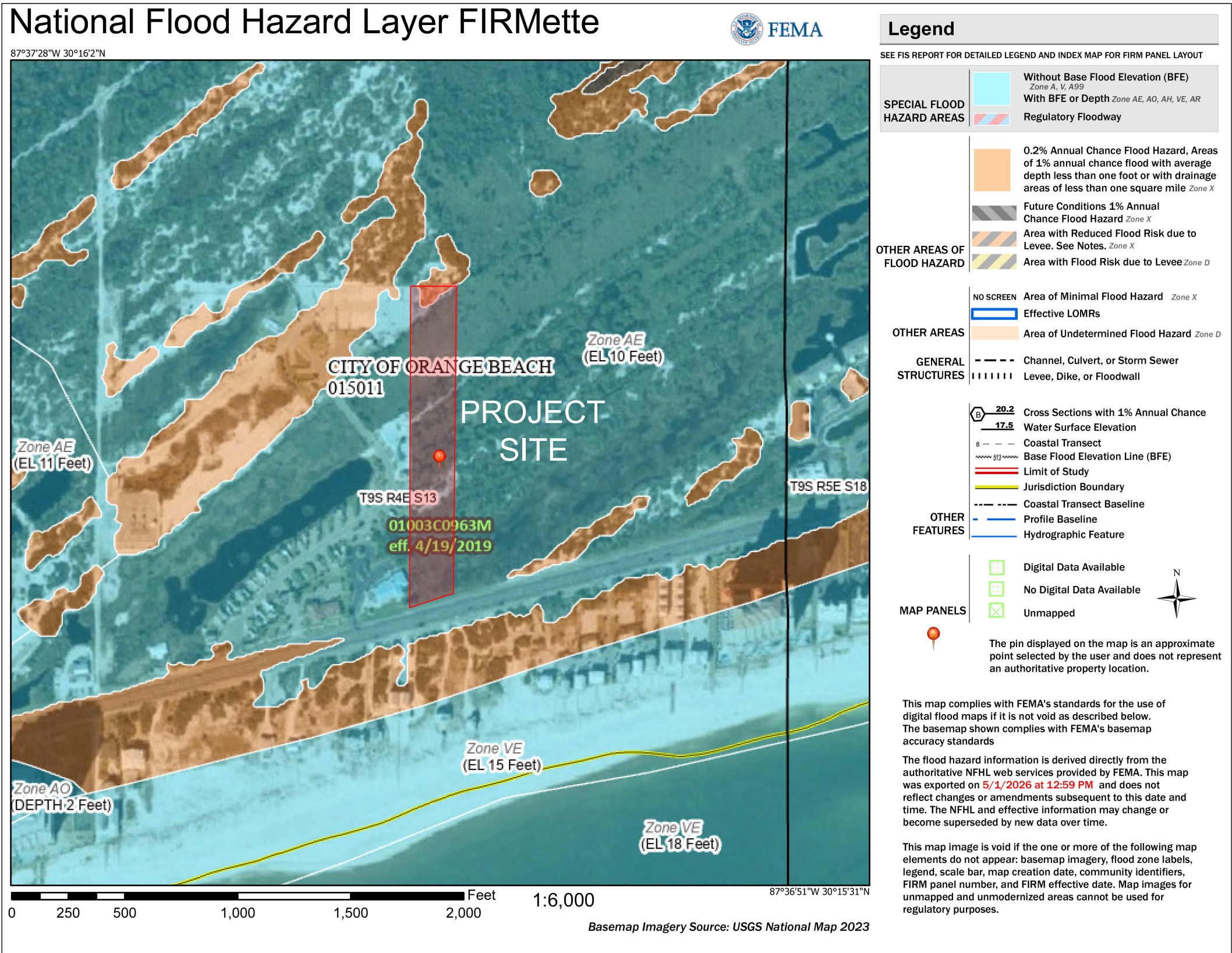


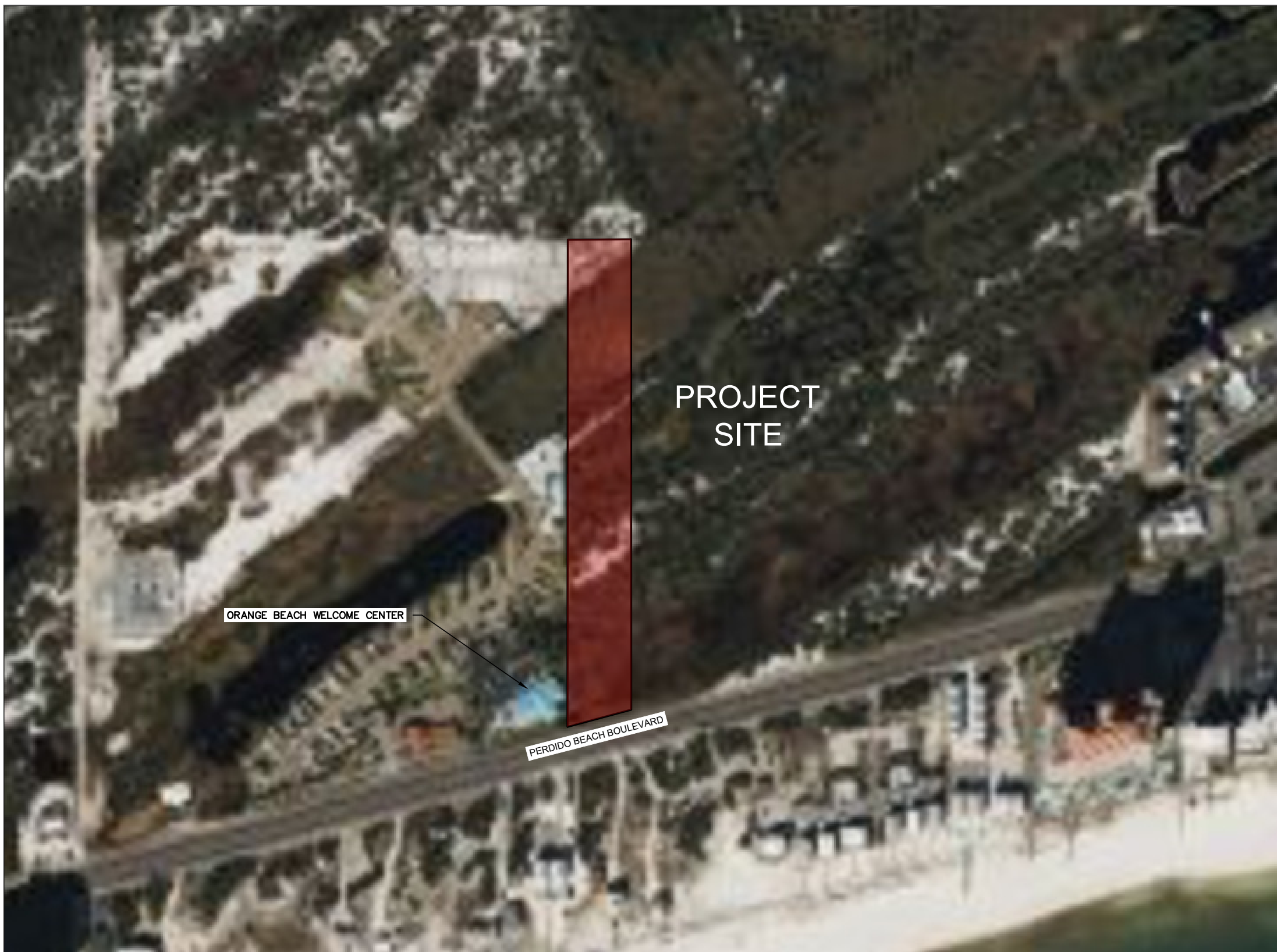
USACE PERMIT DOCUMENTS
FOR
THE SHORES AT ORANGE BEACH

PERDIDO KEY BOULEVARD
ORANGE BEACH, AL



FEMA'S NATIONAL FLOOD HAZARD VIEWER
PER FEMA 01003C0963M, THE DEVELOPED PORTION OF THE SITE IS
LOCATED IN ZONE AE WITH A BFE OF 10 FT
N.T.S.

OWNER
PATTERSON CONSTRUCTION & DEVELOPMENT
130 BROWN ROAD
CAVE SPRINGS, AR
479-973-3000
CONTACT: JEFF PATTERSON



VICINITY MAP
N.T.S.

