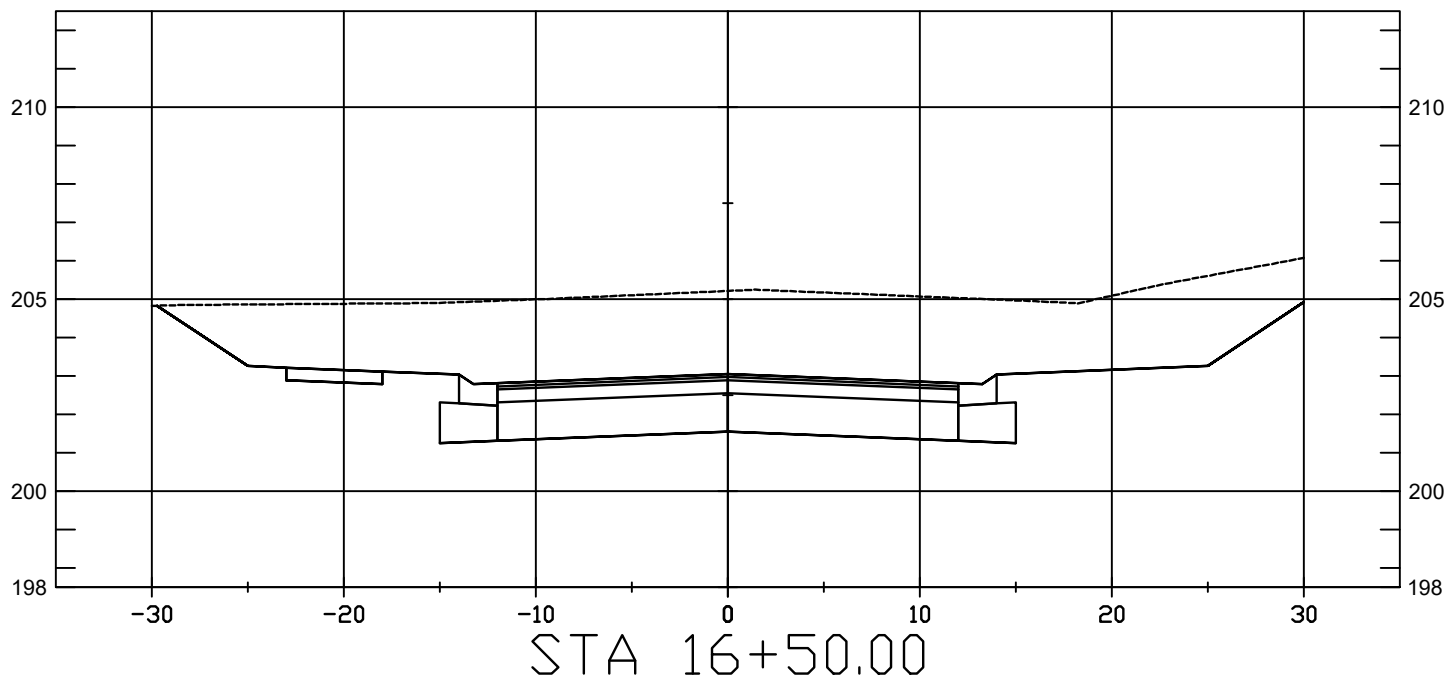
PROJECT NO.	50180936
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X9

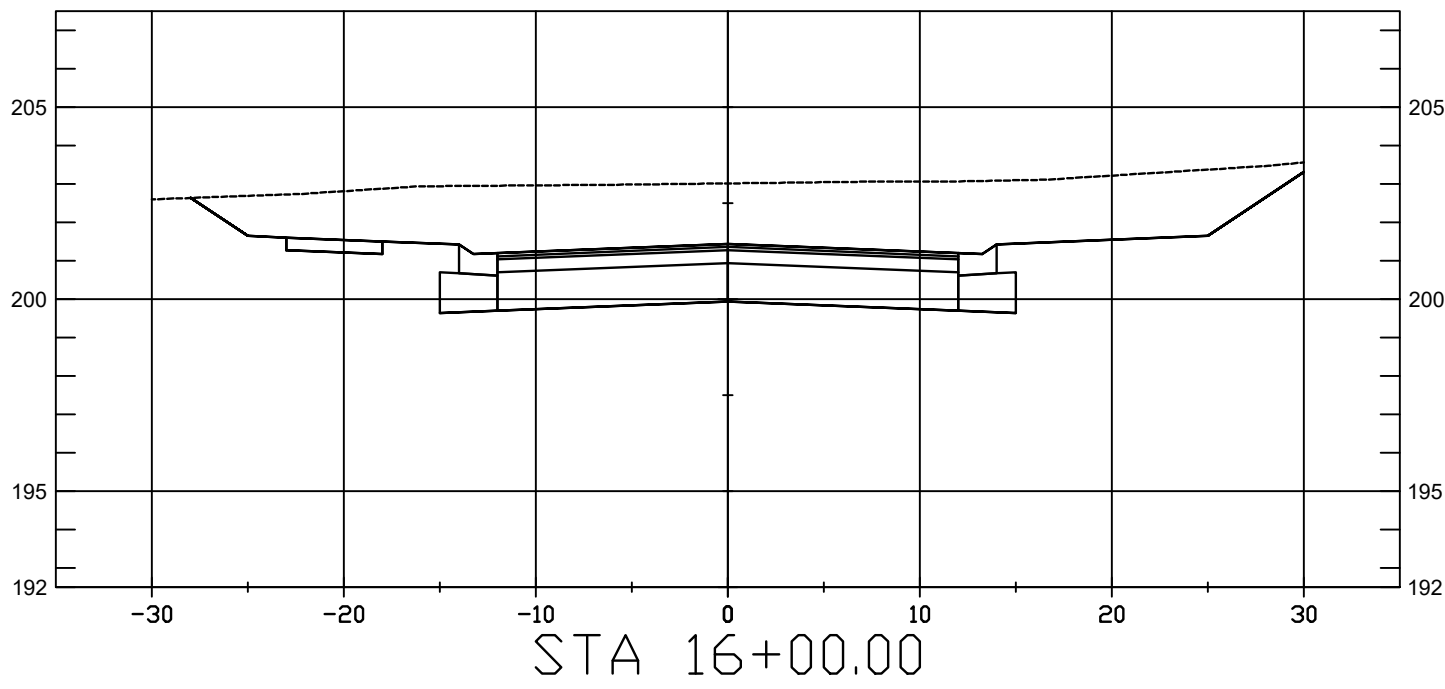
SHEET NO.

W:\50180936 OLD TOWNE COMMONS PH1\ENGINEERING\PLAN SHEETS\50180936_X - CROSS SECTIONS.dwg
February 26, 2025

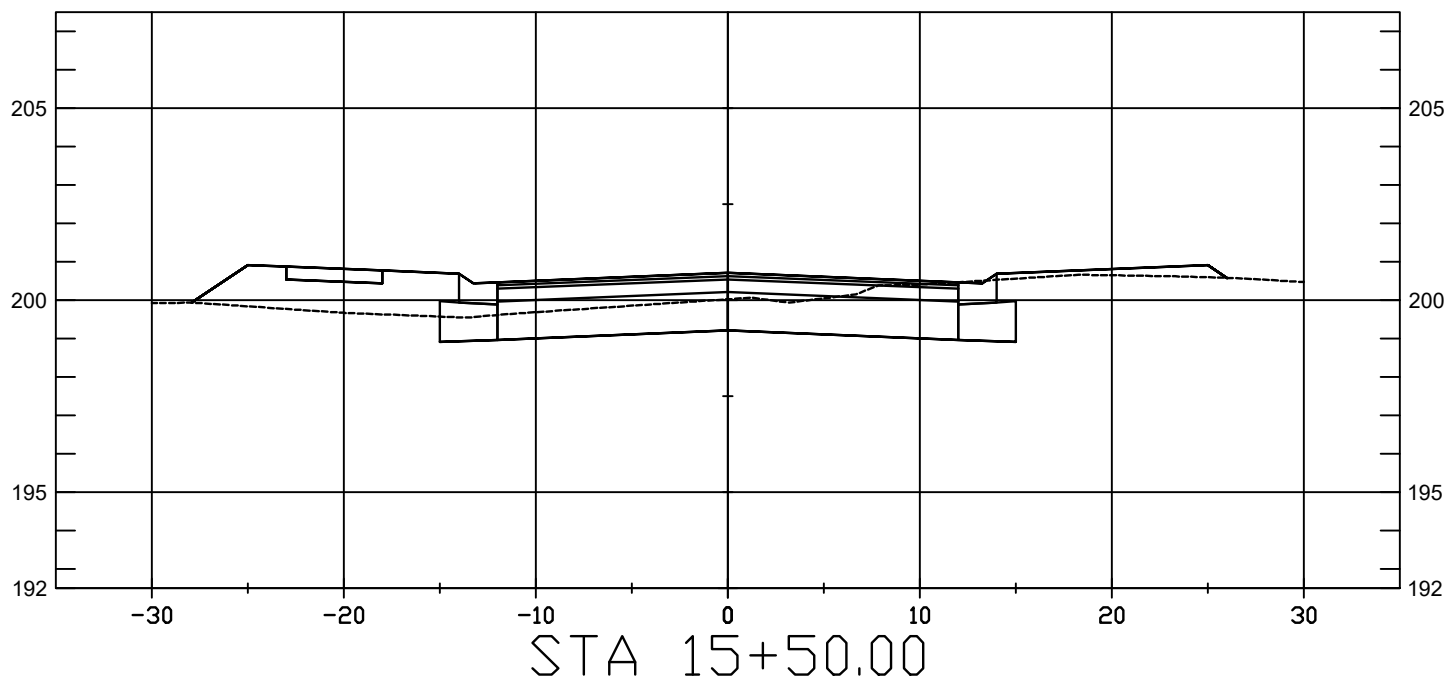
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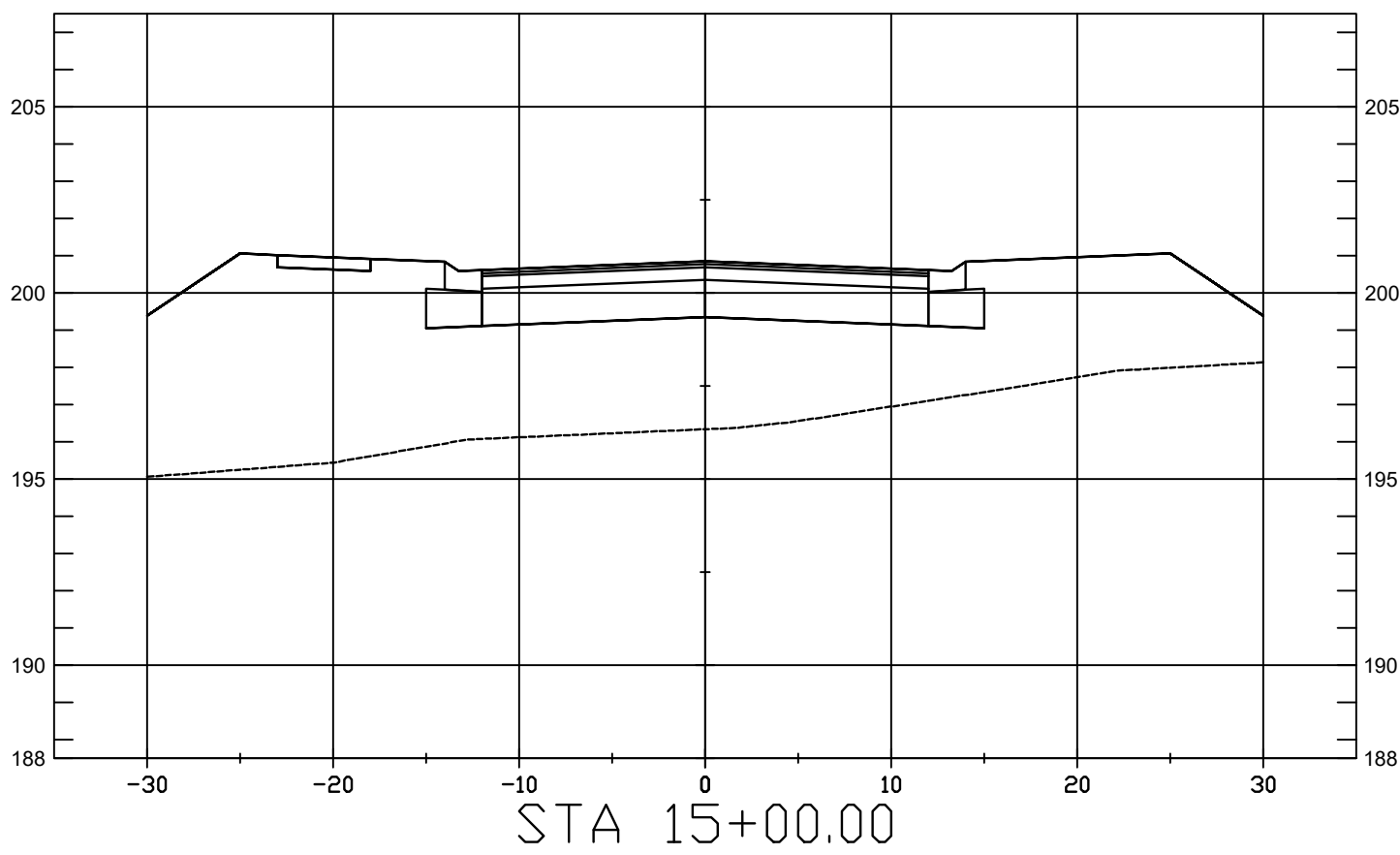
