City of Bay Minette

Site Plan Review Application

301 D'Olive Street · Bay Minette, Alabama 36507

Phone (251) 580-1650 · COBM_Planning@cityofbayminetteal.gov

Office Use Only
Case No.: SP.24007
Fee: $500.00
Paid: □ **Cash** □ **Check**
■ **Credit Card**

Are you the property owner? □ Yes ■ No
(If you are not the property owner, you must submit an Agent Authorization Form signed by the property owner)

Applicant Name: Plasmine Technology (Bryan Wiggins) Date: 1/24/24

Mailing Address: 251 Newport Parkway

City: Bay Minette State: AL Zip Code: 36507

Phone Number: 251-937-2771 Email: bryanwiggins@plasmine.com

Site Information

Property Address: 251 Newport Pkwy

or Property Location: _____

*Parcel No.: 23-02-10-3-000-029.000 & 23-02-10-3-000-082.000 *PPIN No.: 35534 & 62861
**Parcel or PPIN information must be completed*

Request: Any necessary permitting for addition of tanks and parking area.

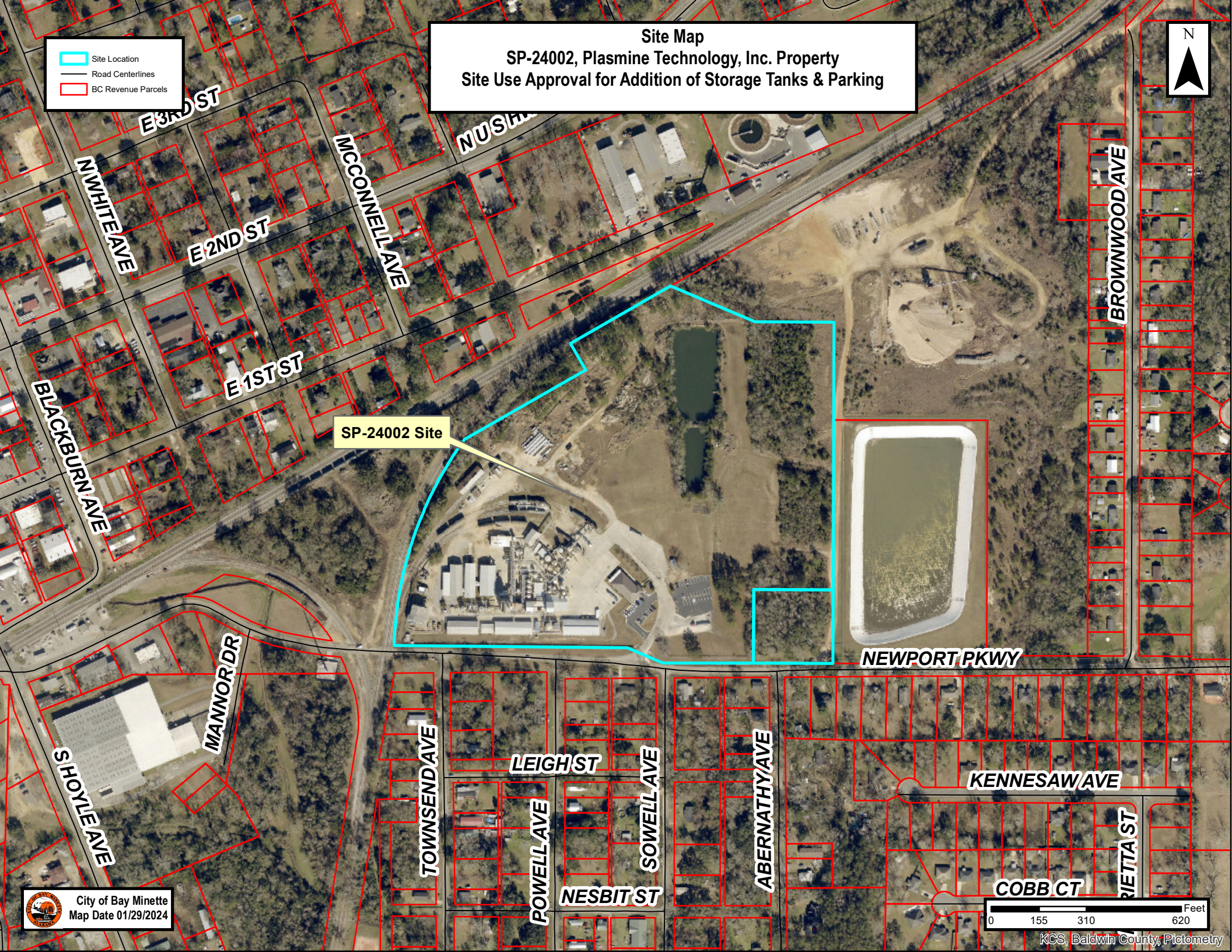
I, the undersigned, do hereby request the City of Bay Minette Planning Commission to grant a Site Plan Review for the location to determine if it meets the regulations of the ***Zoning Ordinance*** for the reason(s) stated above. I understand and authorize City Staff to conduct site visits, as needed in relation to this request.

Bryan Wiggins Digitally signed by Bryan Wiggins Date: 2024.01.25 14:44:37 -06'00' 1/25/24

Signature of Applicant (Owner of Property of Authorized Agent) Date

Submittal Requirements

_____ Application
_____ Fee paid in full
_____ Agent Authorization Form (if applicant is not the owner)
_____ Complete Legal Description of Property
_____ Plot Plan or Survey – indicating any existing structures, proposed structures, and setbacks from property lines
_____ Submittal Requirements listed in 8.9 Site Plan, as applicable


Site Map
SP-24002, Plasmine Technology, Inc. Property
Site Use Approval for Addition of Storage Tanks & Parking
Site Location
Road Centerlines
BC Revenue Parcels
N
E 3RD ST
E 2ND ST
E 1ST ST
NWHITE AVE
MCCONNELL AVE
BLACKBURN AVE
BROWNWOOD AVE
SP-24002 Site
NEWPORT PKWY
MANNOR DR
S HOYLE AVE
TOWNSEND AVE
LEIGH ST
POWELL AVE
SOWELL AVE
ABERNATHY AVE
KENNESAW AVE
NESBIT ST
COBB CT
City of Bay Minette
Map Date 01/29/2024
Feet
0
155
310
620
KCS, Baldwin County, Pictometry

Driven Engineering, Inc.
ADDING VALUE, BUILDING RELATIONSHIPS

8005 Morris Hill Road
Semmes, AL 36575
Phone (251) 649-4011
Fax (251) 645-0971

Plasmine Technology, Inc.
Trailer Storage & Off-Street Parking
Drainage Narrative

Existing Site Conditions:

Plasmine Technology, Inc. is located at 251 Newport Pkwy, Bay minette, AL. The proposed trailer storage area will be located in the southeast corner of the property along the north right of way of Newport Pkwy. Currently there is a 0.35-acre asphalt parking lot located in the southeast corner of the property. The total pre-development drainage area is approximately 5.18 acres. Roughly 2.46 acres are currently wooded, and 1.2 acres are covered in heavy grass. The area currently drains south to Newport Pkwy right of way. See Drainage Area maps in Appendix E.

Proposed Site Development:

The site is intended to be used as a tanker trailer storage and off-street parking area. All construction will be at grade level with no vertical construction. A 1.6-acre concrete surface will be provided for the tanker trailer storage area. A 0.4-acre asphalt parking lot will be provided for office parking. All concrete parking surface will be contained within the interconnected north and south ponds and discharge will be controlled by slide gate valves to decrease the risk of contamination in case of tanker trailer spillage.

Primary site access during construction and operation will be from Newport pkwy, a paved, public right of way serving several industrial facilities, near and adjacent to this project.

The developed areas will be fenced and gated to limit access onto the site.

Two storm water retention ponds, North Pond and South Pond, will be constructed. To meet SPCC recommendations these should be sized to contain the 25-YR, 24 HR storm runoff from the area they will receive storm water from. However, these ponds have been designed to contain the calculated 100-Year, 24-Hour storm runoff. The ponds will be interconnected via a 24" diameter reinforced concrete pipe with a slide gate valve in the north pond outfall structure. The south pond outfall structure will include an additional slide gate valve to prevent discharge from both the north and south ponds during rain events. These valves will only be opened after impounded storm water has been tested and is found to be free of potential chemical leakage. The outfalls of both ponds will discharge water to a riprap pad adjacent to the existing Newport Pkwy right of way once the valves are opened.

A smaller storm water detention pond, Office Parking lot pond will be constructed to meet the stormwater detention requirements for the office parking lot. The pond outfall will also drain to the riprap pad adjacent to the existing Newport Pkwy right of way separate from the north and south pond outfall.

See Drainage Area maps in Appendix E.

Methodology:

Methodology used to assess the hydrology and hydraulics of the existing and proposed conditions are considered regionally acceptable by multiple governing jurisdictions within the state of Alabama. They are as follows:

- Modified Rational Method for converting rainfall to runoff (Appendix D: Driven Engineering Inc. Calculation Spreadsheets).
- TR55 for calculating retention pond volume. (See appendix C for calculations)

Results:
The results of the analysis are provided as appendices of this narrative; however, we have summarized them below: The drainage area map was used to determine a drainage area based on contours using topographic survey data.

Pre- and Post- Development Runoff:
The Pre-Development drainage area to the subject outfall location including portions of the site to not be developed is 5.18-acres. The calculated pre-development runoff for a 10-yr storm is 13.32 cfs, and a 100-yr return period storm is 16.75 cfs. (see page 6 for more details) The outfall pipe size for the containment/detainment ponds was chosen to be a 15" to throttle the flow once the valves are opened. The parking lot pond flow would be finished by the time the valves are opened. During a storm event up to a 100-yr storm, the calculated post-development discharge will be no more than 4.24 cfs from the parking lot pond only (see page 8). After the 100-yr storm event is over, the off street parking pond outflow should be finished, and after testing the water the site's gate valves may be opened from the larger ponds. At that point no more than 4.96 cfs will be discharging, which is manning's full flow from a 15" pipe @ 0.5%, still less than calculated pre-development peak discharge. All of this is designed to enter a riprap stilling basin before exiting the site to the current discharge area in the existing ROW. At no time will calculated post-development peak flows exceed 40% of pre-development peak flows. Appendix D, Page 7 calculates a likely never to be needed emergency overflow for the two large ponds that assumes if all ponds have filled up due to a 100-year rain event and another 100-year event occurs, the overflow weir will need to be roughly 16 ft wide at the available depth, to prevent a blow-out of the pond berms.

North and South Pond:
Drainage area 1 is 2.57 +/- AC for the north & south detention ponds. The current use of the land is wooded and grassy. After construction, 1.45-acres will be paved parking and trailer storage and 0.9-acres used for detention, with the remaining area (0.22 acres) being grassed. The pond volume was checked using a depth of 10 inches of rain per the SCS rainfall intensity map for Bay Minette, AL for a 25-year, 24- hour storm (Appendix A, Fig B-6.) The volume was also checked for the 12-inch rainfall depth acquired from the 100-year, 24-hour storm (Appendix B, Fig B-8.) Regardless of the finished surfaces within this area we have assumed no infiltration and no evaporation for a very conservative estimate of needed containment volume. See Appendix C, page 5 for volume calculations.

Office Parking Pond:

Drainage area 2 is 0.90 +/- AC for the office parking lot pond. The current use of the land is mostly grass, with a 0.35-acre asphalt parking lot. After construction, 0.38-acres will be asphalted for office parking with the rest remaining grassy area. The pond volume was calculated for a 50-year storm being detained and limiting the outflow to a 10-yr storm release rate as required by the City of Bay Minette. (See Appendix D: Driven Engineering Inc. Modified Rational Method Drainage Calculation Spreadsheet, on page 8).

The point of discharge will be armored with riprap for energy dissipation and erosion control.

Prepared by Nathan Williams, EI

Approved by Avalisha Fisher, P.E.