TABLE OF CONTENTS:

- C1.0 CONCEPTUAL SITE PLAN
C2.0 CONCEPTUAL GRADING PLAN
C3.0 ON-SITE MITIGATION AREA
C4.0 BRIDGE SECTION

CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

PROJECT ADDRESS:
PERDIDO KEY BOULEVARD
ORANGE BEACH, AL

COVER SHEET

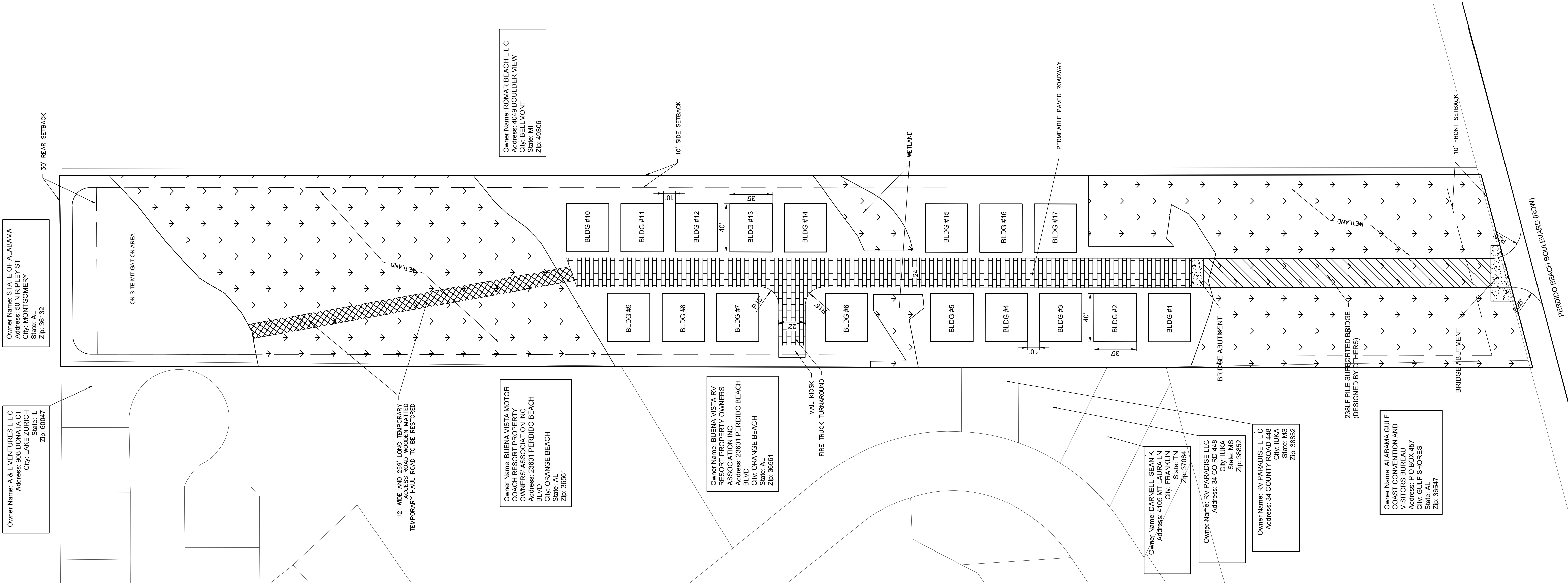
PROJECT NAME:
THE SHORES AT
ORANGE BEACH

DRAWN BY: VB
CHECKED BY: DTS
PROJECT No.: F_PAT0001
DATE: July 8, 2026

SHEET NO.
C0.0

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL STREET
FOLEY, AL 36555
(251) 943 - 8960

T:\F_PAT10001 PATTERSON CUSTOM HOMES AT ORANGE BEACH\ENGINEERING\DWG\CONCEPTUAL SITE PLANDWG - last plotted 6/15/2026 2:08 PM by VAL BAHREN



Owner Name: STATE OF ALABAMA
Address: 50 N RIPLEY ST
City: MONTGOMERY
State: AL
Zip: 36132

Owner Name: A & L VENTURES LLC
Address: 908 DONATA CT
City: LAKE ZURICH
State: IL
Zip: 60047

Owner Name: ROMAR BEACH LLC
Address: 4049 BOULDER VIEW
City: BELLMONT
State: MI
Zip: 49306

Owner Name: BUENA VISTA MOTOR
COACH RESORT PROPERTY
OWNERS ASSOCIATION INC
Address: 23801 PERDIDO BEACH
BLVD
City: ORANGE BEACH
State: AL
Zip: 36561

Owner Name: BUENA VISTA RV
RESORT PROPERTY OWNERS
ASSOCIATION INC
Address: 23801 PERDIDO BEACH
BLVD
City: ORANGE BEACH
State: AL
Zip: 36561

Owner Name: DARNELL, SEAN K
Address: 4105 MT LAURA LN
City: FRANKLIN
State: MS
Zip: 37064

Owner Name: RV PARADISE LLC
Address: 34 CO RD 448
City: JUKA
State: MS
Zip: 38652

Owner Name: RV PARADISE LLC
Address: 34 COUNTY ROAD 448
City: JUKA
State: MS
Zip: 38652

Owner Name: ALABAMA GULF
COAST CONVENTION AND
VISITORS BUREAU
Address: P O BOX 457
City: GULF SHORES
State: AL
Zip: 36547

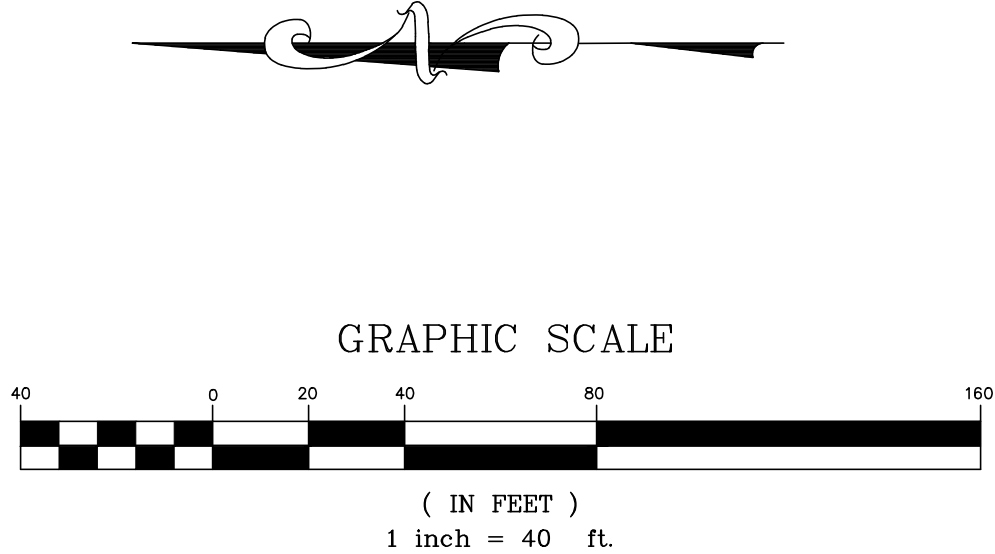
LEGEND

- PROPOSED UNDERGROUND DETENTION POND
- WETLAND
- BRIDGE ABUTMENT
- PILE SUPPORTED BRIDGE DESIGNED BY OTHERS
- PERMEABLE PAVER ROADWAY

NOTES:

- PROPERTY BOUNDARY LINE WAS PROVIDED BY THE CLIENT AND IS BASED ON A DEED.
- A BOUNDARY SURVEY AND A TOPOGRAPHIC SURVEY WAS NOT PROVIDED.
- AN UNDERGROUND STORMWATER POND IS PLANNED FOR THIS PROJECT TO BE INSTALLED BENEATH THE ROADWAYS.

