

GENERAL NOTES:

- 1. BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM SURVEYS PREPARED BY BYRD SURVEYING, INC. DATED AUGUST 17, 2021.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES, POST STRUCTURAL AND NON-STRUCTURAL BMPs DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORMDRAINS ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD OR AS SHOWN ON LANDSCAPE PLANS.
7. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
8. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. RIGHT OF WAY STRIPING SHALL BE THERMOPLASTIC STRIPING UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
11. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL CONFORMING TO ALDOT SECTION 821, TYPE B. COMPACT IN 8 INCH LIFTS NOT LESS THAN 95% MODIFIED PROCTOR DENSITY.
12. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
14. ALL WORKMANSHIP AND MATERIAL PROPOSED WITHIN CITY AND STATE RIGHTS-OF-WAY SHALL ADHERE TO ALDOT STANDARD SPECIFICATIONS, LATEST EDITION.
15. A VIDEO MUST BE SUBMITTED FOR ALL THE PIPES LOCATED WITHIN THE ROW IF THEY SHOW SIGNS OF SEDIMENTATION. THE PIPES MUST BE VIDEOED AFTER THE PROJECTS COMPLETION, BUT PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY. SUBMIT THE VIDEO TO THE CITY OF MOBILE WITH THE ENGINEER'S AS-BUILT CERTIFICATION PACKAGE. THE VIDEO NEEDS TO BE REVIEWED BY THE PROJECT ENGINEER BEFORE BEING SUBMITTED TO THE CITY. EACH JOINT NEEDS TO BE PANNED LEFT AND RIGHT AS WELL AS ANY DEFICIENCIES BEING WELL DOCUMENTED VIA VIDEOGRAPHY, INCLUDING A WRITTEN REPORT. THE CONTRACTOR IS TO REMOVE AND REPLACE EXISTING CURB & GUTTER TO NEAREST EXISTING JOINTS.
16. NO STRUCTURES ARE ALLOWED IN ANY EASEMENTS, WITHOUT THE APPROVAL OF THE EASEMENT HOLDER.
17. ALL LOTS WILL BE DEVELOPED IN FULL COMPLIANCE WITH ZONING ORDINANCE REQUIREMENTS.
18. A LAND DISTURBANCE PERMIT APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY WITH THE PROPERTY. A COMPLETE SET OF CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN CONFORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL, THE CITY OF MOBILE, ALABAMA FLOOD PLAN MANAGEMENT PLAN (1984), AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE

ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY
THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.
THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS. STREET ACCESS FOR THE PROPOSED LOTS, IN TERMS OF NUMBER, SIZE, LOCATION, AND DESIGN, ARE TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. EXISTING DEVELOPED SITES ARE LIMITED TO THE DRIVEWAYS AS ILLUSTRATED ON THE APPROVED PUD, WITH ANY CHANGES IN SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. REQUIRED ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN SECTION 64-6 OF THE CITY'S ZONING ORDINANCE.
PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (ACT 829 OF THE 1981 REGULAR SESSION OF THE ALABAMA LEGISLATURE (ACTS 1981, P. 1487), AS AMENDED, AND CITY CODE CHAPTERS 57 AND 65). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM UNDEVELOPED RESIDENTIAL SITES, DEVELOPED RESIDENTIAL SITES IN HISTORIC DISTRICTS, AND ALL COMMERCIAL SITES WILL REQUIRE A TREE REMOVAL PERMIT. (ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE, (2012 INTERNATIONAL FIRE CODE), FIRE APPARATUS ACCESS IS REQUIRED TO BE WITHIN 150' OF ALL COMMERCIAL AND RESIDENTIAL BUILDINGS. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 400' OF NON-SPRINKLED COMMERCIAL BUILDINGS AND 600' OF SPRINKLED COMMERCIAL BUILDINGS.

COM ENGR NOTES:

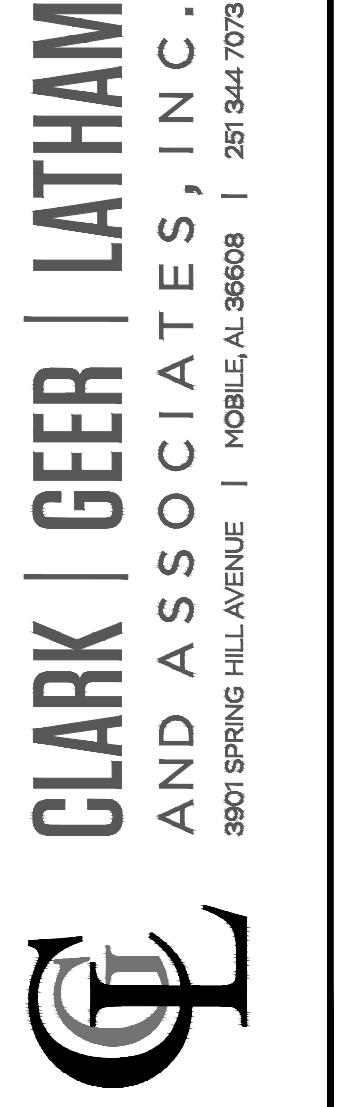
- 1. THE LAND DISTURBANCE PERMIT EXPIRES UPON THE COMPLETION OF THE WORK OR NOT LATER THAN ONE (1) YEAR FROM THE DATE OF APPROVAL. (174-6.A)
2. NEW DETENTION POND, DRAINAGE SYSTEM AND WATER QUALITY TREATMENT MAINTENANCE IS AT THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE CITY OF MOBILE.
3. ANY DISTURBED AREAS MAY NOT REMAIN DENUDED LONGER THAN 10 DAYS (SECTION 174-6.1).
4. DRIVEWAY NUMBER, SIZE, LOCATION AND DESIGN ARE SUBJECT TO APPROVED PUD FOR THIS SITE AND SHALL BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW PARKING, INCLUDING ADA HANDICAP SPACE, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN SECTION 64-6 OF THE CITY'S ZONING ORDINANCE.
5. CONTACT CITY ENGINEERING VIA EMAIL AT land.disturbance@cityofmobile.org AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK ON THIS SITE. TO SCHEDULE AN INITIAL ON-SITE BMP INSPECTION WITH THE APPROPRIATE CITY ENGINEERING INSPECTOR. FAILURE TO CONTACT THE CITY ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY WORK IS A VIOLATION OF THE STORM WATER MANAGEMENT AND FLOOD CONTROL ORDINANCE AND MAY RESULT IN ENFORCEMENT ACTION IN FORM OF A MUNICIPAL OFFENSE TICKET.
6. CONTRACTOR SHALL SIZE, INSTALL AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE TO PREVENT ANY SEDIMENT OR SEDIMENT LADEN RUNOFF FROM ENTERING THE CITY'S STORM DRAINAGE SYSTEM. REFER TO THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.
7. CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTION AND CONTINUED MAINTENANCE OF EROSION CONTROL ELEMENTS.
8. COORDINATE ALL CONSTRUCTION INSPECTIONS THROUGH THE ENGINEERS-OF-RECORD, DESIGN PROFESSIONALS AND THE OWNER.

COM ROW NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY THE CITY OF MOBILE ROW SECTION VIA E-MAIL AT RIGHTOFWAYINSPECT@CITYOFMOBILE.ORG A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY WORK WITHIN THE ROW OR PUBLIC EASEMENT FOR ASSIGNMENT OF THE CITY OF MOBILE ROW INSPECTOR. PRIOR NOTICE APPLIES TO ALL ACTIVITY WITHIN THE ROW INCLUDING MOBILIZATION, TRENCHING, BORING, CONCRETE PLACEMENT, ETC. FAILURE TO CONTACT THE CITY OF MOBILE ROW SECTION PRIOR TO BEGINNING ANY WORK IS A VIOLATION OF THE CITY OF MOBILE ROW ORDINANCE AND MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.
2. THE ROW PERMIT SHALL EXPIRE UPON THE COMPLETION OF THE WORK OR IF THERE IS ANY SUSPENSION IN THE PROGRESSION OF WORK GREATER THAN OR EQUAL TO SIX (6) MONTHS FROM THE DATE OF PERMIT APPROVAL. THE CITY MAY REQUIRE A SUBMISSION OF A SCHEDULE/DEADLINE FOR COMPLETION OF WORK. PERMITTED WORK IN THE ROW NOT COMPLETED IN A TIMELY MANNER IS A VIOLATION OF THE CITY OF MOBILE ROW ORDINANCE AND MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.
3. THE CONTRACTOR SHALL SCHEDULE AND OBTAIN AN APPROVED FORMWORK INSPECTION FROM THE ASSIGNED CITY OF MOBILE ROW INSPECTOR PRIOR TO PLACEMENT OF CONCRETE TO CONFIRM MINIMUM DIMENSIONAL STANDARDS ARE MET.
4. THE PERMITTEE SHALL SCHEDULE AND OBTAIN AN APPROVED PIPE INSPECTION FROM THE CITY OF MOBILE ROW INSPECTOR PRIOR TO PLACEMENT OF FILL TO CONFIRM PIPE JOINTS ARE WRAPPED AND NO LIFTING HOLES ARE PRESENT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF MOBILE ROW SECTION VIA E-MAIL AT RIGHTOFWAYINSPECT@CITYOFMOBILE.ORG OF ANY INCIDENTAL DAMAGE TO ANY CITY OF MOBILE FACILITIES IN THE ROW OR PUBLIC EASEMENTS INCLUDING SIDEWALKS, DRIVEWAYS, ADA RAMPS, CURBS AND GUTTER, DRAINAGE STRUCTURES AND PIPES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED FACILITIES TO THE CITY OF MOBILE STANDARDS IN A TIMELY MANNER, AND AT NO COST TO THE CITY OF MOBILE.
5. ALL WORK WITHIN THE CITY OF MOBILE ROW OR PUBLIC EASEMENTS MUST COMPLY WITH THE 'MOBILE RIGHTS OF WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE'. A COPY OF THE ORDINANCE MAY BE FOUND AT THE MUNICODICE WEBSITE FOR THE CITY OF MOBILE ORDINANCE CHAPTER 57, ARTICLE VIII.
6. ALL WORK IN THE ROW SHALL COMPLY WITH THE STORMWATER MANAGEMENT AND FLOOD CONTROL ORDINANCE AND FLOOD PLAN MANAGEMENT PLAN OF THE CITY OF MOBILE, ALABAMA, INCLUDING BUT NOT LIMITED TO:
A. DO NOT ALTER THE NATURAL DRAINAGE FLOW PATTERN IN THE AREA OF WORK.
B. DO NOT DIVERT STORM WATER ONTO ADJACENT PROPERTY OR INCREASE THE AMOUNT OF NATURAL DRAINAGE FLOW ONTO AN ADJACENT PROPERTY OWNER OR PREVENT THE NATURAL FLOW OF WATER IN THE AREA OF WORK.
C. DO NOT FILL WETLANDS WITHOUT A PERMIT FROM THE US ARMY CORPS OF ENGINEERS.
D. DO NOT FILL WITHIN OR ALTER A SPECIAL FLOOD HAZARD AREA (FLOODPLAIN) WITHOUT AN ENGINEERED FLOOD STUDY OR VIOLATE ANY OF THE REQUIREMENTS IN DIVISION 2 OF THE STORMWATER MANAGEMENT AND FLOOD CONTROL ORDINANCE SPECIFICALLY.
7. WITH THE EXCEPTION OF MAJOR ROADWAY REHABILITATIONS/IMPROVEMENTS, ALL RESTORATION WORK ASSOCIATED WITH EXCAVATIONS WITHIN A PUBLIC ROADWAY INCLUDING THE PLACEMENT AND COMPACTION OF SUB-BASE, BASE, AND BITUMINOUS CONCRETE PAVEMENT SHALL COMPLY WITH CITY OF MOBILE STANDARD DRAWINGS 11 (SHEETS 1-3) (WHICHEVER IS APPLICABLE REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET.
8. THE FINAL RESURFACING LIMITS OF ANY ROADWAY RESTORATION SHALL BE AT THE DISCRETION OF THE CITY ENGINEER. TO BE DETERMINED BY A FIELD INSPECTION/SITE VISIT UPON COMPLETION OF THE INSTALLATION OF ALL PERMITTED INFRASTRUCTURE/FACILITIES, PRIOR TO THE CONTRACTOR BEGINNING PAVING.
9. ALL SIDEWALK CONSTRUCTION IN THE ROW SHALL COMPLY WITH THE CITY OF MOBILE STANDARD DRAWING 12. REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET.
10. SIDEWALKS IN THE ROW SHALL NOT BE OBSTRUCTED, PARKED UPON, OR DRIVEN UPON WITHOUT EXPLICIT APPROVAL DOCUMENTED IN WRITING OR ON THE PERMITTED PLANS. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY INVOKE ENFORCEMENT ACTION IN THE FORM OF A MUNICIPAL OFFENSE TICKET.
11. ON SUBSTANTIAL DEVELOPMENT/REDEVELOPMENT PROJECTS, ANY SIDEWALK PANELS IN THE ROW WHICH ARE CRACKED, HAVE BEEN SHOWN CREATING A TRIPPING HAZARD, OR THOSE WHICH HAVE BEEN WORN TO THE EXTENT THAT THEY CREATE A SLIPPING HAZARD, SHALL BE REPLACED. THE DETERMINATION OF THIS CONDITION IS ULTIMATELY THE DECISION OF THE CITY.
12. ALL DRIVEWAY APRON CONSTRUCTION IN THE ROW SHALL COMPLY WITH THE CITY OF MOBILE STANDARD DRAWINGS 3 (SHEETS 1 AND 2) § SW (SHEETS 1 AND 2), §, OR 10 (WHICHEVER IS APPLICABLE). REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PANEL SET.
13. ALL ADA RAMPS AND LANDING CONSTRUCTION IN THE ROW SHALL COMPLY WITH

CITY OF MOBILE STANDARD DRAWINGS 7 (SHEETS 1 AND 2), 8 (SHEETS 1 AND 2), 9 (SHEETS 1 AND 2) (WHICHEVER IS APPLICABLE). REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THIS PLAN SET. ADA COMPLIANT TRUNCATED DOME PANELS SHALL BE ANCHORED AND CAST IN PLACE, NOT BOLTED DOWN AND RETROFITTED.
ALL CONTROL AND EXPANSION JOINTING IN THE ROW SHALL COMPLY WITH THE MATERIAL AND DIMENSIONAL REQUIREMENTS ON CITY OF MOBILE STANDARD DRAWING 12. WOOD SHALL NOT BE USED AS EXPANSION JOINT MATERIAL. EXPANSION JOINTS SHALL BE REQUIRED WHERE ANY CONCRETE STRUCTURE ABUTS ANOTHER CONCRETE STRUCTURE OR NON YIELDING MATERIAL. THE SPACING OF CONTROL AND EXPANSION JOINTS FOR VARIOUS CONCRETE STRUCTURES SHALL BE AS FOLLOWS:
SIDEWALKS-CONTROL JOINTS SHALL BE PLACED EVERY 4 FEET OR EQUIVALENT WITH THE WIDTH OF THE SIDEWALK (MAXIMUM 10 FEET). EXPANSION JOINTS SHALL BE PLACED EVERY 30 FEET TO 32 FEET.
DRIVEWAYS AND CURBS AND GUTTER-CONTROL JOINTS SHALL BE PLACED EVERY 8 FEET TO 10 FEET. EXPANSION JOINTS SHALL BE PLACED EVERY 32 FEET TO 40 FEET.

