



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

**CESAM-RD-A**  
**PUBLIC NOTICE NO. SAM-2017-00487-LET**

**August 14, 2023**

**JOINT PUBLIC NOTICE**  
**U.S. ARMY CORPS OF ENGINEERS AND**  
**STATE OF ALABAMA**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

**REQUEST TO MODIFY PERMIT AUTHORIZING DISCHARGE FILL MATERIAL WITHIN**  
**0.5-ACRE OF WETLANDS IN ORANGE BEACH, BALDWIN COUNTY, ALABAMA**

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army (DA) permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and Section 404 of the Clean Water Act (33 U.S.C. 1344). Please communicate this information to interested parties.

**APPLICANT:** Orange Beach Land Company LLC  
Attention: Mr. John McInnis  
26830 Canal Road  
Orange Beach, Alabama 36561

**AGENT:** Wetland Sciences, Inc.  
Attention: Mr. Craig Martin  
3308 Gulf Beach Highway  
Pensacola, Florida 32507

**LOCATION:** The proposed project is located at 3150 Orange Beach Boulevard; within Section 8, Township 9 South, Range 5 East; at Latitude 30.271101° North and Longitude - 87.585306° West; in Orange Beach, Baldwin County, Alabama.

**PROJECT PURPOSE:** The project purpose is to provide parking space in Orange Beach.

**PROPOSED WORK:** The property under review was previously authorized for a half-acre of wetland fill for the purpose of constructing two commercial buildings and associated parking. The applicant requests a modification of the original permit to instead discharge fill within a half-acre of wetlands for the construction of an employee and overflow parking lot that would service a new restaurant and retail development at 25750 Perdido Beach Boulevard. Approximately 7,000 cubic yards of fill material obtained from commercial sources and borrowed from uplands on site would be placed in the wetlands.

**AVOIDANCE & MINIMIZATION:** The applicant minimized potential impacts to wetlands on site by avoiding impacts in the northwest corner of the property and by reconfiguring the proposed fill footprint, thereby reducing wetland impacts during the initial project evaluation period.

**MITIGATION:** The applicant has purchased Corps-required wetland credits sufficient to offset the functional losses of the wetlands previously permitted for fill impacts. The State of Alabama required additional on-site mitigative measures for the project, which have not been completed to date, but which will be constructed when ground disturbing work occurs.

**WATER QUALITY / COASTAL ZONE MANAGEMENT:** The applicant will coordinate with the State of Alabama regarding the modification of previous certification in accordance with Section 401 (a)(1) of the Clean Water Act, as well as Coastal Zone Management (CZM) consistency certification in accordance with the Alabama Coastal Zone Management Program.

This notice will serve as the notification to the Administrator of the Environmental Protection Agency (EPA) pursuant to section 401 (a)(2) of the Clean Water Act.

**HISTORIC PROPERTIES:** In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR Part 325, the undertaking defined in this notice was considered for the potential to affect cultural and historic properties within the permit area. During the previous review, the Mobile District determined the permit area consists of the entire undertaking in waters of the United States, as well as areas of the upland property that will be impacted during construction for use as a borrow area. This includes the entire 1.66-acre footprint of the property which encompasses the 0.5-acre wetland fill footprint, as well as adjacent upland areas and wetland enhancement and creation areas. Consultation with the State Historic Preservation Officer and/or federally-recognized American Indian tribes was performed during the previous permit evaluation, and as no changes to the footprint of the project are proposed, the Mobile District has determined the activity would still have No Effect on Historic Properties either listed on or eligible for listing on the National Register of Historic Places.

**ENDANGERED SPECIES:** Review of this modification request and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicates the following federally-listed species are known or expected to occur within the project area: West Indian manatee (T), piping plover (T), red knot (T), eastern indigo snake (T), green sea turtle (T), Kemp's Ridley sea turtle (E), and Loggerhead sea turtle (T). There is no designated critical habitat within the project action area. The USACE, Mobile District has determined the project would have No Effect on the above-listed species.

