

McNeill, Catherine

From: CESAM-RD <CESAM-RD@usace.army.mil>
Sent: Thursday, September 18, 2025 1:31 PM
To: Michelle Johnson; Fieldmail
Cc: Mobile Coastal Mail
Subject: Acknowledgment Email SAM-2025-00742 (Steven Carter Bayside Garages Storage Units
Attachments: Carter.pdf

The U.S. Army Corps of Engineers (USACE), Mobile District is in receipt of your recent request. This request has been assigned the following file number, which should be referred to in all future correspondence with this office concerning this project:

File Number: SAM-2025-00742

Following an initial review of your request a project manager will contact you if any additional information is required.

The USACE, Mobile District now utilizes paperless communication, and you will receive only electronic copies of any correspondence from us concerning this matter (including any possible permit authorizations), unless a paper copy is specifically requested. If you wish to receive paper copies of our correspondence you should send a written request to this office at the following address:

U.S. Army Corps of Engineers
Mobile District, Regulatory Division (RD-A) Post Office Box 2288 Mobile, Alabama 36628.

Electronic copies of this email and any future correspondence will also be sent to your agent, if applicable, and to any relevant agencies.

For additional information on our Regulatory program, visit our website at:
www.sam.usace.army.mil/Missions/Regulatory.aspx

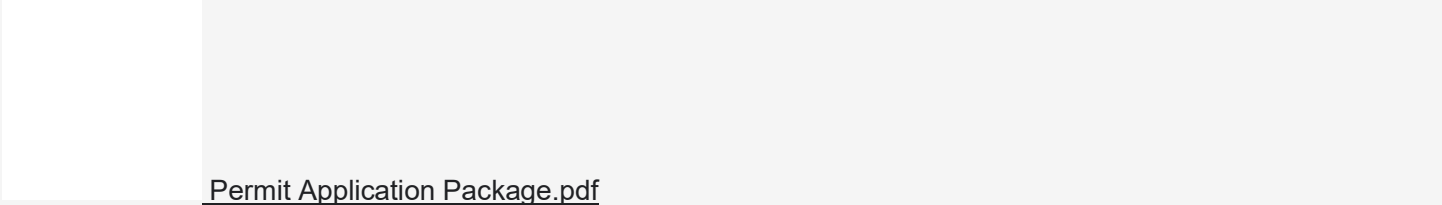
From: Michelle Johnson <michelle@ephriamenvirollc.com>
Sent: Thursday, September 18, 2025 10:31 AM
To: CESAM-RD <CESAM-RD@usace.army.mil>; Fieldmail <fieldmail@adem.alabama.gov>
Subject: [Non-DoD Source] Nationwide Permit Application

Good Morning,

My name is Michelle Johnson, and I am with Ephriam Environmental. As a designated agent for Mr. Steven Carter, I have attached the application package for a Nationwide Permit 18. This permit is for the construction of two storage units and the fill of 0.05 acres of wetlands on Mr. Carter's property.

Please let me know if you have any questions or concerns.

Thank you,
Michelle Johnson



Permit Application Package.pdf

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Thank you!
Michelle Johnson, ES II (Deaf, Please Send Email)



***Ephriam & Associates Environmental
Consulting, LLC***

www.ephriamenvirollc.com

251-378-8081 Office

A U.S. Small Disadvantaged Business Enterprise and HUB Zone Company



EPHRIAM

ENVIRONMENTAL LLC.

CONSULTING - ECOASSESSMENTS - PERMITTING

September 18, 2025

U.S. Army Corps of Engineers, Mobile District
Regulatory Division
Post Office Box 2288
Mobile, Alabama 36628

Subject: Steven Carter Bayside Garages Storage Units, Pelican Plaza Orange Beach, AL

Dear Sir/Madam:

Ephriam & Associates Environmental Consulting, LLC., (EAC) is requesting a NWP 18 Permit determination from the U.S. Army Corps of Engineers for a property located at Orange Beach, Alabama. Specifically, the property is located in Section 06, Township 9 South, Range 5 East (See Attached Vicinity Map).

We respectfully request confirmation of receipt of this request at your earliest convenience.

Should you require any additional information or have inquiries, please do not hesitate to contact me at (205) 434-6164 or michelle@ephriamenvirollc.com.

Sincerely,

Michelle Johnson

Michelle Johnson
Environmental Scientist II

Project Description:

Two storage buildings and a stormwater pond will be constructed. The existing overgrown gravel drive will be replaced with asphalt, then the storage units will be placed north and south of the asphalt drive. 0.05 acres of wetlands will be filled in for the south storage units due to the limited space on the property. The stormwater pond will be placed at the north of the property. The existing wooden privacy fence will also be replaced with a chain link fence. SEE ATTACHMENTS

THIS FORM IS TO BE USED FOR PROPOSED ACTIVITIES IN WATERS OF THE UNITED STATES
WITHIN THE POLITICAL BOUNDARIES OF THE STATE OF ALABAMA.

1. DATE: <u>09</u> / <u>18</u> / <u>2025</u> month day year	Application Number: _____ (Agency Use Only)
2. APPLICANT INFORMATION: Name: _____ Steven Carter Company: _____ Bayside Garages Mailing Address: _____ 458 Back Bay Blvd Biloxi, MS 39530 _____ Telephone Number and Email (during business hours): A/C (228) _____ 400-4853 Email: _____ baysidegarages@gmail.com	3. PROJECT LOCATION: Street Address: _____ Pelican Place City/Community: _____ Orange Beach County: _____ Mobile Name of Waterway: _____ Latitude: _____ 30°17'17.79"N Longitude: _____ 87°36'11.09"W (Provide Lat/Long in decimal degrees, if available) Section <u>06</u> Township <u>9S</u> Range <u>5E</u> County Parcel Identification Number (PID): _____ 05-65-03-06-0-000-009.001 _____ (PID is typically located on property tax receipt)

5. PROJECT DESCRIPTION: In addition to required attachments such as drawings/plans, provide a detailed narrative description of the project. Include all aspects of the project, describing completely and in detail. Provide the dimensions (in feet) of any structures such as piers, wharfs, bulkheads, pipelines, boathouses, boat ramps, groins, jetties, and appurtenances, as well as the dimensions (in feet/square feet) and volume (in cubic yards) of any dredging, excavation, or fill activities. Indicate the method(s) of construction and how the site would be accessed (i.e. by barge or land). Attach additional sheets if necessary.

The property is currently vacant and will be used to construct two storage unit buildings and a stormwater pond. The existing overgrown gravel drive will be replaced with asphalt, then the storage units will be placed north and south of the asphalt drive. 0.05 acres of wetlands will be filled in for the south storage units due to the limited space on the property. The stormwater pond will be placed at the north of the property. The existing wooden privacy fence will also be replaced with a chain link fence. SEE ATTACHMENTS.