ALL STORM DRAIN PIPE INSTALLED IN THE CITY OF MOBILE ROW, PUBLIC EASEMENT, OR CARRYING CITY OF MOBILE SYSTEM STORMWATER SHALL HAVE THE JOINTS WRAPPED WITH FILTER FABRIC. SHALL HAVE NO LIFTING HOLES (FILLING LIFTING HOLES IS NOT ALLOWED WITHOUT EXPLICIT APPROVAL). SHALL BE A MINIMUM OF 15 INCH IN DIAMETER, AND SHALL BE CLASS III OR STRONGER REINFORCED CONCRETE PIPE (RCP). THE CONTRACTOR NEEDS TO NOTIFY THE PIPE MANUFACTURER AHEAD OF TIME THAT THE PROJECT IS WITHIN THE CITY OF MOBILE ROW TO OBTAIN PIPE WITHOUT LIFTING HOLES. STORM DRAINAGE CONNECTIONS SHALL OCCUR AT THE JUNCTION BOX OR INLET. IF THERE IS NOT AN EXISTING INLET OR JUNCTION BOX TO CONNECT TO, THEN ONE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT ALDOT STANDARD AND SPECIAL DRAWINGS.
ANY EXCESS SOIL PRODUCED AS A RESULT FROM ANY EXCAVATION IN THE ROW SHALL BE REMOVED FROM THE ROW.
NO EXCAVATIONS IN THE ROW SHALL BE LEFT OPEN OVERNIGHT UNLESS THE EXCAVATION HAS BEEN PROPERLY SECURED WITH APPROPRIATE SAFETY EQUIPMENT (E.G. STEEL PLATES, BARRICADES, SAFETY FENCINGS/SCREENING). EXCAVATIONS IN THE ROW SHALL NOT BE LEFT OPEN FOR EXCESSIVE AMOUNTS OF TIME REGARDLESS OF SAFETY EQUIPMENT.
NO EXCAVATIONS OR JETTING SHALL BE DONE UNDER THE CURBS AND GUTTERS, SIDEWALK, OR DRIVEWAYS, OR OTHER HARDSCAPES WITHIN THE ROW WITHOUT REMOVAL AND REPLACEMENT OF THE OVERLYING STRUCTURE. BORING, USING A MISSILE, OR OTHER METHODS WHICH DO NOT EXCAVATE AND UNDERMINE THE COMPACTION OF THE UNDERLYING SOIL SHALL BE PERMISSIBLE.
ALL DISTURBED AREAS IN THE NEUTRAL GROUND OF THE ROW SHALL BE SOLID SODDED OR STABILIZED ACCORDING TO AN APPROVED LANDSCAPING PLAN. THE SOD SHALL BE FLUSH WITH THE TOP OF THE SIDEWALK. IF LANDSCAPING IS PRESENT, THE ROW SHALL BE RESTORED IN KIND. IN SOME INSTANCES, AT THE DISCRETION OF THE CITY, EXISTING VEGETATION MAY REQUIRE REMOVAL AND RESTORATION OF EXISTING BARE AREAS MAY REQUIRE PLACEMENT OF SOD. INSTALLATION OF IRRIGATION SYSTEMS WITHIN THE ROW SHALL REQUIRE A SEPARATE ROW PERMIT OR SHALL BE PERMITTED BY INCLUSION OF AN IRRIGATION PLAN (INCLUDING LOCATIONS OF METERS, VALVES, SPRINKLER HEADS AND SPRAY DIRECTION/LENGTH) IN THE APPROVED PLANS. THE CITY RESERVES THE RIGHT TO REMOVE IRRIGATION IN THE ROW AND ASSUMES NO LIABILITY FOR DAMAGES ASSOCIATED WITH IRRIGATION SYSTEMS.
ALL UTILITY PIPES, CONDUITS, AND FACILITIES AND ASSOCIATED EXCAVATION SHALL MAINTAIN A MINIMUM 36 INCHES OF SEPARATION (VERTICALLY, HORIZONTALLY, OR COMBINATION THEREOF) FROM CITY OF MOBILE STORM DRAINAGE PIPES AND STRUCTURES. IF A MINIMUM OF 36 INCHES OF SEPARATION CANNOT BE MAINTAINED DUE TO DIMENSIONAL CONSTRAINTS IN THE FIELD, AS A CONDITION OF APPROVAL, THE CITY OF MOBILE MAY REQUIRE ADDITIONAL PRECAUTIONARY MEASURES TO BE TAKEN CITY OF MOBILE CONSOLIDATED STANDARD ROW NOTES ENGINEERING PERMITTING DEPARTMENT PAGE 3 REV. 8-13-20 SUCH AS LIMITING EXCAVATION EFFORTS TO HAND TRENCHING, PRESENCE OF A ROW INSPECTOR WHILE PROBING, LOCATING, AND EXCAVATING WITHIN 36 INCHES OF THE PIPE/STRUCTURE, OR THE PROVISION OF POST CONSTRUCTION STORM DRAINAGE VIDEOS. PLEASE REFER TO ANY SITE-SPECIFIC NOTES ON THE PLAN/PROFILE SHEETS AND/OR CROSS-SECTIONS DETAILS AS WELL AS ANY CONDITIONS PRINTED ON THE PERMIT FOR ANY REQUIRED WORK RESTRICTIONS.
ALL UTILITIES IN THE CITY OF MOBILE ROW SHALL BE PLACED AT A MINIMUM DEPTH OF 36 INCHES AND 48 INCHES OUTSIDE AND INSIDE OF ROADWAYS RESPECTIVELY.



A NEW PARKING LOT FOR WARD PROPERTIES 760 ST. LOUIS STREET MOBILE, AL

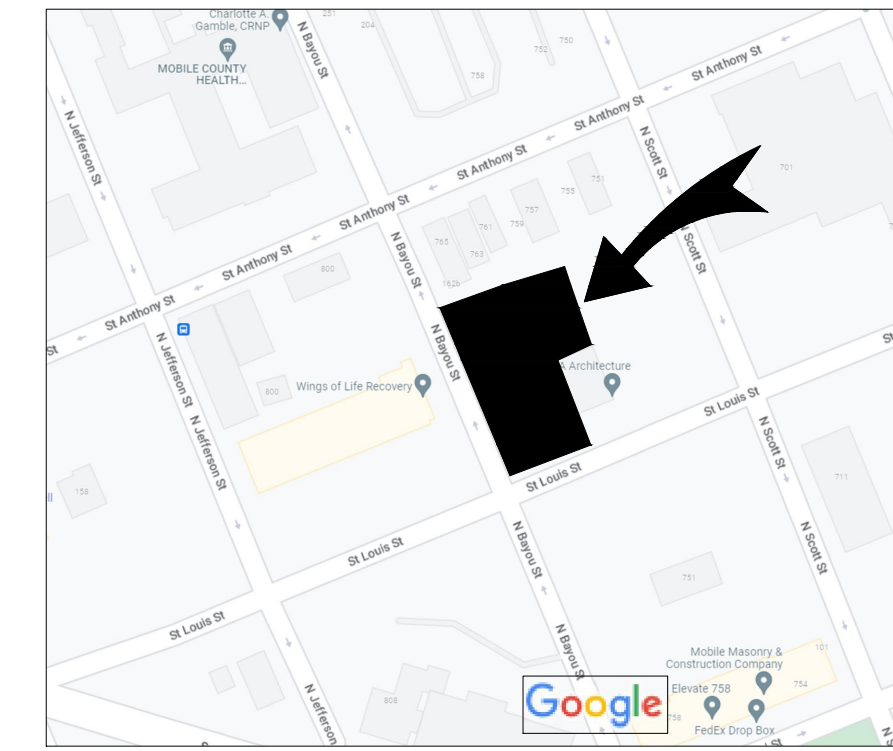
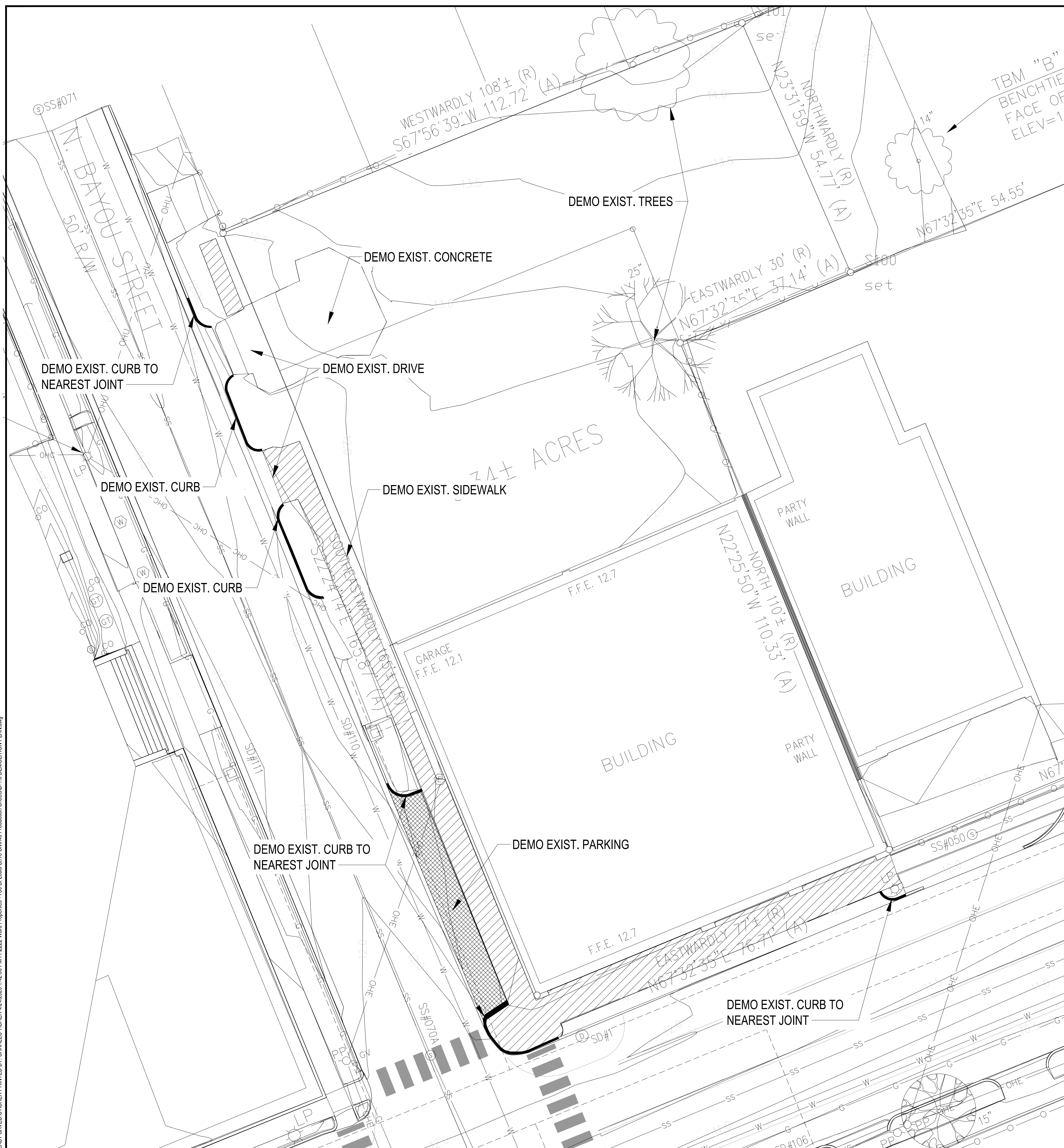
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Table with 2 columns: PROJECT NUMBER (2222), DRAWN BY (CJ), CHECKED BY (CT), ISSUE DATE, ISSUE DATE.

