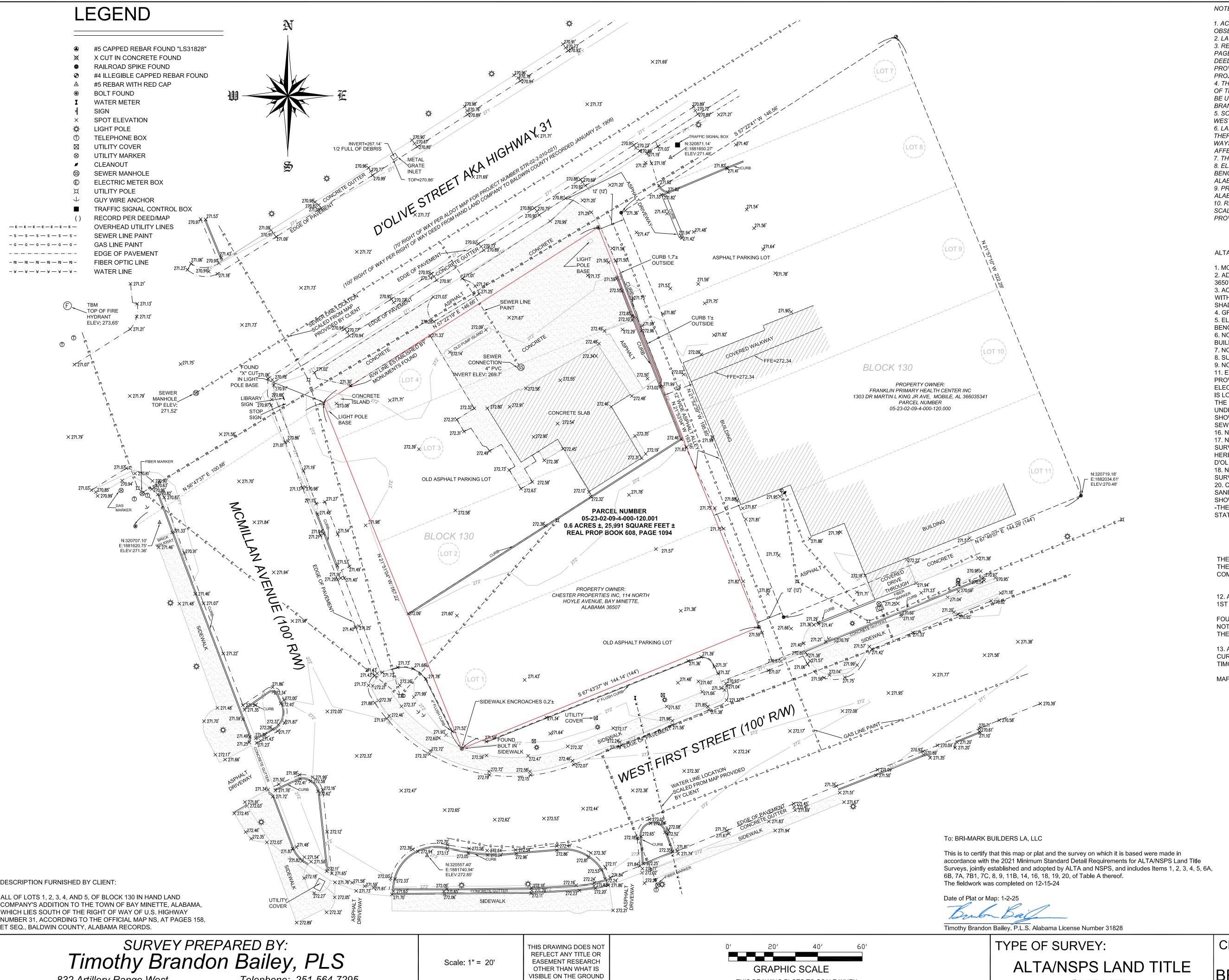
Exhibit A

SP-25002, Cobblestone Hotel & Suites Site Plan



1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST NAD1983)

2. LAST DAY IN FIELD: 12-31-24

3. REFERENCES USED IN THIS SURVEY: REAL PROPERTY BOOK 608, PAGE 1094; DEED BOOK 4, PAGE 158, FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA. RIGHT OF WAY DEED FROM HAND LAND COMPANY TO BALDWIN COUNTY RECORDED JANUARY 25, 1906 PROVIDED BY BALDWIN COUNTY HIGHWAY DEPARTMENT. ALDOT RIGHT OF WAY MAP FOR PROJECT STR-02-2-010-021 PROVIDED BY ALDOT.

4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, PLS, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, PLS.

5. SOURCE OF TITLE INFORMATION PROVIDED BY CLIENT: TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24-000002 6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS AND IS THEREFOR SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.

7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP. 8. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD1988)

BENCHMARK UTILIZED ALDOT GNSS NETWORK. COORDINATE VALUES SHOWN REFERENCED TO ALABAMA STATE PLANE WEST (NAD83).

9. PROPERTY OWNER: CHESTER PROPERTIES INC, 114 NORTH HOYLE AVENUE, BAY MINETTE, ALABAMA 36507

10. REVISED 1-2-25: CORRECTED SPOT ELEVATION LABELS, ADDED CONTOUR LINES, ADDED SCALED LOCATION FOR WATER AND SEWER LINES FROM NORTH BALDWIN UTILITIES MAP PROVIDED BY CLIENT, ADDED SEWER CONNECTION INVERT ELEVATION.

ALTA TABLE A NOTES:

1. MONUMENTS AT CORNERS AS SHOWN OR NOTED ON THE DRAWING HEREON. 2. ADDRESS OF THE SURVEYED PROPERTY: 205 D'OLIVE STREET, BAY MINETTE, ALABAMA

3. ACCORDING TO FEMA FLOOD MAP NUMBER 01003C0294M THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, THE PROPERTY IS LOCATED IN ZONE X (NOT

4. GROSS LAND AREA: 0.6 ACRES ±, 25,991 SQUARE FEET ±

5. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD1988) BENCHMARK UTILIZED ALDOT GNSS NETWORK.

6. NO ZONING LETTER HAS BEEN FURNISHED BY CLIENT. NO INFORMATION REGARDING BUILDING SETBACKS HAS BEEN FURNISHED TO SURVEYOR.

7. NO BUILDINGS ARE LOCATED ON THE PROPERTY. 8. SUBSTANTIAL FEATURES SHOWN OR NOTED HEREON.

9. NO PARKING SPACES LOCATED ON THE PROPERTY

11. EVIDENCE OF UNDERGROUND UTILITIES SHOWN FROM SURFACE EVIDENCE AND MARKINGS PROVIDED BY ALABAMA 811. NO MARKINGS FOR WATER LINES, FIBER OPTIC, TELEPHONE NOR ELECTRICAL LINES WHERE OBSERVED DURING FIELD WORK, HOWEVER A WATER METER BOX IS LOCATED ON THE PROPERTY AND LIGHT POLES ARE LOCATED IN THE RIGHT OF WAY ON THE SOUTH SIDE OF THE PROPERTY. THE SURVEYOR CANNOT DETERMINE THE LOCATION OF UNDERGROUND WATER AND ELECTRICAL LINES ON THE PROPERTY. FIBER OPTIC LINES SHOWN HEREON ARE SHOWN FROM SKETCH PROVIDED BY UNITY FIBER. WATER LINES AND SEWER LINES SHOWN HEREON ARE FROM SKETCH PROVIDED BY CLIENT. 16. NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED.

17. NO PROPOSED CHANGES TO RIGHT OF WAY LINES HAS BEEN MADE AVAILABLE TO THE SURVEYOR. THE RIGHT OF WAY LINE FOR D'OLIVE STREET AKA HIGHWAY 31 IS SHOWN HEREON FROM MONUMENTS FOUND DURING FIELD WORK, THE RIGHT OF WAY WIDTH FOR D'OLIVE STREET IS UNCERTAIN AS NOTED ON THE MAP HEREON 18. NO PLOTTABLE OFF SITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE

SURVEYOR. 20. CLIENT REQUEST ANY OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP,

SANITARY LANDFILL, OR ANY OTHER POTENTIAL CONTAMINATING USES THE PROPERTY BE

-THE PROPERTY WAS FORMERLY OCCUPIED BY AN AUTOMOTIVE SERVICE STATION AND GAS STATION. THERE MAY BE UNDERGROUND TANKS ON THE PROPERTY.

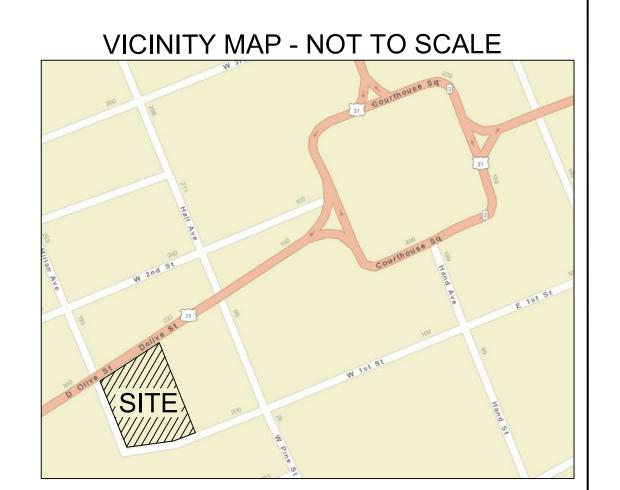
THE FOLLOWING NUMBERS REFER TO EXCEPTIONS LISTED IN SCHEDULE B PART 2 OF THE TITLE COMMITMENT PROVIDED BY CLIENT BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24-000002

12. ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF D'OLIVE OR WEST

1ST STREET. -THE RIGHT OF WAY LINES SHOWN ON THE MAP HEREON ARE FROM MONUMENTS FOUND IN THE FIELD, THE RIGHT OF WAY WIDTH OF D'OLIVE STREET IS UNCERTAIN AS NOTED ON THE MAP HEREON. A PORTION OF LOT 4 AND ALL OF LOT 5 MAY FALL WITHIN THE RIGHT OF WAY OF D'OLIVE STREET.

13. ANY CLAIM WHICH MAY ARISE OUT OF THE ENCROACHMENT OF THE CONCRETE AND CURB OVER THE EAST LINE OF THE LAND AS SHOWN ON SURVEY DATED 11/29/2024 BY TIMOTHY BRANDON BAILEY P.L.S. #31828.

-THE CURB ENCROACHING ON THE EAST LINE OF THE PROPERTY IS NOTED ON THE



832 Artillery Range West Spanish Fort, Alabama 36527 Telephone: 251-564-7295 tbbailey@hotmail.com

OR PROVIDED BY THE **CLIENT'S CONVEYANCE**

File No.: 1-24

THIS DRAWING PLOTS TO SCALE WHEN PRINTED ON A 36"X24" SHEET IN

LANDSCAPE VIEW WITH NO SCALING

SURVEY

CLIENT:

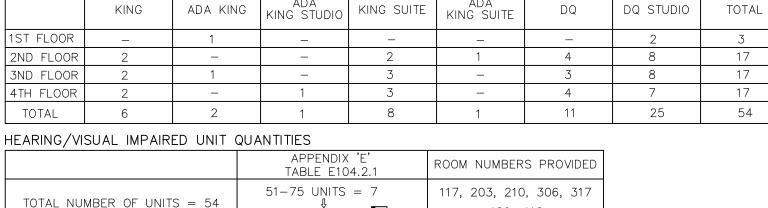
BRI-MARK BUILDERS LA, LLC



- 1. REFER TO ENLARGED SHEETS FOR PUBLIC SPACE & GUESTROOM PLANS, DIMENSIONS & NOTATIONS.
- 2. FOR ALL FINISH MATERIAL DESIGNATIONS SEE 1/4" ENLARGED FINISH PLANS.
- 3. HINGES SIDE OF DOOR TO BE LOCATED 4" FROM ADJACENT WALL, UNO. SWING DOORS & FRAMES SHALL BE INSTALLED AS SHOWN BELOW, UNO.
- 4. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE A6 SHEETS FOR DOOR AND WINDOW TYPES.
- 5. FOR SPECIFIC WALL ASSEMBLY INFORMATION, SEE A8 SHEETS.
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- 10. PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING.
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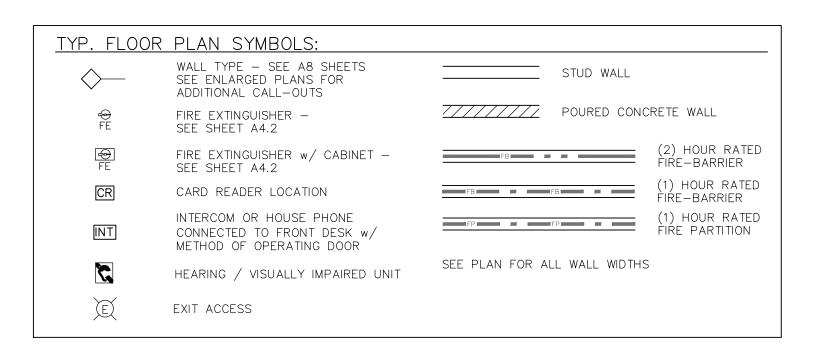


HOTEL UNIT RECAP

HEARING/VISUAL IMPAIRED UNIT QUANTITIES							
	APPENDIX 'E' TABLE E104.2.1	ROOM NUMBERS PROVIDED					
TOTAL NUMBER OF UNITS = 54	51-75 UNITS = 7 $7 UNITS W/$	117, 203, 210, 306, 317 409, 416					

ACCESSIBLE	UNIT	QUANTITIES
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	• • • • •	40/

	CHAPTER 11 TABLE 1107.6.1.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51 - 75 UNITS = 4 4 UNITS (1 ROLL-IN SHOWER)	117, 201, 311, 412





Always a Better Plan

100 Camelot Drive

Fond du Lac, WI 54935

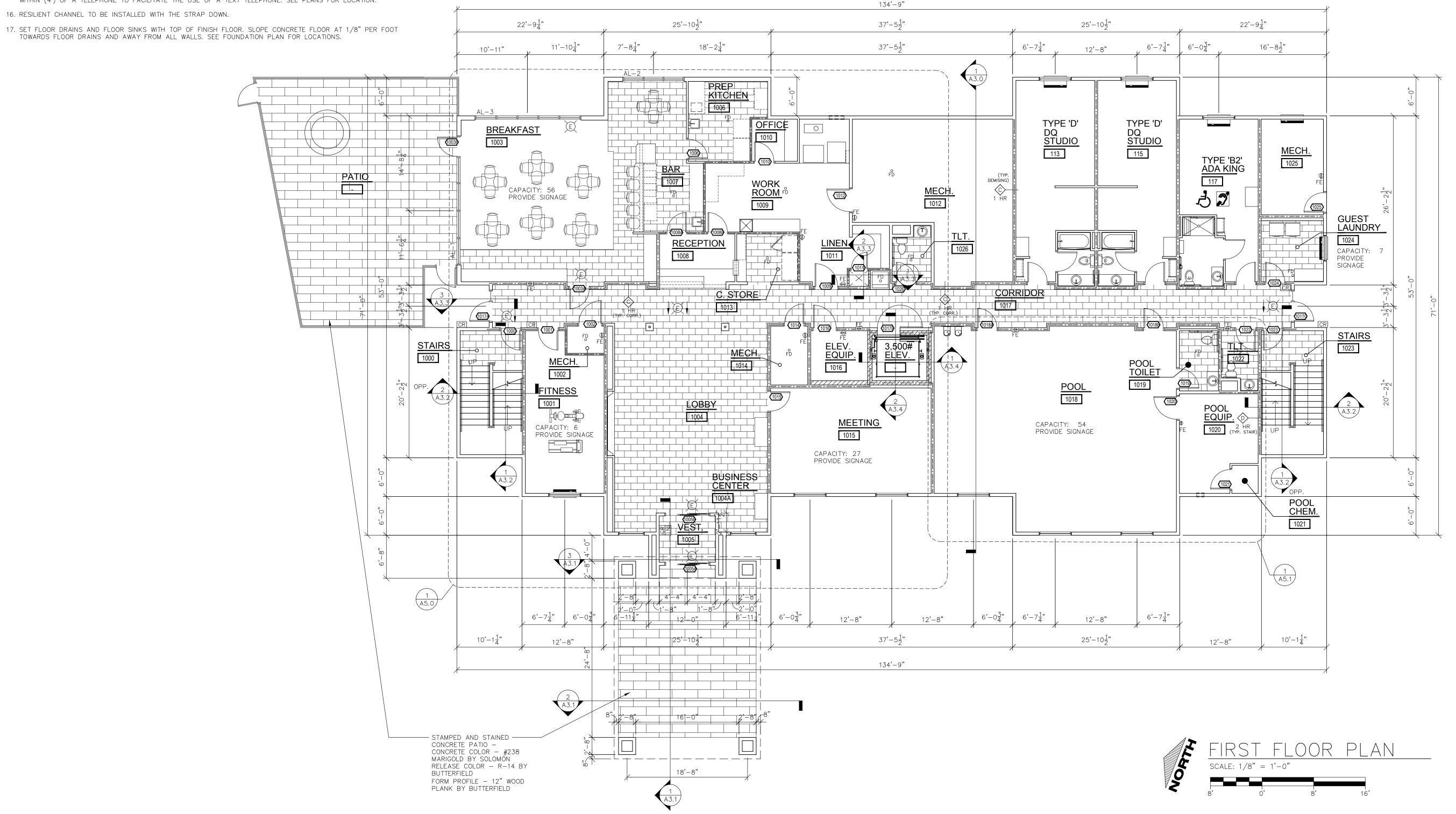
PROJECT INFORMATION

FOR COBBI

SHEET DATES JAN. 15, 2025 REVISIONS

PROFESSIONAL SEAL

JOB NUMBER 240008100



- 1. REFER TO ENLARGED SHEETS FOR PUBLIC SPACE & GUESTROOM PLANS, DIMENSIONS & NOTATIONS.
- 2. FOR ALL FINISH MATERIAL DESIGNATIONS SEE 1/4" ENLARGED FINISH PLANS.
- 3. HINGES SIDE OF DOOR TO BE LOCATED 4" FROM ADJACENT WALL, UNO. SWING DOORS & FRAMES SHALL BE INSTALLED AS SHOWN BELOW, UNO.
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	HOTEL UNIT RECAP								
	KING	ADA KING	ADA KING STUDIO	KING SUITE	ADA KING SUITE	DQ	DQ STUDIO	TOTAL	
1ST FLOOR	_	1	_	_	_	_	2	3	
2ND FLOOR	2	_	_	2	1	4	8	17	
3ND FLOOR	2	1	_	3		3	8	17	
4TH FLOOR	2	_	1	3		4	7	17	
TOTAL	6	2	1	8	1	11	25	54	

