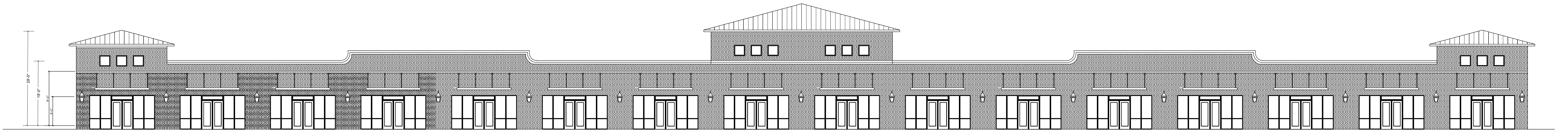


## Exhibit B

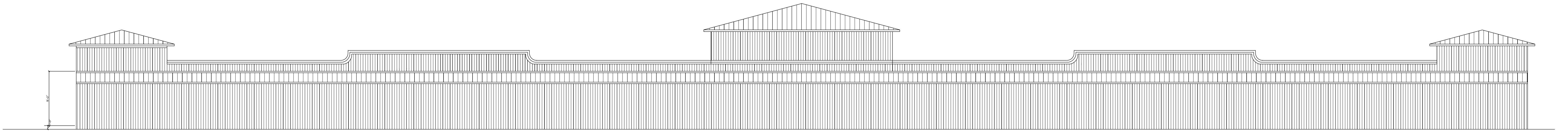
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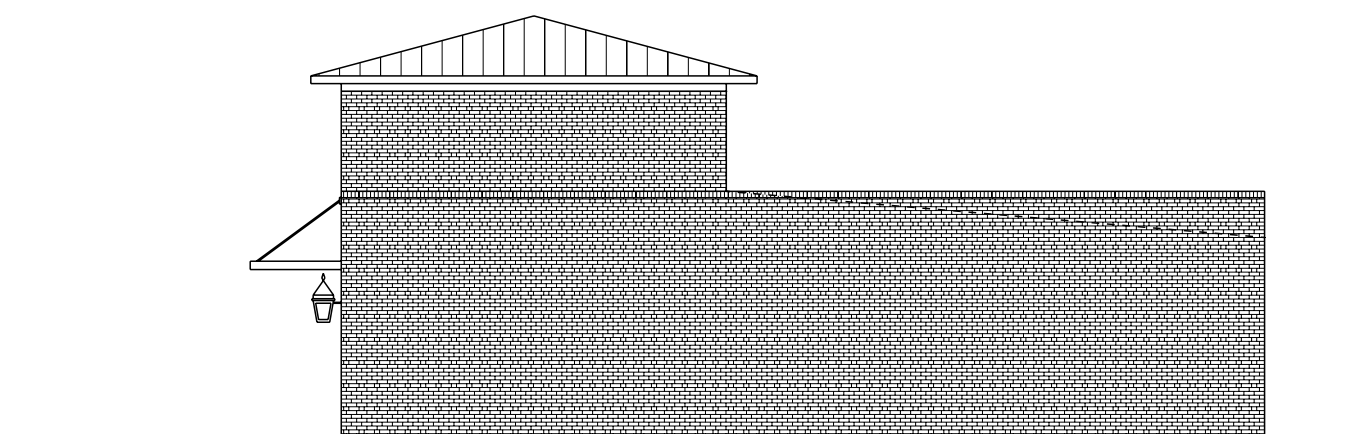
28143 Annabelle Lane  
Daphne, AL 36526  
Phone: 251-923-8732  
E-mail: Coastal.Designs@yahoo.com



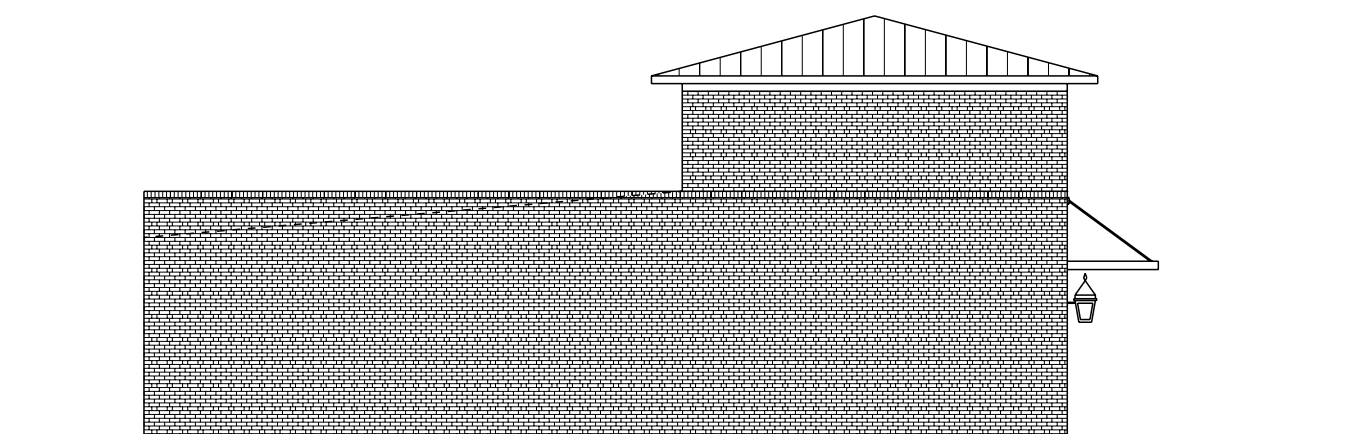
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

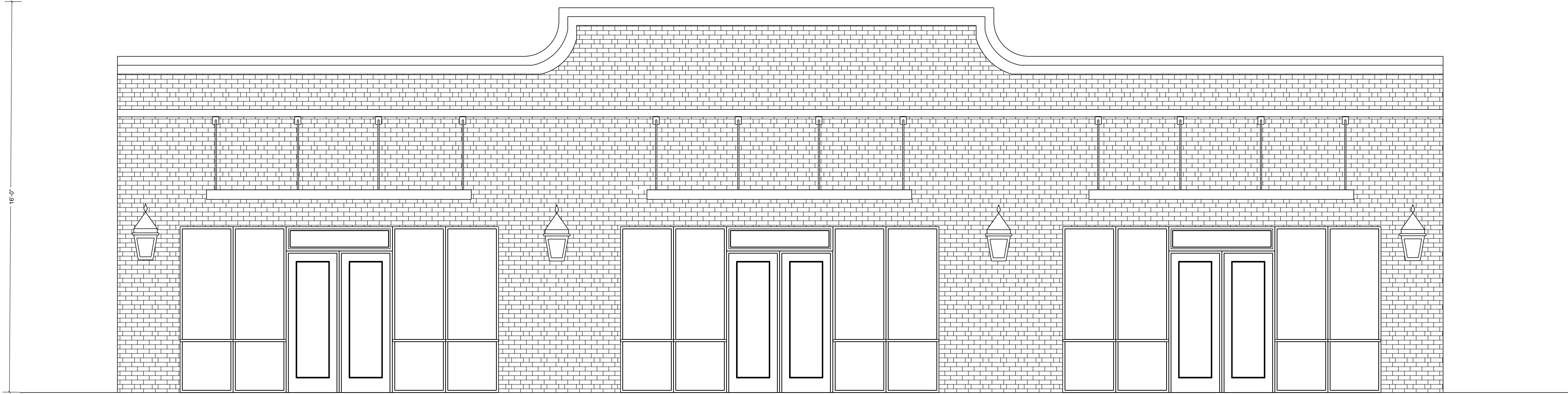


LEFT ELEVATION

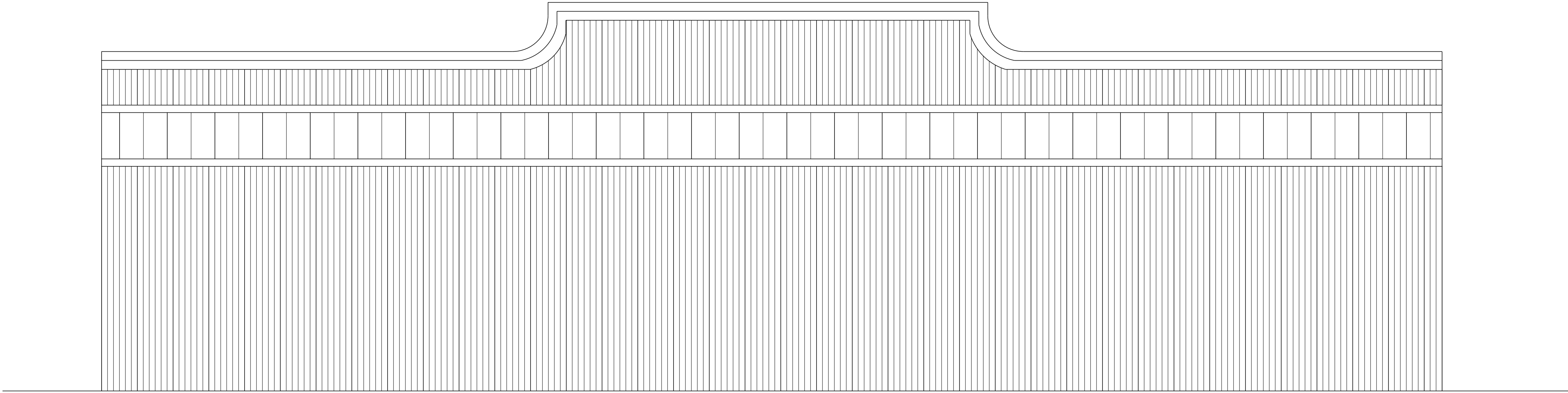


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A NEW COMMERCIAL BUILDING FOR



FRONT ELEVATION



REAR ELEVATION

4/20/2025			DATE:
REVISED PRELIMINARY DRAWINGS FOR OWNER REVIEW			REVISION:
ORIGINAL			NUMBER

PROJECT PLANS

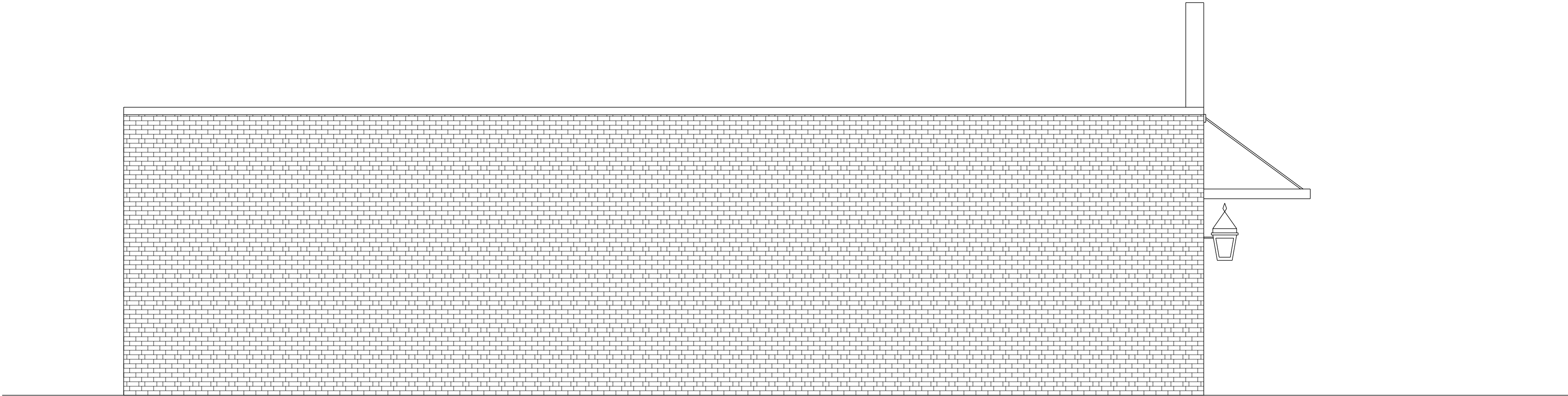
JOB NO: 015-25  
DRAWN BY: R. Miller  
CHECKED BY: R. Miller  
DATE: 2/6/2025  
SCALE: 1/4" = 1'

SHEET NO:  
**A2**



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A NEW COMMERCIAL BUILDING FOR



RIGHT ELEVATION



RIGHT ELEVATION

4/20/2025			DATE:
REVISED PRELIMINARY DRAWINGS FOR OWNER REVIEW			
ORIGINAL			
NUMBER		REVISION:	

PROJECT PLANS

JOB NO: 015-25  
DRAWN BY: R. Miller  
CHECKED BY: R. Miller  
DATE: 2/6/2025  
SCALE: 1/4" = 1'

SHEET NO:  
**A3**



GRADING, DRAINAGE, PAVING  
& UTILITY IMPROVEMENTS  
CONSTRUCTION PLANS  
FOR

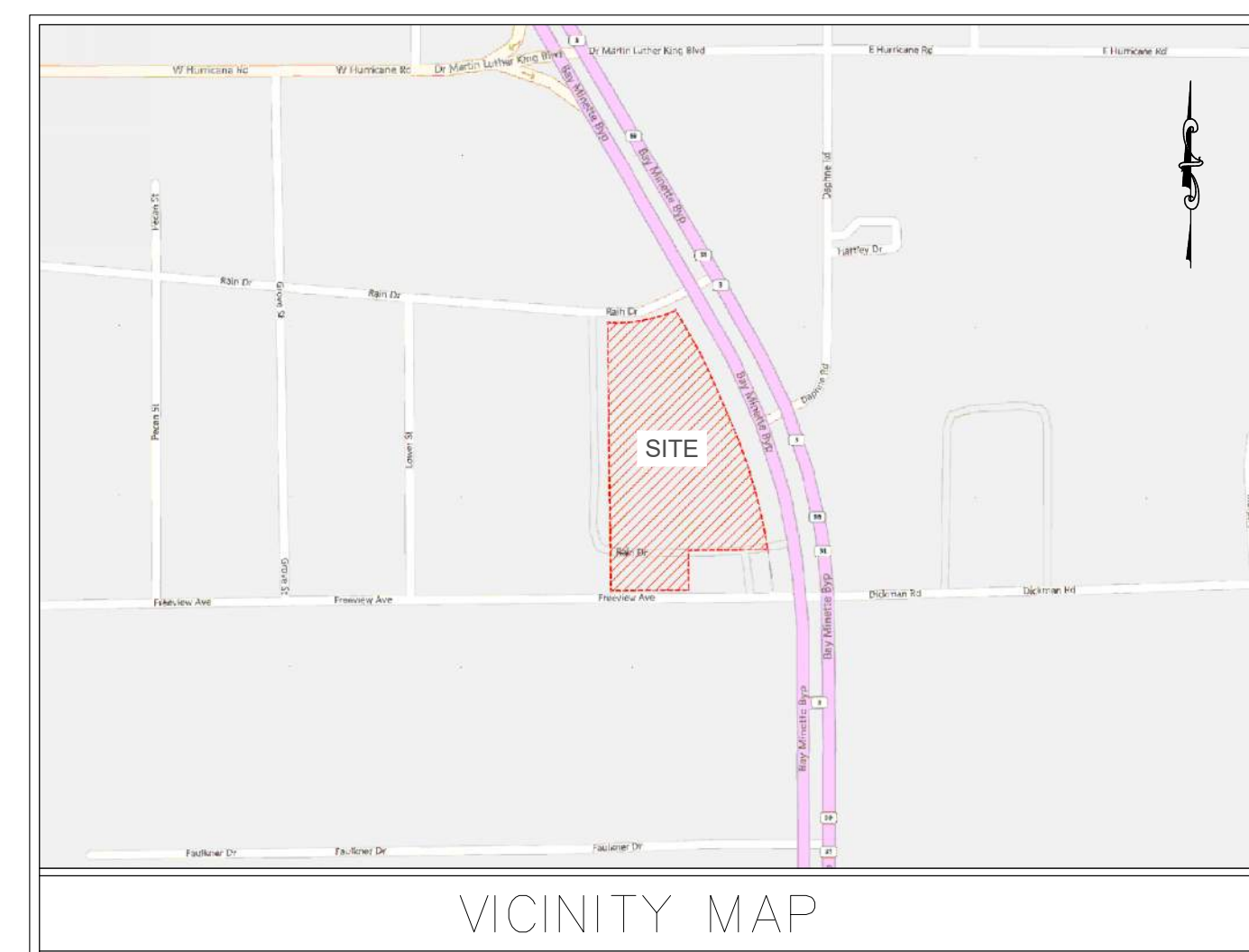
PROJECT NO. PP-001  
JUNE 2, 2025

NOTE:

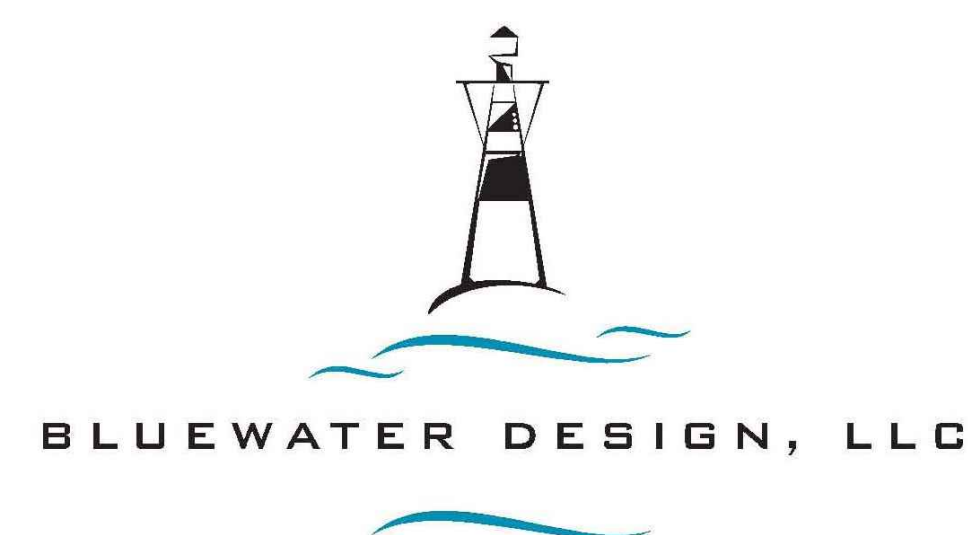
THE EROSION CONTROL PLAN OUTLINE WITHIN IS A SUGGESTED PLAN ONLY. THE CONTRACTOR SHALL REFINE OR MODIFY THIS PLAN AS NECESSARY DURING CONSTRUCTION TO BEST ACCOMPLISH THE GOAL OF PREVENTING ANY DAMAGE TO THIS PROPERTY OR ADJACENT PROPERTY DUE TO EROSION OR SEDIMENTATION. IT IS IMPERATIVE THAT EROSION CONTROL DEVICES BE MAINTAINED ON A CONTINUING BASIS.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, CURRENT EDITION. IN ADDITION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES CAUSED BY SEDIMENT OR ANY OTHER ERODIBLE MATERIALS BEING DEPOSITED ONTO ADJACENT PROPERTY.

SHOULD ARTIFACTS OR ARCHAEOLOGICAL FEATURES BE ENCOUNTERED DURING PROJECT ACTIVITIES, WORK SHALL CEASE AND THE ALABAMA HISTORICAL COMMISSION SHALL BE CONSULTED IMMEDIATELY (CALL 334-242-3184, REFERENCE PROJECT #AHC 05-0752, MSC-05-12). ARTIFACTS ARE OBJECTS MADE, USED TO MODIFIED BY HUMANS. THEY INCLUDE BUT ARE NOT EXCLUDED TO ARROWHEADS, BROKEN PIECES OF POTTERY OR GLASS, STONE IMPLEMENTS, METAL FASTENERS OR TOOLS, ETC... ARCHAEOLOGICAL FEATURES ARE STAINS IN THE SOIL THAT INDICATED DISTURBANCE BY HUMAN ACTIVITY. SOME EXAMPLES ARE POST HOLES, BUILDING FOUNDATIONS, TRASH PITS AND EVEN HUMAN BURIALS.



INDEX OF DRAWINGS	
DRAWING NO.	TITLE
C1.0	TITLE SHEET
C2.0	GENERAL NOTES
C3.0	BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS, FOR INFORMATIONAL PURPOSES ONLY)
C4.0	SITE PLAN WITH GEOMETRIC CONTROL
C5.0	GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	STORM SEWER PLAN & PROFILES
C5.3	STORM SEWER PLAN & PROFILES
C5.4	STORM CALCULATIONS
C5.5	DRAINAGE BASIN MAP: PRE-DEVELOPMENT
C5.6	DRAINAGE BASIN MAP: POST-DEVELOPMENT
C6.0	CBMPP COVER
C6.1	CBMPP NOTES
C6.2	CBMPP NOTES
C6.3	CBMPP PLAN - PHASE 1
C6.4	CBMPP PLAN - PHASE 2
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C6.6 - C6.7	CBMPP DETAILS
C6.8	PRE-DEVELOPMENT DRAINAGE BASIN MAP
C6.9	PRE-DEVELOPMENT DRAINAGE BASIN MAP
C7.0	PROPOSED UTILITY PLAN
C8.0	SANITARY SEWER PROFILE
C9.0 - C13.0	CONSTRUCTION DETAILS
C14.0 - C14.1	TRAFFIC CONTROL PLANS
C15.0	DUMPSTER ENCLOSURE DETAILS
C16.0 - C16.1	LANDSCAPE PLAN AND DETAILS



P.O. BOX 217  
PELL CITY, AL 35125

PHONE: (205) 283-8824  
EMAIL: BWD217@BELLSOUTH.NET



Know what's **below**.  
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GENERAL CONSTRUCTION NOTES

STREETS, DRAINAGE & SITE GRADING

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION" EXCEPT AS MODIFIED IN THE SPECIFICATIONS OR BY GENERAL NOTE.
2. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY SCHEDULE AND COORDINATE WORK ON THE PROJECT WITH THE ENGINEER TO PROVIDE STAKEOUT, THE TESTING LABORATORY FOR REQUIRED TESTING, AND WITH UTILITY PERSONNEL FOR LOCATING AND RESOLVING CONFLICTS WITH EXISTING UTILITIES AND CONSTRUCTING UTILITY IMPROVEMENTS WITHIN THE PROJECT – NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK, HOWEVER THE COST FOR THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICES FOR THE PROJECT.
3. THE CONTRACTOR SHALL DEVELOP A TRAFFIC CONTROL PLAN (TCP) IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD) FOR APPROVAL BY THE ENGINEER, THE BALDWIN COUNTY HIGHWAY DEPARTMENT AND CITY OF BAY MINETTE PUBLIC WORKS DIRECTOR. NO WORK ON PUBLIC RIGHT-OF-WAY SHALL COMMENCE UNTIL THE TCP HAS BEEN APPROVED IN WRITING BY THE ENGINEER AND PUBLIC WORKS DIRECTOR AND PROPERLY INSTALLED.
4. EXISTING STREETS AND/OR ROADS SHALL BE MAINTAINED PASSABLE AT ALL TIMES AND SHALL BE OPEN DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SCHEDULE AND SEQUENCE THE WORK SO THAT THIS PROVISION IS COMPLIED WITH.
5. A MINIMUM 6" LAYER OF MATERIAL SHALL BE STRIPPED AND STOCKPILED FOR USE AS TOPSOIL AND CONSTRUCTION OF EARTH BERMS AT OUTFALLS. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN ITEMS 201-A, 210-A AND 650-B.
6. SUITABLE EXCESS EXCAVATION SHALL BE PLACED ON LOTS WHERE SO DIRECTED. THE AREA SHALL BE STRIPPED OF VEGETATION PRIOR TO PLACEMENT. FILL PLACED ON THE LOTS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 9" AND THEN COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY. IT IS THE INTENT OF THE ENGINEER THAT AT THE COMPLETION OF THE PROJECT, ALL UNSUITABLE MATERIAL OR EXCESS MATERIAL NOT PLACED ON THE LOTS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT SITE.
7. APPROVED JOB MIX FORMULA SHALL BE REQUIRED FOR ALL BITUMINOUS CONCRETE LAYERS.
8. EACH LAYER OF THE PAVEMENT STRUCTURE SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO STARTING CONSTRUCTION OF THE NEXT OVERLYING LAYER. EACH LAYER OF THE PAVEMENT STRUCTURE, INCLUDING THE SUBGRADE, COMPRISED OF GRANULAR SOIL TYPE MATERIALS, SHALL BE "BLUETOPPED" BY THE CONTRACTOR TO THE FINISH ELEVATIONS AT THE CENTER AND GUTTER LINES AT 50' INTERVALS. ASPHALTIC CONCRETE PAVEMENT STRUCTURE LAYERS SHALL BE "BLUETOPPED" OR ELEVATIONS DETERMINED AS OTHERWISE APPROVED BY THE ENGINEER. COMPACTION AND MATERIAL TESTING SHALL BE CONDUCTED BY A LABORATORY AUTHORIZED BY THE OWNER FOR THE PROJECT. "BLUETOPPING" AND ESTABLISHING OF PAVEMENT LAYER ELEVATIONS AS NOTED ABOVE SHALL BE THE CONTRACTORS RESPONSIBILITY.
9. WITH TESTING LABORATORY APPROVAL, LOWER BASE LAYER MAY BE CONSTRUCTED TO A COMPACTED THICKNESS OF 6", THEN THE UPPER LAYER SHALL BE CONSTRUCTED SUCH THAT A MINIMUM BASE THICKNESS OF 8" IS ACHIEVED. THE UPPER 4" OF THE UPPER BASE LAYER SHALL THEN BE MIXED, COMPACTED TO THE REQUIRED DENSITY, AND FINE-GRADED TO THE SURFACE TOLERANCES DETAILED BY THE SPECIFICATIONS.
10. PRIOR TO FINAL INSPECTION, ALL REPAIRS ON CONCRETE WORK SHALL BE COMPLETED WHERE REQUIRED, THEN CONCRETE WORK SHALL BE CLEARED TO REMOVE STAINS AND DISCOLORATIONS. POWER WASHING, SAND BLASTING, OR OTHER ACCEPTABLE METHODS SHALL BE UTILIZED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ALABAMA HANDBOOK FOR EROSION SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, 2014 EDITION. IN ADDITION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES CAUSED BY SEDIMENT OR ANY OTHER ERODIBLE MATERIALS BEING DEPOSITED ONTO ADJACENT PROPERTY.
12. ALL CONCRETE STORM SEWER PIPE OR CONCRETE ROADWAY PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE UTILIZING RUBBER GASKET JOINTS FOR CIRCULAR PIPE AND RAM NECK GASKETS FOR ARCH PIPE. CONCRETE SIDEDRAIN PIPE AT ENTRANCE SHALL BE CL. 4. CLASS C AND PIPE TRENCHES SHALL BE BACKFILLED WITH SUITABLE UNCLASSIFIED EXCAVATION MATERIAL OR BORROW AS DIRECTED BY THE ENGINEER. BACKFILL OF THE PIPE TRENCH SHALL BE INCLUDED IN THE PRICE BID FOR THE PIPE. ALL LIFTING HOLES SHALL BE SEALED WITH RAM NECK GASKET MATERIAL AND ONE SQUARE FOOT (DOUBLE THICKNESS) OF FILTER FABRIC.
13. ALL LOT AREAS AND EASEMENTS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE DRESSED, FINE GRADED, PREPARED FOR SEEDING AND THEN SEEDED AND MULCHED AS SET FORTH BY THE SPECIFICATIONS. ALL AREAS TO RECEIVE SOLID SOD ARE TO BE FINE GRADED AND FERTILIZED PRIOR TO PLACING SOD.
14. SOLID SOD SHALL BE UTILIZED WHERE DIRECTED BY THE ENGINEER FOR CONTROL OF EROSION AND IN AREAS SET FORTH IN THE PLANS. CONTRACTOR SHALL MAINTAIN ALL SOD INSTALLED UNTIL PROPER STABILIZATION HAS BEEN REACHED.
15. BORROW EXCAVATION SHALL BE UTILIZED AS DIRECTED BY THE ENGINEER IN LOCATIONS WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADBED AS WELL AS SANITARY SEWER TRENCHES ABOVE PIPE EMBEDMENT. BORROW EXCAVATION SHALL BE MEASURED AND PAID FOR ON THE BASIS OF DELIVERY TICKETS SIGNED BY THE ENGINEER'S REPRESENTATION ON THE JOB. PAYMENT WILL BE PER CUBIC YARD TRUCK BED MEASURE.
16. PAYMENT FOR DRAINAGE STRUCTURES, SHALL BE FOR STRUCTURES CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAILS FOR THE PIPE SIZES AND DEPTHS INDICATED IN THE PLANS. WEEPHOLES AND STEPS SHALL BE PLACED AS DIRECTED BY THE PLANS OR THE ENGINEER.
17. CONTRACTOR SHALL CONTACT THE CITY OF BAY MINETTE, ALABAMA DEPARTMENT OF TRANSPORTATION AND THE BALDWIN COUNTY HIGHWAY DEPARTMENT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT OF WAY.
18. CONCRETE SHALL CONFORM TO SECTION 501 OF THE ALDOT SPECIFICATIONS: RETAINING WALL, CL. A TYPE 1, 3000 PSI MINIMUM. HEADWALLS, MANHOLES, INLETS, ETC., CL. A TYPE 2, 3000 PSI MINIMUM. PRECAST UNITS SHALL CONFORM TO AASHTO M199.
19. ALL JURISDICTIONAL WETLANDS SHALL BE PROTECTED DURING CONSTRUCTION. SAID PROTECTION SHALL INCLUDE, BUT NOT LIMITED TO: MAINTAINING A 10' BUFFER ZONE, INSTALLATION OF SILT FENCE & HAYBALES, AND DILIGENT MAINTENANCE OF BMP'S DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE ANY CONSTRUCTION NEAR WETLANDS WITH BIOME CONSULTING GROUP. SAID COORDINATION SHOULD TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
20. ALL STATIONS/OFFSETS SHOWN REFERENCE THE CENTERLINE OF ROADWAY
21. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
22. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION. SUCH NOTICE MUST BE GIVEN AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN ANY AREA.
23. WATER MAIN VALVES SHALL NOT BE LOCATED UNDER PROPOSED PAVED SURFACES AND SHALL HAVE A CONCRETE COLLAR AT GRADE AS SHOWN IN THE DETAIL.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL RIGHT-OF-WAY GRADING.
25. ALL STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PLEASE REFER TO SHEET C4.1 & C4.2 FOR THE LOCATION OF ALL SIGNS.
26. THE PROJECT CONTRACTOR SHALL ALWAYS HAVE A COPY OF THE FOLLOWING:  
A. STATE OF ALABAMA HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.  
B. ALABAMA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS VOLUME 1, SIGNS, MARKINGS, WORK AREAS, SCHOOLS LATEST EDITION.  
C. ADEM PERMIT, BMP PLAN, & ADEM INSPECTION REPORTS.  
D. STATE OF ALABAMA MANUAL FOR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES  
E. NORTH BALDWIN UTILITIES CONSTRUCTION SPECIFICATIONS
27. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY LOT CORNERS DURING CONSTRUCTION.
28. LOT GRADING – ALL LOTS THAT ARE TO BE FILLED SHALL BE FILLED W/ MATERIAL SPECIFIED BY THE PROJECT ENGINEER AND COMPACTED IN 6" LIFTS TO 98% OF THE STANDARD PROCTOR DENSITY, TO WITHIN 5 FEET OF FINAL GRADE. THE FINAL 5 FEET SHALL BE COMPACTED TO AT LEAST 100% .
29. CONTRACTOR SHALL HAVE 2 CONCRETE MONUMENTS INSTALLED ON THE EXTERIOR CORNER OF THE SUBDIVISION PHASE. AT LEAST 1 OF THE CONCRETE MONUMENTS SHALL HAVE A PERMANENT BENCH MARK ESTABLISHED WITH THE ELEVATION BASE ON THE NAVD 88 DATUM. SAID CONCRETE MONUMENTS SHALL BE INSTALLED BY A PROFESSIONAL LICENSED SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF ALABAMA.
30. THE CONTRACTOR SHALL CONTACT THE BALDWIN COUNTY HIGHWAY DEPARTMENT INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AS REQUIRED BY THE COUNTY'S BENCHMARK INSPECTION SCHEDULE.
31. TESTING SHALL BE PER THE MORE STRINGENT OF CITY OF BAY MINETTE, BALDWIN COUNTY OR ALDOT STANDARDS FOR THE ITEMS LOCATED WITH THE PROPOSED RIGHT OF WAY.
32. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CURRENT ADA (AMERICAN DISABILITY ACT) REQUIREMENTS