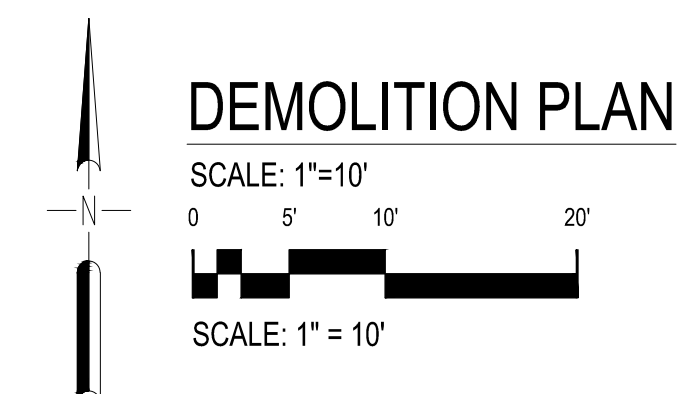
NOT FOR CONSTRUCTION 3-28-18

SHEET TITLE: SITE NOTES SHEET NUMBER: N-1.0

LAST SAVED/CTISHER PRINTED BY: CHARLES TISHER 4/24/2023 142:06 PM H:1222 Ward Properties - 760 St Louis S115 Civil40 Production Sheets-D-1.0 DEMOLITION PLAN.dwg



VICINITY MAP  
SCALE: NONE



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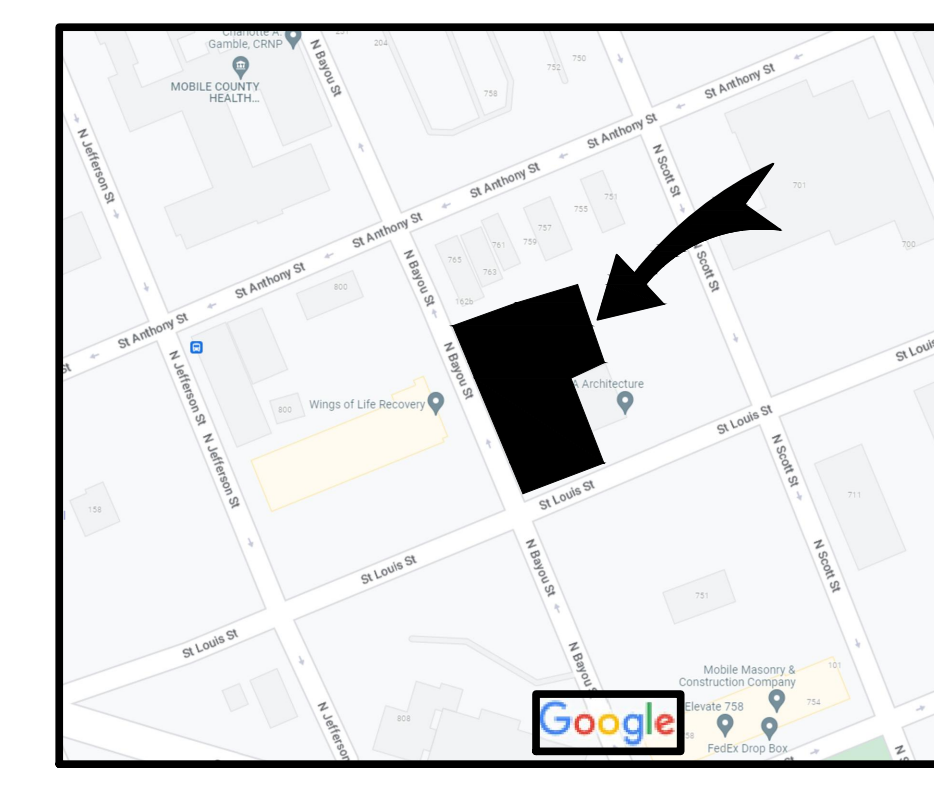
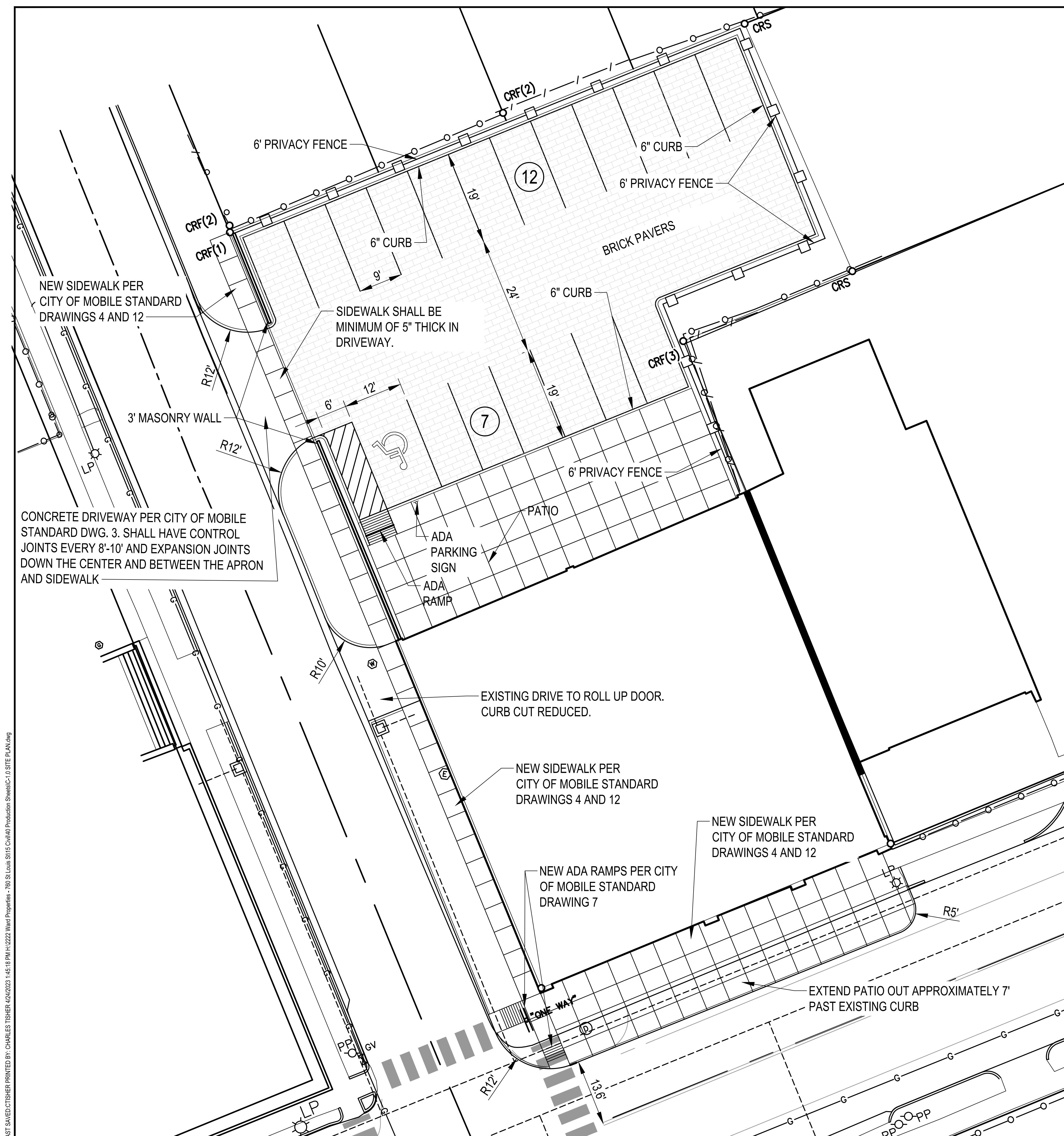
A NEW PARKING LOT FOR  
WARD PROPERTIES  
760 ST. LOUIS STREET  
MOBILE, AL

REV. DATE	BY	DESCRIPTION

PROJECT NUMBER:	2222
DRAWN BY:	CJ
CHECKED BY:	CT
ISSUE DATE:	ISSUE DATE

NOT FOR  
CONSTRUCTION  
3-28-18

SHEET TITLE:  
DEMOLITION PLAN  
SHEET NUMBER:  
**D-1.0**



**VICINITY MAP**  
SCALE: NONE

**SITE DATA:**

GENERAL: THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A PARKING LOT PER THE DOWNTOWN DEVELOPMENT CODE. THE LOT CURRENTLY CONTAINS A BUILDING AND NO ASSOCIATED PARKING AREA.

PARCEL NUMBER: R022906400010035.000

ZONING: SD-WH

TOTAL LAND AREA: 14,706 SQ. FT. (0.34 ACRES)

LAND USE - (EXIST.)			% OF TOTAL
GRASSED AREA	8,818 SQ. FT.		17%
ROOFED AREA	5,878 SQ. FT.		58%
TOTAL	14,706 SQ. FT.		100%

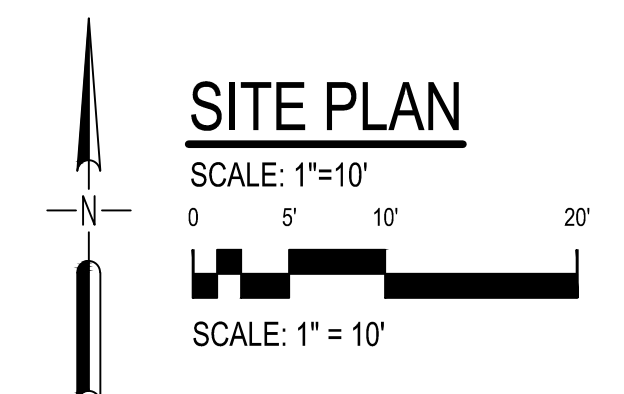
LAND USE - (NEW)			% OF TOTAL
LANDSCAPE AREA	811 SQ. FT.		5%
PAVING	8,017 SQ. FT.		42%
ROOFED AREA	5,878 SQ. FT.		53%
TOTAL	14,706 SQ. FT.		100%

**PARKING SPACES**  
PROVIDED - 19 SPACES

**LEGAL DESCRIPTION:**

STATE OF ALABAMA  
COUNTY OF MOBILE

BEGINNING AT THE NORTHEAST CORNER OF BAYOU STREET (50' R/W) AND ST. LOUIS STREET (56' R/W), THENCE RUN NORTH 67°-32'-25" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ST. LOUIS STREET A DISTANCE OF 76.71 FEET; THENCE RUN NORTH 22°-25'-50" WEST A DISTANCE OF 110.33 FEET TO A CAPPED REBAR (R&C); THENCE RUN NORTH 67°-32'-35" EAST A DISTANCE OF 37.14 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 23°-31'-59" WEST A DISTANCE OF 54.77 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 67°-56'-39" WEST A DISTANCE OF 112.72 FEET TO A CAPPED REBAR (ROWE) ON THE EAST RIGHT-OF-WAY LINE OF SAID BAYOU STREET; THENCE RUN SOUTH 22°-24'-14" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 165.97 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 0.34 ACRES, MORE OR LESS.



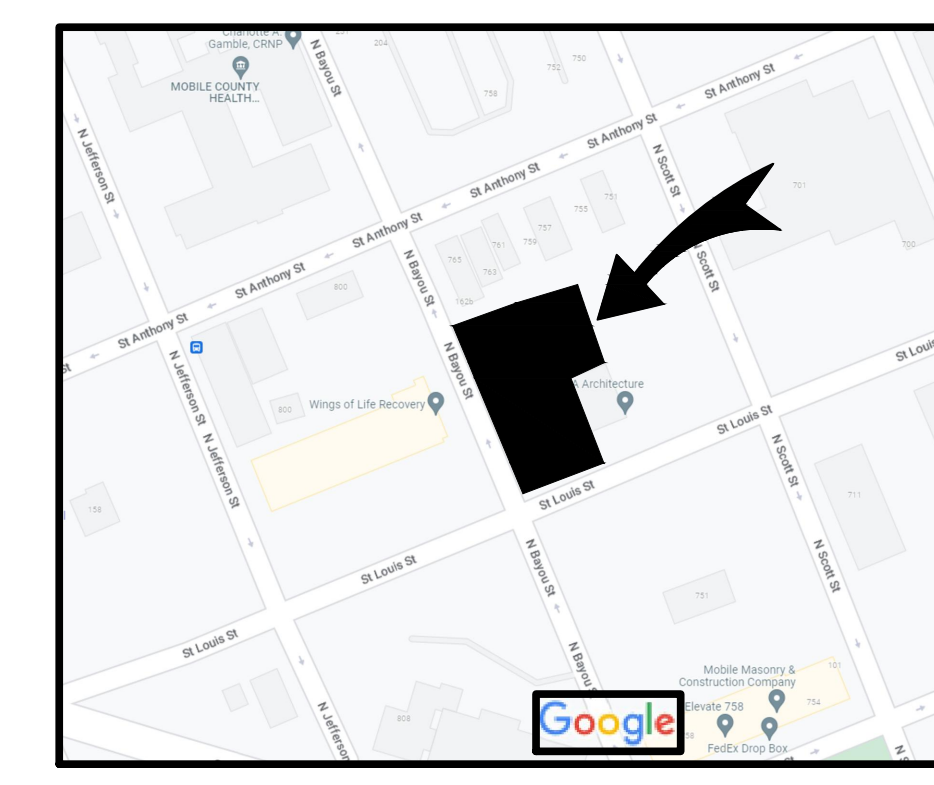
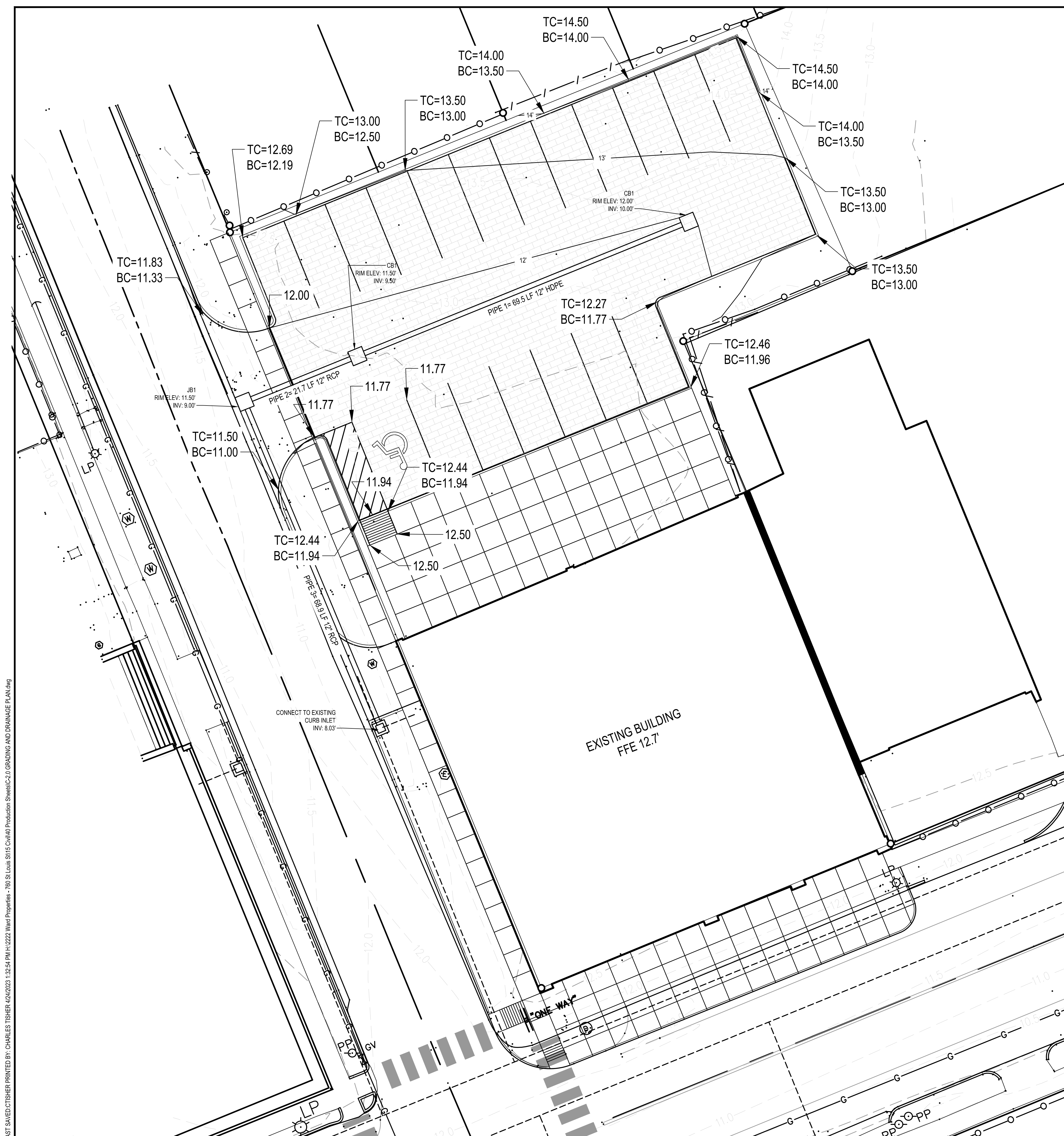
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REV.	DATE	BY	DESCRIPTION

