

CIVIL CONSTRUCTION DOCUMENTS
FOR
EAST AZALEA PLANNED UNIT DEVELOPMENT
AZALEA AVE E
FOLEY, ALABAMA



FEMA'S NATIONAL FLOOD HAZARD VIEWER
PER FEMA 01003C0818M, THIS SITE
IS LOCATED IN ZONE X.
N.T.S.



VICINITY MAP
N.T.S.

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PROJECT CONTACTS

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PLANNING & ZONING - 251-952-4011

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ISSUED FOR CONSTRUCTION-07/08/2024

REVISIONS	
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PROJECT ADDRESS:
AZALEA AVE E
FOLEY, ALABAMA

SHEET TITLE:
COVER SHEET

PROJECT NAME:
EAST AZALEA
PLANNED UNIT
DEVELOPMENT

DRAWN BY:
CLD

CHECKED BY:
WHL

PROJECT No.:
F_FRUIT0001

DATE:
July 9, 2024

SHEET NO.
C0.0

T:\V_FRUIT0001 - EAST AZALEA PUD\ENGINEERING\DWG\COVER AND NOTES.DWG - last plotted 7/9/24 by COLIN DAVIS

GENERAL NOTES:

- EDG SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTOR'S WORK OR RESPONSIBILITIES. EDG IS NOT RESPONSIBLE FOR SITE SAFETY PROCEDURES OR METHODS OF CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AS WELL AS FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO EDG IMMEDIATELY.
- EXISTING UTILITIES TO REMAIN MAY BE LOCATED WITHIN PROPOSED DEMOLITION AREAS. CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING IN THESE AREAS TO ENSURE NO UTILITY SERVICE INTERRUPTIONS TO FACILITIES THAT REMAIN OR TO ADJACENT PROPERTIES.
- ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED UNLESS SPECIFICALLY NOTED "TO REMAIN".
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY SITE BOUNDARY AND EXISTING TOPOGRAPHY. NOTIFY EDG OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PERFORMED BY EDG. DATED 11/20/2023.
- TOPOGRAPHIC INFORMATION WAS PERFORMED VIA GROUND RUN FORMAT.

SITE DEMOLITION NOTES:

- REFER TO SITE GRADING AND UTILITY PLANS FOR PROPOSED UTILITY AND DRAINAGE INSTALLATION AND REMOVAL.
- REFER TO SITE LAYOUT AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION RELATING TO PAVING, CURBS, SIDEWALKS, HARDSCAPES, ETC. REMOVE EXISTING CURBS AS NEEDED TO INSTALL PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, RELOCATION OR PROTECTION OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS UNLESS NOTED.
- ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE TRANSPORTED AND DISPOSED OF AT LEAST WEEKLY IN A LEGAL AND APPROVED MANNER.
- ALL EXISTING PAVING, CURBS, HARDSCAPE, ETC. SHALL BE SAW CUT AT THE LIMITS OF REMOVAL IN ORDER TO PROVIDE A CLEAN EDGE. EXISTING PAVING AT EDGE SHALL BE MILLED BACK A MINIMUM OF 8" TO ENSURE SMOOTH TRANSITION.

LAYOUT NOTES:

- ALL HANDICAP RAMPS, SIGNS, SYMBOLS, AND PAINTED ISLANDS AND ACCESS ROUTES MUST CONFORM TO THE LATEST ADA REQUIREMENTS.
- THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.
- ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION.
- ALL STRIPING TO BE PER THE LATEST EDITION OF THE MUTCD UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A SITE CONSTRUCTION TRAFFIC CONTROL PLAN AND OBTAINING ANY REQUIRED APPROVALS FROM THE LOCAL JURISDICTIONAL AUTHORITY. THE SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL TAKE INTO ACCOUNT THE ENTERING AND EXITING OF CONSTRUCTION TRAFFIC ONTO THE ROADWAY AND THE IMPACT TO THE FLOW OF TRAFFIC. THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD. THIS SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE IN ADDITION TO ANY TRAFFIC CONTROL PLAN PROVIDED IN THE PLAN SET FOR ROADWAY IMPROVEMENTS.

GRADING NOTES:

- THE OWNER, SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
- ALL TOPSOIL SHALL BE STRIPPED WITHIN THE PROPOSED LIMITS OF GRADING AND SHALL BE STOCKPILED ON-SITE IN AN APPROVED LOCATION FOR LATER USE WITH ANY EXCESS TO BE DISPOSED OF OFF-SITE ONCE ALL LANDSCAPED AREAS HAVE BEEN BROUGHT TO FINISH GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
- SUBGRADE SHALL BE PROOF ROLLED WITH A TRIAXLE DUMP TRUCK HEAPED FULL WITH ALABAMA HIGHWAY DEPARTMENT TYPE B CRUSHED STONE AGGREGATE AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
- ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RECOMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SUBGRADE AFTER IT HAS BEEN INITIALLY PREPPED DUE TO INCLEMENT WEATHER AND CONSTRUCTION TRAFFIC.
- FILL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES: VIRTUALLY FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4' OF FINISH GRADE, LIQUID LIMIT NOT EXCEEDING 25, PLASTICITY INDEX NOT EXCEEDING 8, MINIMUM STANDARD PROCTOR (ASTM D-698) OF 110 PCF, COMPACTED 98% IN PAVED AND STRUCTURAL AREAS, 95% NON-STRUCTURAL AND LANDSCAPED AREAS, PLACED IN 8" LOOSE LIFTS, AND WITHIN ±3.0% OF OPTIMUM MOISTURE CONTENT. STRUCTURAL AREAS INCLUDE ZONES OF INFLUENCE AROUND THE BUILDING, PAVEMENT AREAS, FILL SLOPES, ETC.
- COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEERU , BUT AT A MINIMUM EVERY 2,500 SQUARE FEET OF AREA PER 8" LIFT.
- COMPACTION WITHIN LIMITED SPACES (I.E. MANHOLES, INLETS, UTILITY TRENCHES) SHOULD BE BACKFILLED AND COMPACTED SYSTEMATICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR
- CLEARING LIMITS SHALL BE 5' OUTSIDE OF ALL PROPOSED GRADED AREAS OR NOT BEYOND THE PROPERTY LINES WHICHEVER IS LESS.
- NO GRADING OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PROPER APPROVALS AND PRIOR NOTIFICATION.
- COORDINATE THE SEQUENCING OF ALL GRADING OPERATIONS WITH THE EROSION CONTROL PLAN.
- THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.
- ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 1.0% GRADE. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURES. NOTIFY EDG OF ANY DISCREPANCIES.
- PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.
- ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) SHALL BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS. NOTIFY EDG OF ANY DISCREPANCIES.
- STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY EDG OF ANY DISCREPANCIES.
- FILL SLOPES SHOULD BE BENCHED INTO THE EXISTING SLOPES AND SHOULD BE COORDINATED WITH THE ONSITE GEOTECHNICAL ENGINEER FOR BENCH DETAILS (HEIGHT AND DEPTH OF BENCH INTO THE SLOPE.)

- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GEOCON PROJECT NUMBER DL 3887-23 AND IS AVAILABLE FOR INFORMATION PURPOSES. THE CONTRACTOR SHALL REVIEW THIS REPORT, VISIT THE SITE AND COMPLETE ANY ADDITIONAL EXPLORATIONS THAT IT FEELS NECESSARY IN ORDER TO PROVIDE A SATISFACTORY BID.
- GRADING ADJACENT TO THE BUILDING SHALL BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR FOUNDATION WALLS, STEM WALLS, DRAINS, AND OTHER CONDITIONS. THE CONTRACTOR SHALL NOTIFY EDG OF ANY DISCREPANCIES.

STORM DRAINAGE NOTES:

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL STORM PIPE MATERIALS TO EDG PRIOR TO INSTALLATION AND/OR FABRICATION.
- ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS. NOTIFY EDG OF ANY DISCREPANCIES.
- STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION. NOTIFY EDG OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM PIPE GRADES AND POINTS OF CONNECTION PRIOR TO INSTALLATION. EDG SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO CONSTRUCTION.
- PROPOSED STORM PIPES 30" AND LESS SHALL BE BEDDED IN 4" OF CRUSHED AGGREGATE AND STORM PIPES 36" AND GREATER SHALL BE BEDDED IN A 6" OF CRUSHED AGGREGATE.
- ALL RIP RAP SHALL BE CLASS 2 PER THE ALABAMA DEPT. OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL STORM PIPES 15" AND LESS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE (HDPE) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC) WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED. INSTALLED PER MANUFACTURERS RECOMMENDATIONS. ALL STORM PIPES 18" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED.
- ALL SLOPE PAVED HEADWALLS SHALL BE PER ALDOT SPECIAL DRAWING #HW-614-SP.
- ALL CONCRETE COLLARS SHALL BE PER ALDOT SPECIAL DRAWING # CC-530.
- ALL BURIED JUNCTION BOXES SHALL BE PER ALDOT SPECIAL DRAWING # JB-620-B OR TB-620-C DEPENDING ON FILL HEIGHT.
- PROVIDE 4" PVC SCHEDULE 40 GRAVITY DRAIN LINE FROM ALL BELOW GRADE UTILITY VAULTS TO THE NEAREST STORM DRAINAGE INLET OR DAYLIGHT AT GRADE.

EROSION CONTROL NOTES:

- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "NOTICE OF INTENT"(NOI) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A Q.C.I. OR Q.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM AND ARE DEPENDENT ON THE CONTRACTOR'S CONSTRUCTION PHASING OF THE PROJECT. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS. ADDITIONAL MEASURES MAY INCLUDE, AS MINIMUM, TEMPORARY SEDIMENT BASINS, CONSTRUCTION EXITS PAD, VEHICLE WASH RACKS, SILT FENCING, STRAW AND RIP RAP CHECK DAMS, DIVERSION DITCHES, ETC. THESE ADDITIONAL MEASURES SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATTLES , CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.75 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
- AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
- DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
- A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
- ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH ALDOT SPECIFICATIONS SECTION 652 AND 656.
- ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
- ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLES, BRUSH BERMS, ETC.
- WATTLES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
- RIP RAP SHALL BE PLACED AT EACH HEADWALL IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH HEADWALL.
- GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1' UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

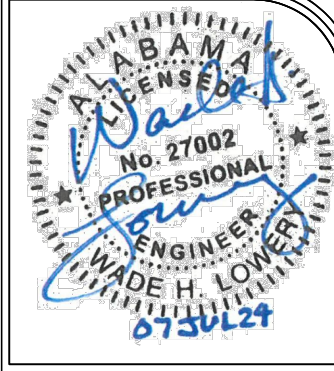
UTILITY NOTES:

- CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO ANY DEMOLITION REGARDING ITEMS TO BE SALVAGED, RECYCLED, AND REUSED. CONTRACTOR SHALL REMOVE ITEMS TO BE SALVAGED WITH EXTREME CAUTION TO PREVENT DAMAGE. CONTRACTOR SHALL TURN ALL SALVAGED ITEMS OVER TO OWNER.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICES (WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE TV) FROM THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. PLANS FOR ALL PROPOSED UTILITY POINTS OF CONNECTION AT THE BUILDING. NOTIFY ARCHITECT ,EDG OF ANY DISCREPANCIES.
- GRAVITY SEWER SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY

- ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION. NOTIFY EDG OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRAVITY SEWER PIPE GRADES AND POINTS OF CONNECTION PRIOR TO INSTALLATION. EDG SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO CONSTRUCTION.
 - BACKFLOW PREVENTION AND METERING SHALL BE PROVIDED ON THE FIRE, DOMESTIC, AND IRRIGATION SERVICES IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY AND FIRE DEPARTMENT'S REQUIREMENTS. BACKFLOW PREVENTION FOR THE DOMESTIC AND IRRIGATION SYSTEMS SHALL BE ATMOSPHERIC-TYPE VACUUM BREAKER, REDUCED PRESSURE PRINCIPAL (RPZ), OR PRESSURE-TYPE VACUUM BREAKER INSTALLED IN ABOVE GROUND BOXES. THE FIRE SERVICE SHALL HAVE A REDUCED PRESSURE PRINCIPAL (RPZ) IN AN ABOVE GROUND BOX OR DOUBLE DETECTOR CHECK VALVES IN A BELOW GRADE BOX.
 - WATER MAINS 4 INCHES IN DIAMETER AND GREATER SHALL BE DIP(CL.350) OR PVC C900(CL.200 DR-14) AND WATER MAINS LESS THAN 3 INCHES IN DIAMETER SHALL BE PVC (SCHD.40) UNLESS OTHERWISE INDICATED ON THE PLANS.
 - WATER MAINS AND SERVICES SHALL BE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL FROM ALL SANITARY SEWER MAINS AND LATERALS.
 - WATER MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S REQUIREMENTS. ALL MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER UNLESS OTHERWISE INDICATED ON PLANS.
 - ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SDR-26 UNLESS OTHERWISE REQUIRED BY THE LOCAL UTILITY COMPANY.
 - ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING THE LOCAL UTILITY COMPANY'S REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR SPECIFIC INFORMATION.
 - UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 6 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN ±2.0%.
 - WHEN INSTALLING UTILITIES IN EXISTING PAVED AREAS OR IN AREAS WHERE SOILS ARE CONSIDERED UNSUITABLE FOR BEDDING OR BACKFILLING, UTILITY TRENCHES SHALL BE BACKFILLED FULL DEPTH WITH CRUSHED AGGREGATE.
 - CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ELEVATIONS OF ALL AT-GRADE STRUCTURES AND UTILITIES TO REMAIN (VALVE BOXES, MANHOLES, INLETS, VAULTS, ETC) TO MATCH PROPOSED FINISHED GRADES.