SIGNAGE NOTES:

PROPER SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AS ADOPTED BY THE ALDOT SHALL BE INSTALLED PRIOR TO RECEIVING FINAL PLAT APPROVAL, AND MAINTAINED IN ALL SUBDIVISIONS, UNTIL SUCH TIME AS ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BALDWIN COUNTY COMMISSION. ALL PROPOSED SIGNAGE SHALL BE SHOWN AND DETAILED ON THE CONSTRUCTION PLANS. THE FOLLOWING MINIMUM STANDARDS SHALL BE ADHERED TO:

- 1) R1-1 STOP SIGN – DIAMOND GRADE – MINIMUM 0.080" THICK  
A. 30" FOR ALL INTERNAL STREET INTERSECTIONS  
B. 36" FOR ALL INTERSECTIONS WITH EXISTING COUNTY, STATE, AND FEDERAL ROADS
- 2) STREET NAME SIGNS – 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC  
A. 6" TALL WHITE CAPITAL AND 5" LOWER CASE LETTERING ON A GREEN BACKGROUND – FOR STREETS PROPOSED TO BE MADE PUBLIC  
B. 6" TALL WHITE CAPITAL AND 5" LOWER CASE LETTERING ON A BLUE BACKGROUND – FOR STREETS PROPOSED TO REMAIN PRIVATE  
C. BRACKETS – VULCAN TYPE VS-8 VANDAL PROOF OR APPROVED EQUIVALENT
- 3) ALL OTHER SIGNS – HIGH INTENSITY PRISMATIC OR BETTER – MINIMUM 0.080" THICK
- 4) POSTS FOR STREET SIGNS – MIN 12' LONG, 2-3/8" GALVANIZED ROUND POSTS; STREET SIGNS MUST BE MOUNTED ON A POST SEPARATE FROM THE STOP SIGN, UNLESS APPROVED BY THE 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 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 DAMAGE OR DESTROYED DECORATIVE SIGN POSTS MAY BE REPLACED BY THE COUNTY, AND IN SUCH EVENT, THE COUNTY MAY INSTALL 2-3/8" GALVANIZED ROUND POST.
- 5) POSTS FOR ALL OTHER SIGNS – #2 GALVANIZED U-CHANNEL (MINIMUM LENGTH 12 FEET) OF APPROPRIATE HEIGHT EMBEDDED NOT LESS THAT 3' BELOW THE FINISHED GRADE ELEVATION, COMPLYING WITH MINIMUM 7' CLEARANCE BETWEEN GRADE LEVEL AND THE BOTTOM OF THE SIGN.

GRADING & DRAINAGE NOTES

1. SEE SHEETS C5.2-C5.3 FOR STORM DRAINAGE DATA.
2. SEE SHEETS C5.4-C5.100 FOR EROSION CONTROL PLAN SHEETS
3. SEE SHEETS C12.0-C14.0 FOR TYPICAL CONSTRUCTION DETAILS.
4. REFER TO ALDOT SPECIAL DRAWING NUMBER I-621-SP INDEX 62137, 62138, & 62139 FOR TYPE S-1 & S-2 INLET DETAILS.
5. REFER TO ALDOT SPECIAL DRAWING NUMBER I-619-2 INDEX 6193 FOR SLOPED PAVED HEADWALL DETAILS.
6. REFER TO ALDOT SPECIAL DRAWING NUMBER I-619-B INDEX 62107 & 62108 FOR GRATE INLET DETAILS.

PROPOSED UTILITY NOTES

1. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF NORTH BALDWIN UTILITIES. HTPS://WWW.NORTHBALDWINUTILITIES.COM , 251-580-1626
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES
3. CONTRACTOR TO MAINTAIN THE FOLLOWING COVER OVER ALL WATER MAINS 48" UNDER ROADWAYS 36" WITHIN DITCHES 30" WITHIN ROADWAY SHOULDER
4. ALL WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON (CL. 51) OR PVC (CL. 200 SDR 21 -WHITE OR BLUE).
5. SEE SHT. C14.0 FOR WATER/STORM DRAINAGE CONFLICT DETAIL.
6. SEE SHT. C14.0 FOR ALL PROPOSED WATER UTILITY DETAILS.
7. ALL POTABLE WATER SERVICES SHALL UTILIZE PAIRED INSTALLATION AT ALL ROADWAY CROSSINGS UNLESS OTHERWISE SPECIFIED.
8. ALL POTABLE WATER SERVICES ARE TO BE ¾" TYPE "K" SOFT COPPER.
9. ALL POTABLE WATER LATERALS MUST HAVE 2" CASING EXTENDING 3'-0" BEHIND THE BACK OF CURB ON BOTH SIDES OF ASPHALT ROADWAY. THE ENCASEMENT CAN BE STEEL, DUCTILE IRON OR HIGH DENSITY POLYETHYLENE PIPE
10. ALL VALVES MUST ANCHORED TO TEE'S USING ANCHOR COUPLINGS OR 2-¾" ALL THREAD RODS.
11. SEE SHT. C14.0 FOR SANITARY SEWER DETAILS.
12. CONTRACTOR SHALL LINE THE MANHOLE (MH) WHERE FM TERMINATES. LINER SHALL BE SprayWall URETHANE LINER BY SprayRoa.
13. ALL PROPOSED UTILITY INSTALLATIONS WITHIN BALDWIN COUNTY RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT
14. FIRE HYDRANTS AND WATER VALVES SHALL NOT BE CONSTRUCTED WITHIN LIMITS OF PROPOSED SIDEWALKS
15. ALL FITTINGS SHALL BE DUCTILE IRON, CL. 350, M.J, CEMENT MORTAR LINED, AWWA C110 OR C153
16. ALL FIRE HYDRANTS SHALL BE, OPEN CCW, 5 ¼" MAIN VALVE, 2" OPERATING NUT, M.J, PAINTED RED.
17. ALL WATER MAINS SHALL INCLUDE A HIGH-STRENGTH COPPER CLAD STEEL LOCATOR WIRE WITH REINFORCED PROTECTIVE EXTERIOR COATING (12 GA., SOLID, BLUE COLOR, BRASS SPLIT BOLT CONNECTORS) INSTALLED CENTERED ON AND AFFIXED TO THE CROWN OF THE WATER MAIN. WIRE SHALL BE COPPERHEAD HS-CCS WITH 30 MIL HDPE INSULATION OR APPROVED EQUAL AND SHALL EXTEND TO GRADE WITHIN ALL VALVE BOXES WITH MINIMUM 12" SLACK. SPLIT BOLT CONNECTORS AND BARE WIRE ENDS AT ALL CONNECTIONS AND SPLICES SHALL BE ACCEPTABLY COATED TO PROHIBIT CORROSION.
18. MINIMUM OF EIGHTEEN (18) LF OF RESTRAINED PIPE SHALL EXTEND IN EACH DIRECTION FROM ALL VALVES, FITTINGS, AND SPECIALS. ALL FIRE HYDRANT LEADS SHALL BE SIX INCH (6") RESTRAINED MJDIP FROM MAIN LINE FITTING TO HYDRANT.
19. GRAVITY SEWER PIPE MATERIAL SHALL BE SDR 35 PVC (GREEN)

SITE PLAN & GEOMETRIC CONTROL NOTES

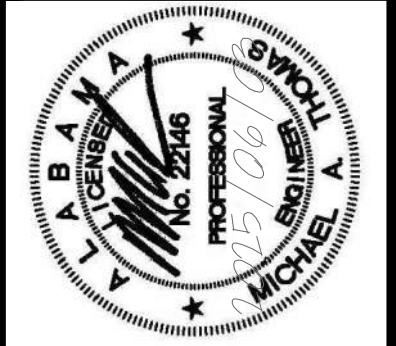
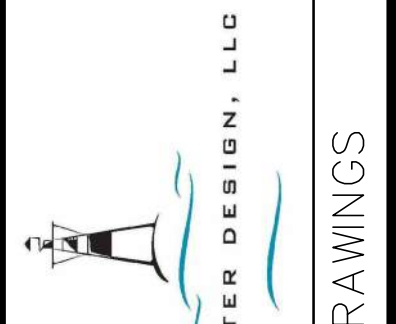
1. ALL STRIPING, PAVEMENT MARKINGS & LEGENDS SHALL BE PER STRIPING NOTES ON SHEET C2.0 OF THIS SET OF CONSTRUCTION PLANS.
2. SEE SHEET C8.0-C10.0 FOR ALL CONSTRUCTION DETAILS.
3. CONTRACTOR SHALL ENSURE A SMOOTH TIE-IN TO EXISTING ASPHALT ROADWAYS.
4. UTILITIES LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL DETERMINE LOCATION OF ALL UTILITIES IN PROJECT AREA, BOTH OVERHEAD AND UNDERGROUND.
5. CONTRACTOR SHALL PAY ALL APPLICABLE PERMIT FEES.
6. SEE SHEET C4.0 FOR GEOMETRIC CONTROL POINT COORDINATES AND GENERAL DIMENSIONS.
7. ALL PROPOSED UTILITY CONNECTIONS SHALL BE INSTALLED AS PER THE LOCAL UTILITY AUTHORITIES STANDARDS AND SPECIFICATIONS.
8. SEE SURVEYOR NOTES ON SITE SURVEY (BY OTHERS), FOR INFORMATION REGARDING PROPERTY BOUNDARY BEARING BASIS AND COORDINATE SYSTEM FOR LOCATED EXISTING IMPROVEMENTS AND TOPOGRAPHY

LEGEND

- RIGHT-OF-WAY
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EASEMENT LINE
- PGL AND STATIONING
- PROPOSED GRAVITY SANITARY SEWER MAIN

LEGEND

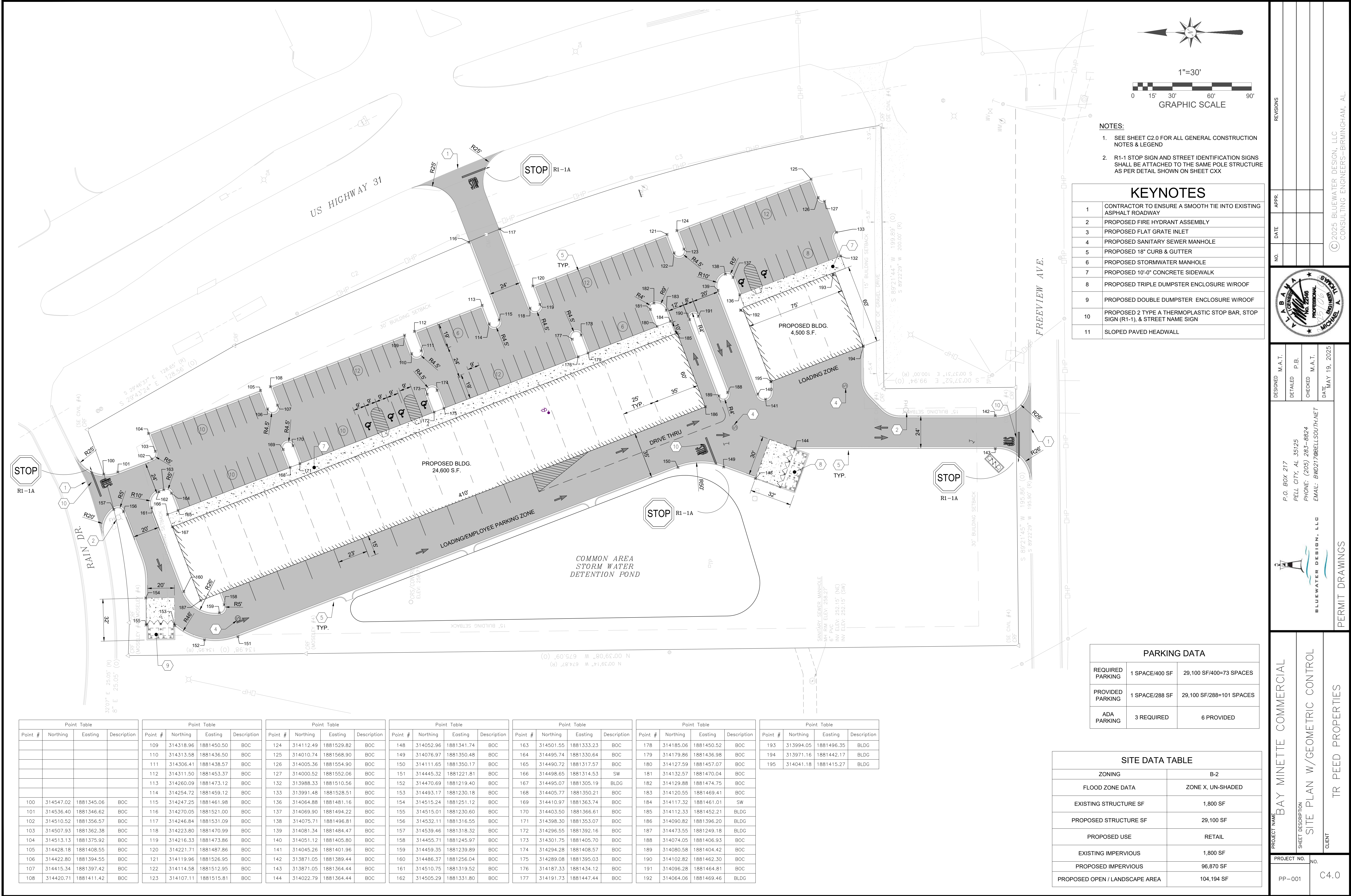
- PROPOSED DOMESTIC WATER SUPPLY LATERAL
- PROPOSED SANITARY SEWER SERVICE LATERAL
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE
- INDICATES PROPOSED SITE CROSS SECTION
- INDICATES EXISTING GRADE SPOT ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STOP SIGN
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED TYPE S-2 CURB INLET
- PROPOSED GRATE INLET
- INDICATES PROPOSED COORDINATES
- INDICATES EXISTING CONTOURS
- INDICATES PROPOSED CONTOURS

REVISIONS							
APPR.							
DATE							
NO.							
							
DESIGNED	M.A.T.	DETAILED	P.B.	CHECKED	M.A.T.	DATE	MAY 19, 2025
P.O. BOX 217 PELL CITY, AL 35125 PHONE: (205) 283-8824 EMAIL: BMD217@BELLSOUTH.NET							
							
PERMIT DRAWINGS							
PROJECT NAME	BAY MINETTE COMMERCIAL						
SHEET DESCRIPTION	GENERAL NOTES						
CLIENT	TR PEED PROPERTIES						
PROJECT NO.	PP-001						
NO.	C2.0						









- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL CONSTRUCTION NOTES & LEGEND
  - R1-1 STOP SIGN AND STREET IDENTIFICATION SIGNS SHALL BE ATTACHED TO THE SAME POLE STRUCTURE AS PER DETAIL SHOWN ON SHEET CXX

KEYNOTES	
1	CONTRACTOR TO ENSURE A SMOOTH TIE INTO EXISTING ASPHALT ROADWAY
2	PROPOSED FIRE HYDRANT ASSEMBLY
3	PROPOSED FLAT GRATE INLET
4	PROPOSED SANITARY SEWER MANHOLE
5	PROPOSED 18" CURB & GUTTER
6	PROPOSED STORMWATER MANHOLE
7	PROPOSED 10'-0" CONCRETE SIDEWALK
8	PROPOSED TRIPLE DUMPSTER ENCLOSURE W/ROOF
9	PROPOSED DOUBLE DUMPSTER ENCLOSURE W/ROOF
10	PROPOSED 2 TYPE A THERMOPLASTIC STOP BAR, STOP SIGN (R1-1), & STREET NAME SIGN
11	SLOPED PAVED HEADWALL

PARKING DATA			
REQUIRED PARKING	1 SPACE/400 SF	29,100 SF/400=73 SPACES	
PROVIDED PARKING	1 SPACE/288 SF	29,100 SF/288=101 SPACES	
ADA PARKING	3 REQUIRED	6 PROVIDED	

SITE DATA TABLE	
ZONING	B-2
FLOOD ZONE DATA	ZONE X, UN-SHADED
EXISTING STRUCTURE SF	1,800 SF
PROPOSED STRUCTURE SF	29,100 SF
PROPOSED USE	RETAIL
EXISTING IMPERVIOUS	1,800 SF
PROPOSED IMPERVIOUS	96,870 SF
PROPOSED OPEN / LANDSCAPE AREA	104,194 SF

REVISIONS

APPR.