6. **DREDGING:** For projects with dredging, show locations and dimensions of proposed dredge area(s) on attached plans. Include existing and proposed depths. N/A ☒ (check here if dredging is not proposed)
- a. New Work ☐ Maintenance Work ☐
- b. Volume (cubic yards) of material to be removed: _____
- c. Type of material (sand, muck, hard bottom, etc.): _____
- d. Surface area (square feet) impacted: _____
- e. Method of dredging or excavation (hydraulic pump, mechanical, etc.): _____
- f. Nature of area to be dredged (check all that apply) Upland ☐ Wetland ☐ Waterbottom ☐ Other ☐ (explain): _____

7. **DISCHARGE OF DREDGED OR FILL MATERIAL:** For projects with discharge of dredged or fill material, show locations and dimensions of all disposal or fill areas on attached plans. N/A ☒ (check here if discharge of dredged or fill material is not proposed)
- a. Volume (cubic yards) of fill: _____
- b. Type of fill (sand, clay, rip-rap, etc.): _____
- c. Surface area (square feet) impacted: _____
- d. Source of fill material (check all that apply): Commercially obtained ☐ Dredged material ☐ Borrowed on-site ☐ Other ☐ (explain): _____
- e. How will discharge material be contained? Specify containment and/or erosion control measures (i.e. Best Management Practices): _____
- f. Nature of disposal/fill area(s) (check all that apply.) Upland ☐ Wetland ☐ Waterbottom ☐ Other ☐ (explain): _____

8. **ADDITIONAL INFORMATION:** Provide information below relating to the proposed activity.
- a. Are oyster reefs located within or near the project area? Yes ☐ No ☒ If yes, explain: _____
- b. Will this project result in the siting, construction, and/or operation of an energy-related facility? Yes ☐ No ☒
- c. Is the project area greater than 5 acres in size? Yes ☐ No ☒
- d. Is any portion of the activity for which authorization is sought now complete? Yes ☐ No ☒ If yes, explain: _____
- _____ Month and year activity took place: _____
- e. If project is for maintenance work of existing structures or channels, describe legal authorization for the existing work. Provide permit number, dates, or other form of authorization: _____

9. **PURPOSE AND NEED:** Describe the purpose and need of the project. Describe any public benefit, if applicable. Describe the relationship between the project and any secondary or future development the project is designed to support: The client is expanding his business, Bayside Garages.
- Intended use: Public ☐ Private ☒ Commercial ☐ Other ☐ (explain): _____

10. **PROJECT SCHEDULE:**
- Proposed start date: February 2026 Proposed completion date: August 2026

11. **ADJACENT PROPERTY OWNER NAMES AND MAILING ADDRESSES:** Provide the names and mailing addresses of adjoining property owners, lessees, etc. whose property adjoins the project. Also, identify the location of each owner's property on the plan view drawings. Attach additional sheets as needed.
- Owner's Name: RISER, THOMAS WAYNE ETUX DONNA Owner's Name: GULF STREAM TOWNHOME
- Mailing Address: 24701 PELICAN PL Mailing Address: 30820 CO RD 49
- Orange Beach, AL 36561 Loxley, AL 36551

12. **OTHER AUTHORIZATIONS OR CERTIFICATIONS:** List all authorizations or certifications requested, received, and/or required from other federal, state, or local agencies for any structures, construction, discharges, or other activities described in or directly related to this application. Note: The signature in Section 14 certifies that application has been made to or that permits are not required from the following agencies. *If permits are not required, place "N/A" in space for Type of Approval.*

Name of Federal, State, or Local Agency	Type of Approval	Identification No.	Date of Application	Date of Approval	Date of Denial
U.S. Army Corps of Engineers					
Alabama Dept. of Environmental Management (ADEM)					
Alabama Dept. of Conservation and Natural Resources, State Lands Division (ADCNR-SLD)					
Alabama State Docks					
City/County/Other: _____					

13. ATTACHMENTS: In addition to the completed application form, the following attachments are **REQUIRED**:

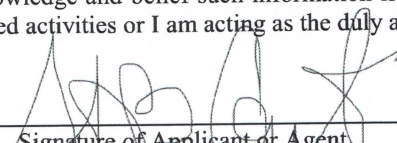
Vicinity Map: Show the location of the proposed site in relation to major highways, landmarks, and nearby streets.

Drawings: Provide plan view and cross-section or elevation view drawings of the project site. Drawings **must**:

1. Show fully-dimensioned and accurate representations of the existing and proposed structures and activities.
2. For projects located in or adjacent to waterways, clearly indicate the location of the Mean High Water and Mean Low Water lines (in tidally influenced areas) or the Ordinary High Water mark (in non-tidal creeks, rivers, etc.) along the shoreline or bank.
3. For projects located in or adjacent to waterways, include the width of the waterbody at the site location.

All attachments must be of reproducible quality. For hard copy applications, attachments must be on 8 ½ inch x 11 inch paper.

14. SIGNATURE OF APPLICANT OR AGENT (REQUIRED): Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. For projects within the coastal area of Mobile and Baldwin Counties, I certify that the proposed project for which authorization is sought complies with the approved Alabama Coastal Area Management Program and will be conducted in a manner consistent with the program. I agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or I am acting as the duly authorized agent of the applicant.


Signature of Applicant or Agent

09/18/2025

Date

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or make any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

15. APPLICATION SUBMISSION INFORMATION: Contact the U.S. Army Corps of Engineers prior to submitting the application if you have any questions or to request acceptable alternate content/format. **For electronic submittals (preferred method), please use the email addresses listed below.** An instruction package, example SPCC plans, and other information are available upon request. NOTE: Fees may be required in conjunction with ADEM certification. ADEM will contact the applicant with fee requirements. Fees may also be required by the ADCNR-SLD for dredging activities and projects impacting State-Owned Submerged Lands. ADCNR-SLD will contact the applicant with fee requirements.

Submit the completed and signed application (with original or digital signature) and attachments to the appropriate U.S. Army Corps of Engineers office below:

For activities in the following counties in Alabama: <i>Baldwin, Butler, Choctaw, Clarke, Coffee, Conecuh, Covington, Crenshaw, Dale, Escambia, Geneva, Henry, Houston, Marengo, Mobile, Monroe, Washington, and Wilcox</i>	For activities in all other counties in Alabama: <i>(Portions of northern Alabama counties may be within the U.S. Army Corps of Engineers Nashville District area of responsibility. Please contact the Nashville District Regulatory Division at (615) 369-7500 for more information)</i>
U.S. Army Corps of Engineers, Mobile District Attention: CESAM-RD-A Post Office Box 2288 Mobile, Alabama 36628-001 Phone: (251) 690-2658 Web: www.sam.usace.army.mil Email: CESAM-RD@sam.usace.army.mil	U.S. Army Corps of Engineers, Mobile District Attention: Regulatory Division, North Branch 218 Summit Parkway, Suite 222 Homewood, Alabama 35209 Phone: (205) 290-9096 Web: www.sam.usace.army.mil Email: RD-N2@usace.army.mil

Additionally, submit a signed paper or electronic **copy** of the application package to the appropriate state agencies below:

For activities in the following counties in Alabama: <i>Baldwin, Mobile, and Washington</i>		For activities statewide in Alabama: <i>(For northern counties, contact the Nashville District as noted above)</i>	
Coastal Section-Mobile Branch Field Operations Division, ADEM 3664 Dauphin Street, Suite B Mobile, AL 36608 Phone: (251) 304-1176 Fax: (251) 304-1189 Web: www.adem.state.al.us Email: coastal@adem.alabama.gov	ADCNR, State Lands Division Coastal Section 3115 Five Rivers Boulevard Spanish Fort, AL 36527 Phone: (251) 621-1216 Fax: (251) 621-1331 Web: www.outdooralabama.com	Field Operations Division, ADEM Post Office Box 301463 Montgomery, AL 36110-2059 Phone: (334) 394-4311 Fax: (334) 394-4326 Web: www.adem.state.al.us Email: fieldmail@adem.alabama.gov	Alabama State Port Authority Attn: Harbormaster P.O. Box 1588 Mobile, AL 36633 Phone: (251) 441-7074 Fax: (251) 441-7390 Web: www.asdd.com Email: harbormaster@asdd.com



Pelican Plaza
Vicinity Map
S06-T9S-R5E
Orange Beach, AL 7.5' Quadrangle
Mobile County, Alabama



EPHRIAM
ENVIRONMENTAL LLC.
CONSULTING - ECOASSESSMENTS - PERMITTING

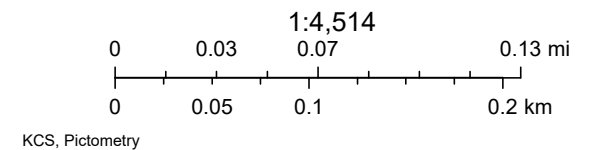
 Bayside Garages Property (2.25-ac)

Viewer Map

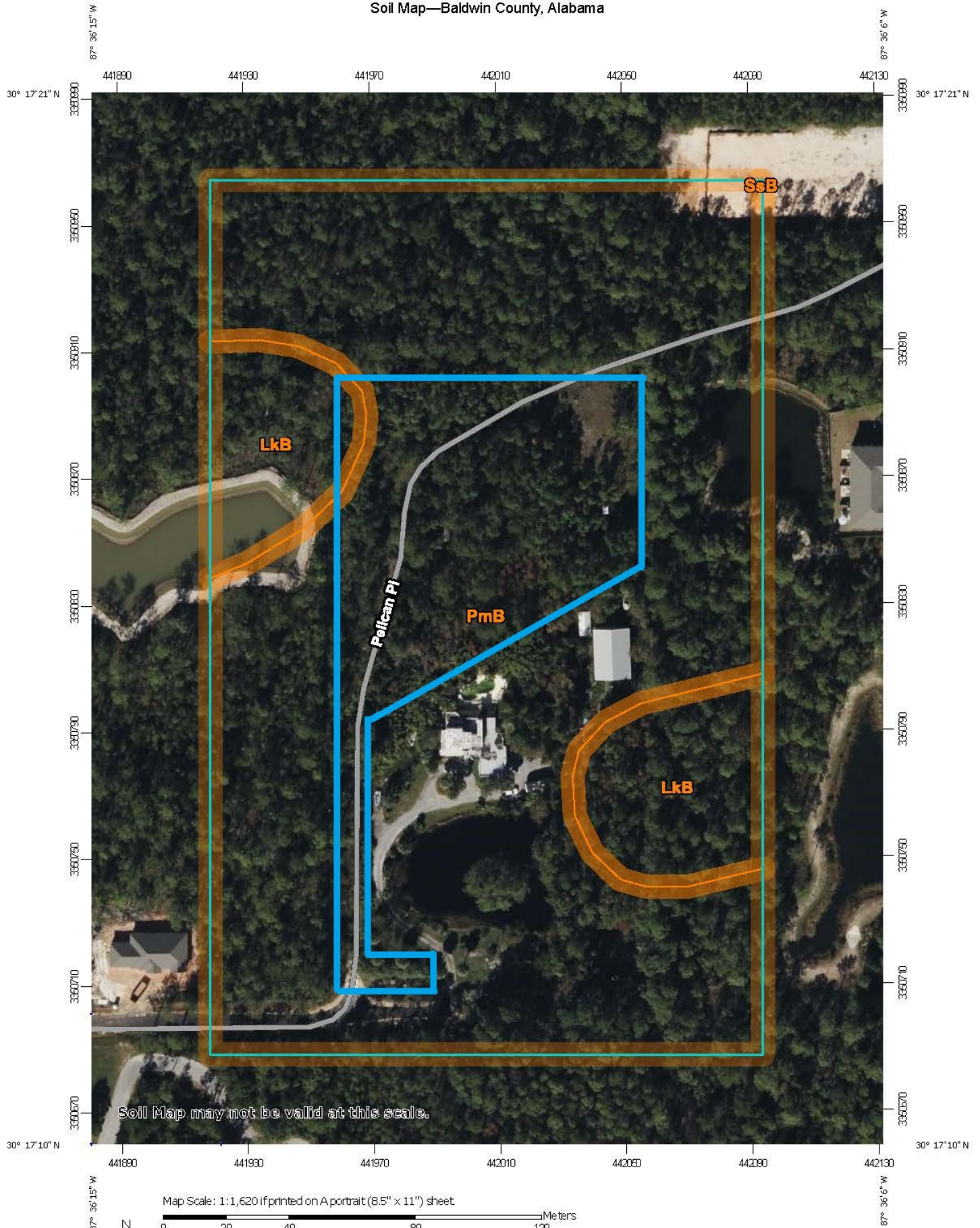


September 8, 2025

- County Boundary
- Centerlines
- Parcels
- Lot Lines
- Conveyance Divisions
- COGO



Soil Map—Baldwin County, Alabama



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Baldwin County, Alabama

Survey Area Data: Version 17, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