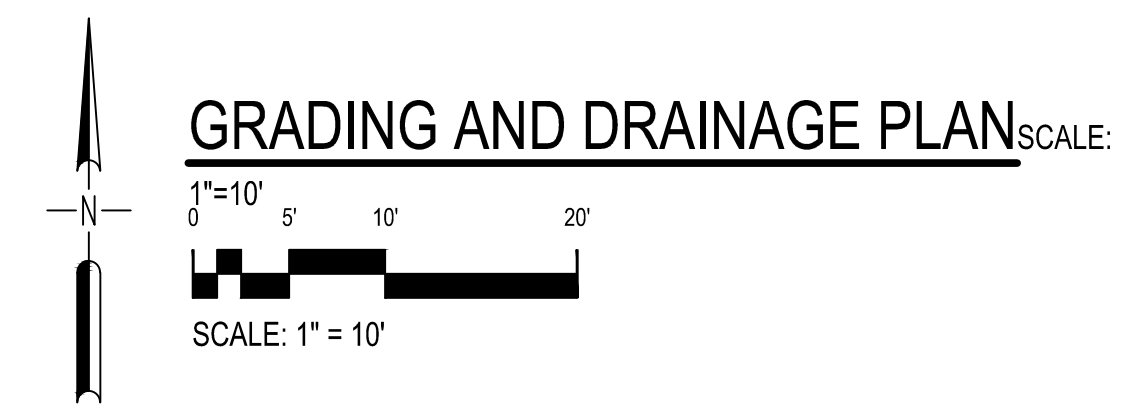
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CHECKED BY:	CT
ISSUE DATE:	ISSUE DATE

**NOT FOR CONSTRUCTION**

3-28-18



VICINITY MAP  
SCALE: NONE



LAST SAVED/CTISHER PRINTED BY: CHARLES TISHER 4/24/2023 1:32:54 PM H:\2222 Ward Properties - 760 St. Louis SH15 CIV\40 Production Sheets\C-2.0 GRADING AND DRAINAGE PLAN.dwg

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A NEW PARKING LOT FOR  
**WARD PROPERTIES**  
760 ST. LOUIS STREET  
MOBILE, AL

REV.	DATE	BY	DESCRIPTION

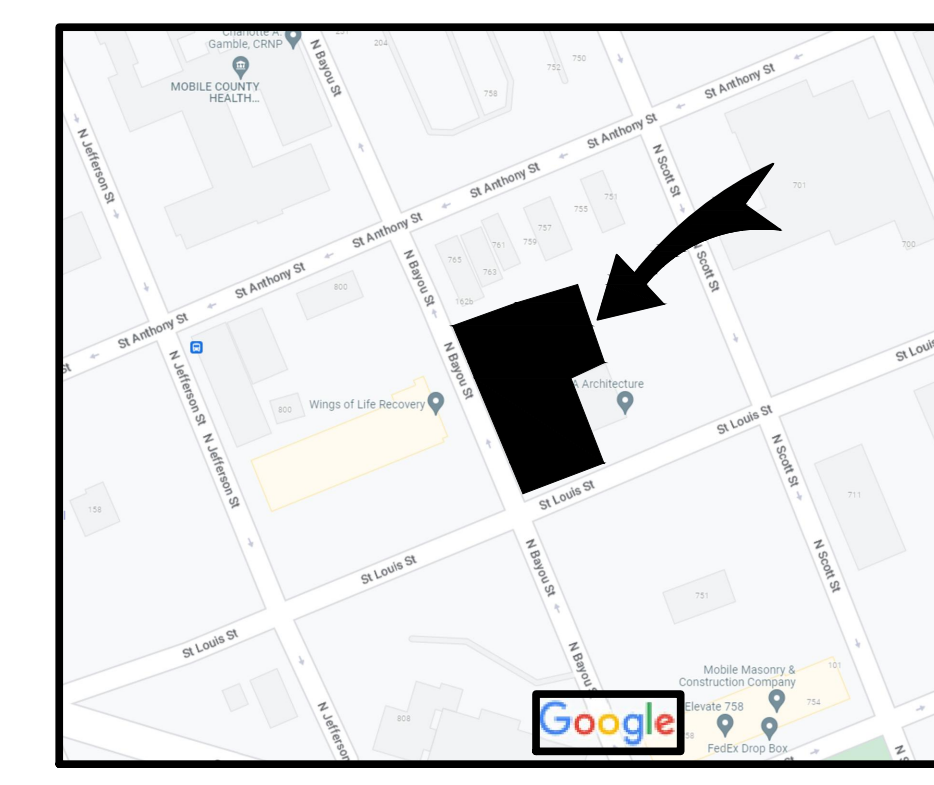
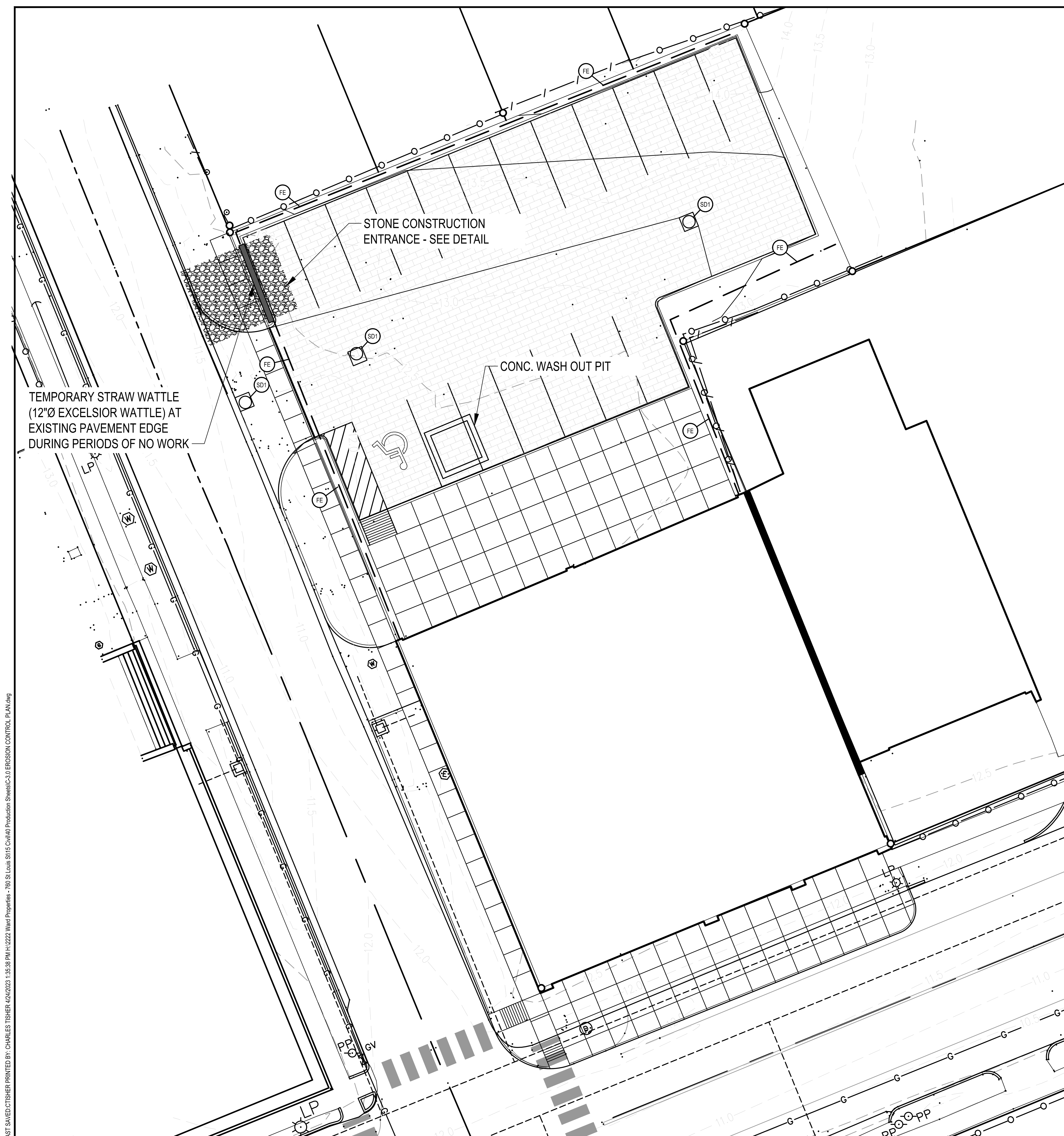
PROJECT NUMBER:	2222
DRAWN BY:	CJ
CHECKED BY:	CT
ISSUE DATE:	ISSUE DATE

NOT FOR  
CONSTRUCTION

3-28-18

SHEET TITLE:  
GRADING AND DRAINAGE  
PLAN

SHEET NUMBER:  
**C-2.0**

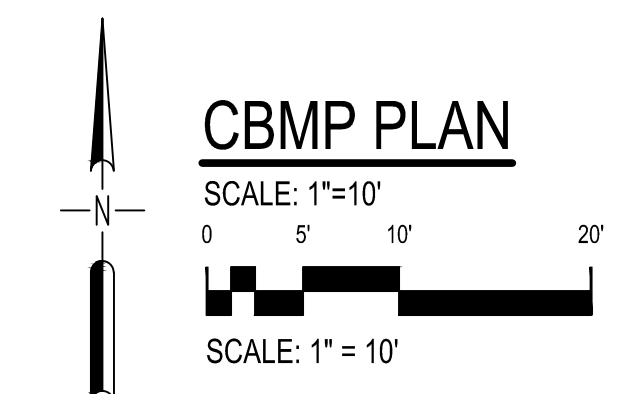


VICINITY MAP  
SCALE: NONE

- SOIL EROSION AND SEDIMENTATION CONTROL PLAN:**
- A. GENERAL STATEMENT:
    - 1. THE PROJECT COVERS THE DEVELOPMENT OF APPROX. 1.47 ACRES OF PREVIOUSLY UNDEVELOPED LAND. THE PROPOSED IMPROVEMENTS INCLUDE DEMOLISHING EXISTING ASPHALT, REMOVING TWO TREES, CONSTRUCTION OF A NEW 9,000 SQ FT BUILDING AND CONSTRUCTION OF A NEW PARKING AREA.
    - 2. A STORMWATER MANAGEMENT PLAN HAS BEEN DEVELOPED AND IS INCLUDED IN THE PROJECT DRAWINGS.
    - 3. SEDIMENTATION SHALL BE CONTROLLED BY INSTALLATION OF WATTLES, SILT FENCING AND/OR GEOTEXTILE MATERIAL. TEMPORARY SEEDING SHALL BE APPLIED AS REQUIRED.
  - B. TOPOGRAPHY:
    - 1. THE LOCATION, CONTOURS, PROPERTY LINES, ACREAGE AND ALL OTHER PHYSICAL FEATURES OF THE SITE ARE SHOWN ON THE PROJECT PLANS.
  - C. SOIL INFORMATION:
    - 1. SOIL TYPE IS IDENTIFIED IN THE SOIL REPORT, BY SOUTHERN EARTH SCIENCES INC., DATED NOVEMBER 22, 2019.
  - D. PROPOSED GRADES:
    - 1. AS SHOWN ON PLANS.
  - E. TEMPORARY MEASURES:
    - 1. SILT FENCE, WATTLES, AND SOLID SOD SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED TO SLOW RUNOFF FROM DRAIN PIPES AND EXPOSED EMBANKMENTS TO PREVENT SEDIMENTATION FROM ACCUMULATING ON ADJACENT PROPERTIES AND WATERWAYS.
  - F. PERMANENT MEASURES:
    - 1. ALL DISTURBED AREAS SHALL BE SOLID SOD OR PLANTED TO MINIMIZE EROSION.
  - G. MAINTENANCE:
    - 1. ALL DISTURBED SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED FOR DAMAGE DAILY AND AFTER EACH STORM BY THE CONTRACTOR. ALL FACILITIES THAT ARE DAMAGED, CLOGGED OR OTHERWISE ADVERSELY AFFECTED SHALL BE REPAIRED OR REPLACED AS REQUIRED AT NO COST TO THE OWNER.