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MARKINGS AND/OR RECORDS BY OTHERS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALABAMA 811 AS REQUIRED BY LAW TO HAVE PUBLIC UTILITIES MARKED. THE CONTRACTOR SHALL ALSO NOTIFY ANY OTHER APPROPRIATE UTILITY COMPANIES THAT MAY HAVE UTILITIES WITHIN THE CONSTRUCTION LIMITS AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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ISSUED FOR CONSTRUCTION-07/08/2024

REVISIONS

PROJECT ADDRESS:

AZALEA AVE E
FOLEY, ALABAMA

SHEET TITLE:

GENERAL NOTES

PROJECT NAME:

EAST AZALEA PLANNED
UNIT DEVELOPMENT

DRAWN BY:

CLD

CHECKED BY:

WHL

PROJECT No.:

F_FRUIT0001

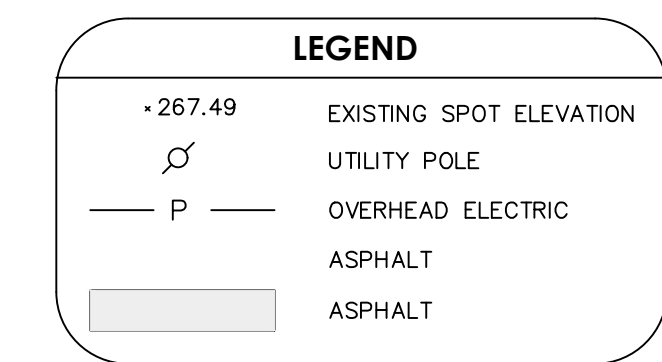
DATE:

July 9, 2024

SHEET NO.

C0.1

SITUATED IN SECTION 28,
TOWNSHIP 7 SOUTH , RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA



- NOTES:
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAD BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
 2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HERON.
 3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED THROUGH THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
 5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR X, ALABAMA (COMMUNITY PANEL *****), EFFECTIVE DATE (*****), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN".
 6. SURVEY PREPARED FOR: KAYMAC.
 7. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

DESCRIPTION OF RECORD (INST# 1192967):

COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 4 EAST, RUN WEST ALONG SECTION LINE TO A POINT 434.5 FEET; THENCE NORTH 30 FEET FOR A BEGINNING CORNER, THENCE WEST 118.5 FEET; THENCE NORTH 403 FEET; THENCE EAST 120.5 FEET; THENCE SOUTH 405.5 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF RECORD (INST# 2004994):

PARCEL 1, BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE RUN NORTH A DISTANCE OF 20 FEET; THENCE RUN WEST 20 FEET TO A POINT; THENCE RUN NORTH 400 FEET TO A STAKE; THENCE RUN WEST 309 FEET FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 400 FEET TO A POINT; THENCE RUN WEST 103 FEET; THENCE RUN NORTH 400 FEET; THENCE RUN EAST 103 FEET TO THE POINT OF BEGINNING.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:


B.C. JOHNSON DATE: December 1, 2023
ALABAMA LICENSE NO. 23004



REV	REVISIONS	DATE
REV 1-	ADDED SANITARY SEWER-(CAJ)	11-20-2023

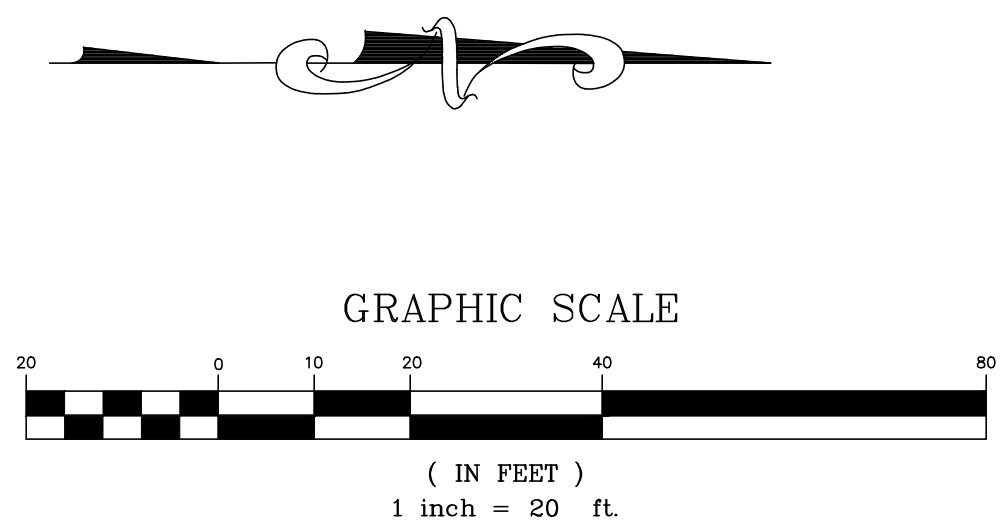
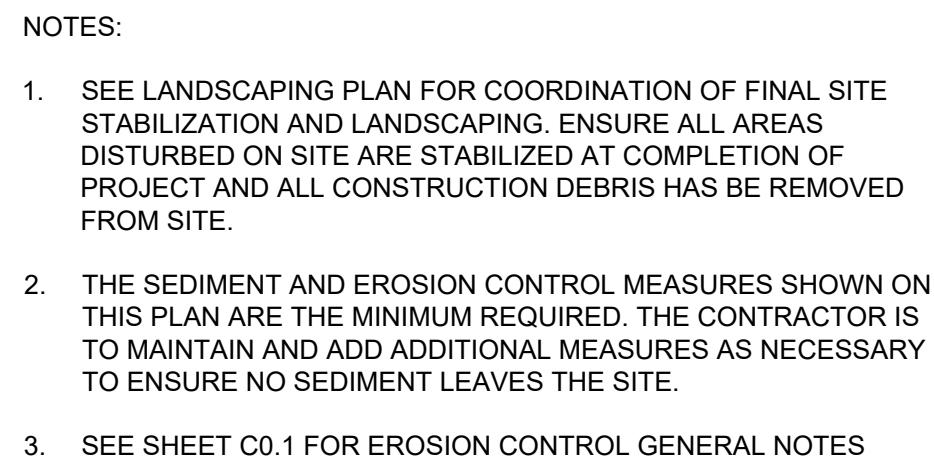
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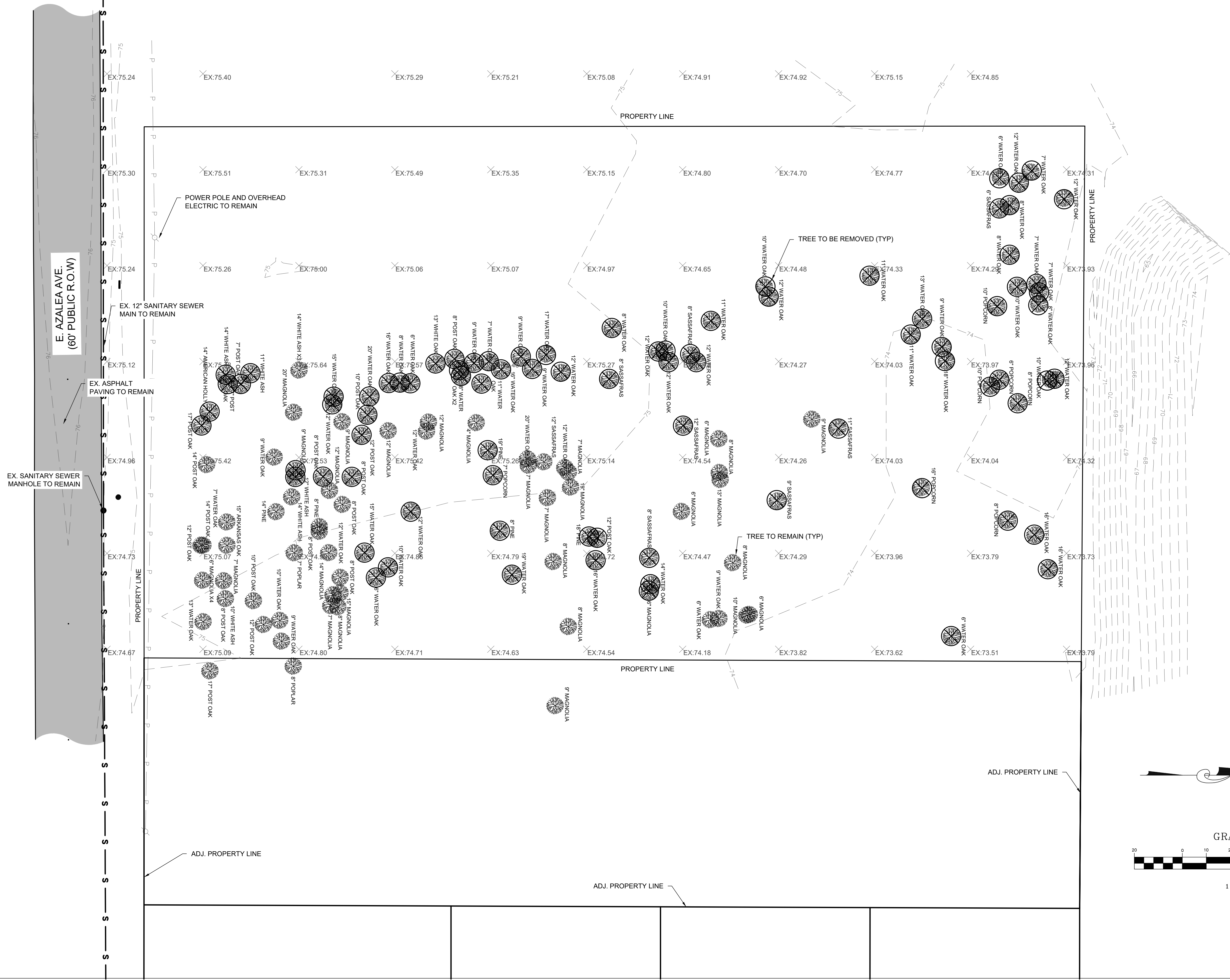
DRAWN BY:	JAT
CHECKED BY:	RKC
PROJECT No.:	F_FRUIT0001
DATE:	December 1, 2023
SCALE:	1" = 20"

PROJECT:	TAX ID 67829 AND 6874
TITLE:	BOUNDARY AND TOPOGRAPHIC SURVEY

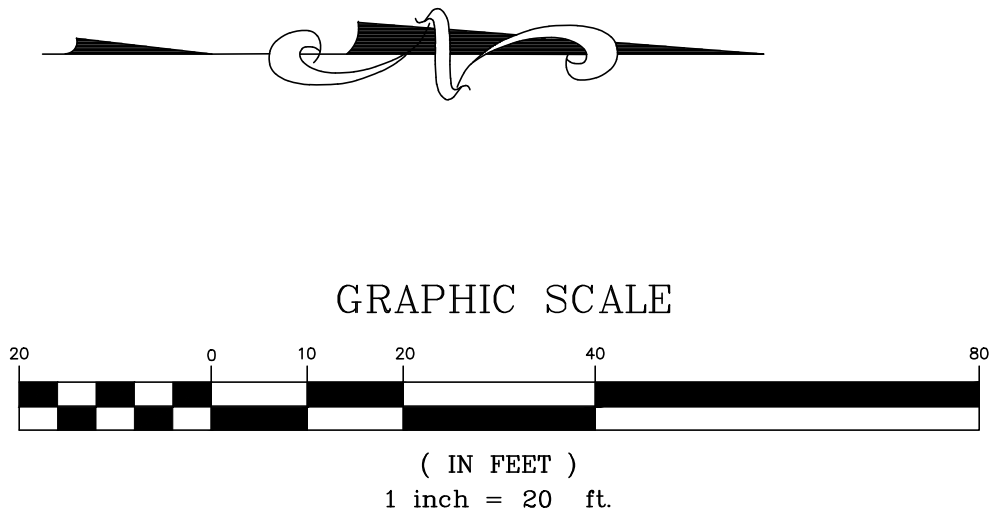
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

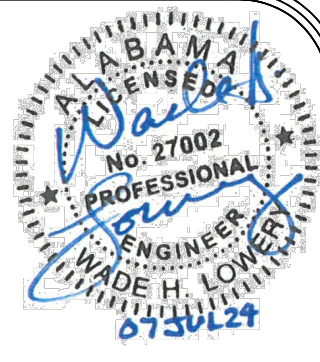
EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING





- NOTES:
1. SEE SHEET C0.1 FOR ADDITIONAL DEMOLITION NOTES.
 2. ALL UTILITIES UNLESS OTHERWISE NOTED ARE TO REMAIN.
 3. BEFORE CLEARING AND GRUBBING LAND IN PHASE 1, TREE PROTECTION SHOULD BE PUT IN PLACE.