DATE

NO.

DESIGNED M.A.T.

DETAILED P.B.

CHECKED M.A.T.

DATE MAY 19, 2025

P.O. BOX 217

PELL CITY, AL 35125

PHONE: (205) 283-8824

EMAIL: BMD217@BELLSOUTH.NET

BLUEWATER DESIGN, LLC

PERMIT DRAWINGS

PROJECT NAME

BAY MINETTE COMMERCIAL

SHEET DESCRIPTION

SITE PLAN W/GEOMETRIC CONTROL

CLIENT

TR PEED PROPERTIES

PROJECT NO.

PP-001

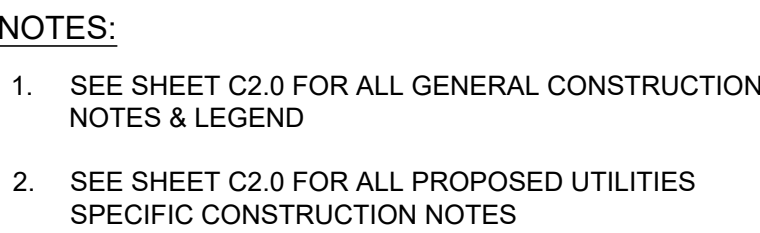
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C4.0

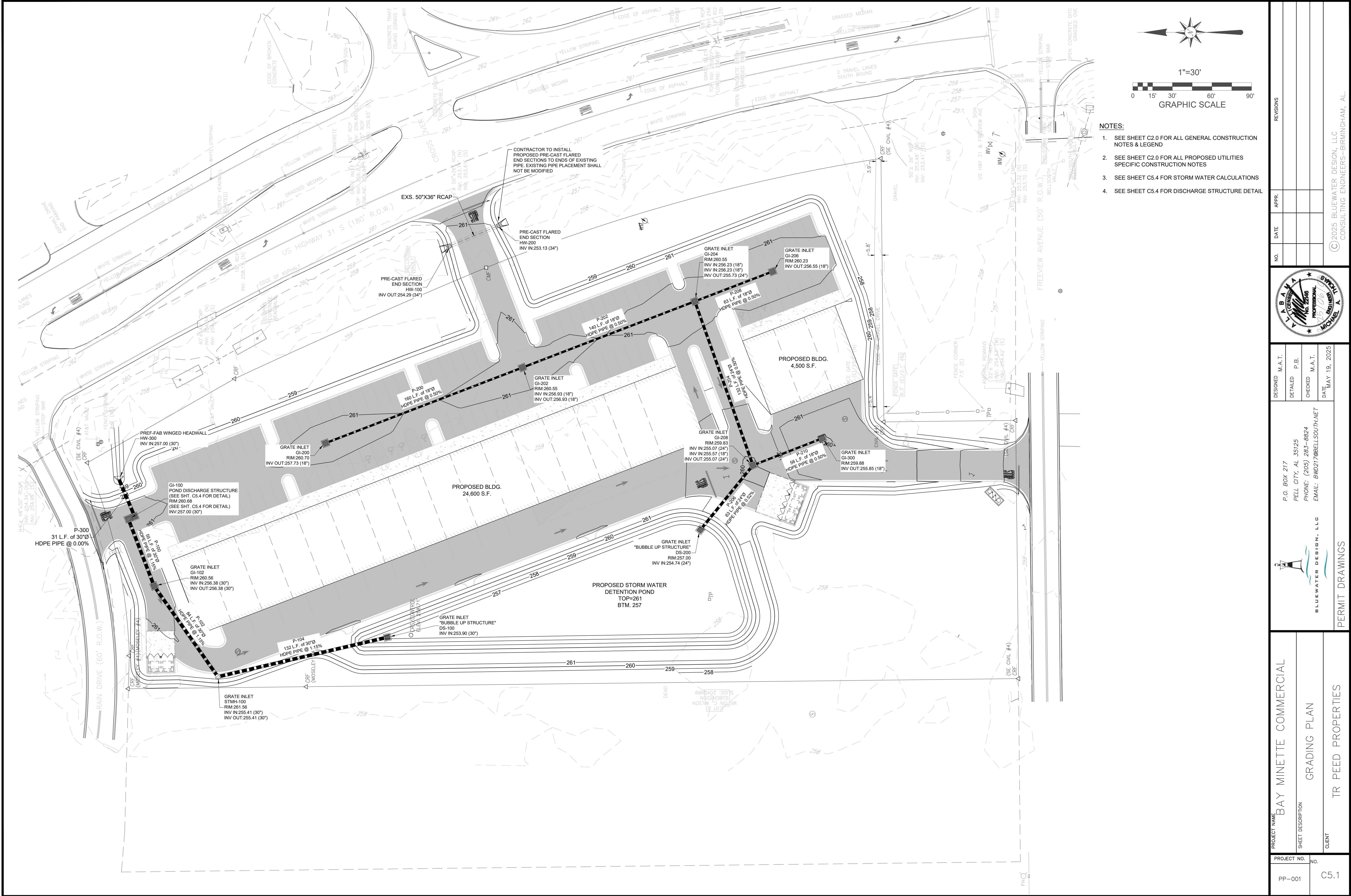
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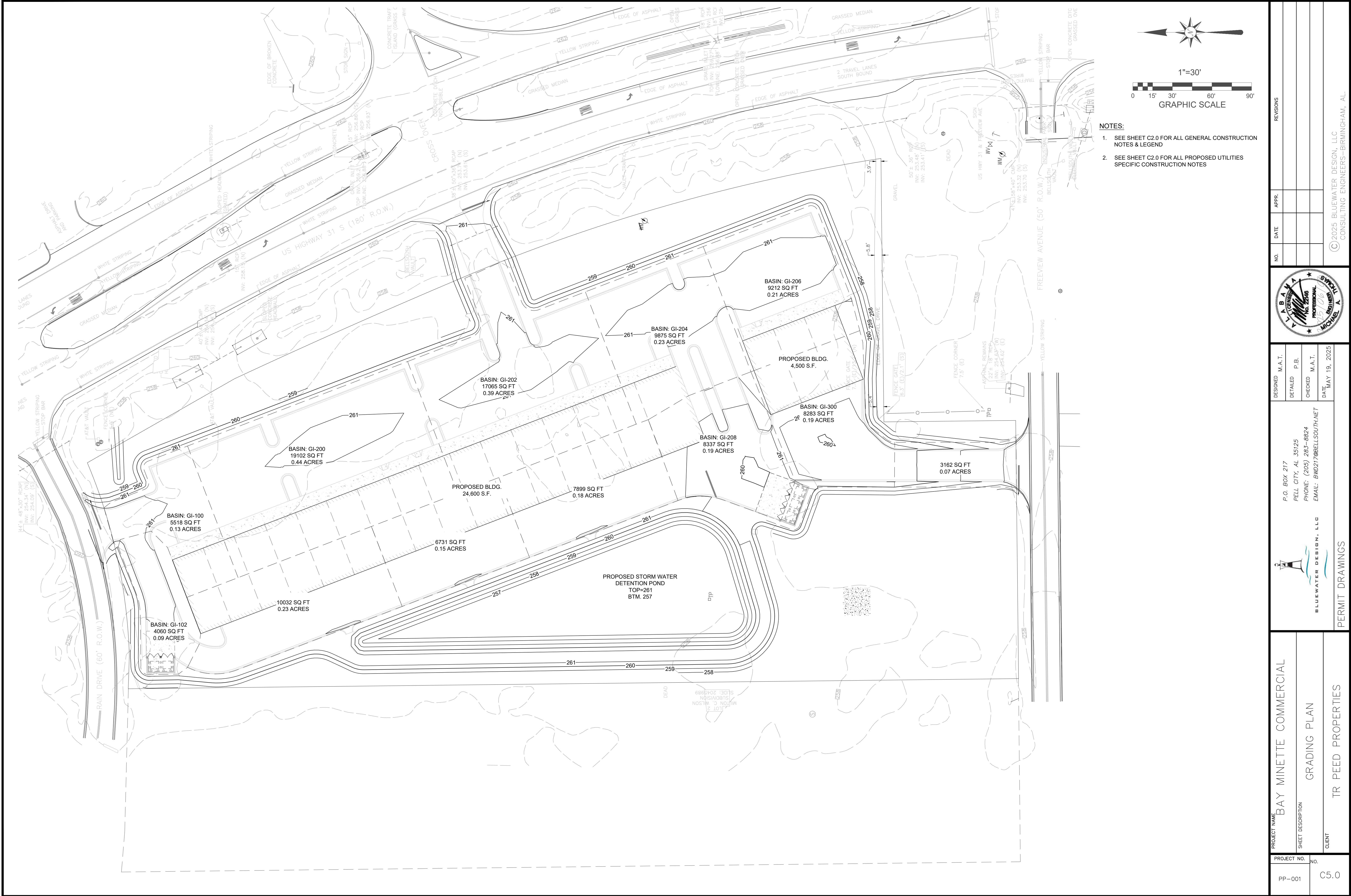






- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL CONSTRUCTION NOTES & LEGEND
  - SEE SHEET C2.0 FOR ALL PROPOSED UTILITIES SPECIFIC CONSTRUCTION NOTES
  - SEE SHEET C5.4 FOR STORM WATER CALCULATIONS
  - SEE SHEET C5.4 FOR DISCHARGE STRUCTURE DETAIL

PROJECT NAME BAY MINETTE COMMERCIAL		SHEET DESCRIPTION GRADING PLAN		CLIENT TR PEED PROPERTIES	
PROJECT NO. PP-001		NO. C5.1		PERMIT DRAWINGS	
		P.O. BOX 217 PELL CITY, AL 35125 PHONE: (205) 283-8824 EMAIL: BW0217@BELLSOUTH.NET		DESIGNED M.A.T.  DETAILED P.B.  CHECKED M.A.T.  DATE MAY 19, 2025	
					
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- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL CONSTRUCTION NOTES & LEGEND
  - SEE SHEET C2.0 FOR ALL PROPOSED UTILITIES SPECIFIC CONSTRUCTION NOTES

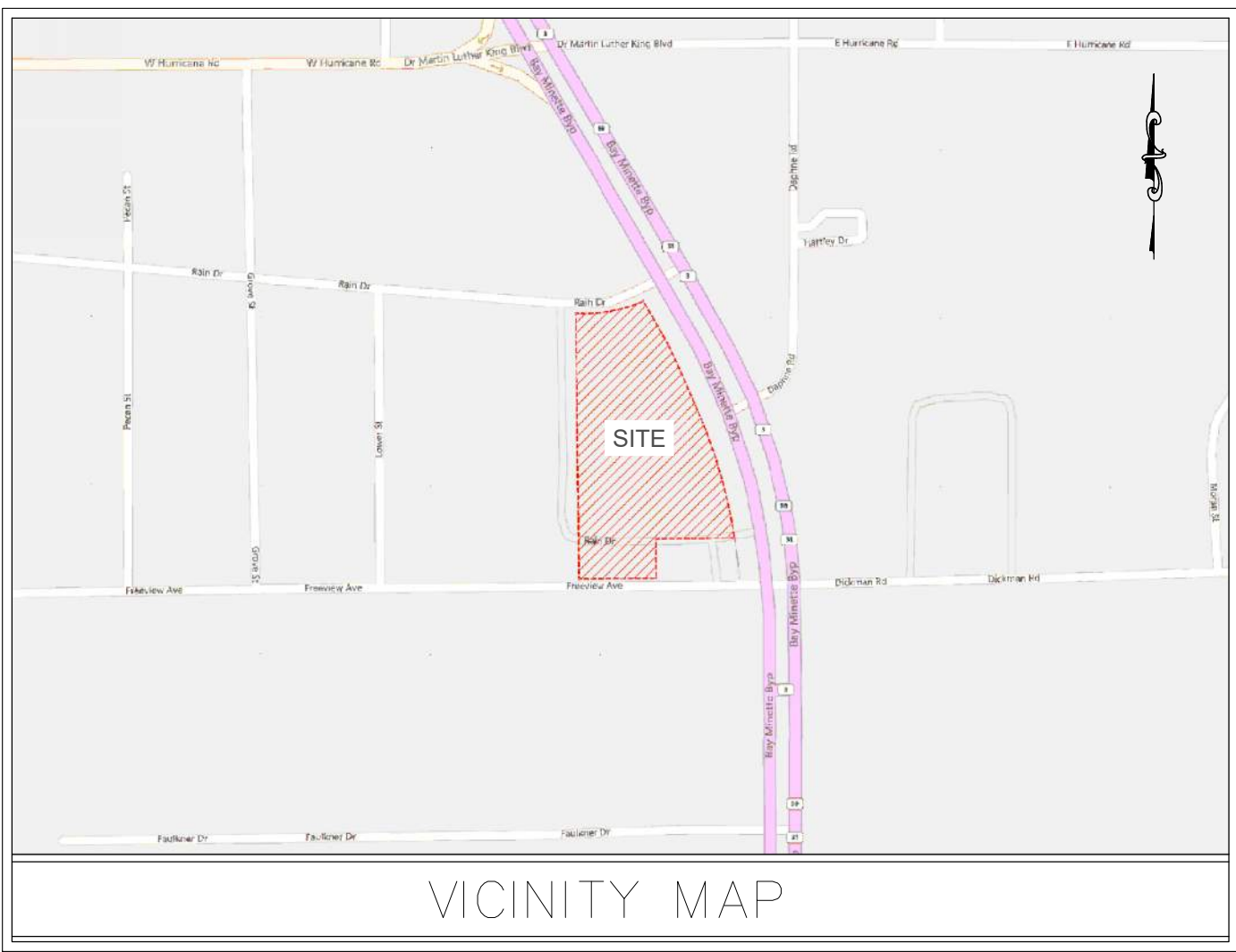
PROJECT NAME BAY MINETTE COMMERCIAL		SHEET DESCRIPTION GRADING PLAN		CLIENT TR PEED PROPERTIES	
PROJECT NO. PP-001		NO.		C5.0	
<div><p>P.O. BOX 217 PELL CITY, AL 35125 PHONE: (205) 283-8824 EMAIL: BW0217@BELLSOUTH.NET</p><p>BLUEWATER DESIGN, LLC</p></div>		PERMIT DRAWINGS			
		DESIGNED M.A.T.			
		CHECKED M.A.T.			
		DATE MAY 19, 2025			
<div></div>		APPR.		REVISIONS	
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U.S. HIGHWAY 31  
BAY MINETTE, BALDWIN COUNTY, ALABAMA

SILT FENCE AND CONSTRUCTION EXIT	●	●	●	
DEMOLITION	●			
CLEAR, GRUB & GRADING	●	●	●	
UTILITIES			●	
BUILDING CONSTRUCTION		●	●	●
PAVING				●
TEMPORARY GRASSING	●	●	●	
PERMANENT GRASSING				●
MAINTAIN EROSION CONTROL MEASURES	●	●	●	
FINAL LANDSCAPING				●

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



1. PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS, AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS FROM DISCHARGING INTO WATER RUNOFF.

1. QUANTITIES OF PRODUCTS STORED ON-SITE WILL BE LIMITED TO AMOUNT NEEDED FOR THE JOB.
2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS LEGIBLE AND VISIBLE.
4. PRODUCT MIXING, DISPOSAL, AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. SITE MATERIAL/EQUIPMENT STORAGE: SPILL/DOWN YARDS SHALL BE FIELD LOCATED AS REQUIRED BY THE CONTRACTOR TO CONFORM TO THE MINIMUM 4" STONE BED AND BE LOCATED AS TO MINIMIZE THE POSSIBILITY OF WATER COMING INTO CONTACT WITH CHEMICALS OR PETROLEUM PRODUCTS.

1. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED TO PROPERLY LABEL AND IDENTIFY THE PRODUCTS. THE MSDS'S FOR ALL SUCH PRODUCTS AND THE MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE CEMP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
2. THE CONTRACTOR WILL IMPLEMENT THE SITE SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO UNLabeled HAZARDOUS MATERIALS OR CONTAMINATED WASTES WILL BE ALLOWED TO REMAIN ON SITE WITHIN 24 HOURS OF DISCHARGE. IF SUCH CONTACT OCCURS, THE SPILL DISCHARGE WILL BE OBTAINED ON SITE WITHIN APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED WATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

1. THE MINIMUM OF ONE PROBABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
2. ALL SANITARY WASTE UNITS WILL BE LOCATED ON LEVEL GROUND IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO WATER DISCHARGE IS REDUCED TO THE MAXIMUM PRACTICAL EXTENT. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIFICALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE CBMPMP PHASE II PLAN BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
3. SANITARY SEWER WILL BE PROVIDED BY MUNICIPAL AUTHORITY SYSTEM AT THE COMPLETION OF THIS PROJECT.

1. A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT SEE EROSION CONTROL DETAIL SHEET(S) FOR CONSTRUCTION EXIT LOCATION AND DETAILS. THE PAVED STREET ADJACENT TO THE SITE WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT, OR ROCK. ANY TRACKED MATERIAL SHALL BE REMOVED BY STREET SWEEPING AND PROPERLY DISPOSED OF BY PRACTICAL MEANS OTHER THAN WASHING INTO DRAINS OR DRAINAGE WAYS. PRACTICAL MEANS INCLUDE INCORPORATING SEDIMENT INTO EARTHWORK OPERATIONS IN LANDSCAPED AREAS OR HAULING SEDIMENT AWAY VIA DUMP TRUCK AND DISPOSING OF SEDIMENT IN A LEGAL MANNER. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.

1. THE FOLLOWING MATERIALS ARE EXPECTED ON-SITE DURING CONSTRUCTION: CONCRETE PRODUCTS, ASPHALT, PETROLEUM-BASED FUELS AND LUBRICANTS FOR EQUIPMENT, TAR, METAL BUILDING MATERIALS, LUMBER, SHEET ROCK, FLOOR COVERINGS, ELECTRICAL WIRE AND FIXTURES, PAINTS/STAINS/FINISHING TREATMENTS, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CLEANING SOLVENTS, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, AND PLASTIC AND METAL PIPES.

1. LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
2. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: BROOMS, DUSTPANS, SHOVELS, GLOVES, EYES GLASSES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
3. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
4. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
5. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
6. FOR A FUEL SPILL OF UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
7. SEE PROJECT SPILL PREVENTION, CONTROL, AND COUNTERMEASURES PLAN (SPCCP) FOR REPORTING REQUIREMENTS.

1. **PETROLEUM-BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE OBSERVED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES DAILY OBSERVATIONS OF ON-SITE VEHICLES AND MACHINERY AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LAYER OF SPILL PREVENTION, CONTAINMENT, AND OVERFLOW CAPABILITY. (9) SPILL PREVENT SITE CHARACTERIZATION, DISCHARGE, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.**
2. **PAINTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. MATERIALS US**

WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3. CONCRETE TRUCKS WASHING - NO CONCRETE TRUCK WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE UNLESS AN APPROVED METHOD OF CONTAINMENT IS USED.

4. FERTILIZER - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE "ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS," LATEST EDITION. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

5. BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ON-SITE. ALL SUCH BUILDING MATERIALS WILL BE DISPOSED OF IN A PROPER WASTE DISPOSAL PROCEDURE.

1. ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY, AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED.
2. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FRO WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED A T THE JOB SITE, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

1. ALL NON-STORMWATER DISCHARGES WILL BE ROUTED THROUGH ON-SITE BMPs AND THE WATER MANAGEMENT SYSTEM WHERE POSSIBLE. THESE DISCHARGES INCLUDE FLUSHING OF WATER AND FIRE LINES, IRRIGATION WATER, GROUNDWATER, DEWATERING OF PITS OR DEPRESSIONS WITHIN THE CONSTRUCTION SITE, AND RINSE-OFF WATER OF NON-TOXIC MATERIALS.

1. EARTHMOVING ACTIVITIES - APPLICATION OF WATER BY MEANS OF TRUCKS AT SUFFICIENT FREQUENCY AND QUANTITY PRIOR TO, DURING, AND AFTER CONDUCTING EARTHMOVING OPERATIONS. CONTRACTOR SHALL DETERMINE ADEQUATE FREQUENCY BASED ON AREA CONDITIONS.
2. STORAGE PILES - APPLICATION OF WATER BY MEANS OF TRUCKS, HOSES, SPRINKLERS, ETC. AT A FREQUENCY TO PROVIDE A STABLE DUST-FREE SURFACE. CONTRACTOR SHALL DETERMINE ADEQUATE FREQUENCY BASED ON AREA CONDITIONS.
3. INACTIVE CONSTRUCTION AREAS - APPLICATION OF WATER BY MEANS OF TRUCKS, HOSES, SPRINKLERS, ETC. TO DEVELOP A SURFACE CRUST. CONTRACTOR SHALL DETERMINE ADEQUATE FREQUENCY BASED ON AREA CONDITIONS.

1. CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
2. STATE AND/OR LOCAL REGULATIONS DO NOT PROHIBIT CONCRETE WASHOUT ON SITE.
3. DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALY AVAILABLE ABOVE-GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE PERMITTED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR A PRACTICABLE FROM WATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH SOLID AND FLUID COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW IN AN EVENT.
4. ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO TUMPS TO MAKE RIP RAP AND/OR OTHER USEFUL PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE RESPONSIBLE PARTY ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF THE CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

1. DISTURBANCE OF EXISTING AND PROPOSED STEEP SLOPES SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.
2. EXPOSED SLOPES WHERE CONSTRUCTION OPERATIONS WILL NOT OCCUR FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY STABILIZED. SLOPES OF 3:1 OR LESS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. NO SLOPES STEEPER THAN 3:1 ARE PROPOSED ON THIS PROJECT.
3. ALL SLOPES SHALL BE IMMEDIATELY PERMANENTLY STABILIZED AS THEY ARE BROUGHT TO FINAL GRADE. PERMANENT STABILIZATION SHALL MEET REQUIREMENTS OUTLINED ON THE PLAN SHEETS, SPECIFICATIONS, AND DETAILS.

1. CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.
2. SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MUCH PER THE CONSTRUCTION DRAWINGS IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.
3. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.) OR A STAND OF GRASS WITH A MINIMUM OF 85% PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.
4. VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
5. THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.
6. RIP RAP, MULCH, GRAVEL, DECOMPOSED GRANITE, OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN, AND GOVERNING AUTHORITY APPROVAL.
7. ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.

1. THE GC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR HAVE TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND ARE LIKELY TO RESULT IN EROSION OF THE EXPOSED SOILS.
2. THE GC HAS 7 DAYS FROM THE INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL STABILIZATION MEASURES, IF UTILIZED.
3. ALL DISTURBED AREAS MUST BE RESEED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR

- ALL SEEDING APPLICATIONS, AND ALL MUCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
4. ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
5. IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
6. ALLOWABLE ALTERNATIVE STABILIZATION MEASURES TO BE USED ON SITE INCLUDE: ANCHORED STAW/HAY MULCH, WOOD CELLULOSE FIBER MULCH, AND DECORATIVE GRAVEL.
7. ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF-REINFORCED MATS) AND VEGETATED AREAS MUST BE MAINTAINED TO PREVENT VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY FOR RILLING, RUTTING, AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR IS NOT INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

1. ANY POORLY FUNCTIONING EROSION CONTROLS OR SEDIMENT CONTROLS, NON-COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING THE INSPECTIONS SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT NOT TO EXCEED 5 DAYS OF THE INSPECTION, UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS. IN UNSAFE WEATHER CONDITIONS ARE PRESENT, THEY SHALL BE DOCUMENTED.
2. IN THE EVENT OF A BREACH OF A SEDIMENT BASIN/POND, TEMPORARY CONTAINMENT MEASURES SHALL BE TAKEN WITHIN 24 HOURS AFTER THE INSPECTION. PERMANENT CORRECTIVE MEASURES SHALL BE INITIATED WITHIN 5 DAYS OF THE INSPECTION; HOWEVER, IF PERMANENT CORRECTIVE MEASURES CANNOT BE IMPLEMENTED WITHIN THE TIMEFRAME REQUIRED, THE CONTRACTOR SHALL, BEFORE THE RESPONSIBLE OFFICIAL AND/OR ENGINEER OR RECORD (QCP), THE RESPONSIBLE OFFICIAL AND/OR QCP SHALL CONTACT ADEM.
3. THE CONTRACTOR SHALL PROMPTLY TAKE ALL REASONABLE STEPS TO REMOVE, TO THE MAXIMUM EXTENT PRACTICAL, POLLUTANTS DEPOSITED OFF-SITE OR IN ANY WATERBODY OR WATER CONVEYANCE STRUCTURE VIA THE MOST EFFECTIVE METHOD AT HIS DISPOSAL.

1. A PRE-CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE QCP OR BY A QUALIFIED PERSON UNDER THE DIRECT SUPERVISION OF A QCP PER SECTION H.1 OF THE GENERAL PERMIT. THE CONTRACTOR SHALL NOTIFY THE QCP PRIOR TO MOBILIZATION OF INTENT TO COMMENCE WORK. NO BMP'S SHALL BE INSTALLED, AND NO LAND DISTURBING ACTIVITIES SHALL BE PERFORMED UNTIL AFTER THE PRE-CONSTRUCTION INSPECTION.
2. CONTRACTOR SHALL OBSERVE ALL BMP'S DAILY AND AFTER EACH RAIN EVENT PER SECTION H.2 OF THE GENERAL PERMIT. EACH DEVICE SHALL BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES SHALL BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
3. SITE INSPECTIONS SHALL BE PERFORMED BY A QCI, QCP, OR A QUALIFIED PERSON UNDER THE DIRECT SUPERVISION OF A QCP PER SECTION H.3 OF THE GENERAL PERMIT. SITE INSPECTION SHALL BE PERFORMED EACH MONTH AND AFTER ANY QUALIFYING PRECIPITATION EVENT, COMMENCING AS PROMPTLY AS POSSIBLE BY NO LATER THAN 24 HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE, AND COMPLETED NO LATER THAN 72 HOURS FOLLOWING THE QUALIFYING PRECIPITATION EVENT. A QUALIFYING PRECIPITATION EVENT IS DEFINED AS RAINFALL TOTALING AT LEAST 3" IN DEPTH.
4. BMP EVALUATION SHALL BE PERFORMED BY THE QCP AT A MINIMUM ONCE EVERY THREE MONTHS. CONTROLS BEING IMPLEMENTED FOR ADEQUACY AND CONSISTENCY WITH SITE CONDITIONS PER SECTION H.4 OF THE GENERAL PERMIT. THE BMP EVALUATION SHALL BE PERFORMED AS OFTEN AS NECESSARY UNTIL POORLY FUNCTIONING OR DAMAGED EROSION CONTROLS OR SEDIMENT CONTROLS ARE CORRECTED AND, AT A MINIMUM, ONCE EVERY THREE MONTHS.

1. CONTRACTOR SHALL IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE PER PLAN SHEETS, SPECIFICATIONS, AND DETAILS.
2. CONTRACTOR SHALL REMOVE ALL TEMPORARY BMP'S.
3. CONTRACTOR SHALL REMOVE ANY ACCUMULATED SEDIMENT FROM DETENTION POND AND PERMANENTLY STABILIZE.
4. CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY ALL BMP'S REQUIRED ON PHASE III OF THE CBMP. THE BMP'S ON PHASE III ARE DESIGNATED PERMANENT.

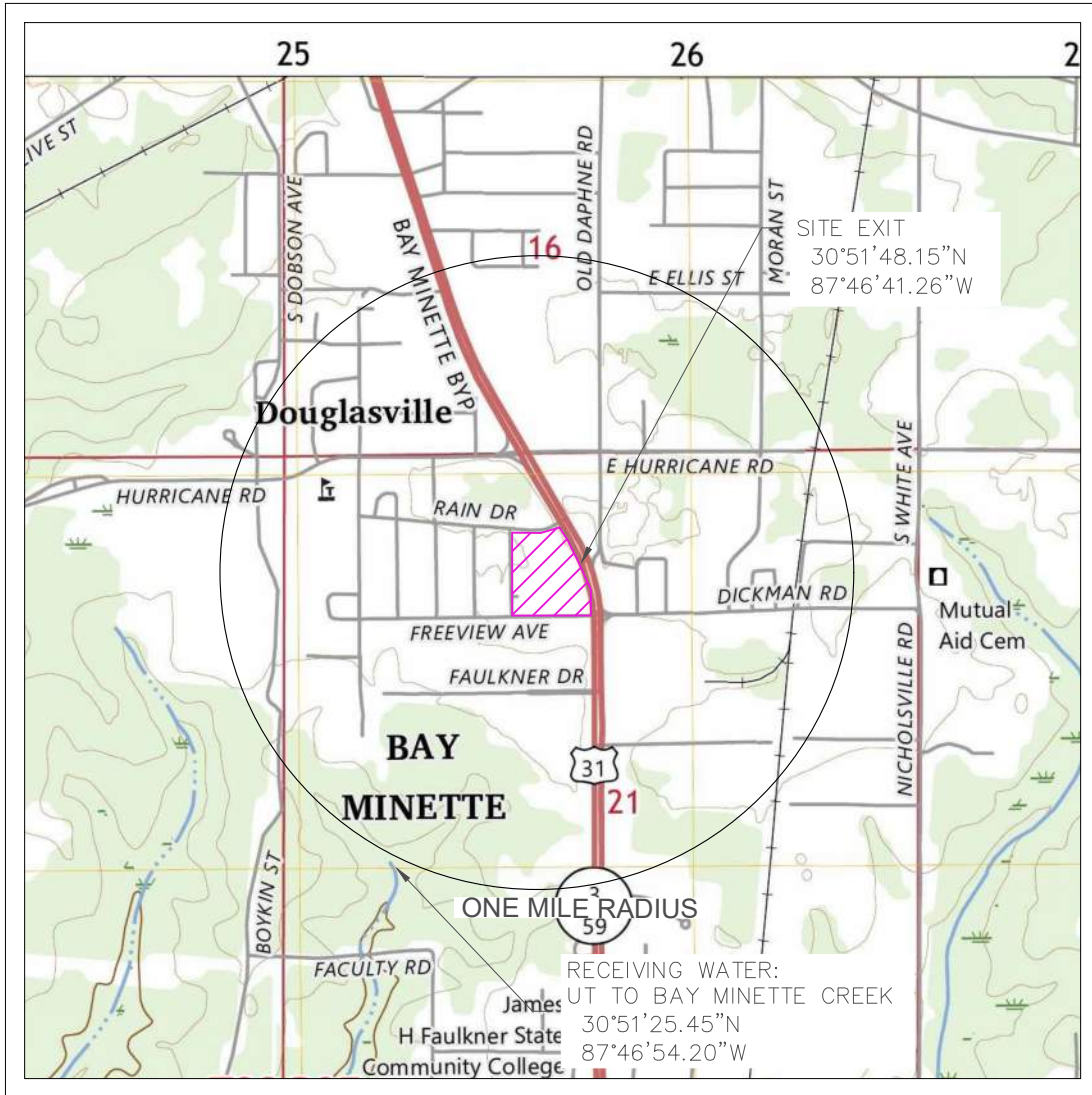
THE PROPOSED PROJECT IS LOCATED ALONG THE SOUTHERN HWY 98 ROW IN ELBERTA, ALABAMA. THE SITE WILL DISTURB APPROXIMATELY 16.8 AC. THE PROJECT WILL INCLUDE CONSTRUCTION OF THE BURKETT GLENN SUBDIVISION AND ASSOCIATED GRADING, AND DRAINAGE WORK. THIS PROJECT HAS THE POTENTIAL TO PRODUCE SILTATION & NONPOINT SOURCE POLLUTANTS, THUS IN AN EFFORT TO EFFECTIVELY REDUCE THE POTENTIAL OF THESE POLLUTANTS, IMPLEMENTATION OF THIS CBMP WILL BE REQUIRED. THIS CBMP HAS BEEN DESIGNED AND WILL BE IMPLEMENTED TO REDUCE THE AMOUNT OF SEDIMENTATION DISCHARGED TO U.T. MIFLIN CREEK AS A RESULT OF THE LAND DISTURBANCE ACTIVITIES.