SITE DATA TABLE	
PARCEL NUMBER	05-66-06-13-1-001-007.000
SITE AREA	4.34 AC
CURRENT ZONING	GB (GENERAL BUSINESS)
SETBACK	
FRONT:	30'
REAR:	30'
SIDE:	10'
MAX BUILDING HEIGHT	50'
PARKING REQUIRED	51 (1 PARKING SPACE PER BEDROOM)
PARKING PROVIDED	68 SPACES (4 PARKING SPACES UNDERNEATH EACH BUILDING)



PROJECT NAME:
**THE SHORES AT
ORANGE BEACH**

PROJECT ADDRESS:
**PERDIDO KEY BOULEVARD
ORANGE BEACH, AL**

SHEET TITLE:
CONCEPTUAL SITE PLAN

DRAWN BY:
VB

CHECKED BY:
DTS

PROJECT No.:
F_PATTOO01

DATE:
July 8, 2026

ISSUE
CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

REVISIONS

EDG
ENGINEERING DESIGN GROUP

PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158

FOLEY, AL
1000 E. LAUREL STREET
FOLEY, AL 36535
(251) 943 - 8960

PROJECT NAME:
**THE SHORES AT
ORANGE BEACH**

PROJECT ADDRESS:
**PERDIDO KEY BOULEVARD
ORANGE BEACH, AL**

SHEET TITLE:
CONCEPTUAL SITE PLAN

DRAWN BY:
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DTS

PROJECT No.:
F_PATTOO01

DATE:
July 8, 2026

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FOLEY, AL 36535
(251) 943 - 8960

C1.0

T:\F_PAT\0001 PATTERN CUSTOM HOMES AT ORANGE BEACH\ENGINEERING\DWG\CONCEPTUAL GRADING PLAN.DWG — last plotted 7/8/2026 8:18 AM by VAL BAHRN

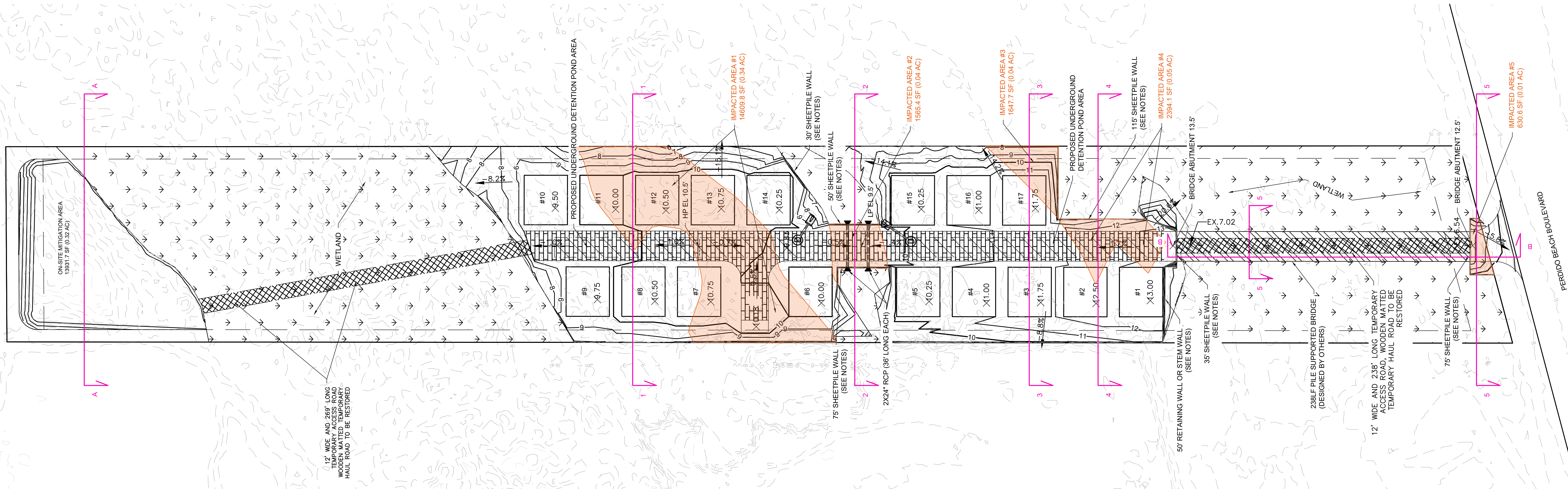
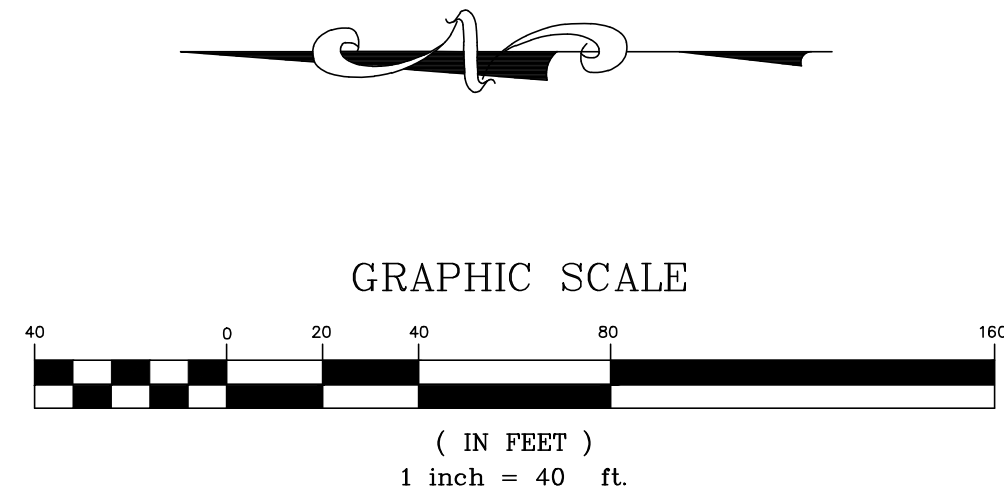
GRADING AND DRAINAGE PLAN LEGEND	
	EX. CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	EX:194.00 EXISTING SPOT ELEVATION
	194.00 PROPOSED SPOT ELEVATION
	GTW:195.00 GRADE TOP OF WALL
	GBW:194.50 GRADE BOTTOM OF WALL
	HP: 194.00 HIGH POINT SPOT ELEVATION
	GRADE BREAK
	SLOPE PAVED HEADWALL

	PROPOSED UNDERGROUND DETENTION POND
	WETLAND
	PROP STORM SEWER PIPE
	EX STORM SEWER PIPE
	UNDERGROUND DETENTION FOOTPRINT

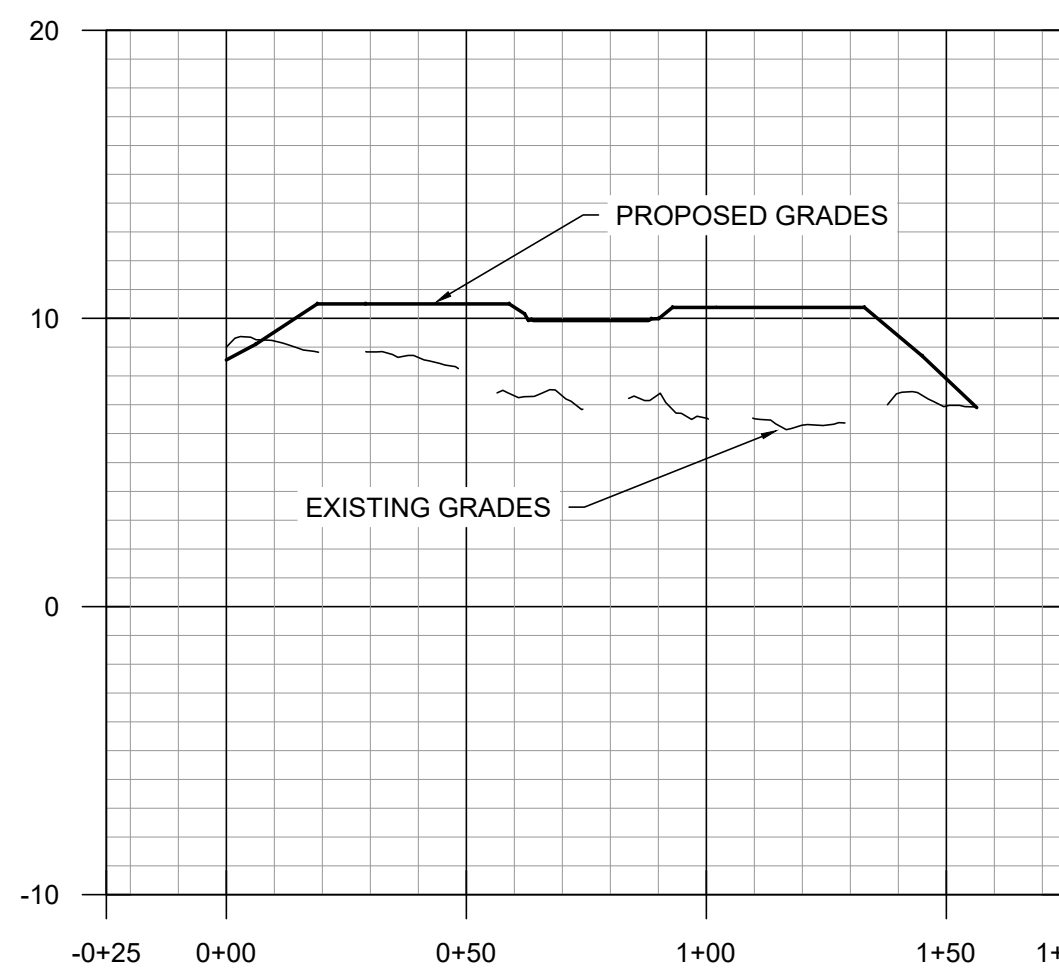
NOTES:

- ON GRADE ROADWAYS TO BE OF PERMEABLE PAVERS, WITH AN UNDERGROUND STORM DETENTION BENEATH THEM.
- GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO CHECK GROUNDWATER AND SOIL CONDITIONS. CURRENT GRADING PLANS IS BASED ON ASSUMED INFORMATION AND IS EXPECTED TO CHANGE.
- ALL PARKING SLABS SHOULD BE TURNED DOWN ON THE PERIMETER A MINIMUM OF 24".
- STEM WALLS SHOULD BE CONSTRUCTED FOR STRUCTURES NEAR STEEP SLOPES
- ALL STRUCTURES SHOULD BE ON A PILE FOUNDATION SYSTEM DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ALABAMA.
- ALL IMPORTED FILL AND BACKFILL SHOULD FOLLOW LOCAL GRAINSIZE AND COLOR REQUIREMENTS.
- RETAINING WALLS AND STEM WALLS SHOWN ARE TO BE DESIGNED BY OTHERS.