Appendix A: 25-YR, 24-HR Rainfall Chart

Figure B-6 25-year, 24-hour rainfall

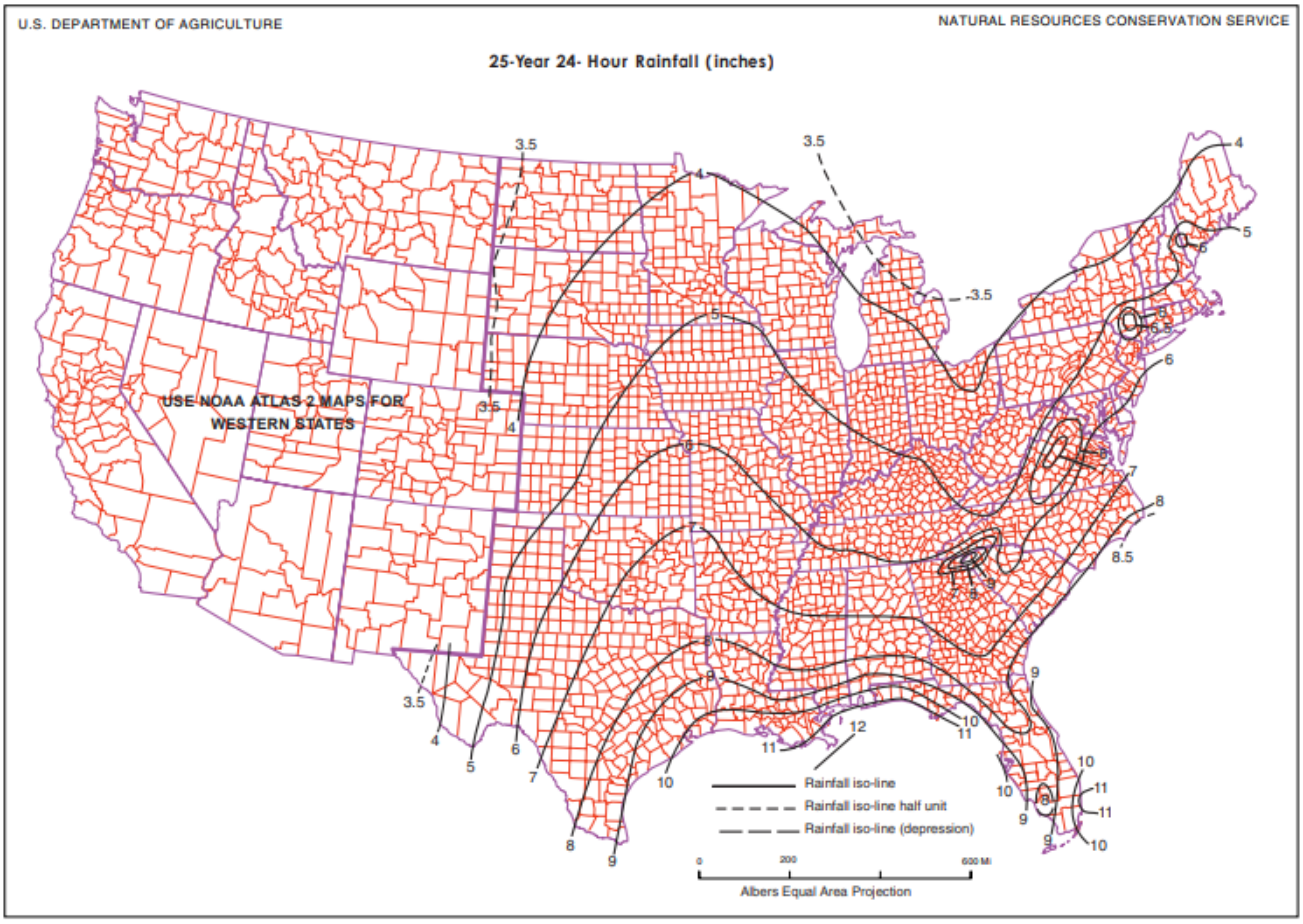


Figure B-6: 25-Year, 24-Hour Rainfall

Appendix B: 100-YR, 24-HR Rainfall Chart

Figure B-8 100-year, 24-hour rainfall

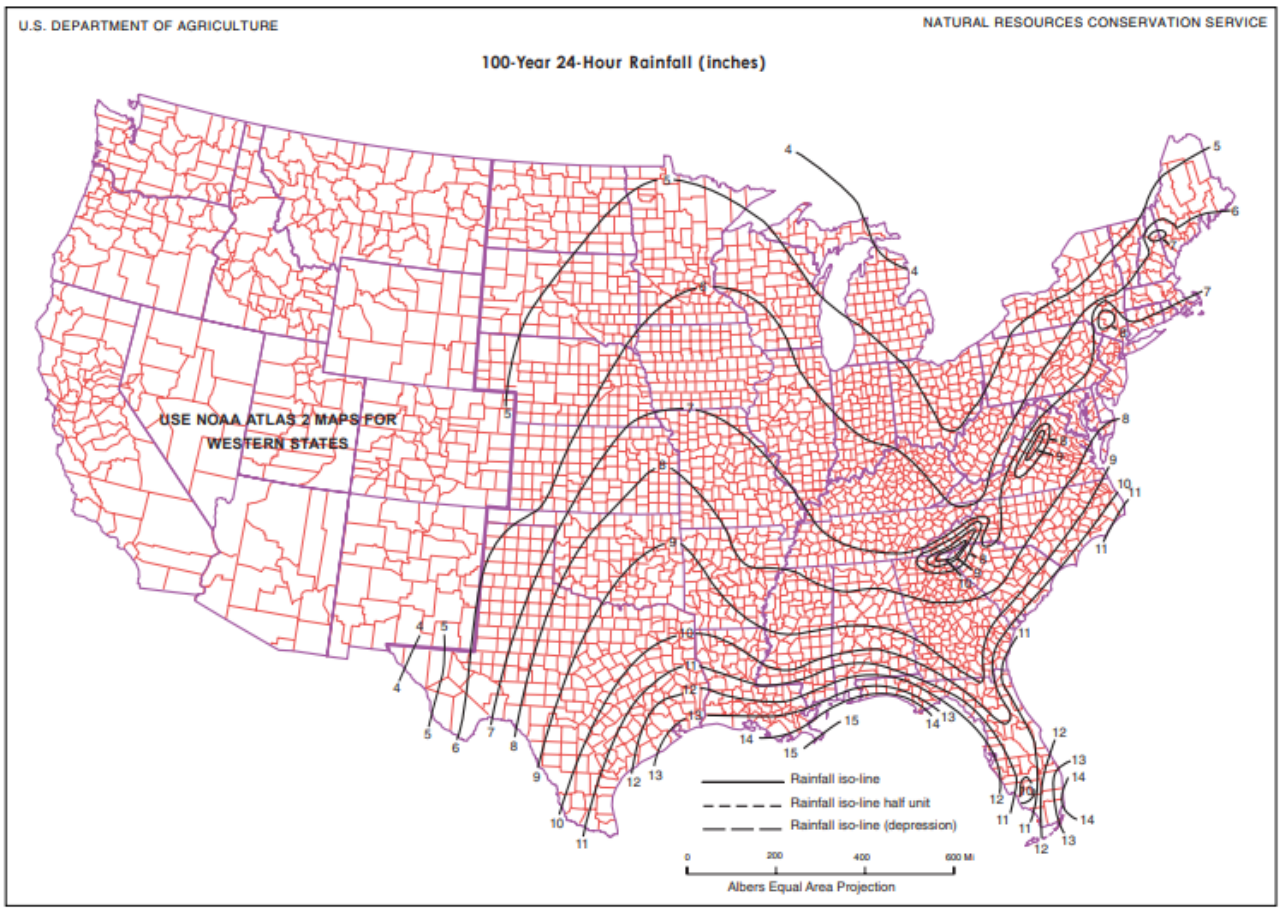


Figure B-8: 100-YR, 24 -HR Rainfall

Appendix C: TR-55 Pond Volume Calculations

Assumptions: No Infiltration and No evaporation,
every drop of rain will be stored in the detention ponds:

Drainage Area 1 = 2.57 AC
25-YR, 24-HR Rainfall from Figure B-6 Appendix A for Bay Minette, AL = 10”
100-YR, 24-HR Rainfall from Figure B-8 Appendix B for Bay Minette, AL = 12”

Pond Volume Required for 25 YR Storm =
(2.57 AC) x (43,560 SF) x (0.83 FT) = 92,900 CF

Pond Volume Required for 100 YR Storm =
(2.57 AC) x (43,560 SF) x (1 FT) = 112,000 CF

At Emergency Overflow EL: 262.25
North Pond Volume = 54,851 CF
South Pond Volume = 61,114 CF
Total Pond Volume = 115,965 CF > 100 YR STORM EVENT RUNOFF

Appendix D: Driven Engineering Inc. Modified Rational Method Drainage Calculation Spreadsheets

Driven Engineering, Inc.
ADDING VALUE, BUILDING RELATIONSHIPS

www.drivenengineering.com

8005 Morris Hill Road
Semmes, AL 36575
(251)649-4011

Project Number: 23105

Date: 2/29/2024

PROJECT NAME

Plasmine Predevelopment Outfall Location Runoff

Runoff Coefficient Determination

	Pre-Development			
Area	Acres	Coefficient	C*A	
Exist. imPervious	0.35	0.9	0.32	
pervious	4.83	0.25	1.21	
semi	0.00	0.00	0.00	
Total Area	5.18			
Weighted Average=		0.29	1.52	

Pre and Post Flow Data For 10, 50 and 100 Year Storms In CFS:

(Note: Post runoff values represent flow to detention, not flow from the site.)

Q 10 Pre=	13.32	Q 10 Post=	0.00	I10	8.75	in/hr
Q 25 Pre=	13.85	Q 25 Post=	0.00	I25	9.10	in/hr
Q 50 Pre=	15.38	Q 50 Post=	0.00	I50	10.10	in/hr
Q 100Pre=	16.75	Q 100 Post=	0.00	I100	11.00	in/hr

Driven Engineering, Inc.
ADDING VALUE, BUILDING RELATIONSHIPS

www.drivenengineering.com

8005 Morris Hill Road
Semmes, AL 36575
(251)649-4011

Project Number: 23105

Date: 3/5/2024

PROJECT NAME

EMERGENCY OVERFLOW FOR ENTIRE AREA assumes all ponds full and another 100yr storm hits

Runoff Coefficient Determination

	Pre-Development				Post-Development			
Area	Acres	Coefficient	C*A		Area	Acres	Coefficient	C*A
Exist. Pervious	2.57	0.35	0.90		Tot Imperv	1.45	0.9	1.31
			0.00		Proposed Pervious			0.00
			0.00					0.00
								0.00
Total Area	2.57				Undev	1.12	0.35	0.39
Weighted Average=		0.35	0.90		Weighted Average=		0.66	1.70

Q 100Pre=	9.89	Q 100 Post=	18.67	I100	11.00	in/hr
			Depth of emergency overflow		0.50	ft
Min. Overflow weir length =		15.86	ft			

Driven Engineering, Inc.
ADDING VALUE, BUILDING RELATIONSHIPS

www.drivenengineering.com

8005 Morris Hill Road
Semmes, AL 36575
(251)649-4011

Project Number: 23105

Date: 2/29/2024

PROJECT NAME

Plasmine Car Parking Lot

Runoff Coefficient Determination

	Pre-Development				Post-Development			
Area	Acres	Coefficient	C*A		Area	Acres	Coefficient	C*A
Exist. imperviou	0.40	0.9	0.36		Pervious	0.35	0.25	0.09
pervious	0.50	0.25	0.13		Proposed	0.55	0.90	0.50
			0.00					0.00
								0.00
Total Area	0.90				Total	0.90		0.00
Weighted Average=		0.54	0.49		Weighted Average=		0.32	0.58

Pre and Post Flow Data For 10, 50 and 100 Year Storms In CFS: Q increase

(Note: Post runoff values represent flow to detention, not flow from the site.) if not detained

Q 10 Pre=	4.24	Q 10 Post=	5.10	I10	8.75	in/hr	0.85
Q 25 Pre=	4.41	Q 25 Post=	5.30	I25	9.10	in/hr	0.89
Q 50 Pre=	4.90	Q 50 Post=	5.88	I50	10.10	in/hr	0.98
Q 100Pre=	5.34	Q 100 Post=	6.41	I100	11.00	in/hr	1.07

Post Development Control Structure to meet Design release rate

Exist. Rel. Rate(CFS)=	4.24	Maximum Detention Volume Calculated Below:	
Forced Release Rate (cfs)=	0.00	619.20	cubic feet
Release Rate used for calcs (cfs)=	4.24		

Pond/Box Invert=	259.50	Height of weir box slot	1.50	ft	
Pond Storage elevation/					
Popoff=	261.00	Depth of emergency overflow	0.30	ft	
Top of berm=	261.50	Freeboard required	0.20	ft	
Req'd Slot width=	0.69	ft			
Min. Overflow weir length =	11.71	ft			

Outflow Rate allowed 10 **Yr Storm**

Pond Size Required 50 **Yr Storm**

Rainfall Duration (Minutes)	Rainfall Intensity (Inches)	Peak Inflow (CFS)	allowable release (cfs)	release intensity (inches)		Storm Inflow (Cubic Ft)	Storm Outflow (Cubic Ft)	Required Storage (Cubic Ft)
5	10.1	5.88325	4.24	8.75		1764.98	1273.13	491.85
6	9.9	5.76675	4.24	8.42		2076.03	1527.75	548.28
7	9.7	5.65025	4.24	8.13		2373.11	1782.38	590.73
8	9.5	5.53375	4.24	7.86		2656.20	2037.00	619.20
9	9.2	5.359	4.24	7.61		2893.86	2291.63	602.24
10	9	5.2425	4.24	7.38		3145.50	2546.25	599.25
11	8.65	5.038625	4.24	7.15		3325.49	2800.88	524.62

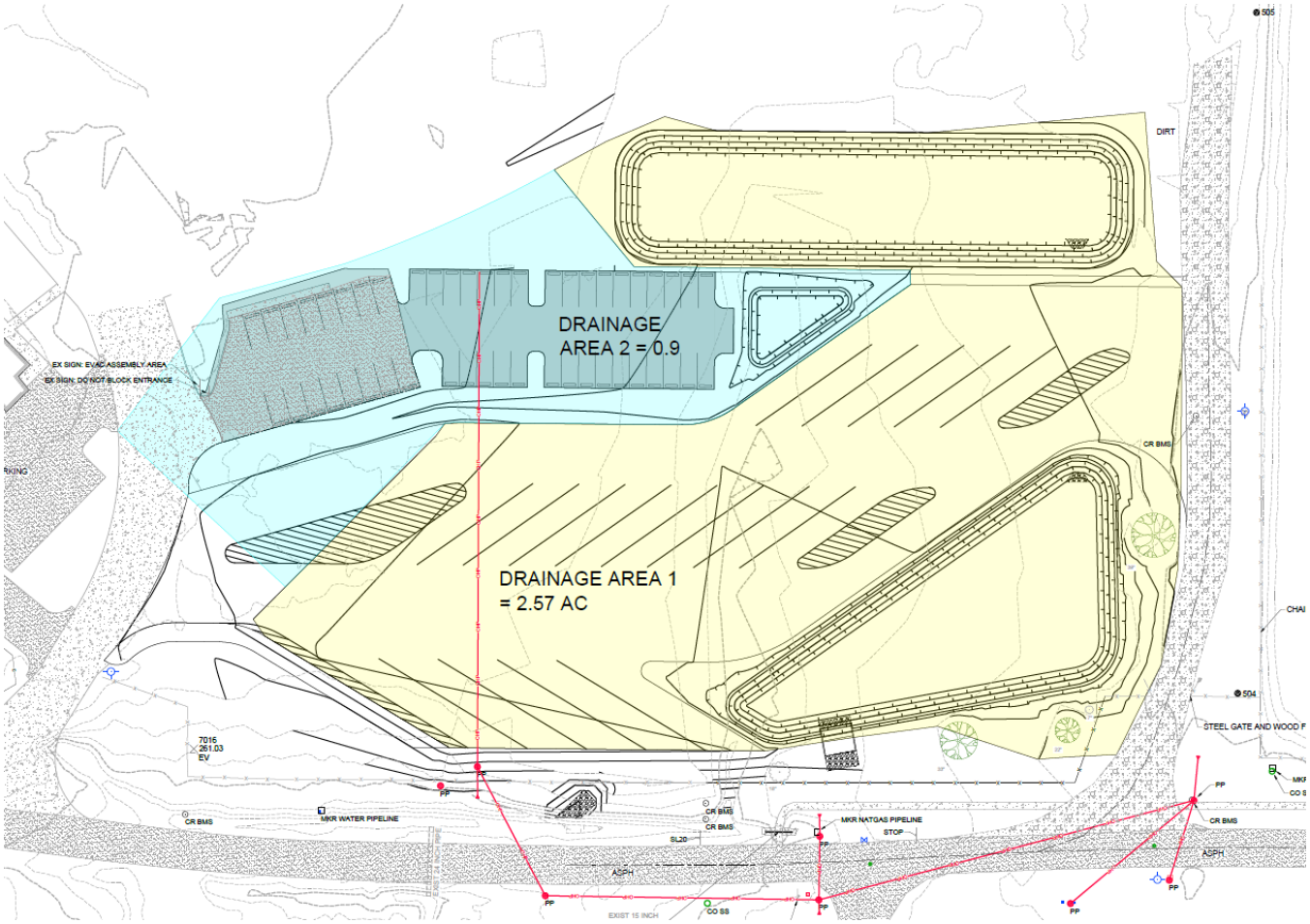
Detention Pond Capacity:

Description		elevation	area of contour (sf)	volume incr to elev (cf)	total vol to elev (cf)	length	width	Volume (Cubic Feet)
		259.5	698					
		260	892	397.5	397.5			
	Popoff el	261	1320	1106	1503.5			
	Top Berm	261.5						1503.5
Greatest Required Storage								**619.2**
						Provided Volume is……		**ok**

APPENDIX E: DRAINAGE AREAS MAPS

Pre-Development areas:

Post-development areas:



Property Boundary Survey
FOR: Plasmine Technology, Inc.