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ISSUE

ISSUED FOR CONSTRUCTION-07/08/2024

REVISIONS

PROJECT ADDRESS:

AZALEA AVE E
FOLEY, ALABAMA

SHEET TITLE:

SITE DEMOLITION PLAN

PROJECT NAME:

EAST AZALEA PLANNED UNIT DEVELOPMENT

DRAWN BY:

CLD

CHECKED BY:

WHL

PROJECT No.:

F_FRUIT0001

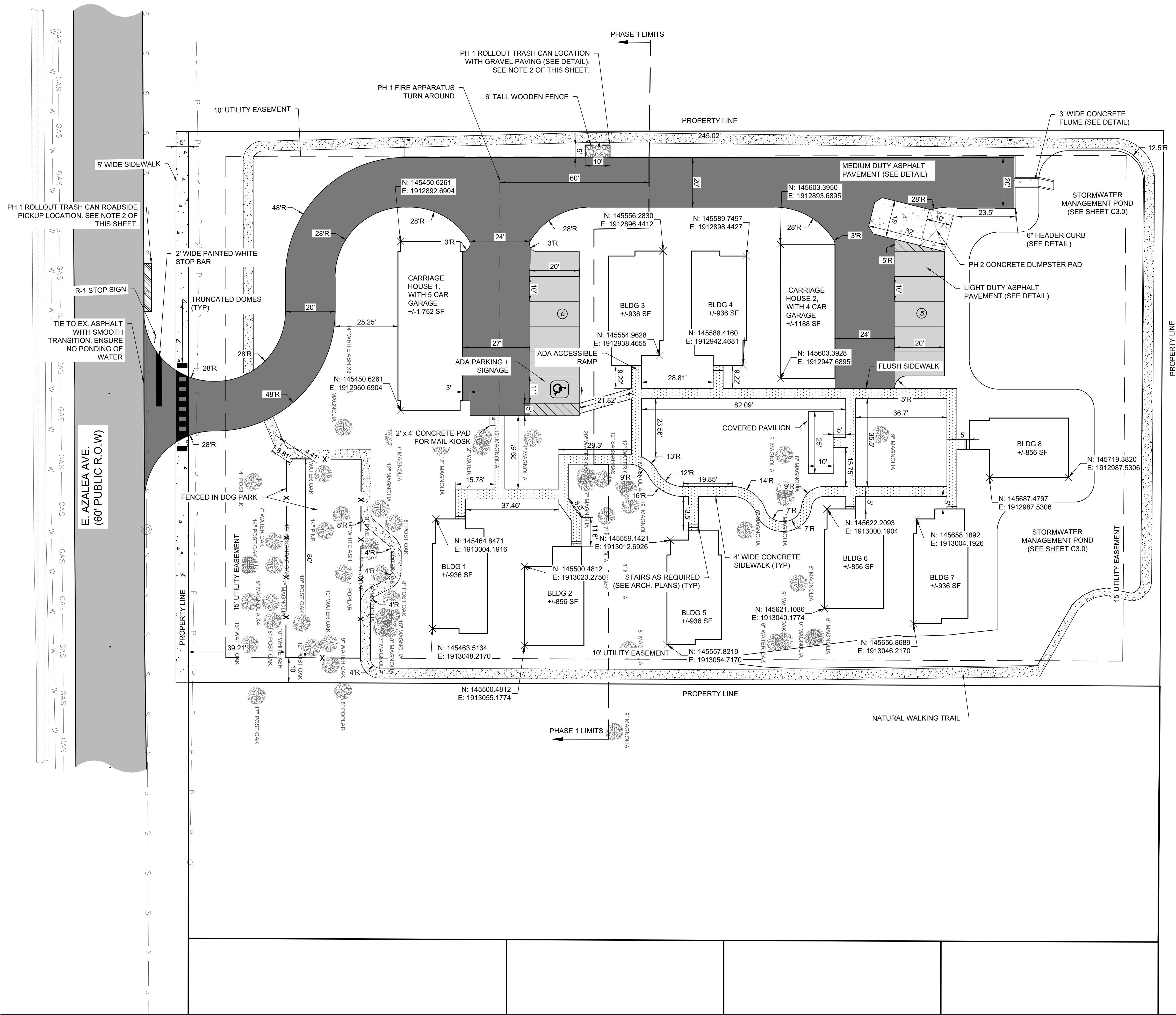
DATE:

July 9, 2024

SHEET NO.

C1.1

T:\F_FRUIT0001 - EAST AZALEA PUD\ENGINEERING\DWG\SITE PLANDWG - last plotted 7/9/24 by COLIN DAVIS

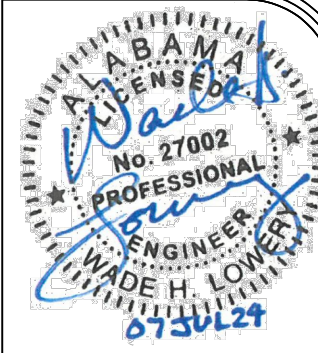
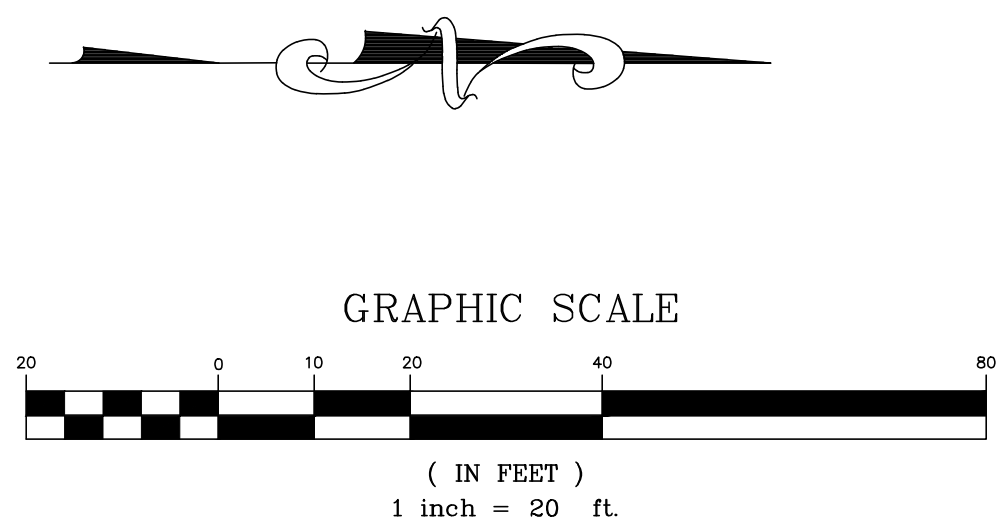


SITE LAYOUT LEGEND

[Symbol]	LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL)
[Symbol]	MEDIUM DUTY ASPHALT PAVEMENT (SEE DETAIL)
[Symbol]	CONCRETE SIDEWALK (SEE DETAIL)
[Symbol]	CONCRETE PAVING (SEE DETAIL)
[Symbol]	GRAVEL PAVING (SEE DETAIL)
(10)	PARKING STALL COUNT

SITE DATA TABLE	
PARCEL NUMBER	05-54-08-28-3-000-106.000 05-54-08-28-3-000-102.000
SITE AREA	1.99 AC
CURRENT ZONING	PUD (PLANNED UNIT DEVELOPMENT)
SETBACK	
FRONT:	0
REAR:	0
SIDE:	0
MAX BUILDING HEIGHT	85'
PARKING REQUIRED	20 (2 SPACES PER FAMILY UNIT)
PARKING PROVIDED	20 SPACES

- NOTES:**
- SEE SHEET C0.1 FOR GENERAL SITE LAYOUT NOTES.
 - AT THE COMPLETION OF PHASE 2, REMOVE PH 1 ROLLOUT TRASH CANS AND GRAVEL PAVING.
 - STORMWATER MANAGEMENT POND TO BE CONSTRUCTED IN PHASE 1.
 - FENCED IN DOG PARK TO BE CONSTRUCTED IN PHASE 2.



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PROJECT ADDRESS:
**AZALEA AVE E
FOLEY, ALABAMA**

SHEET TITLE:
SITE LAYOUT PLAN

PROJECT NAME:
**EAST AZALEA PLANNED
UNIT DEVELOPMENT**

DRAWN BY:
CLD

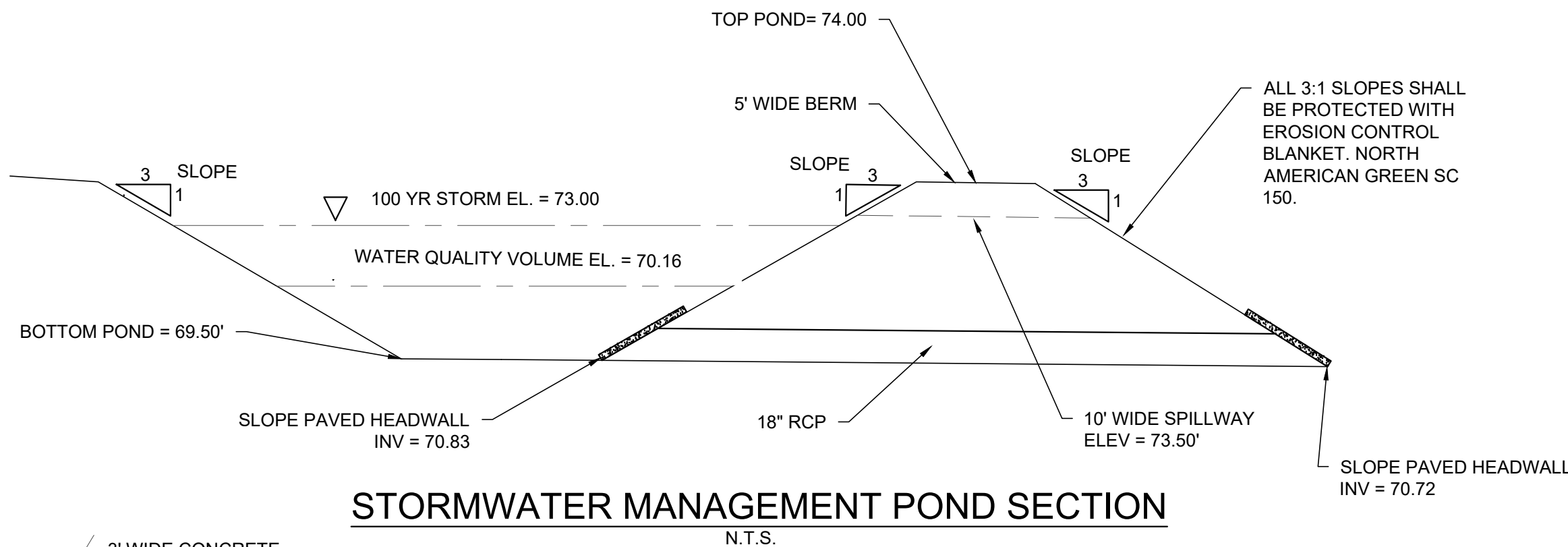
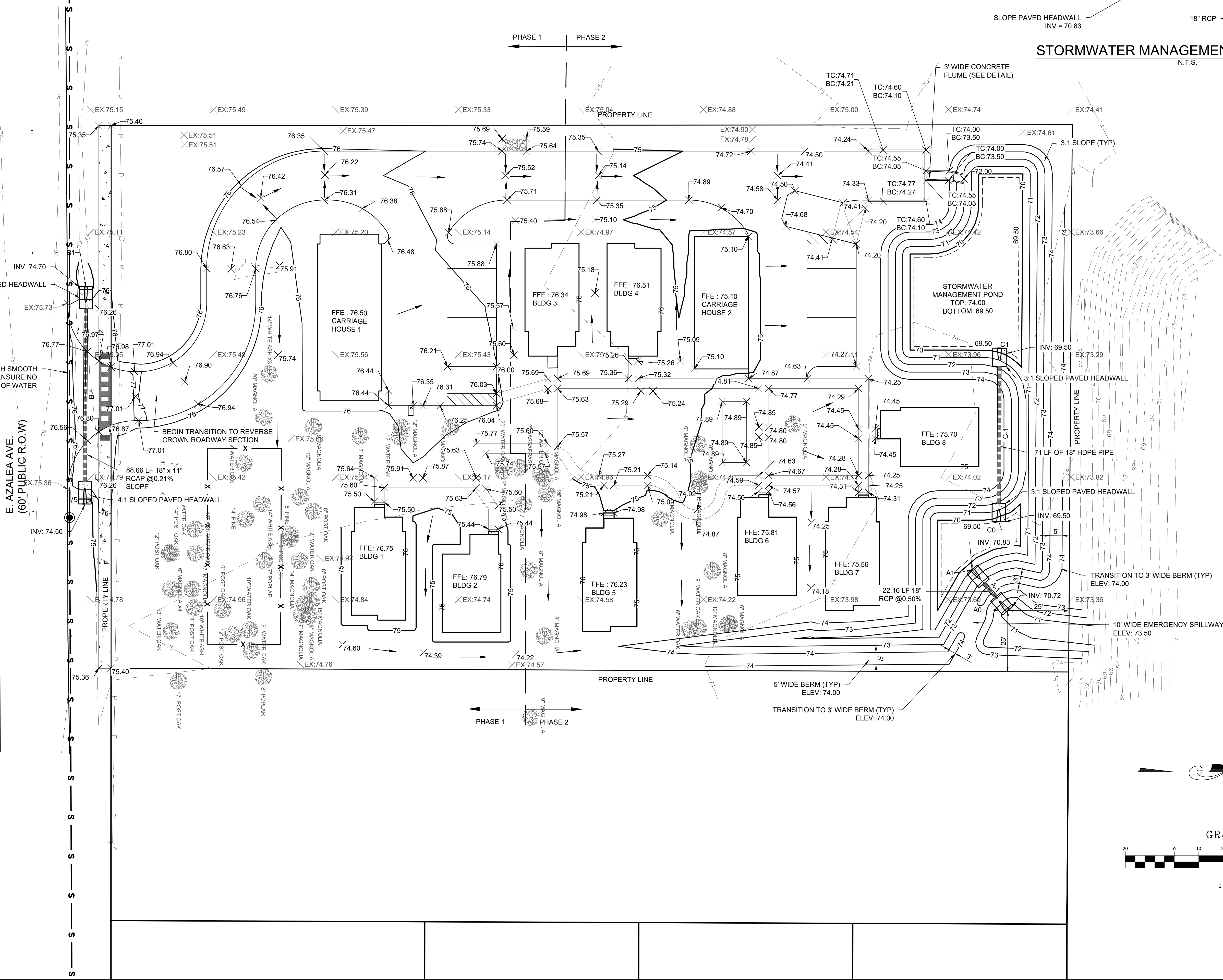
CHECKED BY:
WHL

PROJECT No.:
F_FRUIT0001

DATE:
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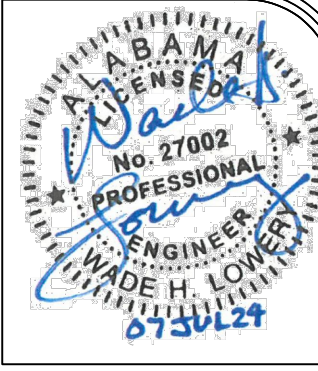
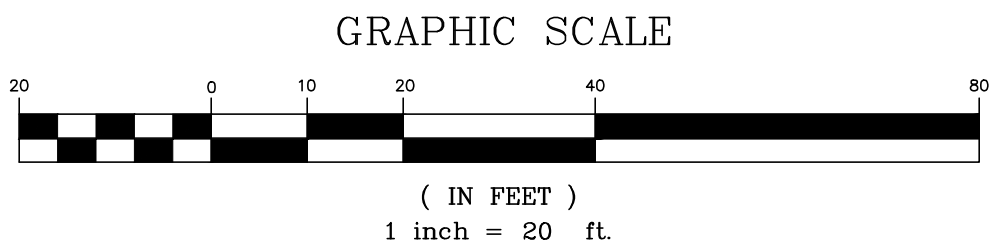
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C2.0

T:\F_FRUIT0001 - EAST AZALEA PUD\ENGINEERING\DWG\GRADING.DWG - last plotted 7/9/24 by COLIN DAVIS



GRADING AND DRAINAGE PLAN LEGEND	
	EX. CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	GRADE BREAK
	SLOPE PAVED HEADWALL
	PROP STORM SEWER PIPE
	EX STORM SEWER PIPE
	CLEANOUT (SEE DETAIL)

- NOTES:
- SEE SHEET C0.1 FOR GENERAL GRADING NOTES.
 - MAX SLOPES IN ADA AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - SEE SHEET C3.1 FOR DRAINAGE PIPE PROFILES & INFORMATION.
 - STORMWATER MANAGEMENT POND TO BE CONSTRUCTED IN PHASE 1.
 - SURFACE RUNOFF FOR THE ENTIRE SITE IS MEANT TO BE CAPTURED BY THE DETENTION POND. EXISTING GRADE / TOPOGRAPHY INDICATES THAT THE SITE WILL SHEET FLOW TOWARD THE POND, THROUGH THE UNDEVELOPED PORTION (PHASE II) SHOULD FIELD CONDITIONS WARRANT, THE CONTRACTOR MAY(WITH CONCURRENCE FROM THE ENGINEER) INSTALL CUT-OFF/DIVERSION BERMS TO DIRECT RUNOFF TO THE POND AS NECESSARY.