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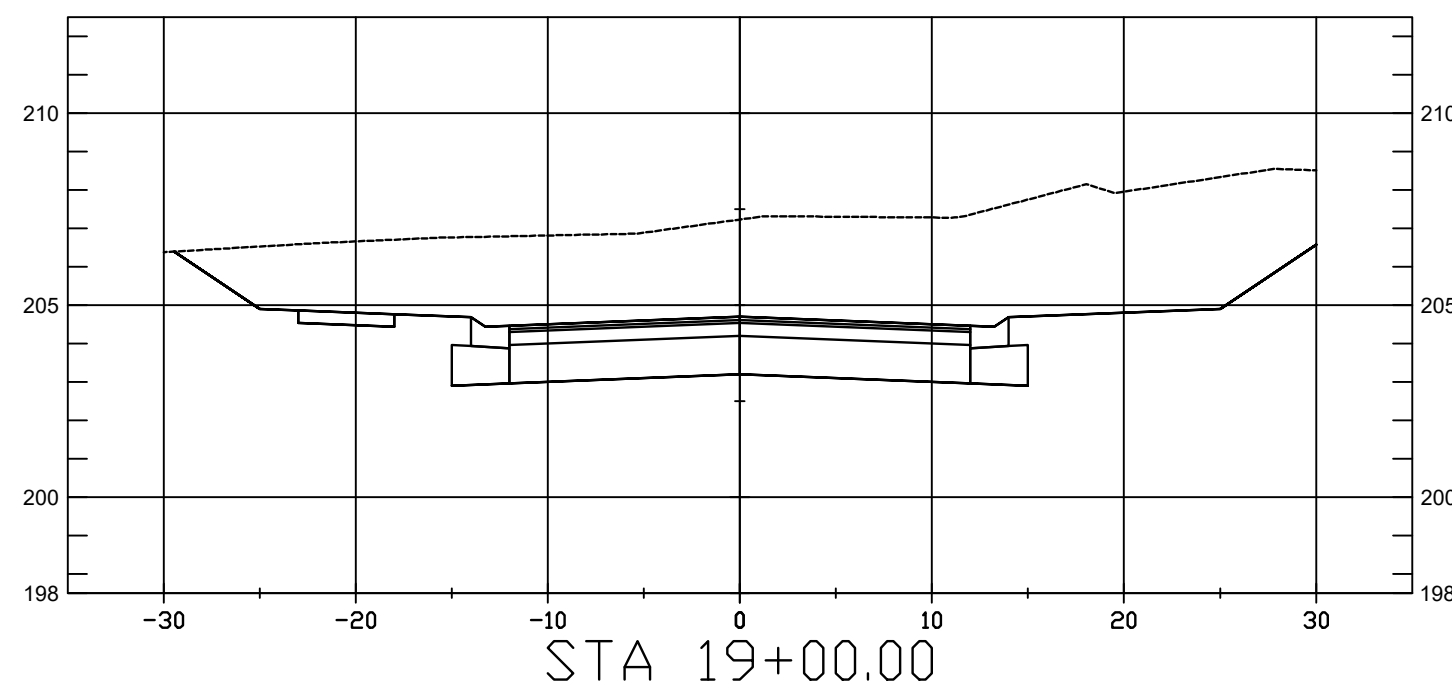
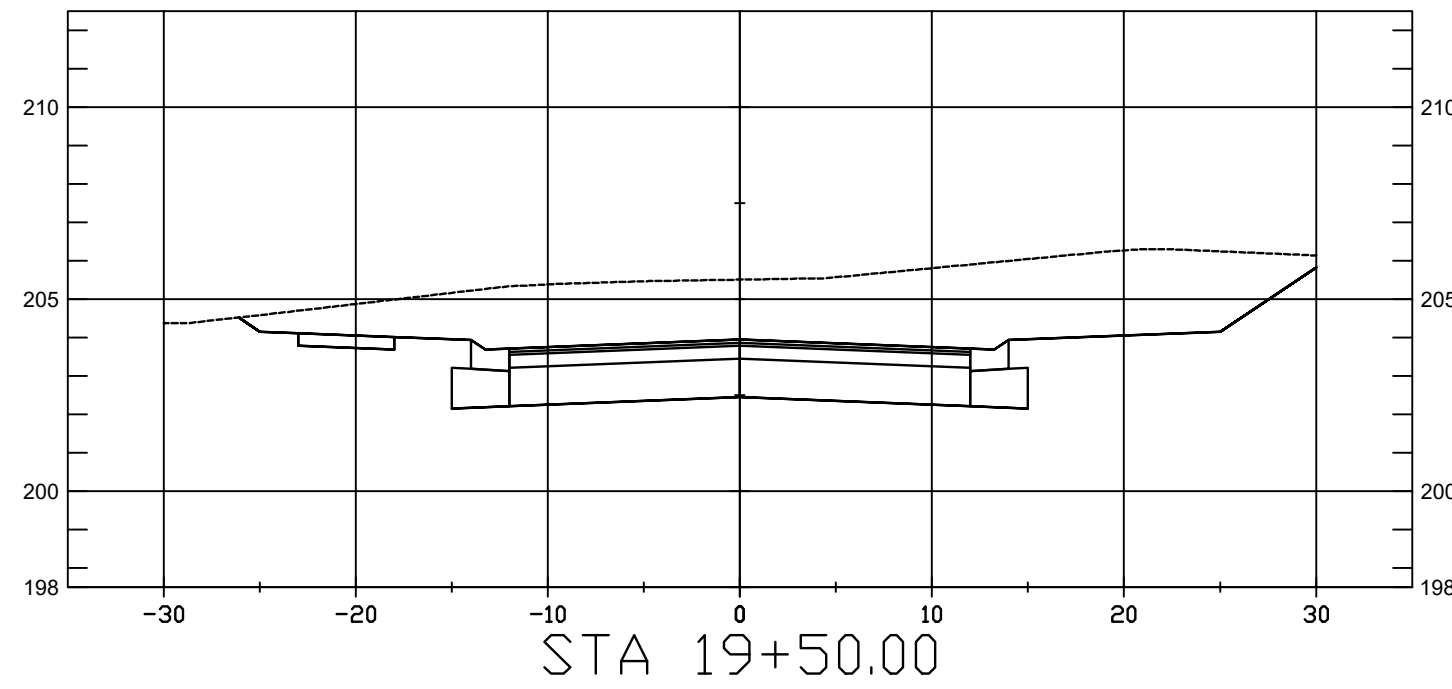
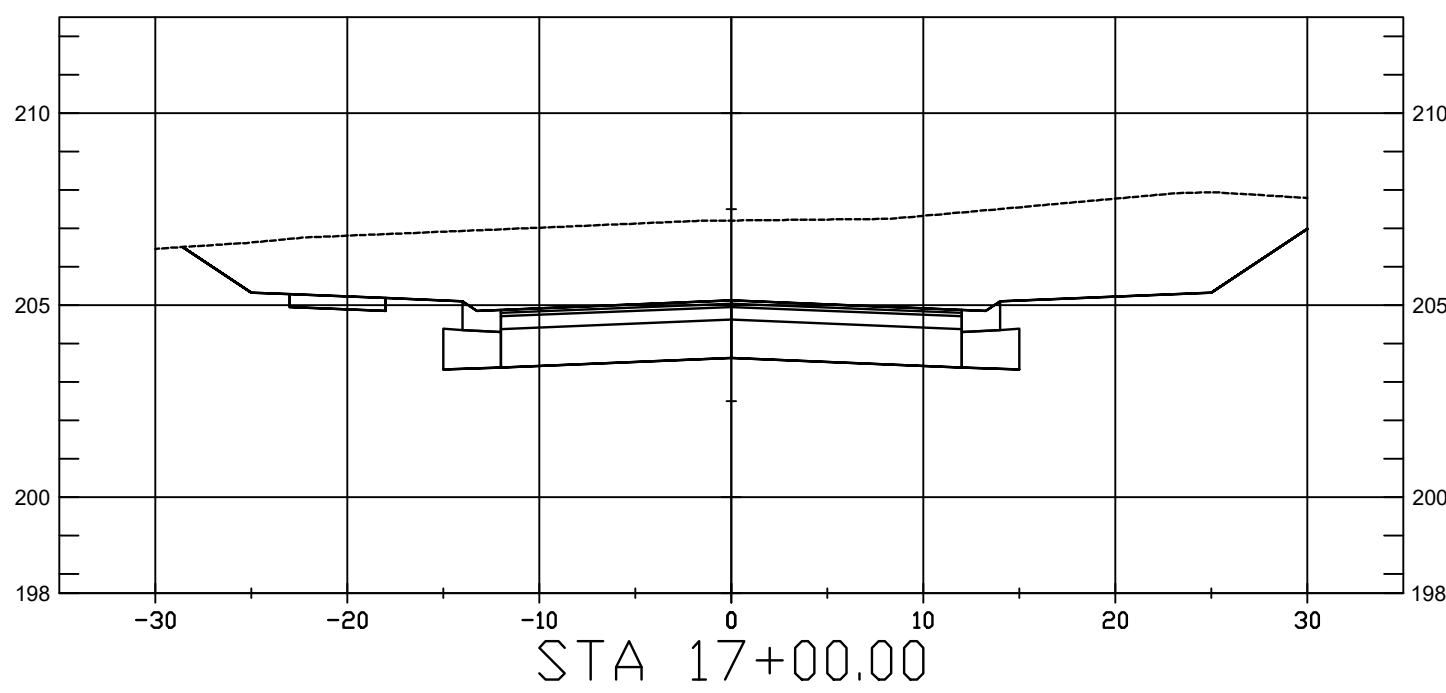
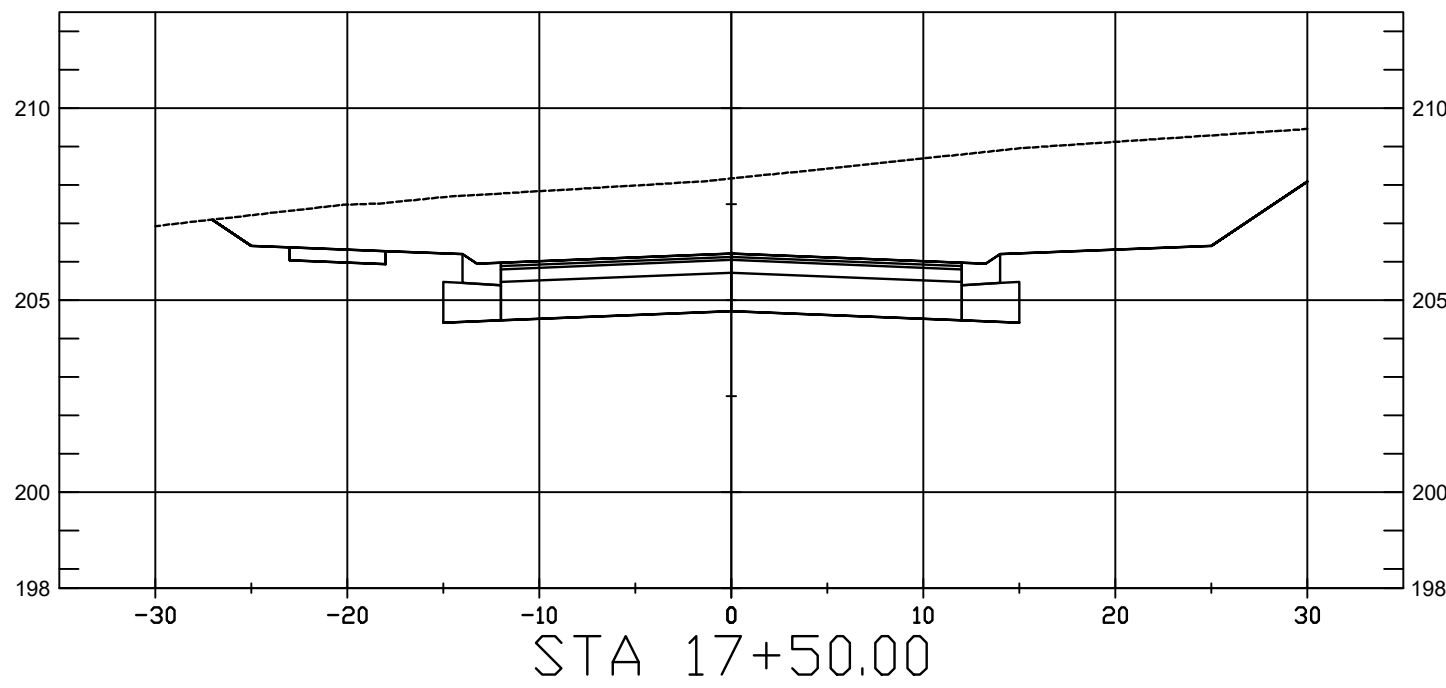
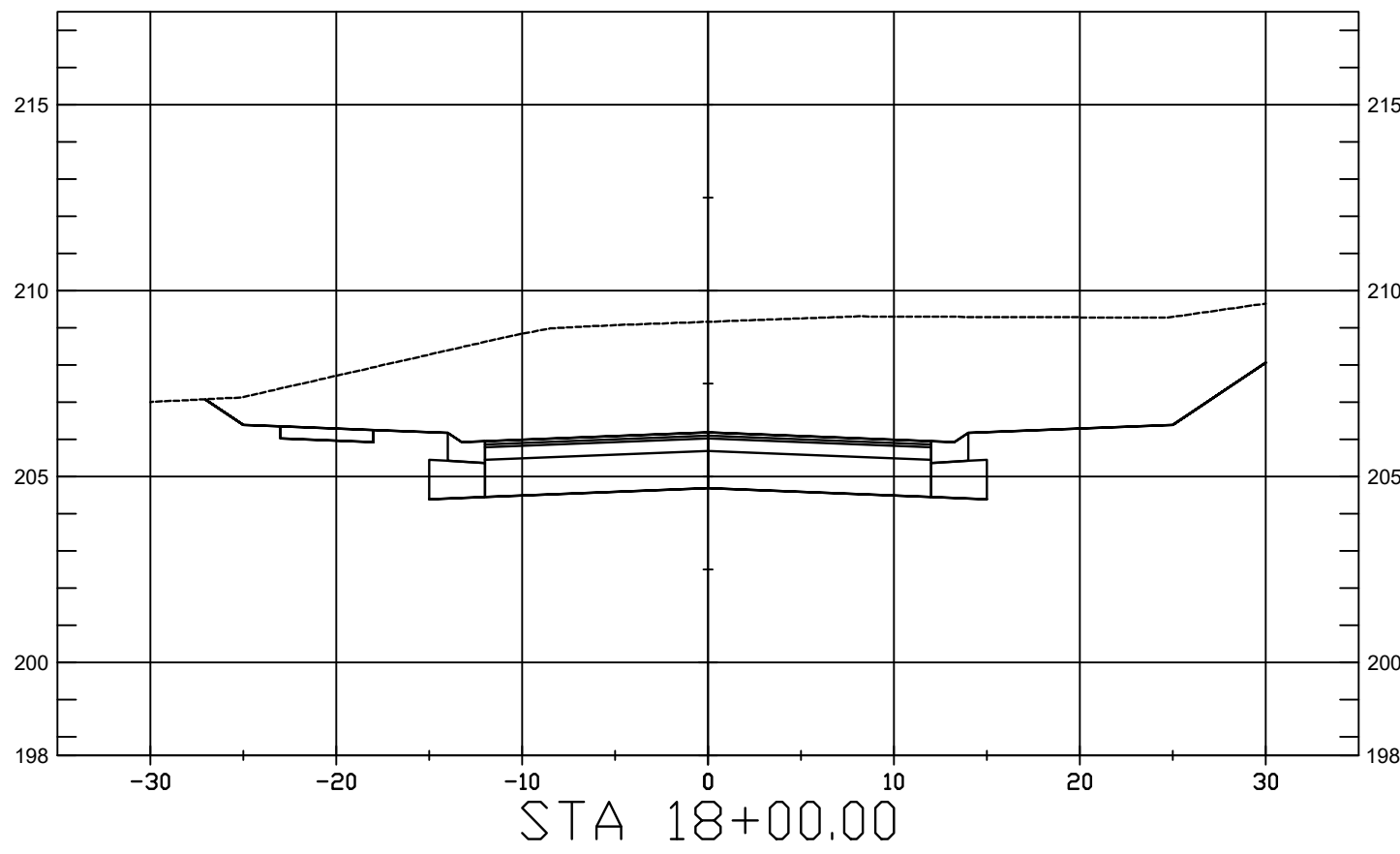
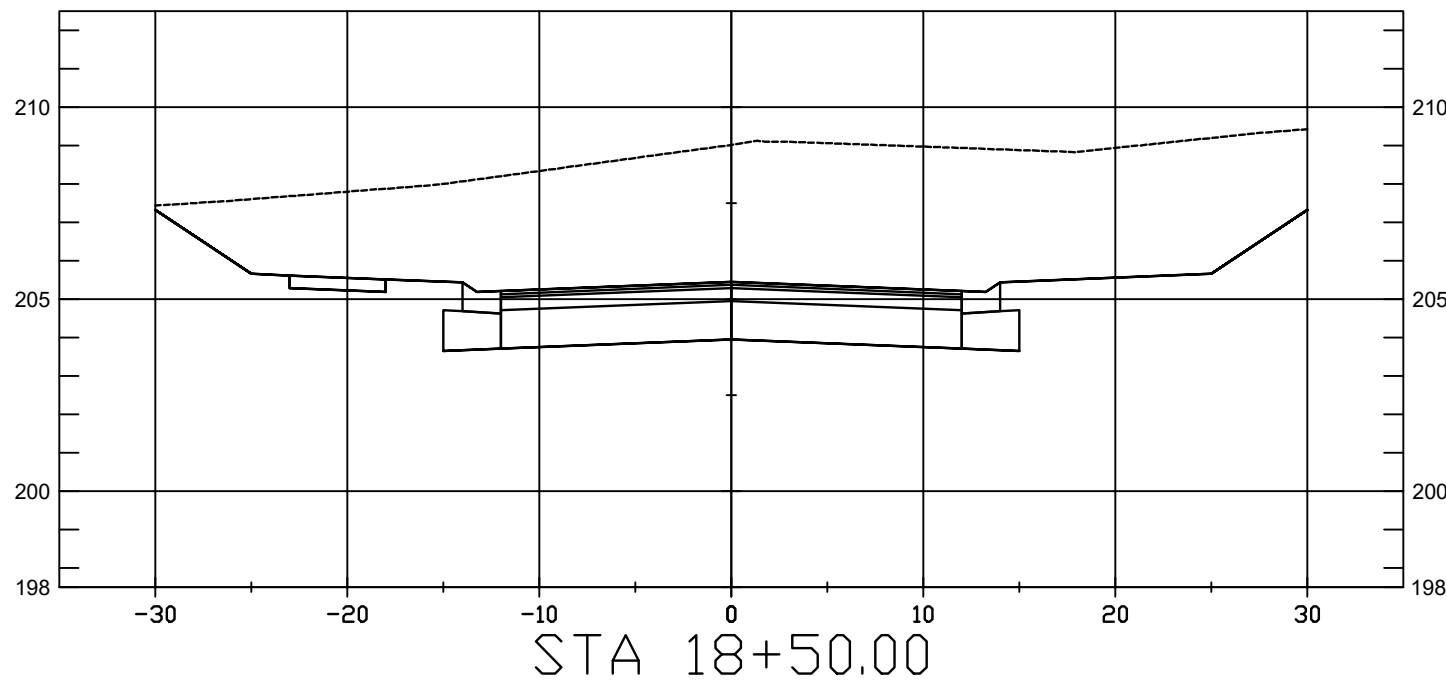
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B