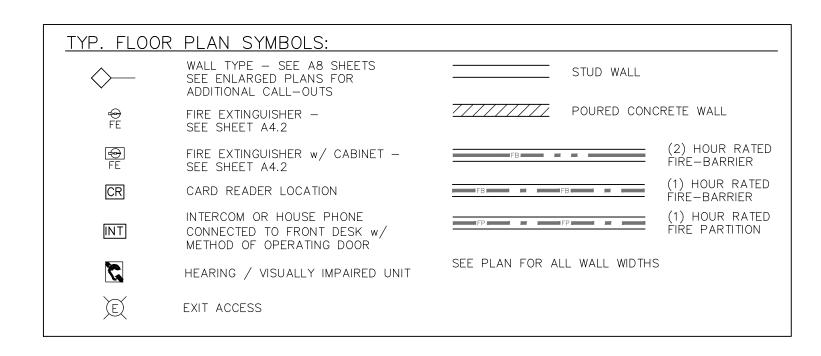
HEARING/VISUAL IMPAIRED UNIT QUANTITIES

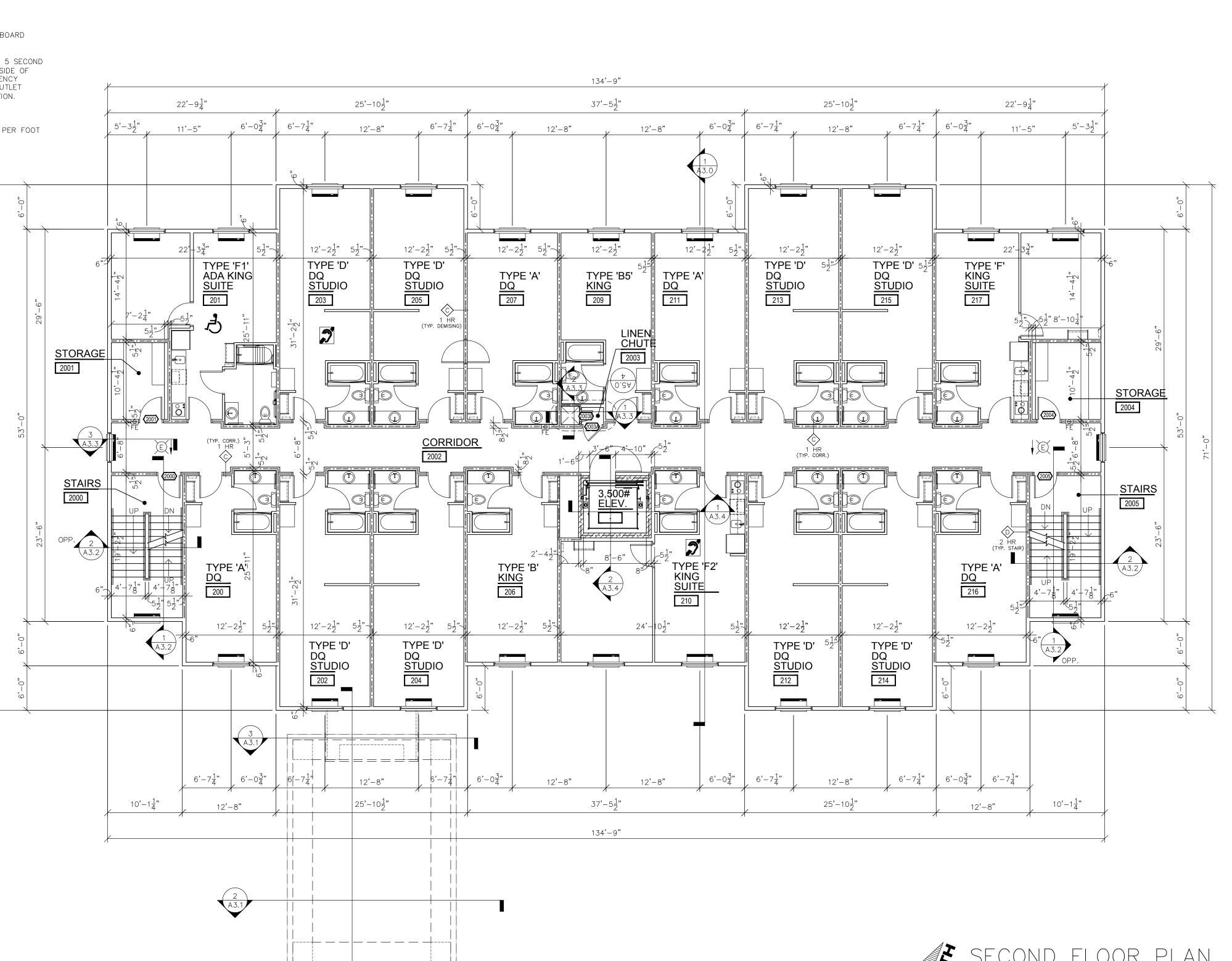
APPENDIX 'E'
TABLE E104.2.1

TOTAL NUMBER OF UNITS = 54

ACCESSIBLE UNIT QUANTITIES

	CHAPTER 11 TABLE 1107.6.1.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51 - 75 UNITS = 4 \downarrow 4 UNITS (1 ROLL-IN SHOWER)	117, 201, 311, 412





EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935

920-926-9800



PROJECT INFORMATION

DNEW HOTEL FOR:

STREET - BAY MINETTE ALABAMA

PROFESSIONAL SEAL

COBBI

JAN. 15, 2025
07 (14. 10, 2020

240008100

A1.2

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	HOTEL UNIT RECAP								
	KING	ADA KING	ADA KING STUDIO	KING SUITE	ADA KING SUITE	DQ	DQ STUDIO	TOTAL	
1ST FLOOR	_	1	_	_	_	_	2	3	
2ND FLOOR	2	_	_	2	1	4	8	17	
3ND FLOOR	2	1	_	3	_	3	8	17	
4TH FLOOR	2		1	3	_	4	7	17	
TOTAL	6	2	1	8	1	11	25	54	

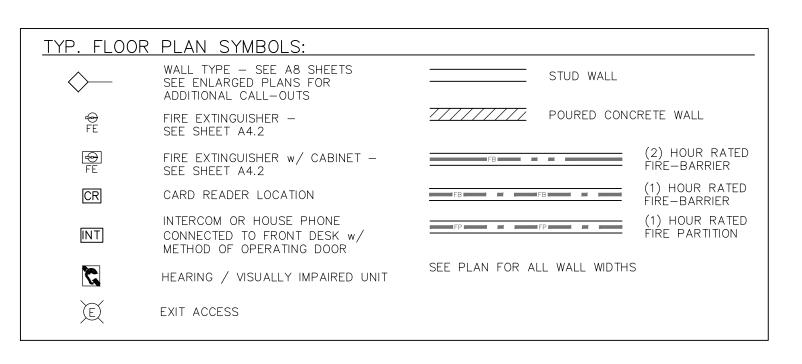
HEARING/VISUAL IMPAIRED UNIT QUANTITIES

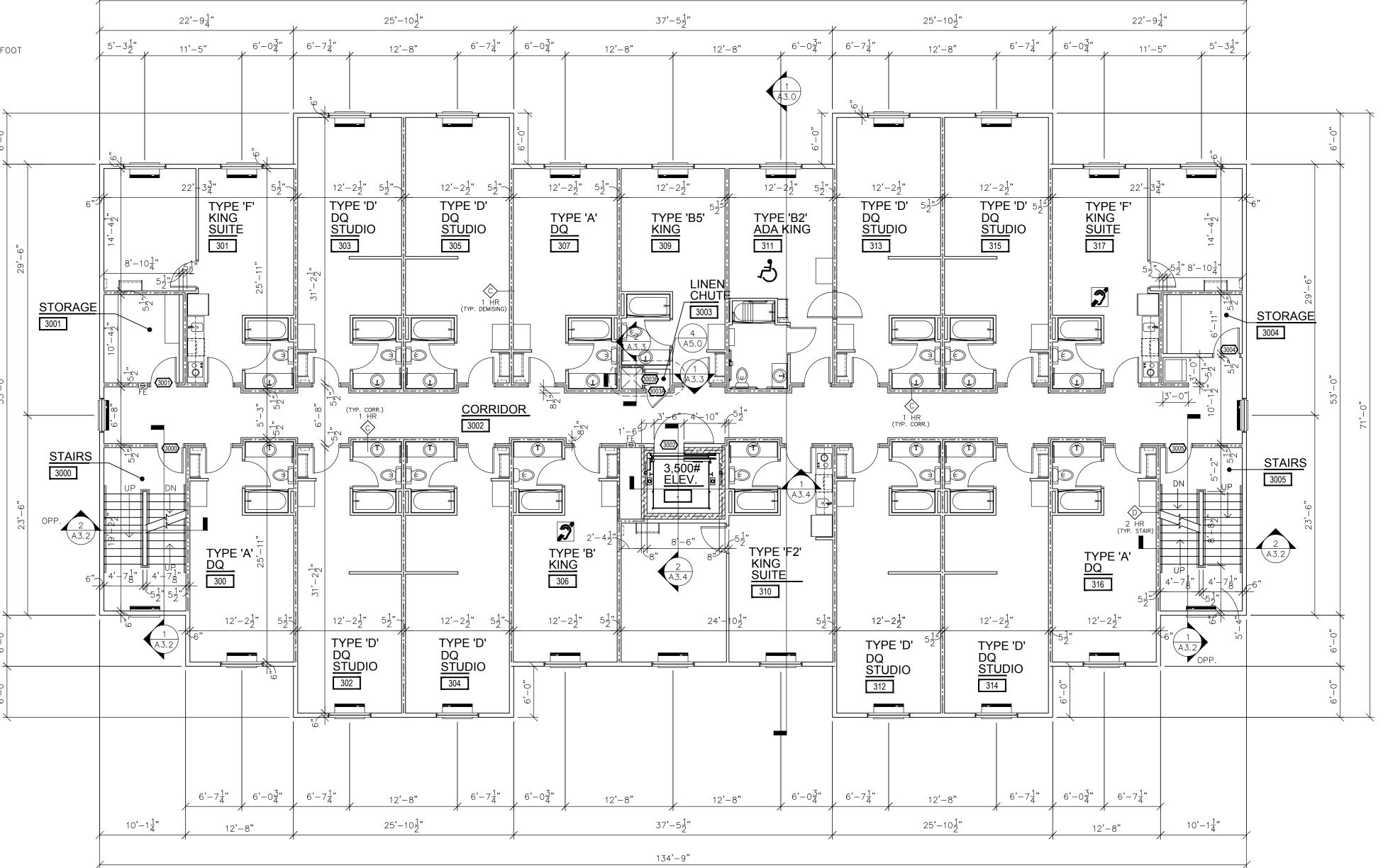
APPENDIX 'E'
TABLE E104.2.1

TOTAL NUMBER OF UNITS = 54

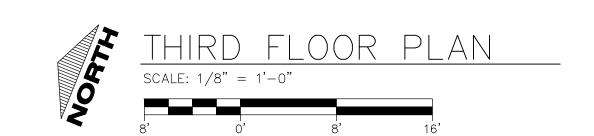
ACCESSIBLE UNIT QUANTITIES

	CHAPTER 11 TABLE 1107.6.1.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51 - 75 UNITS = 4 \downarrow 4 UNITS (1 ROLL-IN SHOWER)	117, 201, 311, 412





134'-9"



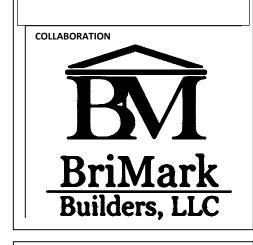
ARCHITECTURAL THIRD FLOOR PLAN

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800

excelengineer.com



PROJECT INFORMATION

TONE HOTEL FOR:

PROFESSIONAL SEAL

COBBLEST

JAN. 15, 202
== = , = = =

ов NUMBER 240008100

A1.3

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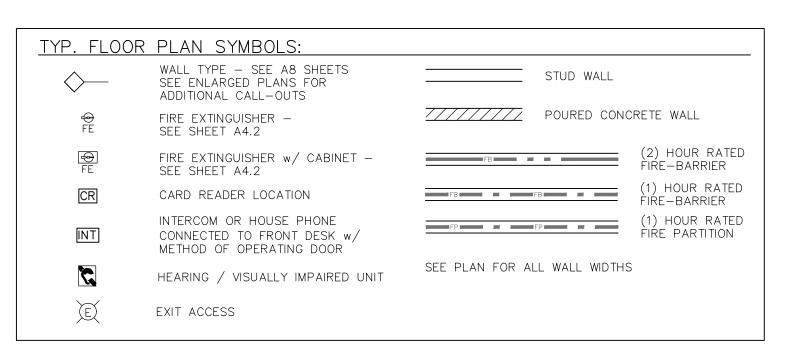
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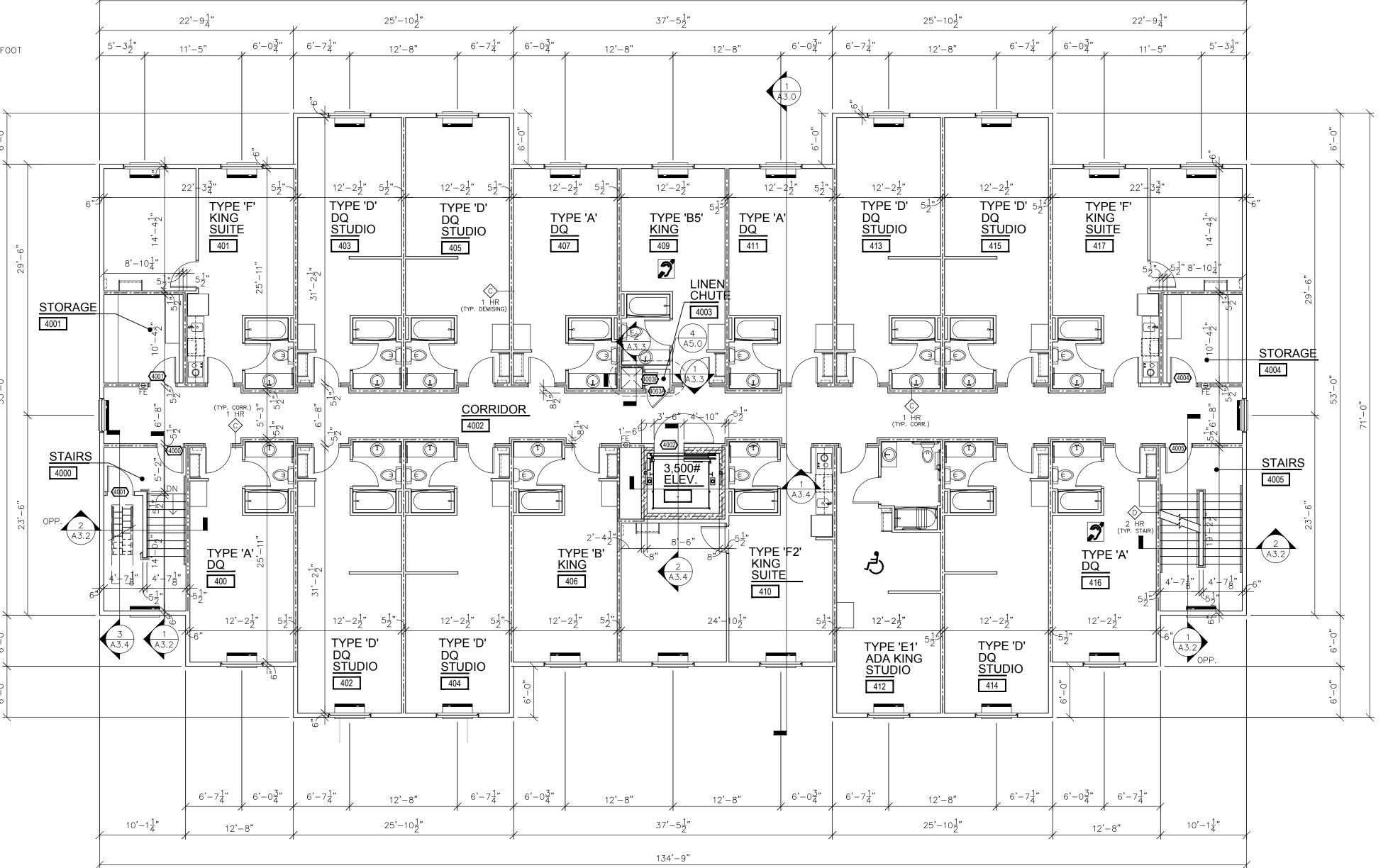
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TABLE E104.2.1