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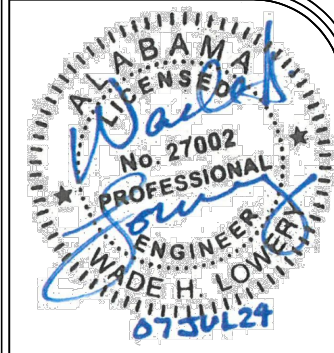
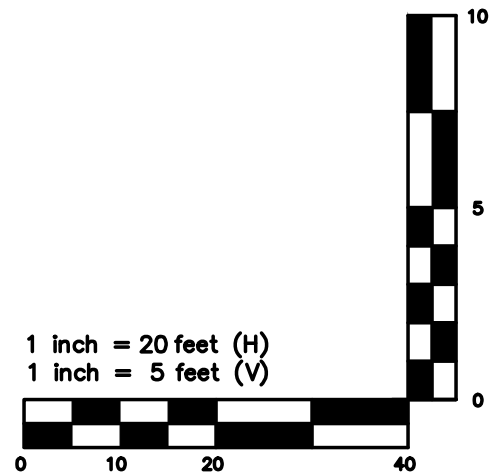
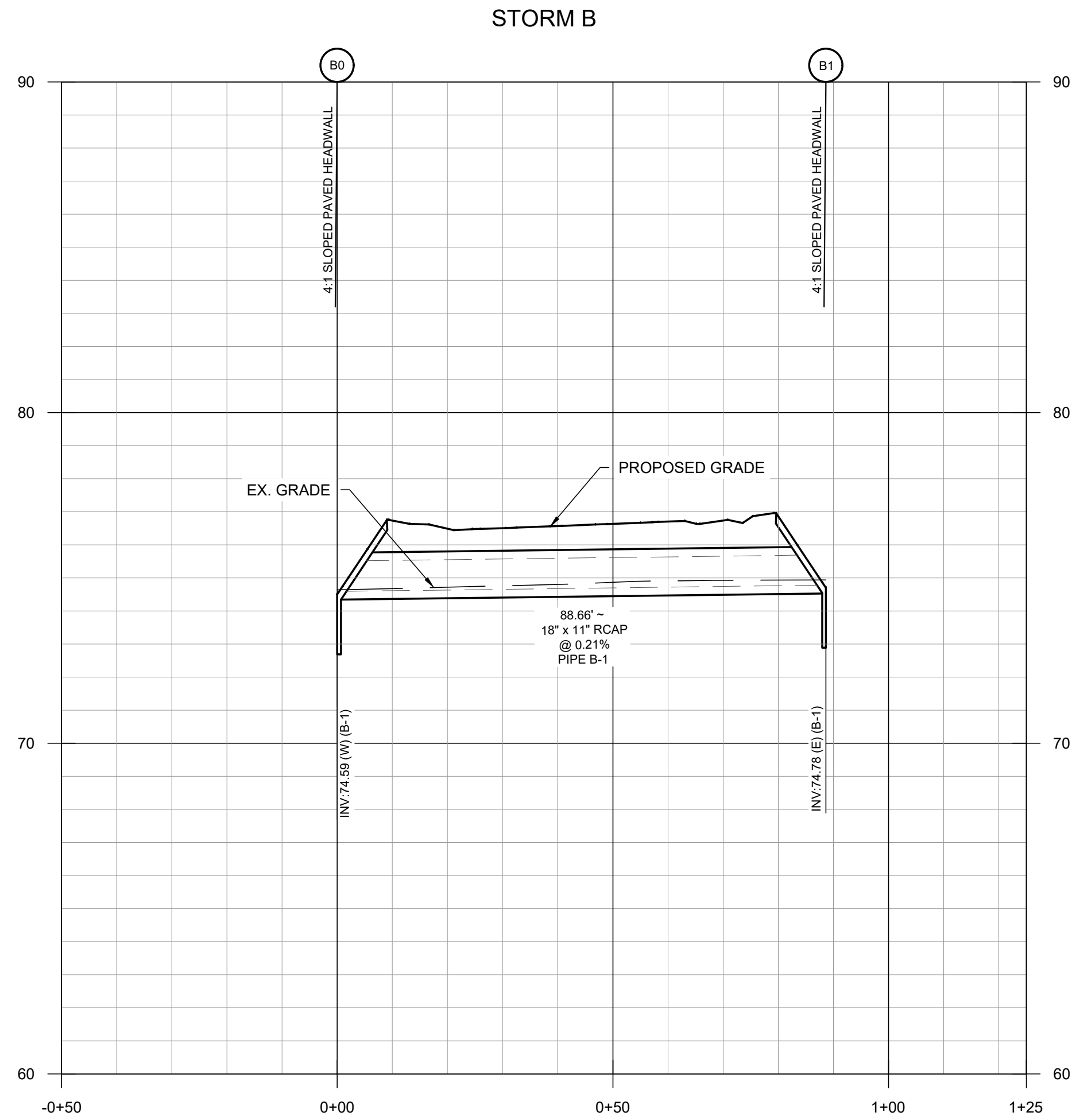
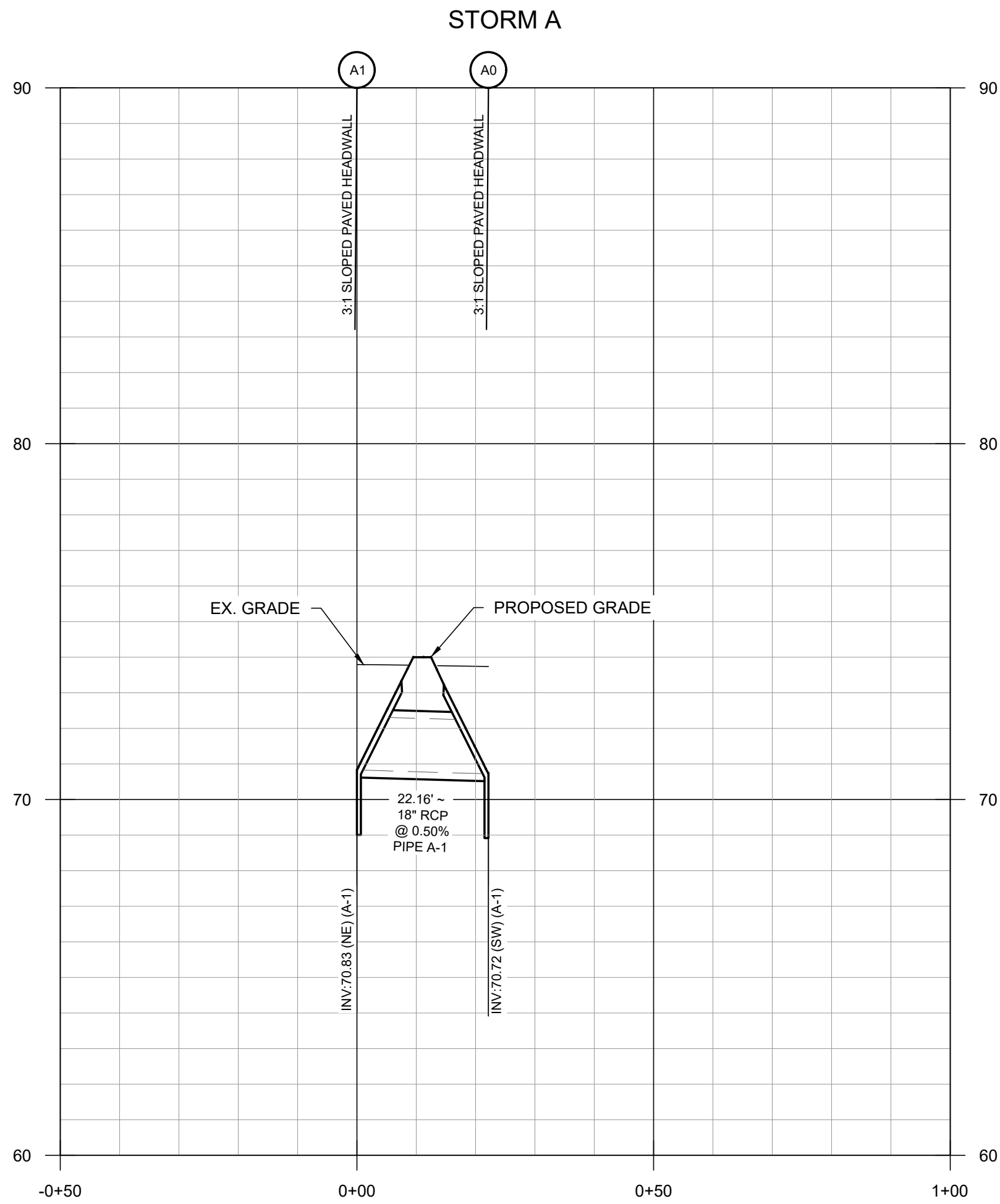
SHEET TITLE:
GRADING AND DRAINAGE PLAN

PROJECT NAME:
EAST AZALEA PLANNED
UNIT DEVELOPMENT

DRAWN BY:
CLD
CHECKED BY:
WHL
PROJECT No.:
F_FRUIT0001
DATE:
July 9, 2024

SHEET NO.
C3.0

T:\F_FRUIT0001 - EAST AZALEA PUD\ENGINEERING\DWG\REF\PR SURFACE.DWG - last plotted 7/9/24 by COLIN DAVIS



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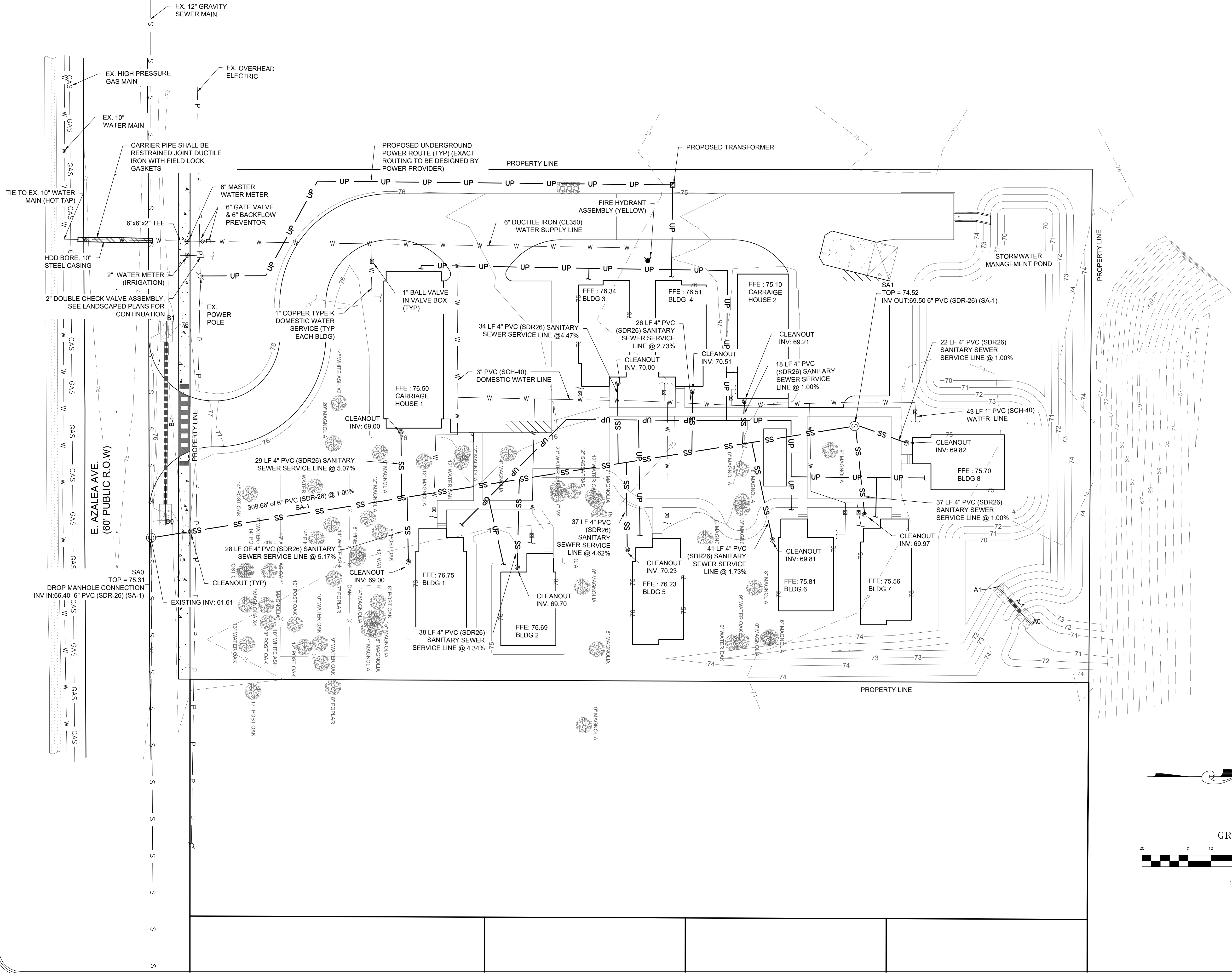
SHEET TITLE:
STORM PROFILES