THE SITE CURRENTLY DRAINS TO AN UT OF MIFLIN CREEK. THE CONSTRUCTION SITE IS A PRIORITY CONSTRUCTION SITE. THIS PROJECT HAS THE POTENTIAL TO PRODUCE SILTATION, THUS IN AN EFFORT TO EFFECTIVELY REDUCE THE POTENTIAL OF THESE POLLUTANTS, IMPLEMENTATION OF THIS CBMP WILL BE REQUIRED. THE SITE CURRENTLY CONSISTS OF GRADES BETWEEN 0% ANDED 10% SLOPES. AS EXPLAINED BELOW, A COMPREHENSIVE BEST MANAGEMENT PRACTICES PLAN HAS BEEN PREPARED AND IF PROPERLY IMPLEMENTED SHOULD GREATLY REDUCE THE AMOUNT OF SILT, SEDIMENT, AND POLLUTION THAT LEAVES THE PROJECT SITE. NO DISCHARGE OF PATHOGENS IS EXPECTED FROM THIS PROJECT.

SILT FENCE IS TO BE INSTALLED IN LOCATIONS AS SHOWN ON PLANS AROUND THE PERIMETER OF THE LAND DISTURBANCE. A CONSTRUCTION EXIT OF CRUSHED STONE IS TO BE PROVIDED AT THE PROJECT ENTRANCE/EXIT FOR THE REMOVAL OF MUD FROM THE CONSTRUCTION VEHICLES LEAVING THE SITE. DUST CONTROL MEASURES ARE TO BE USED TO CONTROL SURFACE AND AIR MOVEMENT OF DUST ON SITE. INLET PROTECTION WILL BE PROVIDED AT LOCATIONS OF CONCENTRATED FLOW TO PREVENT EROSION AT THOSE LOCATIONS. EROSION CONTROL MATTING WILL BE PLACED ON FILL SLOPES STEEPER THAN 2:1. SURFACE ROUGHENING & SLOPE MATTING/BLANKETS SHALL BE UTILIZED ON SLOPES TO PREVENT EROSION PROBLEMS. DISTURBED AREAS OF THE SITE ARE TO BE STABILIZED AS SOON AS CONSTRUCTION PHASES PERMIT.

BMP CONSTRUCTION IS TO BE COMPLETED IN STRICT ACCORDANCE WITH THE "ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS", LATEST EDITION. BMP DEVICES SHALL BE ROUTINELY INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

VARIOUS EROSION CONTROL MEASURES HAVE BEEN DESIGNED TO ENSURE THAT THE RELEASE OF SEDIMENT FROM THE SITE IS MINIMIZED. ANY CHEMICAL STORAGE REQ'D FOR PROJECT SHALL BE IN ACCORDANCE WITH THE PRODUCT SPECIFIC PRACTICES NOTES ON THIS SHEET. NO OTHER CHEMICAL STORAGE IS ANTICIPATED FOR THIS PROJECT.



NOT TO SCALE

TOTAL PROPERTY AREA = ± 16.8 ACRE  
DISTURBANCE AREA = ± 16.8 ACRES  
NAME OF RECEIVING WATERS: UT TO MIFLIN CREEK  
RECEIVING WATERS : F&W

RESPONSIBLE OWNER/OPERATOR OR OFFICIAL  
 COMPANY: CMI, LLC  
 PERMITTEE: EDMON MOATES  
 TITLE: MANAGING MANAGER  
 ADDRESS: 28300 US HWY 98; ELBERTA, AL 36530  
 PHONE: (251) 752-1819

FACILITY CONTACT:  
NAME: EDMON MOATES  
PHONE: (251) 752-1819

"I certify under penalty of law that a comprehensive Construction Best Management Practices Plan (CBMP) for the prevention and minimization of all sources of pollution in water and authorized related process wastewater runoff has been prepared under my supervision for this site/activity, and associated regulated areas/activities. The CBMP meets the requirements of this permit and if properly implemented and maintained by the operator, discharges of pollutants in water runoff can reasonably be expected to be effectively minimized to the maximum extent practicable according to the requirements of ADEM Administrative Code Chapter 335-6-23 and this Permit. The CBMP describes the erosion and sediment control measures that must be fully implemented and regularly maintained as needed at the permitted site in accordance with sound sediment and erosion control practices to ensure the protection of water quality."

3-25-2025

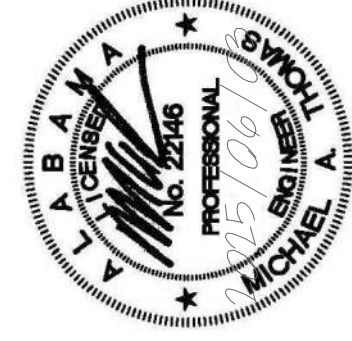
DESIGN PROFESSIONAL/QCP  
REGISTRATION/CERTIFICATION: AL PE# 22146  
MICHAEL A. THOMAS, PE  
BLUEWATER DESIGN, LLC

**SECONDARY OPERATORS** - THOSE UNDER DIRECT SUPERVISION OF PRIMARY OPERATOR

THE UNDERSIGNED HAVE BEEN PROVIDED A COPY OF THE APPROVED CBMP PLAN				
PRINTED NAME	ADDRESS	PHONE NUMBER	LOCATION OF DISTURBANCE	SIGNATURE

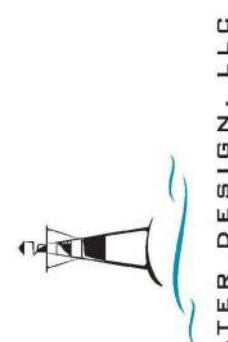
NO.		DATE	APPR.	REVISIONS

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CONSULTING ENGINEERS-BIRMINGHAM, AL.



DESIGNED	M.A.T.
DETAILED	P.B.
CHECKED	M.A.T.
DATE	MAY 19, 2022

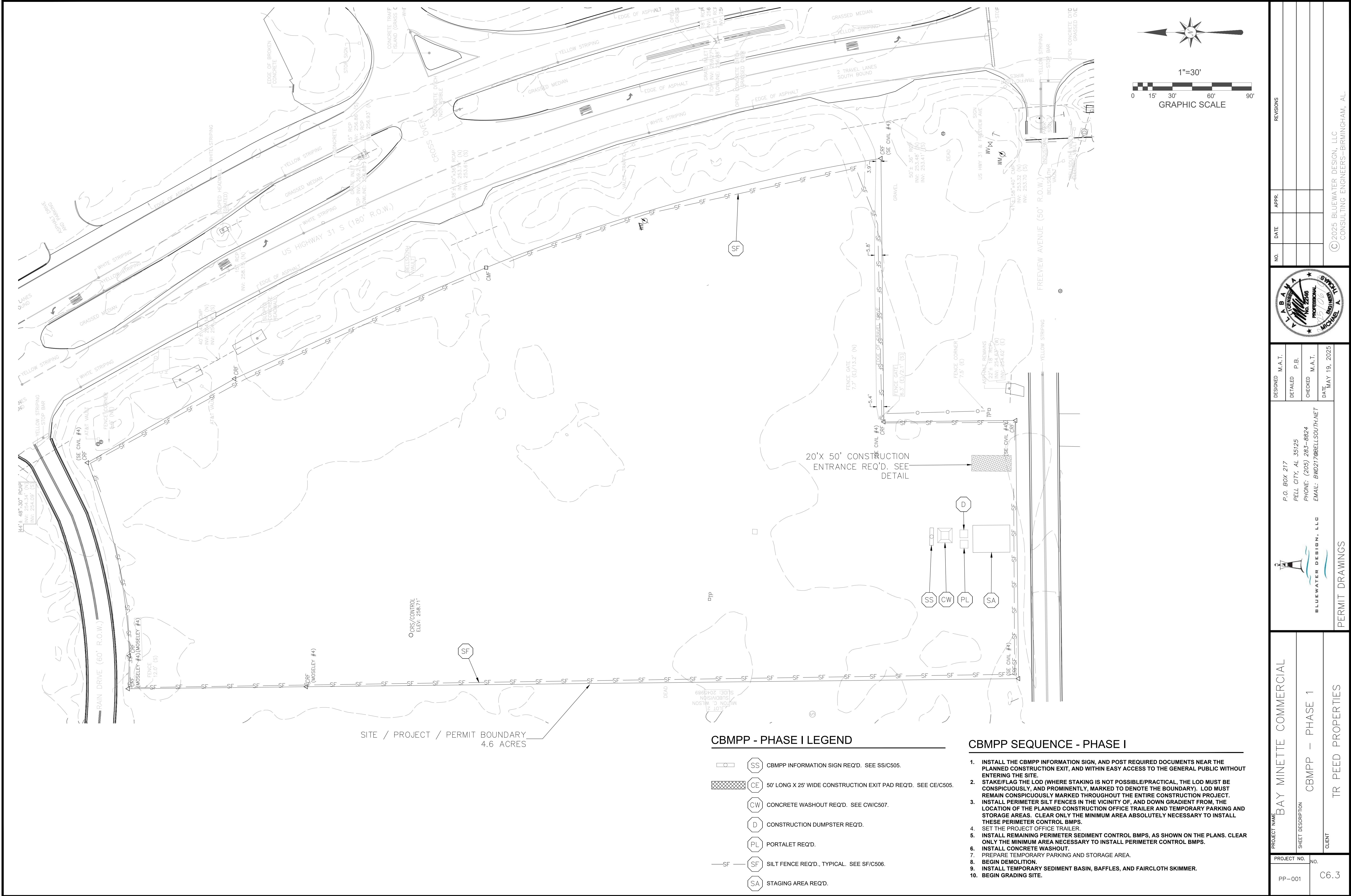
P.O. BOX 217  
PELL CITY, AL 35125  
PHONE: (205) 283-8824  
EMAIL: [BW217@PELLSOUTH.NET](mailto:BW217@PELLSOUTH.NET)



PERMIT DRAWINGS

PROJECT NO.		PP-001	C6.0
NO.			
PROJECT NAME		BAY MINETTE COMMERCIAL	
SHEET DESCRIPTION		CBMPP COVER	
CLIENT		TR PEED PROPERTIES	