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ACCESSIBLE UNIT QUANTITIES

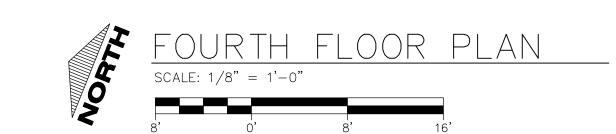
	CHAPTER 11 TABLE 1107.6.1.1	ROOM NUMBERS PROVIDED
TOTAL NUMBER OF UNITS = 54	51 - 75 UNITS = 4 \downarrow 4 UNITS (1 ROLL-IN SHOWER)	117, 201, 311, 412





Planning Commission Regular Meeting Agenda Packet - EXHIBIT PAGES

134'-9"



ARCHITECTURAL FOURTH FLOOR PLAN

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800



excelengineer.com

PROJECT INFORMATION

NEW HOTEL FOR:

NE HOTEL AND SU

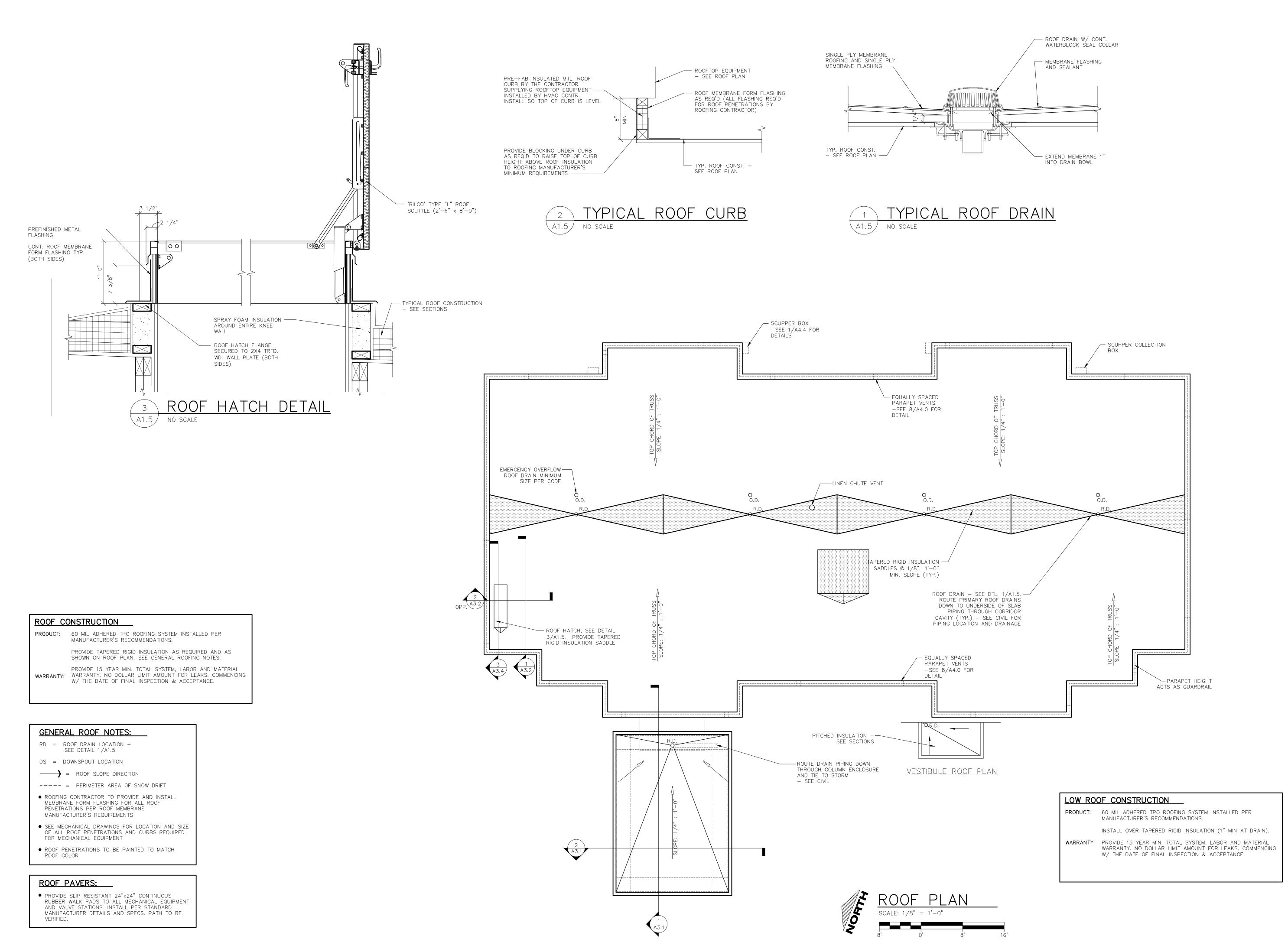
PROFESSIONAL SEAL

COBBLEST

SHEET DATE	S
ISSUE DATE	JAN. 15, 20
REVISIONS	

JOB NUMBER

240008100



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COLLABORATION

COLLABORATION

BriMark

Builders, LLC

BLESTONE HOTEL FOR:

 \Box

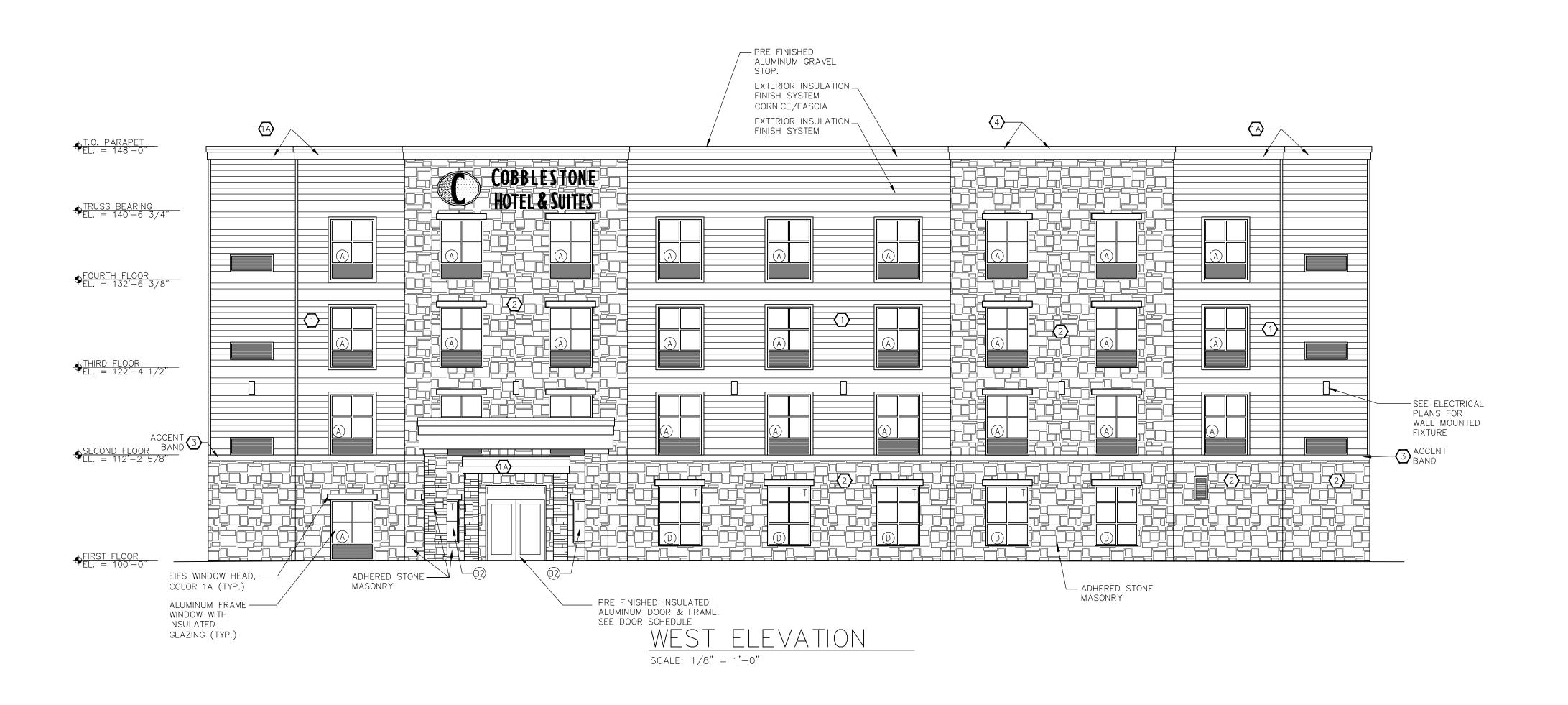
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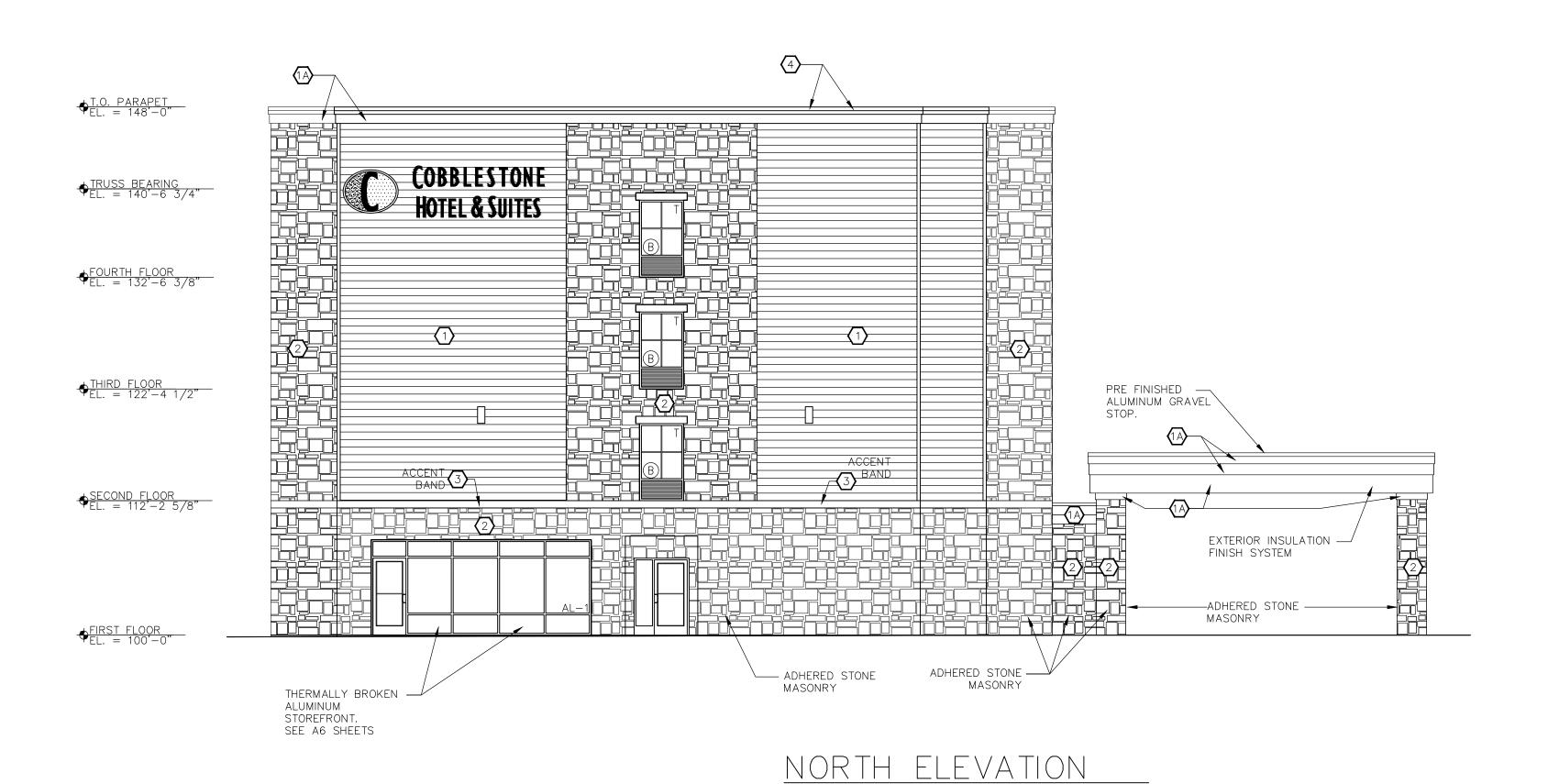
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JOB NUMBER 240008100

SHEET NUMBER

A1.5





SCALE: 1/8" = 1'-0"

March 13, 2025

WINDOW SCHEDULE			
MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.xH.	
ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE	
NOT USED	NOT USED	NOT USED	
ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE	
ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE	
	ALUMINUM NOT USED ALUMINUM	MAT'L DESCRIPTION ALUMINUM FIXED WINDOW NOT USED NOT USED ALUMINUM FIXED WINDOW	

- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE
- WINDOW COLOR: QUAKER TRADITIONAL SERIES T200, DARK BRONZE (TYP.)
 GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE
- REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996

EXTERIOR COLORS		
HARDIE BOARD SIDING	1	TO MATCH NAVAJO BEIGE
EIFS COLOR #2	(TA)	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
STONE	(2)	ADHERED STONE VENEER CENTURION 'CATHEDRAL' COLOR: ROSEWOOD
HARDIE TRIM BOARD	3	TO MATCH ARTIC WHITE
METAL COPING COLOR	4	MIDNIGHT BRONZE BY MULE—HIDE OR SIMILAR TO MATCH EIFS TRIM COLOR

	WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.xH.	
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE	
(A1)	NOT USED	NOT USED	NOT USED	
B	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE	
B 2	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE	
©	NOT USED	NOT USED	NOT USED	
(D)	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE	

NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"

- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.

JOB NUMBER
240008100
SHEET NUMBER

ARCHITECTURAL EXTERIOR ELEVATIONS

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excelengineer.com COLLABORATION **BriMark** Builders, LLC