PROJECT NAME:
EAST AZALEA PLANNED
UNIT DEVELOPMENT

DRAWN BY: CLD
CHECKED BY: WHL
PROJECT No.: F_FRUIT0001
DATE: July 9, 2024

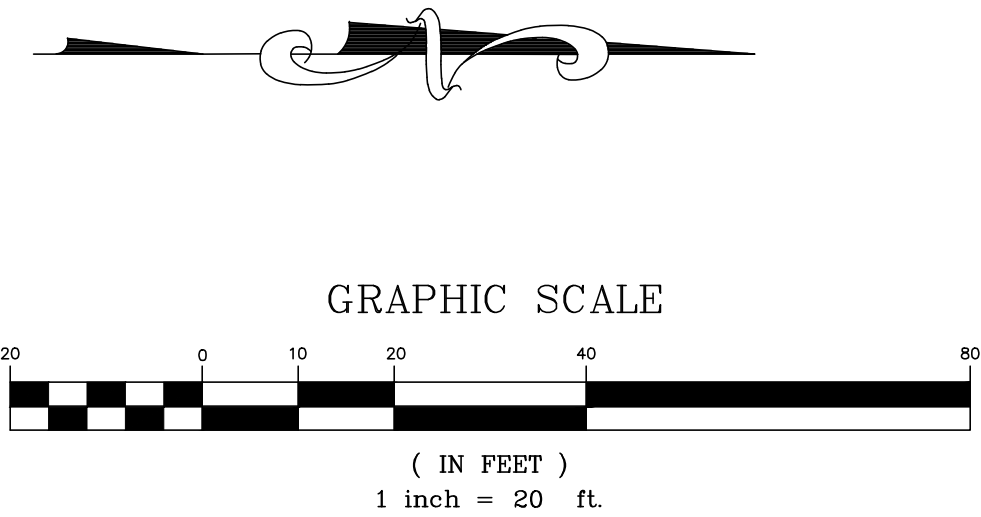
SHEET NO.
C3.1

T:\F_FRUIT0001 - EAST AZALEA PUD\ENGINEERING\DWG\UTILITY PLANDWG - last plotted 7/9/24 by COLIN DAVIS



UTILITY PLAN LEGEND	
—W—	WATER LINE
—FM—	SANITARY SEWER FORCE MAIN
—S—	SANITARY SEWER MAIN
—SS—	SANITARY SEWER SERVICE
—UP—	UNDERGROUND POWER
—OHE—	OVERHEAD ELECTRIC
—T—	TELEPHONE LINE
—G—	NATURAL GAS MAIN
⊙	SANITARY SEWER MANHOLE
⊙	CLEANOUT
⊙	FIRE HYDRANT ASSEMBLY
⊙	POWER POLE
⊙	GUY WIRE
⊙	TELEPHONE PEDESTAL
⊙	PHONE MARKER
⊙	WATER VALVE
⊙	GAS VALVE

- NOTES:
- SEE SHEET C0.1 FOR GENERAL UTILITY NOTES.
 - REFER TO MEP AND ARCHITECTURAL PLANS FOR CONTINUATION OF UTILITY SERVICES TO BUILDING.
 - LOCATION OF EXISTING UTILITY SERVICES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION & DEPTH
 - PROPOSED UNDERGROUND ELECTRICAL SHOWN FOR COORDINATION OF LOCATION CONTRACTOR TO COORDINATE EXACT DETAILS WITH ELECTRICAL ENGINEER AND POWER SERVICE PROVIDER.
 - CONTRACTOR TO PERFORM HOT TAP W/ R.U. REPRESENTATIVE PRESENT.
 - CONTRACTOR SHALL CHLORINATE & PRESSURE TEST FROM TAP TO BFP.
 - HYDRANTS ON PRIVATE SIDE SHALL BE YELLOW.



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SHEET TITLE:
SITE UTILITY PLAN