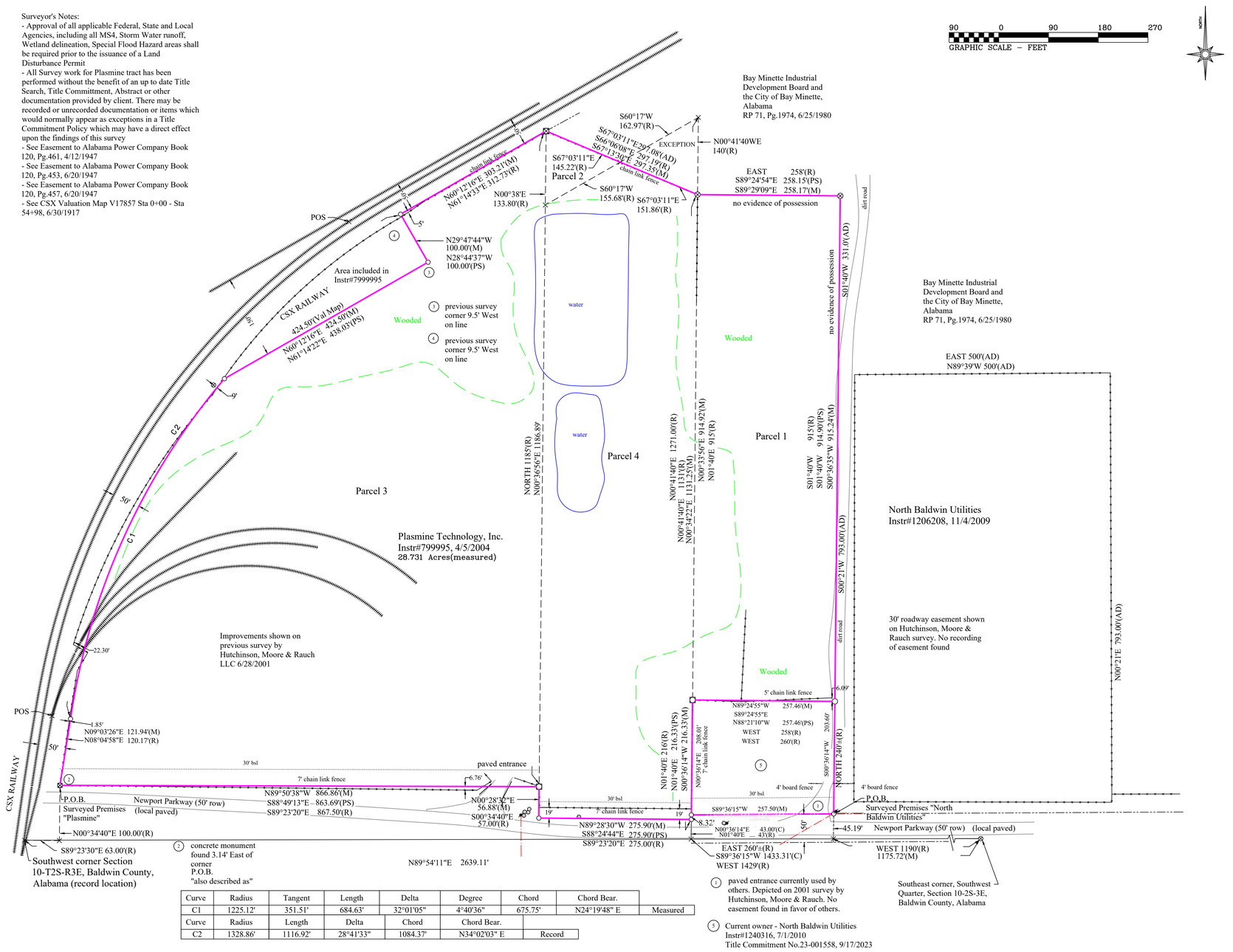
251 Newport Parkway
Bay Minette AL, 36507
Parcel#05-23-02-10-3-000-029.000
PIN 35534
Current Title Holder - Plasmine Technology, Inc
3298 Summit Blvd. Pensacola FL, 32503

Site Data:
Zoning - City of Bay Minette M2 (General Industrial District)
Site Area -
Building Setbacks
Front - 30'
Rear - 0'
Side -0'

Property is located within a Zone "X" Area of minimal Flood Hazard as shown on FEMA maps for the City of Bay Minette Baldwin County, AL Community#010004, Map#01003C0294M, effective date 4/19/2019

LEGEND
○ = REBAR SET(1/2"X18"CAPPED MARKED BMS 40196-S flush)
⊗ = REBAR FOUND(1/2" cap illegible)
□ = IRON PIPE FOUND
⊠ = STEEL POST FOUND
× = SURVEY POINT, NO MONUMENT
M = MEASURED DIMENSION
R = RECORD DIMENSION
AD = ADJACENT DEED DIMENSION
C = CALCULATED DIMENSION
—o—o—o— = FENCE LINE FOUND
—·—·—·— = APPROXIMATE CENTERLINE
—·—·—·— = APPARENT RIGHT-OF-WAY
= PARCEL LINES
= AERIAL UTILITY LINES
= BOUNDARY LINES
= BUILDING SETBACK LINES

Surveyor's Notes:
- Approval of all applicable Federal, State and Local Agencies, including all MS4, Storm Water runoff, Wetland delineation, Special Flood Hazard areas shall be required prior to the issuance of a Land Disturbance Permit
- All Survey work for Plasmine tract has been performed without the benefit of an up to date Title Search, Title Committment, Abstract or other documentation provided by client. There may be recorded or unrecorded documentation or items which would normally appear as exceptions in a Title Commitment Policy which may have a direct effect upon the findings of this survey
- See Easement to Alabama Power Company Book 120, Pg.461, 4/12/1947
- See Easement to Alabama Power Company Book 120, Pg.453, 6/20/1947
- See Easement to Alabama Power Company Book 120, Pg.457, 6/20/1947
- See CSX Valuation Map V17857 Sta 0+00 - Sta 54+98, 6/30/1917



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.	
C1	1225.12'	351.51'	684.63'	32°01'05"	4°40'36"	675.75'	N24°19'48" E	Measured

Curve	Radius	Length	Delta	Chord	Chord Bear.	
C2	1328.86'	1116.92'	28°41'33"	1084.37'	N34°02'03" E	Record

Plasmine Technology, Inc
Instrument#799995

PARCEL 1
From the Southeast Corner of the Southwest Quarter of Section 10, Township 2 South, Range 3 East, Baldwin County, Alabama; run thence West along South line of said Section 10, 1429 feet to a point; thence North 43 feet to an iron marker, said point being the Southeast Comer of Parcel No. 2, as recorded in Deed Book 52, pages 129-130 of the Probate Record; from said point run thence North 01 °40' East along East line of Newport Industries, Inc., property 216 feet to an iron marker for the Point of Beginning of herein described property; thence continue North 01 °40' East along said property line 915 feet to a point; thence East 258 feet to a point; thence South 01 °40" West, 915 feet to a point; thence West 258 feet to the point of beginning excepting therefrom a triangular portion of 30 foot roadway easement over and across extreme Southeast Comer of above described property.

PARCEL2
From the Southwest Corner of Section 10, Township 2 South, Range 3 East; run South 89"23'30" East, 63.00 feet; thence run North 00°34'40" East, 100.00 feet; thence run South 89°23'20" East, 867.50 feet to a point; thence run South 00°34'40" East, 57.00 feet to a point; thence run South 89°23'20" East, 275.00 feet to a point; thence run North 00°41 '40" East, 1271.00 feet to a point; thence run South 60°17' West, 162.97 feet to the Point of Beginning; thence continue South 60°17' West, 155.68 feet; thence run North 00°38' East, 133,80 feet to a point on the South right-of-way of the main line of the Louisville & Nashville Railroad, thence run South 67°03' 11" East, 145.22 feet to the Point of Beginning.
Being the same property conveyed to James Graham Brown Foundation, Inc., a Kentucky Corporation, to Reichhold Chemicals, Inc., a Delaware Corporation by deed dated February 27, 1974 and recorded March l, 1974 in Deed Book 458, page 710, Probate Court Records of Baldwin County, Alabama.

PARCEL3
Beginning at a point 63 feet East and l00 feet North of the Southwest corner of Section 10, Township 2 South, Range 3 East; thence due East 867 feet to a point; thence due North 1185 feet to a point on the South line of the right-of-way of the Main Line of the Louisville & Nashville Railroad Co.; thence Westerly and Southerly along the said line of right-of-way of the Main Line of the said Louisville & Nashville Railroad Company and the East line of the right-of-way of the Bay Minette &. Fort Morgan Railroad 1241 feet to the place of beginning.

PARCEL 4
Commencing at a point 63 feet East and 100 feet North of the South Corner of Section l0, thence due East 867 feet, which is the Point of Beginning for this parcel; run thence due South 57 feet; thence due East 275 feet; thence due North 1271 feet to a point; thence in a Southwesterly direction and on a line parallel with the South line of the right-of-way of the Main Line of the Louisville & Nashville Railroad Company to a point directly North of the Point of Beginning; thence South 1108 feet along the East line of Parcel No. 3 to the Point of Beginning.
Being the same property conveyed by Tenneco Chemicals, Inc., to Reichhold Chemicals, Inc., by deed dated July 31, 1973 and recorded August 3, 1973 in Deed Book 448, page 971, Probate Court Records of Baldwin County Alabama, LESS AND EXCEPT THE FOLLOWING:
From the Southwest Comer of Section 10, Township 2 South, Range 3 East, run South 89"23 '20" East, 63.00 feet; thence run North 00°34'40" East, 100.00 feet; thence run North 89°23'20" East, 867.50 feet to a point; thence run South 00°34'40" East, 57.00 feet to a point; thence run South 89°23 '20" East, 275.00 feet to a point; thence run North 00°41'40" East, 1131 feet to the Point of Beginning; thence continue North 00°41 '40" East, 140 feet; thence run South 60°17' West, 162.97 feel to a point; thence run South 67°03 '1 l" East, 151.86 feet to the Point of Beginning.

Also described as:
Commencing at the Southwest comer of Section 10, Township 2 South, Range 3 East; thence run South 89°23'30" East, a distance of 63.00 feet to a point; thence run North 00°34'40" East, a distance of 100 feet to the point of beginning; thence run North 08°04 '58" East, a distance of 120.17 feet to a point; thence Northeasterly along a curve to the right having a radius of 1328.86 feet, a delta angle of 28°41 '33", a chord of which bears North 34°02'03" East, 1084.37 feet, an arc distance of 1116.92 feet to a point; thence run North 61°14'33" East, a distance of 312.73 feet to a point; thence run South 66°06'08" East, a distance of 297.19 feet to a point; thence run South 88°24'54" East, a distance of 258.15 feet to a point; thence run South 01°40'00" West, a distance of 914.90 feet to a point; thence run North 88°21 '10" West, a distance of 257.46 feet to a point thence run South 01°37'26" West, 216.33 feet to a point; thence run North 88°24'44" West, a distance of 275.90 feet to a point; thence run North 01°39'53" East, 57.43 feet to a point; thence run North 88°49'13" West, a distance of 863.69 feet to the point of beginning.

North Baldwin Utilities
Instrument#1240316
Commence at the Southeast Corner of the Southwest Quarter of Section 10, T2S, R3E, thence run North a distance of 25 feet along the East Boundary of said Southwest Quarter; thence run West a distance of 1,190 feet along a line parallel to and north of the South Boundary of said Southwest Quarter to the POINT OF BEGINNING. Thence run North a distance of 240 feet, more or less, along a line west of and parallel to the East Boundary of said Southwest Quarter to a point; thence run West a distance of 260 feet, more or less, along a line parallel to and north of the South Boundary of said Southwest Quarter to a point; thence run South a distance of 240 feet, more or less, along a line west of and parallel to the East Boundary of said Southwest Quarter to a point; thence run East a distance of 260 feet, more or less, along a line parallel to and north of the South Boundary of said Southwest Quarter to a point, said point being the POINT OF BEGINNING.

Surveyed Premises
Plasmine Technology Inc
Part of the Southwest Quarter of Section Ten (10), Township Two (2) South, Range Three (3) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a steel corner post 63.00 feet South 89 Degrees 23 Minutes 30 Seconds East and 100.00 feet North 00 Degrees 34 Minutes 40 Seconds East of the Southwest corner of said Southwest Quarter; THENCE North 09 Degrees 03 Minutes 26 Seconds East along the Easterly right of way of the CSX railway 121.94 feet to a ½" x 18" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar); THENCE continuing along said Easterly right of way and along a curve concave to the Southeast and having an arc length of 684.63 feet and a radius of 1225.12 feet, and being subtended by a chord with a distance of 675.75 feet and a bearing of North 24 Degrees 19 Minutes 48 Seconds East to a BMS rebar; THENCE continuing along said right of way North 60 Degrees 12 Minutes 16 Seconds East 424.50 feet to a BMS rebar; THENCE continuing along said right of way North 29 Degrees 47 Minutes 44 Seconds West 100.00 feet to a BMS rebar; THENCE continuing along said right of way North 60 Degrees 12 Minutes 16 Seconds East 303.21 feet to a steel corner post; THENCE leaving said right of way and running South 67 Degrees 13 Minutes 30 Seconds East 297.35 feet to a ½" capped rebar; THENCE South 89 Degrees 29 Minutes 09 Seconds East 258.17 feet to a ½" capped rebar; THENCE South 00 Degrees 36 Minutes 35 Seconds West 915.24 feet to a BMS rebar; THENCE North 89 Degrees 24 Minutes 55 Seconds West 257.46 feet to a 1" OD iron pipe; THENCE South 00 Degrees 36 Minutes 14 Seconds West 216.33 feet to a BMS rebar on the Northerly right of way of Newport Parkway; THENCE along said Northerly right of way North 89 Degrees 28 Minutes 30 Seconds West 275.90 feet to a BMS rebar; THENCE North 00 Degrees 28 Minutes 32 Seconds East 56.88 feet to a 1" OD iron pipe; THENCE along said Northerly right of way North 89 Degrees 50 Minutes 38 Seconds West 866.86 feet to the place of beginning, containing 28.731 acres, more or less.
Together with and subject to all rights of way, covenants, easements and restrictions of record.

Surveyed Premises
North Baldwin Utilities
Part of the Southwest Quarter of Section Ten (10), Township Two (2) South, Range Three (3) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a ½" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar) on the Northerly right of way of Newport Parkway, 1175.72 feet South 89 Degrees 54 Minutes 11 Seconds West and 45.19 feet North 00 degrees 36 Minutes 14 Seconds East of a ½" capped rebar marking the Southeast corner of said Southwest Quarter; THENCE South 89 Degrees 36 Minutes 15 Seconds West along said Northerly right of way, 257.50 feet to a BMS rebar; THENCE leaving said Northerly right of way and running North 00 Degrees 36 Minutes 14 Seconds East 208.01 feet to a 1" OD iron pipe; THENCE South 89 Degrees 24 Minutes 55 Seconds East 257.46 feet to a BMS rebar; THENCE South 00 Degrees 36 Minutes 14 Seconds West 203.60 feet to the place of beginning, containing 1.216 acres, more or less.
Together with and subject to all rights of way, covenants, easements and restrictions of record.

1 paved entrance currently used by others. Depicted on 2001 survey by Hutchinson, Moore & Rauch. No easement found in favor of others.

5 Current owner - North Baldwin Utilities Instr#1240316, 7/1/2010 Title Commitment No.23-001558, 9/17/2023

Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

The Basis of Bearings for this survey is Alabama State Plane Grid (West Zone).

The centerlines and fence lines as depicted on this plat are shown graphically as straight lines between random locations as measured. These lines may actually meander between these end points

Relative Error of Closure
Suburban
1'/7,500' & 20" X sq.root of # of angles

SURVEYOR'S CERTIFICATE:
I, Reese Harpel, a licensed surveyor in the State of Alabama, hereby state that the attached is a correct map or plat for property situated in Baldwin County, Alabama and further state that this survey has been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama, this 7th day of November, 2023.

Reese Harpel
AL PLS#40196-S

JAMES R HARPEL REGISTERED No. 40196-S STATE OF ALABAMA LAND SURVEYOR

REVISION	DATE	PROJECT NO.:1023PLB	Plasmine Technology Inc
		DATED: 11/7/2023	
		SCALE 1" = 90'	Property Boundary Survey
		DRAWN BY: JRH	251 Newport Parkway
		CHECKED BY: JRH	Bay Minette, AL 36507

BEYOND MEASURE SURVEYING
1608 Burtonwood Dr.
FOLEY, AL, 36535
(251)-752-7017
WWW.BEYONDMEASURESURVEYING.COM

PLASMINE TECHNOLOGY
251 NEWPORT PKWY
BAY MINETTE, AL 36507
TRAILER STORAGE & OFF-STREET PARKING
DEI PROJECT #23105

Dig Safely. Alabama 1 Call

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED. THE UTILITIES SHOWN MAY NOT BE A COMPLETE REPRESENTATION OF ALL UTILITY LINES IN THE PROJECT AREA. CONTRACTOR IS REQUIRED TO CONTACT ALABAMA ONE CALL PRIOR TO DIGGING (1-800-292-8525) (WWW.AL1CALL.COM). OTHER UTILITIES (INCLUDING PRIVATE UTILITIES OUTSIDE A PUBLIC RIGHT-OF-WAY) THAT DO NOT PARTICIPATE IN THE ALABAMA ONE CALL LINE LOCATION SERVICE NEED TO BE CONTACTED INDIVIDUALLY AND/OR PHYSICALLY LOCATED BY THE CONTRACTOR.