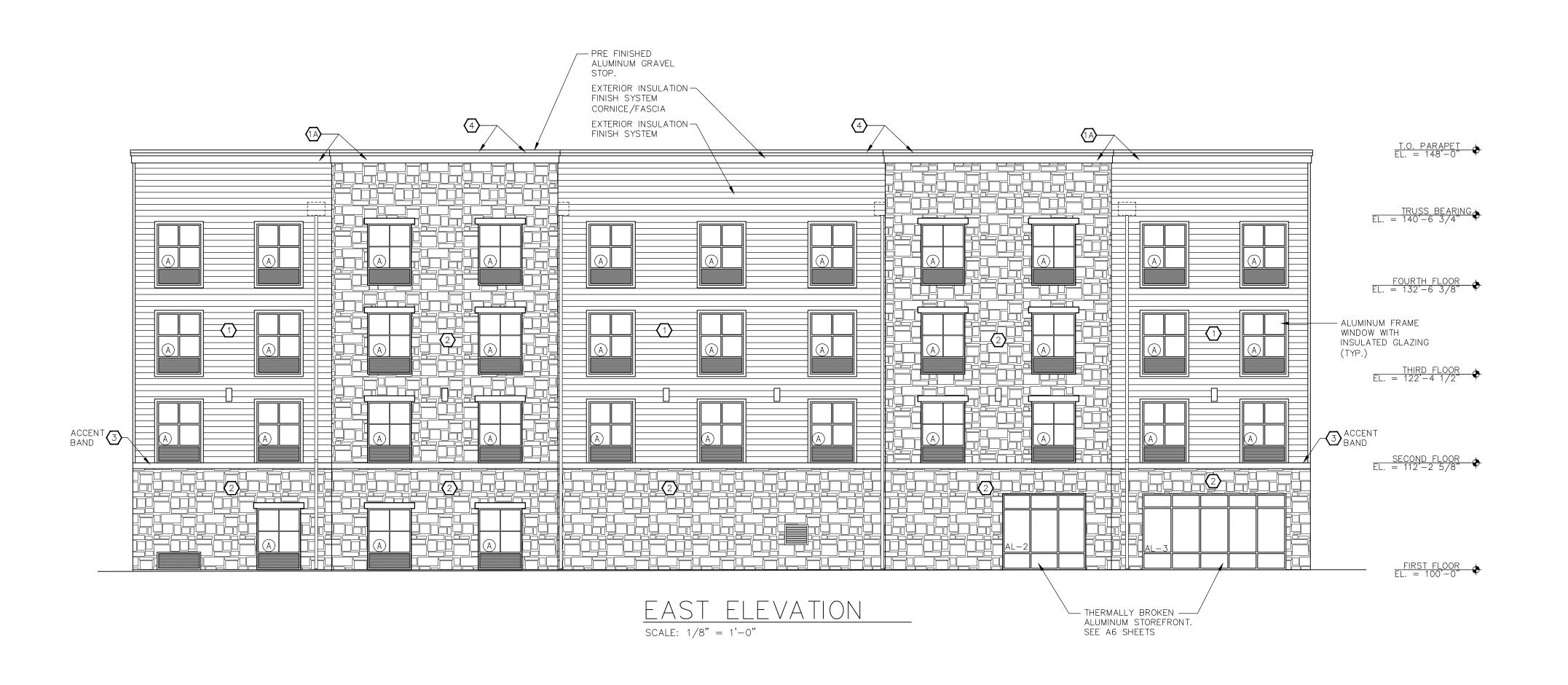
PROJECT INFORMATION

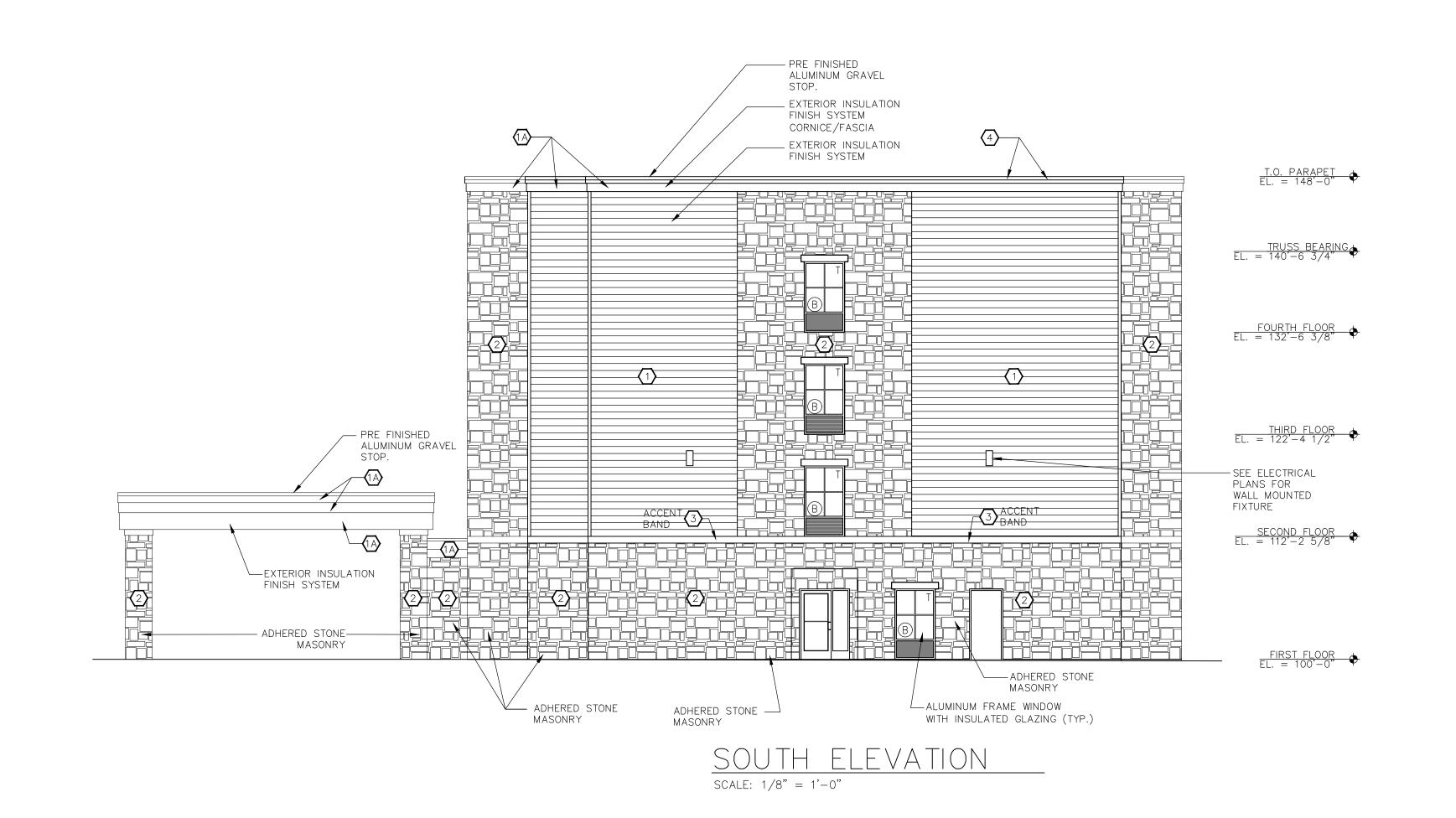
SUITE 4 HOTEL **HOTEL FOR:**

TONE للا \Box \Box

PROFESSIONAL SEAL

SHEET DATES JAN. 15, 2025 REVISIONS





EXTERIOR COLORS			
HARDIE BOARD SIDING	1	TO MATCH NAVAJO BEIGE	
EIFS COLOR #2	(1A)	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING	
STONE	2	ADHERED STONE VENEER CENTURION 'CATHEDRAL' COLOR: ROSEWOOD	
HARDIE TRIM BOARD	3	TO MATCH ARTIC WHITE	
METAL COPING COLOR	4	MIDNIGHT BRONZE BY MULE-HIDE OR SIMILAR TO MATCH EIFS TRIM COLOR	

	WINDOW SCHEDULE		
SYM. MAT'L DESCRIPTION ROUGH OPENING UNIT SIZE W.xH.			
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
(A1)	NOT USED	NOT USED	NOT USED
B	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE
B 2	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE
©	NOT USED	NOT USED	NOT USED
(D)	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE

PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.
WINDOW COLOR: QUAKER TRADITIONAL SERIES T200, DARK BRONZE (TYP.)
GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996
GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996





PROJECT INFORMATION

HOTEL FOR:

COBBLESTONE P

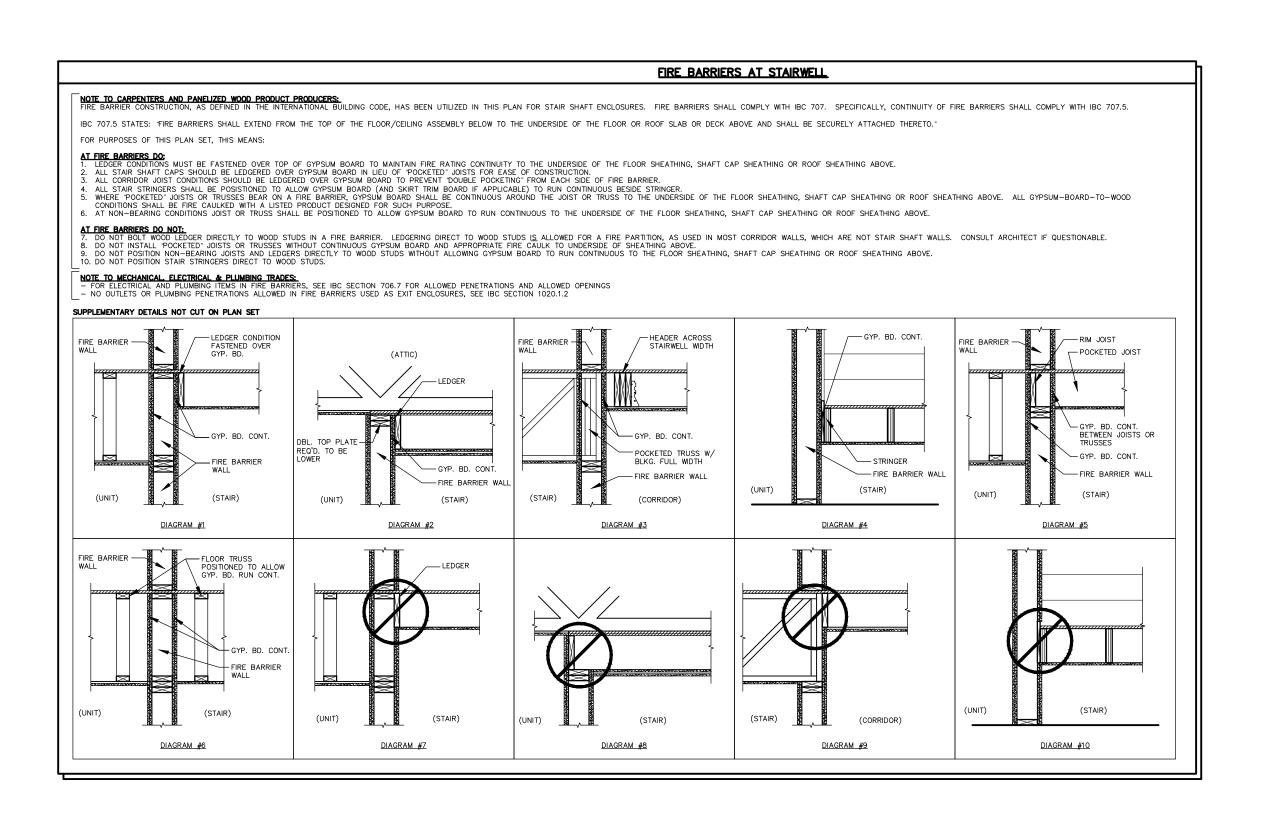
PROFESSIONAL SEAL

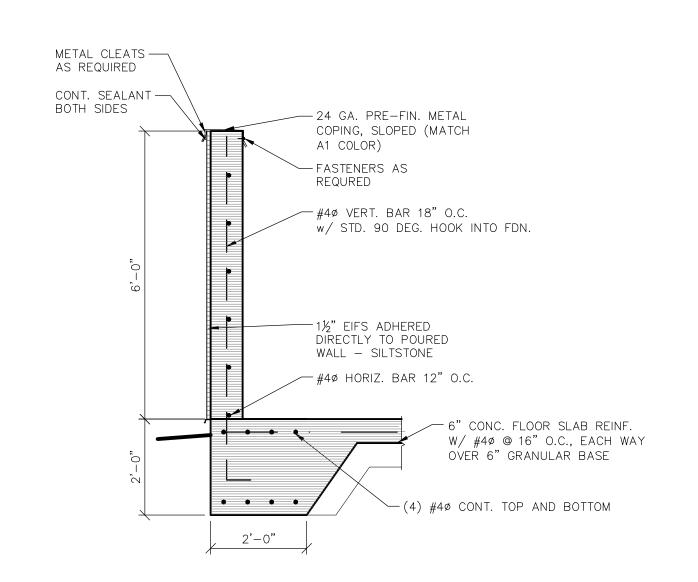
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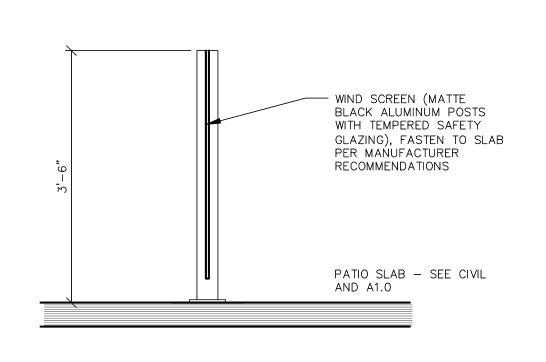
ISSUE DATE JAN. 15, 2025

REVISIONS

JOB NUMBER 240008100

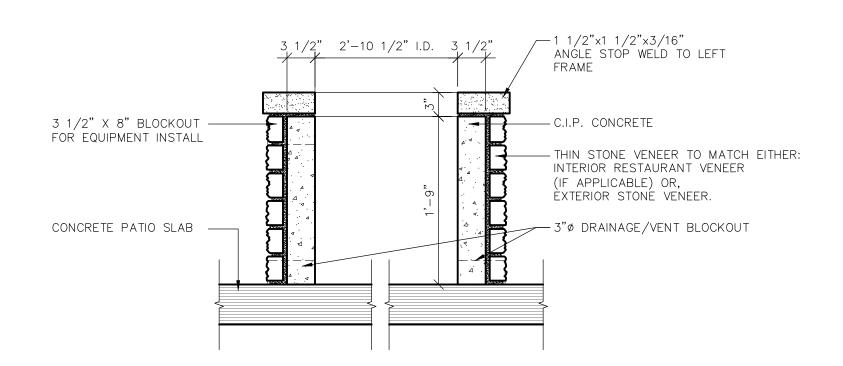




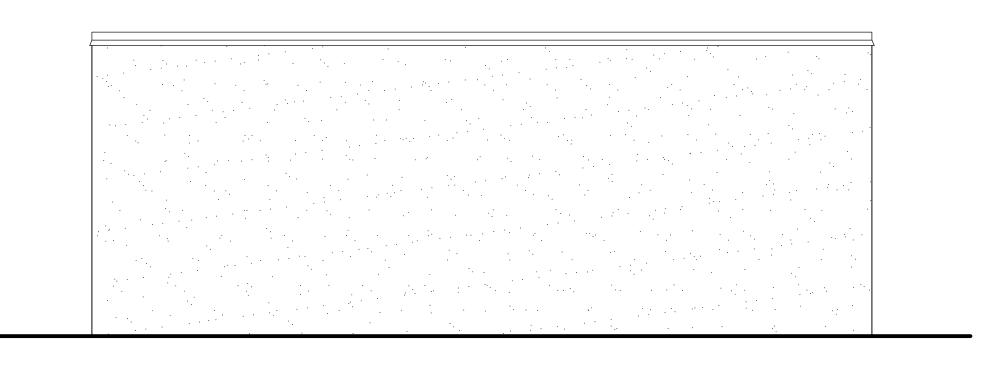








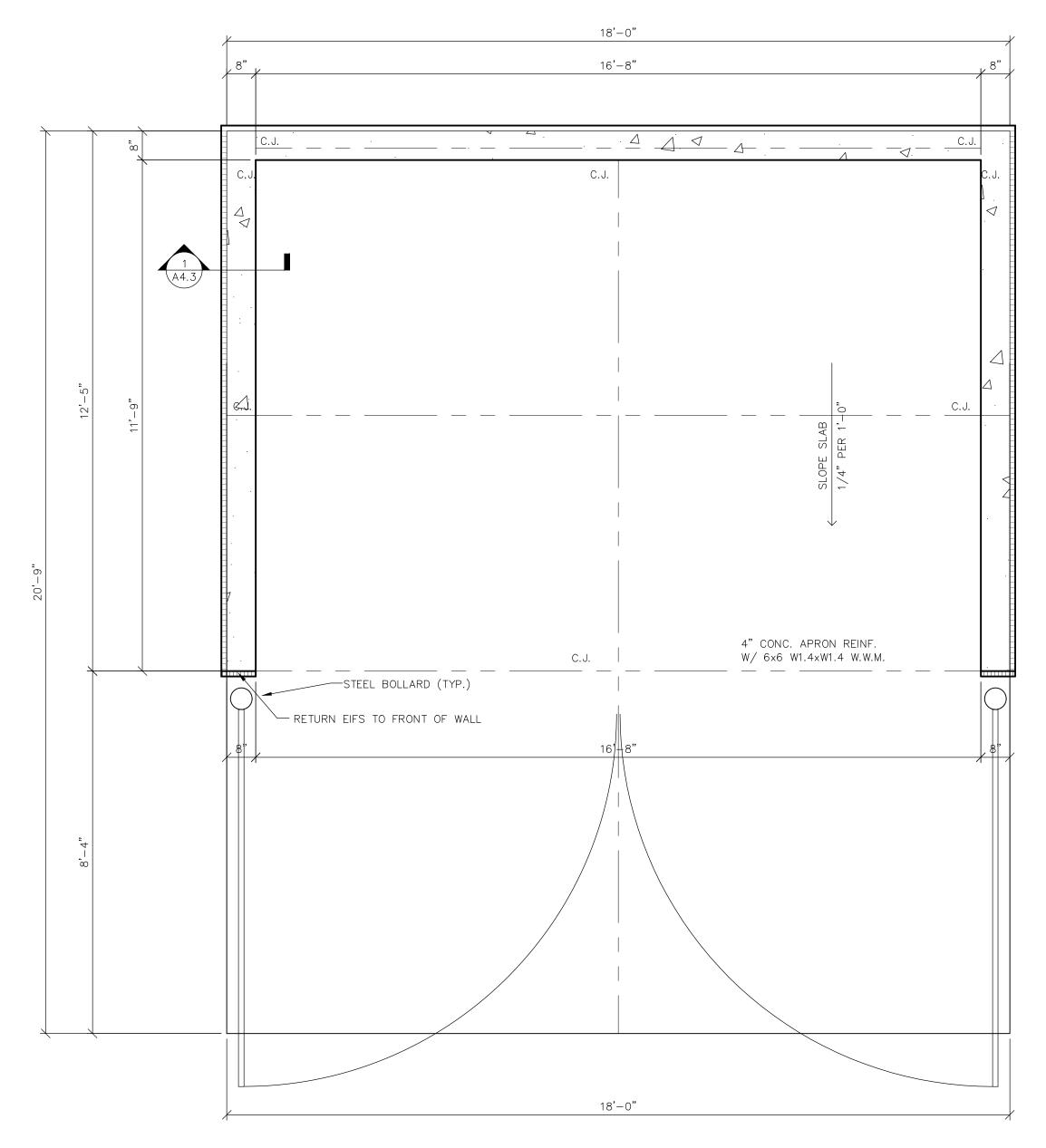




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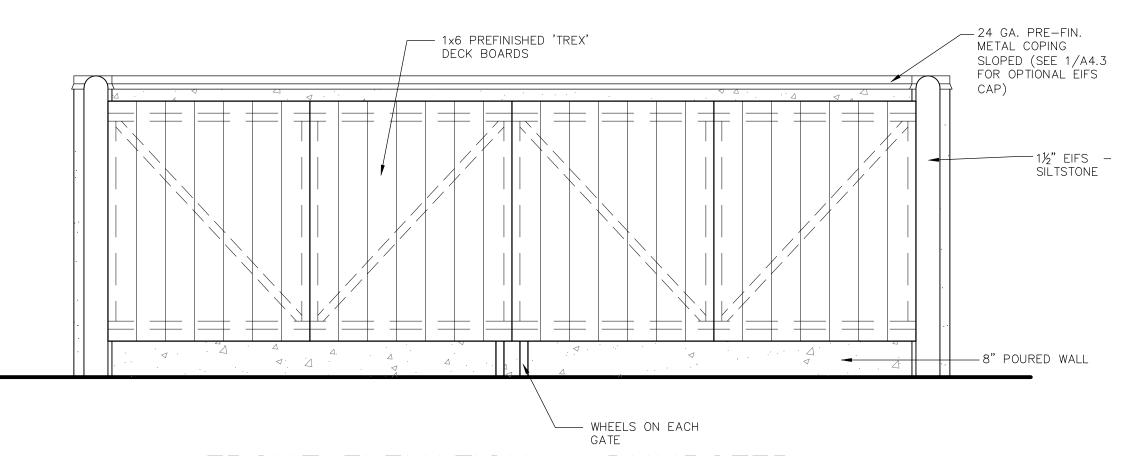
SIDE ELEVATION — DUMPSTER

SCALE: 1/2" = 1'-0"



FLOOR PLAN — DUMPSTER

SCALE: 1/2" = 1'-0"