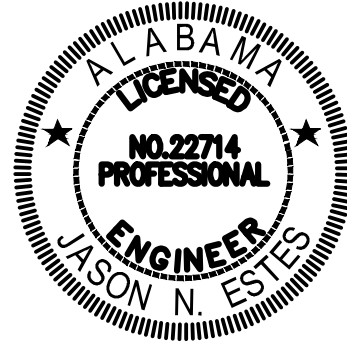
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25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

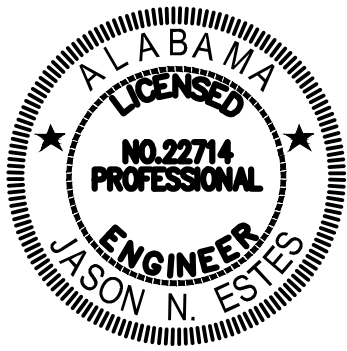
CROSS SECTIONS
EVALESE WAY

PROJECT NO. 50180936

X10

SHEET NO.

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	set
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	cct
DATE	FEBRUARY 2025

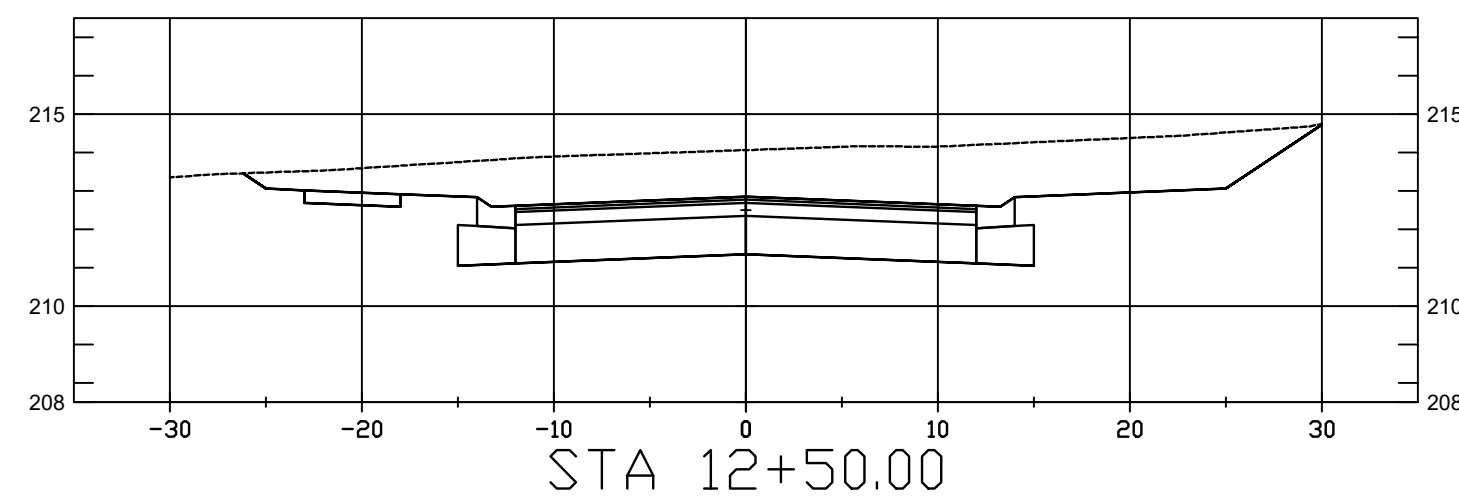
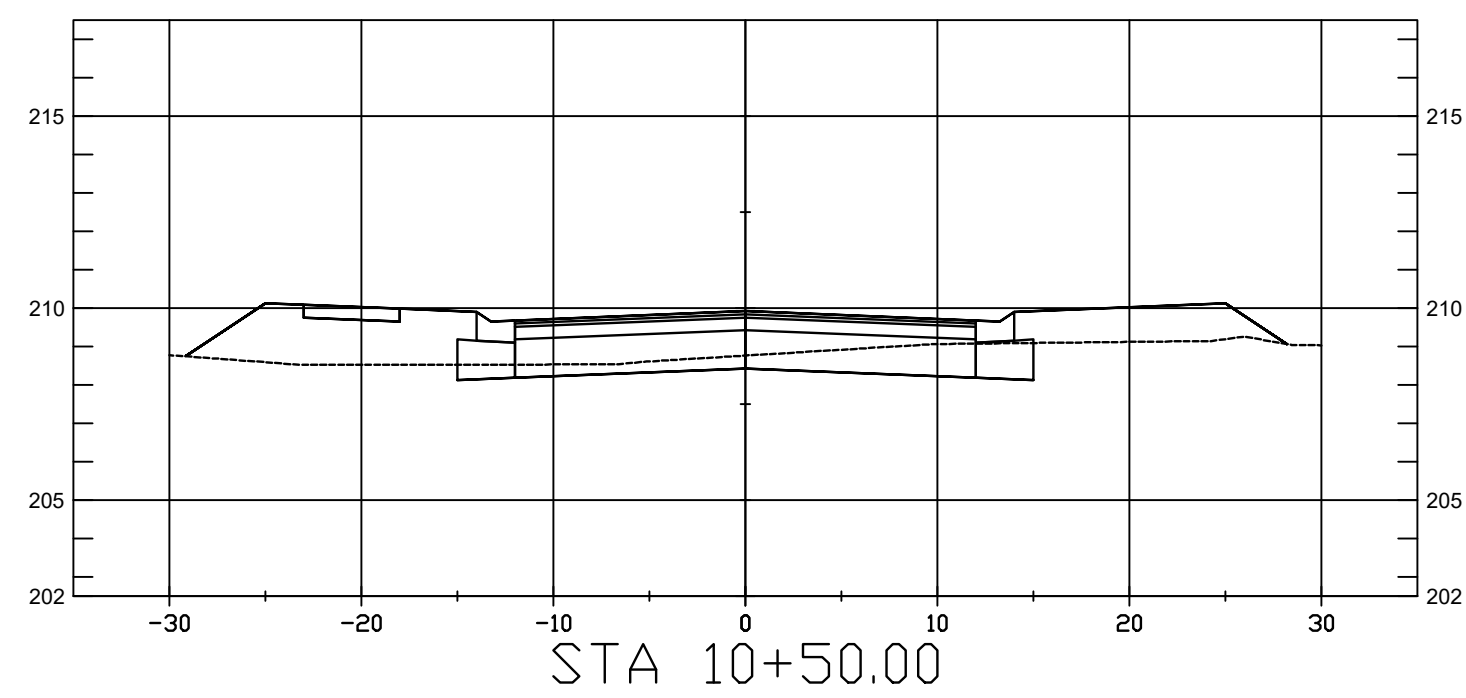
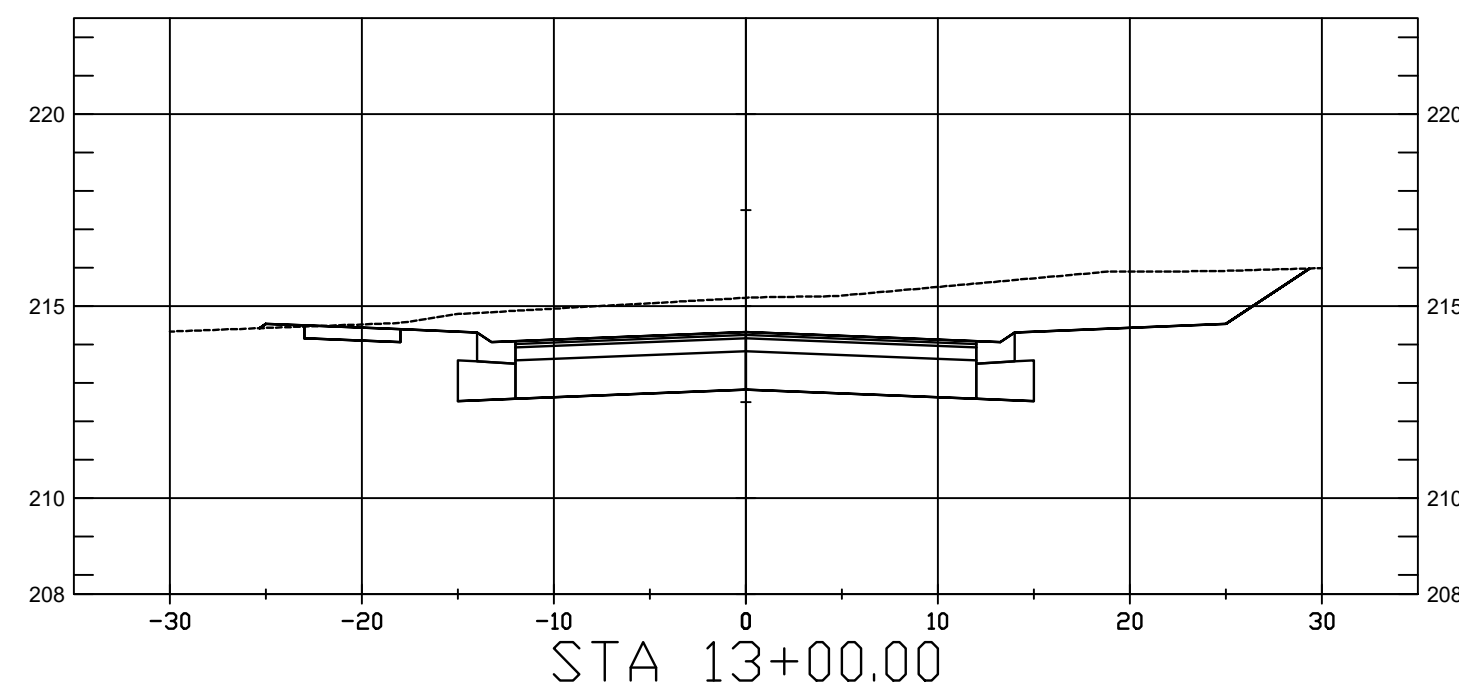
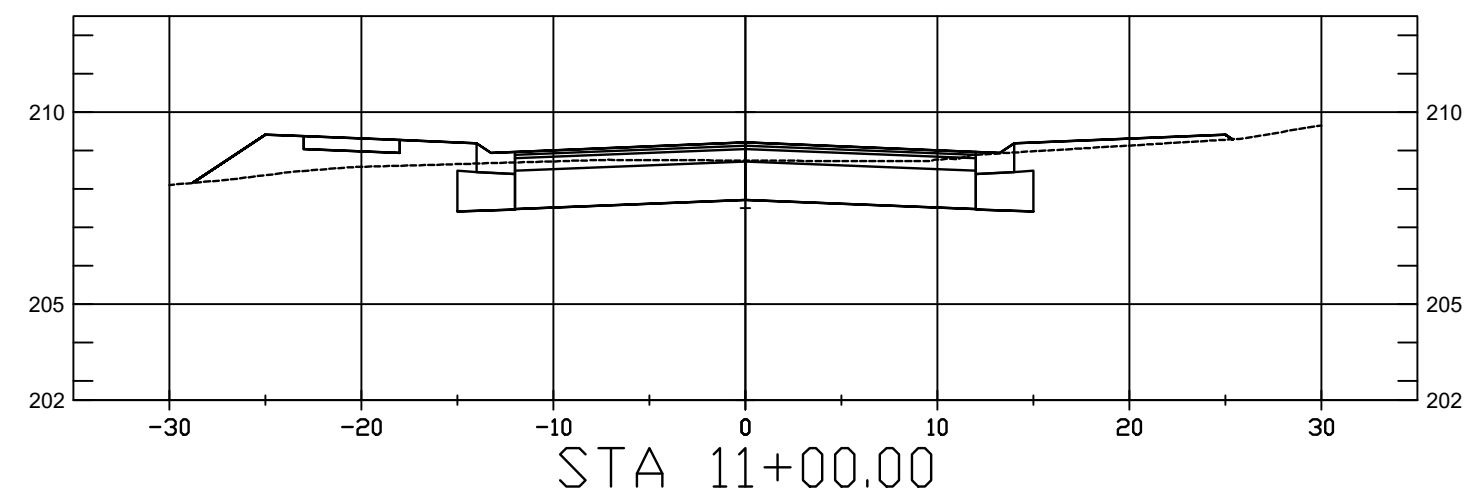
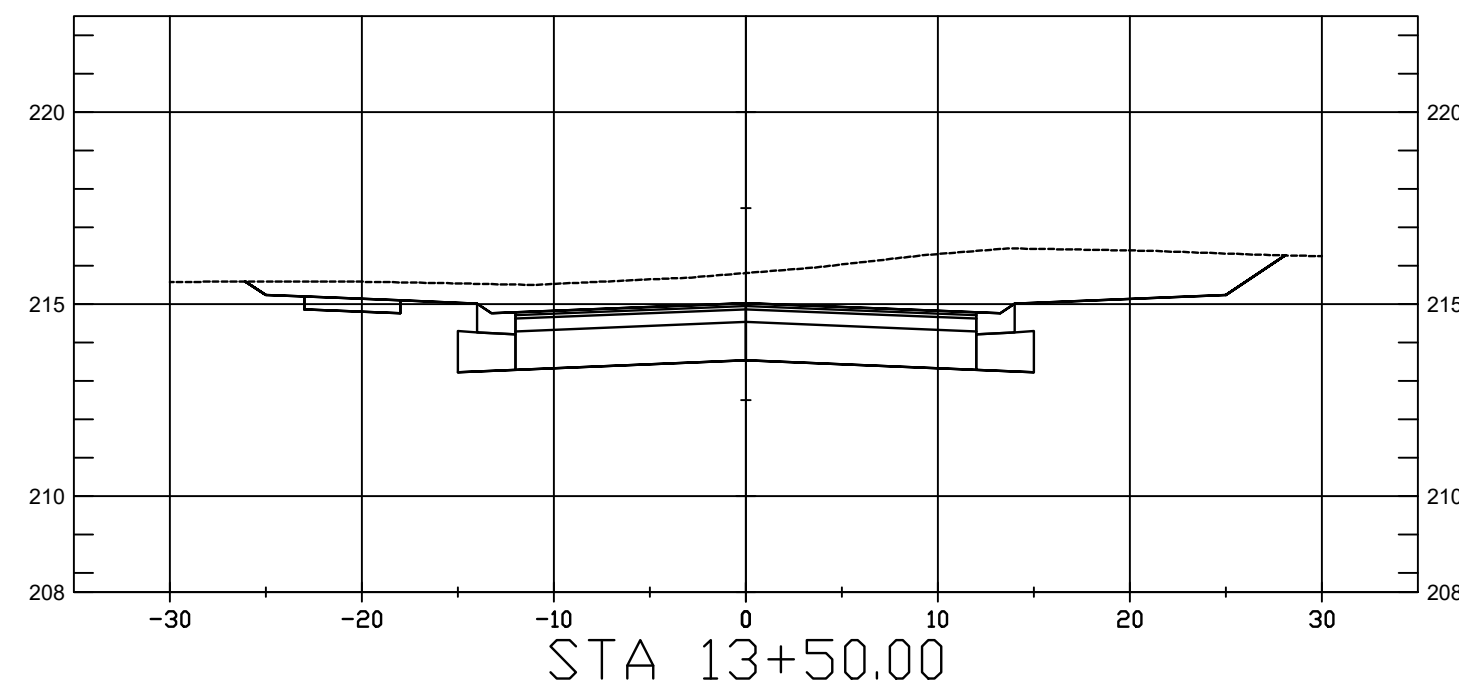
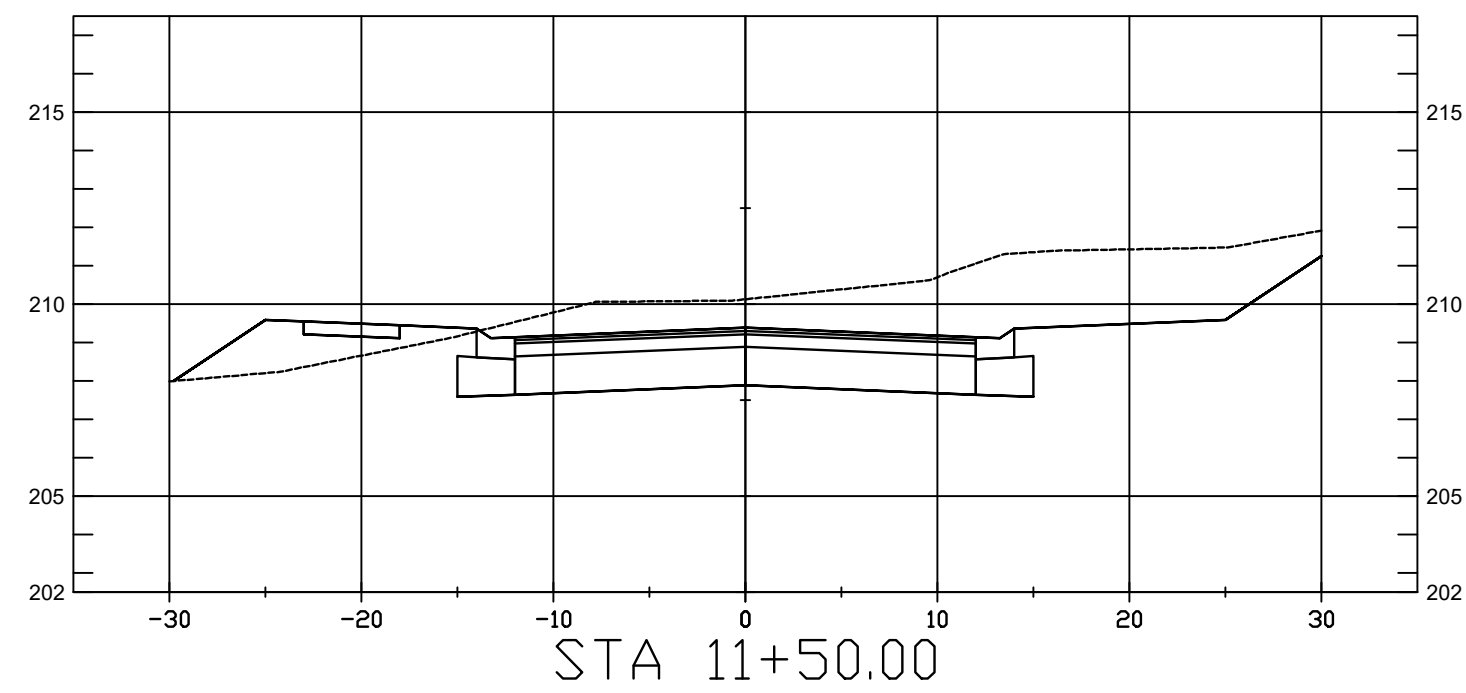
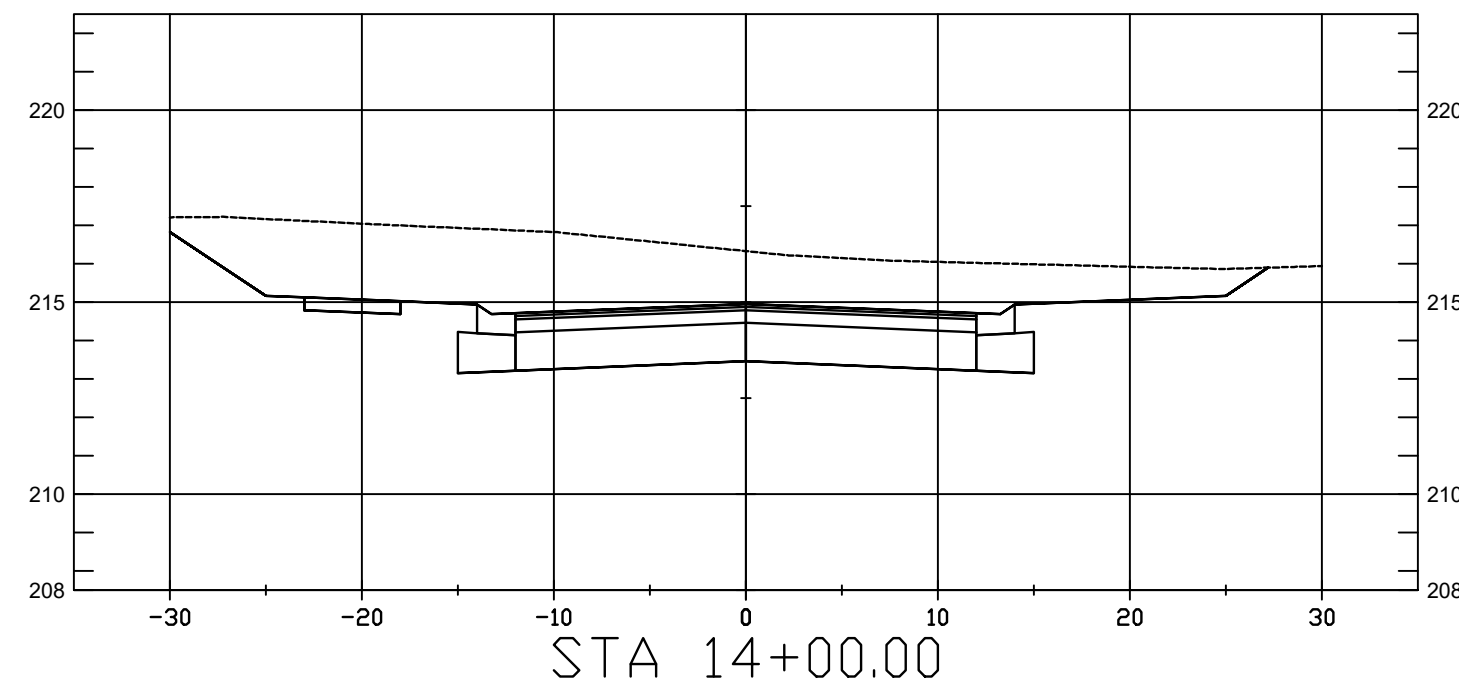
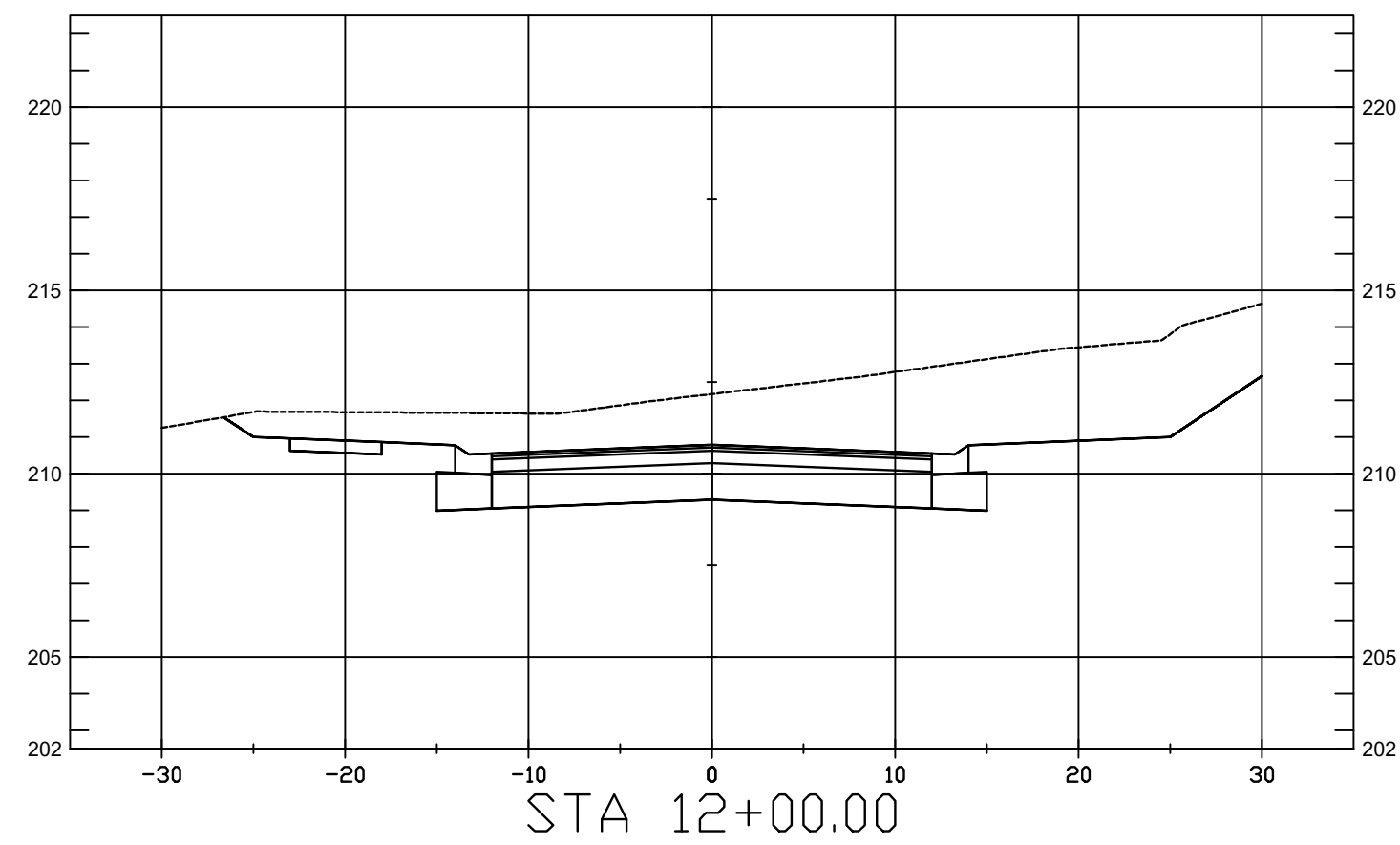
TITLE

CROSS SECTIONS
BREE DRIVE

PROJECT NO.	50180936
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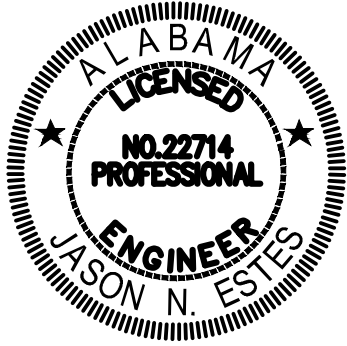
X11

SHEET NO.



OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	se
DESIGNED BY	jm
APPROVED BY	jn
CHECKED BY	cc
DATE	FEBRUARY 202

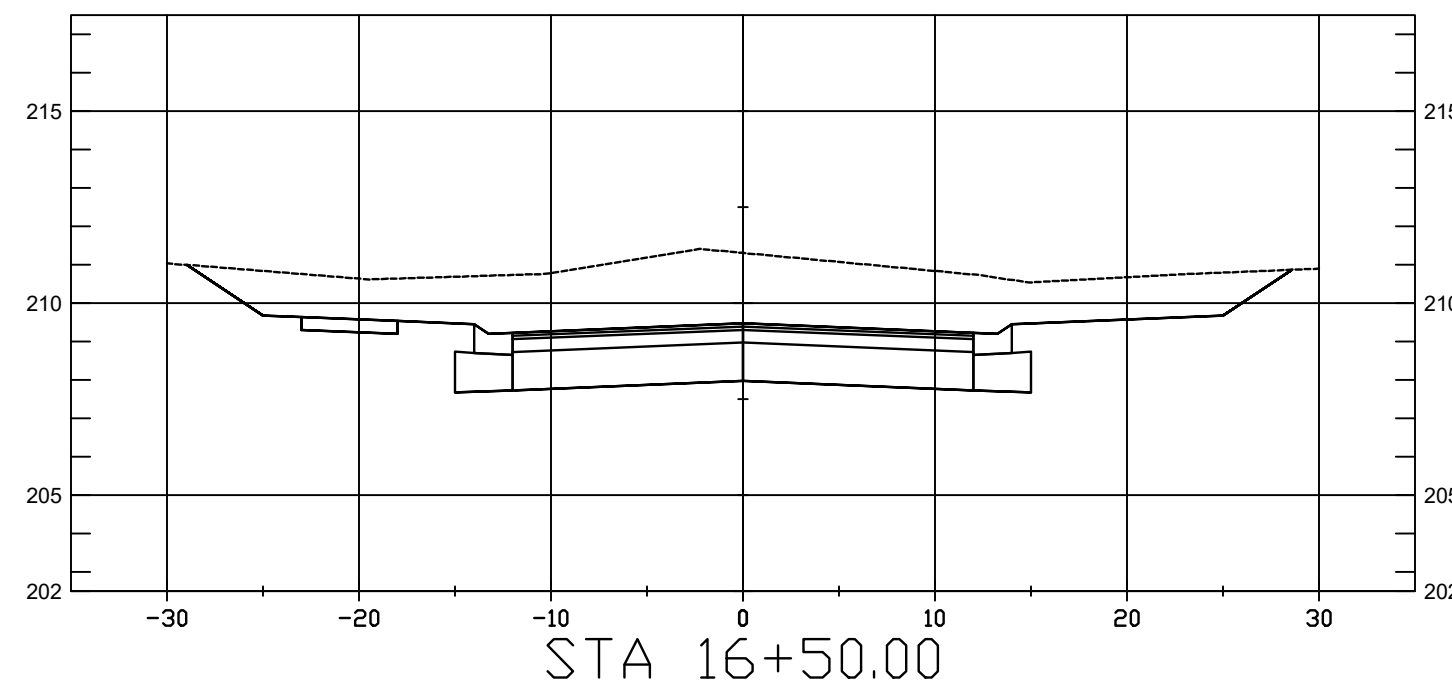
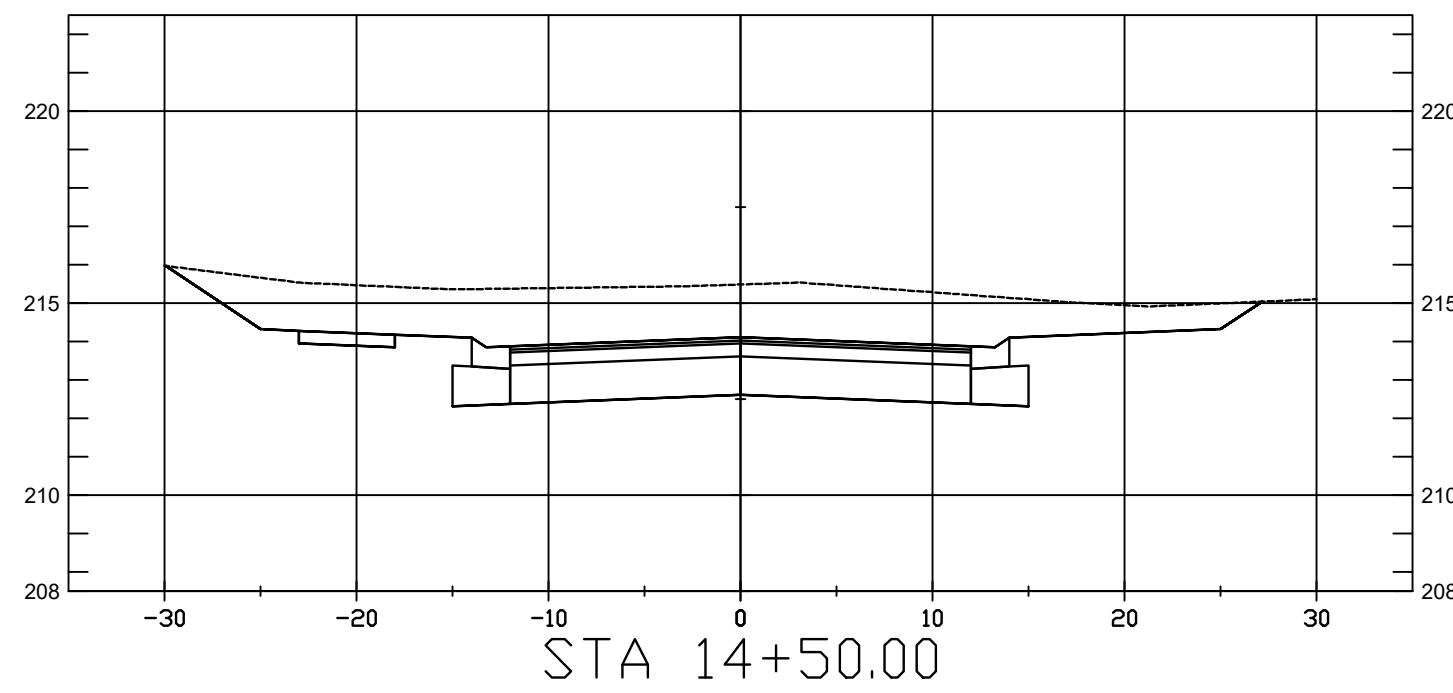
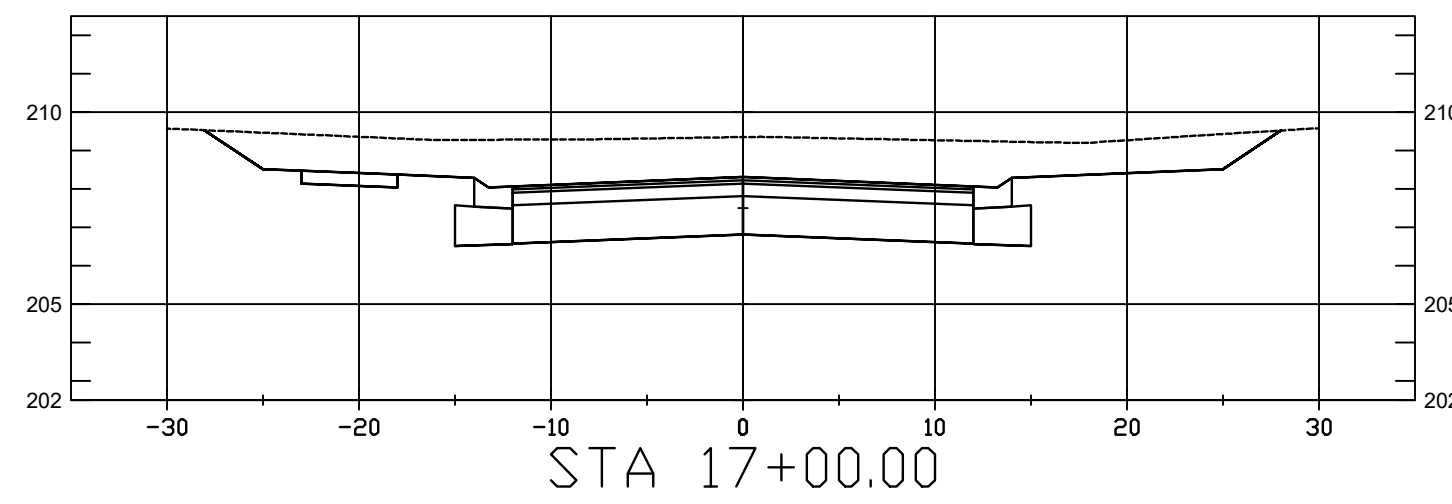
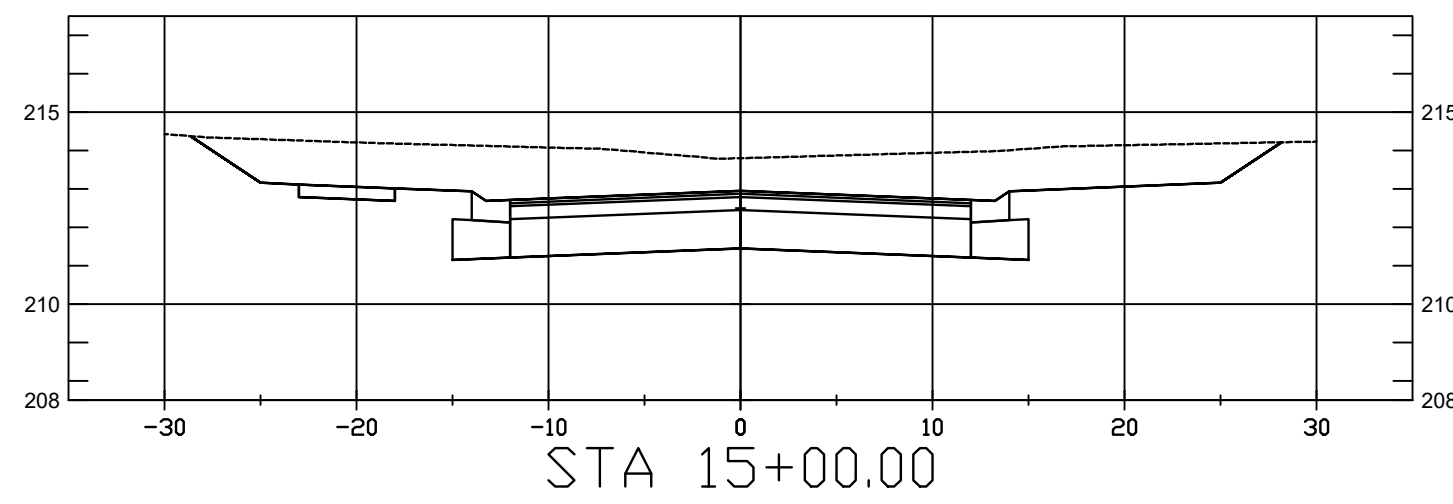
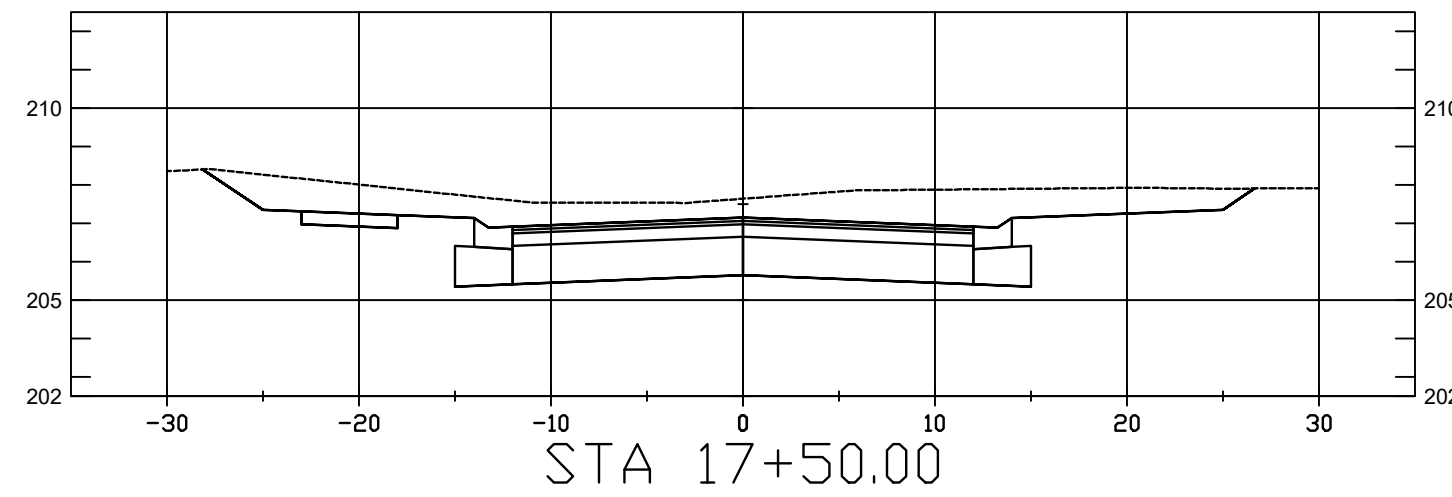
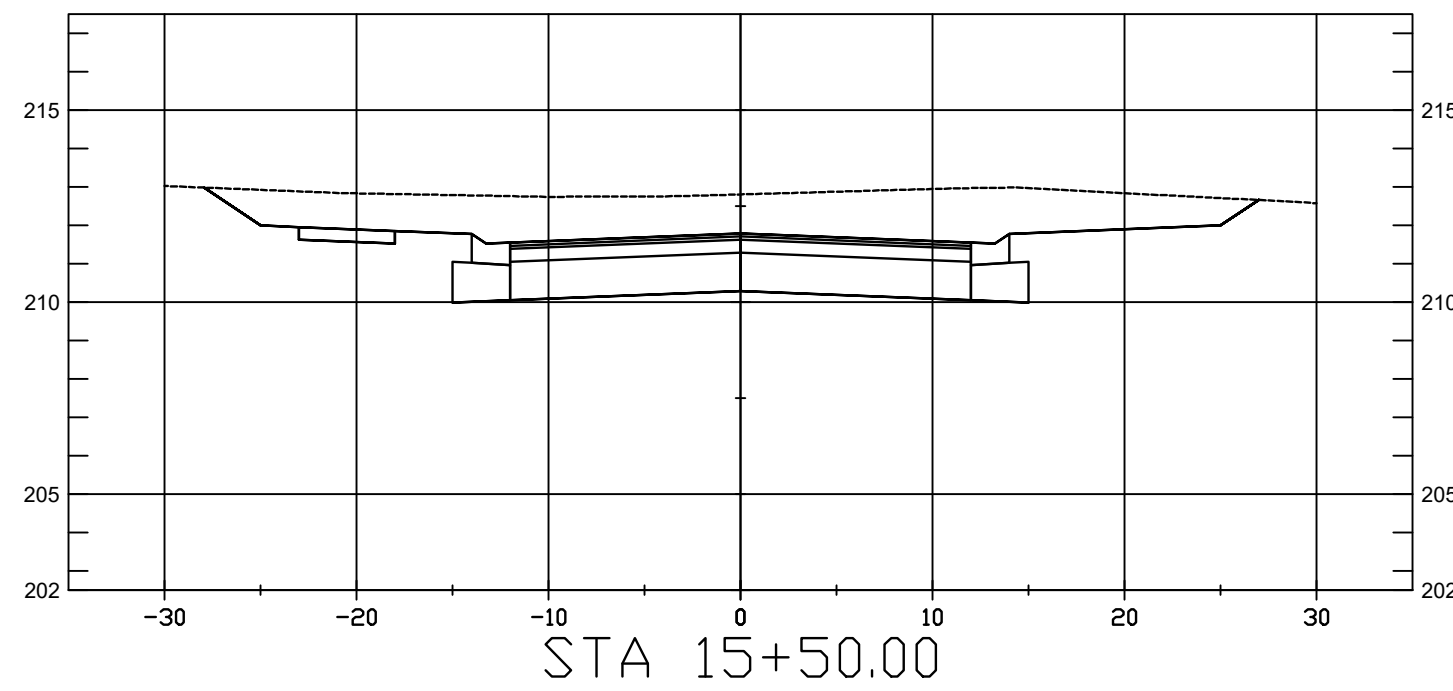
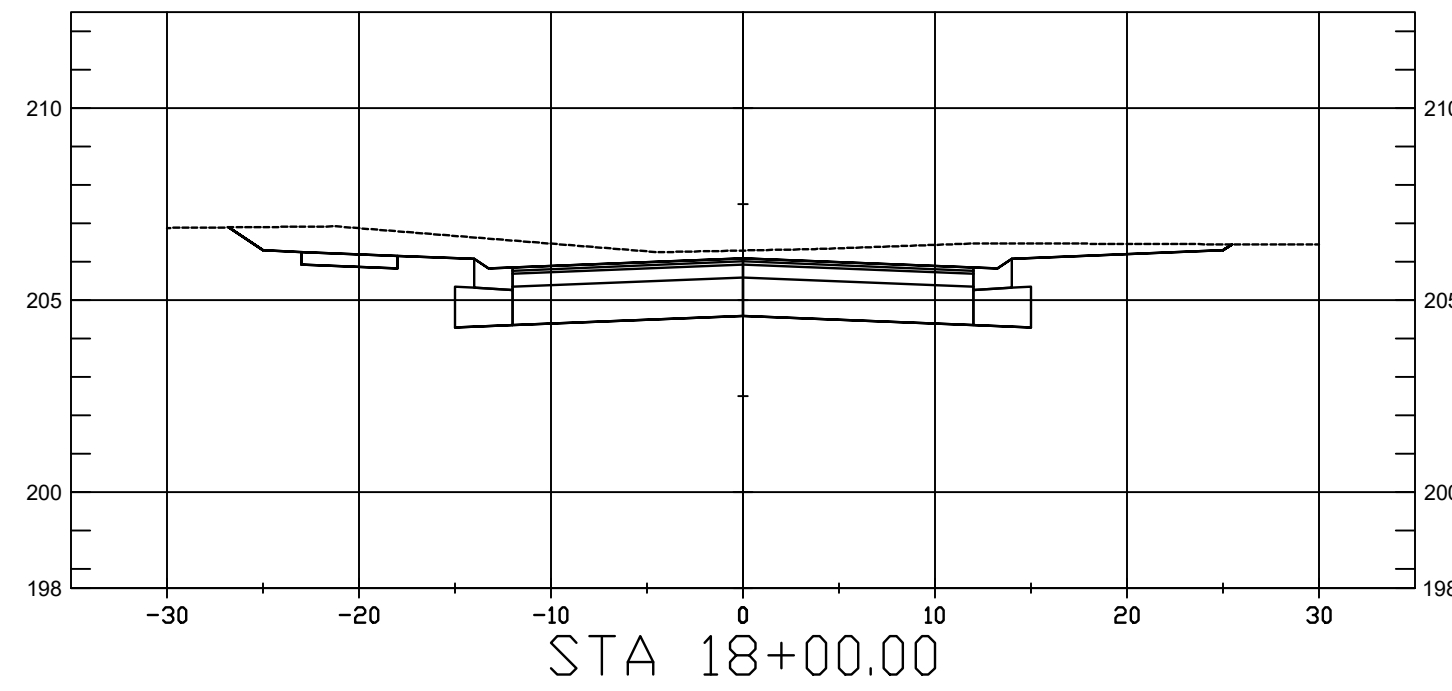
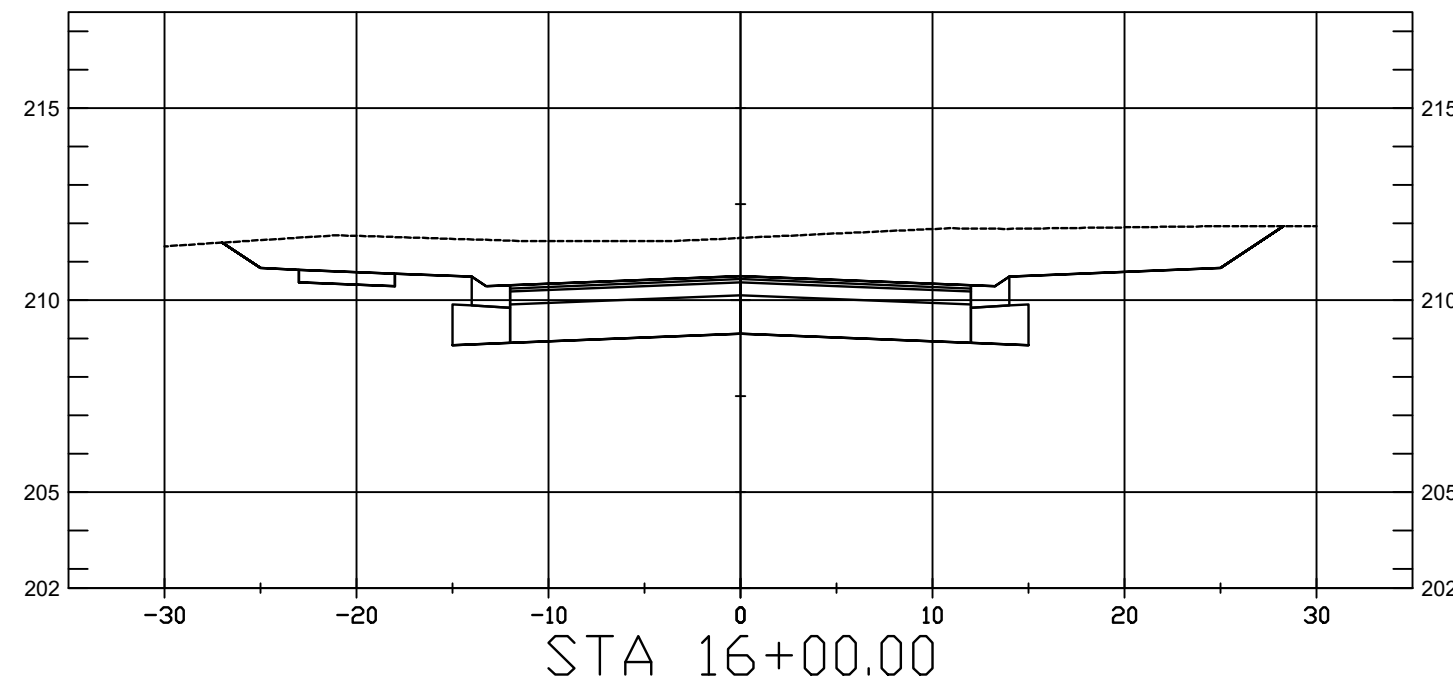
TITLE

CROSS SECTIONS
BREE DRIVE

PROJECT NO.	50180936
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X12

SHEET NO.