811 Know what's below. Call before you dig.

BENCHMARKS:

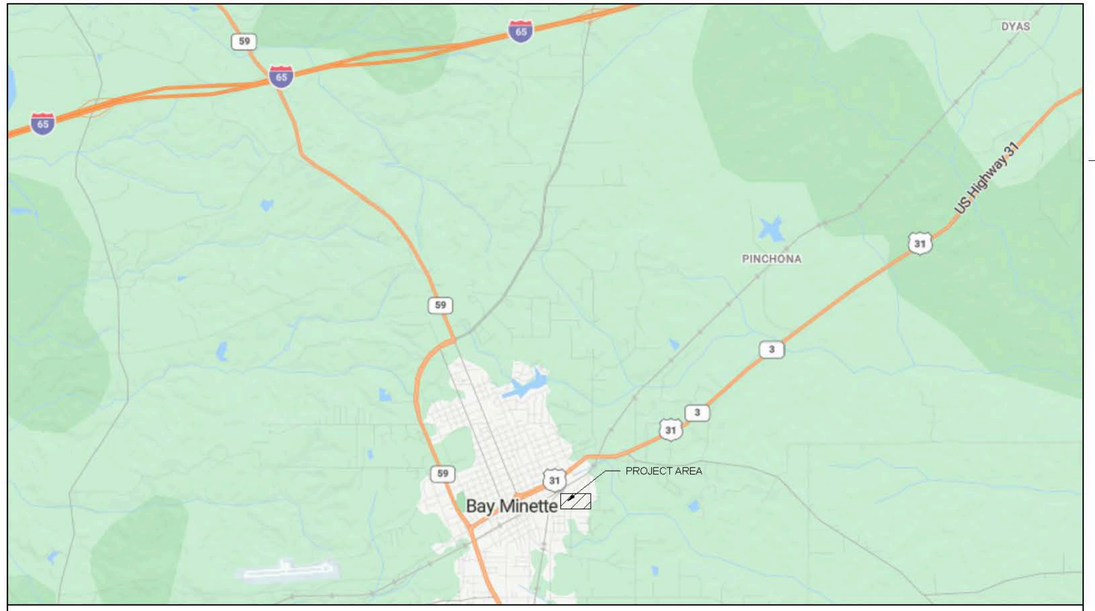
1. HORIZONTAL COORDINATES SHOWN ARE ALABAMA STATE PLANE COORDINATES, WEST ZONE, NAD 83.
2. ELEVATIONS SHOWN ARE NAVD88 VERTICAL DATUM.
3. HORIZONTAL AND VERTICAL DATA WAS DETERMINED BY RTK GPS OBSERVATIONS REFERENCING THE FOLLOWING CORS STATIONS.

BASE STATIONS USED

PID	SITE ID	DESIGNATION	LATITUDE	LONGITUDE
DM2660	AL92	ALDOT 9 DIV DIS 2 CORS ARP	30d 54m 58.98642s (N)	087d 46m 32.46227s (W)

Point Table

Point #	Elevation	Northing	Easting	Description
50	264.95	320598.67	1885892.12	CR BMS
51	259.61	320588.45	1885634.45	CR BMS
52	260.93	320596.89	1885634.51	CR BMS
53	256.22	320590.94	1885358.60	CR BMS
54	266.59	320649.18	1884536.08	CM B409
55	265.24	320802.17	1885894.21	CR BMS
504	265.34	320655.02	1885916.31	CPTGPS DEI RED CR
505	263.88	321015.74	1885926.25	CPTGPS DEI RED CR



VICINITY MAP
N.T.S.

PROJECT AREA

N

Sheet Index	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	NOTES AND LEGEND
C3.0	EXISTING CONDITIONS & DEMO
C4.0	MASTER LAYOUT
C5.0	GRADING AND DRAINAGE
C6.0	POND DETAIL
C7.0	STANDARD DETAILS
C8.0	DRAINAGE DETAILS
C9.0	EROSION CONTROL PLAN
C10.0	EROSION CONTROL DETAILS

BOUNDARY SURVEY BY OTHERS IS ATTACHED.

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 2022 EDITION.

SUBMITTED BY: _____ DATE: 03/05/2024

AVALISHA L. FISHER, P.E., ALABAMA REG. NO. 22182

UTILITY OWNERS

TELEPHONE AT&T 702 McMeans Ave. Bay Minette, AL 36507 Business: (251)937-7740	WATER & SEWER & GAS NORTH BALDWIN UTILITIES 25 Hand Avenue Bay Minette, AL 36507 Business: (251)580-1626 Fax: (251)937-0345	CABLE MEDIACOM 5807 US-43 Satsuma, AL 36572 Business: (855)633-4226
FIBER BALDWIN COUNTY COMMISSION Shannon Spivey 111 Blackburn Ave Bay Minette, AL 36507 Business: (251)580-5055 251.937.9561 - North Baldwin County 251.943.5061 - South Baldwin County citizenservicecenter@baldwincountyal.gov	FIBER MCI TELECOMMUNICATIONS 906 McMeans Ave Bay Minette, AL 36507 Business: (251)937-2828	POWER ALABAMA POWER David Richardson 150 St. Joseph Street Mobile, AL 36602 Business: (251)694-2450 Fax: (251)694-2449 dmtchar@southernco.com

PLANS NOT VALID UNLESS THEY BEAR A COLOR SIGNATURE OR AN EMBOSSED SEAL.
PLANS ARE NOT ISSUED FOR CONSTRUCTION UNLESS THE REVISION IS A NUMERAL.

A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

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OWNER:
PLASMINE TECHNOLOGY, INC
251 NEWPORT PKWY
BAY MINETTE, AL 36507

ALABAMA LICENSED 22182 PROFESSIONAL ENGINEER AVALISHA L. FISHER

Driven Engineering, Inc.
8005 Morris Hill Road, Semmes, AL 36575
(251) 649-4011 Office
(251) 645-0971 Fax
www.drivenengineering.com

TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET
PARKING CONSTRUCTION PLANS
COVER SHEET

DATE:	SCALE:
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C1.0	10	A

GENERAL PROJECT NOTES

1. STANDARD SPECIFICATIONS FOR STREETS AND DRAINAGE: REFERENCE IS MADE TO THE ALABAMA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", 2022 EDITION. ALL PROVISIONS OF SAID STANDARD SPECIFICATIONS SHALL APPLY TO THIS CONTRACT AND ARE HEREBY MADE A PART OF THIS CONTRACT, EXCEPT WHEN THE PROVISIONS HEREON OR THE PLANS ARE CLEARLY IN CONFLICT WITH THE PROVISIONS OF SAID STANDARD SPECIFICATIONS, THE PROVISIONS HEREON AND THE PLANS SHALL GOVERN.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION.

3. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND ANY APPLICABLE SPECIFICATIONS PROVIDED FOR THIS PROJECT. CONTRACTOR IS DIRECTED TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF ANY CONFLICT IS FOUND IN THESE PLANS AND/OR BETWEEN THESE PLANS OF OTHER DISCIPLINES FOR THIS PROJECT.

4. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS.

5. ALL UNPAVED AREAS THAT HAVE BEEN GRADED, CUT, OR FILLED SHALL BE TREATED WITH A SUITABLE COMMERCIAL FERTILIZER IN ACCORDANCE WITH ALABAMA DEPARTMENT OF TRANSPORTATION 2022 STANDARD SPECIFICATIONS, AND SEEDED WITH A MIXTURE TO SUIT THE PLANTING ZONE (652.03) AND DATE OF PLANTING (860.01) PER ALABAMA DEPARTMENT OF TRANSPORTATION 2022 STANDARD SPECIFICATIONS. A FIRM STAND OF PERMANENT GRASS WILL BE REQUIRED.

6. ALL CONCRETE USED ON THE PROJECT SHALL BE 4,000 PSI MINIMUM COMPRESSIVE STRENGTH REQUIRED IN 28 DAYS, UNLESS SPECIFICATIONS REQUIRE CONCRETE OF GREATER STRENGTH.

7. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED. THE UTILITIES SHOWN MAY NOT BE A COMPLETE REPRESENTATION OF ALL UTILITY LINES IN THE PROJECT AREA. CONTRACTOR IS REQUIRED TO CONTACT ALABAMA ONE CALL PRIOR TO DIGGING (1-800-292-8525) (WWW.AL1CALL.COM). OTHER UTILITIES (INCLUDING PRIVATE UTILITIES INSIDE OR OUTSIDE A PUBLIC RIGHT-OF-WAY) THAT DO NOT PARTICIPATE IN THE ALABAMA ONE CALL LINE LOCATION SERVICE NEED TO BE CONTACTED INDIVIDUALLY AND/OR PHYSICALLY LOCATED BY THE CONTRACTOR.

8. ALL ROUND REINFORCED CONCRETE PIPE USED WITHIN THE CITY, COUNTY OR STATE RIGHT-OF-WAY MUST BE CLASS 3 WITH RUBBER GASKETS. ALL ARCH REINFORCED CONCRETE PIPE USED WITHIN COUNTY OR STATE RIGHT-OF-WAY MUST BE CLASS 3 WITH RAM-NEK MASTIC GASKETS.

9. THE WORD OF THE ENGINEER AND/OR INSPECTOR SHALL BE FINAL IN ANY MATTER.

10. SUB-GRADE AND BASE SHALL BE COMPACTED TO THE REQUIREMENTS OF ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROPER COMPACTION ON ANY AND ALL UTILITY DITCHES INCLUDING TAMPING WITH HANDHELD COMPACTORS.

12. ALL FILL AND EMBANKMENT CONSTRUCTION SHALL BE COMPACTED AS REQUIRED IN LAYERS NOT TO EXCEED 8".

13. ALL SUITABLE EXCESS UNCLASSIFIED EXCAVATION IS TO BE UTILIZED FOR CONSTRUCTION OF EMBANKMENTS AND SLOPES NOT DIRECTLY UNDER THE TRAVEL WAY OR PARKING AREAS PRIOR TO USING ANY OFFSITE BORROW EXCAVATION. AFTER CONSTRUCTION OF SUCH AREAS IS COMPLETED, EXCESS EXCAVATION SHALL BE HAULED FROM THE SITE AT NO ADDITIONAL PAYMENT.

14. ALL SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND FULLY FUNCTIONING PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ACTIVITY.

15. ALL SLOPES MUST BE STABILIZED AS SOON AS POSSIBLE TO PREVENT EXCESSIVE EROSION.

16. THE SITE IS LOCATED IN SEC. 10, TOWNSHIP 2S, RANGE 3E. BALDWIN COUNTY, (ALABAMA).

17. PRELIMINARY SOILS TESTING AND ON-SITE CONSTRUCTION MATERIALS TESTING IS (TO BE) PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS TO BE DETERMINED BY OWNER.

18. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.

19. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

20. CONTRACTOR IS PROHIBITED FROM DISTURBING SITE AREAS OUTSIDE THE CONSTRUCTION LIMITS SHOWN ON THE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER. STAGING AREAS OUTSIDE THE CONSTRUCTION LIMITS, PILES OF DIRT, AND OTHER BARE AREAS ARE TO BE COVERED AS DIRECTED BY THE ENGINEER. ANY AREAS DISTURBED OUTSIDE THE CONSTRUCTION LIMITS WILL BE REPAIRED AND COVERED WITH A FIRM STAND OF GRASS BEFORE FINAL PAYMENT AND FINAL ACCEPTANCE OF THE PROJECT AT NO ADDITIONAL COST TO THE PROJECT OWNER. IF GRASS WILL NOT GROW ON THE SUBJECT AREA DUE TO POOR WEATHER CONDITIONS, THE CONTRACTOR AGREES TO PLACE SOD ON THE AREA TO PREVENT EXCESS BARE AREAS FROM CONTRIBUTING SEDIMENT EROSION TO THE AREAS OF THE SITE THAT ARE UNDER CONSTRUCTION.

21. CONTRACTOR IS REQUIRED TO USE "BEST MANAGEMENT PRACTICES" COMPLIANT WITH THE "ALABAMA HANDBOOK FOR EROSION CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS", ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, MONTGOMERY, ALABAMA, VOLUMES 1 & 2, 2018 EDITION, TO PREVENT SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

22. ALL MATERIALS AND WORKMANSHIP WITHIN A STATE OR COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE ALABAMA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2022 EDITION.

23. IF MORE THAN 1 ACRE WILL BE DISTURBED IN TOTAL FOR CONSTRUCTION OF THIS SITE, THE CONTRACTOR IS REQUIRED TO OBTAIN AN ADEM CONSTRUCTION STORMWATER (NPDES) PERMIT PRIOR TO CONSTRUCTION. CONTRACTOR IS REQUIRED TO RETAIN A QUALIFIED CREDENTIALED PROFESSIONAL (QCP) TO APPLY FOR THE PERMIT, PREPARE A CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP) DOCUMENT, AND TO COMPLETE THE REQUIRED INSPECTIONS, REPORTING, AND PERMIT TERMINATION. DRIVEN ENGINEERING HAS PREPARED A BEST MANAGEMENT PRACTICES (BMP) PLAN (NOT TO BE CONFUSED WITH THE CBMPP DOCUMENT) AS PART OF THESE DETAILED PLANS. ANY OTHER THAN ONE EMPLOYED BY DRIVEN ENGINEERING WILL NEED TO GENERATE THEIR OWN BMP PLAN DESIGN AS PART OF THEIR CBMPP. THE CONTRACTOR MUST HAVE A RAIN GAUGE INSTALLED ON SITE IN A LOCATION AT LEAST 50' AWAY FROM ALL BUILDINGS, TREES, AND OTHER VERTICAL OBSTRUCTIONS. EVERY 24 HOURS THE RAIN GAUGE READING MUST BE RECORDED AND KEPT WITHIN THE CBMPP PLAN ON SITE (GENERALLY AT THE SAME HOUR OF EACH DAY) AND THE SELECTED QCP MUST BE NOTIFIED IMMEDIATELY OF EVERY RAIN EVENT THAT EXCEEDS 0.75 INCHES IN 24 HOURS. CONTRACTOR MUST MAINTAIN RECORDS OF DAILY "SELF-INSPECTIONS" OF THE SITE IN ADDITION TO THE QCP ACTIVITIES, USING THE CBMPP PLAN FOR THE PROJECT.

24. ONCE THE CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE OWNER, MAINTENANCE OF THE STORMWATER DETENTION FACILITY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

25. REQUIRED STORMWATER DETENTION FACILITY MAINTENANCE ACTIVITIES WILL INCLUDE PERIODIC REMOVAL OF SILT AND PERIODIC REMOVAL OF WEEDS AND OTHER DEBRIS.

26. COST OF MAINTAINING THE STORMWATER DETENTION FACILITY IS ESTIMATED TO BE APPROXIMATELY $5000 PER YEAR.

27. A SAFETY FENCE SURROUNDING THE DETENTION POND IS RECOMMENDED.

28. THE TREES INDICATED ARE TO BE PRESERVED. THE CONTRACTOR IS DIRECTED TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR THESE TREES. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE PARKED OR STORED UNDER THE CANOPY OF THESE TREES. WHEN SUBGRADE IS EXCAVATED IN THE ROOT ZONE OF THESE TREES, ROOTS ARE TO BE SAWED NOT RIPPED WITH HEAVY EQUIPMENT SUCH AS BACKHOE BUCKETS. NO METHOD OF ROOT REMOVAL WILL BE DONE BY ANY METHOD THAT WOULD RESULT IN ANY DISPLACEMENT OF ROOTS THAT ARE TO REMAIN.