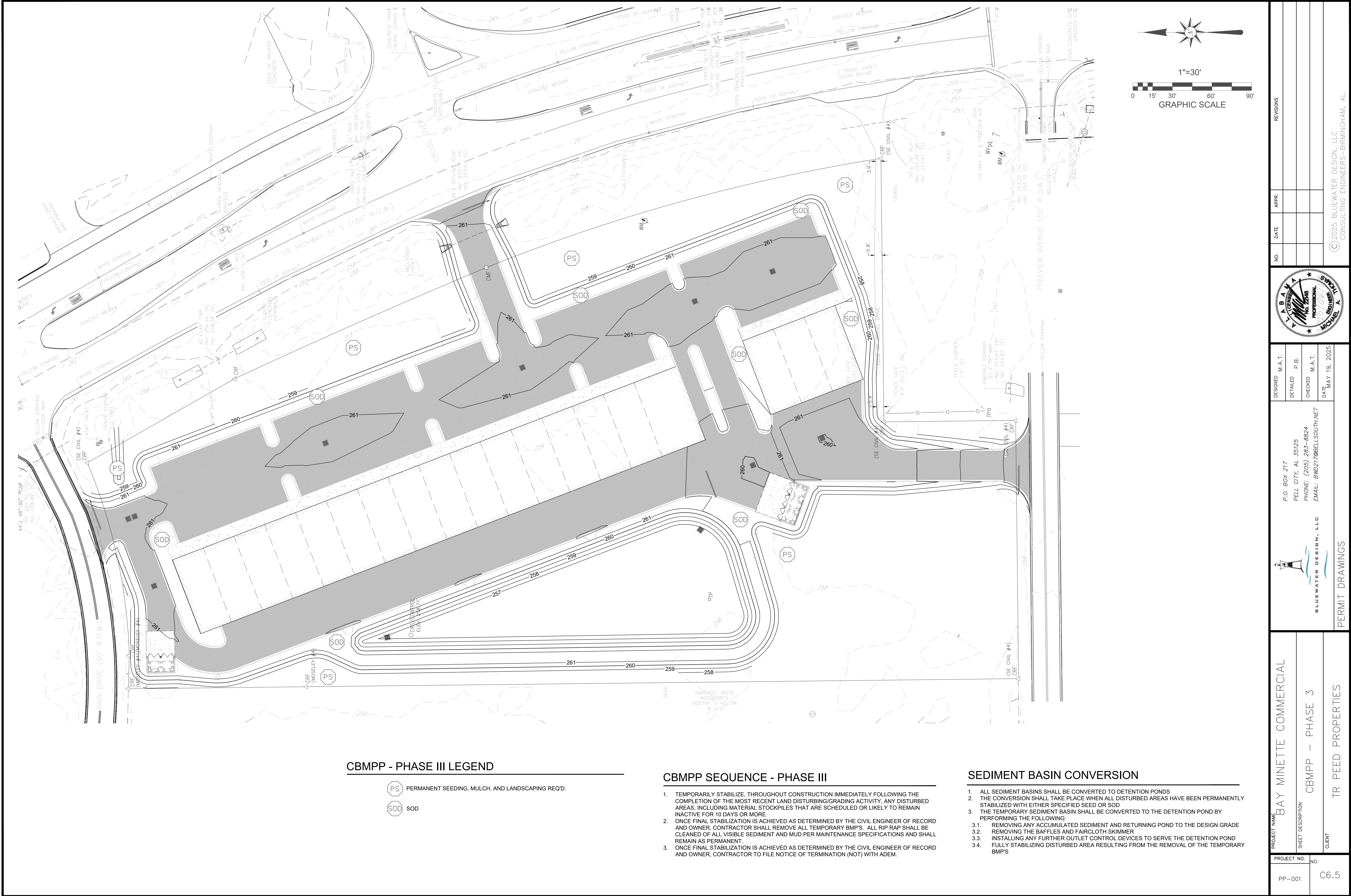












CBMPP - PHASE III LEGEND

- PS PERMANENT SEEDING, MULCH, AND LANDSCAPING REQ'D.
- SOD SOD

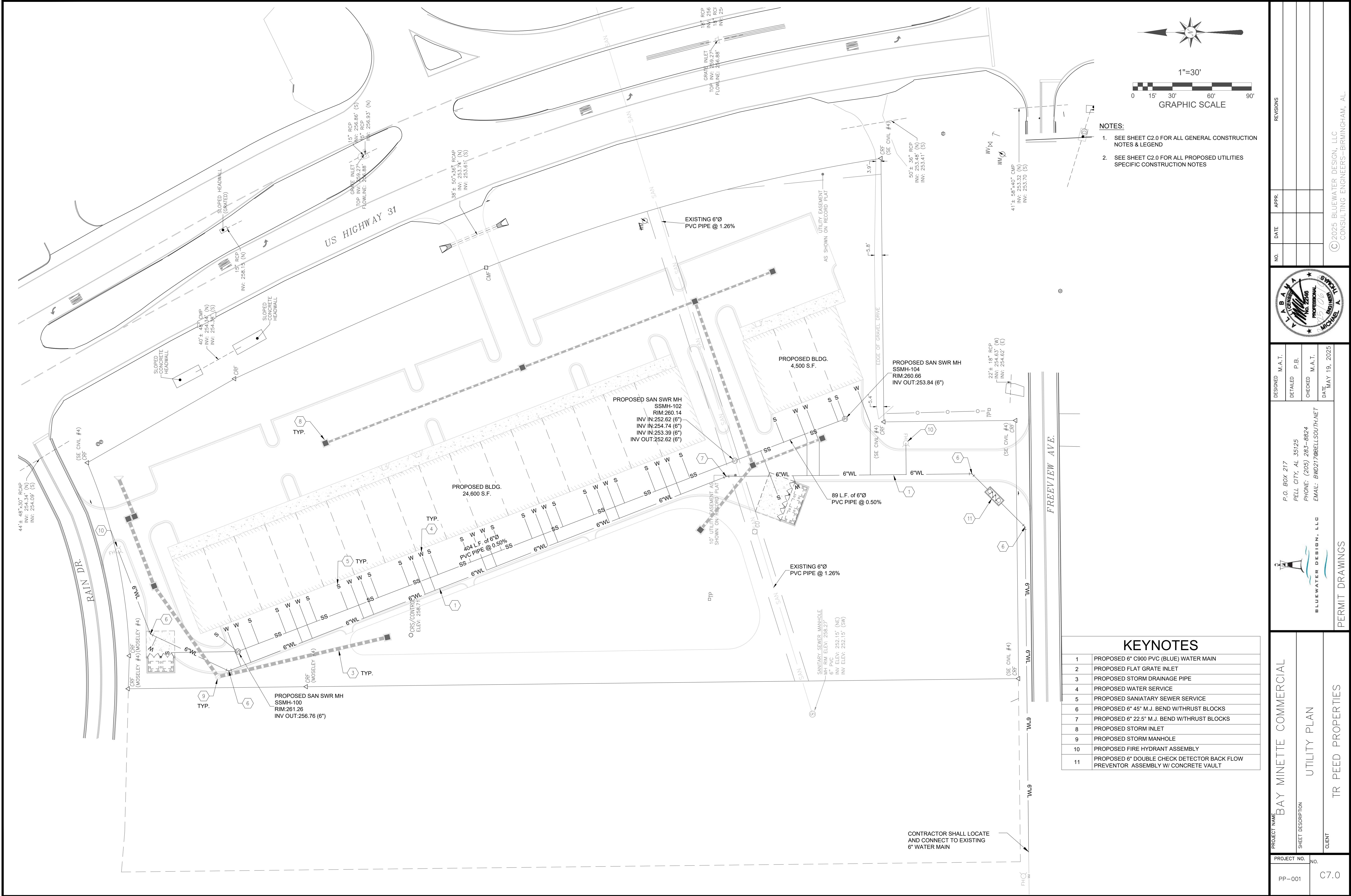
CBMPP SEQUENCE - PHASE III

1. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 10 DAYS OR MORE.
2. ONCE FINAL STABILIZATION IS ACHIEVED AS DETERMINED BY THE CIVIL ENGINEER OF RECORD AND OWNER, CONTRACTOR SHALL REMOVE ALL TEMPORARY BMP'S. ALL RIP RAP SHALL BE CLEANED OF ALL VISIBLE SEDIMENT AND MUD PER MAINTENANCE SPECIFICATIONS AND SHALL REMAIN AS PERMANENT.
3. ONCE FINAL STABILIZATION IS ACHIEVED AS DETERMINED BY THE CIVIL ENGINEER OF RECORD AND OWNER, CONTRACTOR TO FILE NOTICE OF TERMINATION (NOT) WITH ADEM.

SEDIMENT BASIN CONVERSION

1. ALL SEDIMENT BASINS SHALL BE CONVERTED TO DETENTION PONDS
2. THE CONVERSION SHALL TAKE PLACE WHEN ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED WITH EITHER SPECIFIED SEED OR SOD
3. THE TEMPORARY SEDIMENT BASIN SHALL BE CONVERTED TO THE DETENTION POND BY PERFORMING THE FOLLOWING:
  - 3.1. REMOVING ANY ACCUMULATED SEDIMENT AND RETURNING POND TO THE DESIGN GRADE
  - 3.2. REMOVING THE BAFFLES AND FAIRCLOTH SKIMMER
  - 3.3. INSTALLING ANY FURTHER OUTLET CONTROL DEVICES TO SERVE THE DETENTION POND
  - 3.4. FULLY STABILIZING DISTURBED AREA RESULTING FROM THE REMOVAL OF THE TEMPORARY BMP'S





PROJECT NAME  
BAY MINETTE COMMERCIAL

SHEET DESCRIPTION  
UTILITY PLAN

CLIENT  
TR PEED PROPERTIES

PROJECT NO.  
PP-001

NO.  
C7.0

DESIGNED  
M.A.T.

DETAILED  
P.B.

CHECKED  
M.A.T.

DATE  
MAY 19, 2025

P.O. BOX 217  
PELL CITY, AL 35125  
PHONE: (205) 283-8824  
EMAIL: BW0217@BELLSOUTH.NET

BLUEWATER DESIGN, LLC

REVISIONS


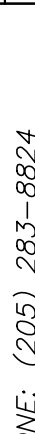
NO.	DATE	APPR.

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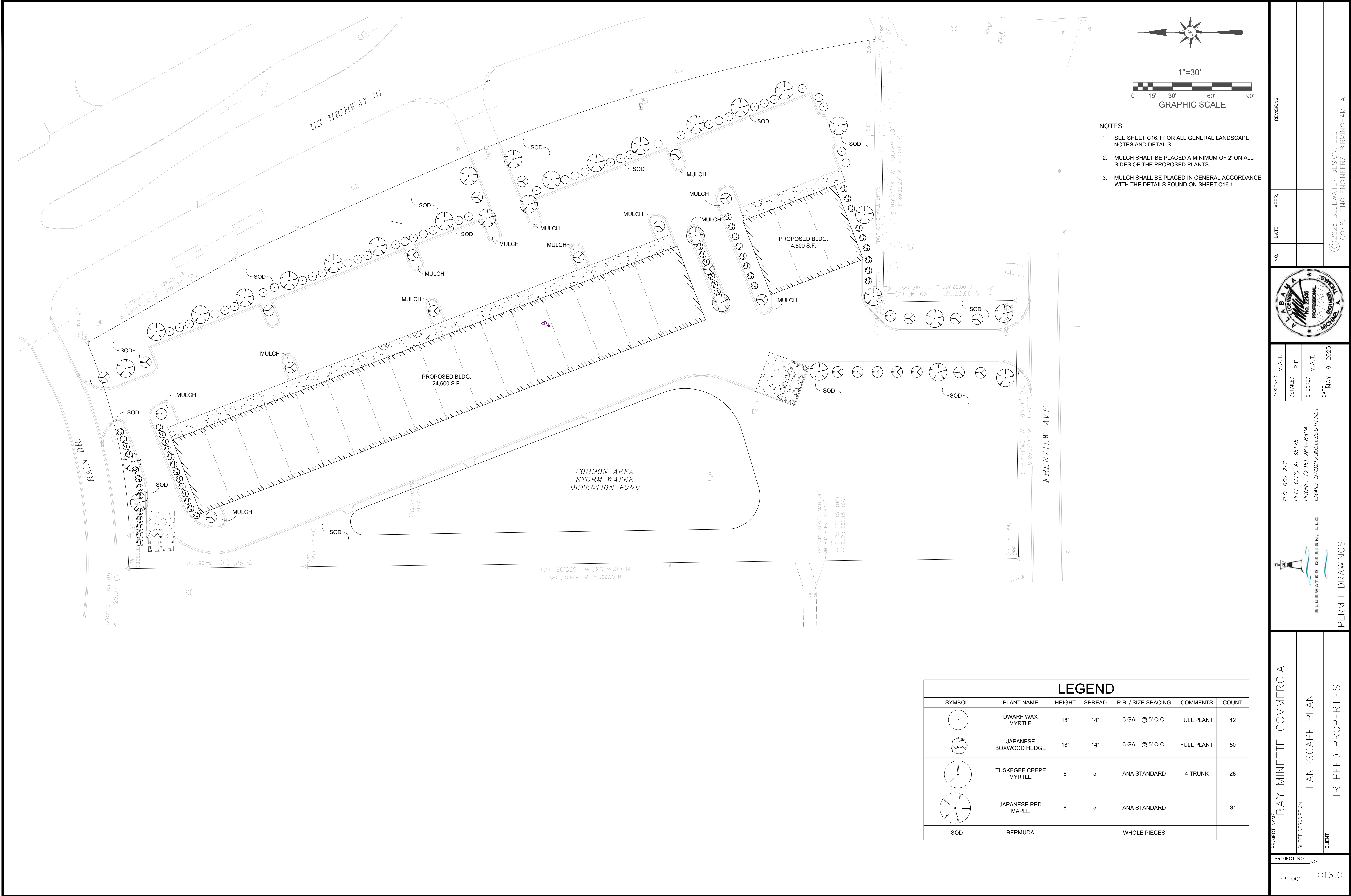




1. THE WOOD FENCE SHALL BE A 6' HIGH (PETITIONER RESERVES THE RIGHT TO ALTER ELEVATION OF FENCE) SOLID BOARD FENCE, STRAIGHT ON TOP, WITH DOG EAR PICKETS. THE PICKETS SHALL BE FULL CUT 1"x6", #1 GRADE CEDAR. THE POSTS SHALL BE 4"x4", #1 GRADE CEDAR SET 48" DEEP IN CONCRETE ON A MAXIMUM OF 10' CENTERS. THE FENCE SHALL HAVE FOUR EQ. SPACED RAILES OF 2"x4" HEAVY DUTY CEDAR. THE GATE SHALL BE 12' WIDE, DOUBLE LEAF, OUTWARD OPENING. ALL HARDWARE SHALL BE HEAVY DUTY GALV. T-HINGES, GALVANIZED LAG BOLTS, 1 7/8" AND 2 1/4" SCREW SHANK GALVANIZED, METAL BRACKETS, HINGES, HASPS, ETC. SHALL BE FASTENED WITH LAG BOLTS. THE HINGES SHALL BE HEAVY DUTY GALV. T-HINGES, PROVIDE A HEAVY DUTY GALV. PADLOCK HASP.

PROJECT NAME <b>BAY MINETTE COMMERCIAL</b>		P.O. BOX 217 PELL CITY, AL 35125 PHONE: (205) 283-8624 EMAIL: BMD217@BELLSOUTH.NET		DESIGNED M.A.T.				REVISIONS
SHEET DESCRIPTION <b>DUMPSTER ENCLOSURE DETAILS</b>		 <b>BLUEWATER DESIGN, LLC</b>		DETAILED P.B.				
CLIENT <b>TR PEED PROPERTIES</b>				CHECKED M.A.T.				
PROJECT NO. PP--001		NO. C15.0		DATE JUN 19, 2025				
PERMIT DRAWINGS								(C) 2025 BLUEWATER DESIGN, LLC CONSULTING ENGINEERS—BIRMINGHAM, AL.





- NOTES:
- SEE SHEET C16.1 FOR ALL GENERAL LANDSCAPE NOTES AND DETAILS.
  - MULCH SHALT BE PLACED A MINIMUM OF 2' ON ALL SIDES OF THE PROPOSED PLANTS.
  - MULCH SHALL BE PLACED IN GENERAL ACCORDANCE WITH THE DETAILS FOUND ON SHEET C16.1

LEGEND						
SYMBOL	PLANT NAME	HEIGHT	SPREAD	R.B. / SIZE SPACING	COMMENTS	COUNT
	DWARF WAX MYRTLE	18"	14"	3 GAL. @ 5' O.C.	FULL PLANT	42
	JAPANESE BOXWOOD HEDGE	18"	14"	3 GAL. @ 5' O.C.	FULL PLANT	50
	TUSKEGEE CREPE MYRTLE	8'	5'	ANA STANDARD	4 TRUNK	28
	JAPANESE RED MAPLE	8'	5'	ANA STANDARD		31
SOD	BERMUDA			WHOLE PIECES		

PROJECT NAME  
BAY MINETTE COMMERCIAL

SHEET DESCRIPTION  
LANDSCAPE PLAN

CLIENT  
TR PEED PROPERTIES

PROJECT NO.  
PP-001

NO.  
C16.0

DESIGNED  
M.A.T.

DETAILED  
P.B.

CHECKED  
M.A.T.

DATE  
MAY 19, 2025

REVISIONS

APPR.

DATE

NO.