SEAL



SCALE

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

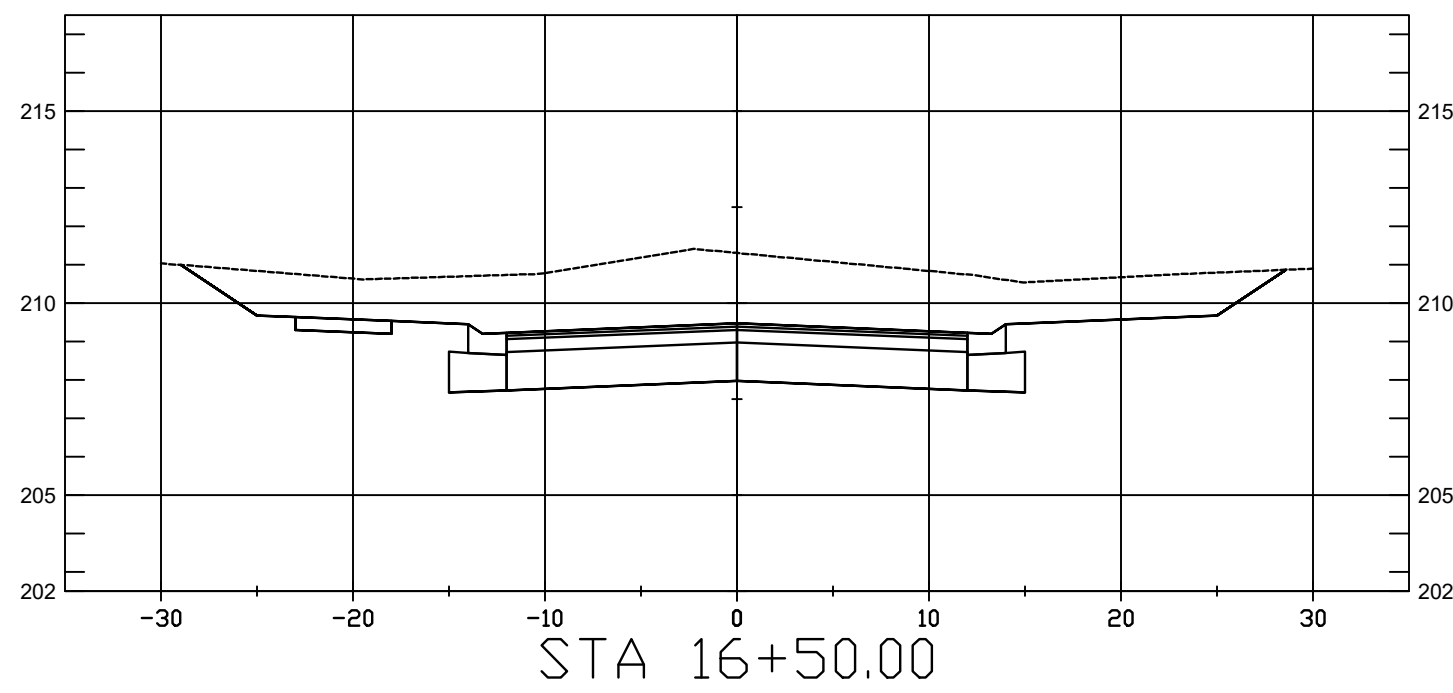
DRAWN BY	_____	set
DESIGNED BY	_____	jmp
APPROVED BY	_____	jne
CHECKED BY	_____	cct
DATE	FEBRUARY 2025	

TITLE

CROSS SECTIONS
BREE DRIVE

PROJECT NO.	50180936
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SHEET NO.



OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	_____	set
DESIGNED BY	_____	jmp
APPROVED BY	_____	jne
CHECKED BY	_____	cct
DATE	FEBRUARY 2025	

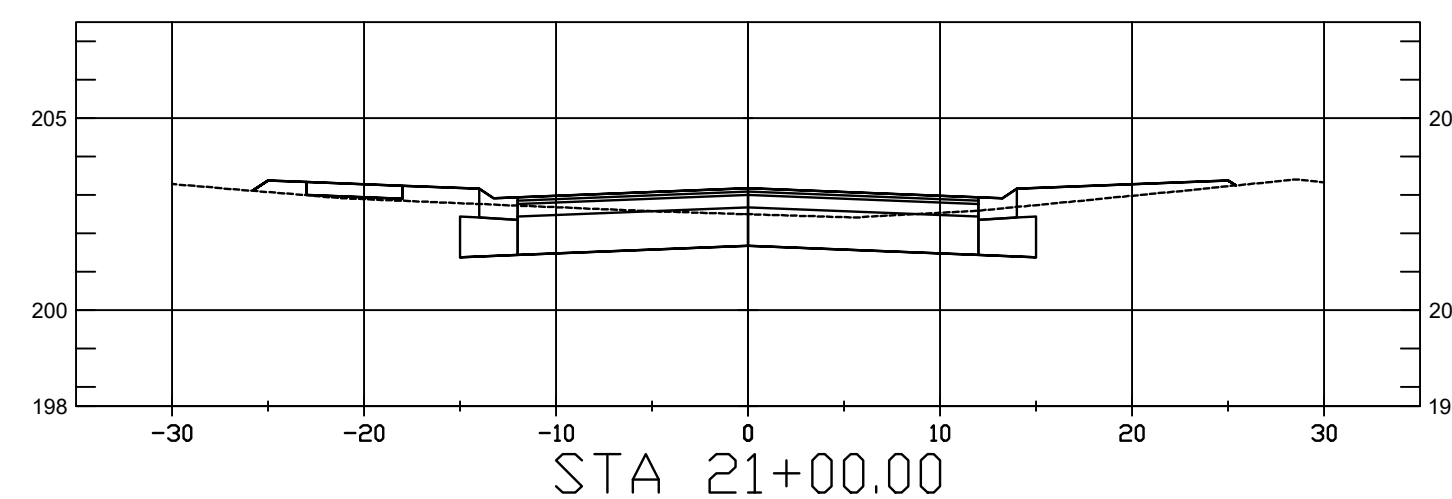
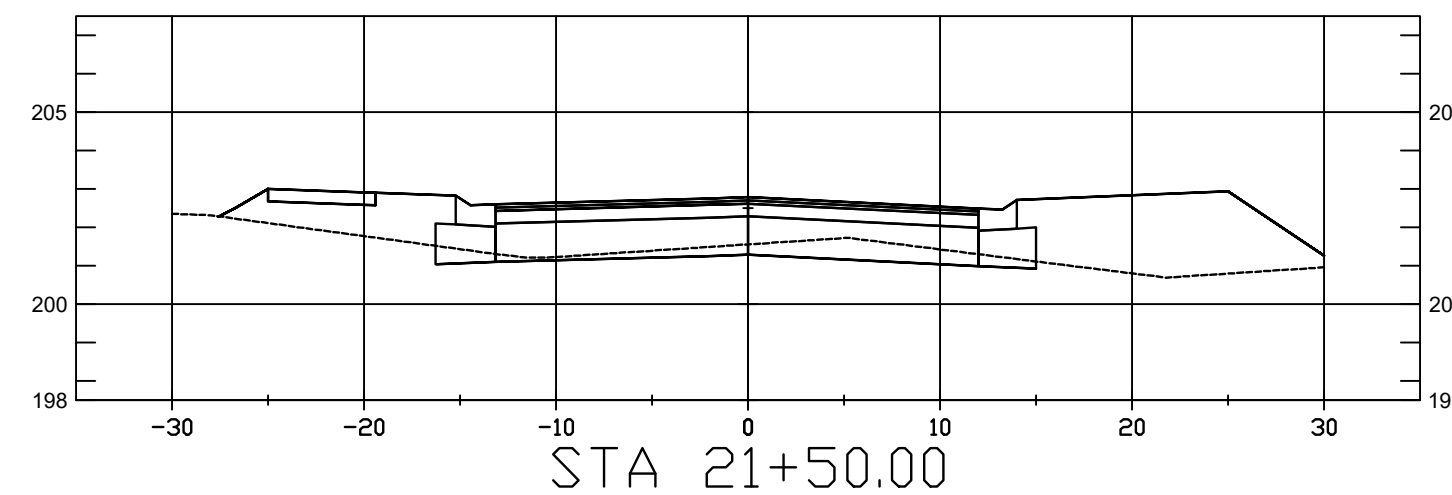
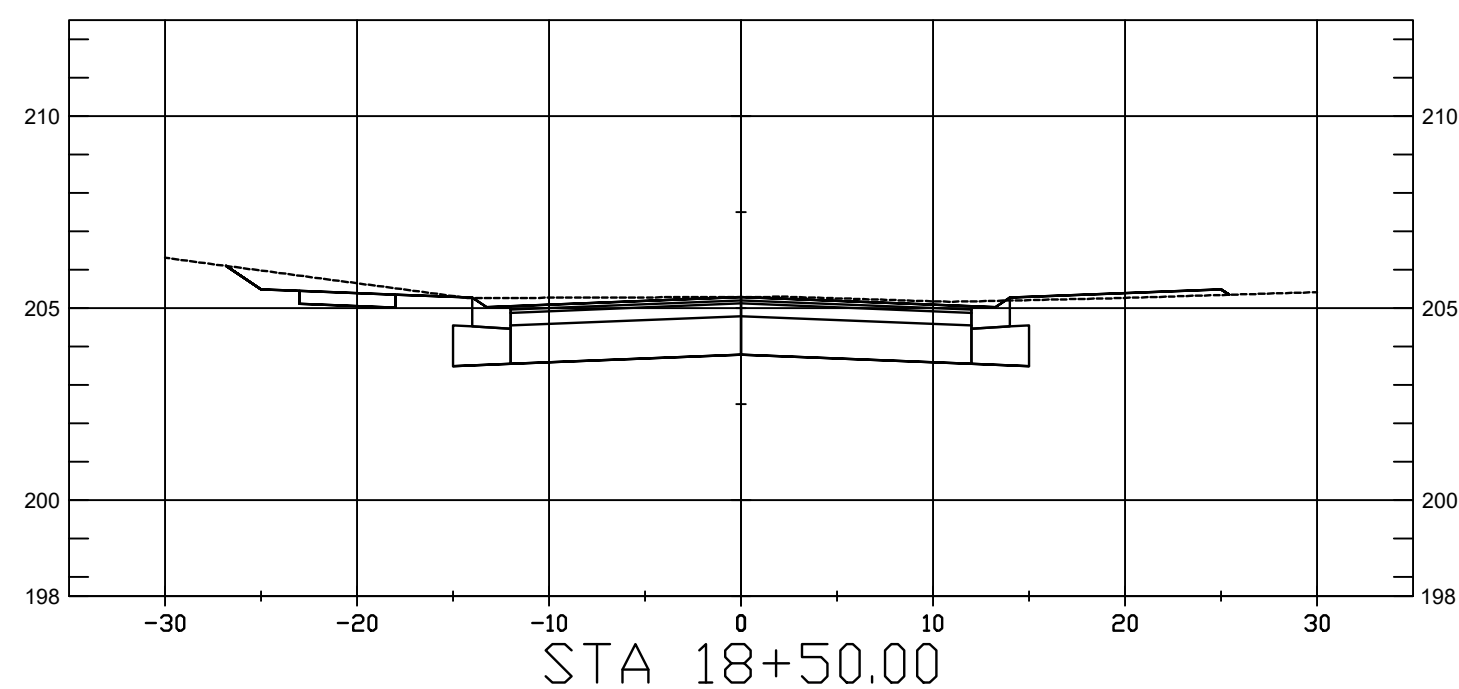
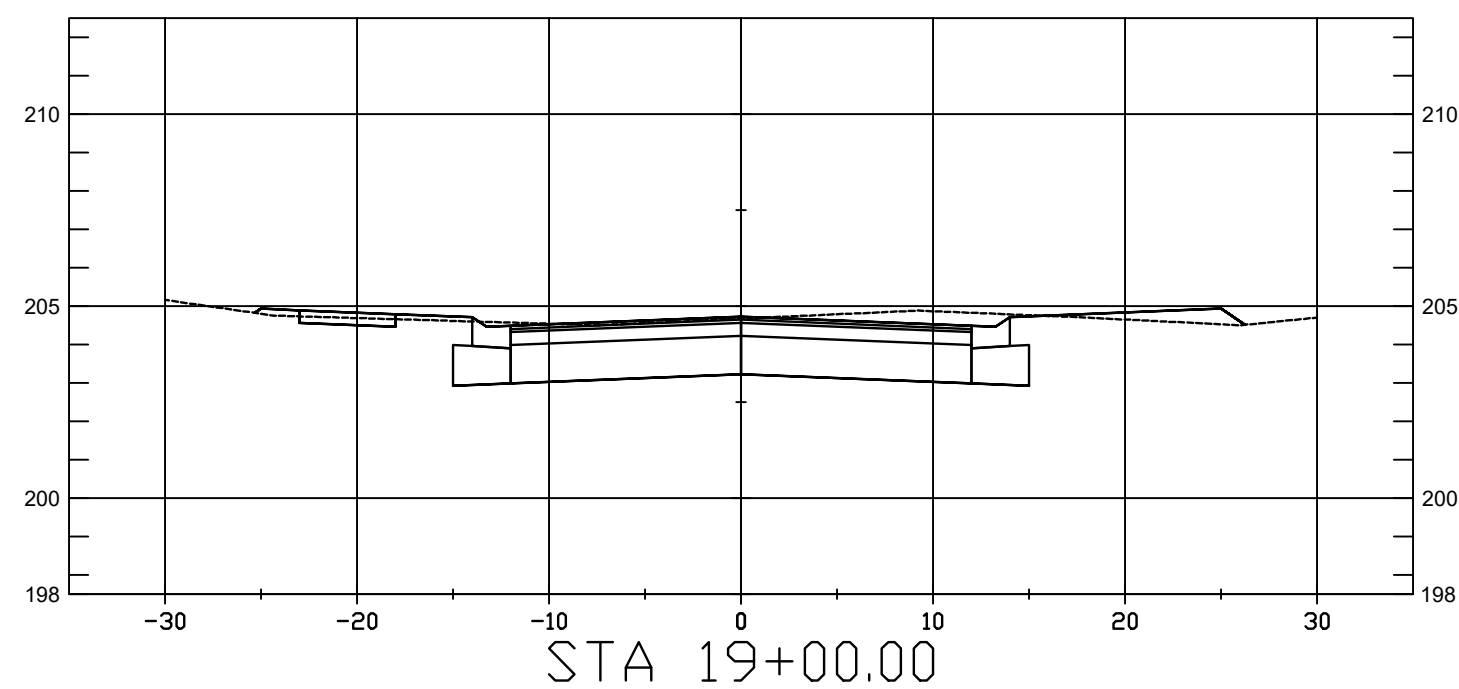
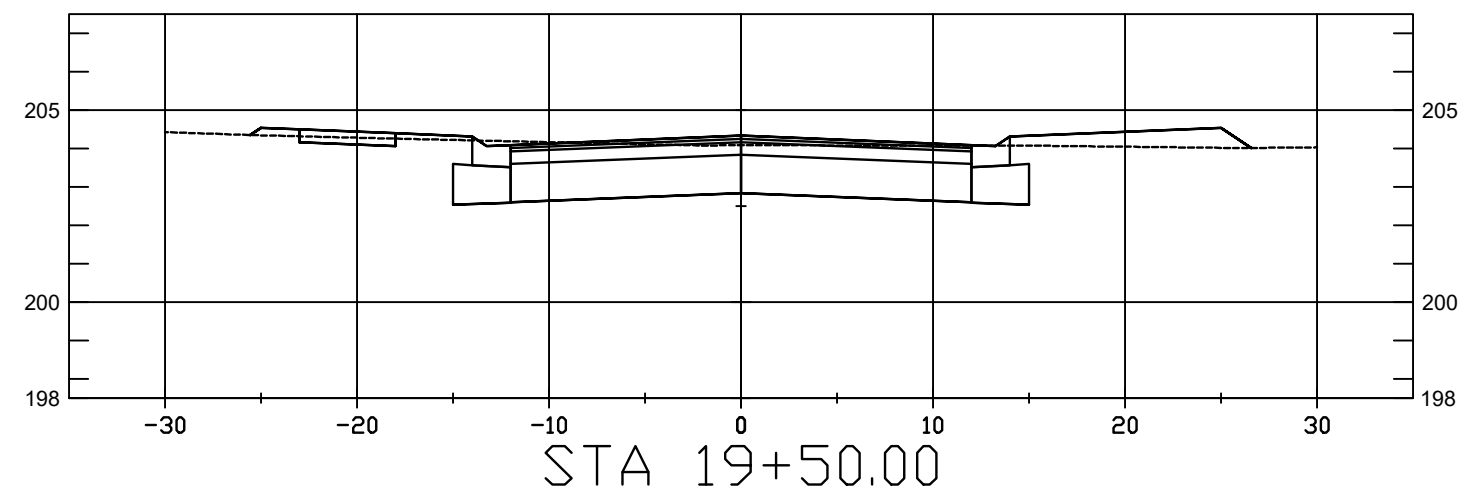
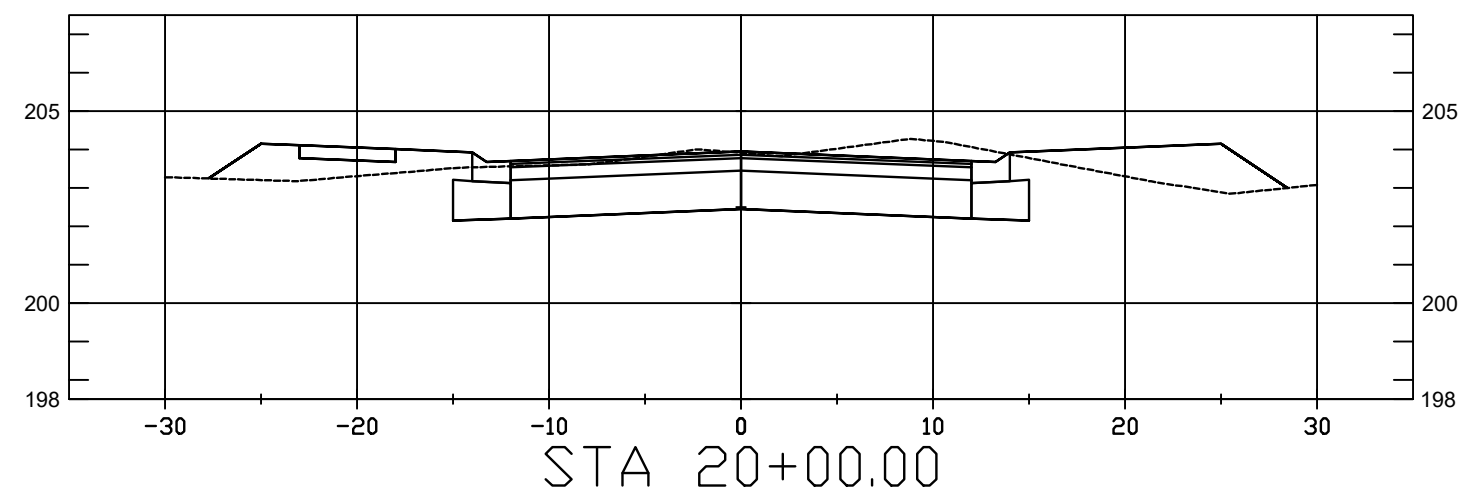
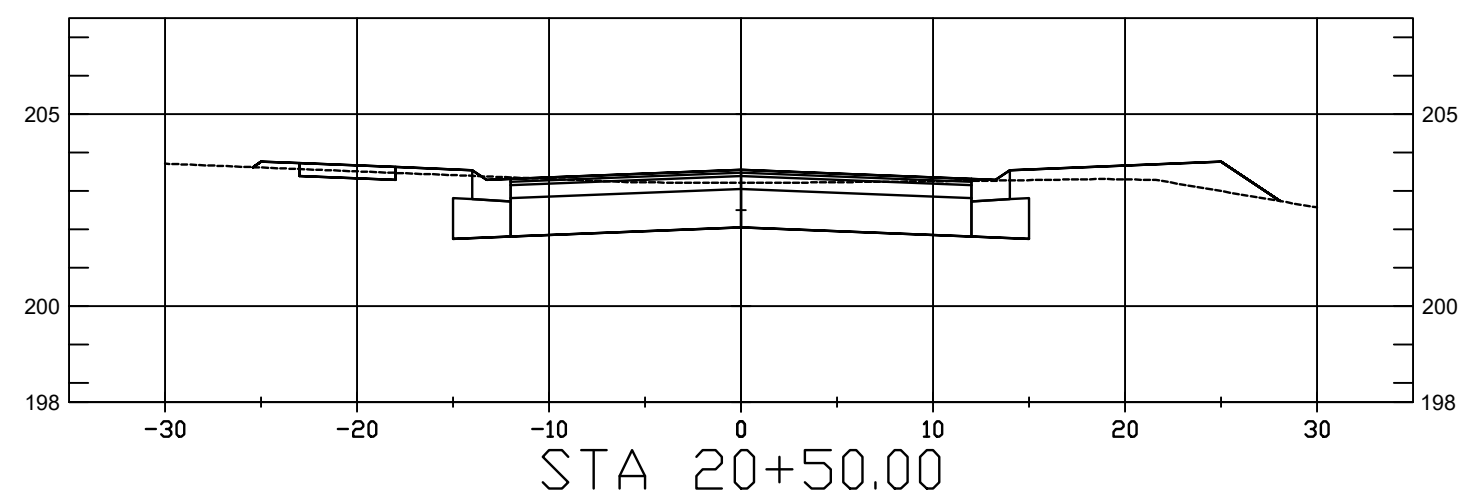
TITLE

CROSS SECTIONS
BREE DRIVE

PROJECT NO.	50180936
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X14

SHEET NO.