LEGEND

PATTERNS

- EXIST. CONCRETE
- PROPOSED CONCRETE
- EXISTING RIP RAP
- PROPOSED RIP RAP
- EXISTING CONDITIONS DEMO
- EXISTING ASPHALT
- PROPOSED ASPHALT
- TOPSOIL STRIPPING
- WETLAND
- WETLAND MITIGATION
- LAKE / WATER
- EXISTING GRAVEL
- PROPOSED GRAVEL
- TURF REINFORCING MAT
- DIRT
- PLANING

SYMBOLS

- LIGHT POLE
- GUY POLE W/ANCHOR
- ELECTRIC SERVICE POLE
- ELECTRIC VAULT
- FIRE HYDRANT
- STOP SIGN
- OAK TREE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED LAYOUT POINT
- WATER VALVE
- CURB STOP
- TREE TO BE REMOVED (ALL TYPES)
- CONCRETE MONUMENT
- CONTROL POINT
- CAPPED REBAR
- CRIMP TOP PIPE
- GAS METER
- GUY WIRE
- MAIL BOX
- MAN HOLE
- MARKER
- GAS MARKER
- WATER MARKER
- COMMUNICATION MARKER
- POWER POLE
- STREET SIGN
- TELEPHONE PEDESTAL
- WATER METER
- SINGLE TREE REMOVAL
- MULTIPLE TREE REMOVAL
- FH VALVE
- ELECTRICAL SERVICE BOX
- GAS VALVE
- GAS METER
- GRATE INLET
- DOUBLE INLET
- SINGLE INLET LEFT
- SINGLE INLET RIGHT
- BOX INLET W/ MANHOLE
- ELECTRICAL MANHOLE
- SAN. SEWER MANHOLE
- TELEPHONE MANHOLE
- CABLE TV PEDESTAL
- SOIL BORING
- TREE TO BE PROTECTED & PRESERVED

LINE TYPES

- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED FENCE (TYPE TBD BY OWNER)
- PROPOSED CHAIN LINK (ALUMINUM) FENCE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SEPARATION FABRIC
- PROPOSED WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 6" WATER LINE
- PROPOSED 4" WATER LINE
- PROPOSED 2.5" WATER LINE
- PROPOSED 2" WATER LINE
- PROPOSED 1" WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD UTILITY LINE(S)
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND GAS LINE OR PIPELINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GUARD RAIL LEFT
- EXISTING GUARD RAIL RIGHT
- EXIST SANITARY SEWER STEEL ENCASEMENT LINE (BY OTHERS)
- FORESHORTENED LINE
- MATCH LINE
- RIGHT-OF-WAY TBA
- EASEMENT TBA
- ADJOINER'S PROPERTY LINES
- LIMITS OF CONSTRUCTION
- REQ'D SILT FENCE
- SETBACK LINE
- BASE FLOOD ELEVATION LINE
- EXISTING FENCE
- STORM DRAIN PIPE
- EXISTING WOOD PRIVACY FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WROUGHT FENCE
- EXISTING TREE LINE
- EXISTING OVERHEAD CABLE

ABBREVIATIONS

(A)	ACTUAL
(R)	RECORD
(D)	DEED CALL
(M)	FIELD MEASUREMENT
(P)	PLAT (UNRECORDED)
B.O.B.	BASIS OF BEARINGS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
TBA	TO BE ACQUIRED
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
RC	REINFORCED CONCRETE
CSPPE	CORRUGATED SMOOTH FLOW POLYETHYLENE PIPE
LS	LUMP SUM
SY	SQUARE YARD
LF	LINEAR FOOT
EA	EACH
CY	CUBIC YARD
STA	STATION
GAL	GALLON
AC	ACRE
SF	SQUARE FOOT
LB	POUND
REQD	REQUIRED
EOP	EDGE OF PAVEMENT OR END OF PROJECT
EX/EXIST	EXISTING
MIN	MINIMUM
BOP	BEGINNING OF PROJECT
TYP	TYPICAL
ELEV	ELEVATION
RET	RETAIN(ED)
FO	FIBER OPTIC
℄	CENTER LINE
O.C.	ON CENTER
WL	WATER LINE
BFE	BASE FLOOD ELEVATION
TBM	TEMPORARY BENCH MARK
MAINT.	MAINTENANCE
DEMO(D)	DEMOLITION/DEMOLISHED
TBD	TO BE DETERMINED
R.O.W.	RIGHT OF WAY
R/W	RIGHT OF WAY
@	AT
SYMM.	SYMMETRICAL
INV	INVERT
CMU	CONCRETE MASONRY UNIT
PSI	POUNDS PER SQUARE INCH
CRF	CAPPED REBAR FOUND (BUSBY)
CMF	4"x4" CONCRETE MONUMENT FOUND
CTF	CRIMP TOP PIPE FOUND
RBF	5/8" REBAR FOUND
CRS	CAPPED REBAR SET
VCP	VITRIFIED CLAY PIPE
D.I.	DUCTILE IRON
C.I.	CAST IRON
SHT	SHEET
DTL	DETAIL
CIPP	CURED IN PLACE PIPE

PLANS NOT VALID UNLESS THEY BEAR A COLOR SIGNATURE OR AN EMBOSSED SEAL.
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A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

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CLIENT:
PLASMINE TECHNOLOGY, INC
251 NEWPORT PKWY
BAY MINETTE, AL 36507

ALABAMA LICENSED 22182 PROFESSIONAL ENGINEER MARSHALL L. FISHER

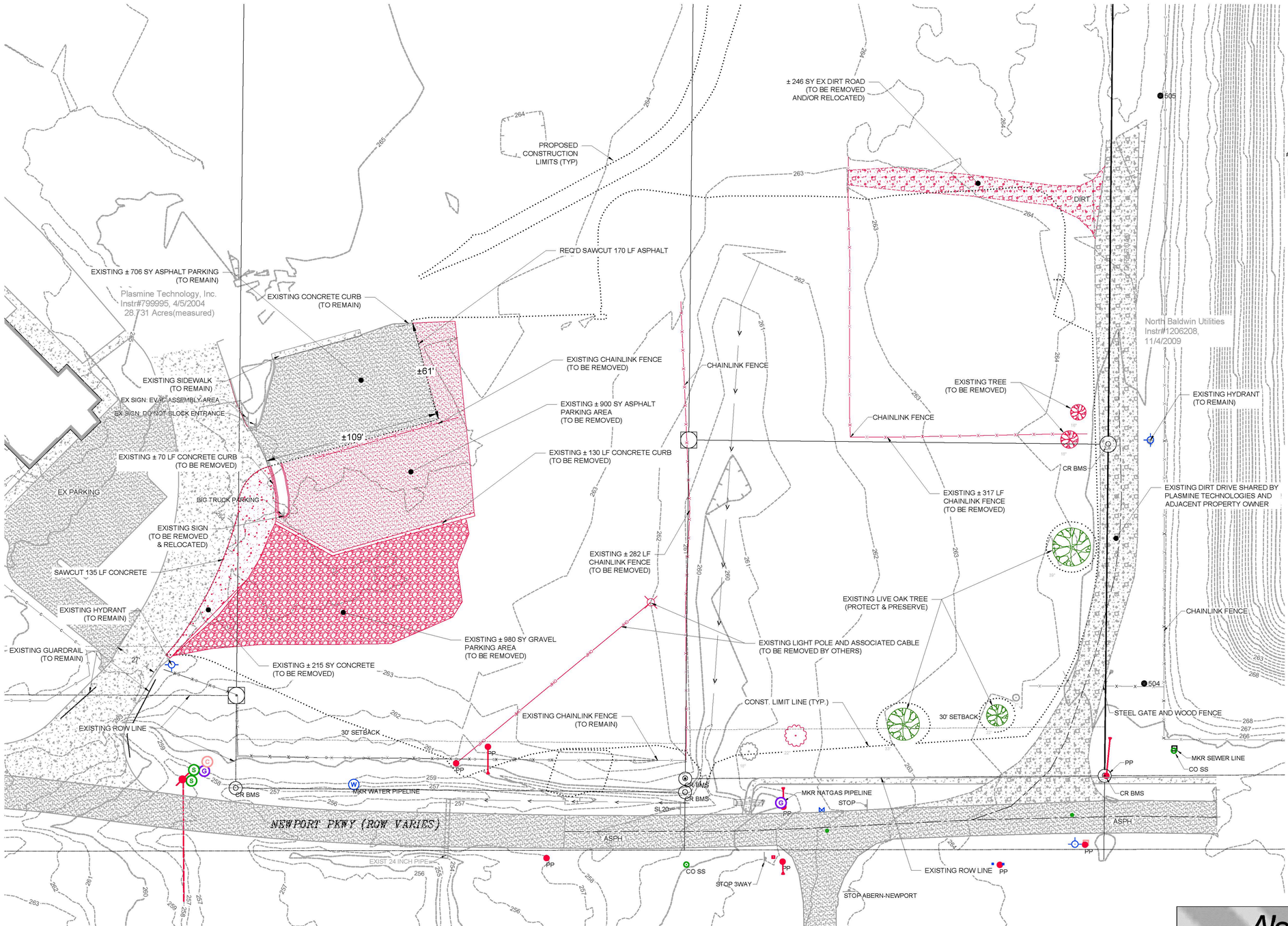
Driven Engineering, Inc.
8005 Morris Hill Road, Semmes, AL 36575
(251) 649-4011 Office
(251) 645-0971 Fax
www.drivenengineering.com

TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET
PARKING CONSTRUCTION PLANS
NOTES AND LEGEND

DATE	SCALE
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C2.0	10	A



N

SCALE: ######

NOTES

CONTRACTOR TO FIELD VERIFY ALL EXISITING UTILITIES BEFORE WORK BEGINS.

811 Know what's below. Call before you dig.

Dig Safely. Alabama 1 Call

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WALISHA L.S. FISHER

Driven Engineering, Inc.
8005 Morris Hill Road, Semmes, AL 36575
(251) 649-4011 Office
(251) 645-0971 Fax
www.drivenengineering.com

TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET PARKING CONSTRUCTION PLANS
EXISTING CONDITIONS & DEMO

DATE	SCALE
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C3.0	10	A

Layout Point Table			
Point #	Northing	Easting	Description
100	320797.41	1885621.65	EOC
101	320805.54	1885648.47	EOC
102	320871.73	1885743.01	EOC
103	320870.29	1885886.24	EOC
104	320744.24	1885889.15	EOC
105	320781.12	1885818.33	EOC
106	320685.61	1885681.93	EOC
107	320671.69	1885636.98	EOC
108	320672.01	1885605.24	EOC
109	320662.73	1885602.60	EOC
110	320624.58	1885665.68	EOC
111	320626.28	1885498.63	EOC
112	320692.34	1885376.79	EOC
113	320685.56	1885400.64	EOC
114	320692.58	1885353.84	EOC
115	320680.17	1885322.35	EOC
116	320760.80	1885360.25	EOC
117	320795.72	1885485.37	EOC

Layout Point Table			
Point #	Northing	Easting	Description
118	320798.55	1885506.83	EOC
119	320788.26	1885378.58	EOP
120	320812.35	1885366.64	EOP
121	320817.35	1885483.11	EOP
122	320817.67	1885494.84	EOP
123	320830.21	1885478.94	EOP
124	320836.78	1885483.74	EOP
125	320836.71	1885490.03	EOP
126	320832.14	1885494.94	EOP
127	320876.42	1885467.18	EOP
128	320879.84	1885477.46	EOP
129	320864.62	1885477.31	EOP
130	320863.73	1885470.95	EOP
131	320833.22	1885540.00	EOP
132	320836.19	1885543.03	EOP
133	320836.16	1885546.03	EOP
134	320860.19	1885543.27	EOP
135	320860.16	1885546.27	EOP
136	320833.13	1885549.00	EOP
137	320817.22	1885539.84	EOP

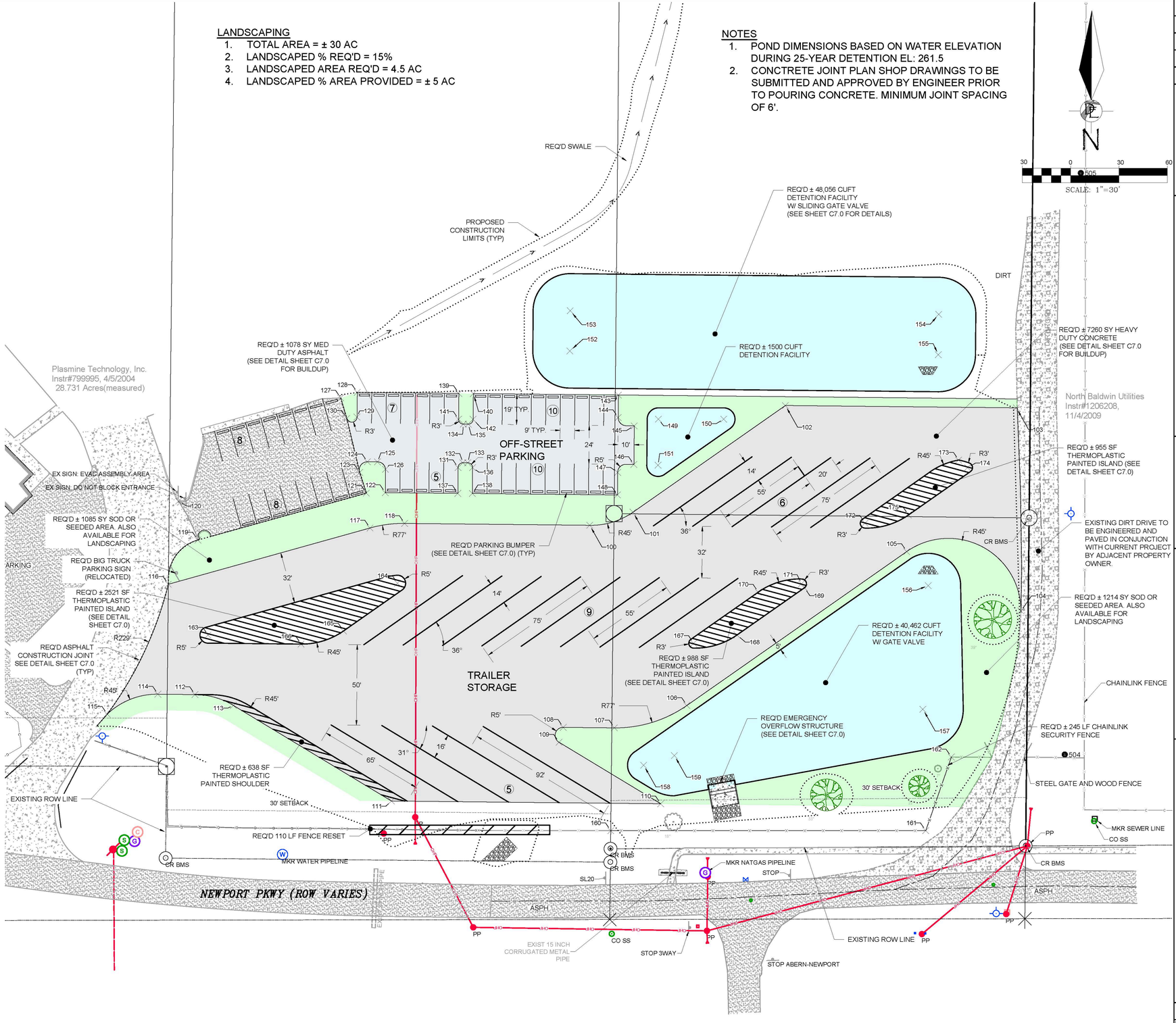
Layout Point Table			
Point #	Northing	Easting	Description
138	320817.13	1885548.84	EOP
139	320879.22	1885540.46	EOP
140	320879.13	1885549.46	EOP
141	320863.22	1885540.30	EOP
142	320863.13	1885549.30	EOP
143	320878.24	1885639.45	EOP
144	320864.24	1885639.32	EOP
145	320859.14	1885649.27	EOP
146	320835.14	1885649.02	EOP
147	320830.24	1885638.98	EOP
148	320816.24	1885638.84	EOP
149	320863.24	1885664.31	PND
150	320863.24	1885704.73	PND
151	320834.74	1885664.03	PND
152	320905.56	1885609.35	PND
153	320930.54	1885609.54	PND
154	320928.28	1885838.14	PND
155	320903.28	1885837.90	PND
156	320759.96	1885831.70	PND
157	320683.23	1885828.33	PND

Layout Point Table			
Point #	Northing	Easting	Description
158	320648.51	1885655.10	PND
159	320654.49	1885674.19	PND
160	320607.88	1885634.71	FNC
161	320607.88	1885830.08	FNC
162	320653.57	1885845.98	FNC
163	320729.26	1885384.87	PRK
164	320761.38	1885502.41	PRK
165	320731.81	1885468.89	PRK
166	320723.67	1885442.62	PRK
167	320724.19	1885686.11	PRK
168	320729.32	1885712.97	PRK
169	320758.60	1885754.80	PRK
170	320755.93	1885726.22	PRK
171	320761.06	1885753.08	PRK
172	320798.66	1885792.48	PRK
173	320837.85	1885850.53	PRK
174	320833.19	1885856.09	PRK
175	320803.79	1885819.34	PRK

PROPERTY IS LOCATED IN AN "X" UNSHADED FLOOD ZONE. MAP 01003C0294M, DATED 04/19/2019

LANDSCAPING
1. TOTAL AREA = ± 30 AC
2. LANDSCAPED % REQ'D = 15%
3. LANDSCAPED AREA REQ'D = 4.5 AC
4. LANDSCAPED % AREA PROVIDED = ± 5 AC

NOTES
1. POND DIMENSIONS BASED ON WATER ELEVATION DURING 25-YEAR DETENTION EL: 261.5
2. CONCTRETE JOINT PLAN SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY ENGINEER PRIOR TO POURING CONCRETE. MINIMUM JOINT SPACING OF 6'.