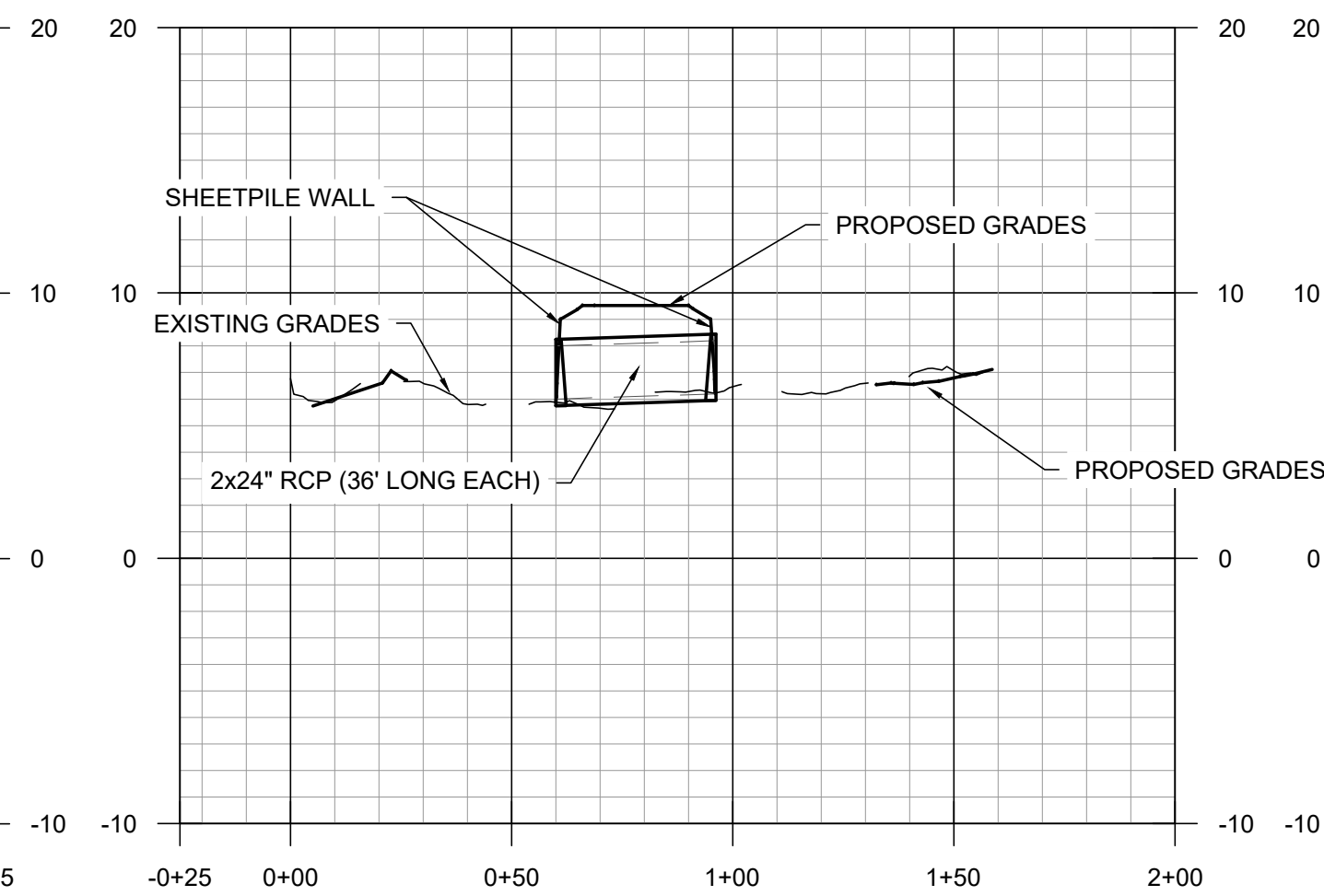
WETLAND IMPACT:	
AREA #1	IMPACT: 0.34 AC
AREA #2	IMPACT: 0.04 AC
AREA #3	IMPACT: 0.04 AC
AREA #4	IMPACT: 0.05 AC
AREA #5	IMPACT: 0.01 AC
TOTAL WETLAND IMPACT=0.48 AC	
TOTAL FILL IN WETLAND AREA:	
AREA #1:	±1950 CY
AREA #2:	±175 CY
AREA #3:	±190 CY
AREA #4:	±450 CY
AREA #5:	±100 CY