**COMMENTS:** This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the USACE can be based. The Mobile District is soliciting comments from the public, federal, state, and local agencies and officials, Indian tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed below. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the

overall public interest of the proposed activity. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

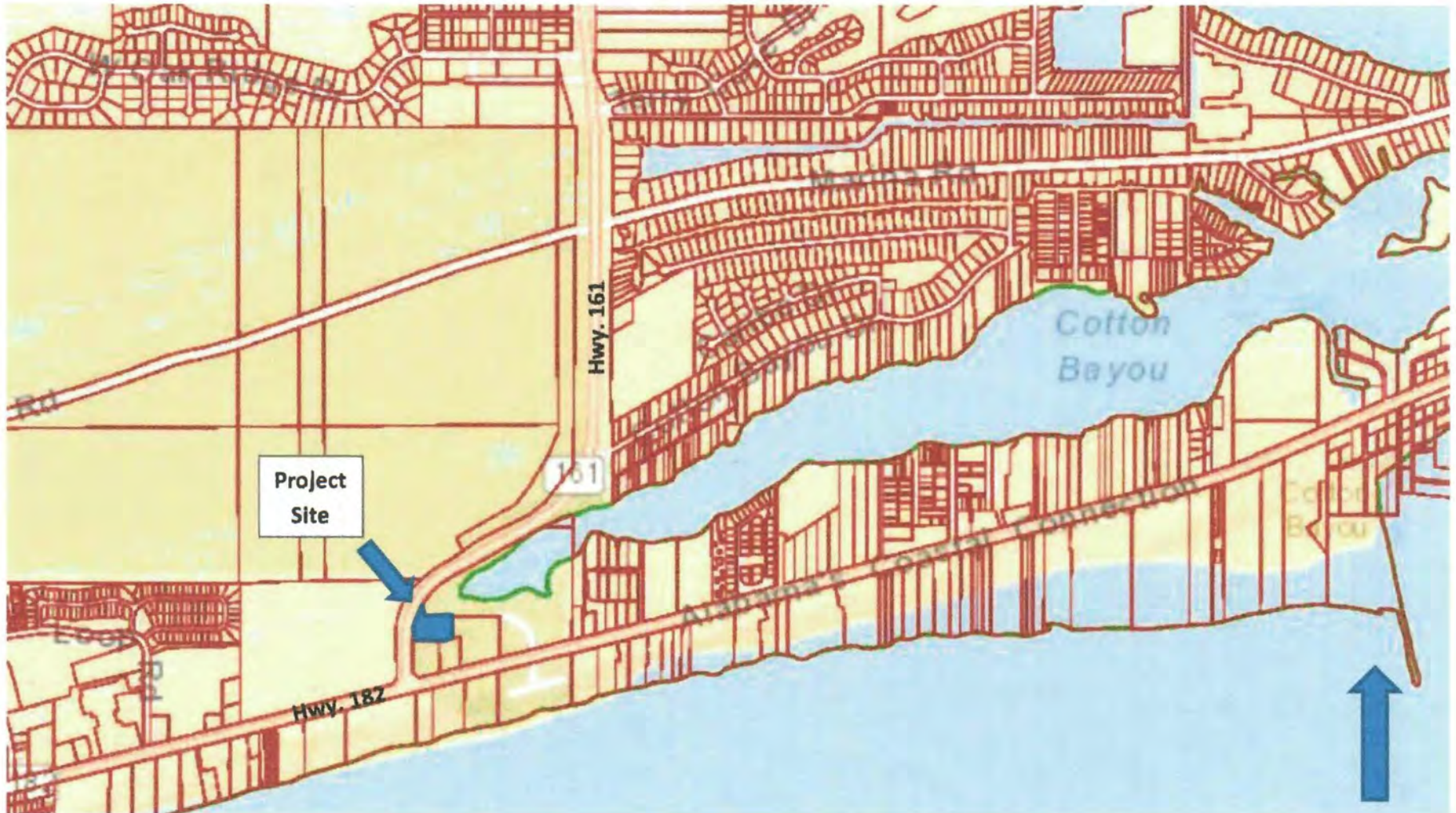
The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and in general, the needs and welfare of the people. Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will also include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

**All comments should be received no later than 30 days from the date of this Public Notice.** Correspondence concerning this notice should refer to Public Notice Number **SAM-2017-00487-LET**, and should be directed to the District Engineer, Mobile District, Regulatory Division, Attention: **Ms. Jessica C. Comeaux**, Post Office Box 2288, Mobile, Alabama 36628-0001, or by e-mail at [jessica.c.comeaux@usace.army.mil](mailto:jessica.c.comeaux@usace.army.mil), or (251) 508-4266. Copies of all comments should be furnished to the ADEM at [coastal@adem.alabama.gov](mailto:coastal@adem.alabama.gov), or sent to: Alabama Department of Environmental Management, Mobile Branch, Coastal Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608.