- CONTROL FACILITY MAINTENANCE PROGRAM:**
- A. THE SEDIMENT COLLECTED AT THE CONTROL FACILITIES SHALL BE REMOVED AFTER EACH RAINFALL AT A MINIMUM. THE SEDIMENT SHALL BE REDISTRIBUTED AROUND THE CONSTRUCTION SITE BY THE CONTRACTOR.
  - B. ALL CONTROL FACILITIES SHALL BE MAINTAINED AS SPECIFIED BY ADEM AND AS OUTLINED BELOW:
    - 1. TEMPORARY MULCH: PROPERLY MAINTAIN MULCHED AREAS UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED. PROMPTLY REAPPLY MULCH MATERIALS WHICH BECOME DISLODGED OR LOST DUE TO WIND, RAIN, FIRE OR OTHER CAUSES. AT INITIAL OR MODIFIED RATES AS DIRECTED. AFTER MULCHING WORK ON A SLOPE HAS BEEN SATISFACTORILY COMPLETED, IF A SLOPE FAILURE OCCURS, ONE WHICH REQUIRES REDRESSING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE, REPLACE THE MULCH, AS DIRECTED.
    - 2. SILT FENCE: INSPECTED AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. IN ALL CASES REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 3" ABOVE THE NATURAL GROUND HEIGHT AT THE FENCE. ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR SHALL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIALS. ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.
    - 3. CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL 9" OF STONE AT THE CONSTRUCTION ENTRANCE. STONE THAT FAILS SHALL BE COVERED WITH ADDITIONAL STONE TO PREVENT SEDIMENTATION FROM LEAVING THE SITE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF ROADWAY WITH WATER IS NOT PERMITTED.
      - a. ANY CONTROL STRUCTURE DISTURBED DURING DAILY OPERATIONS SHALL BE REPAIRED, REPLACED OR RECONSTRUCTED AS REQUIRED UPON COMPLETION OF THE WORK DAY.
      - b. STONE MATERIAL USED IN THE CONSTRUCTION ENTRANCE SHALL BE ADDED AS NECESSARY, TO MAINTAIN REQ'D. THICKNESS, WEEKLY.
      - c. ALL CONTROL FACILITIES SHALL REMAIN IN PLACE AND BE MAINTAINED. AREAS DISTURBED DURING REMOVAL OF THE E&S CONTROL STRUCTURES SHALL BE STABILIZED IMMEDIATELY FOLLOWING THE REMOVAL.
      - d. THE CONTRACTOR WILL BE RESPONSIBLE DURING CONSTRUCTION AND FOR ONE YEAR COMMENCING UPON SUBSTANTIAL COMPLETION FOR MAINTAINING THE E&S MEASURES TO INSURE COMPLIANCE WITH THE APPROVED PLAN AND THE APPLICABLE REGULATIONS OF ADEM.
      - e. THE OWNER SHALL BE RESPONSIBLE FOR THE PERMANENT CONTROL OF EROSION AND SEDIMENT FOLLOWING THE WARRANTY TIME AND THE FINAL SITE STABILIZATION, INCLUDING STABILIZED GRASSING.
      - f. ALL CONSTRUCTION DEBRIS SHALL BE PLACED IN APPROPRIATE CONTAINER AND DISPOSED OF REGULARLY AND IN A LEGAL MANNER. GARBAGE SHALL BE COLLECTED IN SEPARATE CONTAINERS AND DISPOSED OF WEEKLY AND IN A LEGAL MANNER.
      - g. CONTRACTOR SHALL PROVIDE TEMPORARY SANITATION FACILITIES ON SITE FOR ALL CONSTRUCTION PERSONNEL. THESE FACILITIES SHALL BE PROPERLY MAINTAINED.

- EROSION AND SEDIMENT POLLUTION CONTROL NOTES:**
- 1. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
  - 2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 13 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2.5 TO 3 TONS PER ACRE.
  - 3. PERMANENT VEGETATION SHALL BE SOEDED ON ALL EXPOSED AREAS WITHIN 7 TO 10 DAYS AFTER FINAL GRADING. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ADEM.
  - 4. STABILIZE WITH PERMANENT SEEDING REQUIREMENTS AND MULCH IF SEASON AND WEATHER PERMITS. IF BEYOND THE ESTABLISHED SEEDING DATES, PROVIDE TEMPORARY STABILIZATION BY APPLYING STRAW MULCH AT A RATE OF 3 TONS PER ACRE. ANY STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED DAILY.
  - 5. OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.



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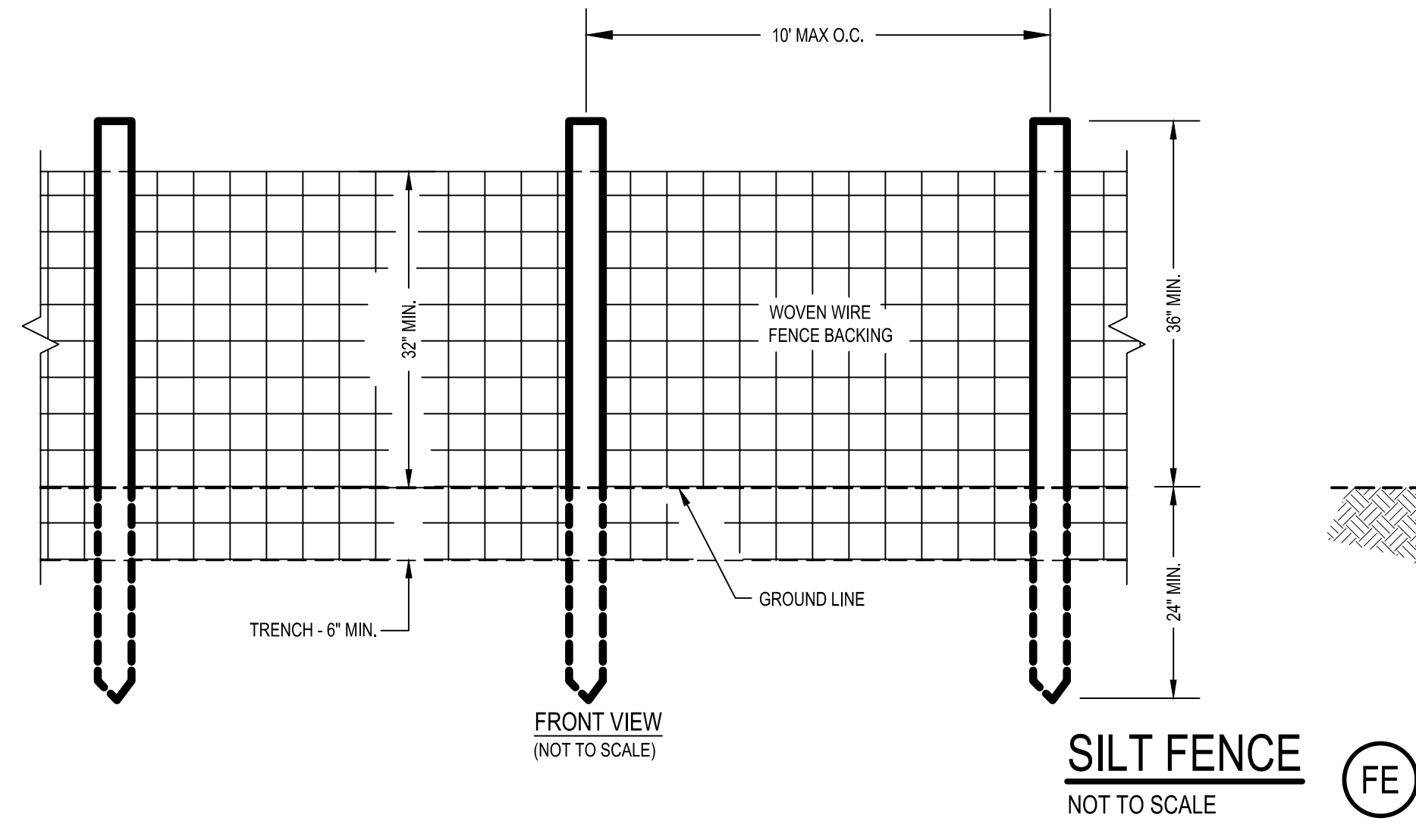
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ISSUE DATE:	ISSUE DATE

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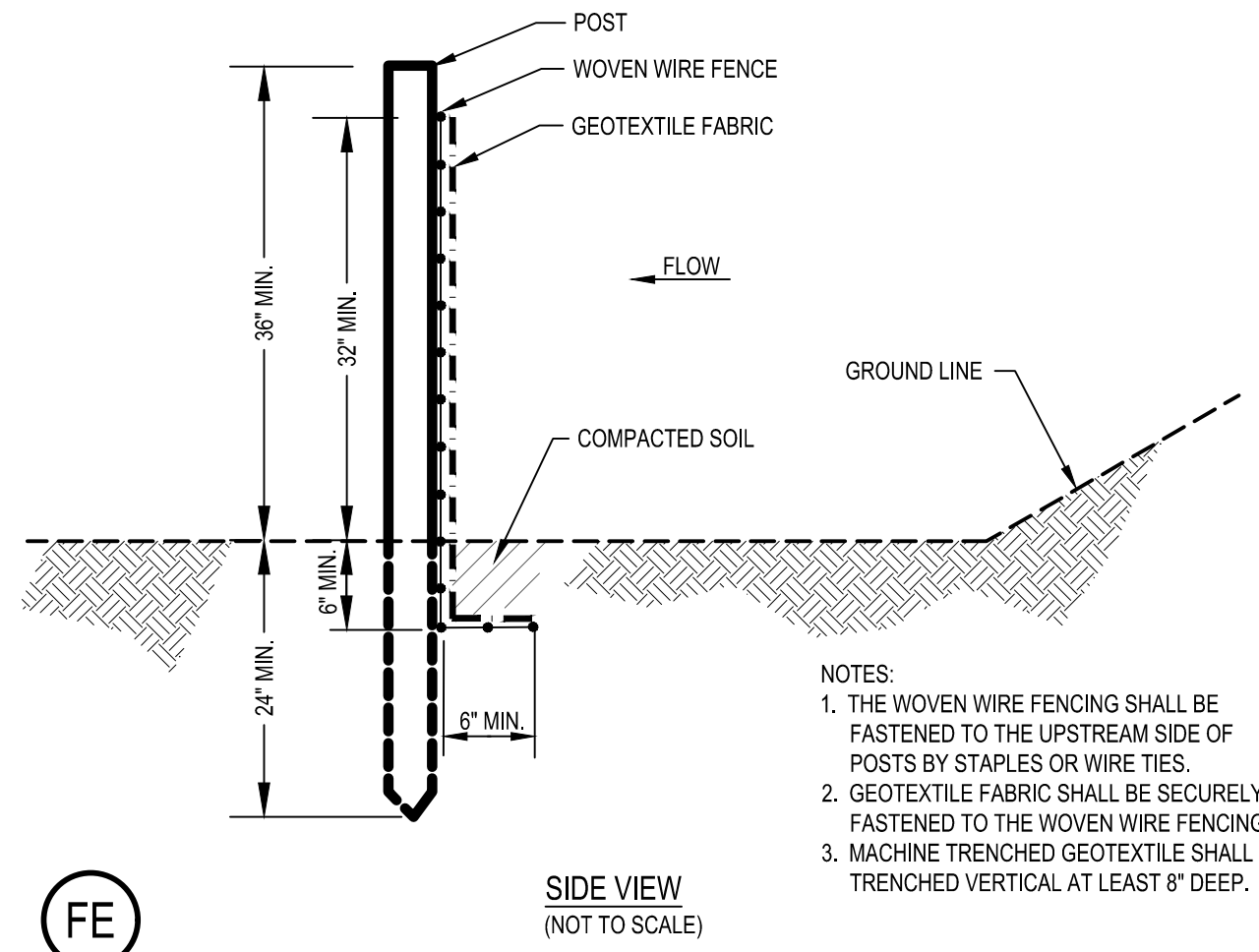
3-28-18

SHEET TITLE:	CBMP PLAN
SHEET NUMBER:	<b>C-3.0</b>

LAST SAVED/CTISHIPRINTED BY: CHARLES TISHER 4/24/2023 1:35:38 PM H:\2222 Ward Properties - 760 St. Louis SH15 Civil\40 Production Sheets\C-3.0 EROSION CONTROL PLAN.dwg

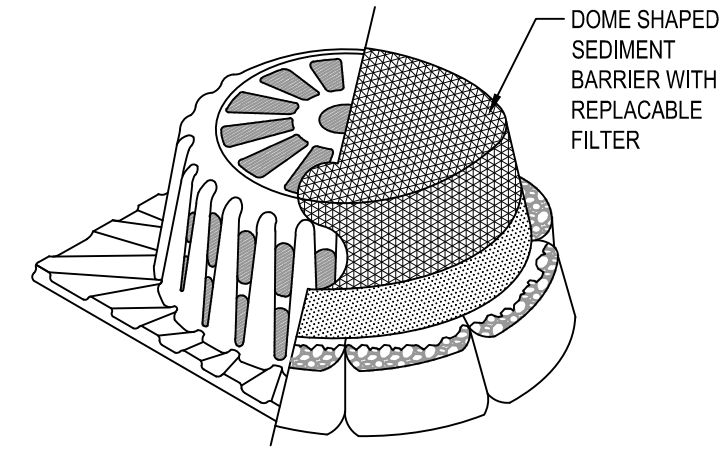


**SILT FENCE**  
NOT TO SCALE (FE)

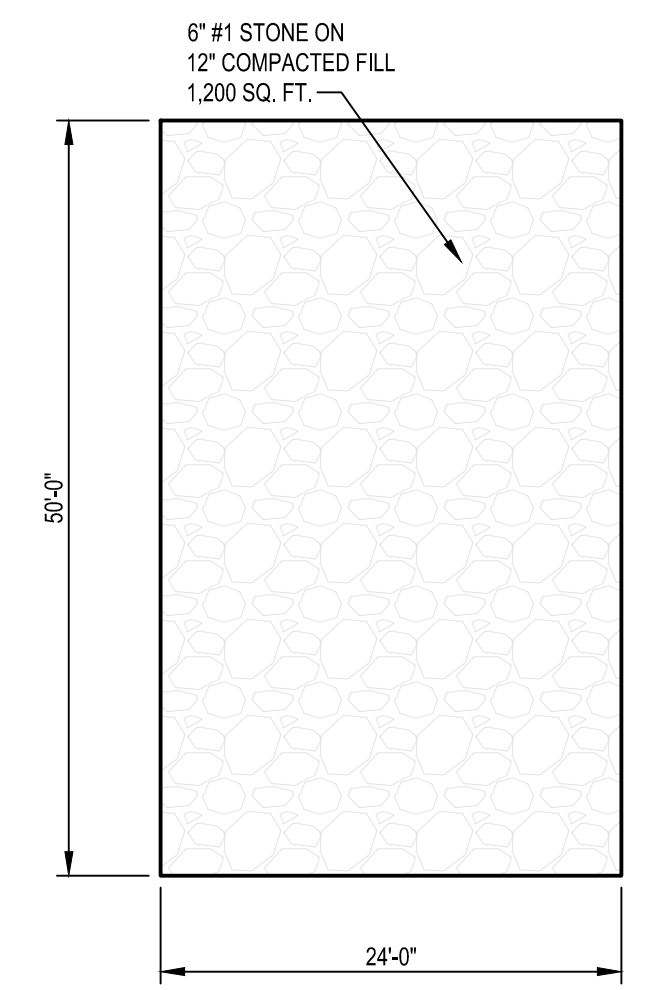


SIDE VIEW  
(NOT TO SCALE)

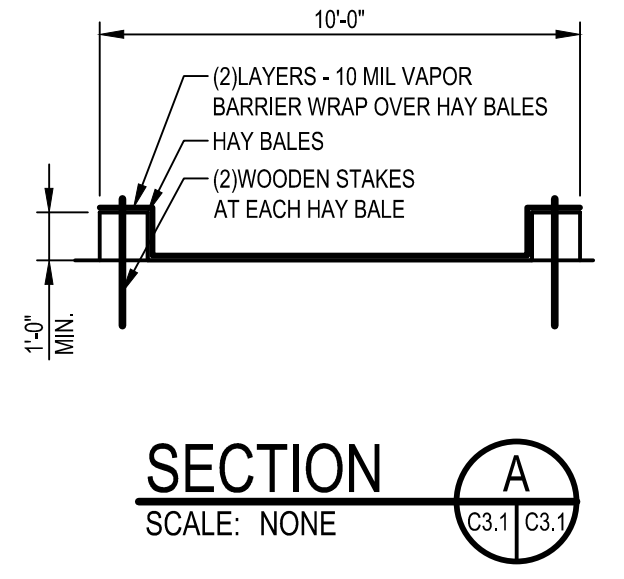
- NOTES:
1. THE WOVEN WIRE FENCING SHALL BE FASTENED TO THE UPSTREAM SIDE OF POSTS BY STAPLES OR WIRE TIES.
  2. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO THE WOVEN WIRE FENCING.
  3. MACHINE TRENCHED GEOTEXTILE SHALL BE TRENCHED VERTICAL AT LEAST 8" DEEP.