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February 26, 2025

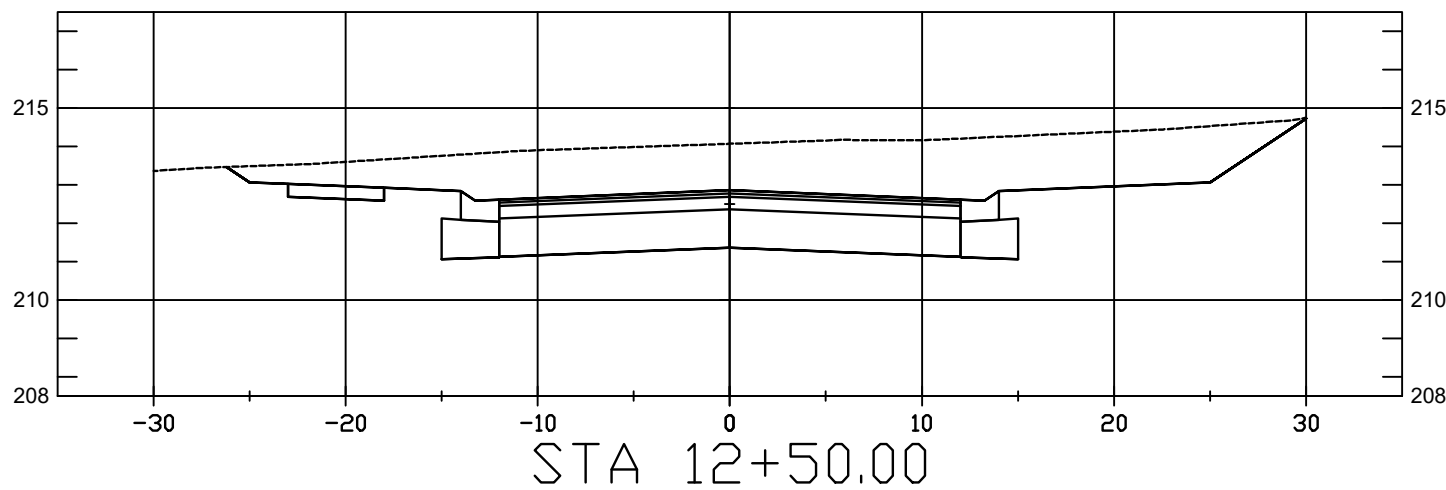
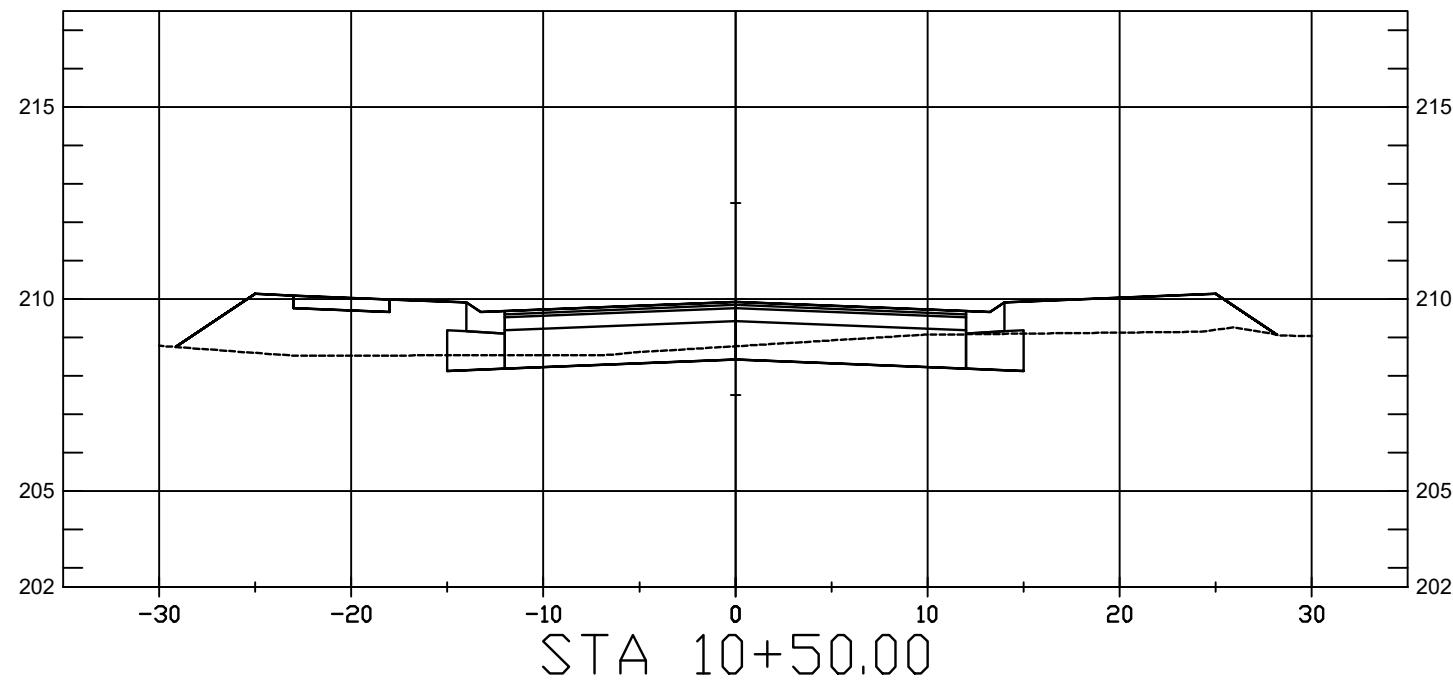
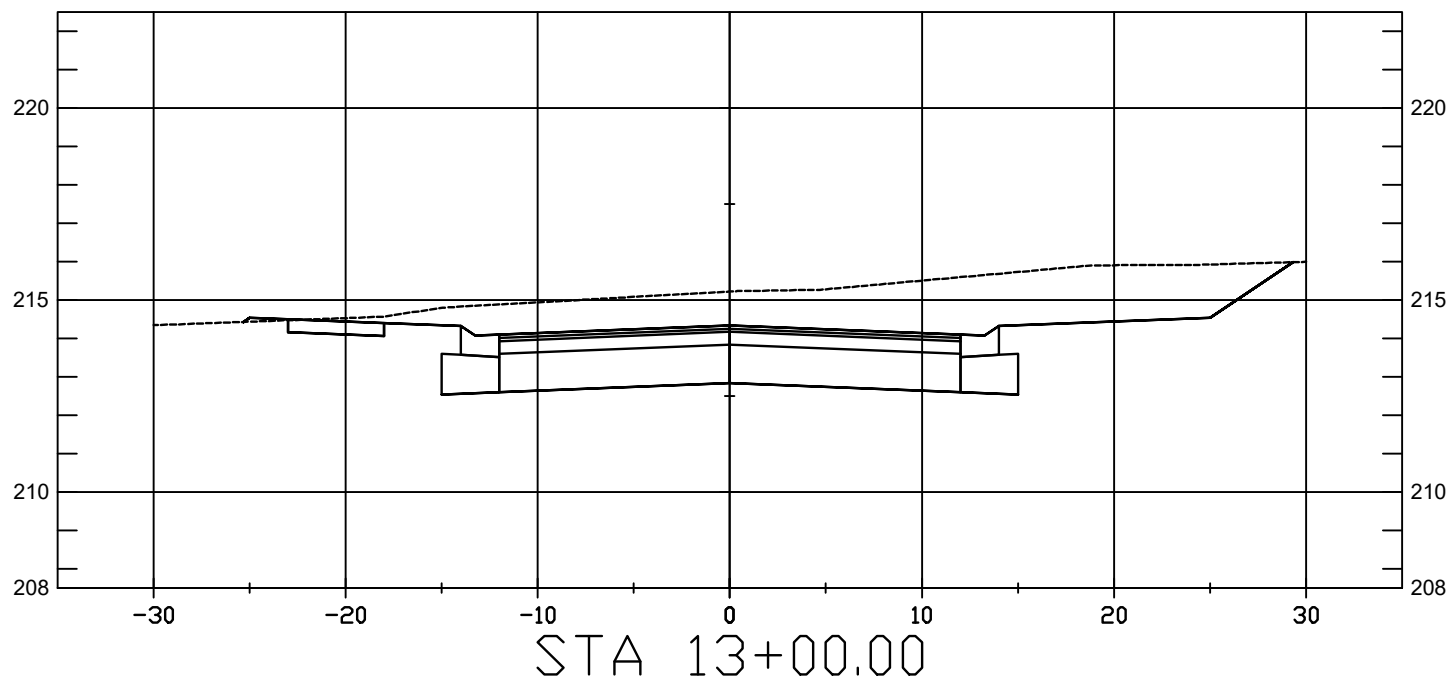
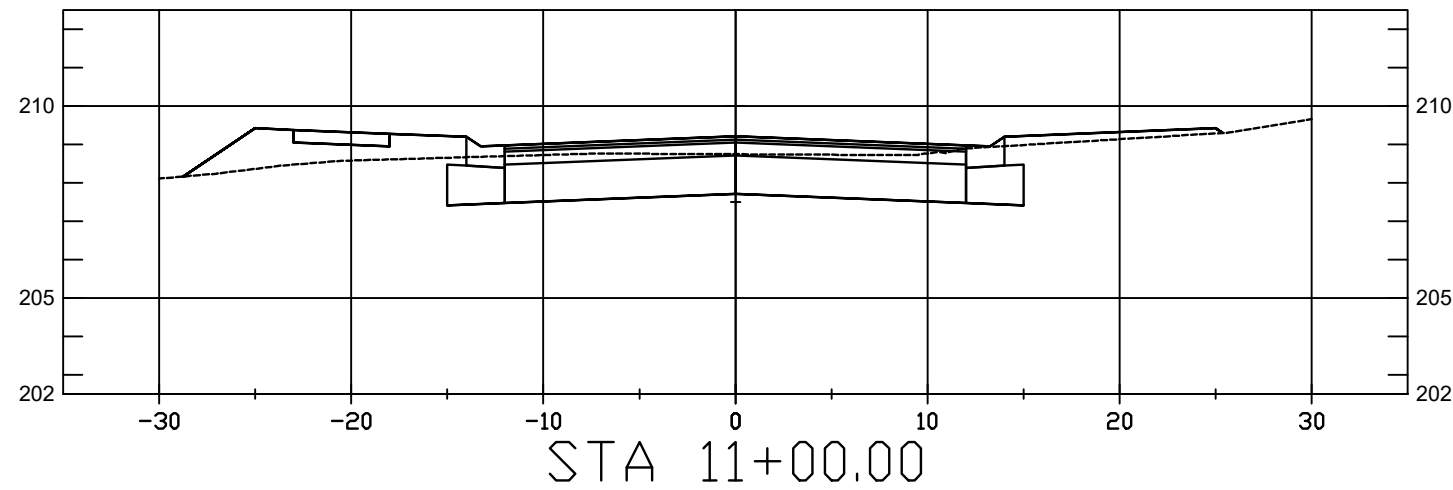
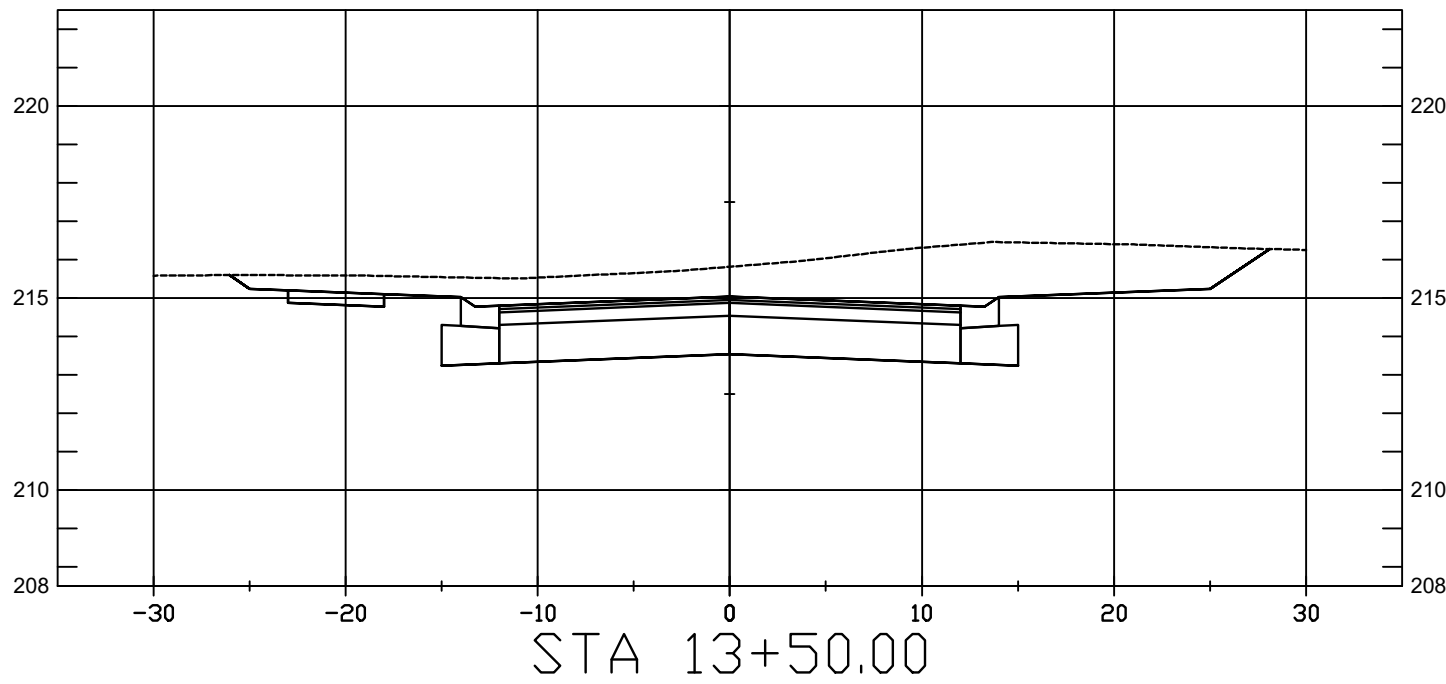
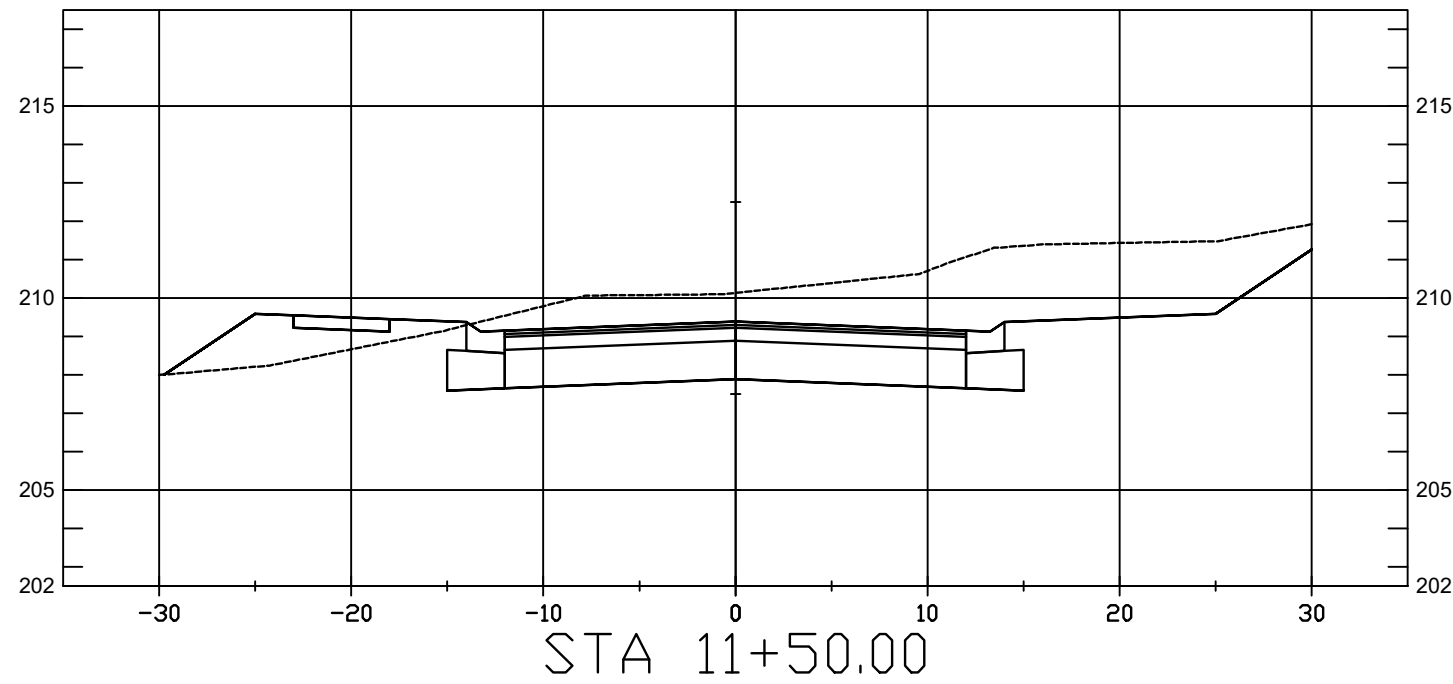
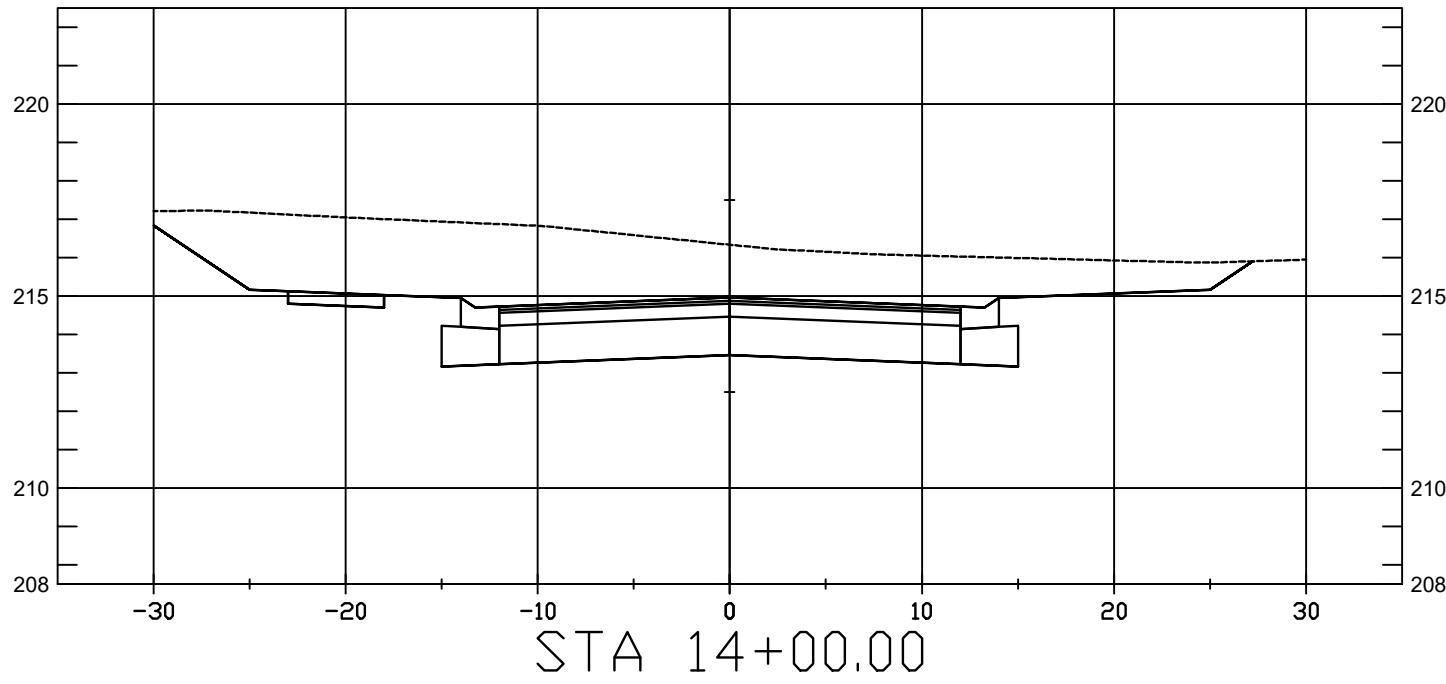
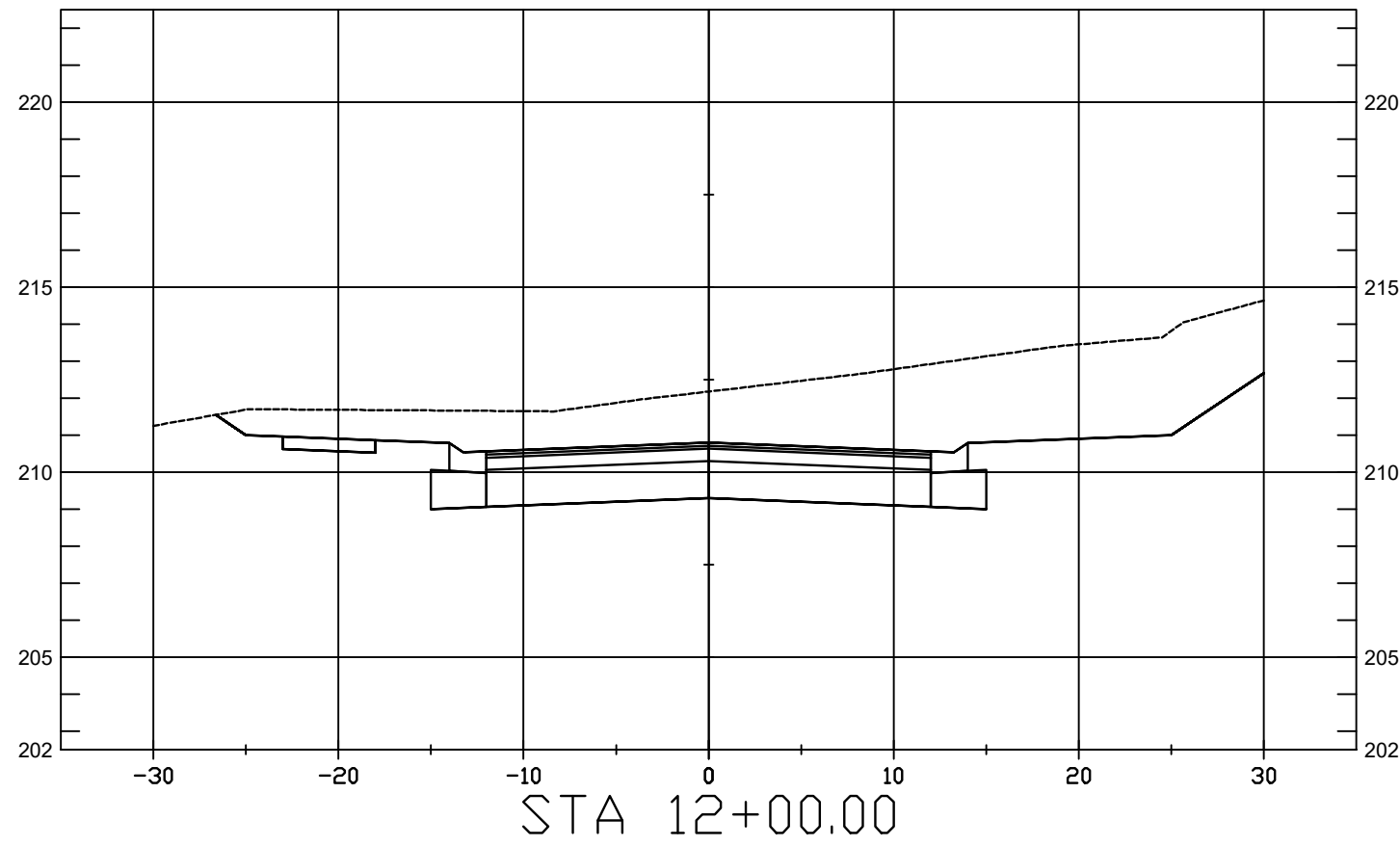
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D