For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx).

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Attachments



Department of the Army // SAM-2017-00487-LET

**NOTES:**

1. ALL NEW WORK SHOWN IN THESE PLANS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
2. NO WORK SHALL COMMENCE, INCLUDING DEMOLITION, UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
3. EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND POST. PERMANENT GRASS COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
4. ALL DEMOLITION TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

**WETLANDS NOTE:**

CONTRACTOR TO REFER TO LANDSCAPING PLANS FOR WETLAND MITIGATION & RETENTION.

**FLOOD ZONE NOTE:**

ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 010002000M, DATED APR 16, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD HAZARD AREA "X" (EL 12) AS DETERMINED BY GRAPHIC SCALING.

**DEMOLITION NOTE:**

1. ALL DEMOLITION TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
2. TREES FOR REMOVAL ARE MARKED WITH A DEMOLITION "X".
3. CLEAR AND GRUB ALL AREAS WITHIN POND AND ROADWAY FOOTPRINTS.

**LEGAL DESCRIPTION:**

STATE OF ALABAMA  
COUNTY OF BALDWIN  
LOT 1, RESUBDIVISION OF LOTS 1 & 2 COTTON BAYOU COMMERCIAL PARK AS RECORDED ON SLIDE 1869-B IN THE OFFICE OF THE JUDGE PROBATE, BALDWIN COUNTY, ALABAMA.

**BENCHMARK INFORMATION:**

TBM # 1  
CRS-CONTROL  
ELEV. 11.99

**EXISTING UTILITIES DISCLAIMER:**

EXISTING UTILITIES INDICATED ON THESE PLANS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS REQUIRED TO VERIFY LOCATION, BURY DEPTH, SIZE AND MATERIAL TYPE PRIOR TO ANY UTILITY IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES THAT ARE FOUND.



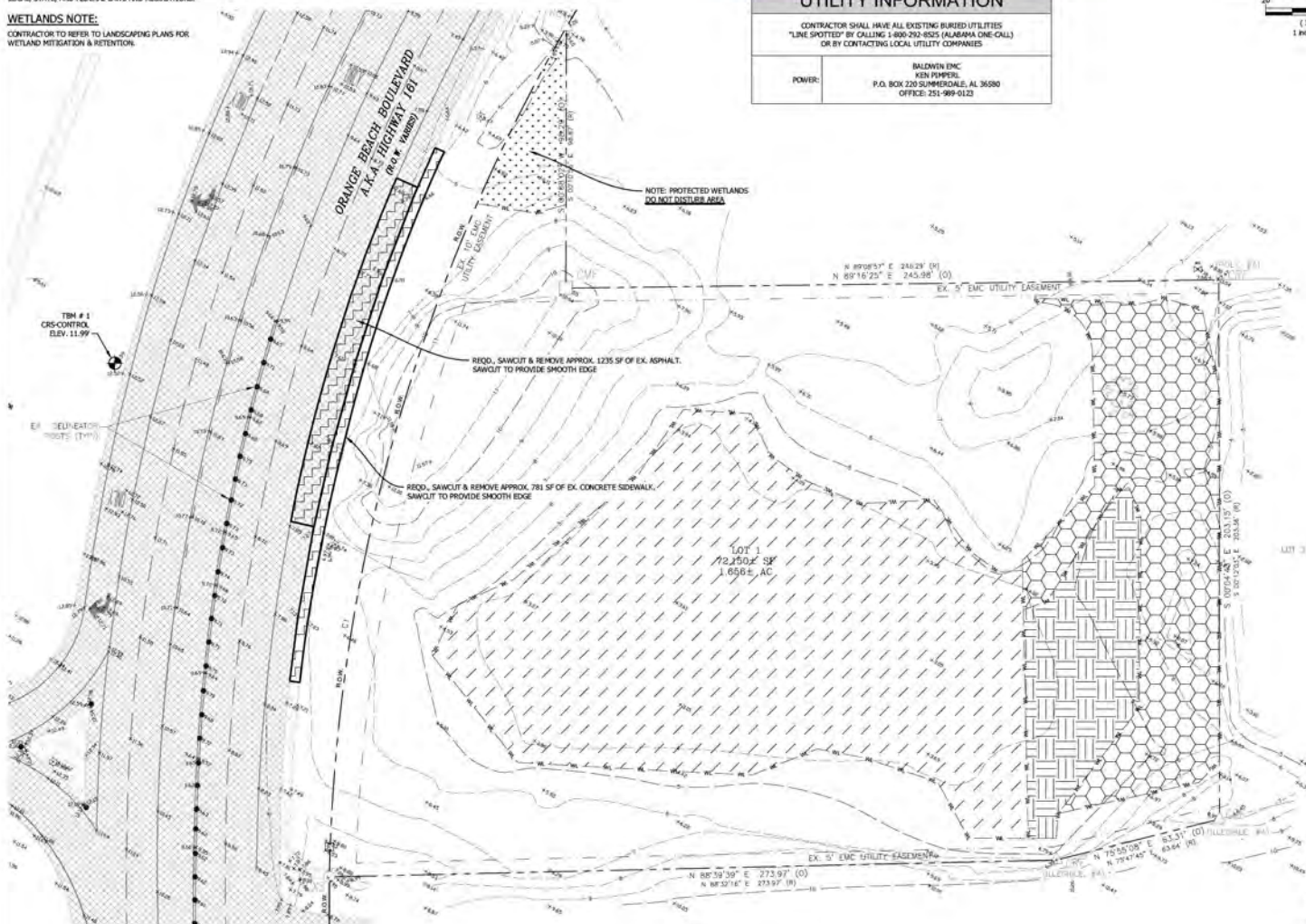
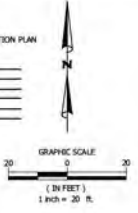
**UTILITY INFORMATION**