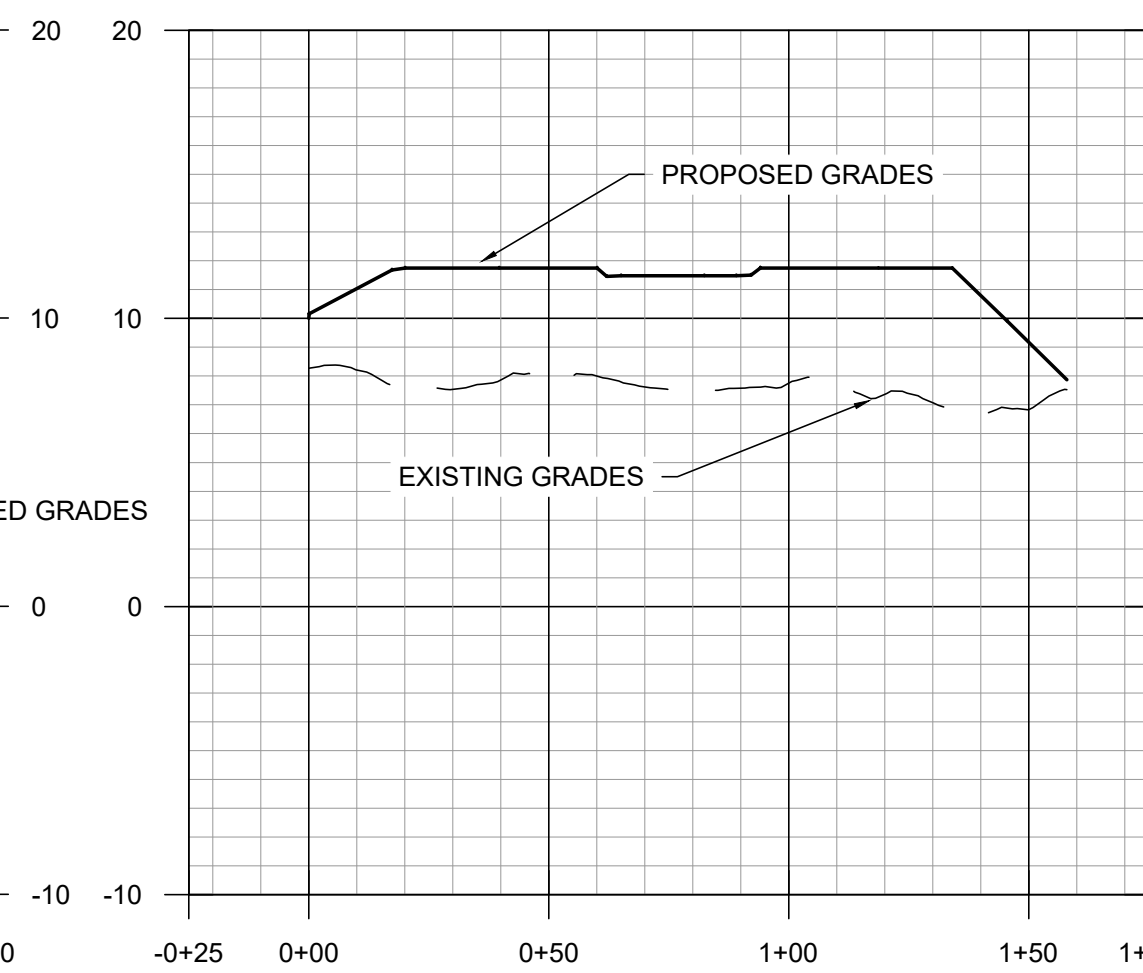
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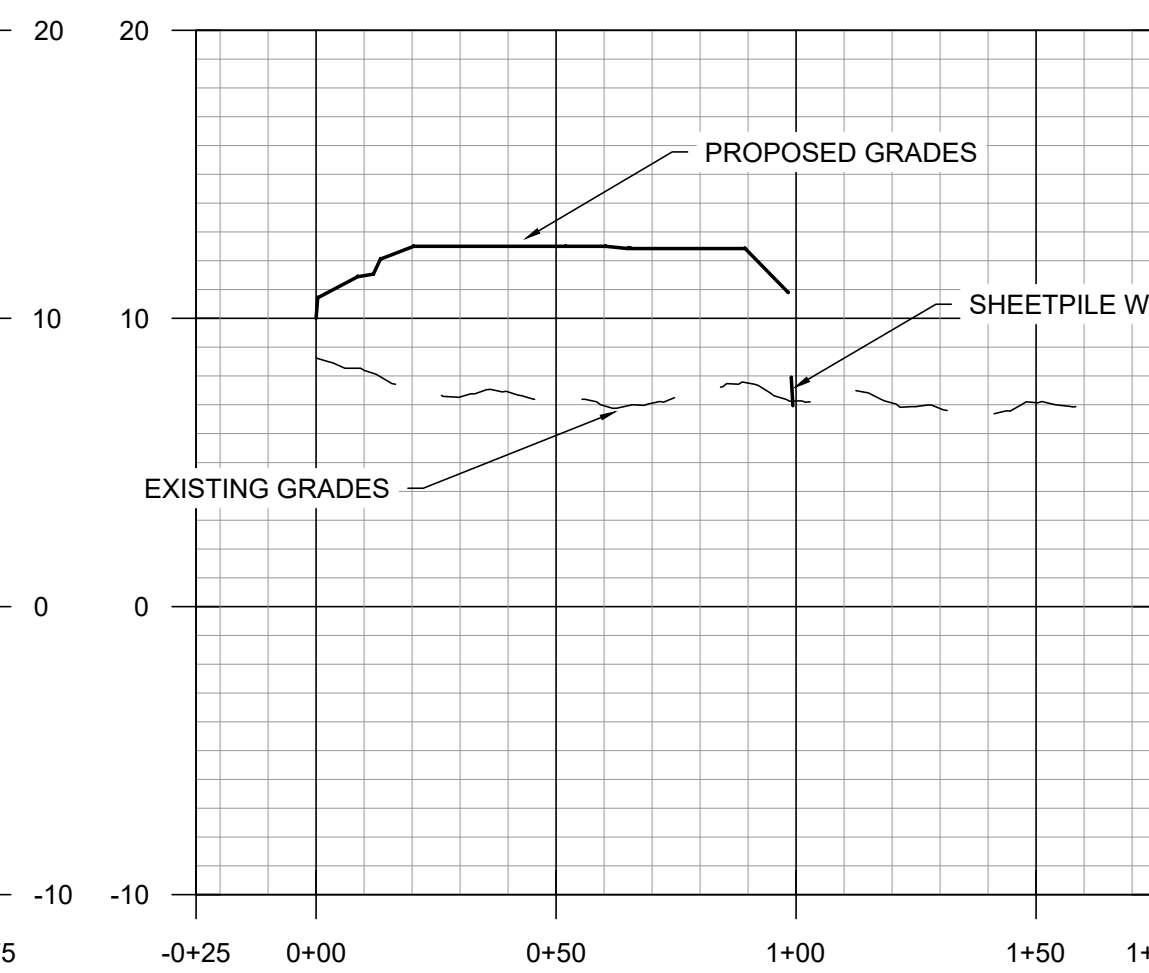
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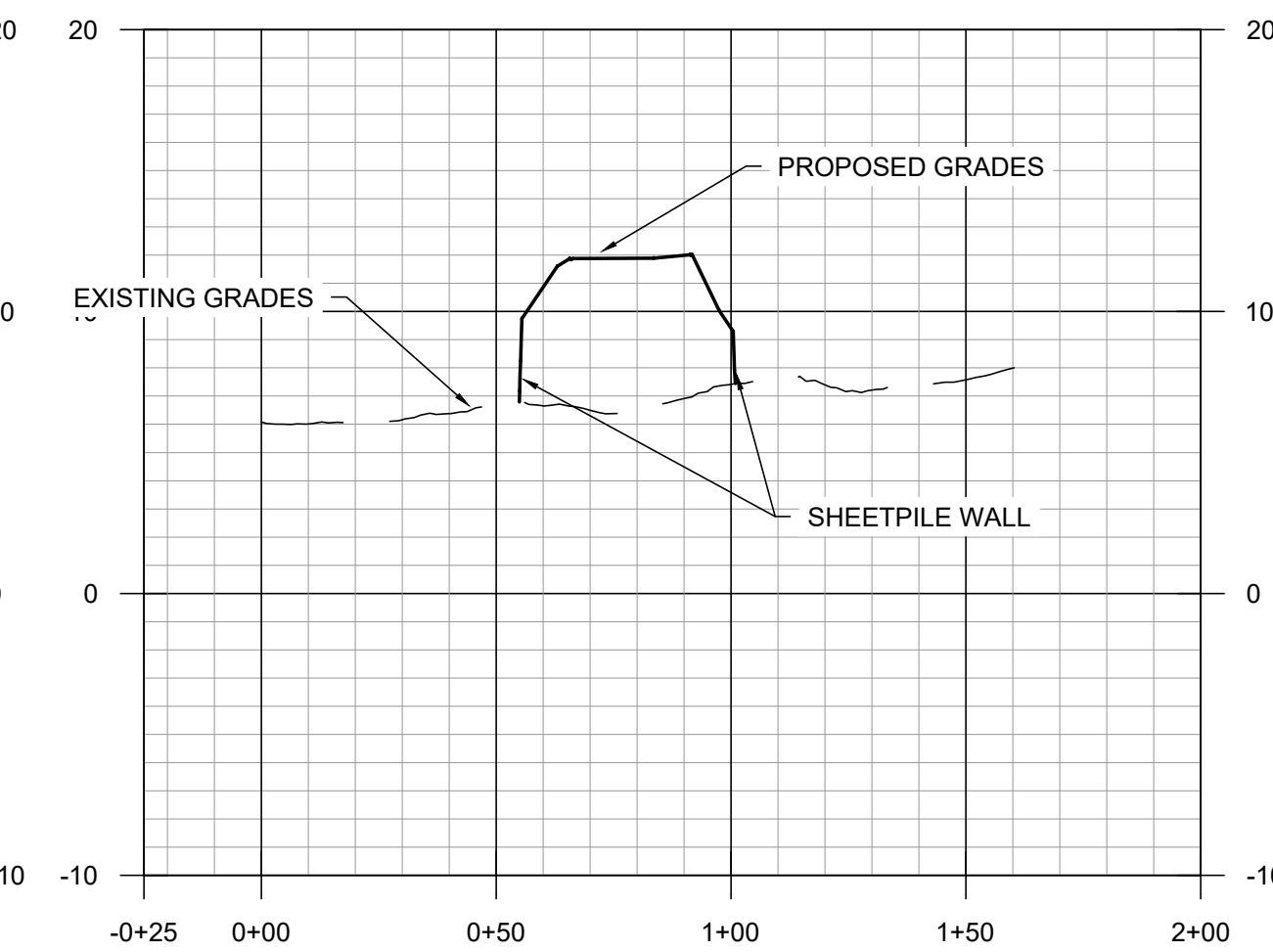
SECTION 3-3



SECTION 4-4



SECTION 5-5



ISSUE CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

REVISIONS

PROJECT ADDRESS:
PERDIDO KEY BOULEVARD
ORANGE BEACH, AL

SHEET TITLE:
CONCEPTUAL GRADING

PROJECT NAME:
THE SHORES AT
ORANGE BEACH

DRAWN BY: VB
CHECKED BY: DTS
PROJECT No.: F_PAT0001
DATE: July 8, 2026

SHEET NO.
C2.0

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL STREET
FOLEY, AL 36535
(251) 943 - 8960