C

B

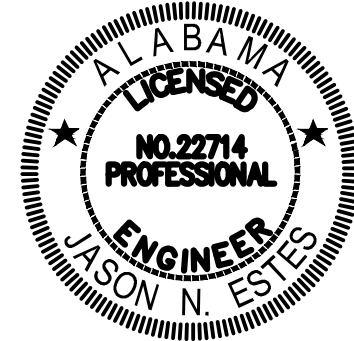
A



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.960.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

NO.	DESCRIPTION	DATE
-----	-------------	------

REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

CROSS SECTIONS
RYLEE RAY ROAD

PROJECT NO.	50180936
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X15

SHEET NO.

W:\50180936_OLD TOWN COMMONS PH1\ENGINEERING\PLAN SHEETS\50180936_X - CROSS SECTIONS.dwg
February 26, 2025

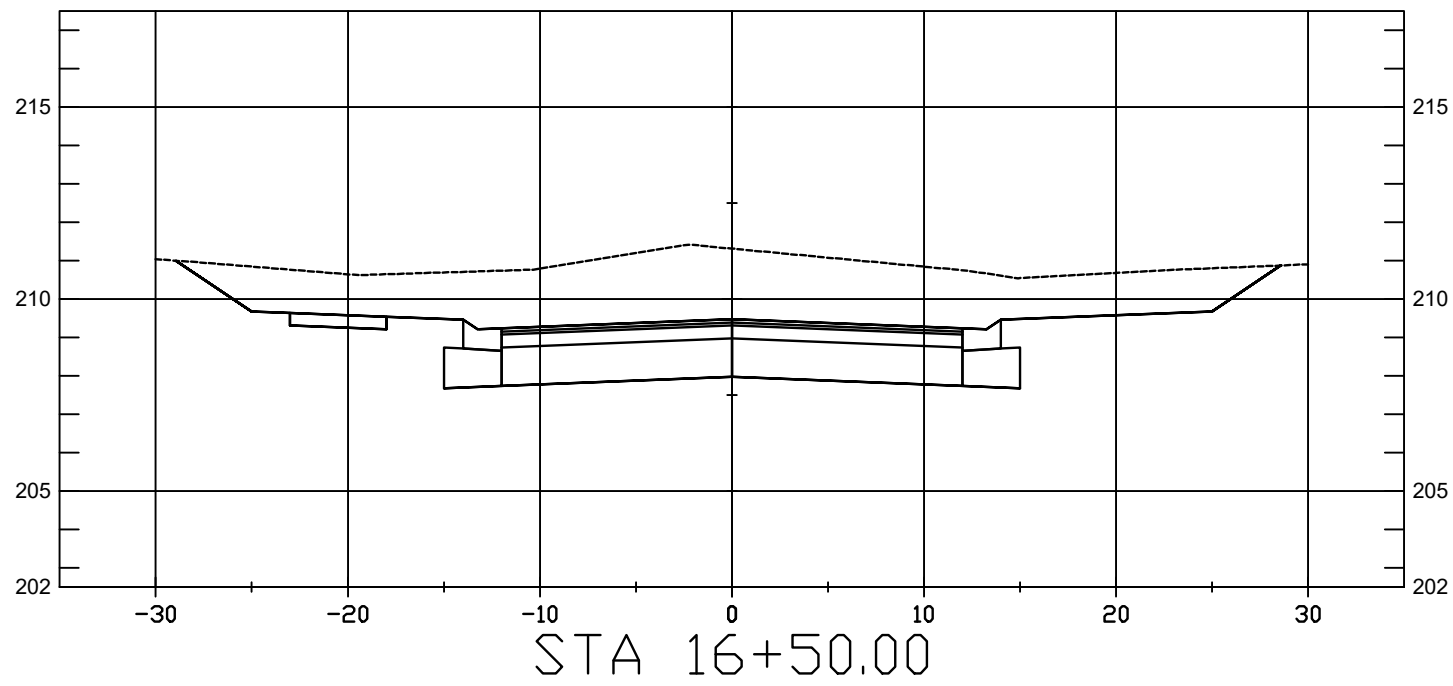
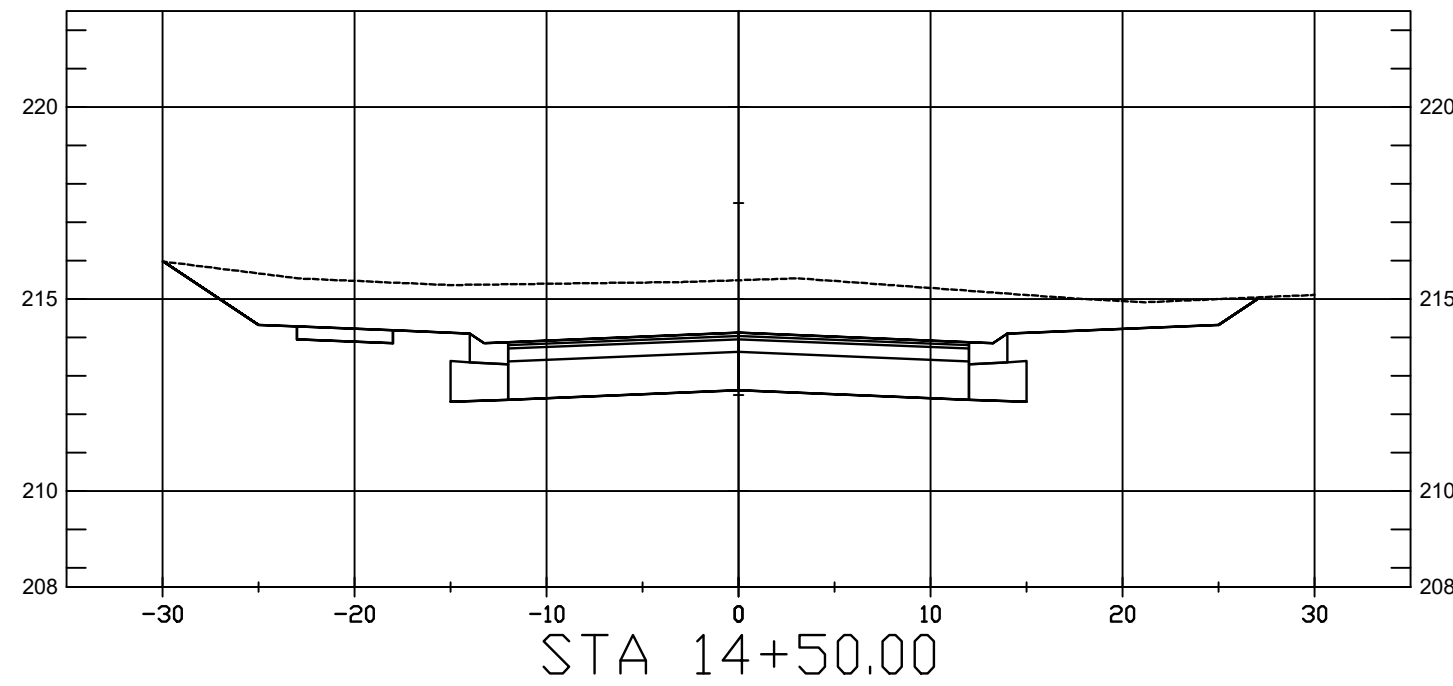
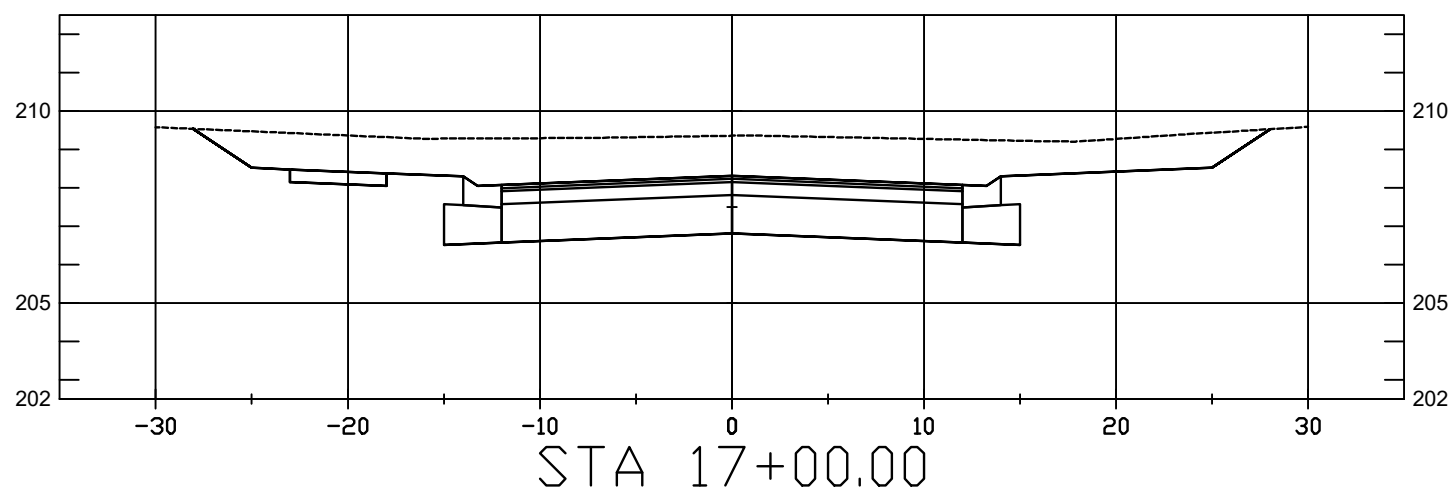
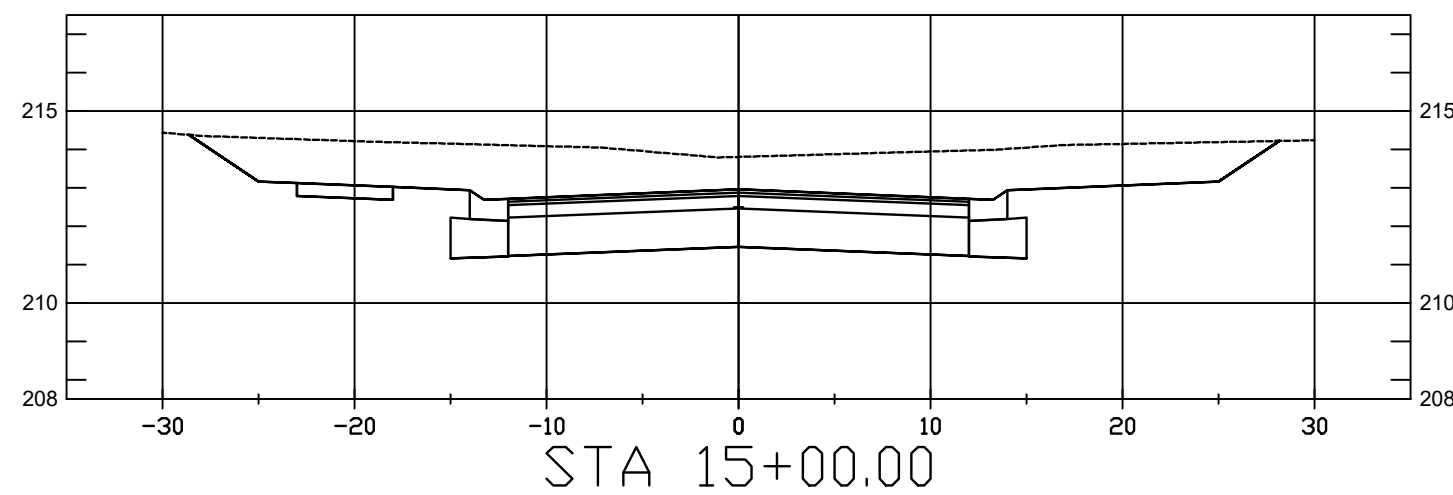
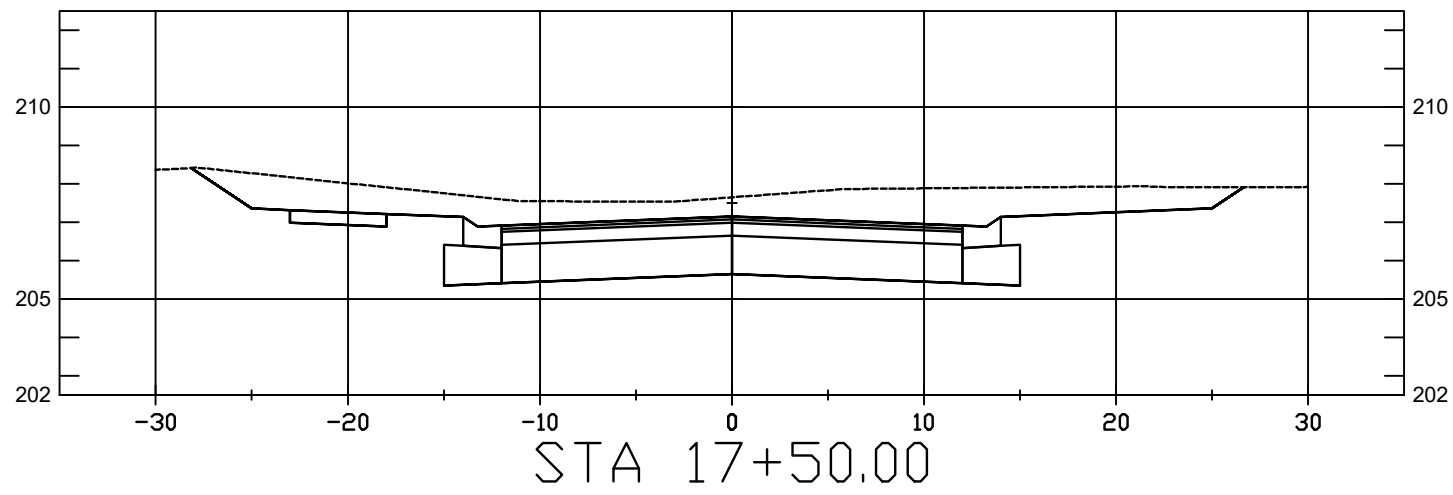
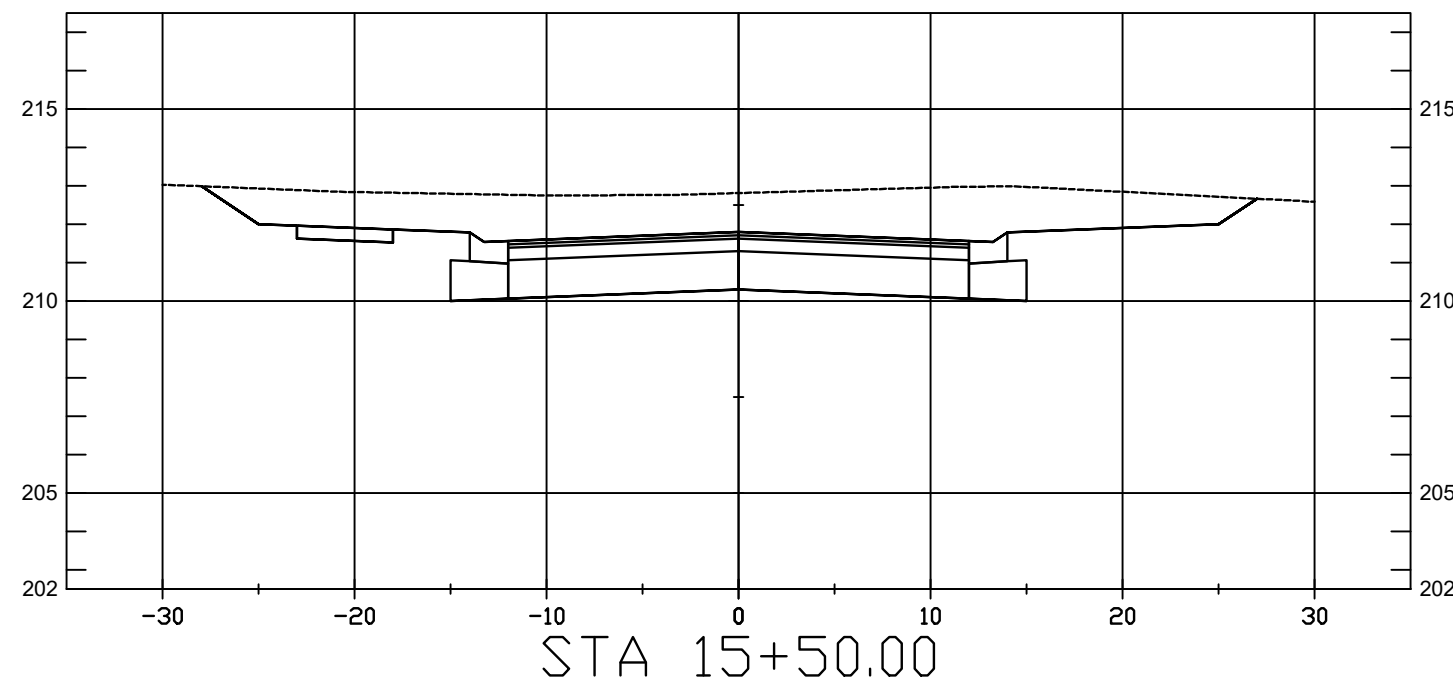
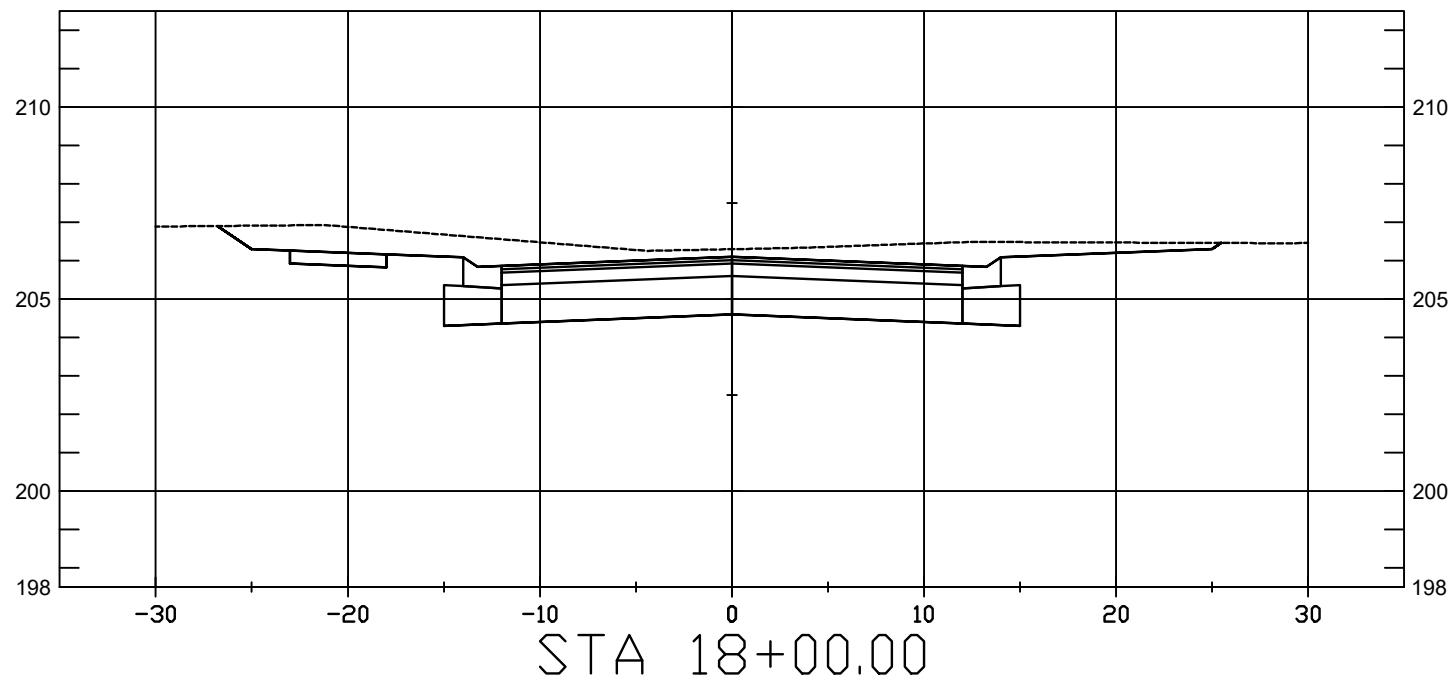
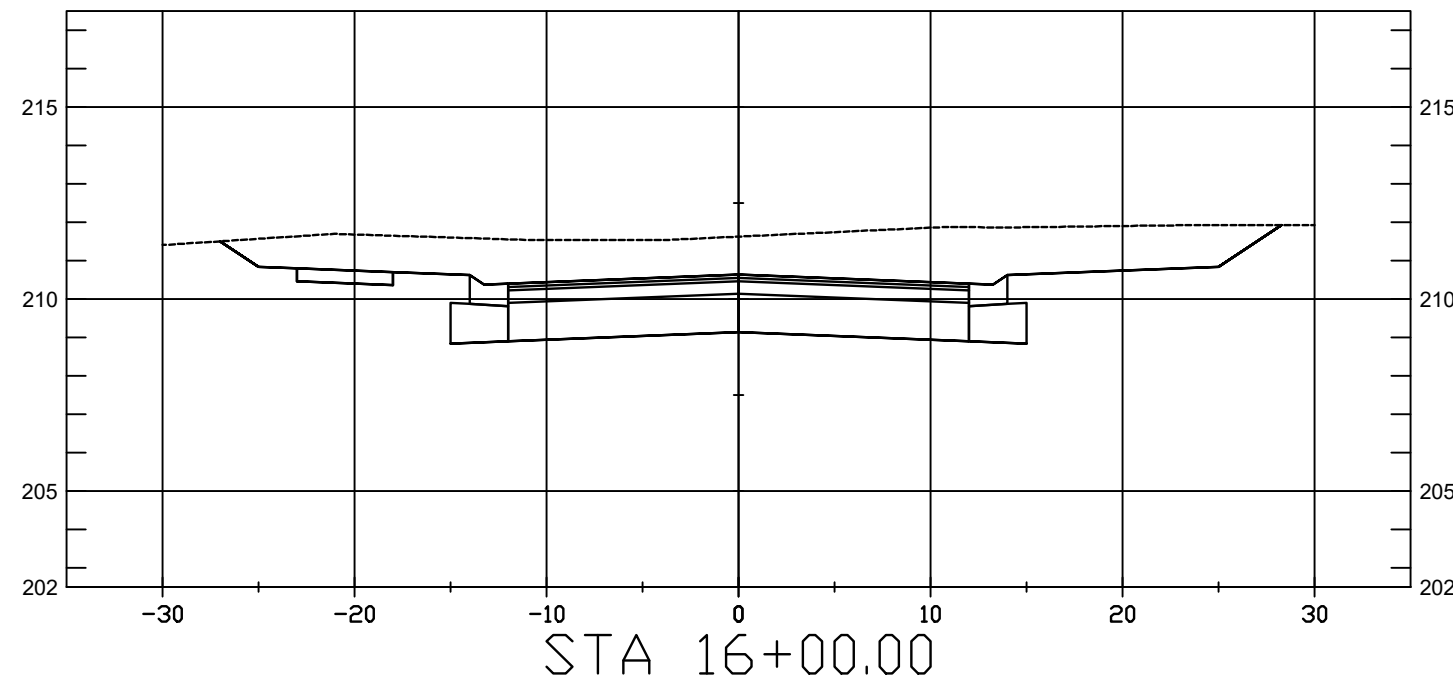
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D