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PLANS ARE NOT ISSUED FOR CONSTRUCTION UNLESS THE REVISION IS A NUMERAL

A	03/04/2024	JTB | JTW | ALF
	SITE PLAN SUBMITTAL	

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CLIENT:
PLASMINE TECHNOLOGY, INC
251 NEWPORT PKWY
BAY MINETTE, AL 36507

ALABAMA LICENSED 22182 PROFESSIONAL ENGINEER WALTER L.S. FISHER

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8005 Morris Hill Road, Semmes, AL 35575
(251) 649-4011 Office
(251) 645-0971 Fax
www.drivenengineering.com

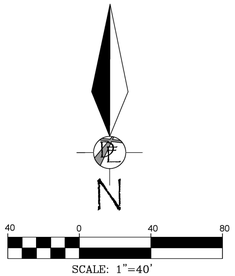
TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET PARKING CONSTRUCTION PLANS
MASTER LAYOUT

DATE	SCALE
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C4.0	10	A

REQ'D PIPES			
NAME	DESCRIPTION	LENGTH	SLOPE
P-1	24 " RCP	108'	0.37%
P-2	18" RCP	180'	0.92%
P-3	15" N12 HDPE	8'	0.63%
P-4	15" N12 HDPE	17'	0.58%
P-5	24" RCP	81'	0.52%
P-6	24" N12 HDPE	11'	0.94%



REQ'D STRUCTURES					
NAME	DESCRIPTION	PIPES IN	PIPES OUT	RIM	LAYOUT COORDINATES
HW-1	24" PIPE END TREATMENT	PIPE "P-5", INV IN =257.43		259.7	N=320599.2 E=1885572.1
HW-2	15" PIPE END TREATMENT		PIPE "P-4",INV OUT=258.00	259.0	N=320648.6 E=1885656.0
HW-3	24" PIPE END TREATMENT	PIPE "P-1", INV IN =258.00		260.2	N=320772.2 E=1885831.6
HW-4	24" PIPE END TREATMENT		PIPE "P-6",INV OUT=258.50	260.8	N=320890.8 E=1885831.3
JB-1	JUNCTION BOX	PIPE "P-2", INV IN =257.85 PIPE "P-3", INV IN =257.85	PIPE "P-5",INV OUT=257.85	262.2	N=320654.2 E=1885631.3
VB-2	JUNCTION BOX WITH MOUNTED GATE VALVE	PIPE "P-4", INV IN =257.90	PIPE "P-3",INV OUT=257.90	261.8	N=320652.8 E=1885639.2
VB-3	JUNCTION BOX WITH MOUNTED GATE VALVE	PIPE "P-6", INV IN =258.40	PIPE "P-1",INV OUT=258.40	263.2	N=320880.2 E=1885831.4
WS-1	POND OUTFALL STRUCTURE		PIPE "P-2",INV OUT=259.50	262.9	N=320831.1 E=1885663.1

CONTAINED CONCRETE TRUCK PARKING AREA (PER SPCC SPECIFICATIONS) = 1.6 AC
NORTH POND = 0.43 AC
SOUTH POND = 0.35 AC

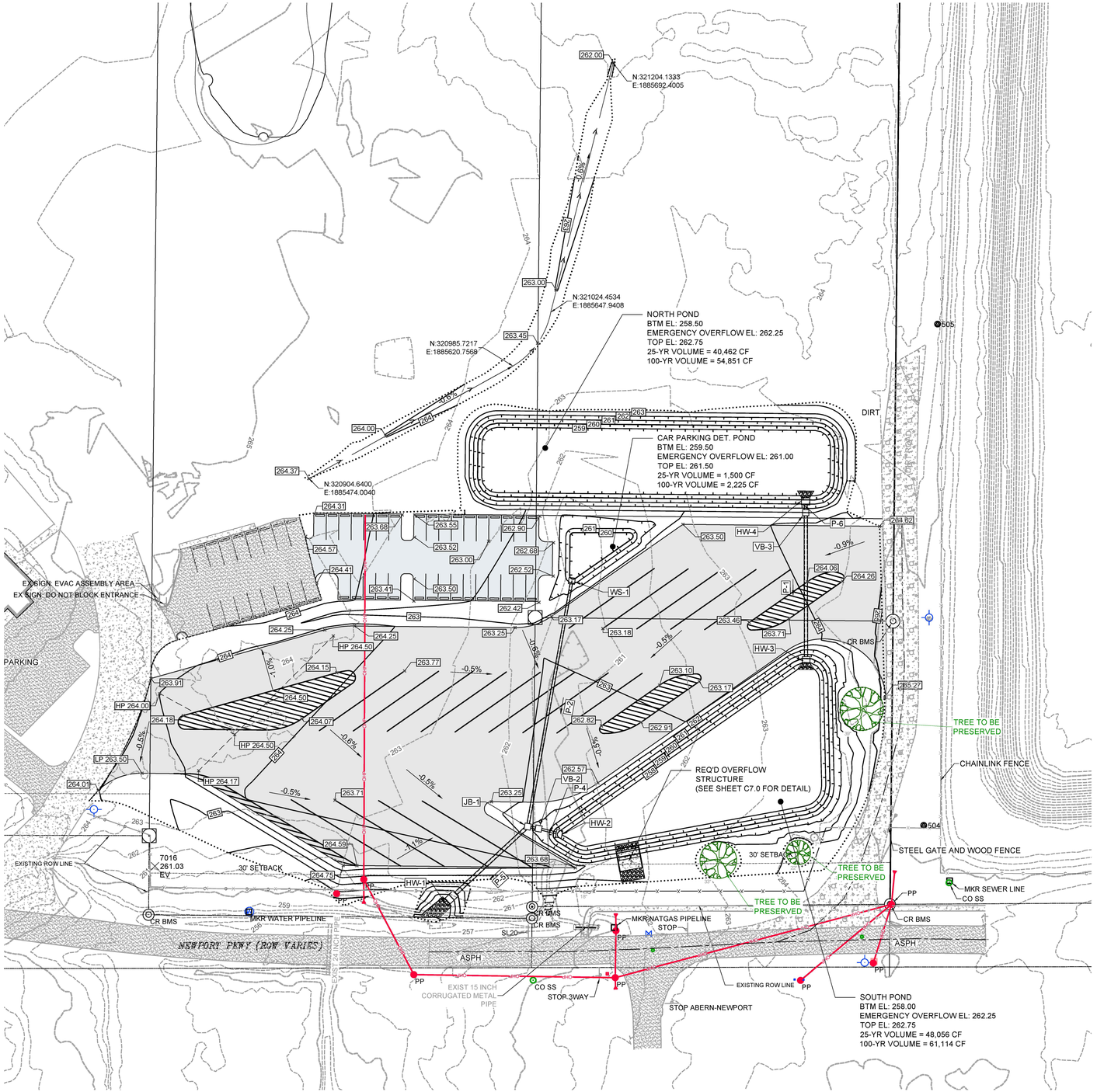
25 YR 24 HR RAINFALL = 10 INCHES
100 YR 24 HR RAINFALL = 12 INCHES

POND VOLUME REQ'D (25 YR)
(2.57 AC) X (43,560 SF) X (0.83 FT) = 92,900 CF

POND VOLUME REQ'D (100 YR)
(2.57 AC) X (43,560 SF) X (1 FT) = 112,000 CF

AT EMERGENCY OVERFLOW ELEVATION 262.25:
NORTH POND VOLUME = 54,851 CF
SOUTH POND VOLUME = 61,114 CF
TOTAL VOLUME = 115,965 CF

CONTACT ENGINEER FOR ANY ADDITIONAL POINT INFORMATION AND/OR 3D CAD FILES.



THE TREES INDICATED ARE TO BE PRESERVED. THE CONTRACTOR IS DIRECTED TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR THESE TREES. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE PARKED OR STORED UNDER THE CANOPY OF THESE TREES. WHEN SUBGRADE IS EXCAVATED IN THE ROOT ZONE OF THESE TREES, ROOTS ARE TO BE SAWED NOT RIPPED WITH HEAVY EQUIPMENT SUCH AS BACKHOE BUCKETS. NO METHOD OF ROOT REMOVAL WILL BE DONE BY ANY METHOD THAT WOULD RESULT IN ANY DISPLACEMENT OF ROOTS THAT ARE TO REMAIN.

A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

CLIENT:
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BAY MINETTE, AL 36507

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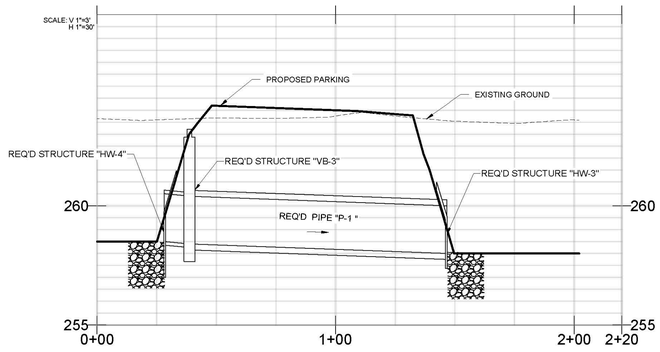
TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET
PARKING CONSTRUCTION PLANS
GRADING AND DRAINAGE

DATE	SCALE
03/04/2024	AS SHOWN

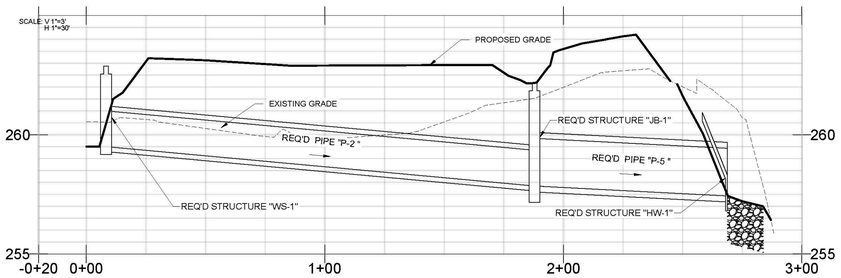
PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C5.0	10	A

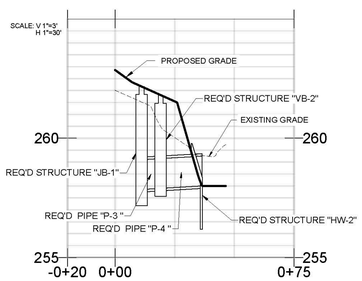
P-1 & P-6 CENTERLINE PROFILE



P-2 & P-5 CENTERLINE PROFILE

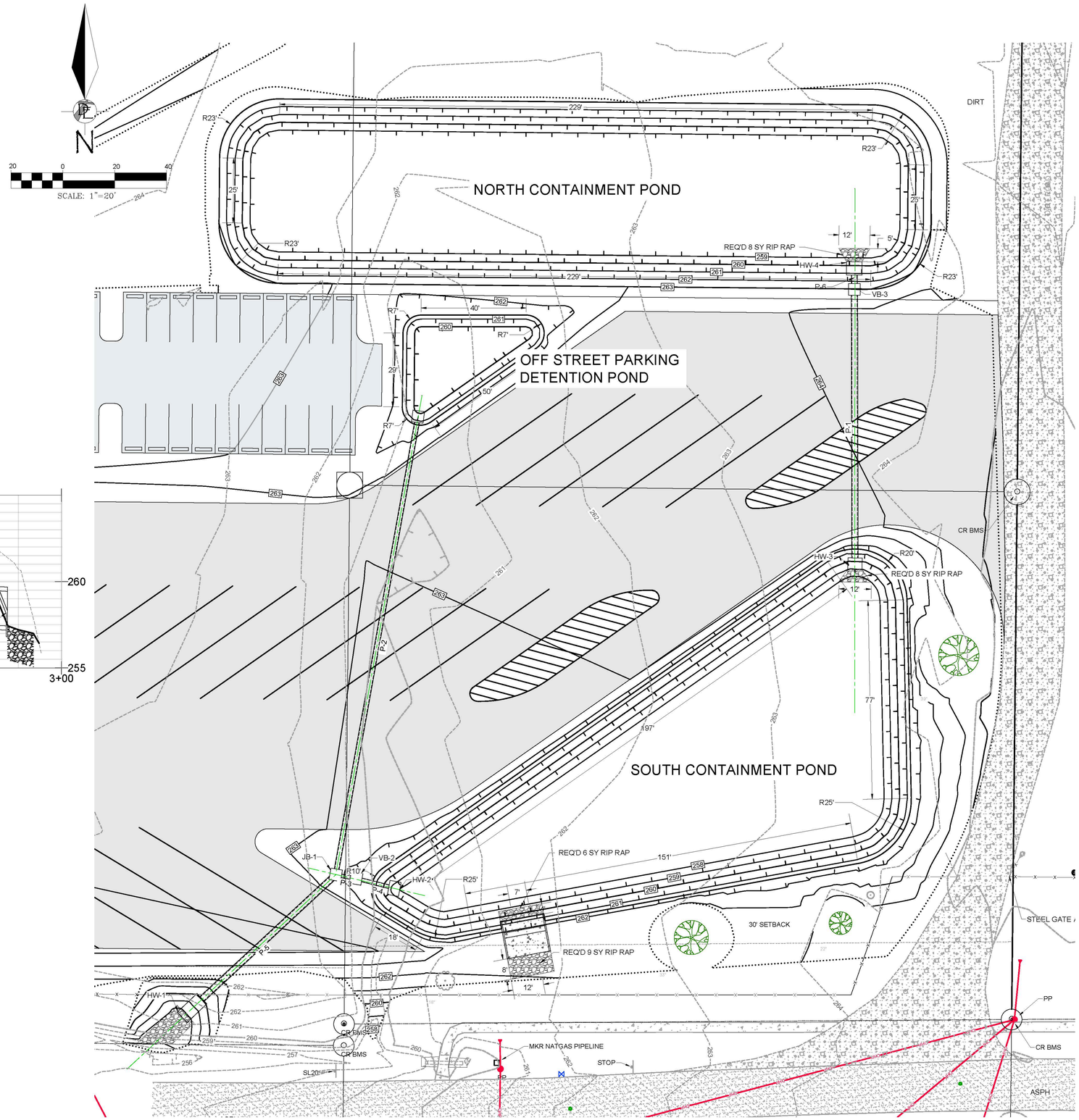


P-3 & P-4 CENTERLINE PROFILE



NOTES

1. SEE SHEET C5.0 - GRADING AND DRAINAGE FOR GRADING AND DRAINAGE DETAILS.



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A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

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JAMES L. FISHER

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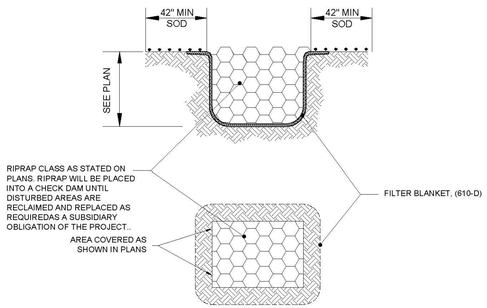
www.drivenengineering.com

TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET PARKING CONSTRUCTION PLANS
POND DETAIL

DATE	SCALE
03/04/2024	AS SHOWN

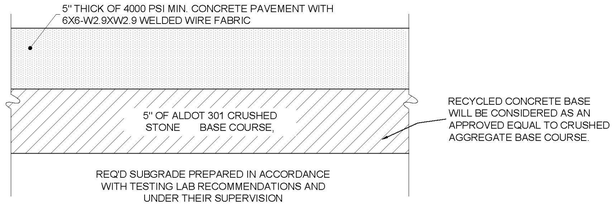
PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C6.0	10	A



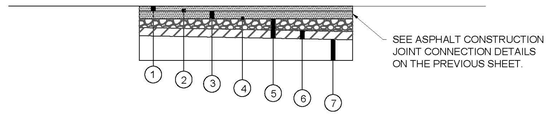
RIPRAP PLACEMENT DETAIL

N.T.S.