FRONT ELEVATION — DUMPSTER

SCALE: 1/2" = 1'-0"

ARCHITECTURAL BUILDING DETAILS

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

BriMark
Builders, LLC

PROJECT INFORMATION

E HOTEL FOR:

E HOTEL AND SUITES

TABLE AND SUITES

PROFESSIONAL SEAL

ISSUE DATE JAN. 15, 2025

REVISIONS

10В NUMBER 240008100

A4.3

NEW HOTEL FOR:

COBBLESTONE HOTEL AND SUITES

BAY MINETTE, ALABAMA

PROJECT INFORMATION

SITE INFORMATION: PROPOSED ZONING: B-2 GENERAL BUSINESS DISTRICT (HISTORICAL DISTRICT AREA OF SITE DISTURBANCE: 35,000 SF (INCLUDES ROW DISTURBANCE) REAR(SOUTH) = 0'STREET(WEST)=20' IN FRONT, 25' IF SIDE/CORNER REAR = 0

PARKING PROVIDED: 26 SPACES (2 H.C. ACCESSIBLE) (INCLUDES ADDED STREET PARKING)

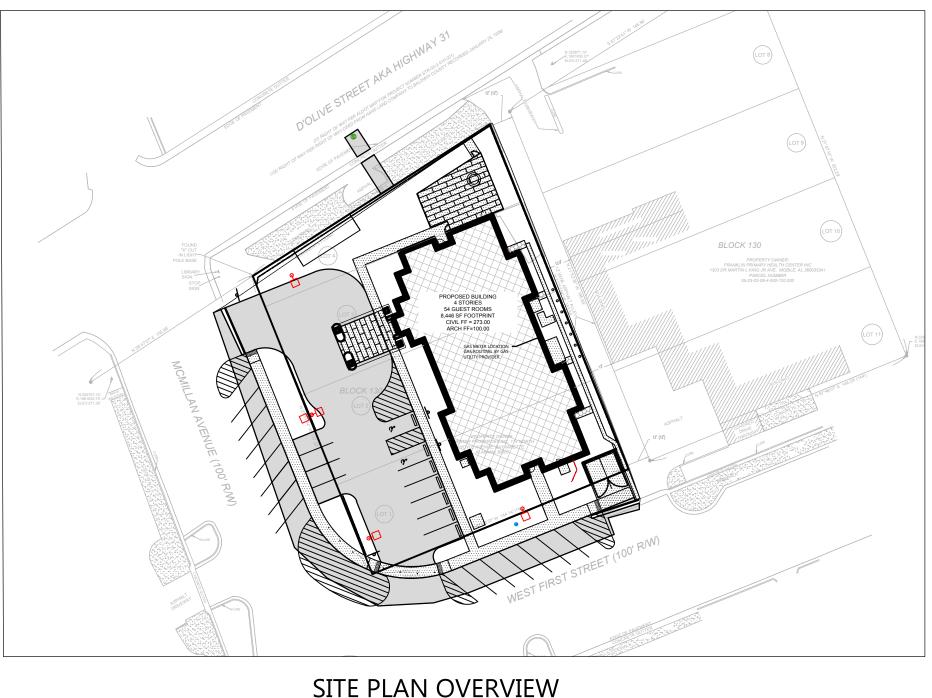
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%. AT LEAST 5% IN

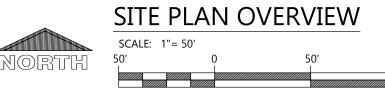
IANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED:

FRONT YARD AND SIDE YARDS OF THE LOT.

EXISTING SITE DATA	7		
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.60	25,967	99.99
TOTAL IMPERVIOUS	0.60	25,967	99.99
LANDSCAPE/ OPEN SPACE	0.00	27	0.19
PROJECT SITE		25.004	400.00
PROJECT SITE	0.60	25,994	100.09
PROPOSED SITE DA		25,994	100.09
		25,994 AREA (SF)	100.09 RATIO
PROPOSED SITE DA	<u>TA</u>	· —	RATIO
PROPOSED SITE DA	TA AREA (AC)	AREA (SF)	RATI0 32.59
	TA AREA (AC) 0.19	AREA (SF) 8,446	
PROPOSED SITE DA BUILDING FLOOR AREA PAVEMENT (ASP. & CONC.)	TA AREA (AC) 0.19 0.24	AREA (SF) 8,446 10,458	RATIO 32.59 40.29







PROJECT CONTACTS

REID JAHNS Phone: (920)926-9800 E-mail: reid.j@excelengineer.com

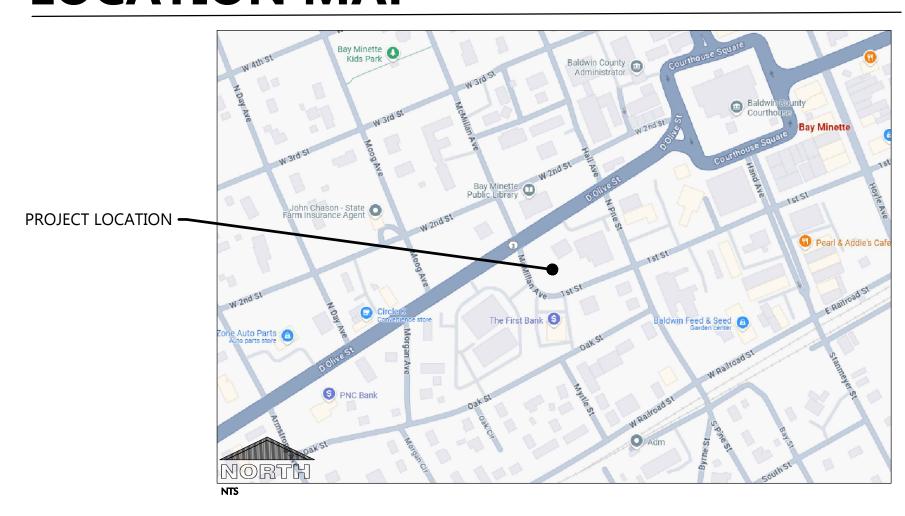
CLAIR DOROUGH Phone: (251)580-1650 E-mail: clair.dorough@cityofbayminetteal.gov CITY FIRE CHIEF: MICHAEL MINCHEW Phone: (251)580-1617

E-mail: mminchew@cityofbayminetteal.gov

ROB MADISON Phone: (251)580-1610

E-mail: buildingofficial@cityofbayminetteal.gov

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- 1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE AND SUBMIT UTILITY SERVICE AS-BUILTS TO NORTH BALDWIN UTILITES AND THE CITY OF BAY MINETTE. 4. OWNER AND CONTRACTOR TO COORDINATE WORK ON ADJACENT PROPERTY WITH ADJACENT PROPERTY OWNER.

SHEET INDEX SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

LEGEND

PROPOSED PROPERTY LINE

NOTE: ALL SYME	BOLS SHOWN MAY NOT APPEAR ON DRAWINGS.		
SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATION			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLING OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE	SYMBOLS		
-0-	EXISTING SIGN	Ø	EXISTING UTILITY POLE
Ł	EXISTING HANDICAP PARKING STALL	$\varnothing \longrightarrow$	EXISTING UTILITY POLE WITH GUY WIRE
\otimes	EXISTING WATER VALVE IN BOX	0	EXISTING STREET LIGHT
8	EXISTING WATER VALVE IN MANHOLE	I	EXISTING TELEPHONE PEDESTAL
×	EXISTING WATER SERVICE VALVE	E	EXISTING ELECTRIC PEDESTAL
W	EXISTING WELL	\bowtie	EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN	€	EXISTING FLOOD LIGHT
Ė	EXISTING STORM CURB INLET	T	EXISTING TELEPHONE MANHOLE
III	EXISTING SQUARE CATCH BASIN	C	EXISTING CABLE TV PEDESTAL
ф	EXISTING LIGHT POLE	\bowtie	EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
•	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND	<u>4 17</u>	EXISTING MARSH AREA
0	3/4" REBAR FOUND	\odot	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
\times	2" IRON PIPE FOUND	*	EXISTING CONIFEROUS TREE
A	1" IRON PIPE FOUND	0	EXISTING SHRUB
	SECTION CORNER	凡	EXISTING STUMP
PROPOSED SIT	E SYMBOLS		
-	PROPOSED SIGN	#	PROPOSED STORM FIELD INLET - ST FI
گ	PROPOSED HANDICAP PARKING STALL	0-11	PROPOSED LIGHT POLE
8	PROPOSED WATER VALVE IN BOX	\longrightarrow	PROPOSED DRAINAGE FLOW
8	PROPOSED WATER VALVE IN MANHOLE	>5	PROPOSED APRON END SECTION
×	PROPOSED WATER SERVICE VALVE		SOIL BORING
W	PROPOSED WELL	Q.	CENTER LINE
③	PROPOSED STORM CATCH BASIN - ST CB	co	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINE	TYPES	•	
<u> </u>	— EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE

EXISTING WOOD FENCE	P EXISTING PROCESS SEWER AND MANHOLE
* EXISTING BARBED WIRE FENCE	CLW ——— EXISTING CLEAR WATER LINE
EXISTING CURB AND GUTTER	FO ——EXISTING UNDERGROUND FIBER OPTIC LINE
	E —— EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING GROUND CONTOUR	T —— EXISTING UNDERGROUND TELEPHONE CABLE
ST ————— EXISTING STORM SEWER AND MANHOLE	G EXISTING UNDERGROUND GAS LINE
SA ————————————————————————————————————	OU ——EXISTING OVERHEAD UTILITY LINE
EXISTING WATER LINE AND HYDRANT	RAILROAD TRACKS
INTERIOR PROPERTY LINE	RIGHT-OF-WAY LINE
PROPOSED LINETYPES	
PROPOSED CHAINLINK FENCE	POL—PROPOSED POLISH SEWER AND MANHOLE
PROPOSED WOOD FENCE	P PROPOSED PROCESS SEWER AND MANHOLE
× × × PROPOSED BARBED WIRE FENCE	CLW ——PROPOSED CLEAR WATER LINE
PROPOSED CURB AND GUTTER	FO ——PROPOSED UNDERGROUND FIBER OPTIC LINE
• • • PROPOSED GUARD RAIL	E ——PROPOSED UNDERGROUND ELECTRIC CABLE
800 PROPOSED GROUND CONTOUR	T ——PROPOSED UNDERGROUND TELEPHONE CABLE
ST — PROPOSED STORM SEWER AND MANHOLE - ST MH	G PROPOSED UNDERGROUND GAS LINE
SA ————————————————————————————————————	OU PROPOSED OVERHEAD UTILITY LINE
PROPOSED WATER LINE AND HYDRANT	MATCHLINE
<u> </u>	

— — GRADING/SEEDING LIMITS

CIVIL COVER SHEET

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JAN. 15, 2025

240008100

SHEET NUMBER

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March 13, 2025 Planning Commission Regular Meeting Agenda Packet - EXHIBIT PAGES

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

- 31 10 00 SITE CLEARING (DEMOLITION)
- A. CONTRACTOR SHALL CALL ALABAMA 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING
- C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE. D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL ALABAMA 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS ARE THE RESPONSIBILITY OF THE FLECTRICAL CONTRACTOR ALL EXCAVATION AND BACKFILL FOR MECHANICALS ARE THE RESPONSIBILITY OF THE SITE EXCAVATION CONTRACTOR.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED FOUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY
- LOCAL ZONING REQUIREMENTS. D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EOUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT. 1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL,
- TO NOT LESS THAN 98 PERCENT. 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED
- SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PFRCFNT 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS
- THAN 95 PERCENT 4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT. 5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL
- MATERIAL TO NOT LESS THAN 95 PERCENT. 5. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY GEOCON ENGINEERING & MATERIALS TESTING, INC.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING
- I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING

AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF

REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN

ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

- A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO CITY OF BAY MINETTE & ADEM REOUIREMENTS. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE ADEM PURSUANT TO ADEM REQUIREMENTS TO OBTAIN COVERAGE
- UNDER THE GENERAL NPDES STORM WATER PERMIT. B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED. C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF ADEM. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS
- E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. ADEM SITE INSPECTION REPORT FORMS SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING: 1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
- 2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION. 3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS. 4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND
- MAINTENANCE PERFORMED. 5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE
- F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL. SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.. TECHNICAL STANDARDS PUBLISHED BY ADEM SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE
- 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.
- 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON CONSTRUCTION SITES
- 3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL. SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON
- CONSTRUCTION SITES AND URBAN AREAS. 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. FOLLOW PROCEDURES FOUND IN ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON CONSTRUCTION SITES AND URBAN AREAS. 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE
- AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON CONSTRUCTION SITES AND URBAN AREAS
- 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE 7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED. UPON COMPLETION OF CONSTRUCTION.
- 8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS PER ADEM AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT, ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL
- STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE. 9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN ALABAMA SOIL AND WATER CONSERVATION COMMITTEE VOLUME 1 OF THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANANGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.. 10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY.
- FLUSHING SHALL NOT BE ALLOWED. G.EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH ADEM. I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO
- PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER NPDES GENERAL PERMIT. J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH ALDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGES. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER ALDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGES AND WITHIN GEOTECHNICAL REPORT. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW (VERIFY W/

MEDIUM DUTY ASPHALT PAVING SECTION 1" ALDOT SECTION 424A, BITUMINOUS WEARING SURFACE LAYER (110LB/SY) ALDOT SECTION 405 TACK COAT 2" ALDOT SECTION 424B, BITUMINOUS BINDER (220LB/SY)

- 6" ALDOT SECTION 825 CRUSHED AGGREGATE BASE (100% STANDARD DENSITY) 24" STRUCTURAL FILL (TOP 6 INCHES COMPACTED TO 100% STANDARD DENSITY)
- ASPHALT SURFACE COURSE TO 95 PERCENT STANDARD PROCTOR(ASTM D698) MAXIMUM DRY DENSITY PER ALDOT REQUIREMENTS. B. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN

PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT

A. CONTRACTOR TO COMPACT THE AGGREGATE BASE. ASPHALT BINDER COURSE. AND

C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS. D. CONTRACTOR TO PROVIDE 4" WIDE PAINTED STRIPING (COLOR BY OWNER) FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS (COLOR BY OWNER) SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC

32 20 00 CONCRETE AND BASE

- B. CONTRACTOR TO PROVIDE BASE AND CONCRETE WHERE INDICATED ON THE PLANS. C. ALL AGGREGATE PROVIDED MUST COMPLY WITH ALDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGES. ALL AGGREGATE PLACED MUST BE COMPACTED TO 95 PERCENT STANDARD PROCTOR(ASTM D698) MAXIMUM DRY DENSITY PER ALDOT REQUIREMENTS. D. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
- E. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS (VERIFY W/ GEOTECH REPORT): 1. SIDEWALK/PATIO CONCRETE - 4" OF CONCRETE OVER 4" OF OF COMPACTED STRUCTURAL FILL. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
- 2. HEAVY DUTY CONCRETE 8" OF CONCRETE OVER 24" OF COMPACTED STRUCTURAL FILL (TOP 6 INCHES COMPACTED TO 100% STANDARD DENSITY). CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS @ 3' OC. REBAR SHALL BE PLACED IN THE UPPER $\frac{1}{3} - \frac{1}{2}$ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
- 3. <u>LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC)</u> 5" OF CONCRETE OVER 24" OF COMPACTED STRUCTURAL FILL (TOP 6 INCHES COMPACTED TO 100% STANDARD DENSITY). CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
- 1) TIE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. TIE BARS SHALL BE #4 REBAR 24"
- 2) TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.

OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC.