C

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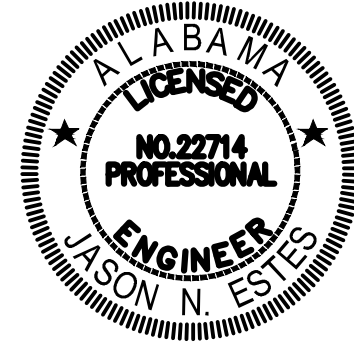
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25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

OLD TOWNE COMMONS
PHASE 1
BALDWIN VENTURES, LLC
BAY MINETTE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

V:1"=5'
H:1"=10'

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	seb
DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	ccb
DATE	FEBRUARY 2025

TITLE

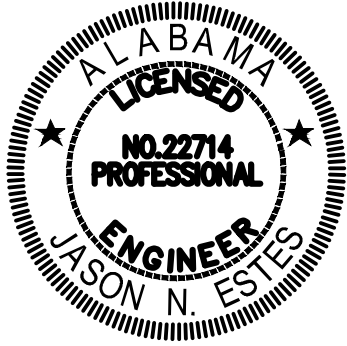
CROSS SECTIONS
RYLEE RAY ROAD

PROJECT NO.	50180936
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X16

SHEET NO.

SEAL



SCALE

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

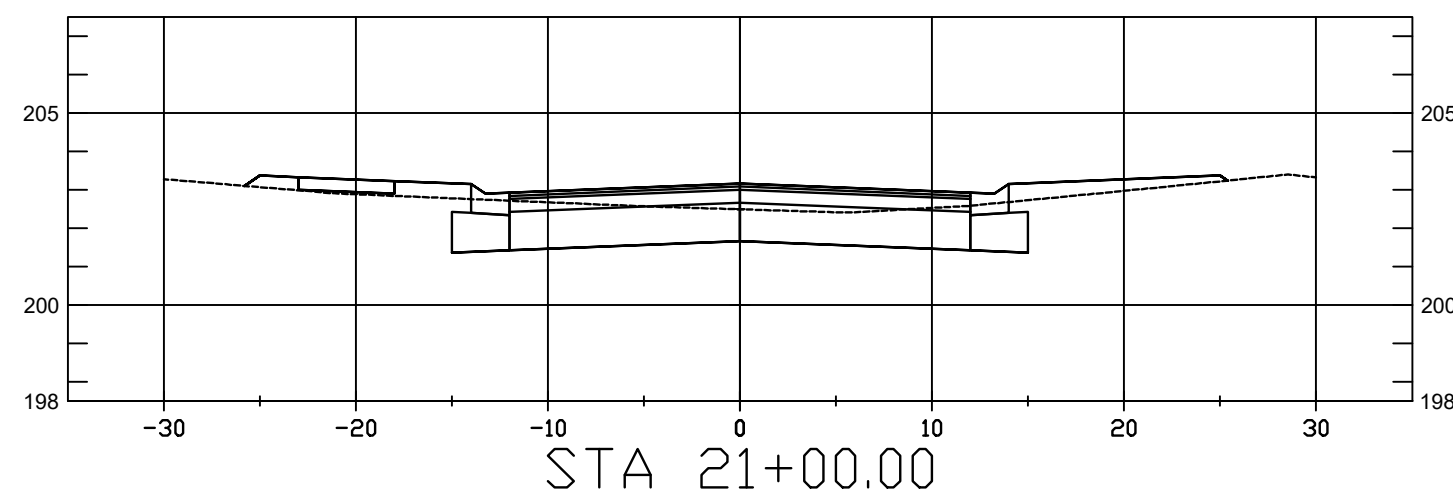
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DESIGNED BY	jmp
APPROVED BY	jne
CHECKED BY	cct
DATE	FEBRUARY 2025

TITLE

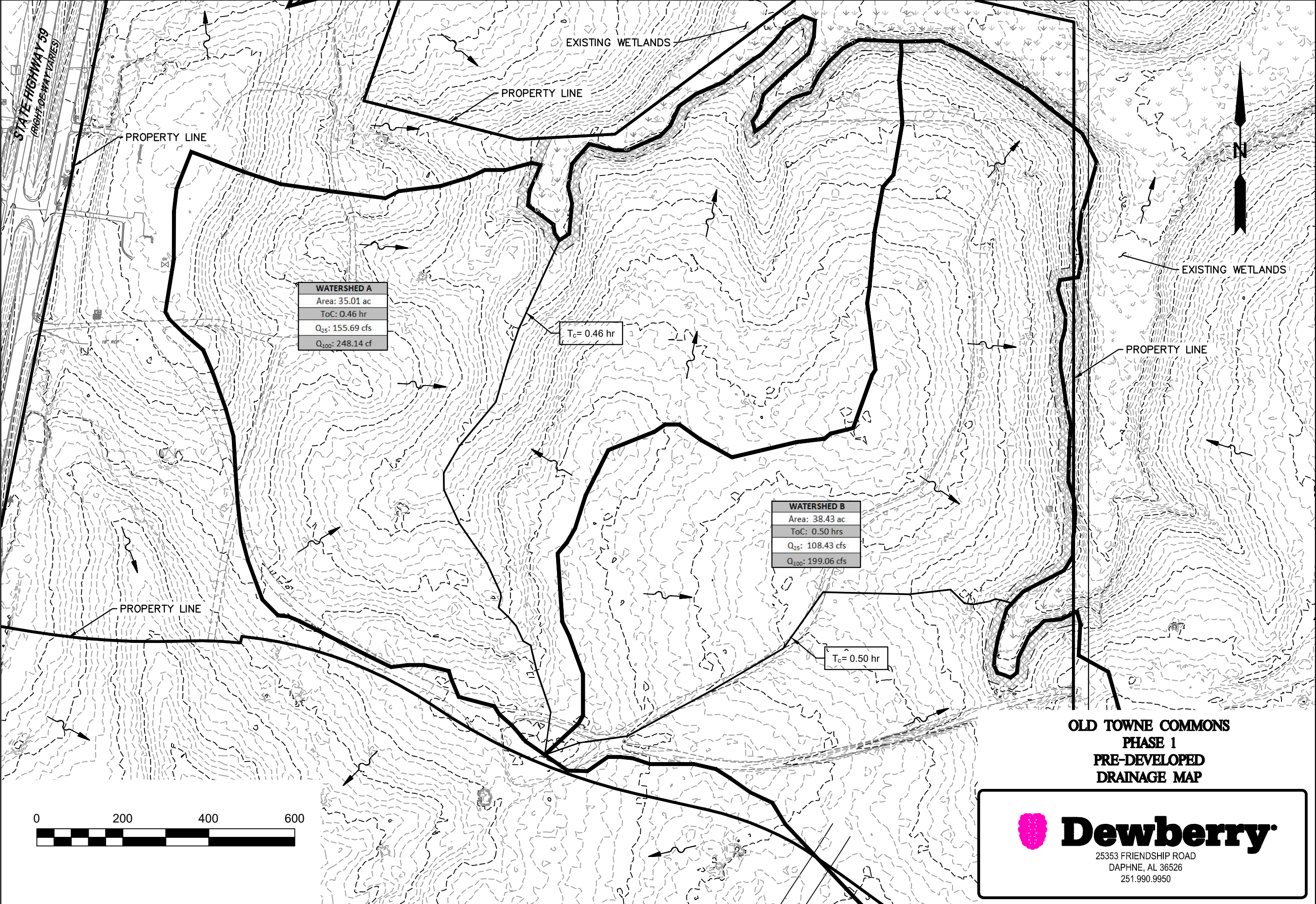
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50180936

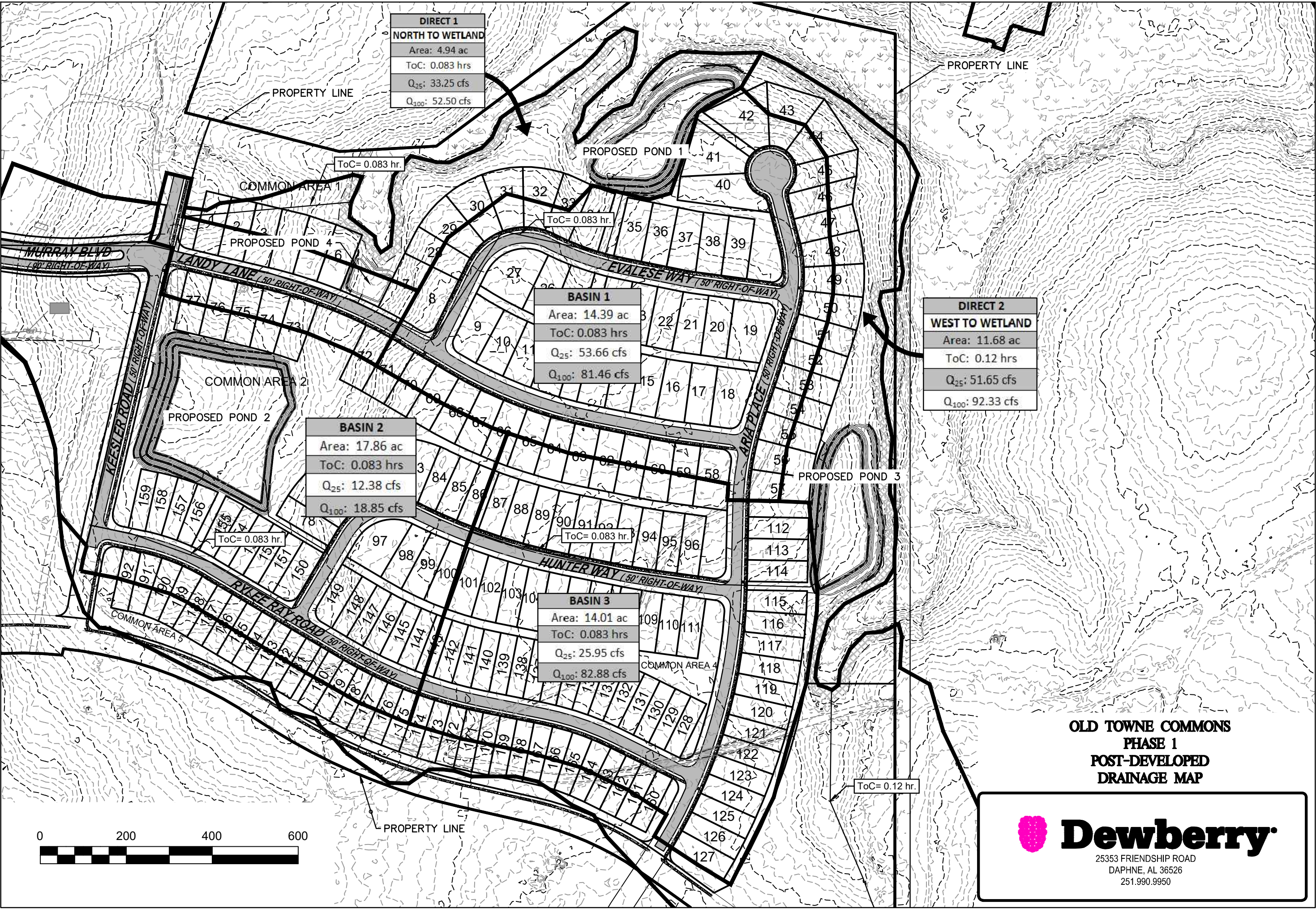
SHEET NO.



w: \50180936 OLD TOWN COMMONS PH1\ENGINEERING_PLAN
SHEETS\DRAINAGE MAPS\50180936_DRAINAGE MAPS.dwg
February 27, 2025



W:\50180936 OLD TOWN COMMONS PH1\ENGINEERING\PLAN
SHEETS\DRAINAGE MAPS\50180936_DRAINAGE MAPS.dwg
February 27, 2025



OLD TOWNE COMMONS
PHASE 1
POST-DEVELOPED
DRAINAGE MAP



Dewberry

25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950