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-292-8525 (ALABAMA ONE-CALL) OR BY CONTACTING LOCAL UTILITY COMPANIES

POWER:	BALDWIN EMC KEN POMPERL P.O. BOX 220 SUMMERDALE, AL 36580 OFFICE: 251-999-0123
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**INDEX TO SHEETS:**

SHEET	DESCRIPTION
C1	EXISTING CONDITIONS/DEMOLITION PLAN
C2	SITE PLANNING/GEOMETRIC LAYOUT
C3	GRADING & DRAINAGE PLAN
-04	PLAN & PROFILE
-05	CIVIL-CONSTRUCTION DETAILS
-06	CIVIL-CONSTRUCTION DETAILS
-07	EROSION CONTROL PLAN
-08	EROSION CONTROL DETAILS
-09	TRAFFIC CONTROL PLAN



LOT 2:

CURVE	BACK SIGHT	BACKSIC	SHORT TANGENT	CHORD BEARING
C1	87.00 (O)	882.00	(11) 17.31 (O)	N 10.20 (O) E
C2	120.00 (O)	862.00	(11) 53.29 (O)	N 12.27 (O) E

**LEGEND**

- BENCHMARK
- CONCRETE FOOTPRINT FOUND
- REBAR SIGN FOUND
- COVERED ROD FOUND
- COVERED ROD SET
- RIGHT OF WAY
- EXIST. PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXIST. GROUNDLINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GAS WIRE AND UTILITY POLE
- EXIST. 3 FOOT CONTOUR
- EXIST. 5 FOOT CONTOUR
- EXIST. GRADE SPOT ELEVATION
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRICAL POE
- EXIST. WATER VALVE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- TO BE REMOVED
- TO BE REMOVED
- TO BE REMOVED

**WETLANDS LEGEND**

- EX. WETLANDS (TO BE FILLED) APPROX. 20,300 SF
- EX. WETLANDS (TO BE ENHANCED) APPROX. 5,617 SF
- EX. WETLANDS (TO BE UNDISTURBED) APPROX. 1,235 SF
- ON-SITE WETLANDS TO BE CREATED APPROX. 7,837 SF

**PREPARED FOR:**  
ORANGE BEACH LAND COMPANY, LLC  
& CITY OF ORANGE BEACH  
26500 CANAL ROAD  
ORANGE BEACH, AL 36561

**SURVEY PROVIDED BY:**



200 Green Rd., North, Ste. C  
Fowlkes, AL 36522  
P.O. Box 1025  
Fowlkes, Alabama 36533  
Phone: (251) 793-1443  
(AL) GA-18178

PROFESSIONAL ENGINEER  
NO. 17013

NO.	REVISION	DATE	APPR.