1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE. 2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK 3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER 4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER. 5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO

E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94

- CALCIUM CHLORIDE SHALL NOT BE USED. 6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES. F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS. H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.) ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE
- I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE. J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO
- K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING. L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
- M.TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE. CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL
- MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS. RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- B. <u>SEEDED LAWNS:</u> 1. CONTRACTOR TO OBTAIN APPROPRIATE PERMANENT SEED MIX WITH LOCAL SEED SUPPLIER AND SUBMIT SEED MIX SHOP DRAWING. STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT
- 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS /1000 S.F.) 40% CREEPING RED FESCUE (0.50 LBS /1.000 S.F.) AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS
- 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY. D. EROSION MATTING
- 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EOUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.
- E. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER ADEM REQUIREMENTS MEETING
- AASHTO M288 FOR A CLASS 2 SEPARATION GEOTEXTILE. F. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE SIZE, AND LOCATION
- G. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS
- H. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- I. LANDSCAPE STONE: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM RIVER ROCK DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER. J. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL
- K. LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT AND IN COORDINATION WITH OWNER. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE

STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS

PROVIDED WITH A LOCKING COVER POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. ALL PROPOSED SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET.
- C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- D. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. 3 MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE
- E. ALL PROPOSED HDPE STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS. F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION. H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300
- I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER CITY OF BAY MINETTE AND NORTH BALDWIN UTILITIES STANDARDS FOR CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS AND NORTH BALDWIN UTILITIES AND CITY OF BAY MINETTE STANDARDS FOR CONSTRUCTION OF SANITARY SEWER SYSTEMS. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL THROUGH THE CITY OF BAY MINETTE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

- 3. 32.10.00 (A) AGGREGATE BASE & ASPHALT PAVEMENT
- HOT MIX ASPHALT SPECIFICATIONS AGGREGATE BASE
- PAVEMENT MARKINGS
- 4. 32.20.00-CONCRETE AND AGGREGATE BASE
- DESIGN MIX
- AGGREGATE BASE COMPRESSION TEST RESULTS
- 32.30.00 LANDSCAPING AMENDED SOIL MIX
- SEEDING PRODUCT DATA PLANTING SUBSTITUTION SCHEDULE
- LANDSCAPE STONE PRODUCT DATA
- 6. <u>33.10.00 SITE UTILITIES</u> SANITARY PIPING MATERIALS
- WATER PIPING MATERIALS WATER FITTINGS & APPURTENANCES
- MISCELLANEOUS ITEMS
- SITE LIGHTING BOLLARDS

Table A: Allowable Pipe Material Schedule					
Utility	Material	Pipe Code	Fitting Code	Joint Code	
Combined Domestic/Fire Service	CL 200 SDR 21 PVC PER NORTH BALDWIN UTILITY SPECIFICATIONS	PER NORTH BALDWIN UTILITY SPECIFICATIONS	PER NORTH BALDWIN UTILITY SPECIFICATIONS	PER NORTH BALDWIN UTILITY SPECIFICATIONS	
Sanitary Sewer	SCH.40 PVC PER NORTH BALDWIN UTILITY	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564	

SPECIFICATIONS

CIVIL SPECIFICATIONS

Always a Better Plan

100 Camelot Drive

Fond du Lac, WI 54935 920-926-9800 excelengineer.com

PROJECT INFORMATION

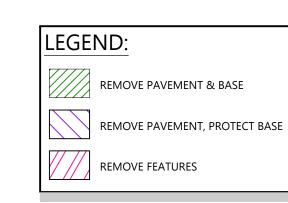
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PROFESSIONAL SEAL

SHEET DATES JAN. 15, 2025 SHEET ISSUE REVISIONS

JOB NUMBER 240008100 **SHEET NUMBER**





KEYNOTES REMOVE EXISTING CONCRETE SLAB AND ANY ASSOCIATED BUILDING FOUNDATIONS AND UTILITIES. CONTRACTOR TO COORDINATE ANY UTILITY REMOVALS WITH ASSOCIATED UTILITY COMPANIES. REMOVE EXISTING SANITARY CONNECTION AND LATERAL. CAP AND ABANDON AT PROPERTY LINE. (NORTH BALDWIN UTILITIES TO REMOVE AND REPLACE SANITARY LATERAL WITHIN HIGHWAY 31 RIGHT OF WAY) NORTH BALDWIN UTILITIES TO REMOVE AND REPLACE SANITARY LATERAL. SEE SHEET C1.3 FOR PROPOSED UTILITY DESIGN) SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND BASE DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND PROTECT BASE REMOVE CURB. SAWCUT (AS NECESSARY) CONTRACTOR AND OWNER TO COORDINATE CURB AND CONCRETE REMOVAL WITH ADJACENT PROPERTY OWNER. DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. SAWCUT (AS NECESSARY) AND REMOVE ASPHALT DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. SAWCUT AND REMOVE CURB AND GUTTER. REMOVE LIGHT POLE BASE. REMOVE OLD PUMP ISLAND REMOVE CONCRETE ISLAND DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. REMOVE EXISTING LIGHT POLE. CONTRACTOR TO FIELD VERIFY UTILITY COVER USE AND REMOVE IF POSSIBLE. IF NOT, ADJUST GRADE OF UTILITY COVER TO PROPOSED FINISH GRADE. REMOVE EXISTING OVERHEAD UTILITY LINE. CONTRACTOR TO COORDINATE WITH OVERHEAD UTILITY COMPANY. CONTRACTOR AND OWNER TO COORDINATE WITH CITY AND OVERHEAD UTILITY COMPANY, REMOVE EXISTING UTILITY LINE IF POSSIBLE. IF NOT POSSIBLE TO REMOVE OR RELOCATE, MINIMUM CLEARANCE OF 13'6" REQUIRED AT PROPOSED DRIVEWAY FOR FIRE APPARATUS ACCESS. ASPHALT, CONCRETE, AND CURB AND GUTTER REMOVAL AND REPLACEMENT BY NORTH BALDWIN UTILITIES FOR REMOVAL AND REPLACEMENT OF SANITARY LATERAL PROTECT EXISTING UTILITY POLE AND GUY WIRES. DESIGN OF THE ON-STREET PACTECT EXISTING UTILITY POLE AND GUY WIRES. DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. CONTRACTOR AND OWNER TO COORDINATE WITH OVERHEAD UTILITY COMPANY IF GUY WIRES NEED TO BE RELOCATED PER CITY/COOPERATIVE DISTRICT DESIGN.

EXISTING CONDITIONS SURVEY WAS COMPLETED BY TIMOTHY BRANDON BAILEY, PLS, DATED JANUARY 2, 2025. CONTACT TIMOTHY BRANDON BAILEY AT (251) 564-7295 OR TBBAILEY@HOTMAIL.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION.

LEGEND

- #5 CAPPED REBAR FOUND "LS31828" RAILROAD SPIKE FOUND
 #4 ILLEGIBLE CAPPED REBAR FOUND
- △ #5 REBAR WITH RED CAP BOLT FOUND WATER METER SIGN
- × SPOT ELEVATION LIGHT POLE TELEPHONE BOX ☑ UTILITY COVER ⊗ UTILITY MARKER CLEANOUT S SEWER MANHOLE

ELECTRIC METER BOX UTILITY POLE ■ TRAFFIC SIGNAL CONTROL BOX () RECORD PER DEED/MAP -E-E-E-E-E-E OVERHEAD UTILITY LINES - s - s - s - s - s - SEWER LINE PAINT - G - G - G - G - G - GAS LINE PAINT ----- EDGE OF PAVEMENT - FIDER OPTIC LINE

CIVIL EXISTING SITE AND DEMOLITION PLAN

Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com COLLABORATION

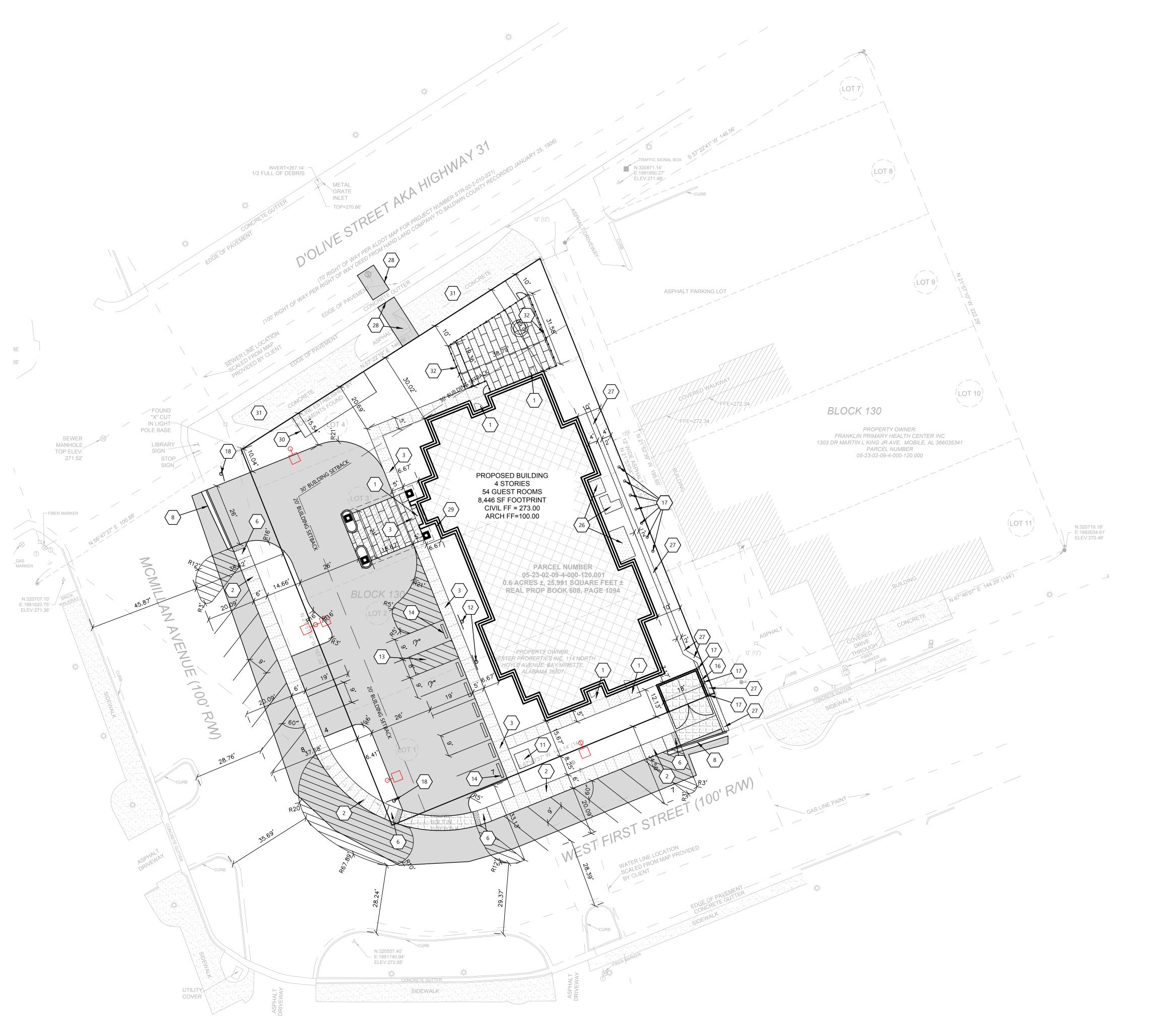
PROJECT INFORMATION

FOR: **OBBLES**

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SHEET ISSUE JAN. 15, 2025

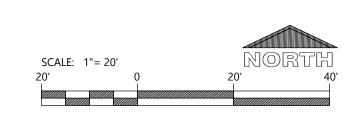
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LEGEND	<u>):</u>		
HATCH	PAVEMENT SECTION	НАТСН	PAVEMENT SECTION
	MEDIUM DUTY ASPHALT		HEAVY DUTY CONCRETE
	SIDEWALK CONCRETE		STAMPED CONCRETE. STAMPING TO BE PARALLEL WITH BUILDING
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		

MEDIUM DUTY ASPHALT PAVEMENT SECTION PER GEOTECHNICAL REPORT. 3" ASPHALT OVER 6" OF BASE AND 24" STRUCTURAL FILL. SEE SPECIFICATIONS ON SHEET CO.2.

EYNO1	
$\langle 1 \rangle$	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. RAISED WALK.
$\left\langle 3\right\rangle$	FLUSH WALK (SEE DETAIL)
6	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. CURB RAMP.
8	DESIGN OF THE ON-STREET PARKING AND PUBLIC SIDEWALK BY CITY AND/OR THE COOPERATIVE DISTRICT. MOUNTABLE CURB & GUTTER.
$\langle 11 \rangle$	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (7 TYP.)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAIL)
(18)	STOP SIGN PER MUTCD.
26	5.5" CONCRETE HVAC PAD. (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
27	2' CONCRETE FLUME. (SEE DETAIL)
28	ASPHALT AND CURB AND GUTTER REPLACEMENT TO MATCH EXISTING BY NORTH BALDWIN UTILITIES
29	KNOX BOX LOCATION
30	TEMPORARY CONSTRUCTION JOB TRAILER LOCATION
31	NO WORK IN D'OLIVE STREET / HIGHWAY 31 ROW EXCEPT UTILITY CONNECTION BY NORTH BALDWIN UTILITIES.
32	4" CONCRETE PATIO W/ FENCE. SEE ARCH PLANS FOR FENCE SPECIFICATION. (TYP.)



CIVIL SITE PLAN

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Fond du Lac, WI 54935
920-926-9800
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Builders, LLC
PROJECT INFORMATION

AMABAMA

ALABAMA

COBBLESTONE HOTEL FOR:

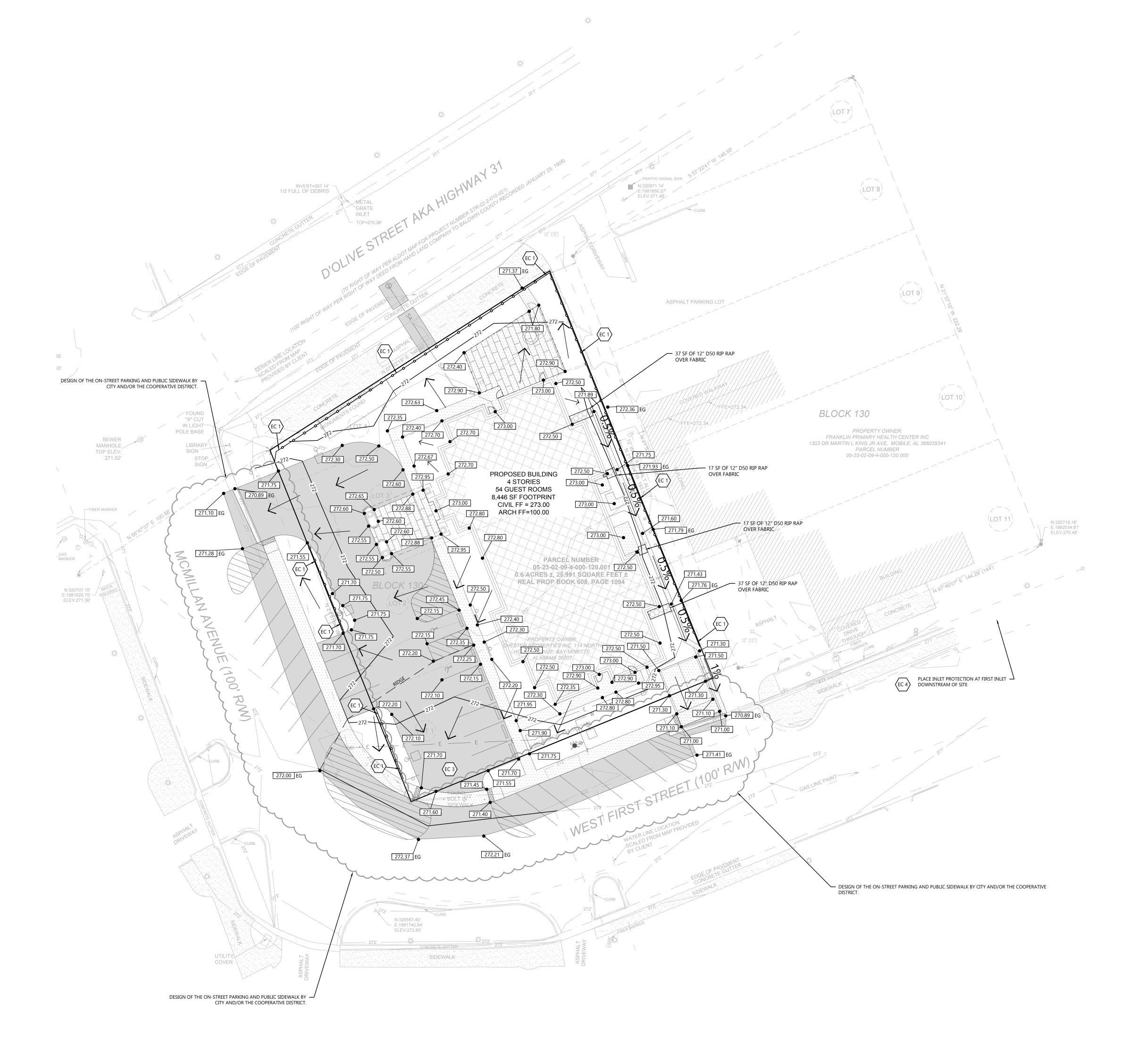
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- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

EYNOTE	S
EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION



PROJECT INFORMATION

COBBL

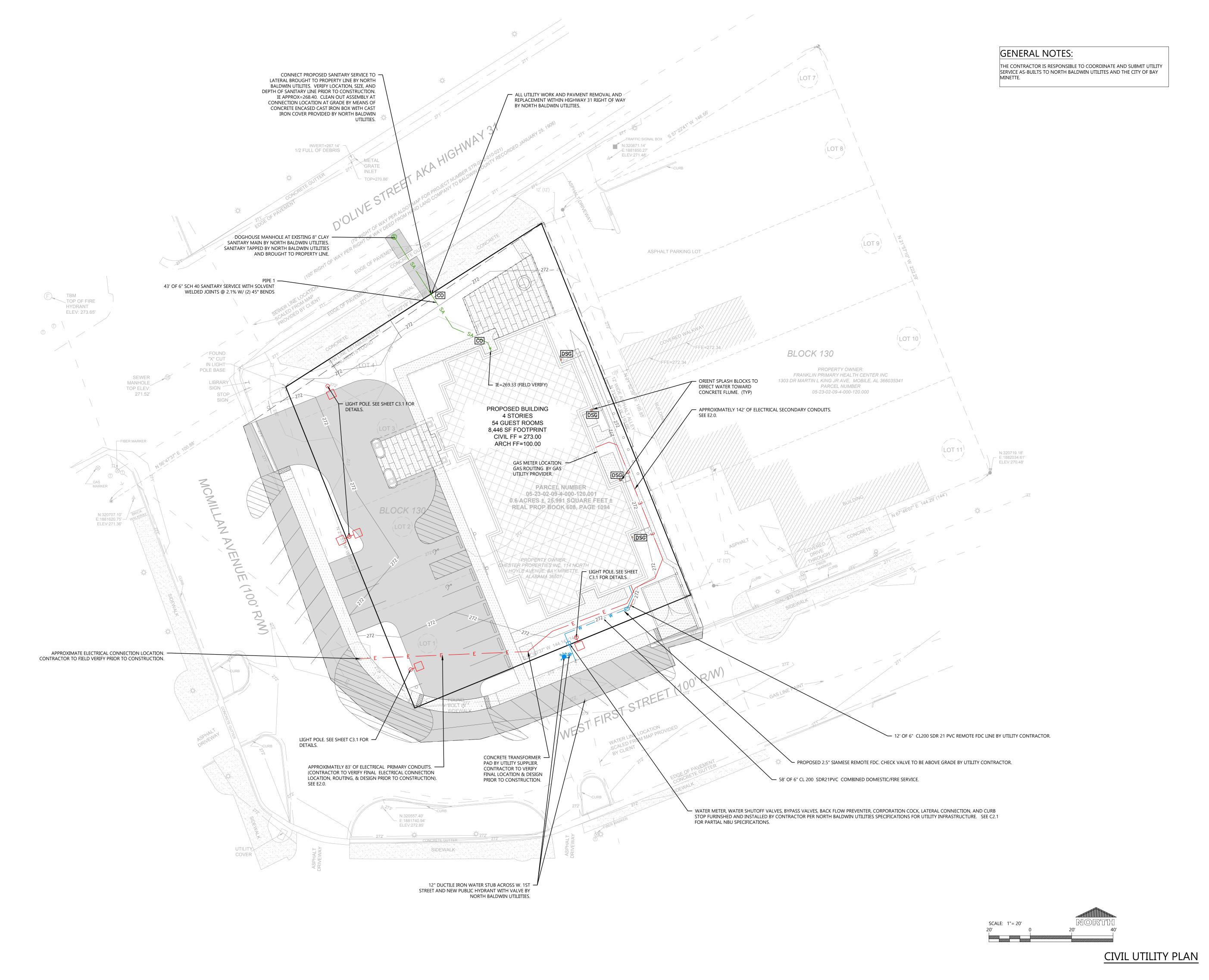
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CIVIL GRADING AND EROSION CONTROL PLAN