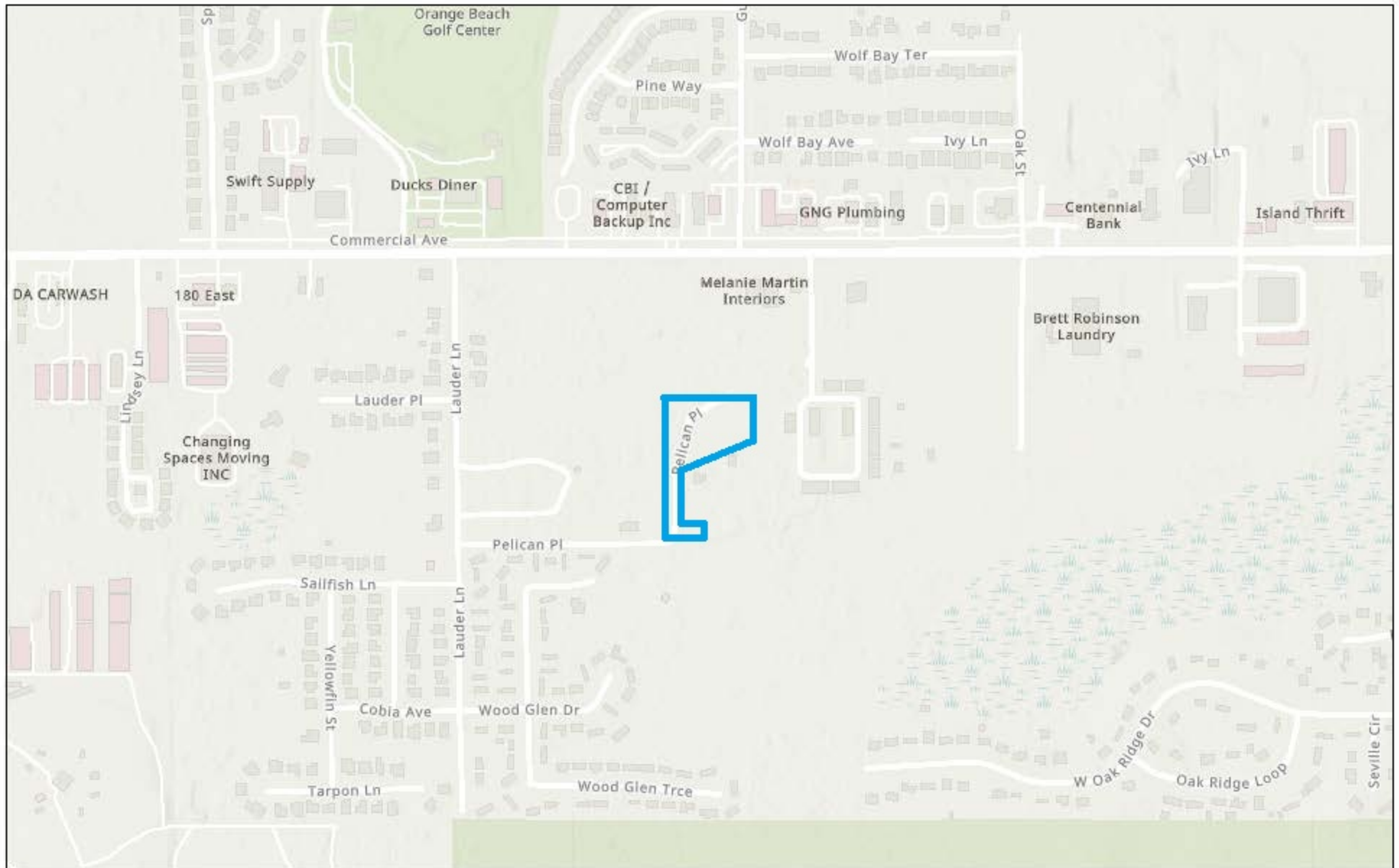
Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

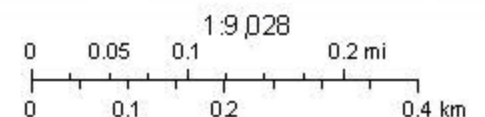
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LkB	Lakewood sand, 0 to 5 percent slopes	1.5	12.5%
PmB	Plummer loamy sand, 0 to 5 percent slopes	10.5	87.5%
SsB	St. Lucie sand, 0 to 5 percent slopes	0.0	0.0%
Totals for Area of Interest		12.0	100.0%

WATERS GeoViewer Print Map



9/8/2025, 10:27:30 AM



US EPA, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User

US Environment Protection Agency

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METVNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Esri, NASA, NGA, USGS, FEMA | US EPA |



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



September 8, 2025

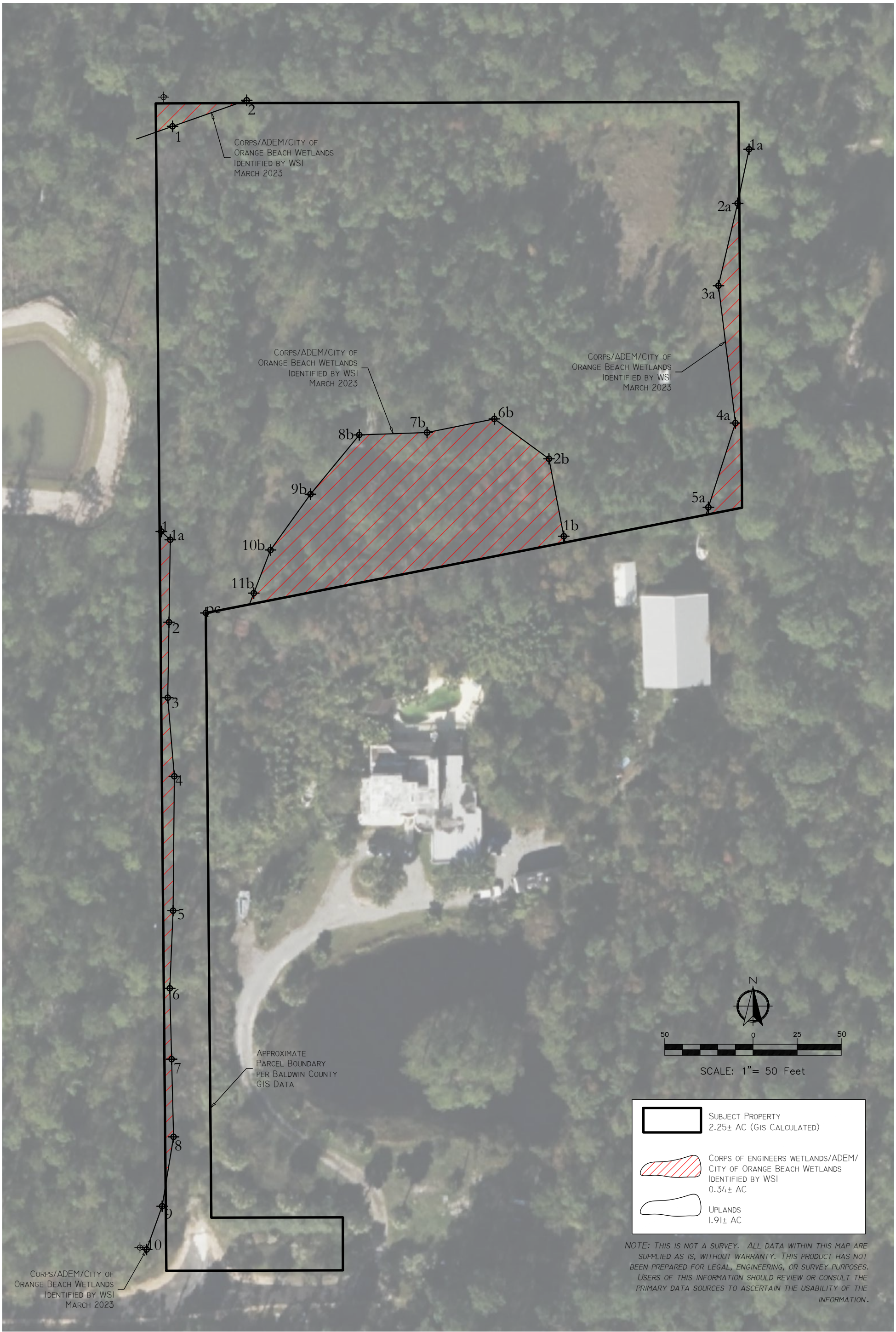
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





VICINITY MAP
(NOT TO SCALE)

BAYSIDE GARAGES OF ORANGE BEACH ORANGE BEACH, ALABAMA

PROJECT NO. 25016

TO PENSACOLA, FL.