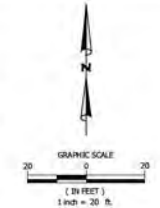
**EXISTING CONDITIONS/DEMO PLAN**  
Coastal Gravel Parking Lot  
HWY 161- ORANGE BEACH, AL

JOB NO: 1596.60  
SCALE: 1" = 20'  
DATE: APR 2023  
DRAFTER: HSM  
SHEET: C1

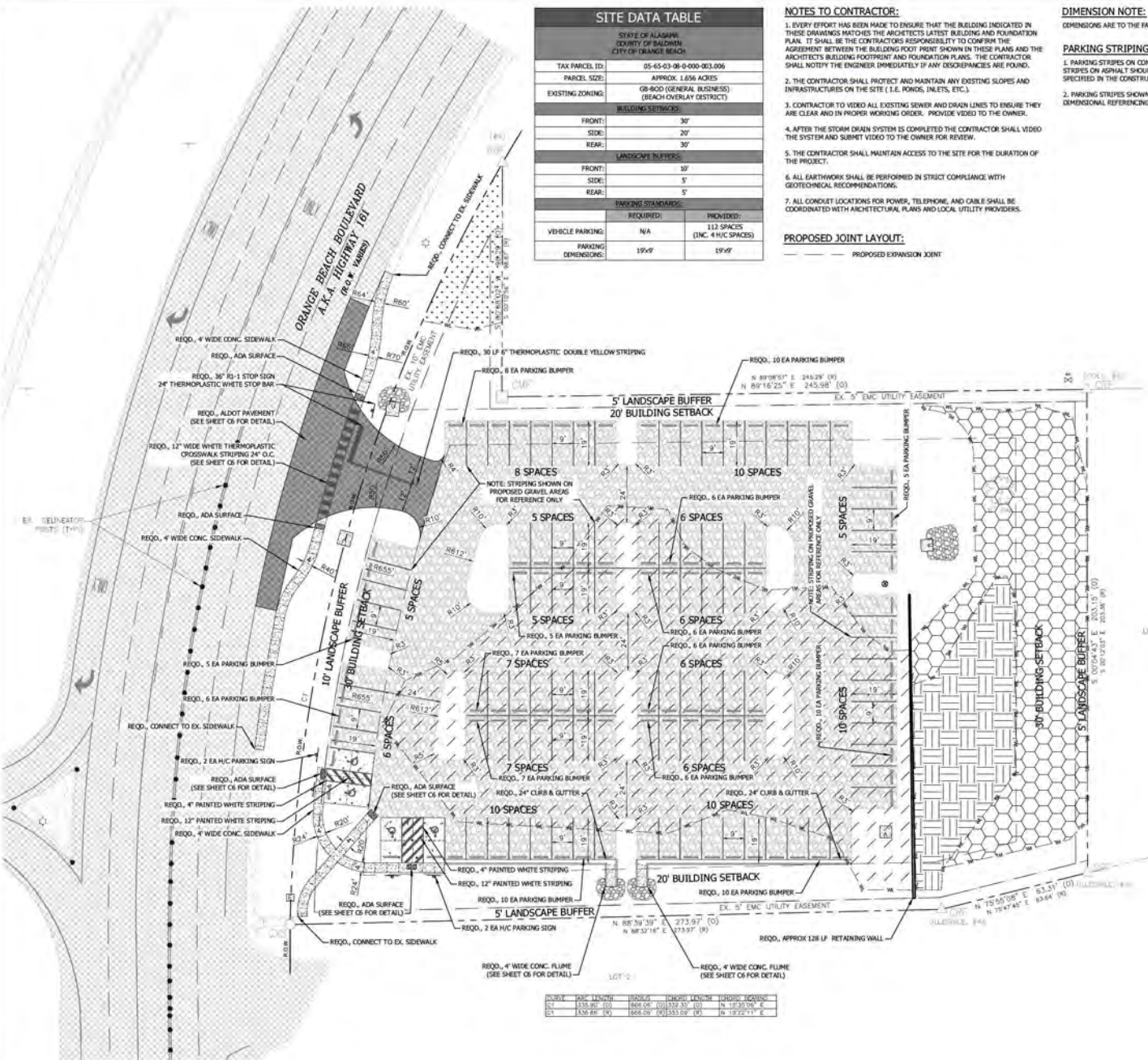
SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF ORANGE BEACH		
TAX PARCEL ID:	05-65-03-06-0-000-003.006	
PARCEL SIZE:	APPROX. 1.656 ACRES	
EXISTING ZONING:	OS-B00 (GENERAL BUSINESS) (BEACH OVERLAY DISTRICT)	
BUILDING SETBACKS		
FRONT:	30'	
SIDE:	20'	
REAR:	30'	
LANDSCAPE BUFFERS		
FRONT:	30'	
SIDE:	5'	
REAR:	5'	
PARKING STANDARDS		
REQUIRED:	PROVIDED:	
VEHICLE PARKING:	N/A	113 SPACES (INC. 4 H/C SPACES)
PARKING DIMENSIONS:	19'x9'	19'x9'