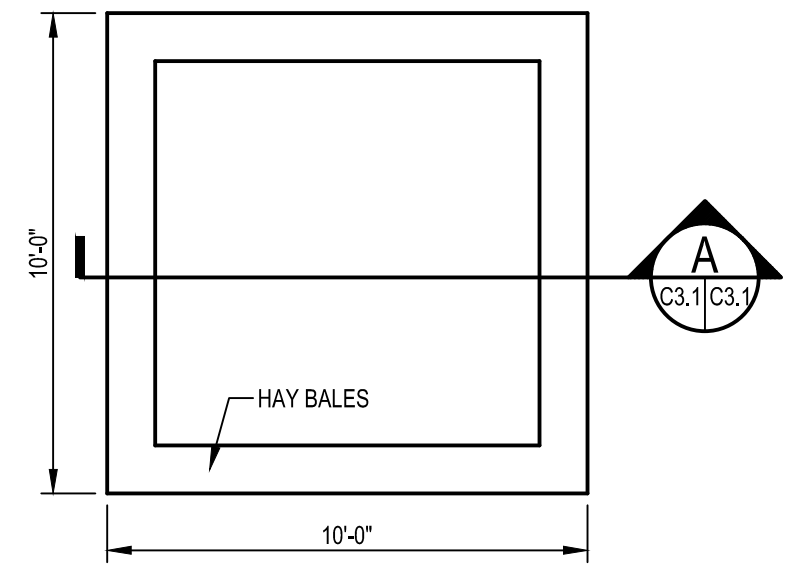
**TEMPORARY SEDIMENT BARRIER**  
SCALE: NONE (SD1)



**CONSTRUCTION ENTRANCE**  
SCALE: NONE



**SECTION A**  
SCALE: NONE (C3.1 | C3.1)



**CONCRETE WASH OUT PIT**  
SCALE: NONE

- NOTES:
- AFTER WASH DOWN AND WASH WATER HAS EVAPORATED OR VACUUMED OFF, REMOVE HARDEN SOLIDS FROM PIT TO OFF SITE. IF LINER IS DAMAGED, REPAIR OR REPLACE LINER AS REQUIRED FOR NEXT USE.

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A NEW PARKING LOT FOR  
**WARD PROPERTIES**  
760 ST. LOUIS STREET  
MOBILE, AL

REV.	DATE	BY	DESCRIPTION

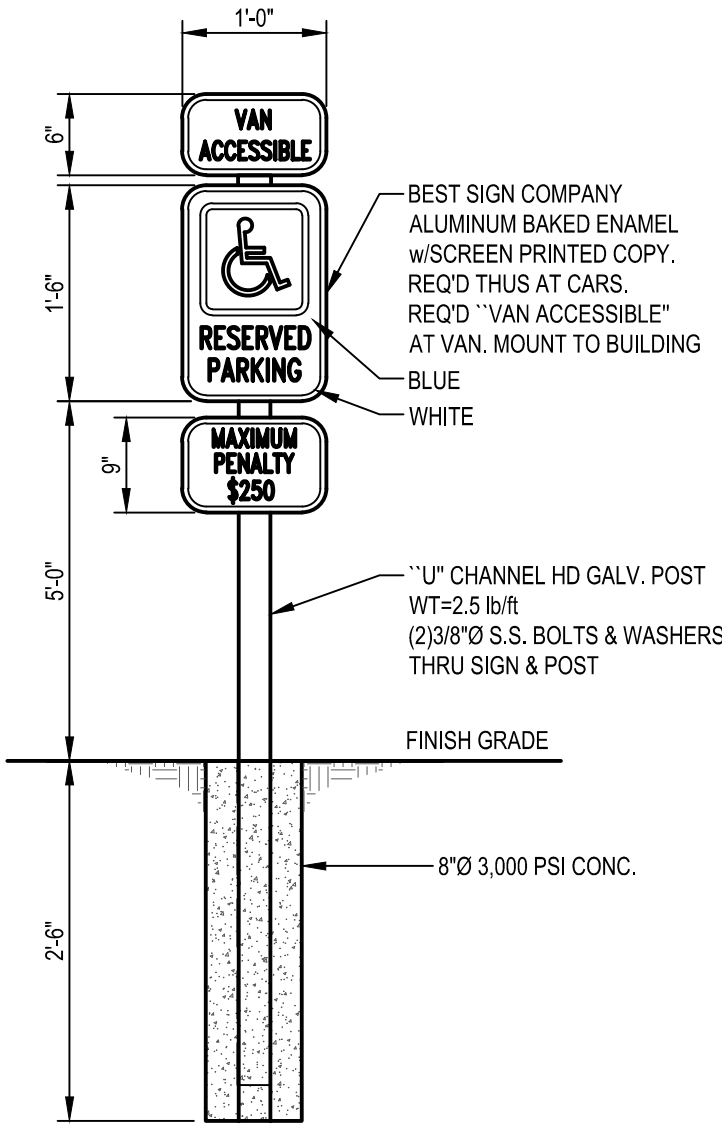
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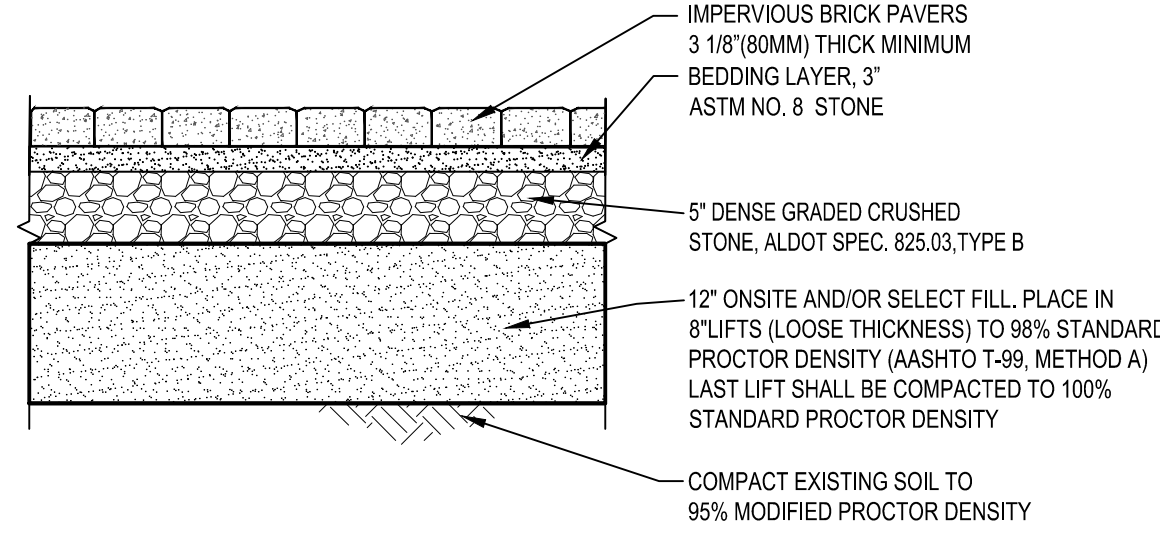
3-28-18

SHEET TITLE:  
EROSION CONTROL  
DETAILS

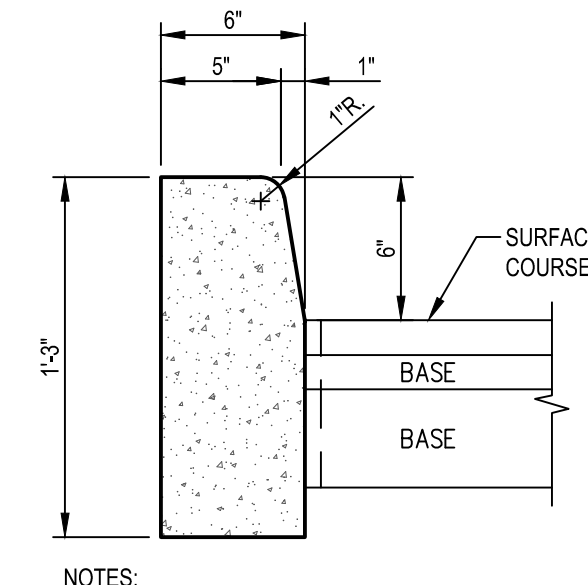
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**C-3.1**



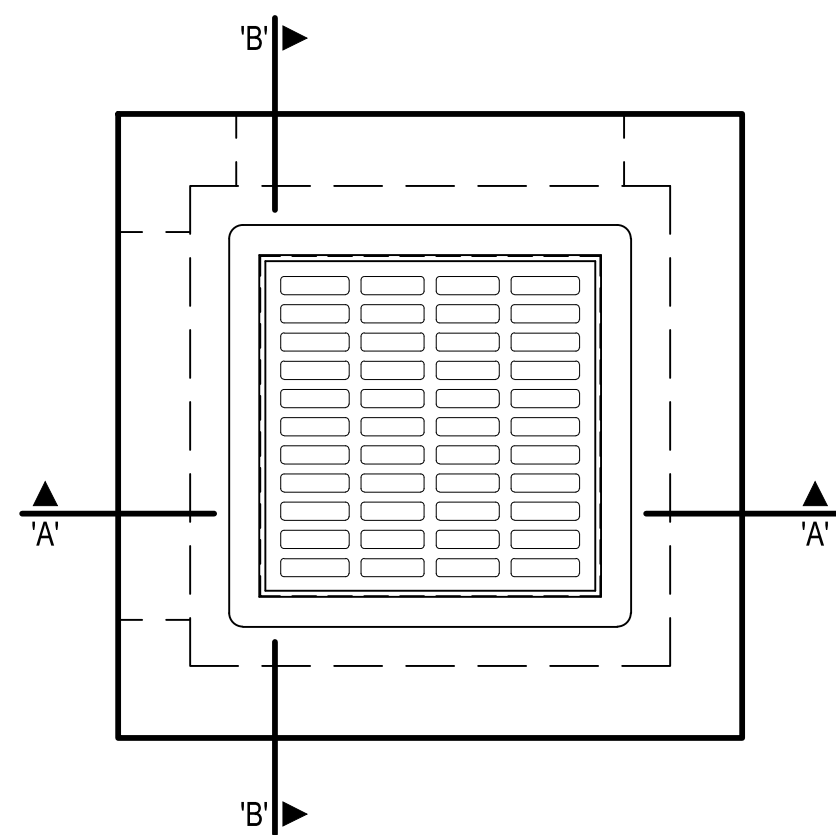
**HANDICAP PARKING SIGN**  
SCALE: NONE



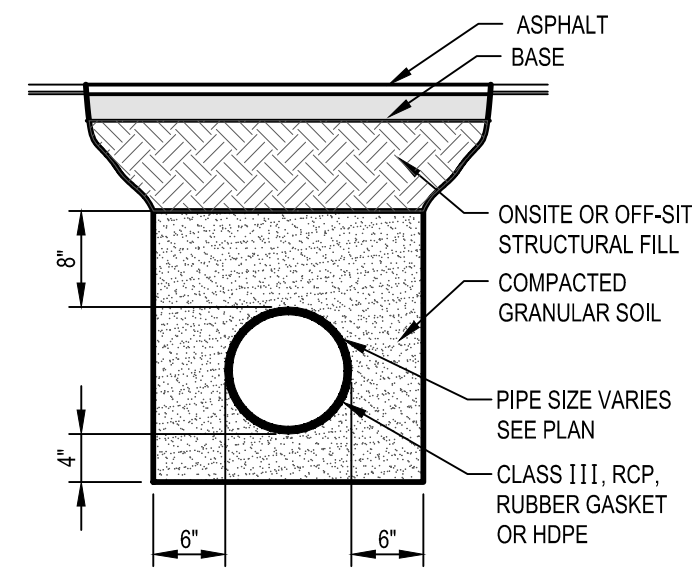
**SECTION - BRICK PAVER**  
SCALE: NTS \*FOLLOW PAVER MANUFACTURERS RECCOMENDATIONS