NO. 2246

PROFESSIONAL

SEAL

MICHAEL A. BRYAN

REGISTERED PROFESSIONAL ENGINEER

STATE OF ALABAMA

BLUEWATER DESIGN, LLC

PELL CITY, AL 35125

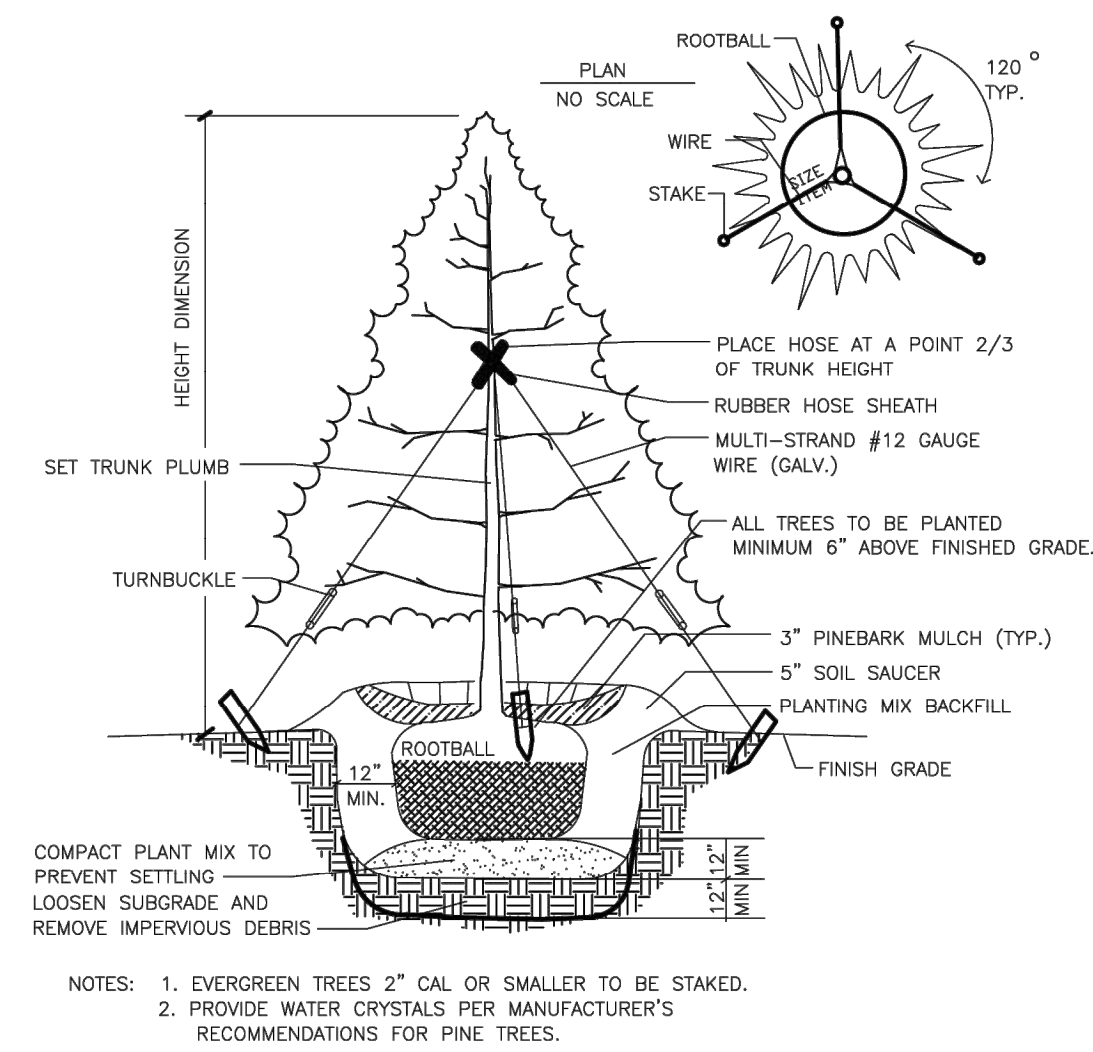
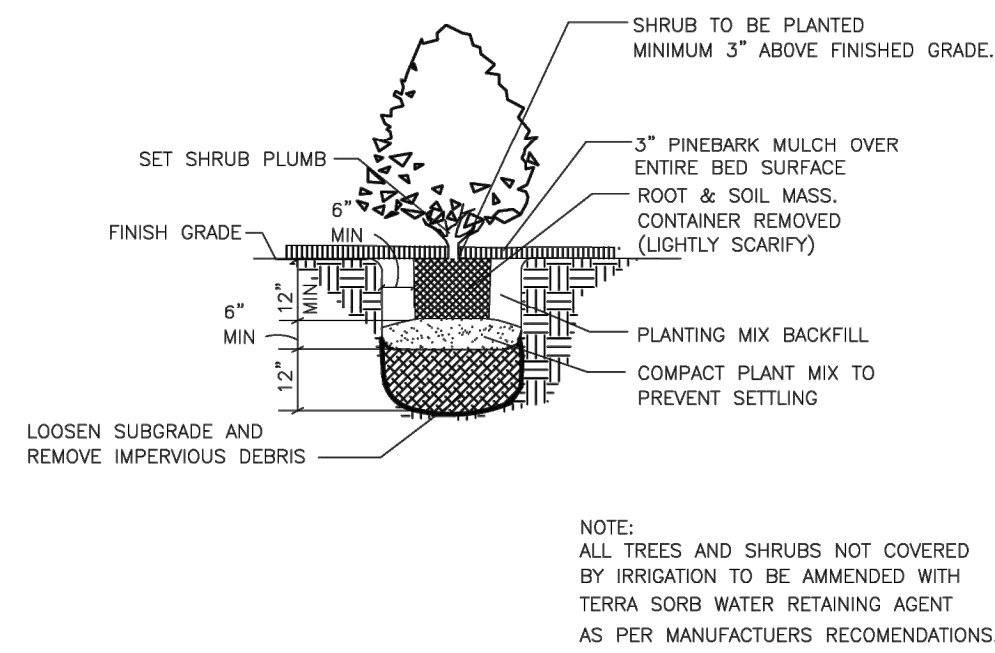
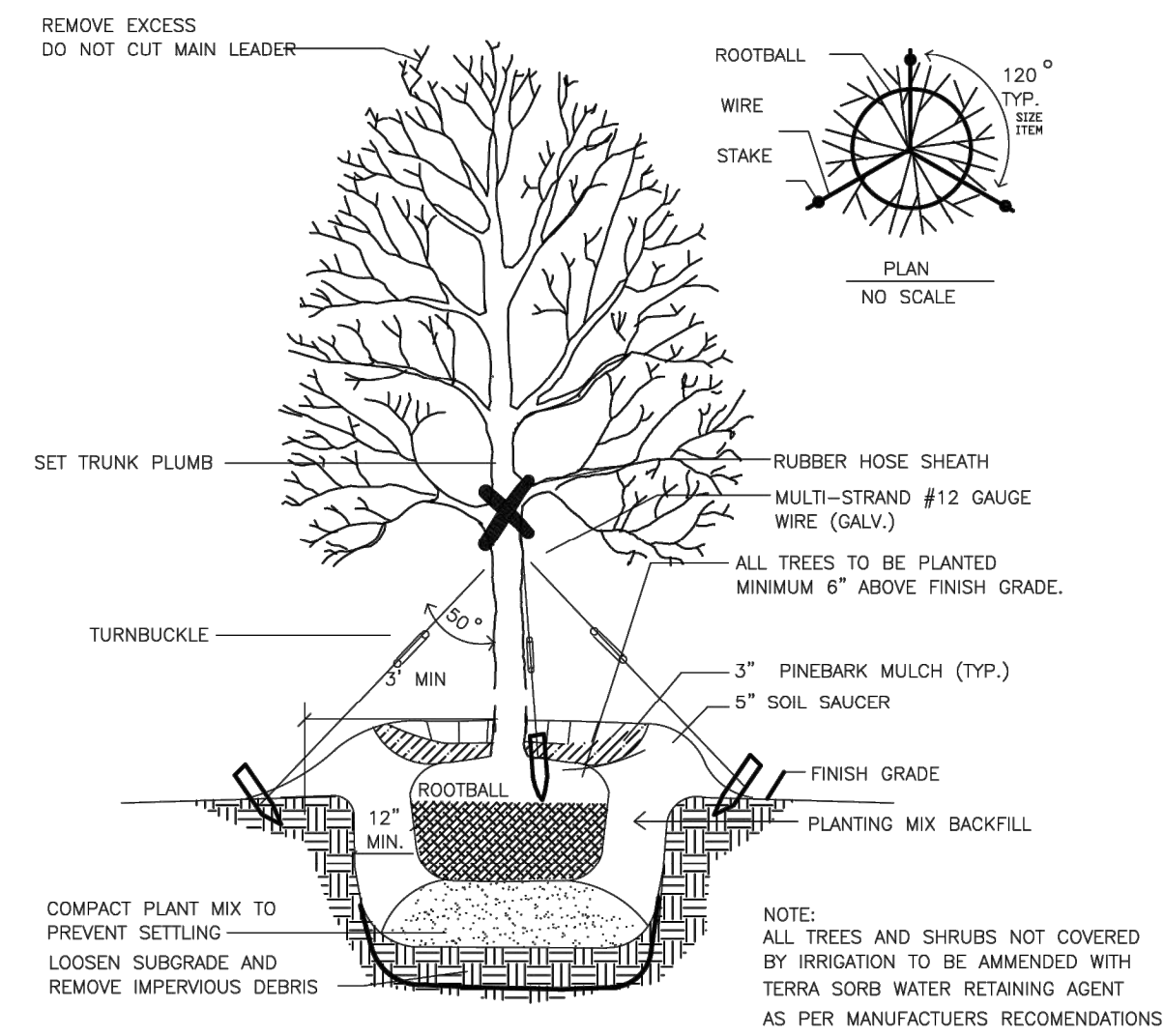
PHONE: (205) 283-8824

EMAIL: BW0217@BELLSOUTH.NET

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## 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.

CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.

ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL (SEE LIST) APPROVED PRIOR TO BIDDING.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.

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.

CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.

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.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.

ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE

FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE @ LAWN WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES.

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36' OFF FACE OF BUILDING WALL,  
GROUND COVERS SHALL BE 12' OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION.

ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF SPECIFIED MULCH.

GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6".  
SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. ADD

TURF GREEN OR EQUAL (12-5-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT.  
SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.

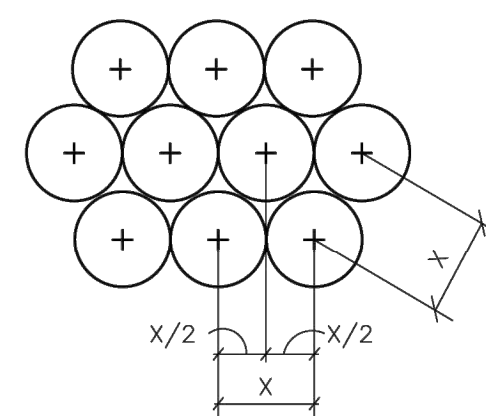
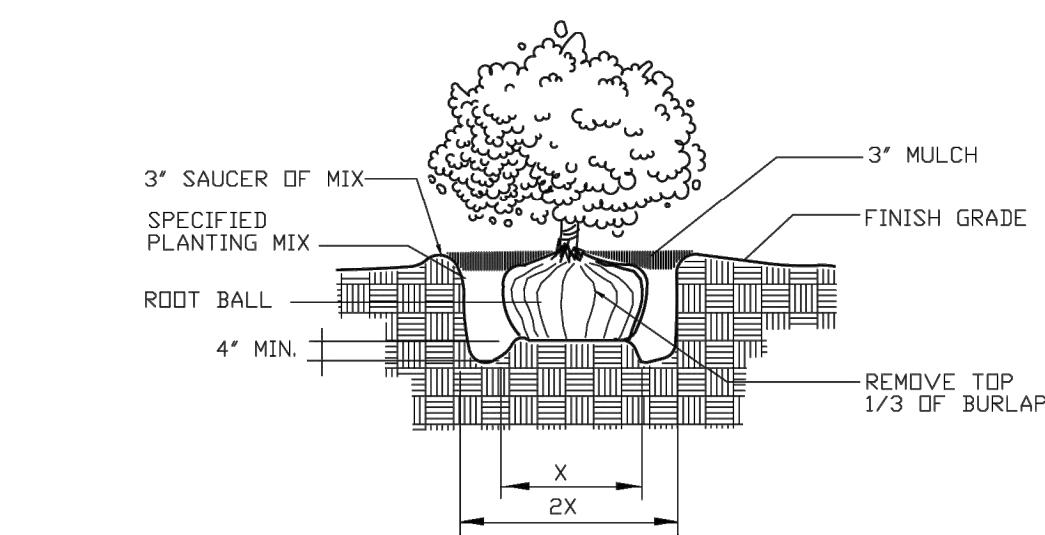
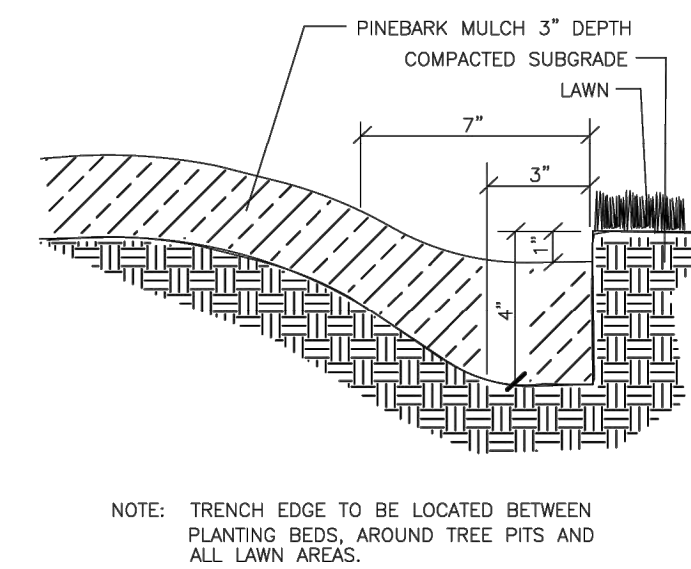
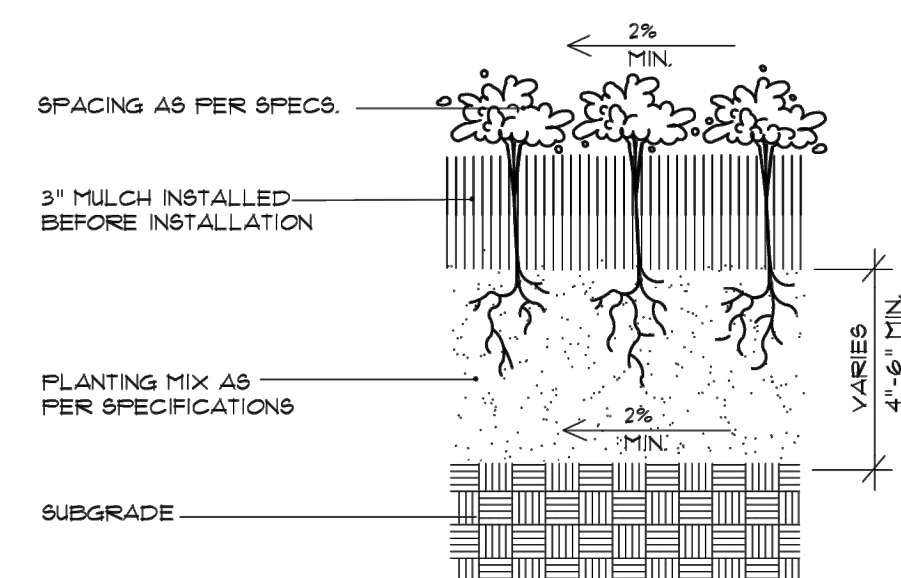
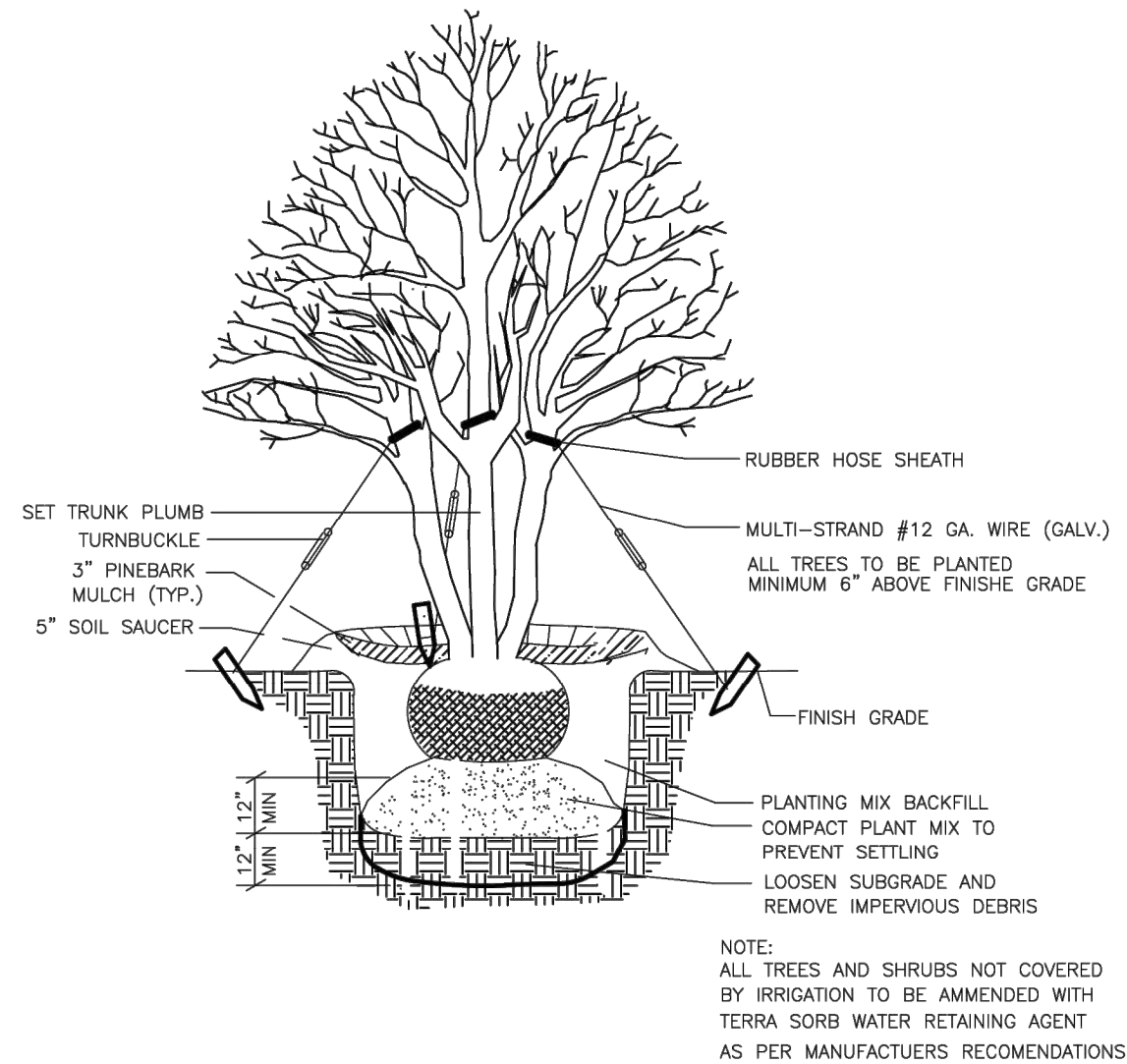
GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS 'TERRA-SORB' OR EQUAL FOR EACH TREE INSTALLATION.



NOTES: 1. SEE PLANTING PLANS FOR SHRUB & GROUND COVER BED AREAS.  
2. ROWS SHALL BE STRAIGHT & PARALLEL.  
3. SPACING SHOWN ON PLANT SCHEDULE (X).

PROJECT NAME <b>BAY MINETTE COMMERCIAL</b>		DESIGNED M.A.T.		NO.		REVISIONS	
SHEET DESCRIPTION <b>LANDSCAPE DETAILS</b>		DETAILED P.B.					
CLIENT <b>TR PEED PROPERTIES</b>		CHECKED P.A.T.					
PROJECT NO. PP-001		DATE MAY 19, 2025					
C16.1							