- NOTES TO CONTRACTOR:**
- EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECT'S LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECT'S BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
  - THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
  - CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
  - AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
  - THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
  - ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
  - ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

- DIMENSION NOTE:**  
DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- PARKING STRIPING NOTE:**
- PARKING STRIPES ON CONCRETE SHOULD ALWAYS BE YELLOW AND PARKING STRIPES ON ASPHALT SHOULD ALWAYS BE WHITE UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
  - PARKING STRIPES SHOWN ON PROPOSED GRAVEL AREAS ARE FOR SIZE AND DIMENSIONAL REFERENCING ONLY AND DO NOT INDICATE PROPOSED STRIPING.



**PROPOSED JOINT LAYOUT:**  
PROPOSED EXPANSION JOINT



- LEGEND**
- REINFORCING
  - CONCRETE IMPLEMENT FOUND
  - REBAR BORN FOUND
  - COVERED ROD FOUND
  - GRAVEL X SET
  - RIGHT-OF-WAY
  - EXIST. PROPERTY LINE
  - PROPERTY LINE (ADJACENT)
  - EXIST. EASEMENT LINE
  - EXIST. OVERHEAD UTILITY AND UTILITY POLE
  - EXIST. GUY WIRE AND UTILITY POLE
  - PROPOSED EASEMENT LINE
  - PROPOSED SETBACK LINE
  - PROPOSED 2" CONCRETE CURB & GUTTER
  - PROPOSED 4" CONCRETE CURB
  - EXIST. POWER POLE
  - EXIST. LIGHT POLE
  - EXIST. ELECTRICAL BOX
  - EXIST. WATER VALVE
  - EXIST. ASPHALT PAVING
  - EXIST. CONCRETE
  - PROPOSED ALDOT COMMERCIAL DRIVE SECTION
  - PROPOSED GRAVEL
  - PROPOSED LIGHT CITY CONCRETE (BROOM FINISH)
  - PROPOSED HEAVY CITY CONCRETE (BROOM FINISH)

- WETLANDS LEGEND**
- EX. WETLANDS (TO BE FILLED) APPROX. 0.28 SQ. FT.
  - EX. WETLANDS (TO BE ENHANCED) APPROX. 3.67 SQ. FT.
  - EX. WETLANDS (TO BE UNRESTORED) APPROX. 1.23 SQ. FT.
  - ON-SITE WETLANDS TO BE CREATED APPROX. 7.83 SQ. FT.



CURVE	ARC LENGTH	BEARING	CHORD LENGTH	CHORD BEARING
101	170.80 (0)	89.03° 51' E	103.17 (0)	N 10.30° 06' E
102	52.66 (0)	89.03° 51' E	32.55 (0)	N 12.07° 11' E