STONE HOTEL FOR:

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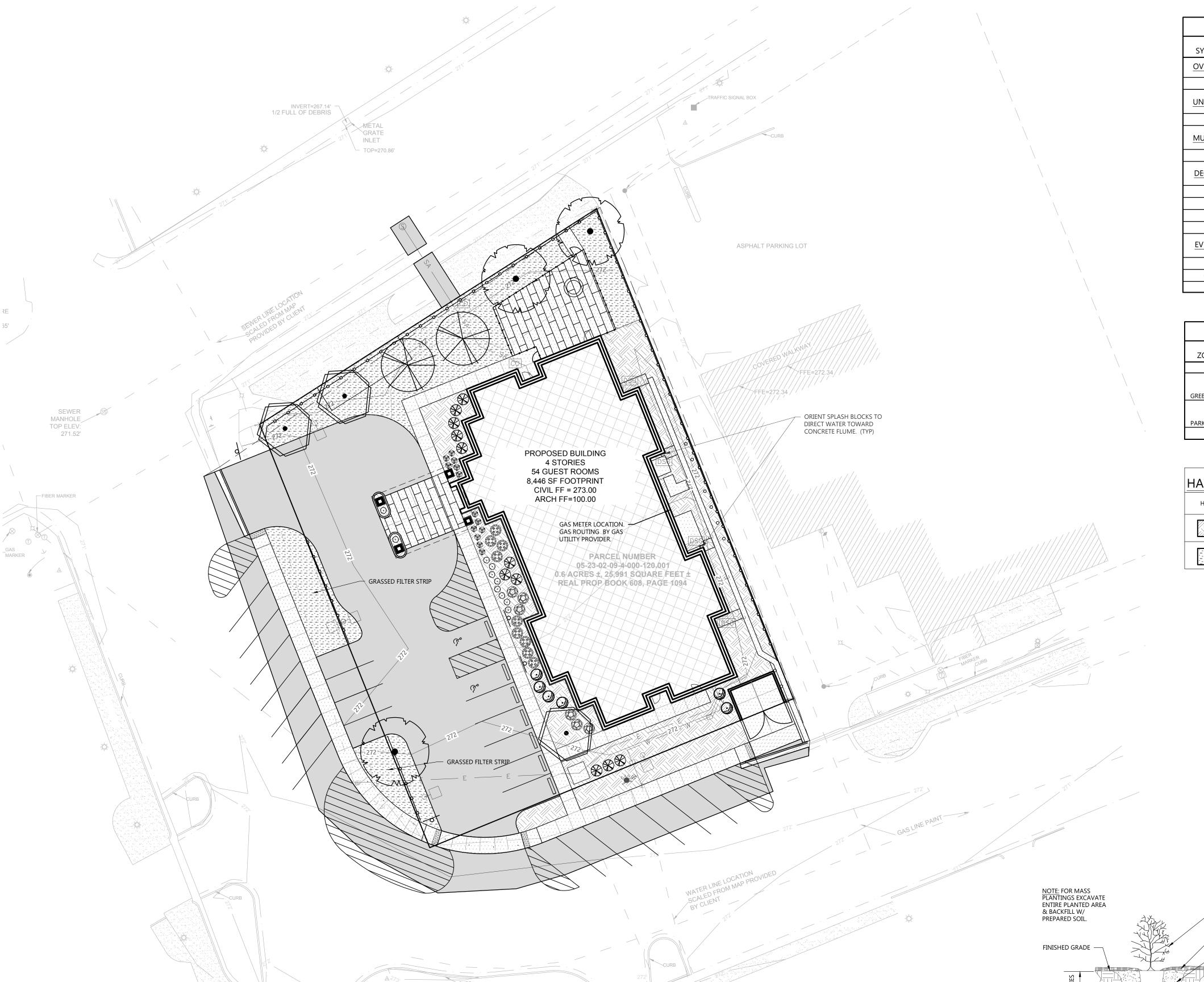
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ов NUMBER 240008100

C1.3



SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROO
OVERSTORY		DOTANICAL NAME	QUANTITI	SIZE	KOO
0	Red Maple	Acer rubrum	3	3 1/2" CAL.	B&B
UNDERSTOF	RY TREES				
	Firestarter Tupelo	Nyssa sylvatica 'JFS-red'	2	3" CAL.	B&B
	MMED UNDERSTORY TREES				
_0	Appalachian Red Eastern Redbud	Cercis canadensis 'Appalachian Red'	3	1" CAL.	B&B
DECIDUOUS	S SHRUBS				
	Munchkin Oakleaf Hydrangea	Hydrangea quercifolia 'Munchkin'	9	24" HT.	CON.
	Bellini Grape Crape Myrtle	Lagerstroemia indica 'Congrabel'	6	24" HT.	CON.
®	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	13	18" HT.	CON.
\odot	Magic Carpet Spirea	Spiraea japonica 'Walbuma'	10	18" HT.	CON
	I SHRUBS				
EVERGREEN				40" LIT	CON.
	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	11	18" HT.	CON

LANDSCAPING CALCULATIONS			
ZONE REQ. PLANTS PROVIDED			
GREENBELT	1 TREE PER 25' OF FRONTAGE 146.7/25 = 5.96 TREES	6 TREES	
	1 TREE PER 12 PARKING SPACES		
PARKING	26/12 = 2.17 TREES	2 TREES	

HATCH KEY:				
HATCH	LANDSCAPE MATERIAL			
	DECORATIVE LANDSCAPE STONE			
	SEEDED LAWN			

PLANT AT FINISHED GRADE. DO NOT BURY BOTTOM BRANCHES. PRUNE OUT DEAD AND BROKEN BRANCHES

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE

SHRUB. DO NOT OVER COMPACT. WHEN HOLE HAS BEEN BACKFILLED, DEEPLY WATER AROUND ROOT BALL TO SETTLE SOIL

- 3' MULCH - NO MORE THAN 1" ON TOP OF ROOT BALL

- EXISTING SUBGRADE

— ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL

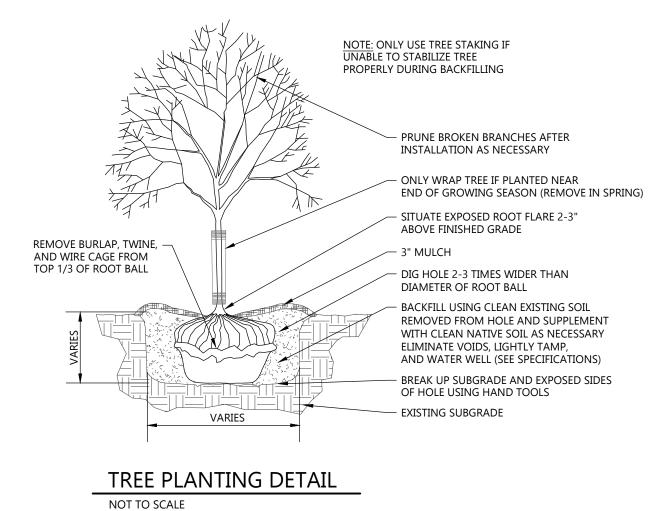
LOOSEN SOIL. DIG — AND TURN SOIL TO REDUCE COMPACTION

NOT TO SCALE

TO THE AREA AND DEPTH SHOWN

GENERAL NOTES:

- SEEDED LAWN SHALL CONSIST OF A MIXTURE OF WARM SEASON GRASSES (BERMUDAGRASS, ZOYSIAGRASS, OR OTHER APPROVED EQUIVALENT)
- CONTRACTOR TO SUBMIT PROPOSED LAWN SEED MIX FOR APPROVAL PRIOR TO INSTALLATION



SHRUB PLANTING DETAIL

CIVIL LANDSCAPE AND RESTORATION PLAN

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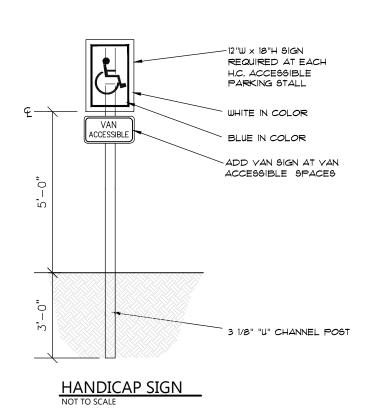
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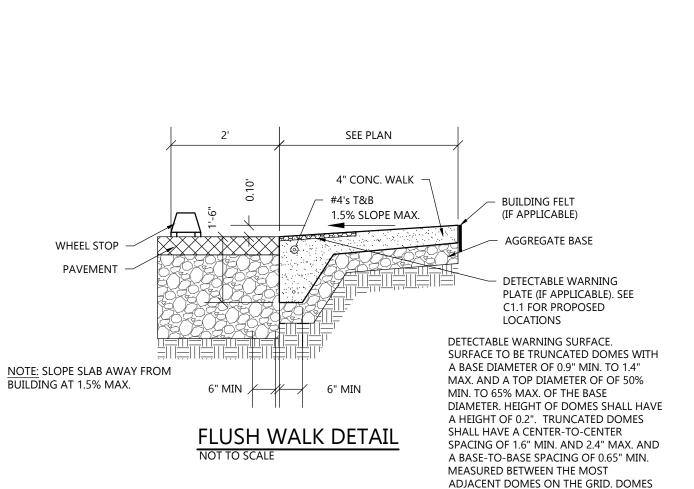
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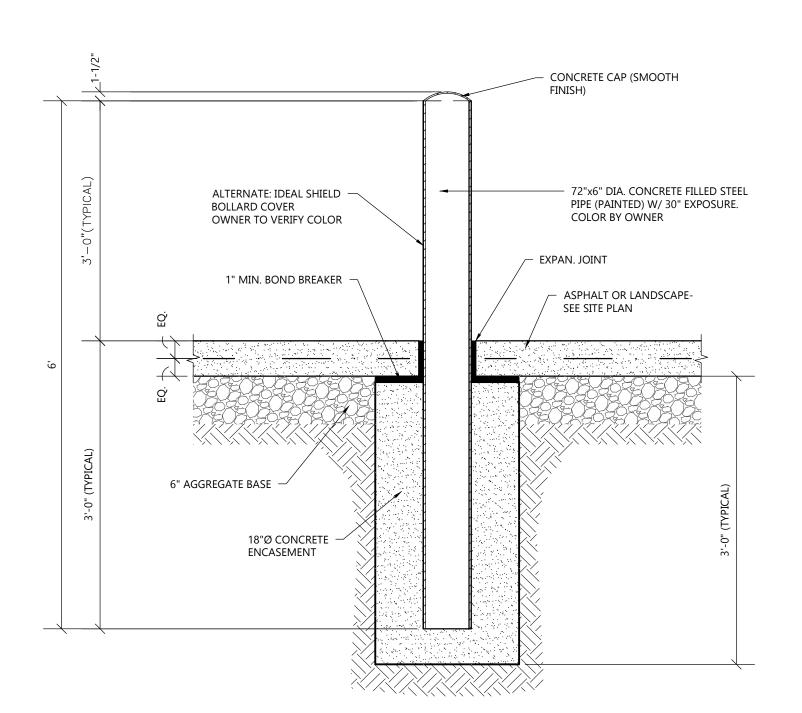
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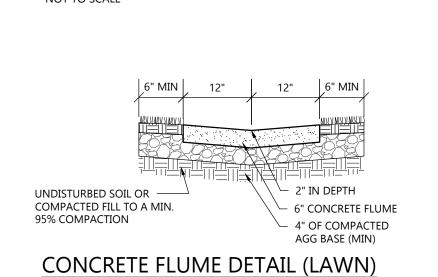
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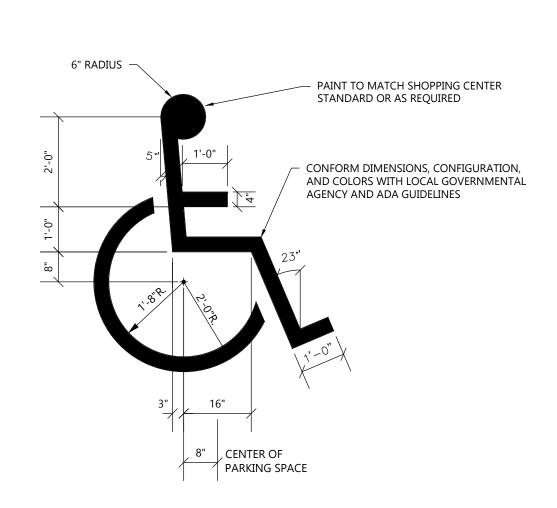


SHALL BE ALIGNED IN A SQUARE GRID

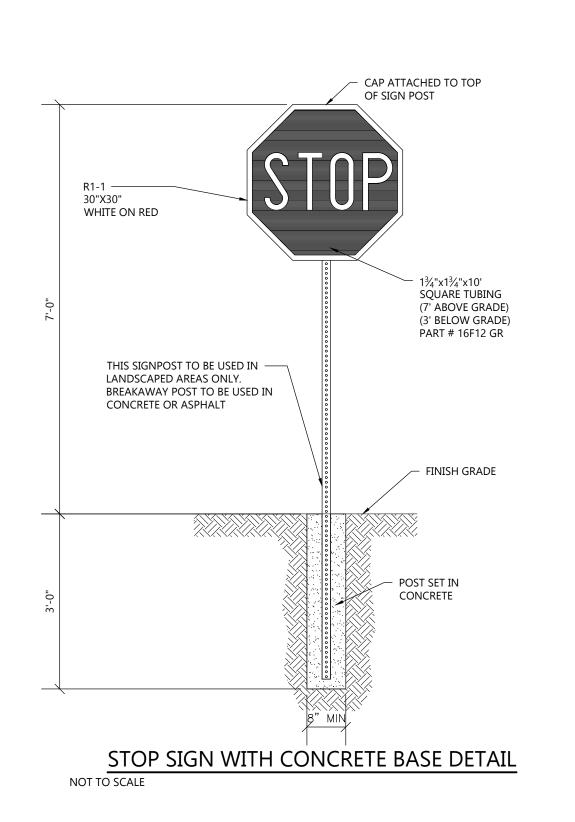


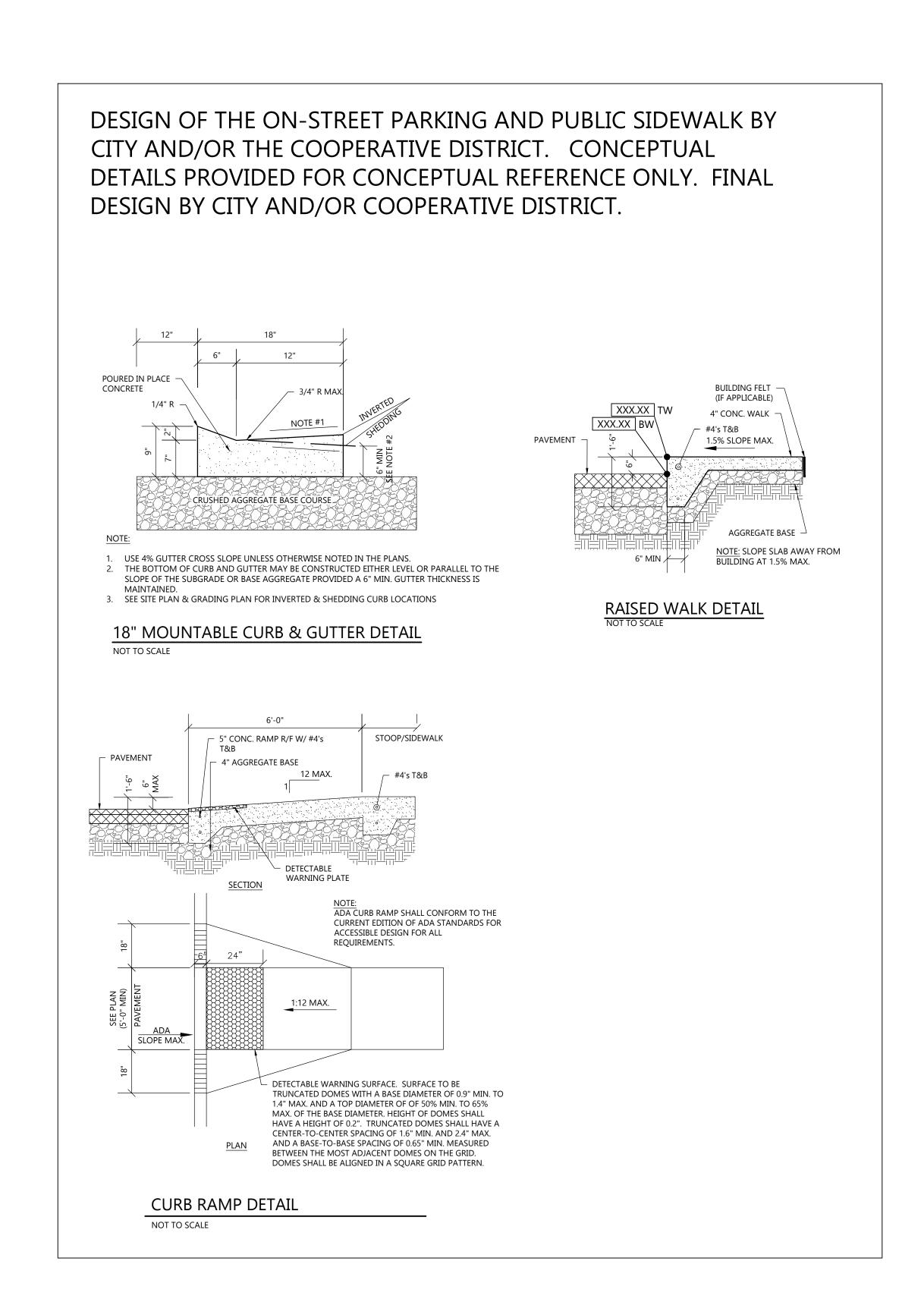


6" PIPE BOLLARD DETAIL



HANDICAP STALL SYMBOL





CIVIL DETAILS

March 13, 2025
Planning Commission Regular Meeting Agenda Packet - EXHIBIT PAGES



PROJECT INFORMATION

IE HOTEL FOR:

COBBLESTONE

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C2.0

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NORTH BALDWIN UTILITIES

SPECIFICATIONS FOR UTILITY INFRASTRUCTURE

General Material Requirements and Performance Protocols

WATER FACILITIES

<u>Pipelines</u>

1. Minimum line size six (6) inch unless specifically approved otherwise.

Version: December 15, 2021

- 2. Pipe shall be Cement-lined Ductile Iron (Cl. 51) or PVC (Cl. 200 SDR 21 -White or Blue).
- 3. Where specifically approved for directional drill installation, pipe shall be HDPE (DR 11 with Blue marker stripe).
- 4. 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.
- 5. All water line to be installed by direct bury under an existing or proposed traveled way and/or vehicle parking area shall require enhanced trench backfill methods acceptable to NBU or be constructed using Ductile Iron Pipe to points at least ten (10) feet beyond the limits of the traveled way/parking
- 6. Pipeline shall have no visible leaks or deficiencies.
- 7. All pipeline 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 pipeline. 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.

NBU Specifications (Revision December 15, 2021) Page 5 of 25

Should successful bacteriological tests not result, Contractor shall take appropriate actions and repeat the process until successful test results are obtained.

11. Hydrostatic Test Requirements

Pipeline shall be successfully hydrostatically tested as called for herein.

- a. Test pressure shall be a minimum of 150 psi (+/- 5 psi), measured at the point of highest elevation within the test section, for a minimum period of six (6) hours.
- b. Test pressure shall be continuously monitored throughout the test period via a recording pressure chart (minimum 8-inch chart diameter) located within the test section. The pressure recorder used for the test shall have been certified accurate by a recognized entity not more than six (6) months prior to the test date and a copy of such certification shall accompany the test chart.
- c. All system valves within the test section, except for test section isolation valves and, if applicable, fire hydrant leader valves, shall be confirmed to be full-open during the duration of the test period.
- d. At conclusion of the test period, the last test step shall be a pump-up to initial test pressure.
- e. Test shall be terminated, while recording pressure chart remains connected, by a bleed-off of test pressure from a site within the test section most remote from the recorder location to confirm entire test section is active.
- f. Total gallons used during the test, inclusive of final pump-up, shall be measured by a suitable, certified-accurate water meter and, for the test to be considered acceptable, shall not exceed 2.62 gallons per inch-diameter per mile of pipeline tested.
- g. The test chart shall be annotated to present the date of the test, the serial number of the pressure recorder used, the calculations of both allowable and measured leakage, and the name of the Engineer representative witnessing the test; and shall bear a definitive statement regarding test success and shall be certified by an Alabama-registered Professional Engineer.

Fire Hydrants

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1. Open CCW, 5 1/4" Main Valve, 2" Operating Nut, MJ, Painted Red.

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NBU Specifications (Revision December 15, 2021) Page 6 of 25

- Breakaway traffic flange type.
- 3. Hydrant set plumb and nominally one foot inside right-of-way with pumper nozzle normal to roadway centerline.
- 4. All fire hydrant leads shall be minimum six inch (6") restrained MJDIP from main line fitting to hydrant and shall include a hydrant isolation gate valve.
- 5. In the case of main line size less than six inch (6"), a Post Hydrant with main line size isolation valve shall be installed at the end of the pipeline. Specific approval required for any other use of a Post Hydrant.
- 6. Mueller A-423 Only (Post Hydrants shall be Mueller A-411, MJ Only) and shall be required to be stamped with date of the current year.

- 1. NRS, Resilient-type, Cast Iron Body, MJ, 250 psi rated, AWWA C515 Compliant.
- 2. Mueller, Clow, American Flow Control, M&H, or approved equal.
- 3. Cast iron valve box with "WATER" cast into cover. Upper 18" 24" section of valve box riser shall be cast iron, lower riser sections may be of Cl 200 PVC. Riser sections shall be in alignment and securely centered on valve stem.
- 4. Concrete retaining collar at grade centered on valve box (minimum collar dimensions 24 inches x 4" thick).
- 5. Pipeline locator wire shall extend to and be secured at grade within valve box with minimum 12" slack.

Retainer Glands

- 1. Ductile Iron, MJ, Wedge-type, Twist-off Torque Nuts.
- 2. Specifically rated for use on the specific pipeline material.
- 3. EBAA Iron, Sigma, Star, Tyler Union, or approved equal.

<u>Fittings</u>

Ductile Iron, Cl. 350, MJ, Cement Mortar Lined, AWWA C110 or C153.

Tapping Sleeves For Main Lines

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NBU Specifications (Revision December 15, 2021)

- 1. Full encirclement end and/or body gaskets to completely encapsulate the tap zone and Test Ports.
- 2. Ductile Iron or Stainless Steel construction.
- 3. Mueller, JCM, Romac, or approved equivalent.
- 4. No pipeline taps of any nature shall be accomplished without minimum of 24 hour notice to and receipt of authorization from NBU. Prior to advancing the drill bit into the active water line, the tap sleeve assembly shall be pressure tested with air to detect any possible leaks. Upon receipt of NBU authorization, the tap shall then be completed. Excavation shall remain open and dry to afford NBU opportunity to observe the completed work and confirm absence of any visible leaks. Upon receipt of NBU concurrence, tap site excavation may be backfilled.

<u>Services</u>

1. Taps Onto Main Lines

- a. All main line service taps require use of service saddles.
- b. For PVC or HDPE main lines up to 8" Service saddles shall feature double stainless steel straps or shall be hinged brass.
- c. For all DIP and PVC or HDPE greater than 8" Service Saddles shall feature double stainless steel straps.
- d. Service Saddles shall be Mueller, JCM, McDonald, Romac, or approved equal. Service brass shall be as specified elsewhere
- e. No service taps of any nature shall be accomplished without minimum of 24 hour notice to and receipt of authorization from NBU. Upon completion of the tap, excavation shall remain open and dry to afford NBU opportunity to observe the work and confirm absence of any visible leaks. Upon receipt of NBU concurrence, tap site excavation may be backfilled.
- 2. Service Brass Mueller or McDonald, low lead.
- 3. Service Tubing 3/4" Type K Copper with no joints between main tap and

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4. Curb Stop – shall be service size with integral lock wing, brass.

- 5. Dual Check Valve All services, regardless of size or service conditions, shall have at least a Dual Check Valve (Mueller H-14242 or approved equal) installed immediately downstream of the Water Meter, unless a more rigorous backflow prevention device is called for under "Backflow Preventers" herein.
- 6. Meter Boxes
- a. Standard Box Plastic Meter Box with cast iron reader, 12" Deep, 16 1/2" x 11 7/8" Nominal Dimensions, Black, 2 Mouse Holes, Hinged Flush Cover marked "WATER METER". Carson Model 1015-1033, or prior approved
- b. Jumbo Box Plastic Meter Box, 12" Deep, 15" x 21" Nominal Dimensions, Black, 2 Mouse Holes, Flush Cover marked "WATER METER" with Hinged CI Reader Eye. Carson Model 0012-1011, or prior approved
- 7. Dual Water Services Conditionally Permitted

NBU Specifications (Revision December 15, 2021)

- a. In the circumstance of two adjacent lots being located on the opposite side of the road from the serving water line, it will be permissible to service the lot pair via a "Dual Service".
- b. The Dual Service shall feature a single one (1) inch service tap onto the water main and a single one (1) inch K copper roadway service crossing. Crossing shall be centered on the common property line between the lot
- c. The Service Box for each lot of the pair shall be located five (5) feet each side of the common roadway frontage corner.
- d. All other requirements set forth herein shall remain applicable.
- e. NBU "Standard Dual Water Service Detail" is available upon request.
- 8. Service box shall be set at the Right-of-Way/Easement line normal, or as nearly as possible thereto, to the location of the associated main line tap. Any deviations shall require specific written approval.
- 9. If roadway at service location has or is to have a concrete curb/gutter, station of the service box shall be identified by a "W" stamped into the concrete curb/gutter normal to the service box location.

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Dry Taps Prohibited

No pipeline taps of any nature intended for ultimate or subsequent use for delivery of water service for any purpose shall be made to any water system pipeline prior to the pipeline being acceptably certified to NBU to have successfully passed specified hydrostatic and bacteriological tests and the pipeline is continuously maintained filled with potable water at local service pressures.

Water Meters

Water meters shall be all bronze main case, direct reading, locking sealed register with leak detector, and registration in gallons. Meters shall be Neptune Radio Read as manufactured by Neptune.

Backflow Preventers

Every service connection of any type (residential, commercial, industrial, fire, irrigation, etc.) to the NBU water system shall incorporate an acceptable and approved Backflow Preventer properly installed immediately on the customer side of the service meter prior to any service line branches, sub-connections, or facilities. Required type of Backflow Preventer shall be as determined by NBU to be commensurate with the risk hazard level of the service connection. Backflow Preventers shall be of the manufacturer, series, and type as identified below, or approved equal.

- Mueller H-14242 Dual Check Valve Low Hazard

Moderate Hazard - Watts Series LF709 with Flanged Ends, OS&Y Resilient- type Isolation Valves (2), Test Cocks, Detector Check Assembly

- Watts Series LF909 with Flanged Ends, OS&Y Resilient- type Isolation Valves (2), Test Cocks, **Detector Check Assembly**

Pipeline Markers

Pipeline markers shall be white 3" PVC pipe with blue dome and NBU information. Marker shall have a minimum ground penetration of 18" and shall extend a minimum of 36" above local grade. Marker shall be Blue in color throughout its mass. Marker shall be installed at not greater than 1000-foot intervals along the pipeline route positioned at the nearest Right-of-Way / Property line.

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- 8. Manhole Frame and Cover shall be cast iron, non-vented, with nonpenetrating pick holes, with "SEWER" cast into the cover and shall be U.S. Foundry No. USF 604-E (8" Rise), USF 170-E (6" Rise), USF 580-E (2 1/2" Rise), or approved equal. All manhole frames shall be fully compatible with U.S. Foundry Cover Type E (23 3/4" Diameter, 1 1/4" Thickness)
- 9. Outside drop connections shall be provided when drop exceeds two (2) feet. Drop connection shall be constructed with asphaltic-lined, restrained joint Ductile Iron Pipe (Cl. 52) and Fittings (Cl. 350).
- 10. Force Main and Pressure Sewer Connections shall be at the flow line of the receiving manhole unless specifically approved otherwise.
- 11. Manholes shall pass an acceptable vacuum test certified by an Alabamalicensed Professional Engineer.

<u>Services</u>

1. Gravity Sewer

- Service wyes no service tees.
- b. Minimum four (4) inch diameter.
- c. Service line shall be Sch. 40 PVC (Foam-core pipe prohibited).
- d. Minimum 30" to maximum 60" lateral end depth at property line without special approval.
- e. Service Lateral Markers
 - 1) For all service installations along roadways having or to have concrete curb/gutter, the station of the service lateral end shall be identified by an "S" stamped into the concrete curb/gutter normal to the lateral end location.
 - 2) For all service installations, 3" white PVC pipe with green NBU Dome markers shall be provided.
- 2. Pressure Sewer
- a. Main line service taps shall be accomplished as follows:

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Always a Better Plan

100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com



PROJECT INFORMATION

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FOR: HOTEL C Ш S Ш

OBBL

PROFESSIONAL SEAL

SHEET DATES

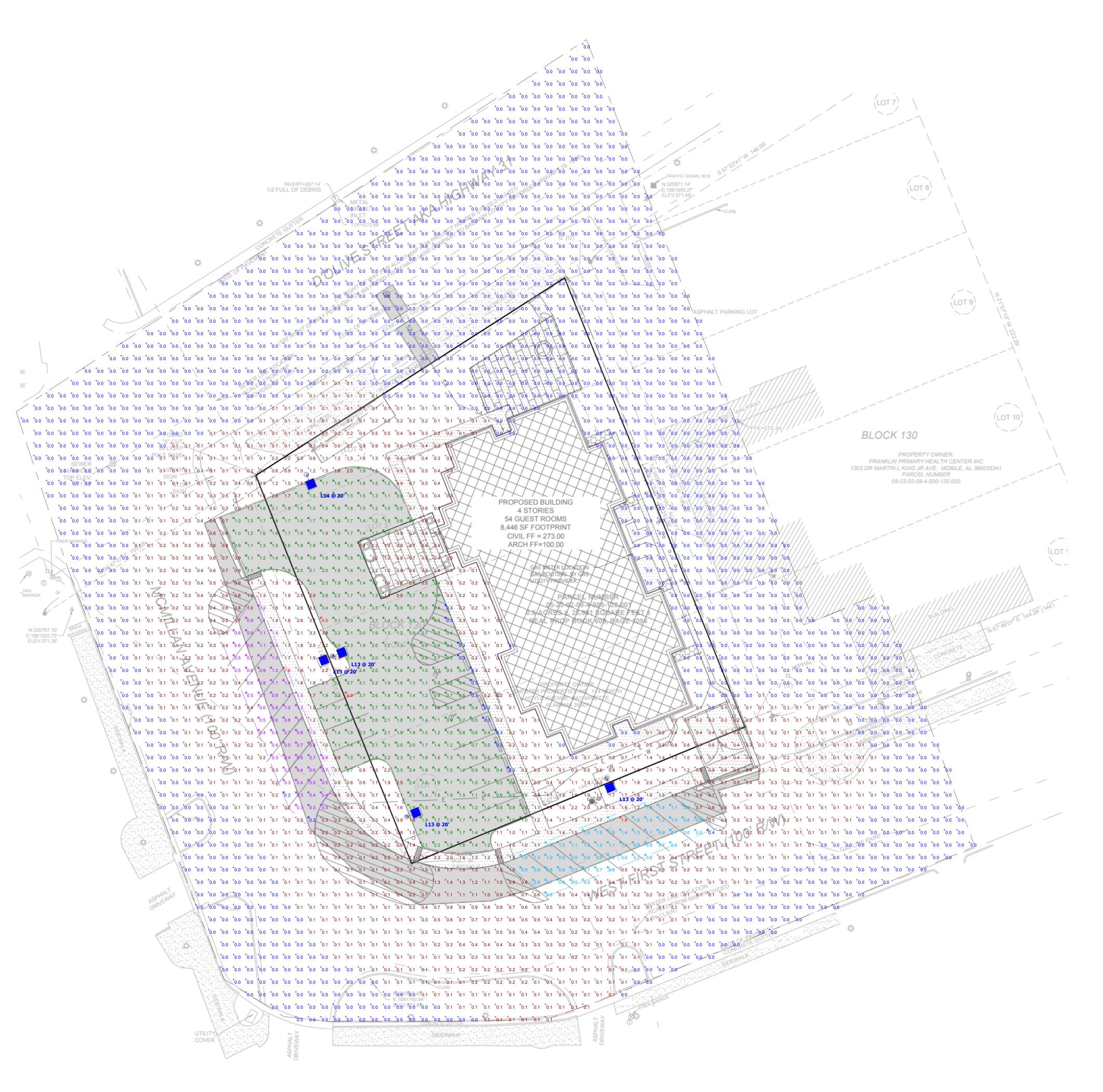
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REVISIONS	

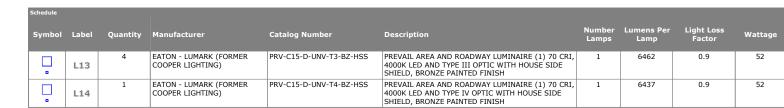
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SHEET NUMBER

CIVIL DETAILS

Planning Commission Regular Meeting Agenda Packet - EXHIBIT PAGES Page 19 of 20 March 13, 2025





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/
Onsite Parking	Ж	1.5 fc	4.0 fc	0.3 fc	13.3:1	5.0
Overall Site	+	0.3 fc	4.0 fc	0.0 fc	N/A	N/
South Street Parking	Ж	1.0 fc	1.8 fc	0.4 fc	4.5:1	2.5
West Street Parking	Ж	0.7 fc	1.6 fc	0.2 fc	8.0:1	3.5



PROJECT INFORMATION

NEW HOTEL FOR:

OBBLESTONE HOTEL AND SUITES

PROFESSIONAL SEAL

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