CONCRETE PAVEMENT BUILDUP

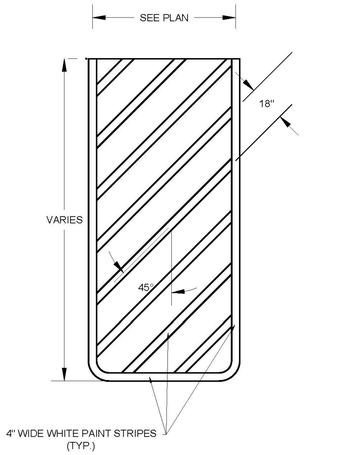
N.T.S.



1. 429-A, IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER 1/2" MAX. AGGREGATE SIZE MIX, ESAL RANGE B, 165 #/SY
2. 405-A TACK COAT
3. 429-B, IMPROVED BITUMINOUS CONCRETE UPPER BINDER LAYER, 1" MAX. AGGREGATE SIZE MIX, ESAL RANGE B, 165#/SY
4. 401-A BITUMINOUS TREATMENT, TYPE A
5. 825-A CRUSHED AGGREGATE BASE COURSE, TYPE B. 6" THICK (100% MODIFIED DENSITY)
6. 230-A IMPROVED ROADBED (100% STANDARD DENSITY) 6"
7. EXISTING SOILS

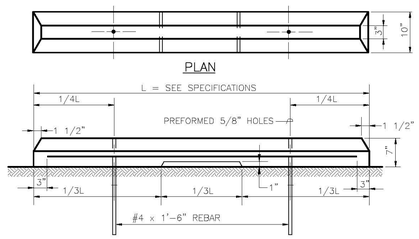
LIGHT DUTY ASPHALT PAVEMENT BUILDUP

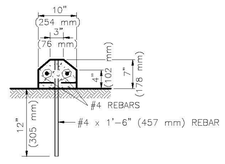
N.T.S.



THERMOPLASTIC STRIPING DETAIL

N.T.S.





PRE-CAST CONCRETE PARKING STOP

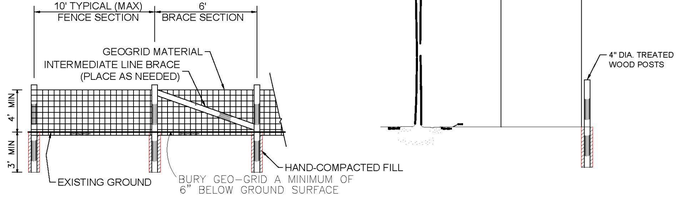
N.T.S

NOTES:

1. BEDDING UNDER CURBS ACCORDING TO THE SPECIFICATIONS.
2. 1/2" (13 mm) PREFORMED EXPANSION JOINTS SHALL BE SPACED 40'-0" (12.2 m) O.C. WITH TROWEL JOINTS 10'-0" (3048 mm) O.C. FOR CURB TYPE 1, 2, 3 & GUTTER. TROWEL JOINTS SHALL BE A MINIMUM 1" (25 mm) DEEP.

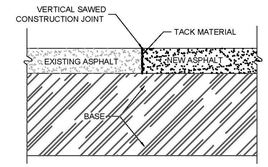
NOTES:

1. MAXIMUM HOLE SIZE IN GEOGRID MATERIAL SHALL BE 12 SQ IN WITH A MAXIMUM DIMENSION OF 2 INCHES IN ANY ONE DIRECTION.
2. GEOGRID SHALL BE FASTENED TO THE POSTS WITH NOT LESS THAN #9 WIRE STAPLES 1.5 INCHES LONG.
3. THE TREE PROTECTION FENCE SHALL BE PLACED 5 FEET OUTSIDE THE TREE DRIP LINE.
4. BURY GEOGRID A MINIMUM OF 6" BELOW GROUND SURFACE.



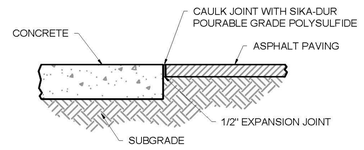
TREE PROTECTION DETAIL

N.T.S



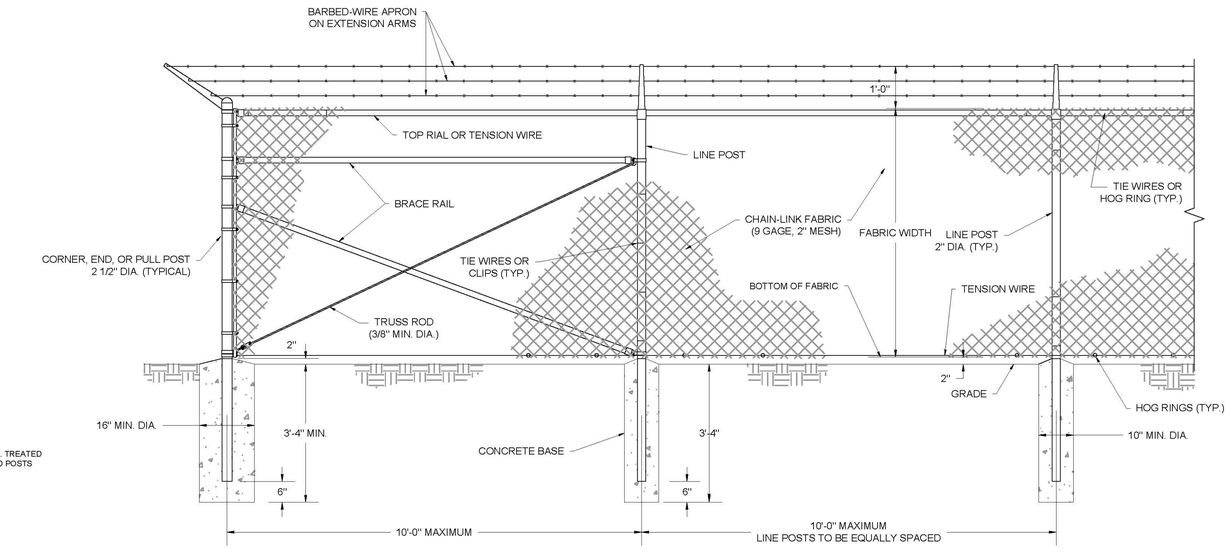
ASPHALT CONSTRUCTION JOINT

N.T.S.



TYP. CONCRETE TO ASPHALT BUTT-JOINT

N.T.S



CHAIN-LINK SECURITY FENCE DETAIL

N.T.S

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A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

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www.drivenengineering.com

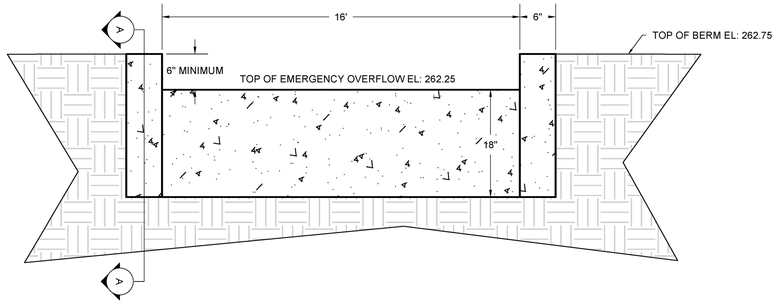
TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET
PARKING CONSTRUCTION PLANS
STANDARD DETAILS

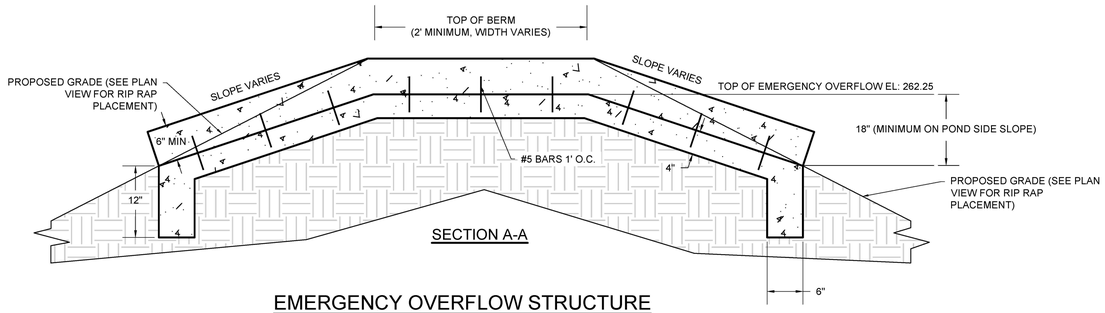
DATE	SCALE
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C7.0	10	A

ALABAMA DEPARTMENT OF TRANSPORTATION SPECIAL AND STANDARD HIGHWAY DRAWING REFERENCES, 2022 EDITION:		
INDEX	DWG. NO.	DESCRIPTION
53006	RPC-530	BEDDING AND FILL HEIGHTS FOR ALL ROADWAY PIPE CULVERTS (H.D.P.E. PIPE)
61909 - 61910	HW-614-B	SLOPE PAVED HEADWALL DETAILS FOR REINFORCED CONCRETE AND CORRUGATED METAL ROADWAY PIPE
61913	HW-614-SP	CONCRETE SLOPE PAVED HEADWALL AND GRATE FOR SIDEDRAIN PIPE
66512	ESC-300-1	DITCH CHECK STRUCTURES, TYPICAL APPLICATIONS AND DETAILS
66515	ESC-300-4	DETAILS OF EROSION CONTROL WATTLE DITCH CHECKS
66517	ESC-300-6	DETAILS OF ROCK DITCH CHECKS
66518	ESC-300-7	DETAILS OF ROCK DITCH CHECKS WITH SUMP EXCAVATION
66519	ESC-300-8	DETAILS OF SILT FENCE DITCH CHECKS
66522	ESC-400-1	INLET PROTECTION TYPICAL APPLICATIONS AND DETAILS
66523	ESC-400-2	INLET PROTECTION DETAILS FOR COARSE AGGREGATE ON GRADES AND SAGS
66524	ESC-400-3	INLET PROTECTION DETAILS OF WATTLES
66525	ESC-400-4	INLET PROTECTION DETAILS OF SILT FENCE
66532	ESC-502	STABILIZED CONSTRUCTION ENTRANCE

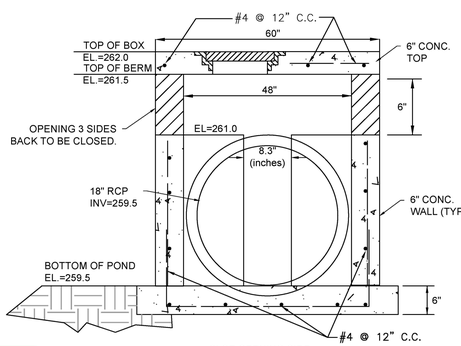




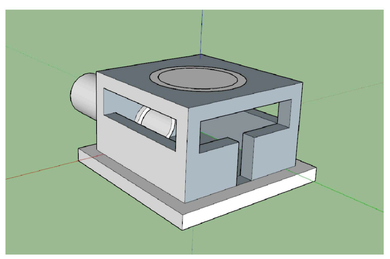
SECTION A-A

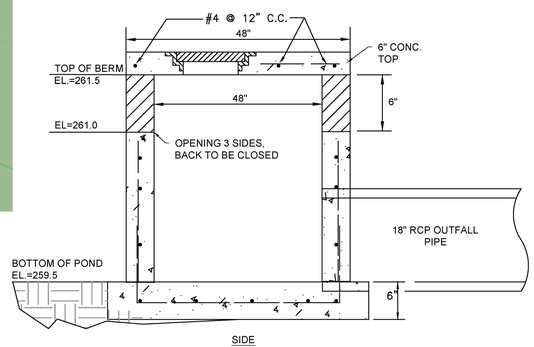
EMERGENCY OVERFLOW STRUCTURE

N.T.S.



SLOT OPENING SIDE

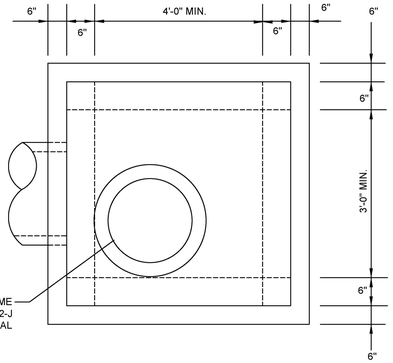




SIDE

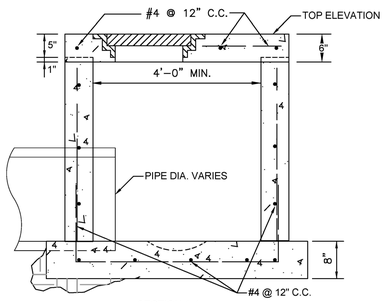
POND OUTFALL STRUCTURE DETAIL

N.T.S.



TYP. BOX LID DETAIL (TYP.)

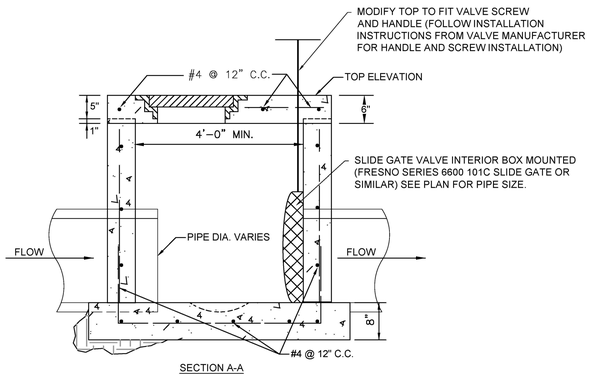
N.T.S.



SECTION A-A

JUNCTION BOX DETAIL (TYP.)

N.T.S.



SECTION A-A

JUNCTION BOX WITH MOUNTED GATE VALVE DETAIL (TYP.)

N.T.S.

PLANS NOT VALID UNLESS THEY BEAR A COLOR SIGNATURE OR AN EMBOSSED SEAL.
PLANS ARE NOT ISSUED FOR CONSTRUCTION UNLESS THE REVISION IS A NUMERAL.

A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

WE UTILIZE SCREENING TECHNIQUES IN OUR DESIGN AND THESE SOMETIMES ARE NOT VISIBLE IF OUR DESIGN HAS BEEN COPIED OR PRINTED WITH A LOW QUALITY SETTING. YOU CAN BE SURE THAT YOU HAVE A HIGH QUALITY PRINT OR COPY IF YOU CAN SEE THE DRIVEN ENGINEERING, INC. LOGO BEHIND THE TEXT IN THIS BOX.