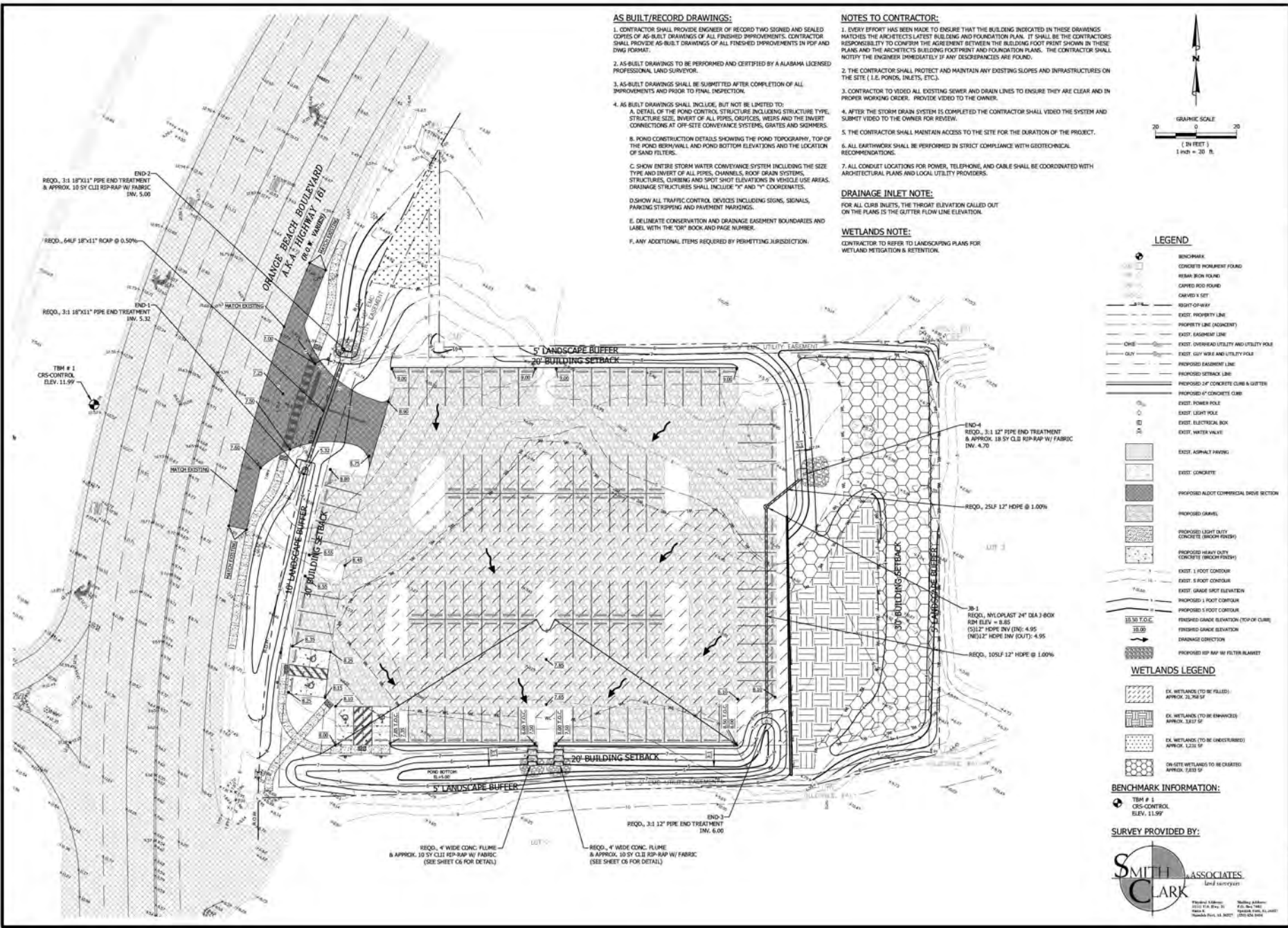
232 Green Bay North, Ste. C  
Fayetteville, AL 36824  
P.O. Box 1025  
Fayetteville, Alabama 36833  
Phone: (251) 793-1443  
Fax: (251) 793-1443  
AL01-CA-18178

PROPOSED JOINT LAYOUT  
NO FIELD CHANGES

NO.	REVISION	DATE	APPR.