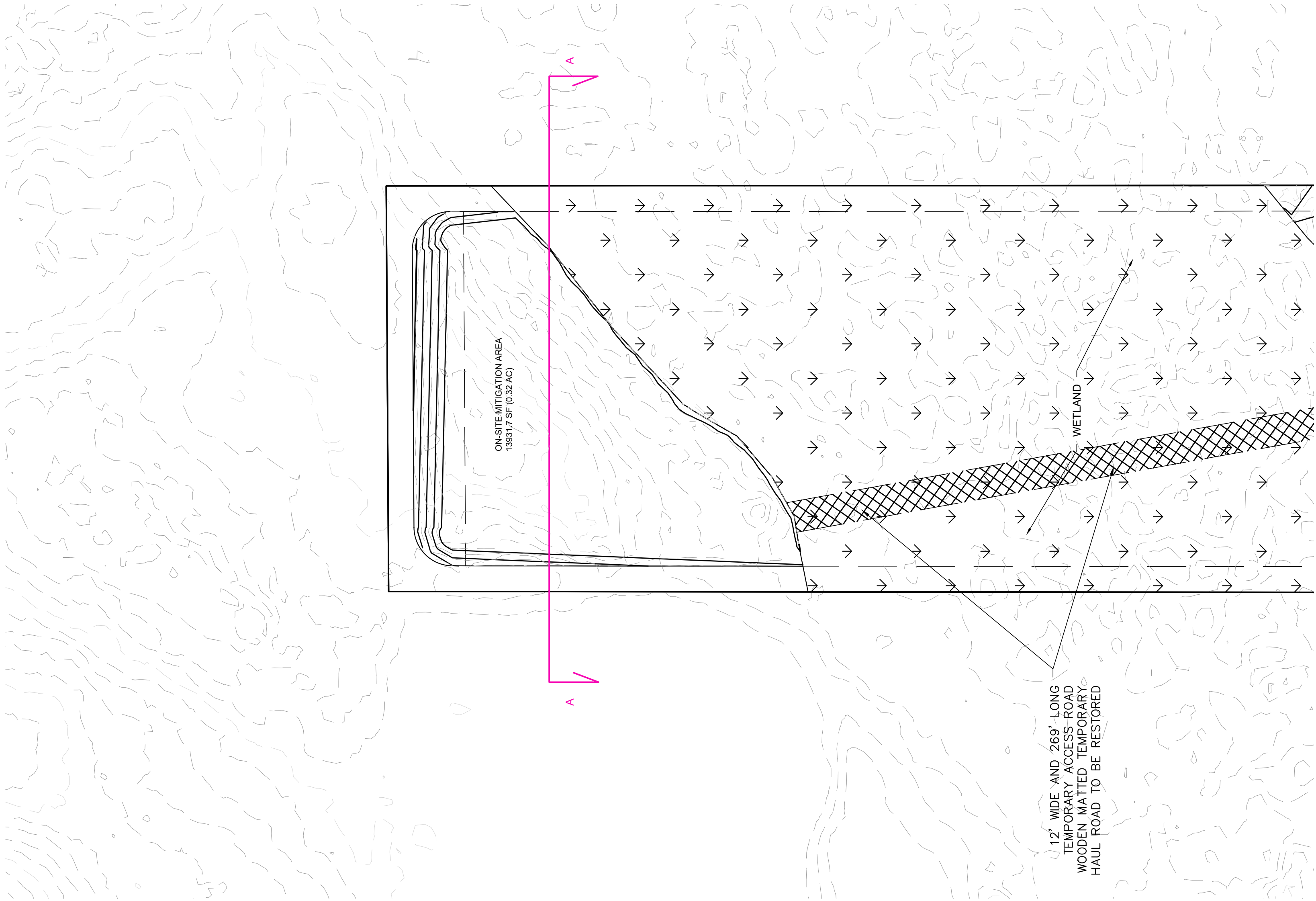
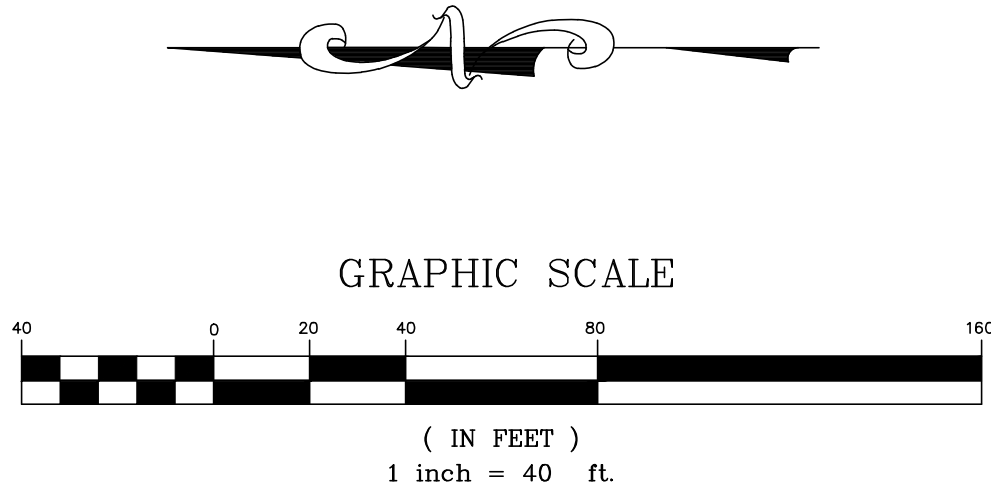
GRADING AND DRAINAGE PLAN LEGEND	
	EX. CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	EX:194.00 EXISTING SPOT ELEVATION
	194.00 PROPOSED SPOT ELEVATION
	GTW:195.00 GRADE TOP OF WALL
	GBW:194.50 GRADE BOTTOM OF WALL
	HP: 194.00 HIGH POINT SPOT ELEVATION
	GRADE BREAK
	SLOPE PAVED HEADWALL

	PROPOSED UNDERGROUND DETENTION POND
	WETLAND
	PROP STORM SEWER PIPE
	EX STORM SEWER PIPE
	UNDERGROUND DETENTION FOOTPRINT

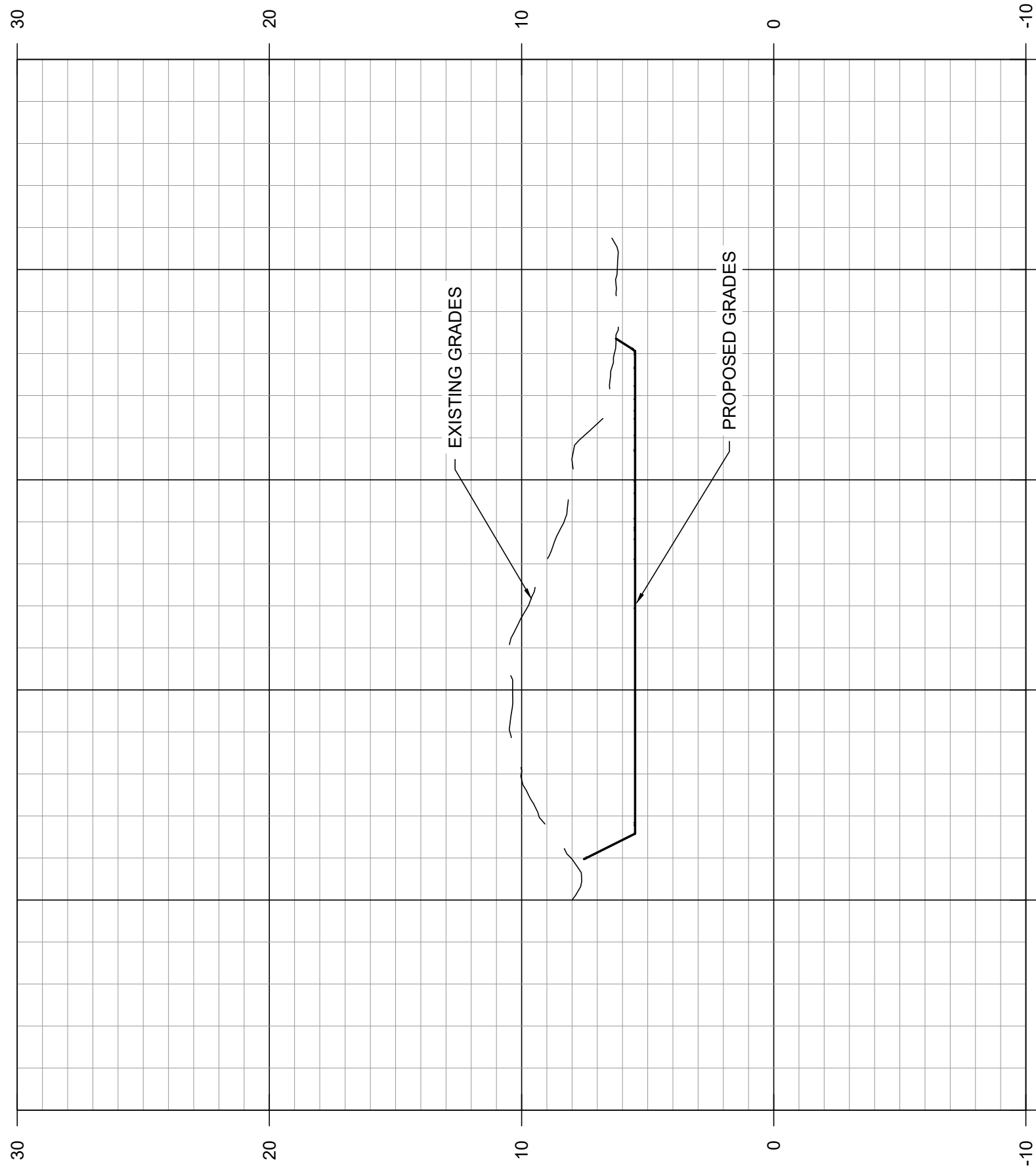
NOTES:

- ON GRADE ROADWAYS TO BE OF PERMEABLE PAVERS, WITH AN UNDERGROUND STORM DETENTION BENEATH THEM.
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- ALL IMPORTED FILL AND BACKFILL SHOULD FOLLOW LOCAL GRAINSIZE AND COLOR REQUIREMENTS.
- RETAINING WALLS AND STEM WALLS SHOWN ARE TO BE DESIGNED BY OTHERS.

ON-SITE MITIGATION AREA:
AREA IMPACT: 0.32 AC
TOTAL CUT: 1,500 CY
TOTAL FILL: NO FILL



SECTION A-A



DRAWN BY:	VB
CHECKED BY:	DTS
PROJECT No.:	F_PAT0001
DATE:	July 8, 2026

SHEET NO.

C3.0

PROJECT NAME:
**THE SHORES AT
ORANGE BEACH**

PROJECT ADDRESS:
**PERDIDO KEY BOULEVARD
ORANGE BEACH, AL**

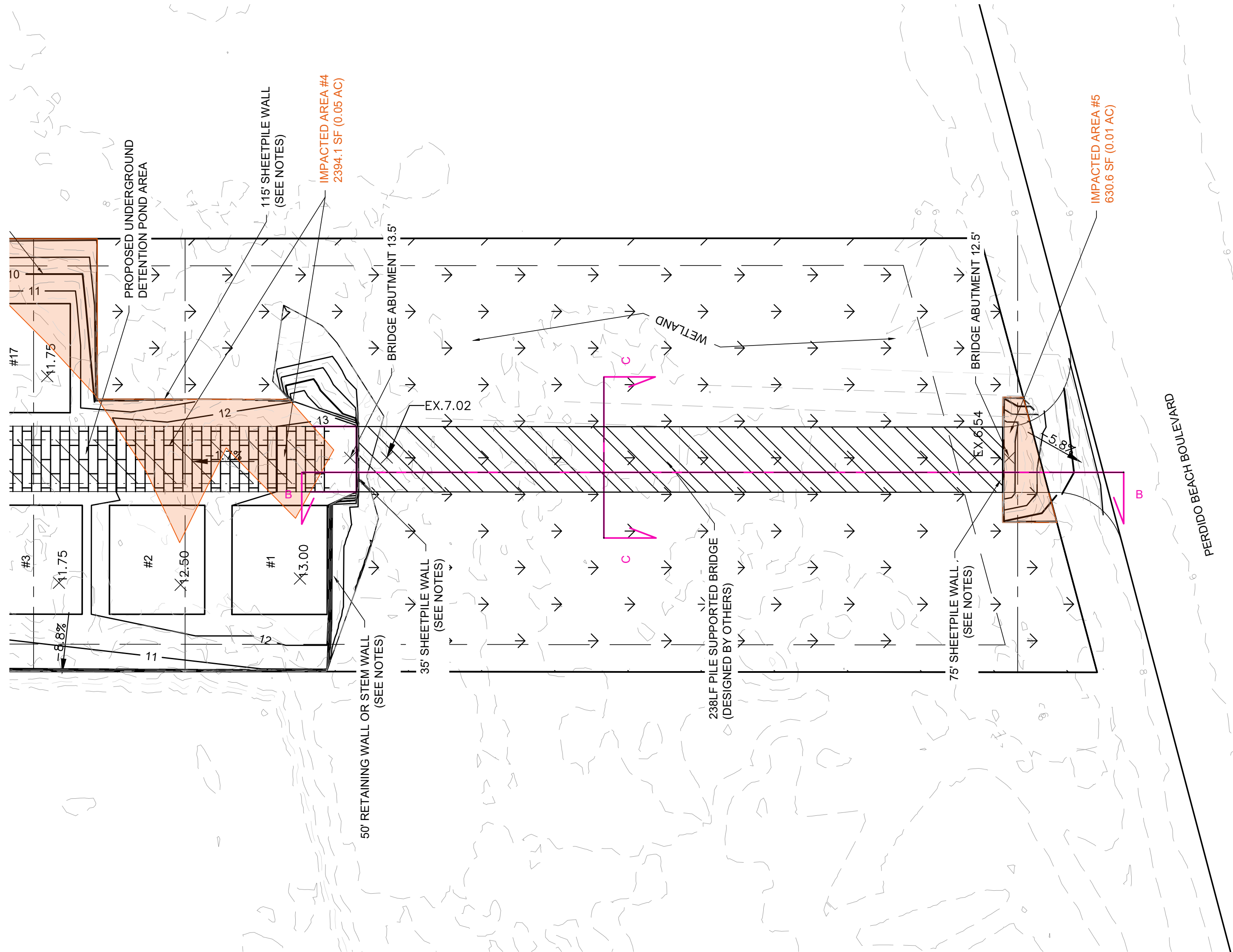
SHEET TITLE:
ON SITE MITIGATION AREA

ISSUE
CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158
FOLEY, AL
1000 E. LAUREL STREET
FOLEY, AL 36535
(251) 943 - 8960



T:\F_PAT0001 PATTerson CUSTOM HOMES AT ORANGE BEACH\ENGINEERING\DWG\CONCEPTUAL GRADING PLAN - BRIDGE LONGITUDINAL AND CROSS SECTION.DWG - last plotted 7/8/2026 7:43 AM by VAL BAHRN