PROJECT NAME:
**EAST AZALEA PLANNED
UNIT DEVELOPMENT**

DRAWN BY:
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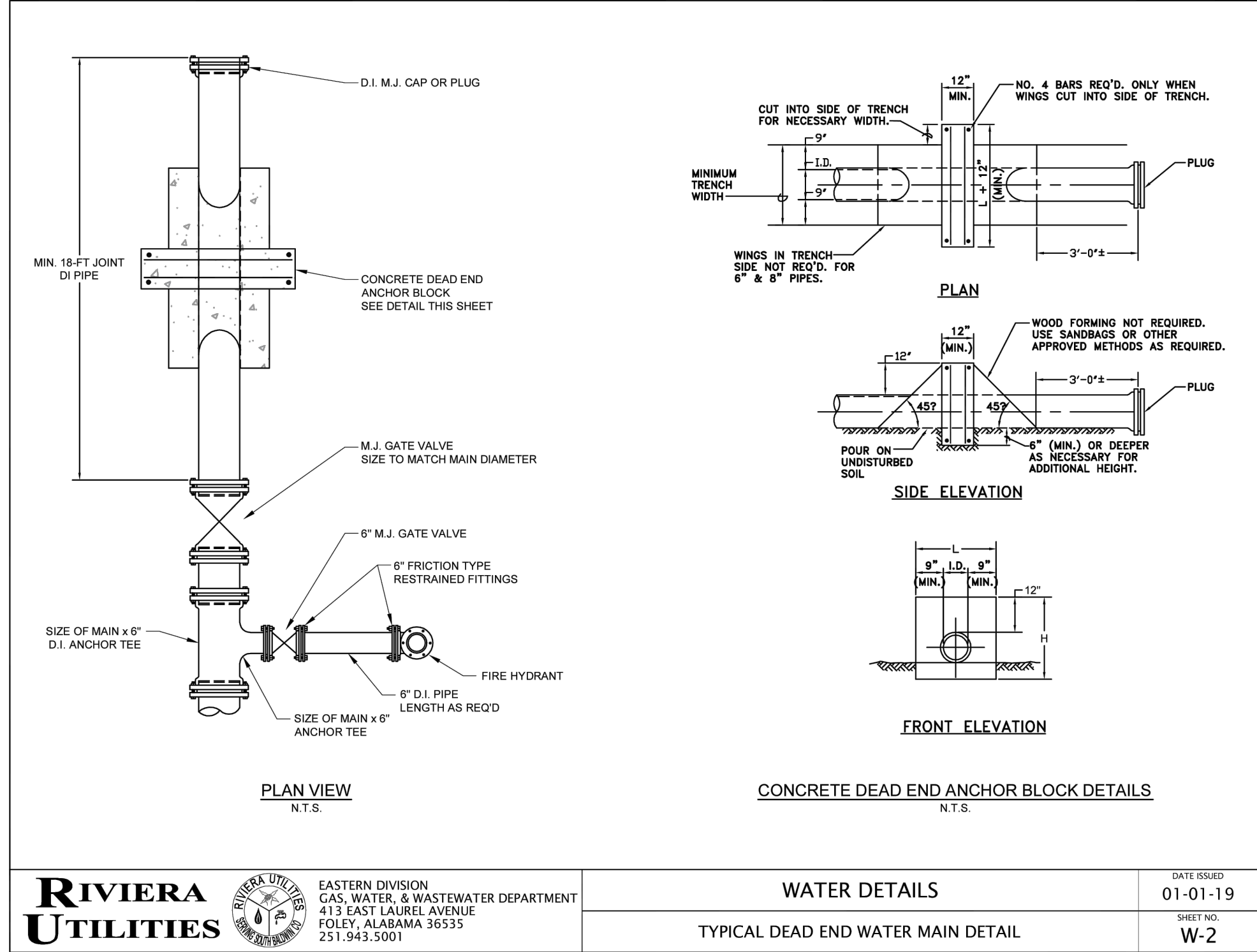
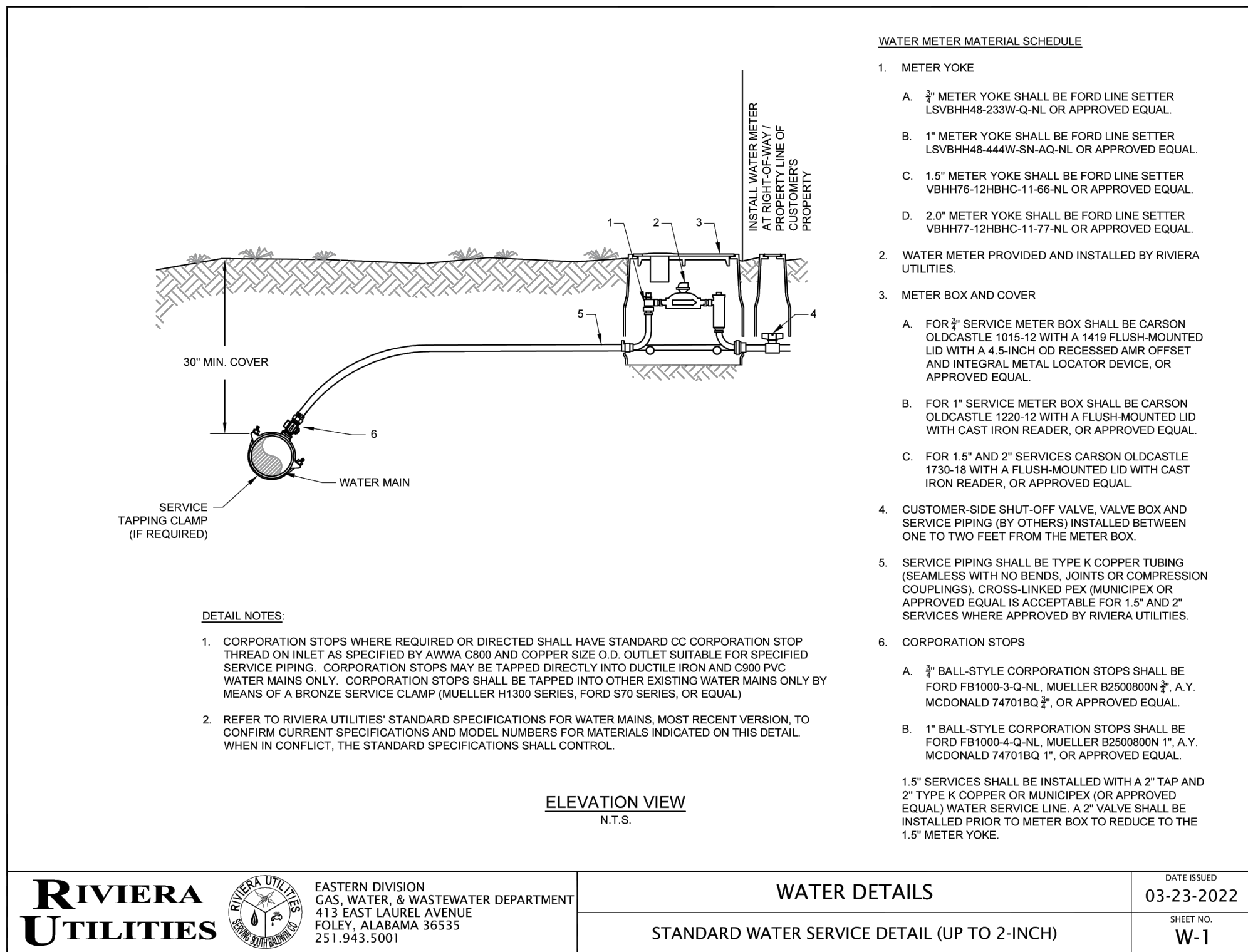
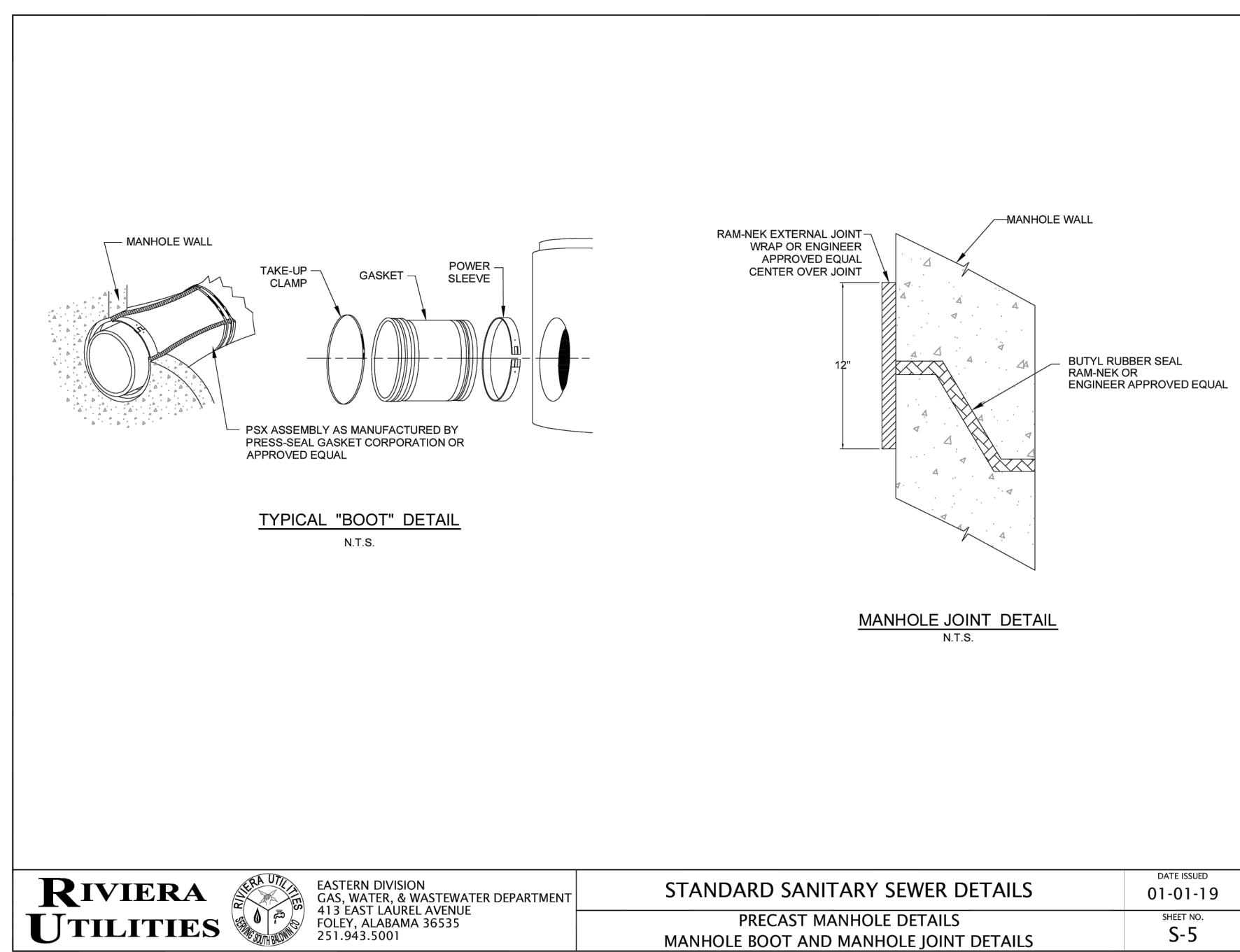
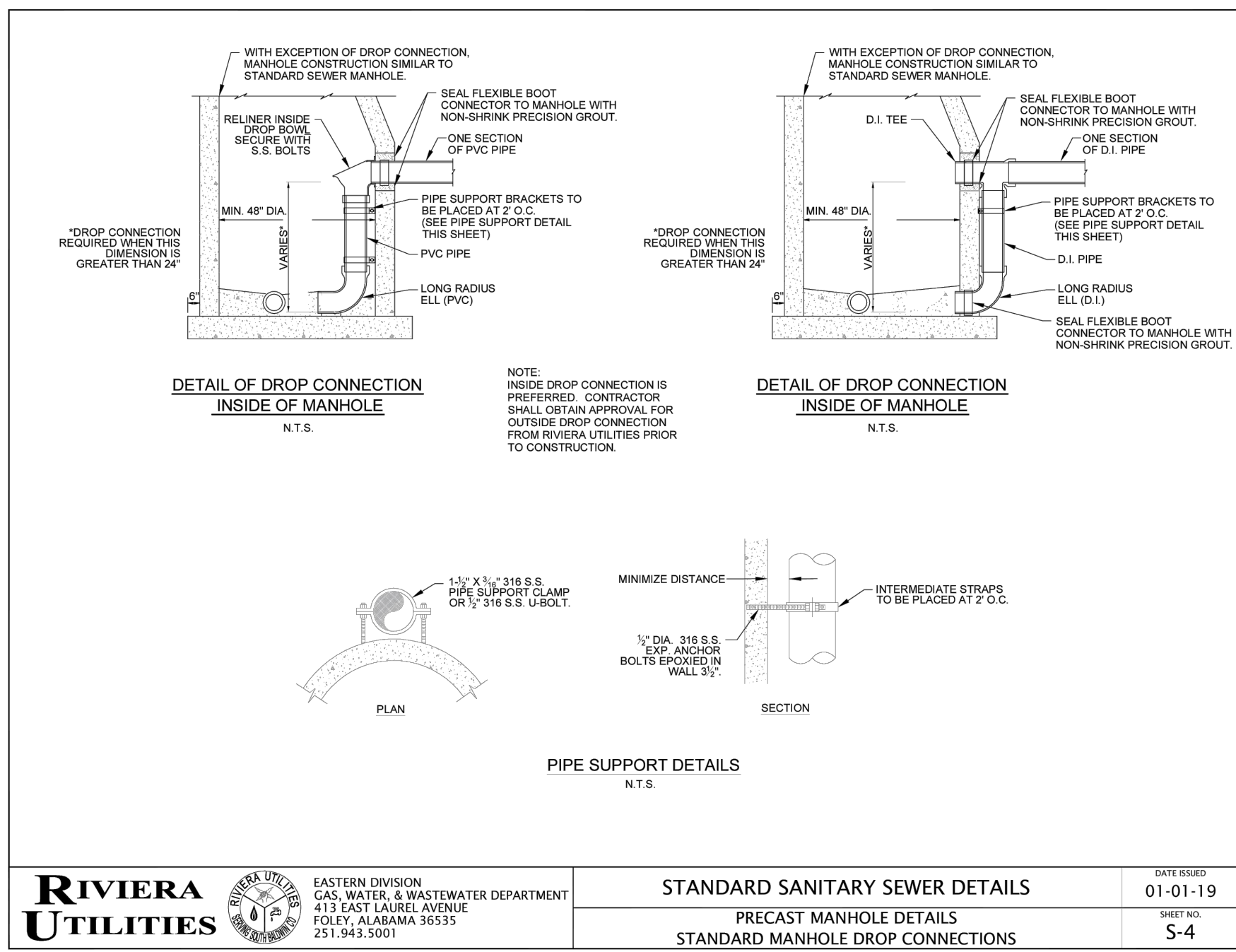
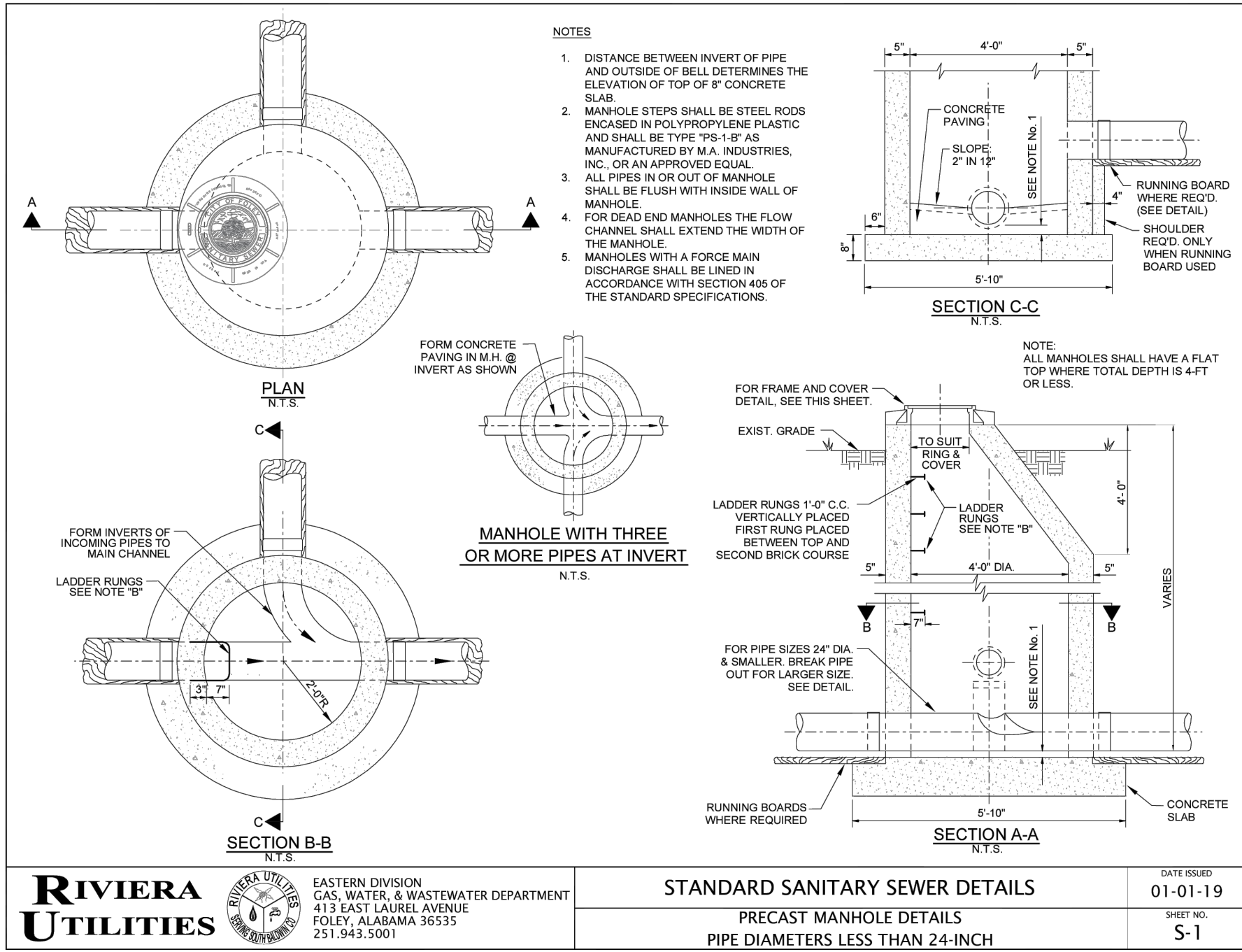
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DATE:
July 9, 2024

SHEET NO.
C4.0

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ALABAMA
Professional Engineer
No. 27082
MADE IN ALABAMA
0730124

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PROJECT ADDRESS:
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FOLEY, ALABAMA

SHEET TITLE:
CIVIL DETAILS

PROJECT NAME:
EAST AZALEA PLANNED
UNIT DEVELOPMENT

DRAWN BY:
CLD

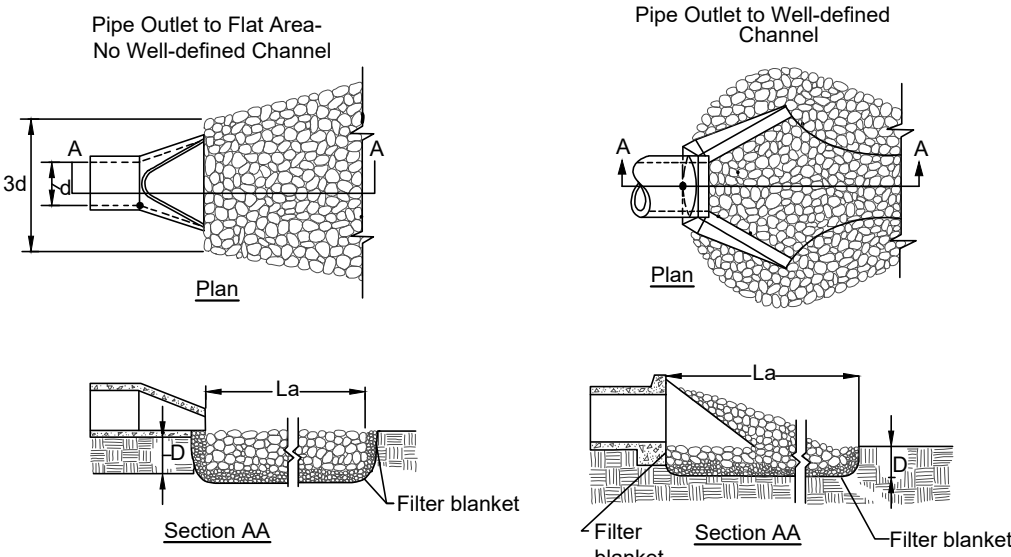
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F_FRUIT0001

DATE:
July 9, 2024

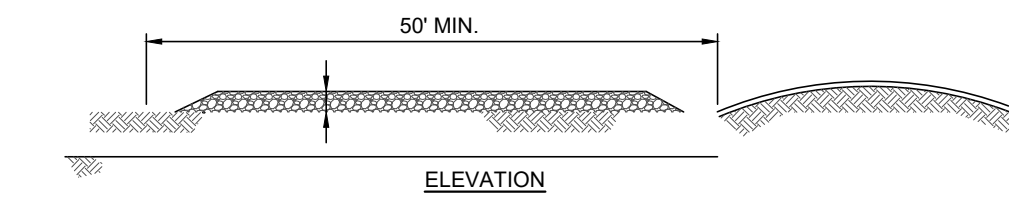
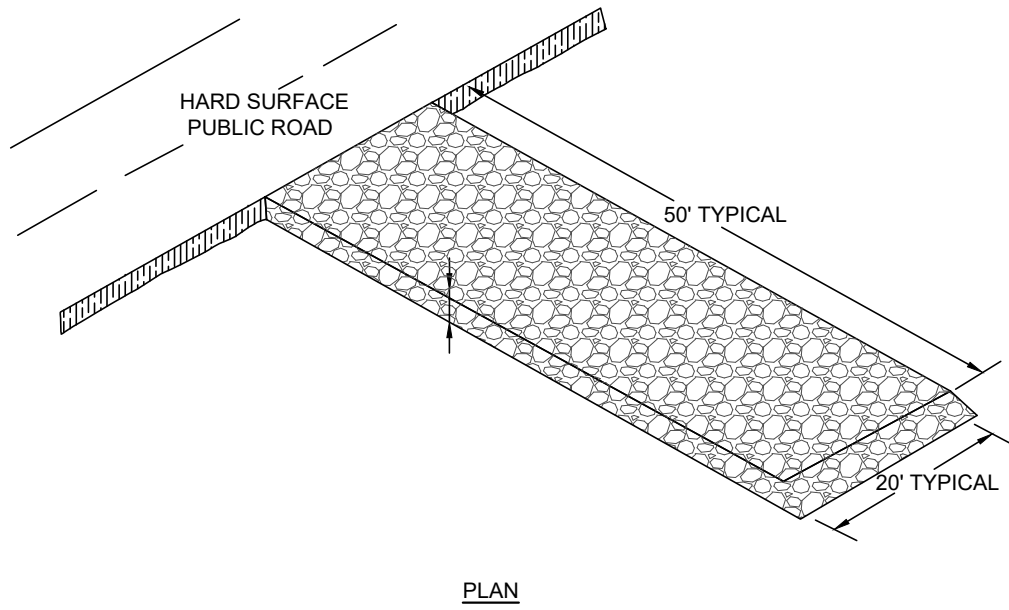
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C6.1