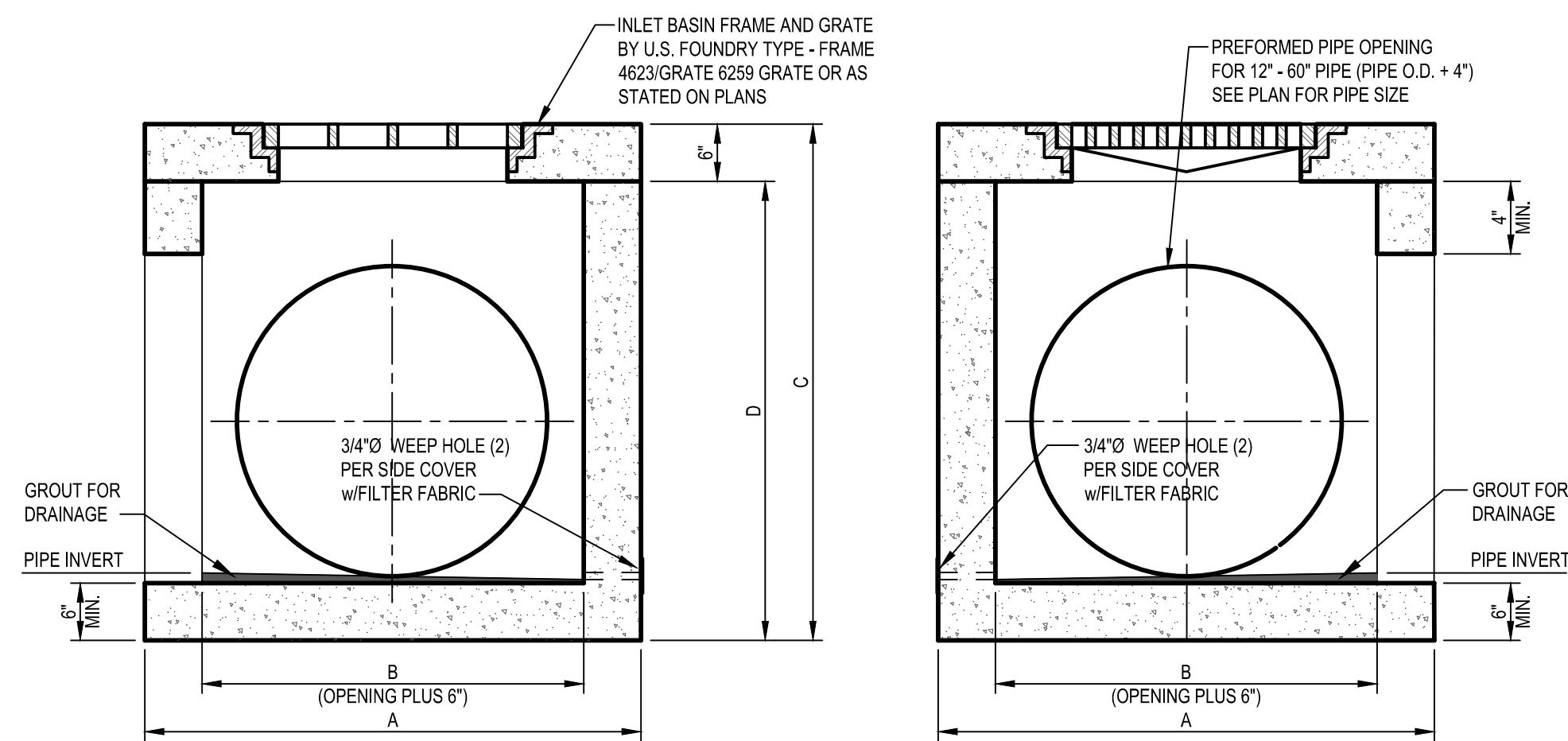
**RIBBON CURB SECTION**  
SCALE: 1 1/2"=1'-0"



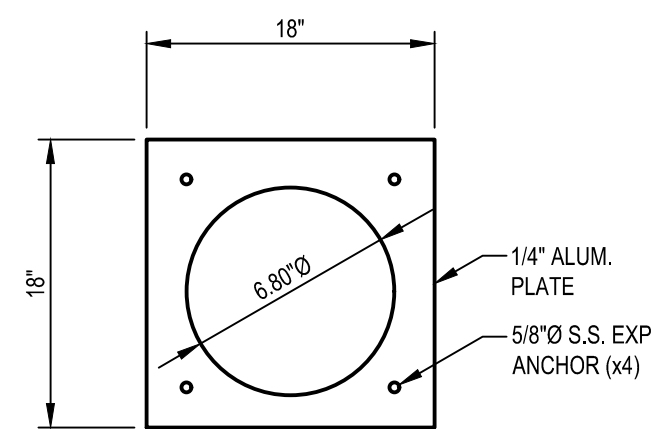
- NOTES:**
- CONTRACTOR SHALL VERIFY THAT FRAMES BEAR ON WALLS WITH CATCH BASIN AND PIPE SIZE PRIOR TO CONSTRUCTION. IF FRAMES DO NOT BEAR ON WALLS, THEN THE CONTRACTOR SHALL SUBMIT NEW PROPOSED LID PLAN AND DETAIL FOR APPROVAL, SHOWING THAT THE LID AND GRATE CAN HANDLE THE PROPER AHS-10 AND HS-20 WHEEL LOADING. AT NO COST TO THE OWNER.
  - IF USED FOR JUNCTION BOX, PROVIDE SOLID MANHOLE COVER HAVING A MINIMUM OPENING OF 24" DIA.
  - 4,000 PSI CONCRETE, GRADE 60 REINFORCEMENT, MINIMUM 2" CONCRETE COVER ON REBAR.
  - ALL PICK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH ENGINEER APPROVED NON-SHRINK GROUT.
  - JOINT SEALANT: 1 1/4" CONCEAL SEALANT BUTYL RUBBER SS-S-00210 OR EQUIVALENT.
  - PROVIDE CAST IRON STEPS ON CATCH BASINS GREATER THAN 3'-6" DEEP.
  - FLOOR THICKNESS TO BE AS REQUIRED FOR BEARING BUT NOT LESS THAN 6" THK. WALL THICKNESS TO BE AS REQUIRED FOR DEPTH BUT NOT LESS THAN 6" THK.



**PIPE BEDDING DETAIL**  
SCALE: 3/4"=1'-0"



**TYPICAL CATCH BASIN OR JUNCTION BOX DETAIL (PRE-CAST)**  
SCALE: 3/4"=1'-0"



**DETAIL - PERMANENT ORIFICE PLATE**  
NOT TO SCALE

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**CLARK | GEER | LATHAM AND ASSOCIATES, INC.**  
3901 SPRING HILL AVENUE | MOBILE, AL 36608 | 251.344.7073