TO GULF SHORES

OWNER

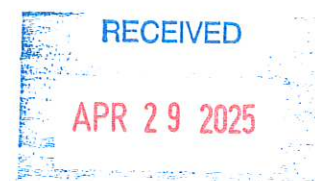
STEVEN CARTER
24701 PELICAN PLACE
ORANGE BEACH, AL 36561

PROPERTY ADDRESS

24701 PELICAN PLACE
ORANGE BEACH, AL 36561

SHEET INDEX:

1. G-1.00 -- COVER PLAN SHEET
2. V-1.00 -- BOUNDARY SURVEY
3. C-1.00 -- SITE PLAN
4. C-2.00 -- GRADING PLAN
5. C-3.00 -- LANDSCAPING PLAN
6. C-4.00 -- DETAILS



O.B. COMMUNITY DEV.

0502-CU-25
File Copy

Lucido
Engineering & Surveying, LLC

Consulting Engineers & Land Surveyors
24693 Canal Road, Suite A
Orange Beach, Alabama 36561

Tel: 251.967.3250 Fax: 251.967.3250

SURVEYOR

LUCIDO
ENGINEERING & SURVEYING, LLC
24693 CANAL ROAD SUITE A
ORANGE BEACH, AL 36561
P 251-967-3250
Vincelucido@lucidoeng.com

ENGINEER

LUCIDO
ENGINEERING & SURVEYING, LLC
24693 CANAL ROAD SUITE A
ORANGE BEACH, AL 36561
P 251-967-3250
Vincelucido@lucidoeng.com

BAYSIDE GARAGES OF

ORANGE BEACH

24701 PELICAN PLACE

ORANGE BEACH, AL 36561

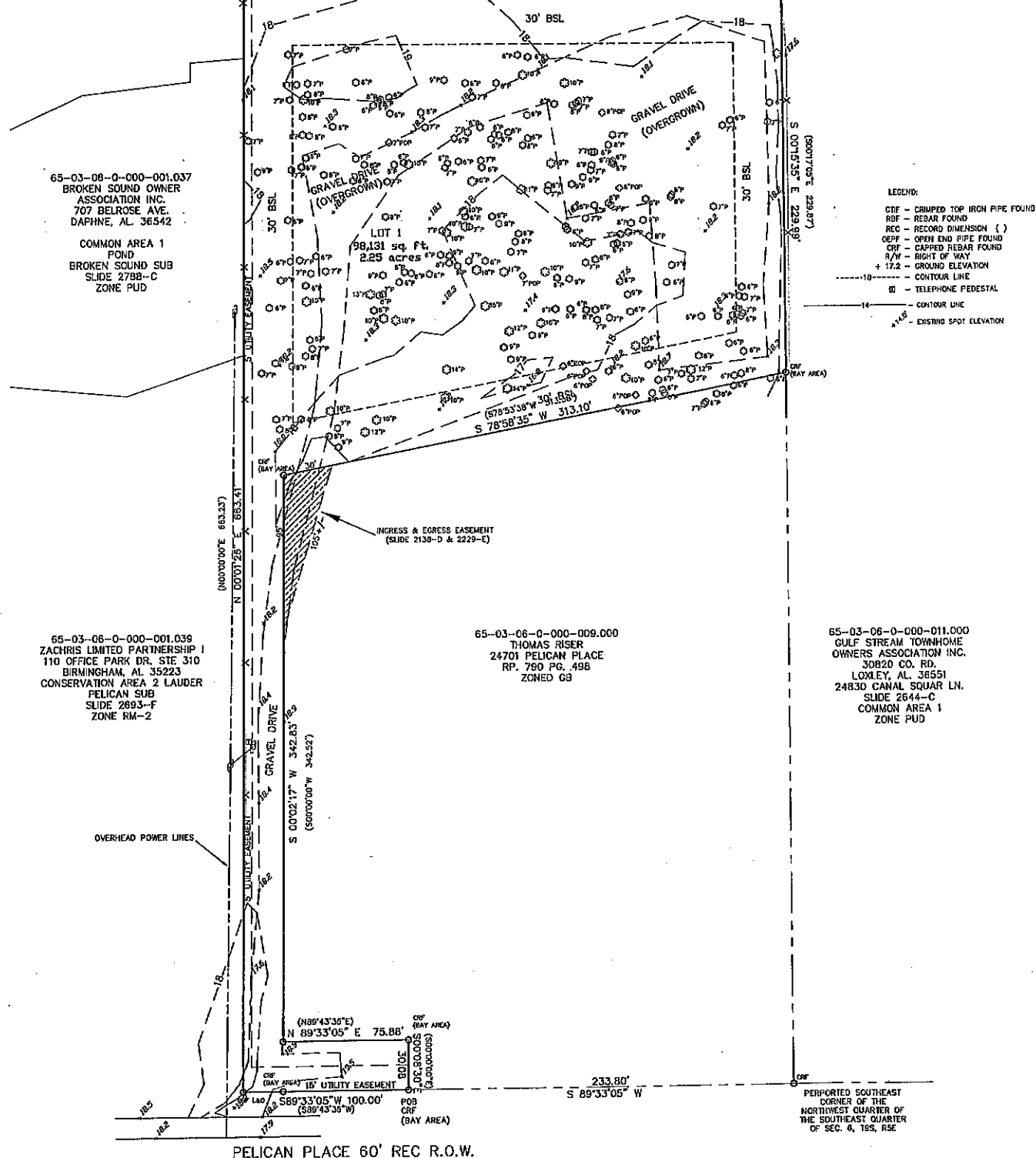
SECTION 6, TOWNSHIP 9 SOUTH, RANGE 5 EAST
BALDWIN COUNTY, ALABAMA. ST. STEPHENS MERIDIAN

Designed VDL	Project No.
Drawn CD	25016
Checked VDL	

Revisions	No.	Date	Description
	1	4-28-2025	Revised Per City comments CASE NO. 0502-CU-25

COVER PLAN SHEET

Issue Date 04/28/2025	Sheet No.
Sequence 1 of 6	G-1.00



ELECTRICITY

ORANGE BEACH WATER, SEWER, &
FIRE AUTHORITY
ORANGE BEACH, AL 36561
PHONE: 251.981.4233

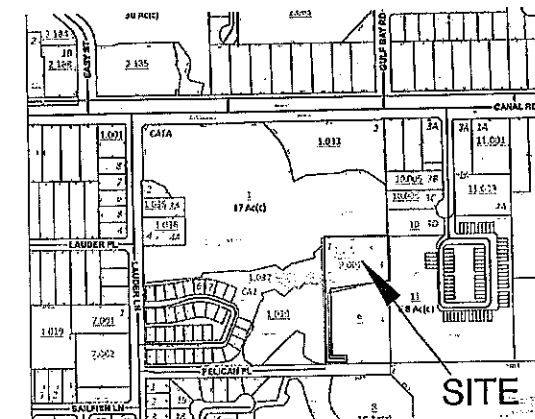
ORANGE BEACH WATER RECLAMATION
ORANGE BEACH, AL 36561
PHONE: 251.974.5681

TELEPHONE

CENTURYLINK
19812 Underwood Rd, Foley, AL 36535
PHONE: (251) 952-0008

NATURAL GAS

CLARK MOBILE GAS DISTRICT
ORANGE BEACH, AL 36561



PROPERTY ADDRESS
CANAL ROAD
ORANGE BEACH, AL. 36561

VICINITY MAP
(NOT TO SCALE)