T:\F_FRUIT0001 - EAST AZALEA PUD\ENGINEERING\DWG\DETAILS.DWG - last plotted 7/9/24 by COLIN DAVIS



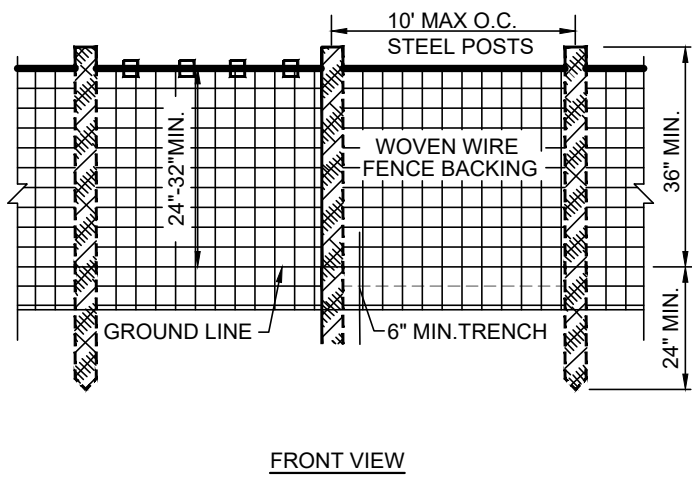
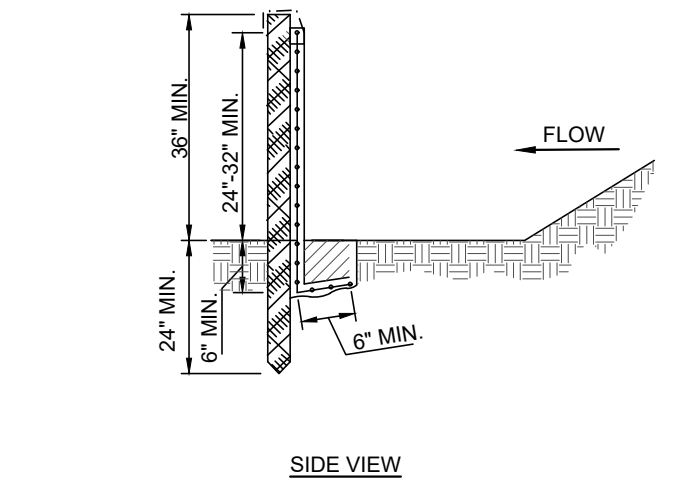
- SPECIAL NOTES**
1. RIP RAP DISCHARGE APRON SHALL BE INSTALLED AT A ZERO SLOPE.
 2. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
 3. DEPTH OF APRON SHALL BE NO LESS THAN 6".
 4. FOR DETERMINING APRON LENGTH, WIDTH, AND MEDIAN STONE SIZE, REFER TO FIGURES OP-2 AND OP-3 FROM THE LATEST ALABAMA EROSION CONTROL HANDBOOK.
 5. THE GRADATION OF RIPRAP SHALL BE PER TABLES OP-2 AND OP-3 FROM THE LATEST ALABAMA EROSION CONTROL HANDBOOK.

OUTLET PROTECTION
N.T.S.



- SPECIAL NOTES:**
1. A STABILIZED PAD OF CRUSHED STONE SPREAD OVER FILTER FABRIC SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET. THE STONE SHALL BE ALDOT GRADATION NO. 1 STONE, FILTER FABRIC SHALL BE NONWOVEN GEOTEXTILE CLASS IV OR EQUAL.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 3. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY BY STREET CLEANING (NOT FLUSHING). WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 4. IF THE PAD SLOPE TOWARDS THE ROAD EXCEEDS 2%, A DIVERSION RIDGE 6" - 8" HIGH WITH 3:1 SIDE SLOPES MUST BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15' AWAY FROM THE ROAD AND DRAIN INTO A SEDIMENT TRAP OR BASIN.

CONSTRUCTION EXIT PAD
N.T.S.

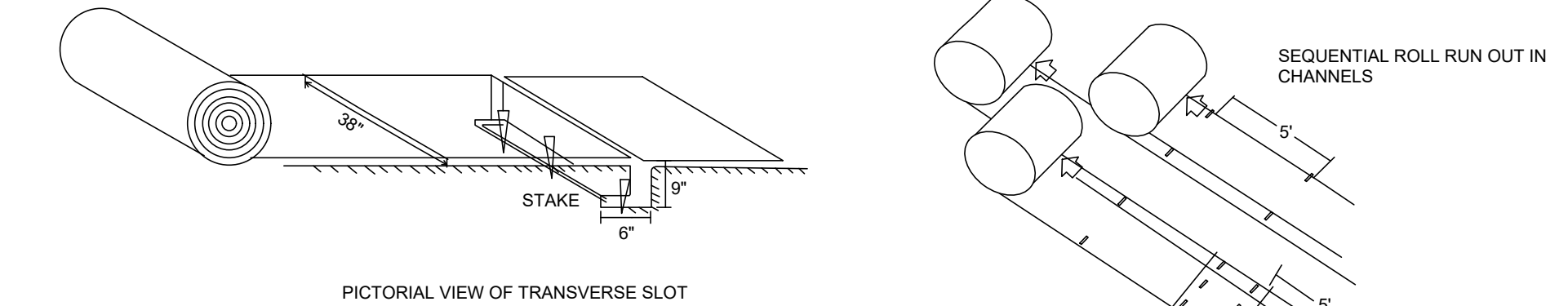


- SPECIAL NOTES:**
1. SILT FENCE FABRIC SHALL BE PER TABLE SB-1 FROM THE LATEST ALABAMA EROSION CONTROL HANDBOOK.
 2. USE D.O.T. APPROVED WOVEN WIRE FENCE.
 3. USE 5' MIN. STEEL POSTS (1.3 LB/FT MIN.).

- NOTES:**
1. THE WOVEN WIRE FENCING SHALL BE FASTENED TO THE UPSTREAM SIDE OF POSTS BY STAPLES OF WIRE TIES.
 2. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO THE WOVEN WIRE FENCING.

MAINTENANCE SCHEDULE:
REMOVE SEDIMENT DEPOSITS WHEN THEY REACH A DEPTH OF 15" OR 1/2 THE HEIGHT OF THE FENCE AS INSTALLED TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. SHOULD THE FABRIC OR SILT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

SILT FENCE - TYPE A
N.T.S.



- INSTALLATION:**
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
 2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
 3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. USE CENTER ROLL FOR ALIGNMENT TO CHANNEL CENTER.
 4. WORK OUTWARDS FROM CHANNEL CENTER TO EDGE.
 5. USE 5' OVERLAP AND STAKE AT 5' INTERVALS ALONG SEAMS.
 6. USE 5' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT LINING AT ROLL ENDS.
 7. ANCHOR PRODUCTS SO THAT A CONTINUOUS, FIRM CONTACT (NO TENTING) WITH THE SOIL SURFACE/SEED BAD IS MAINTAINED.
- MAINTENANCE**
INSPECT AFTER STORM EVENTS UNTIL VEGETATION IS ESTABLISHED FOR EROSION OR UNDERMINING BENEATH BLANKETS. IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET, ADD TAMPED SOIL, AND RESEED, THEN RESECURE THE BLANKETS.
- IF BLANKETS SHOULD BECOME DISLOCATED OR DAMAGED, REPAIR OR REPLACE AND RESECURE IMMEDIATELY.

EROSION CONTROL BLANKET
N.T.S.

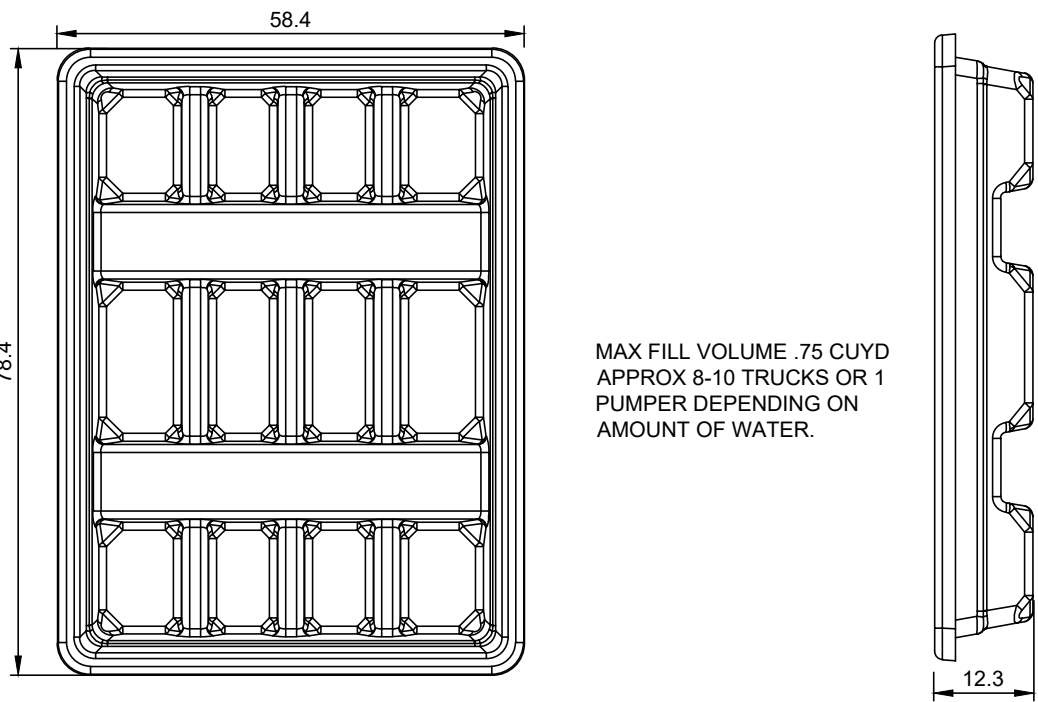
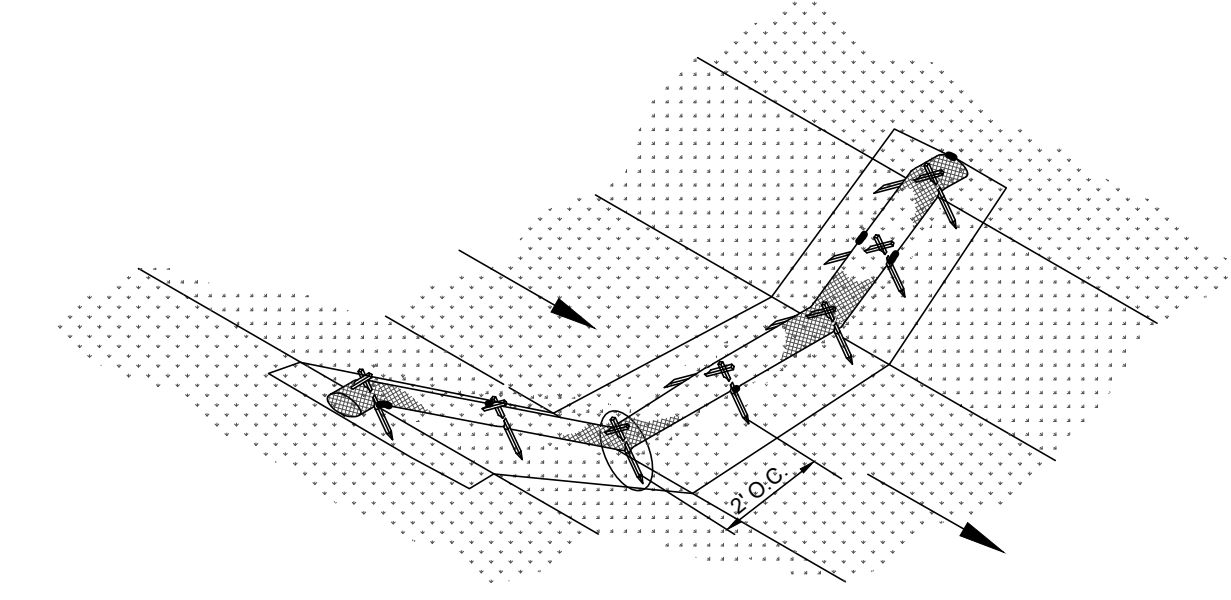


FIGURE 1-1 ABOVE GRADE, PORTABLE CONCRETE WASHOUT

EPA Compliant
LEED Compliant
NPDES Compliant
Complies with SWPPP Plan

WASHOUT DETAIL
N.T.S.