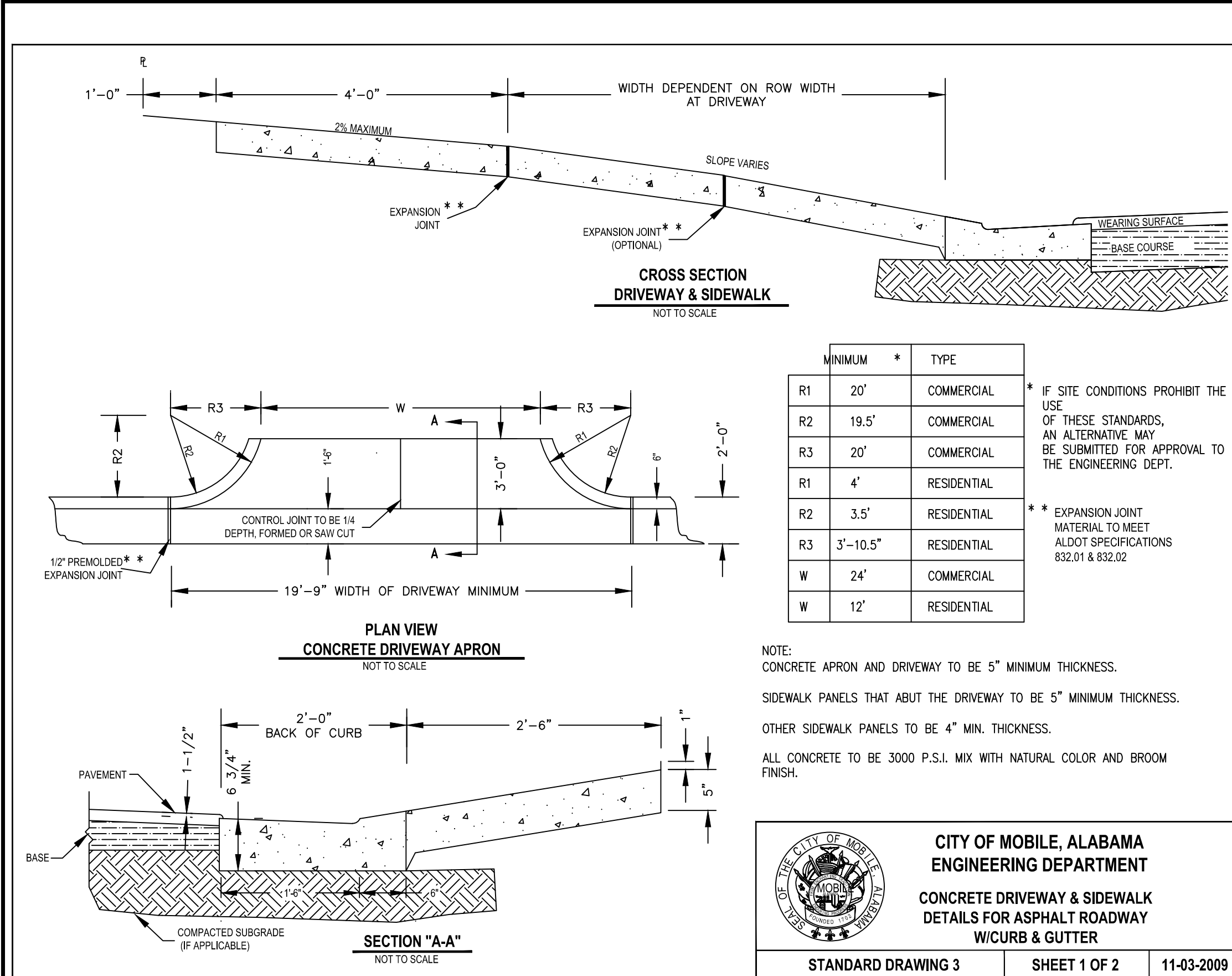
A NEW PARKING LOT FOR  
**WARD PROPERTIES**  
760 ST. LOUIS STREET  
MOBILE, AL

REV.	DATE	BY	DESCRIPTION

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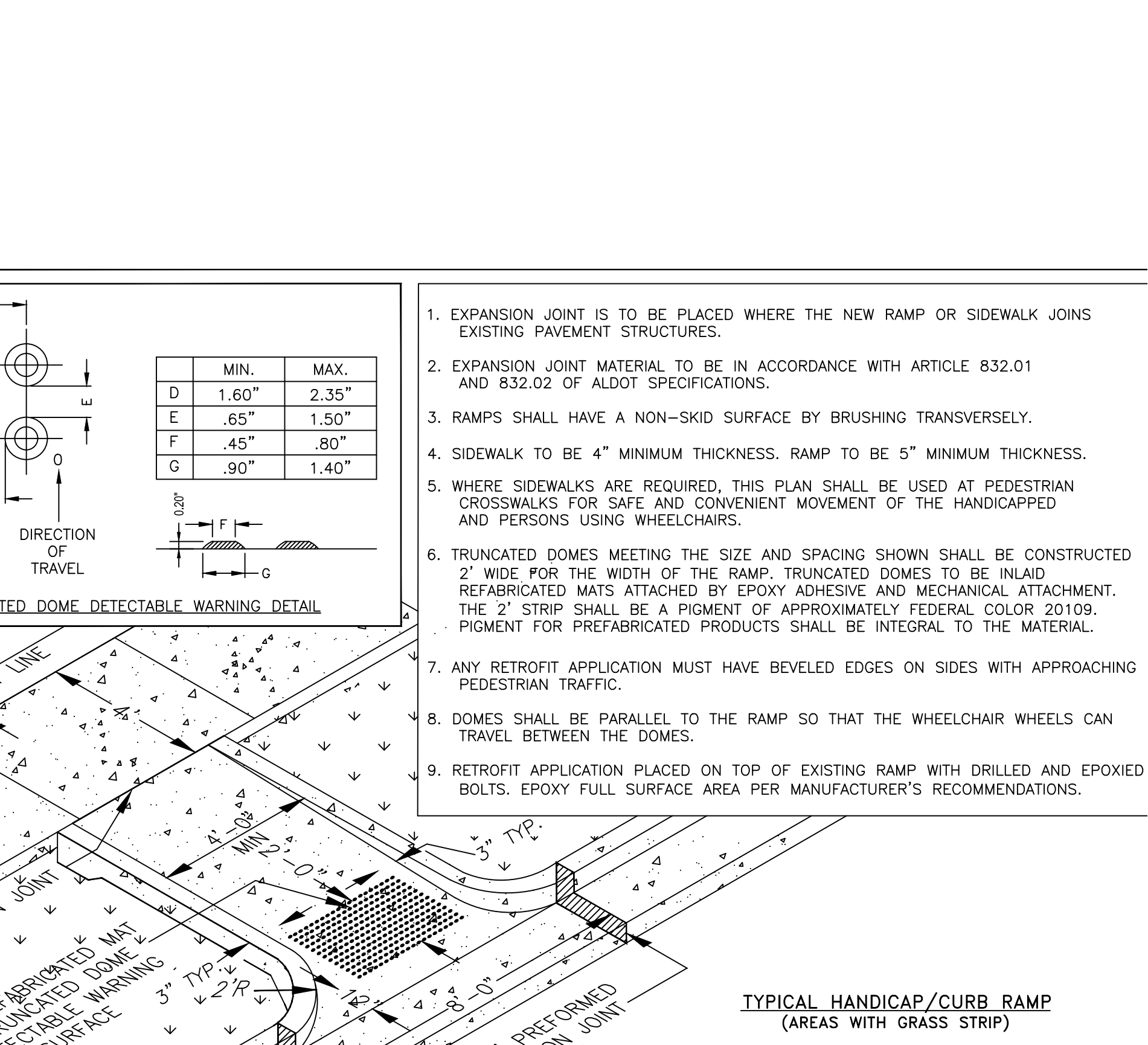
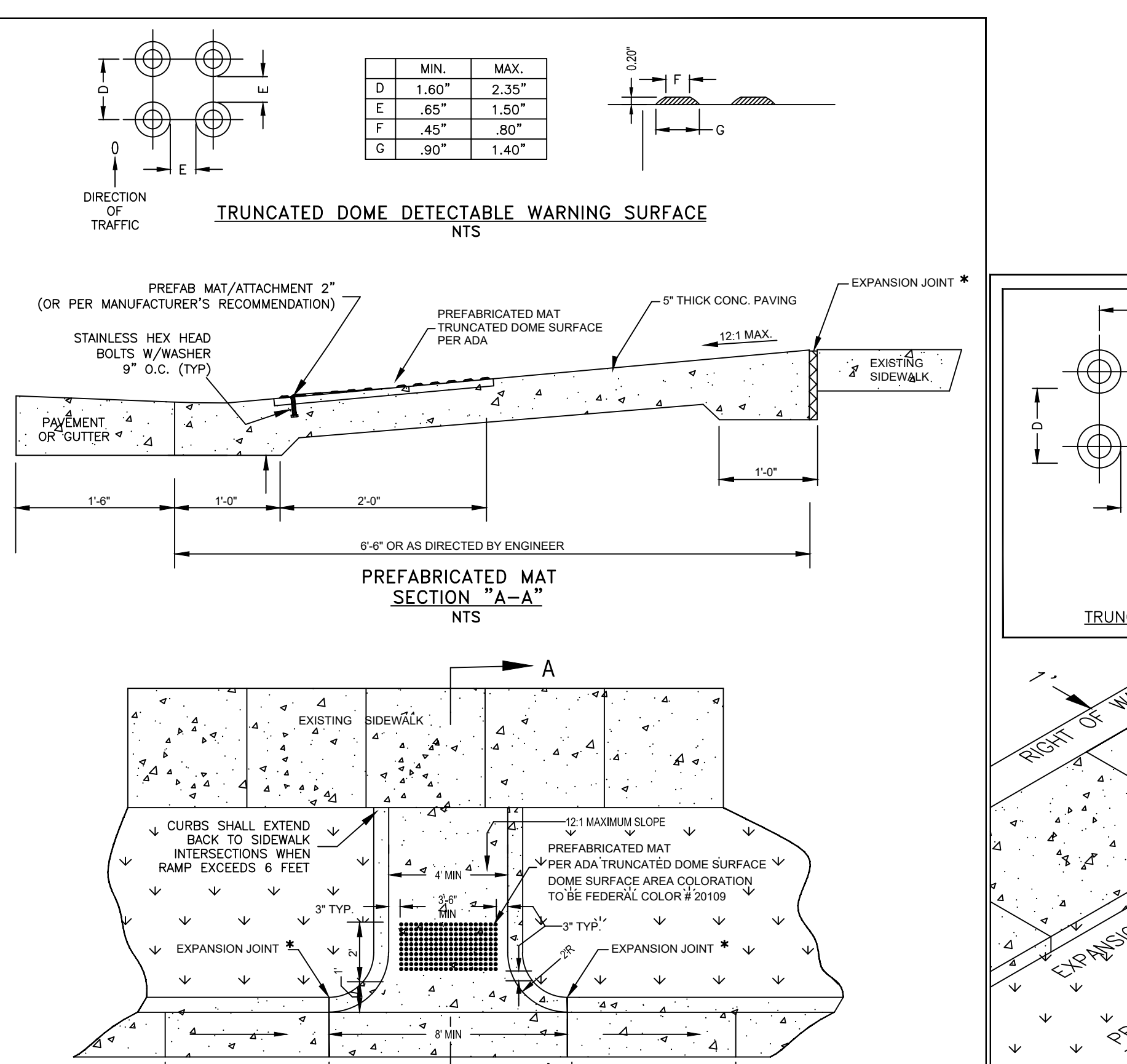
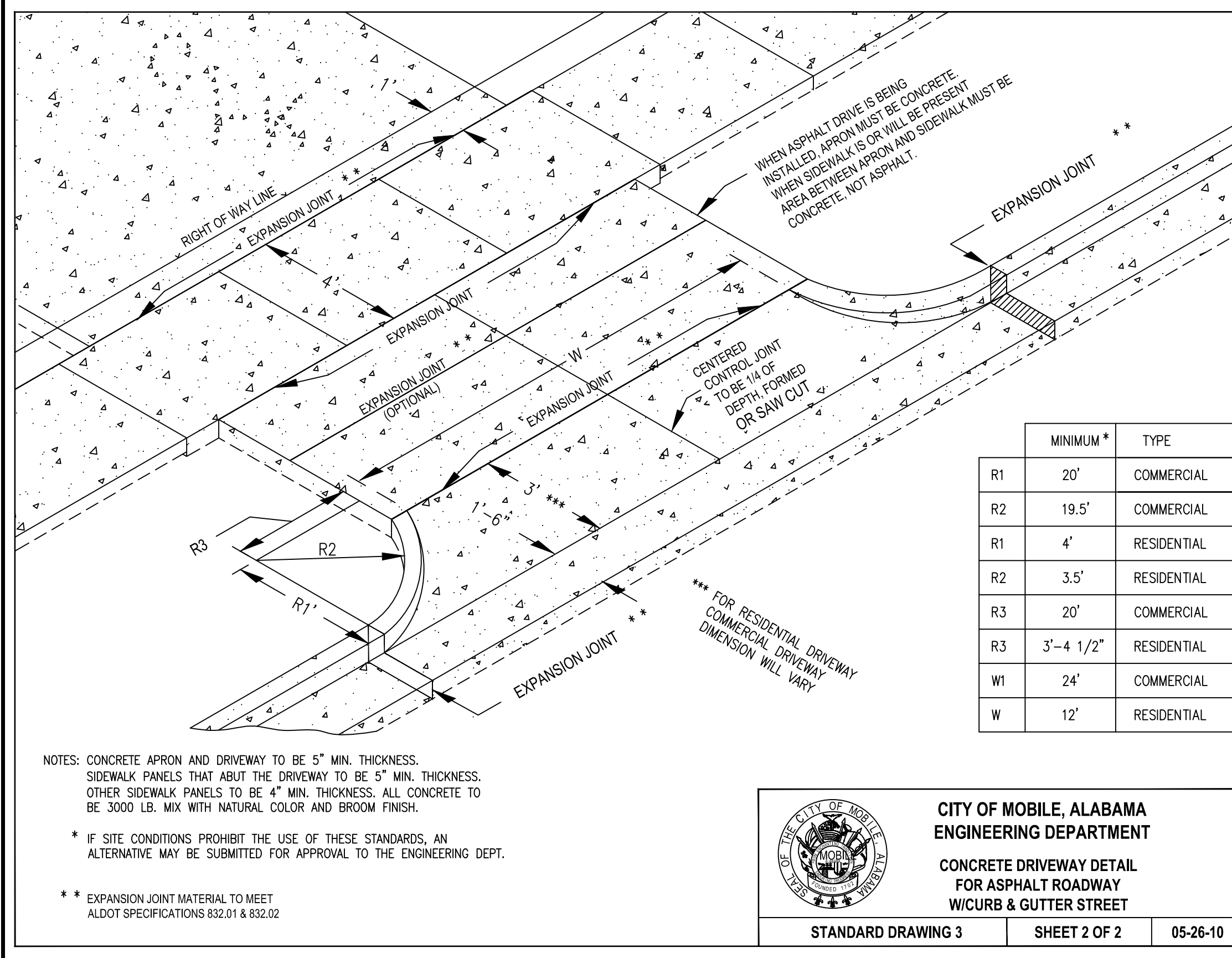
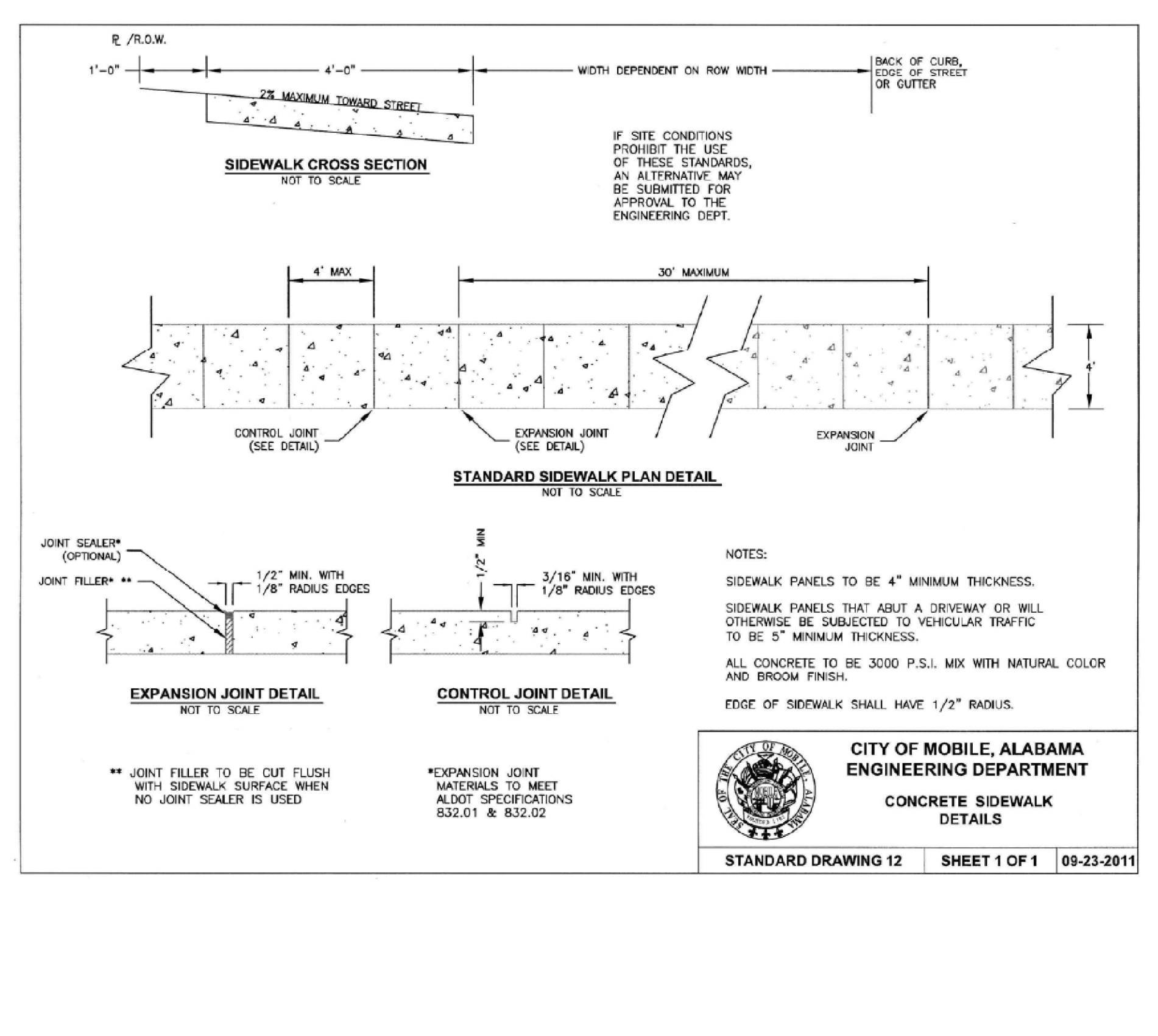
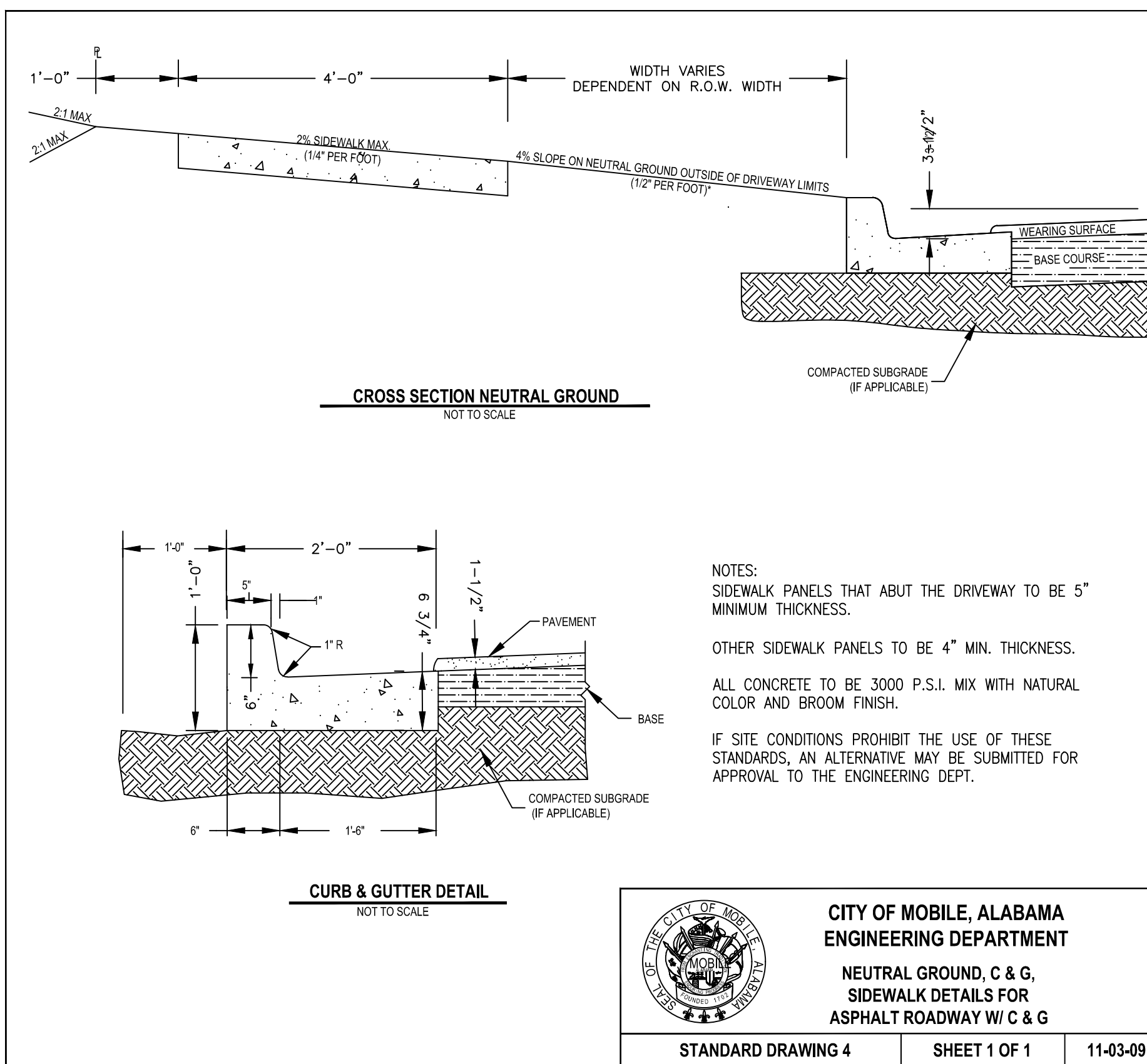
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3-28-18

SHEET TITLE:	SECTIONS AND DETAILS
SHEET NUMBER:	<b>C-4.0</b>



**CITY OF MOBILE, ALABAMA ENGINEERING DEPARTMENT**  
**CONCRETE DRIVEWAY & SIDEWALK DETAILS FOR ASPHALT ROADWAY W/CURB & GUTTER**

STANDARD DRAWING 3 SHEET 1 OF 2 11-03-2009



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REV.	DATE	BY	DESCRIPTION

PROJECT NUMBER:	2222
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ISSUE DATE:	ISSUE DATE