- LEGEND:
- CRF - CAPPED 1/2" REBAR FOUND
 - OTF - OPEN TOP IRON FOUND
 - CTF - CRIMP TOP IRON FOUND
 - (RC) - RECORD DIMENSION ()
 - N/ - RIGHT OF WAY
 - P - POWER POLE
 - [T] - TELEPHONE/CABLE BOX
 - OVERHEAD POWER LINE
 - CONTOUR LINE
 - +8' - EXISTING SPOT ELEVATION
 - W - WATER WIDER
 - S - WATER VALVE
 - ☆ - FIRE HYDRANT
 - WATER LINE
 - PROPOSED CONTOUR
- SWMA - STORM WATER MANAGEMENT AREA
- 35.00 - FINISHED GRADE
- 32.46 - EXISTING SPOT ELEVATION

OPERATIONS AND MAINTENANCE PLAN:

1. BEFORE SITE GRADING OPERATIONS BEGIN, EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AS INDICATED ON THE EROSION CONTROL PLAN. EROSION CONTROL TYPE AND INSTALLATION METHODS SHALL BE ACCORDING TO SECTION 865 IN THE STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 2012 EDITION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EROSION CONTROL STRUCTURES AS LONG AS THEY ARE NECESSARY TO CONTROL SEDIMENT RUNOFF. CONTRACTOR SHALL INSPECT ALL STRUCTURES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR.
3. THE USE AND IMPLEMENTATION OF SILT FENCE, WAFFLES, HAYBALES, SEEDING & MULCHING, ETC. SHALL BE USED TO LIMIT EROSION AND SEDIMENTATION RUNOFF FROM SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL DEVICES.
4. ALL SILT FENCE SHALL BE INSPECTED DAILY. ANY REPAIR OR MAINTENANCE REQUIRED SHALL BE DONE WITHIN 24 HOURS.
5. ALL STORM WATER MANAGEMENT AREAS (SWMA) SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. BOTTOM AREAS SHALL BE KEPT CLEAN AND FREE OF DEBRIS AND VEGETATIVE GROWTH.
6. IT IS THE INTENT OF THIS PLAN TO ENSURE THE PROPER OPERATION OF THE EROSION CONTROL AND STORMWATER MANAGEMENT SYSTEM, ANY OBVIOUS DEFICIENCIES OTHER THAN THOSE LISTED ABOVE SHALL BE REMEDIATED AS SOON AS POSSIBLE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ADEQUATE MAINTENANCE IS CARRIED OUT.
8. ALL DISTURBED AREAS SHALL HAVE PERMANENT VEGETATION ESTABLISHED IMMEDIATELY AFTER FINAL GRADING OPERATIONS ARE COMPLETE. DISTURBED AREAS WITHIN RIGHT-OF-WAY SHALL BE SODED. MINIMUM 2 FOOT WIDE SOLID SOD STRIP REQUIRED ALONG EDGE OF PAVEMENT. ALL OTHER DISTURBED AREA SHALL AT A MINIMUM HAVE SEED AND MULCH APPLIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PERMANENT VEGETATION.
9. CONTRACTOR IS RESPONSIBLE FOR REMOVAL & CLEAN-UP OF TEMPORARY BMP'S AT THE END OF THE PROJECT AND ONLY AFTER PERMANENT VEGETATION HAS BEEN FULLY ESTABLISHED.
10. CONTRACTOR IS RESPONSIBLE FOR SECURING PERMITS, AS REQUIRED TO PERFORM WORK ON-SITE AND WITHIN RIGHT-OF-WAY LIMITS.
11. ALL WORK SHALL BE CONSTRUCTED AS CLOSE TO THE FINISHED GRADE CONTOURS AND ELEVATIONS SHOWN ON THIS SHEET AS POSSIBLE.

SITE NOTE:

1. ON SITE STORM WATER MANAGEMENT MUST BE DESIGNED TO COMPLY WITH THE CITY OF ORANGE BEACH WATER QUALITY AND QUANTITY REQUIREMENTS.
2. SITE MUST BE GRADED SUCH THAT NO OFFSITE RUNOFF WILL BE BLOCKED BY THE PROPOSED CONSTRUCTION.
3. EXTERIOR LIGHTING INSTALLED ON SITE MUST BE PROPERLY SHIELDED AND ARRANGED SO THAT IT WILL NOT HAVE A NEGATIVE IMPACT ON THE SURROUNDING AREAS, WITH PARTICULAR ATTENTION TO THE NEARBY RESIDENTIAL LAND USES.
4. ALL EXTERIOR UTILITY SERVICE AREA WILL BE PROPERLY SCREENED AND SHIELDED FROM PUBLIC VIEW.
5. FINISHED FLOOR ELEVATION (F.F.E.) OF ANY NEW STRUCTURE ON THIS LOT WILL BE IN ACCORDANCE WITH THE CITY OF ORANGE BEACH FLOOD PLAIN PREVENTION ORDINANCE, (SUBDIVISION REGULATIONS, SECTION 4.11).
6. ANY FILL OR DEBRIS DEPOSITED IN THE STREET SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY.

Lucido
Engineering & Surveying, LLC

Consulting Engineers & Land Surveyors
24593 Canal Road, Suite A
Orange Beach, Alabama 36561

Tel: 241.947.3250 vinoelucido@elucido.fr

SURVEYORS

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER 1391
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BAYSIDE GARAGES OF