**SITE PLAN/GEOMETRIC LAYOUT**  
Coastal Gravel Parking Lot  
HWY 161- ORANGE BEACH, AL

JOB NO: 1596.60  
SCALE: 1" = 20'  
DATE: APR 2023  
DRAFTER: HSM  
SHEET: C2



**AS BUILT/RECORD DRAWINGS:**

1. CONTRACTOR SHALL PROVIDE ENGINEER OF RECORD TWO SIGNED AND SEALED COPIES OF AS-BUILT DRAWINGS OF ALL FINISHED IMPROVEMENTS. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF ALL FINISHED IMPROVEMENTS IN PDF AND DWG FORMAT.
2. AS-BUILT DRAWINGS TO BE PERFORMED AND CERTIFIED BY A ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR.
3. AS-BUILT DRAWINGS SHALL BE SUBMITTED AFTER COMPLETION OF ALL IMPROVEMENTS AND PRIOR TO FINAL INSPECTION.
4. AS BUILT DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO:
  - A. DETAIL OF THE POND CONTROL STRUCTURE INCLUDING STRUCTURE TYPE, STRUCTURE SIZE, INVERT OF ALL PIPES, ORIFICES, WEIRS AND THE INVERT CONNECTIONS AT OFF-SITE CONVEYANCE SYSTEMS, GRATES AND SKIMMERS.
  - B. POND CONSTRUCTION DETAILS SHOWING THE POND TOPOGRAPHY, TOP OF THE POND BERM/WALL AND POND BOTTOM ELEVATIONS AND THE LOCATION OF SAND FILTERS.
  - C. SHOW ENTIRE STORM WATER CONVEYANCE SYSTEM INCLUDING THE SIZE TYPE AND INVERT OF ALL PIPES, CHANNELS, ROOF DRAIN SYSTEMS, STRUCTURES, CURBS AND SPOT SHOT ELEVATIONS IN VEHICLE USE AREAS. DRAINAGE STRUCTURES SHALL INCLUDE "X" AND "Y" COORDINATES.
  - D. SHOW ALL TRAFFIC CONTROL DEVICES INCLUDING SIGNS, SIGNALS, PARKING STRIPPING AND PAVEMENT MARKINGS.
  - E. DELINEATE CONSERVATION AND DRAINAGE EASEMENT BOUNDARIES AND LABEL WITH THE "OR" BOOK AND PAGE NUMBER.
  - F. ANY ADDITIONAL ITEMS REQUIRED BY PERMITTING JURISDICTION.

**NOTES TO CONTRACTOR:**

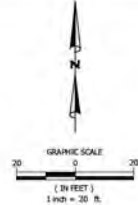
1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECT'S LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECT'S BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VEDD ALL EXISTING SEWERS AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

**DRAINAGE INLET NOTE:**

FOR ALL CURB INLETS, THE THROAT ELEVATION CALLED OUT ON THE PLANS IS THE GUTTER FLOW LINE ELEVATION.

**WETLANDS NOTE:**

CONTRACTOR TO REFER TO LANDSCAPING PLANS FOR WETLAND MITIGATION & RETENTION.



**LEGEND**

- BENCHMARK
- CONCRETE IMPALMENT FOUND
- REBAR IRON FOUND
- CURVED ROAD FOUND
- CARVED X SET
- RIGHT-OF-WAY
- EXIST. PROPERTY LINE
- EXIST. PROPERTY LINE (ADJACENT)
- EXIST. EASEMENT LINE
- EXIST. OVERHEAD UTILITY AND UTILITY HOLE
- EXIST. GUY WIRE AND UTILITY HOLE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED 24\"/> PROPOSED 4\"/> CONCRETE CURB
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRICAL BOX
- EXIST. WATER VALVE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- PROPOSED ALDOT COMMERCIAL DRIVE SECTION
- PROPOSED GRAVEL
- PROPOSED LIGHT DUTY CONCRETE (SMOOTH FINISH)
- PROPOSED HEAVY DUTY CONCRETE (SMOOTH FINISH)
- EXIST. 1 FOOT CONTOUR
- EXIST. 5 FOOT CONTOUR
- EXIST. GRADE SPOT ELEVATION
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- FINISHED GRADE ELEVATION (TOP OF CURB)
- FINISHED GRADE ELEVATION
- DRAINAGE DIRECTION
- PROPOSED RIP RAP W/ FILTER BLANKET

**WETLANDS LEGEND**

- EX. WETLANDS (TO BE FILLED) APPROX. 23,900 SF
- EX. WETLANDS (TO BE ENHANCED) APPROX. 2,817 SF
- EX. WETLANDS (TO BE UNDISTURBED) APPROX. 1,232 SF
- ON-SITE WETLANDS TO BE CREATED APPROX. 7,813 SF

**BENCHMARK INFORMATION:**

TBM # 1  
CRS-CONTROL  
ELEV. 11.99'

**SURVEY PROVIDED BY:**



202 Green Rd., North, Ala. 35122  
Prichard, AL 36062  
Phone: (205) 792-3410  
Fax: (205) 792-3410  
AL# CA-41378

NOT A CONTRACT

NO.	REVISION	DATE	APPR.

**GRADING & DRAINAGE PLAN**  
Coastal Gravel Parking Lot  
HWY 161- ORANGE BEACH, AL

DATE: APR 2023  
SCALE: 1" = 20'  
DRAFTER: HSM  
SHEET: C3