CLIENT:
PLASMINE TECHNOLOGY, INC
251 NEWPORT PKWY
BAY MINETTE, AL 36507

ALABAMA LICENSED 22182 PROFESSIONAL ENGINEER ALISHA L.S. FISHER

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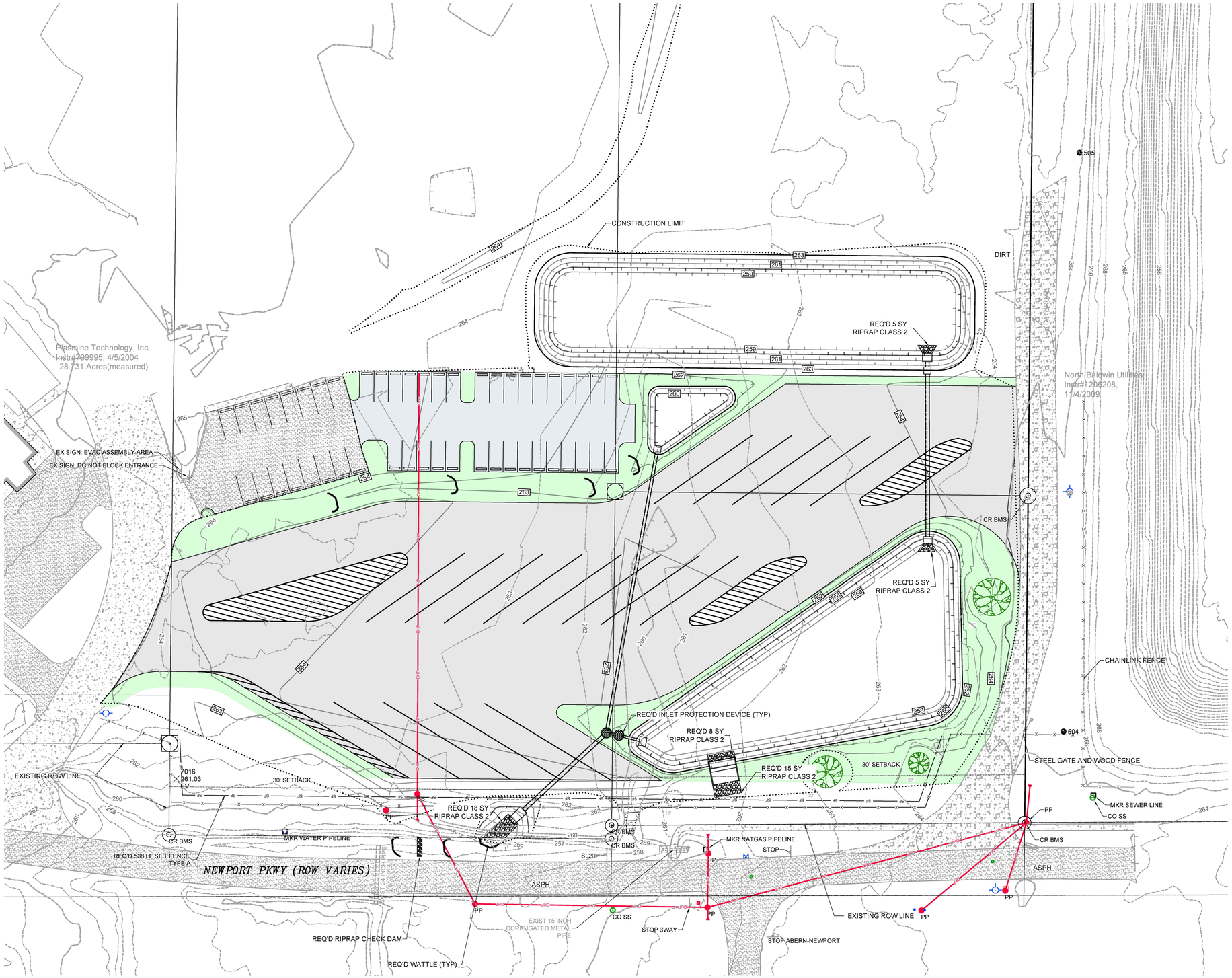
TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET PARKING CONSTRUCTION PLANS
DRAINAGE DETAILS

DATE	SCALE
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C8.0	10	A



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A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

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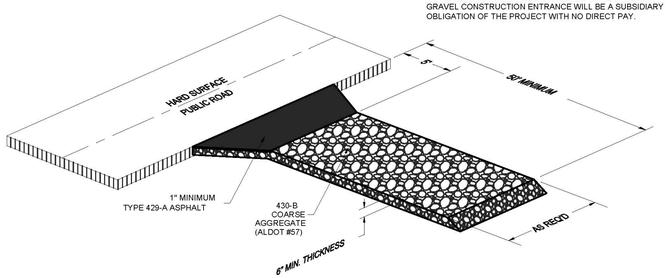
TITLE:
PLASMINE
TRAILER STORAGE & OFF-STREET
PARKING CONSTRUCTION PLANS
EROSION CONTROL PLAN

DATE	SCALE
03/04/2024	AS SHOWN

PROJECT NUMBER: 23105

DRAWING NUMBER	TOTAL SHEETS	REVISION
C9.0	10	A

NOTE: CONSTRUCTION & MAINTENANCE OF TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WILL BE A SUBSIDIARY OBLIGATION OF THE PROJECT WITH NO DIRECT PAY.

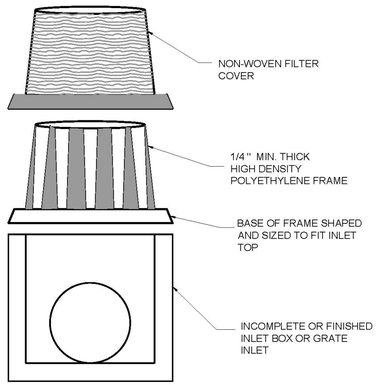


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

TYPICAL CONSTRUCTION SEQUENCE FOR SILT-SAVER FRAME & FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



INLET SEDIMENT BARRIER DETAIL

N.T.S.

1.) EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE CONSIDERED TO BE THE MINIMUM ACCEPTABLE MEASURES. THE CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT PRACTICES" AS NECESSARY TO PREVENT SEDIMENT LADEN STORMWATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE. THE CONTRACTOR SHALL MAINTAIN AND REPAIR EROSION CONTROL MEASURES IN AN EXPEDITIOUS MANNER AFTER EACH RAINFALL EVENT AND INSPECT THEM TWICE WEEKLY IN THE EVENT OF NO RAINFALL. BEST MANAGEMENT PRACTICES (BMPS) ARE DEFINED AS: SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMPS ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL PLANT SITE RUNOFF, SPILLAGE OR LEAKS, SLUDGE OR WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE, WITH REGARD TO CONSTRUCTION THESE MAY INCLUDE STRUCTURAL DEVICES OR NONSTRUCTURAL PRACTICES THAT ARE DESIGNED TO PREVENT POLLUTANTS FROM ENTERING WATER OR TO DIRECT THE FLOW OF WATER.

2.) TYPE "A" SILT FENCE SHALL BE USED IN AREAS WHERE INDICATED OR AS DIRECTED BY THE ENGINEER.

3.) SILT FENCES ARE TEMPORARY SEDIMENT CONTROL ITEMS THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.

4.) SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION. SILT FENCES SHALL BE CLEANED, SILT REMOVED, AND REPAIRED AS NECESSARY AS PART OF REQUIRED BMP MAINTENANCE.

5.) AFTER THE CONSTRUCTION AREA IS STABILIZED BY PAVING OR A FIRM STAND OF GRASS AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.

6.) STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT ENTRY WITH SEDIMENT BARRIERS LIKE "SILT SAVER" (R) UNTIL THE SITE IS STABILIZED BY PAVING OR A FIRM STAND OF GRASS IS OBTAINED.

7.) CONTRACTOR IS REQUIRED TO STABILIZE DISTURBED AREAS WITH TEMPORARY GRASS OR SOIL STABILIZER IF AREAS WILL REMAIN DISTURBED FOR 14 DAYS OR LONGER.

8.) THE CONTRACTOR IS HEREBY DIRECTED TO PROVIDE SEDIMENT RUNOFF PROTECTION WHERE NECESSARY TO PREVENT SILT LADEN RUNOFF FROM ENTERING THE STREAMS NEAR THE PROPOSED PROJECT.

9.) GRASS GROUND COVER SHALL BE MAINTAINED UPON COMPLETION OF CONSTRUCTION.

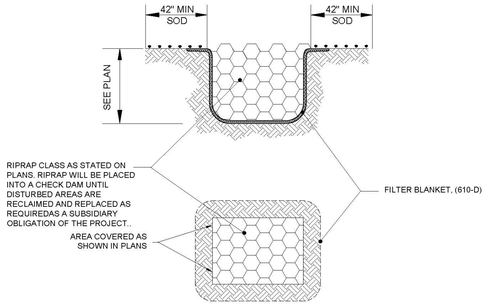
10.) THE EROSION AND SEDIMENT CONTROL ITEMS SHOWN ON THE PLANS ARE PROVIDED AS A STARTING POINT FOR A COMPREHENSIVE SEDIMENT AND EROSION CONTROL PLAN TO BE IMPLEMENTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE PREPARED TO ANTICIPATE AND ADJUST BEST MANAGEMENT PRACTICES AS NECESSARY THROUGHOUT CONSTRUCTION TO RESTRICT THE AMOUNT OF SILT LADEN RUNOFF LEAVING THE PROJECT.

11.) SEDIMENT & EROSION CONTROL ITEMS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING HANDBOOKS:
A.) ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.
B.) EPA STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES.
C.) EPA GUIDANCE SPECIFYING MANAGEMENT MEASURES FOR SOURCES OF NON-POINT POLLUTION IN COASTAL WATERS.
D.) AASHTO GUIDELINES FOR EROSION AND SEDIMENT CONTROL IN HIGHWAY CONSTRUCTION.
E.) SOUTH ALABAMA REGIONAL PLANNING COMMISSION BEST MANAGEMENT PRACTICES FOR NON-POINT SOURCE RUNOFF CONTROL, MOBILE & BALDWIN COUNTIES, ALABAMA.

12.) UNLESS OTHERWISE SET FORTH IN CONTRACT DOCUMENTS WITH THE PROJECT OWNER, WHEN AN ADEM STORMWATER DISCHARGE PERMIT (NOR) HAS BEEN OBTAINED FOR THE SITE, THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE AND MAINTAIN A WRITTEN DAILY LOG OF RAINFALL AMOUNTS AT THE SAME TIME EACH DAY. AT THE END OF EACH MONTH, THE CONTRACTOR MUST PROVIDE A COPY OF THAT MONTH'S RAINFALL RECORDS TO THE ENGINEER. THE RAIN GAUGE MUST BE INSTALLED AT THE TOP OF A POST PLACED AT LEAST 50' FROM TREES, BUILDINGS, OR OTHER OBJECTS THAT COULD IMPEDE THE FREE ENTRY OF RAINFALL INTO THE RAIN GAUGE. THE CONTRACTOR MUST NOTIFY THE ENGINEER WITHIN 8 HOURS OF RECORDING ANY DAILY RAINFALL AMOUNT EXCEEDING 0.75". THE CONTRACTOR SHALL POST THE NOR PERMIT NUMBER IN A HIGHLY VISIBLE LOCATION ON THE SITE AND MAINTAIN IT IN A LEGIBLE CONDITION UNTIL THE PROJECT IS COMPLETED AND A PERMIT TERMINATION HAS BEEN APPROVED BY ADEM. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN ORDER TO INSPECT THE SITE AND APPLY FOR A TERMINATION OF THE ADEM PERMIT.

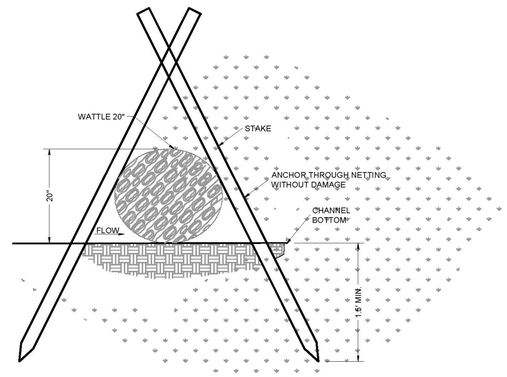
13.) THE CONTRACTOR SHALL REFER TO THE "TEMPORARY SEDIMENT AND EROSION CONTROL" SECTION OF 2022 ALDOT STANDARD AND 2022 ALDOT SPECIAL DRAWINGS FOR HIGHWAY CONSTRUCTION FOR ADDITIONAL METHODS OF EROSION AND SEDIMENT CONTROL.

14.) A CONCRETE WASHOUT AREA HAS NOT BEEN DEFINED ON THESE PLANS, HOWEVER THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT CONCRETE WASHOUT DOES NOT ENTER THE STORM RUNOFF.



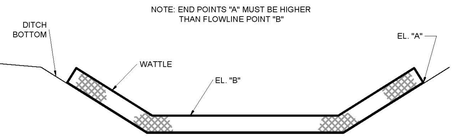
RIPRAP PLACEMENT DETAIL

N.T.S.



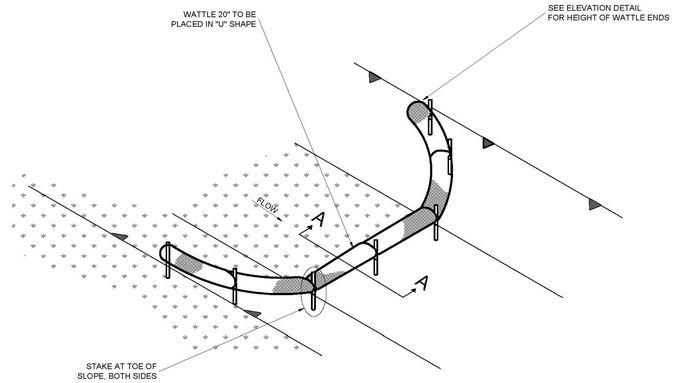
WATTLE SECTION A-A

N.T.S.



WATTLE ELEVATION DETAIL

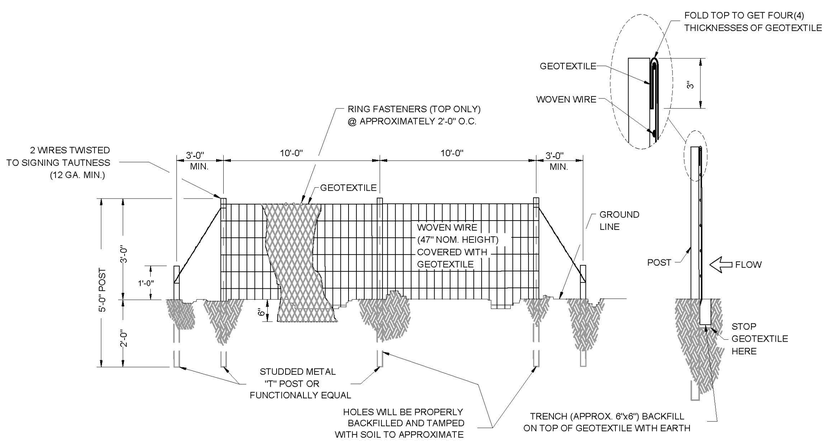
N.T.S.



WATTLE DETAIL (DITCH CHECK)

N.T.S.

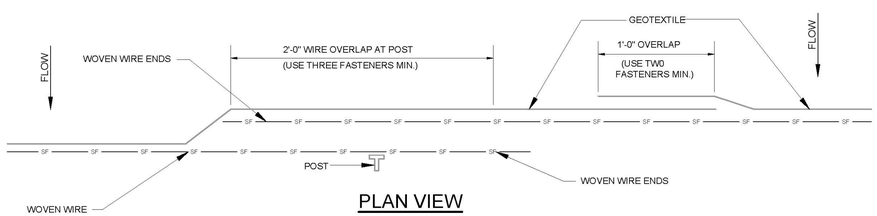
NOTES:
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 100' UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER. SEE SPACING GUIDANCE ON ESC-300-1.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET. ALL NON-DEGRADABLE MATERIALS SHALL BE REMOVED WHEN NO LONGER NEEDED.
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
4. WATTLES SHOULD NOT BE USED IN HARD BOTTOM CHANNELS.



SILT FENCE TYPE A DETAIL (TYPICAL)

N.T.S.

SECTION



PLAN VIEW REQUIRED LAPPING OF SILT FENCE

N.T.S.

A	03/04/2024	JTB	JTW	ALF
	SITE PLAN SUBMITTAL			

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EROSION CONTROL DETAILS

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