ORANGE BEACH

24701 PELICAN PLACE
DANGE BEACH AI 38561

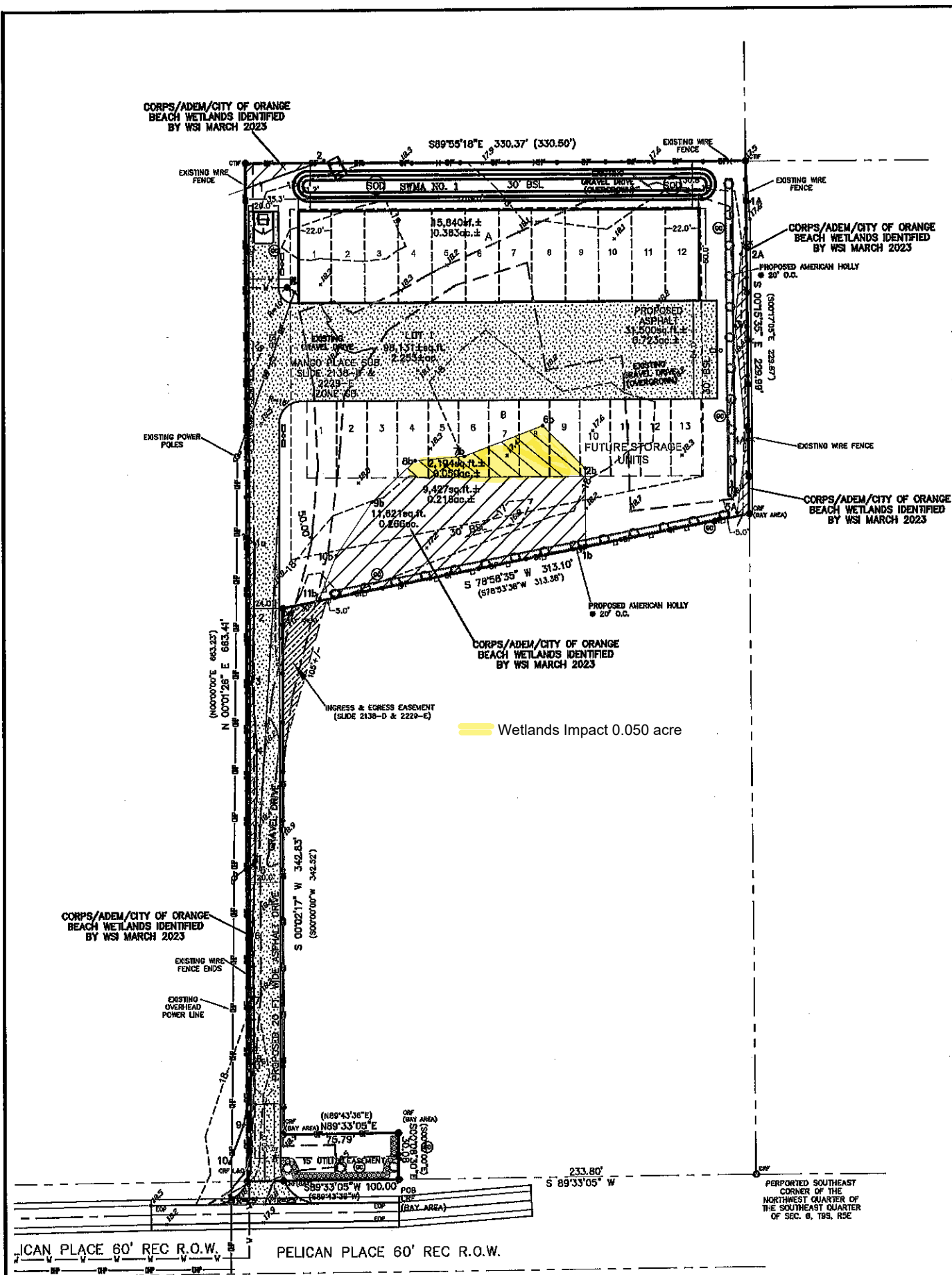
SECTION 6, TOWNSHIP 9 SOUTH, RANGE 5 EAST
CLAY COUNTY, ALABAMA

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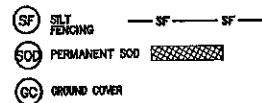
GRADING PLAN

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CONCEPTUAL FOR REVIEW ONLY



EROSION & SEDIMENT CONTROL LEGEND:



ORANGE BEACH LANDSCAPE REQUIREMENTS (ARTICLE 10) STREET FRONTAGE REQUIREMENTS (ARTICLE 10.05, SECTION 10.04-B.1A)

PELICAN PLACE
1 TREE PER 30LF R/W @ 100LF = 2.85 TREES REQ. TOTAL FRONTAGE TREES = 3 TREES
1 SHRUB PER 30LF R/W @ 100LF = 33.33 SHRUBS REQ. TOTAL FRONTAGE SHRUBS = 34 SHRUBS
IMPERVIOUS AND PERVIOUS VEHICULAR USE AREA LANDSCAPING REQUIREMENTS (ARTICLE 10.04.B.4):
1 TREE PER 1,500sq.ft. @ 31,500sq.ft. = 24.23 trees
TOTAL TREES REQUIRED: 24.23 TOTAL TREES PROVIDED: 25

LANDSCAPE PLANTINGS SCHEDULE

QTY	COMMON NAME	GALLON	DA	HEIGHT
28	AMERICAN HOLLY (IEX OPAC)	10 gal	5" dia	min. 8' ABOVE GRADE
34	WAXLEAF PRIVET	3 gal	2" dia	min. 3' ABOVE GRADE

GROUND COVER MULCH, PINE STRAW OR OTHER ORGANIC
MULCH - MIN 4" IN DEPTH

NOTES

1. A FULLY AUTOMATIC, PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED, PROVIDING 100% COVERAGE OF ALL REQUIRED LANDSCAPE AREAS.
2. EXTERIOR LIGHTING INSTALLED ON SITE MUST BE PROPERLY SHIELDED AND ARRANGED SO THAT IT WILL NOT HAVE A NEGATIVE IMPACT ON THE SURROUNDING AREAS, WITH PARTICULAR ATTENTION TO THE NEARBY RESIDENTIAL LAND USES.
3. ALL EXTERIOR UTILITY SERVICE AREA WILL BE PROPERLY SCREENED AND SHIELDED FROM PUBLIC VIEW.
4. LANDSCAPING SHALL BE PLANTED WITH MATERIALS OF SUFFICIENT DENSITY AND SUFFICIENT HEIGHT. THE HEIGHT OF THE LANDSCAPING SHALL NOT BE LESS THAN EIGHT (8) FEET AT THE TIME OF PLANTING.

GENERAL CONDITIONS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
4. ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

PLANTING SOIL: ASTM D 5268 TOPSOIL, WITH PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH (25 MM) OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. MIX ASTM D 5268 TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES TO PRODUCE PLANTING SOIL.

A. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.: 5 LBS.

B. RATIO OF LOOSE COMPOST TO TOPSOIL, BY VOLUME: 1:4.

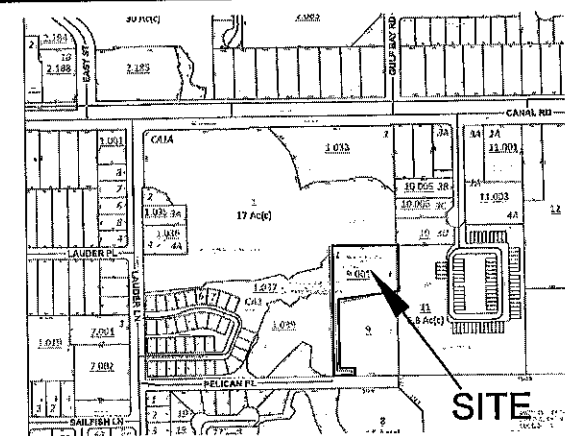
PLACE APPROVED TOPSOIL MIX AS BACKFILL FOR TREE AND SHRUB PITS AND BEDS AS DRAWN. PLACE SIX (6) INCHES OF TOPSOIL MIX IN ALL SHRUB BEDS & (1) INCH OVER ALL AREAS TO RECEIVE SOD UNLESS OTHERWISE INDICATED ON THE DRAWINGS. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.

INCORPORATE TOPSOIL MIX UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 5 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.

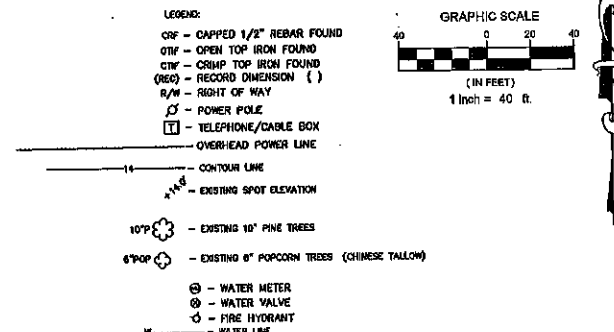
RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.

REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

WATER THOROUGHLY AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.



VICINITY MAP (NOT TO SCALE)



OPERATIONS AND MAINTENANCE PLAN:

1. BEFORE SITE GRADING OPERATIONS BEGIN, EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AS INDICATED ON THE EROSION CONTROL PLAN. EROSION CONTROL TYPE AND INSTALLATION METHODS SHALL BE ACCORDING TO SECTION 609 IN THE STATE OF ALABAMA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 2012 EDITION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EROSION CONTROL STRUCTURES AS LONG AS THEY ARE NECESSARY TO CONTROL SEDIMENT RUNOFF. CONTRACTOR SHALL INSPECT ALL STRUCTURES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR.
3. ALL STORM WATER MANAGEMENT AREAS (SWMA) SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. BOTTOM AREAS SHALL BE KEPT CLEAN AND FREE OF DEBRIS AND VEGETATIVE GROWTH.
4. ALL SILT FENCE SHALL BE INSPECTED DAILY. ANY REPAIR OR MAINTENANCE REQUIRED SHALL BE DONE WITHIN 24 HOURS.
5. IT IS THE INTENT OF THIS PLAN TO ENSURE THE PROPER OPERATION OF THE EROSION CONTROL AND STORM WATER MANAGEMENT SYSTEM. ANY OBVIOUS DEFICIENCIES OTHER THAN THOSE LISTED ABOVE SHALL BE REMEDIATED AS SOON AS POSSIBLE.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ADEQUATE MAINTENANCE IS CARRIED OUT.

PLANT MATERIAL AND PLANTING

PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.

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

PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES.

PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN. FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE & LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB & PARKING SPACES.

NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.

ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:

- ☐ 3" DEPTH PINE BARK
- ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
- ☐ 3" DEPTH PINE STRAW

TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS.
ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD. ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

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SECTION 6, TOWNSHIP 9 SOUTH, RANGE 5 EAST
BALDWIN COUNTY, ALABAMA, ST. STEPHENS MERIDIAN

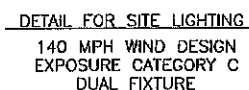
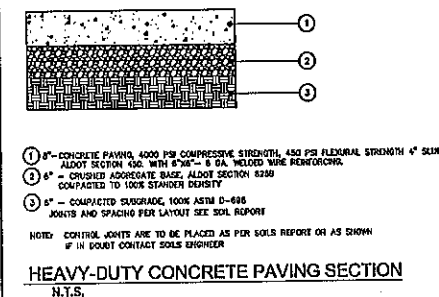
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Checked	VDL		

Revisions	No.	Date	Description

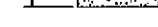
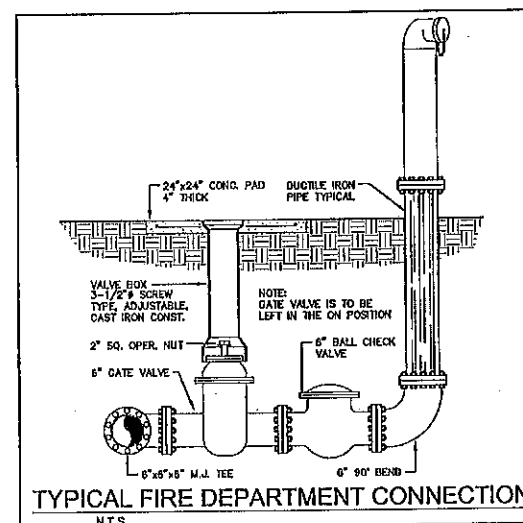
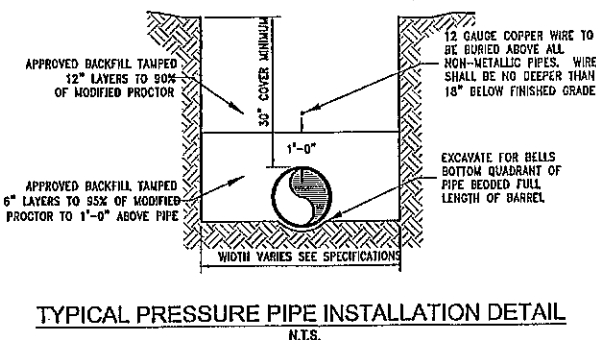
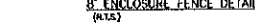
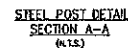
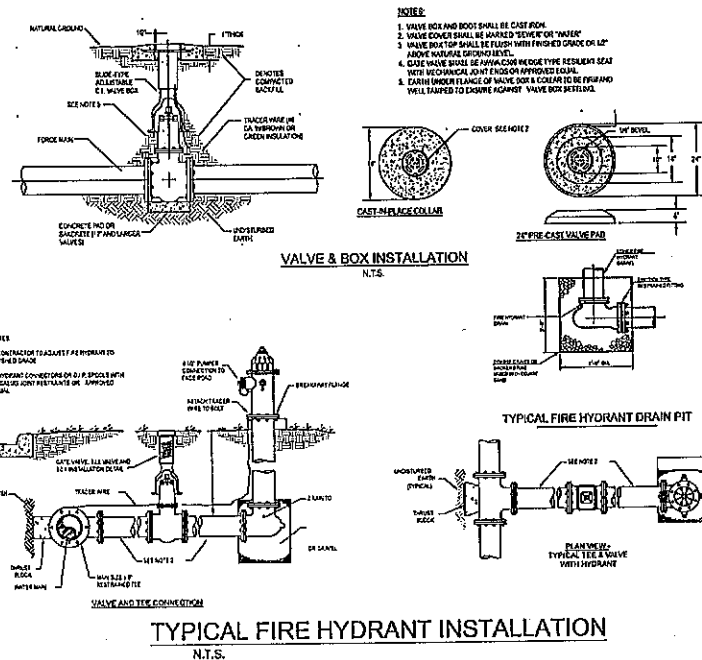
LANDSCAPING PLAN

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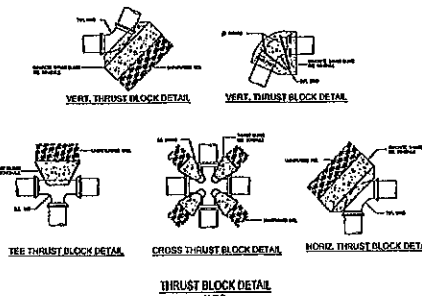
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1. ALL FIXTURES MUST BE EQUAL IN MATERIAL, QUALITY, WARRANTY, PHOTOMETRICS, SIZE AND FINISH.
2. ALL FIXTURES CONSIDERED EQUAL MUST BE SUBMITTED TO THE ARCHITECT OR ENGINEER PRIOR TO THE BID DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIXTURE FOR A ONE TIME REVIEW. IF REJECTED, THE CONTRACTOR SHALL SUPPLY AS SPECIFIED.
3. POLE HEIGHT SHALL NOT EXCEED 26 FEET PER THE CITY OF ORANGE BEACH ZONING.



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BALDWIN COUNTY, ALABAMA. ST. STEPHENS MERIDIAN

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DETAILS

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