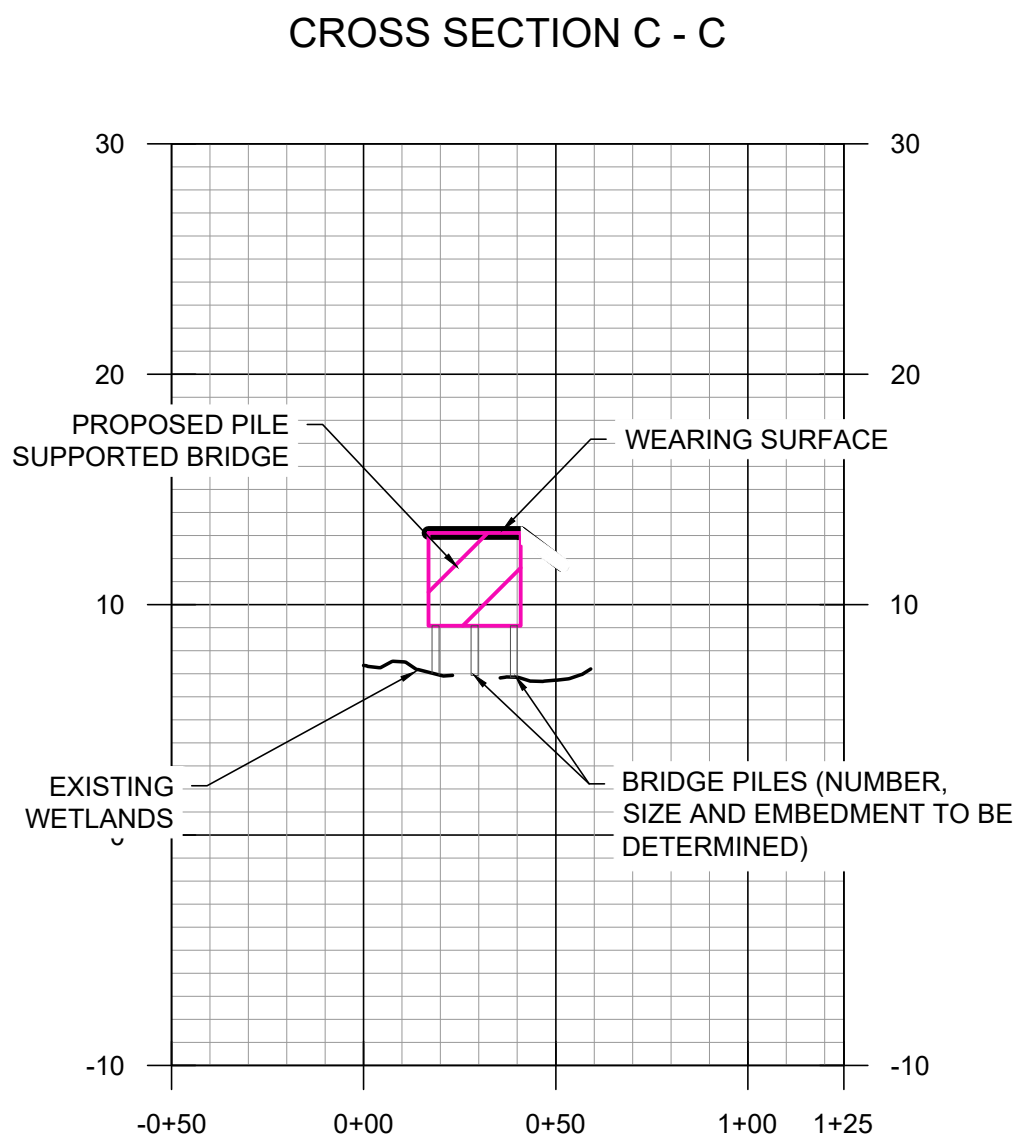
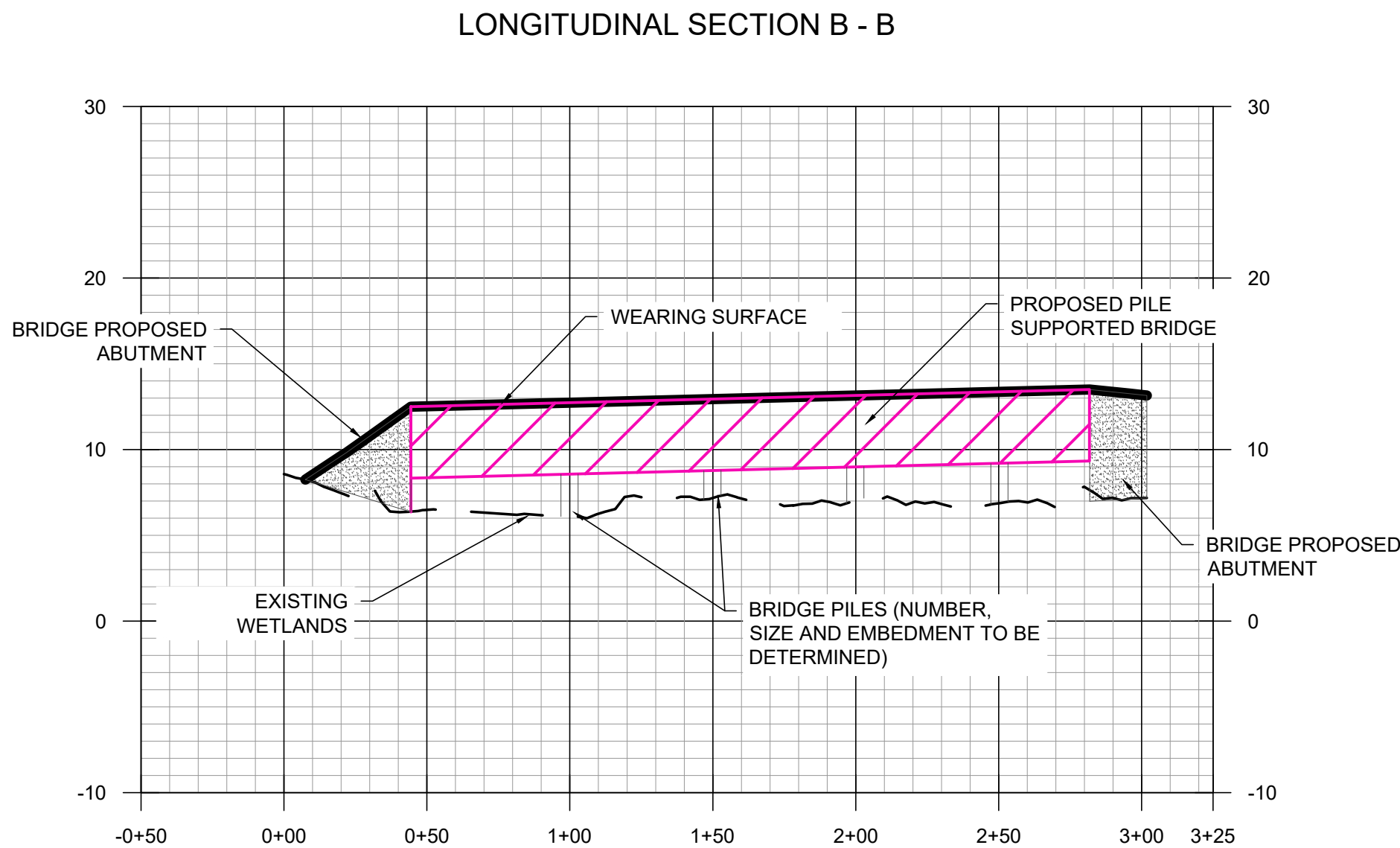
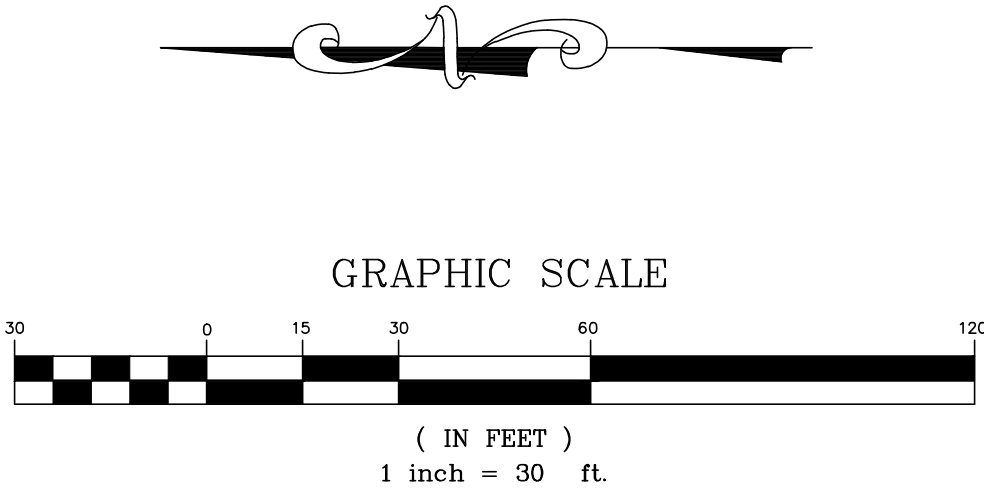
GRADING AND DRAINAGE PLAN LEGEND	
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	PROP. MAJOR CONTOUR
	EX:194.00 EXISTING SPOT ELEVATION
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	GRADE BREAK
	SLOPE PAVED HEADWALL

	PROPOSED UNDERGROUND DETENTION POND
	WETLAND
	PROP STORM SEWER PIPE
	EX STORM SEWER PIPE
	UNDERGROUND DETENTION FOOTPRINT

NOTES:

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ON-SITE MITIGATION AREA:	
AREA IMPACT:	0.32 AC
TOTAL CUT:	1,500 CY
TOTAL FILL:	NO FILL



CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

PROJECT ADDRESS: PERDIDO KEY BOULEVARD
ORANGE BEACH, AL

BRIDGE SECTION

THE SHORES AT
ORANGE BEACH

DRAWN BY: VB
CHECKED BY: DTS
PROJECT No.: F_PAT0001
DATE: July 8, 2026

SHEET NO. C4.0

EDG
ENGINEERING DESIGN GROUP
PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403-9158
FOLEY, AL
1000 E. LAUREL STREET
FOLEY, AL 36535
(251) 943-8960