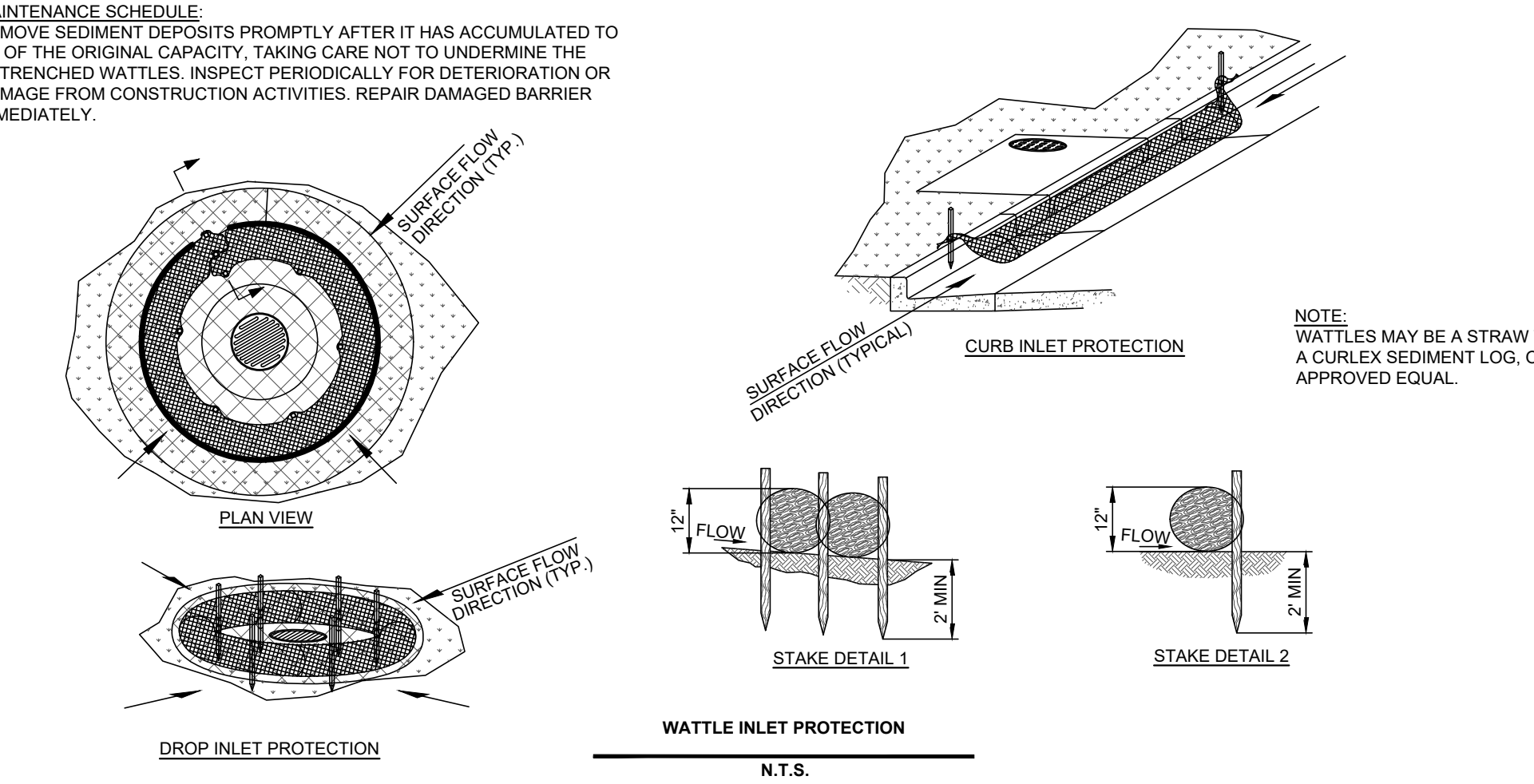
- NOTES:**
- CONTRACTOR SHALL HAVE CONCRETE RECYCLE BASIN ON SITE AND COLLECT CONCRETE WASTE AND WASHOUT PER LOCAL AND FEDERAL REGULATIONS. CONTRACTORS SHALL INSTRUCT TRUCK DRIVERS OF WASHOUT BASIN LOCATIONS.
 - NEVER ALLOW WASHOUT MATERIALS OR WATER INTO DRAINAGE WAYS, WATER BODIES, WETLANDS OR IN THE RIGHT OF WAY AREA OF ROADWAYS.
 - NEVER BURY WASTE MATERIAL.
 - INSPECT BASIN AFTER EACH USE. REPLACE WHEN BASIN CAN NO LONGER SAFELY HOLD OR TRANSPORT WASHOUT.
 - CONTRACTOR AND EQUIPMENT OPERATORS ARE RESPONSIBLE FOR MAINTENANCE, INSTALLATION AND COMPLIANCE WITH LOCAL AND FEDERAL REGULATIONS.



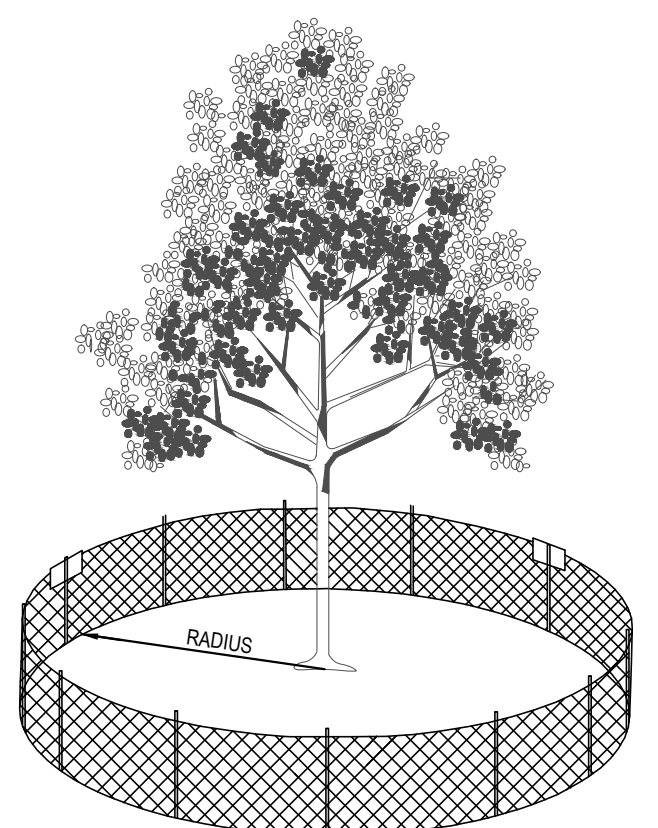
WATTLE SPACING
REFER TO ALDOT SPECIAL DRAWING NO. ESC-300 FOR RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLES

WATTLE CHECK DAMS TO BE INSTALLED WITHOUT TRENCHING AND ON TOP OF STAPLED GEOTEXTILE UNDERLAYMENT THAT EXTENDS A MINIMUM 3 FT. UP AND DOWNSTREAM FROM THE WATTLE. WATTLES MUST BE PROPERLY STAPLED WITH SOD STAPLES ON 10-INCH CENTERS ON EACH SIDE OF THE WATTLE TO PREVENT FLOTATION AND STAKED OVER THE TOP USING NON-DESTRUCTIVE TEE-PEE TYPE STAKING

WATTLE CHECK DAM
N.T.S.



WATTLE INLET PROTECTION
N.T.S.



TREE PROTECTION RADIUS:
R=1.0 X DBH² (DIAMETER @ BREAST HEIGHT)
(CONVERT TO FEET DIRECTLY)
EXAMPLE:
R=1.0 X 12²=12'=12' PROTECTION RADIUS

CONSTRUCTION FENCE TREE PROTECTION
N.T.S.

Species	Seeding Rates/Ac PLS ¹	North	Central	South
	40 lbs	Seeding Dates		
Bahiagrass, Pensacola	-	Mar 1-July 1	Mar 1-July 1	Feb 1-Nov 1 ²
Bermudagrass, Common	10 lbs	Apr 1-July 1	Mar 15-July 15	Mar 1-July 15
Bahiagrass, Pensacola	30 lbs 5 lbs	-	Mar 1-July 1	Mar 1-July 15
Bermudagrass, Common	-	-	-	-
Bermudagrass, Hybrid (Lawn Types)	Solid Sod	Anytime	Anytime	Anytime
Bermudagrass, Hybrid (Lawn Types)	Sprigs 1/sq ft	Mar 1-Aug 1	Mar 1-Aug 1	Feb 15 -Sep 1
Fescue, Tall	40-50 lbs	Sep 1-Nov 1	Sep 1-Nov 1	--
Sericea	40-60 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15 -July 15
Sericea & Common Bermudagrass	40 lbs 10 lbs	Mar 15-July 15	Mar 1-July 15	Feb 15-July 15
Switchgrass, Alamo	4 lbs	Apr 1-Jun 15	Mar 15-Jun 15	Mar 15-Jun 15

Figure FS-1 Geographical Areas for Species Adaptation

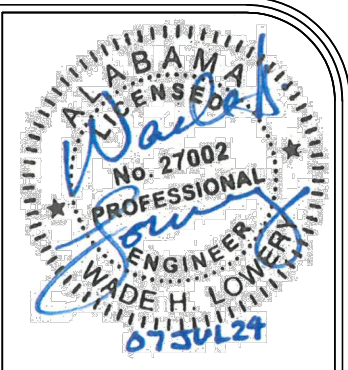


Note: Site conditions related to soils and aspect in counties adjacent or close to county boundaries may justify adjustments in planting dates by qualified design professionals.

Table MU-1 Mulching Materials and Application Rates

Material	Rate Per Acre and (Per 1000 ft.2)	Notes
Straw (with Seed)	1 ½ - 2 tons (70 lbs - 90 lbs)	Spread by hand or machine; anchor when subject to blowing.
Straw Alone (no seed)	2 ½ - 3 tons (115 lbs - 160 lbs)	Spread by hand or machine; anchor when subject to blowing.
Wood Chips	5-6 tons (225 lbs - 270 lbs)	Treat with 12 lbs. nitrogen/ton.
Bark	35 cubic yards (0.8 cubic yard)	Can apply with mulch blower.
Pine Straw	1-2 tons (45 lbs - 90 lbs)	Spread by hand or machine; will not blow like straw.
Peanut Hulls	10-20 tons (450 lbs - 900 lbs)	Will wash off slopes. Treat with 12 lbs. nitrogen/ton.

TEMPORARY SEEDING AND MULCHING RATES
N.T.S.



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

ISSUED FOR CONSTRUCTION - 07/08/2024
REVISIONS

PROJECT ADDRESS:
AZALEA AVE E
FOLEY, ALABAMA

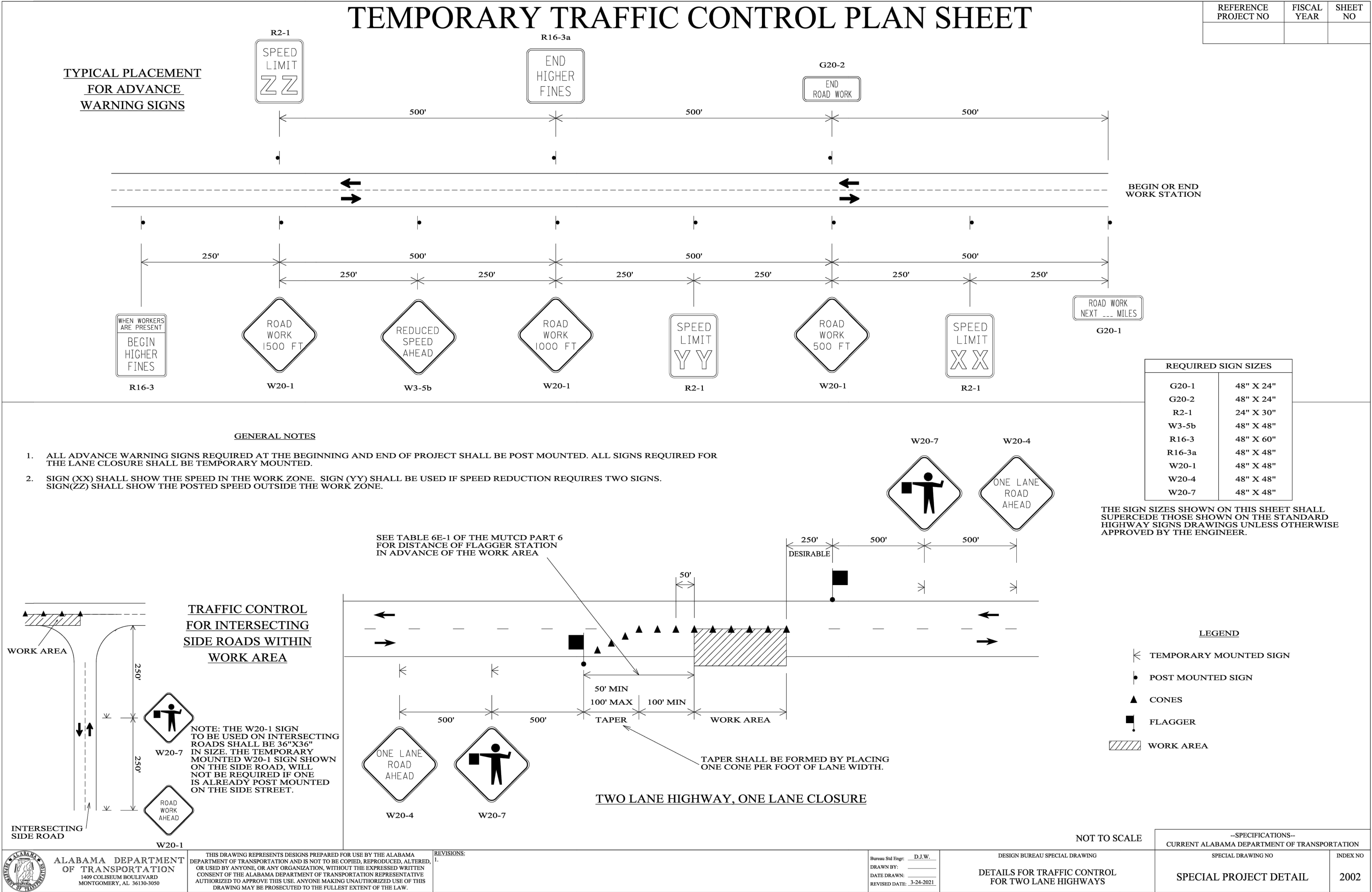
SHEET TITLE:
EROSION CONTROL DETAILS

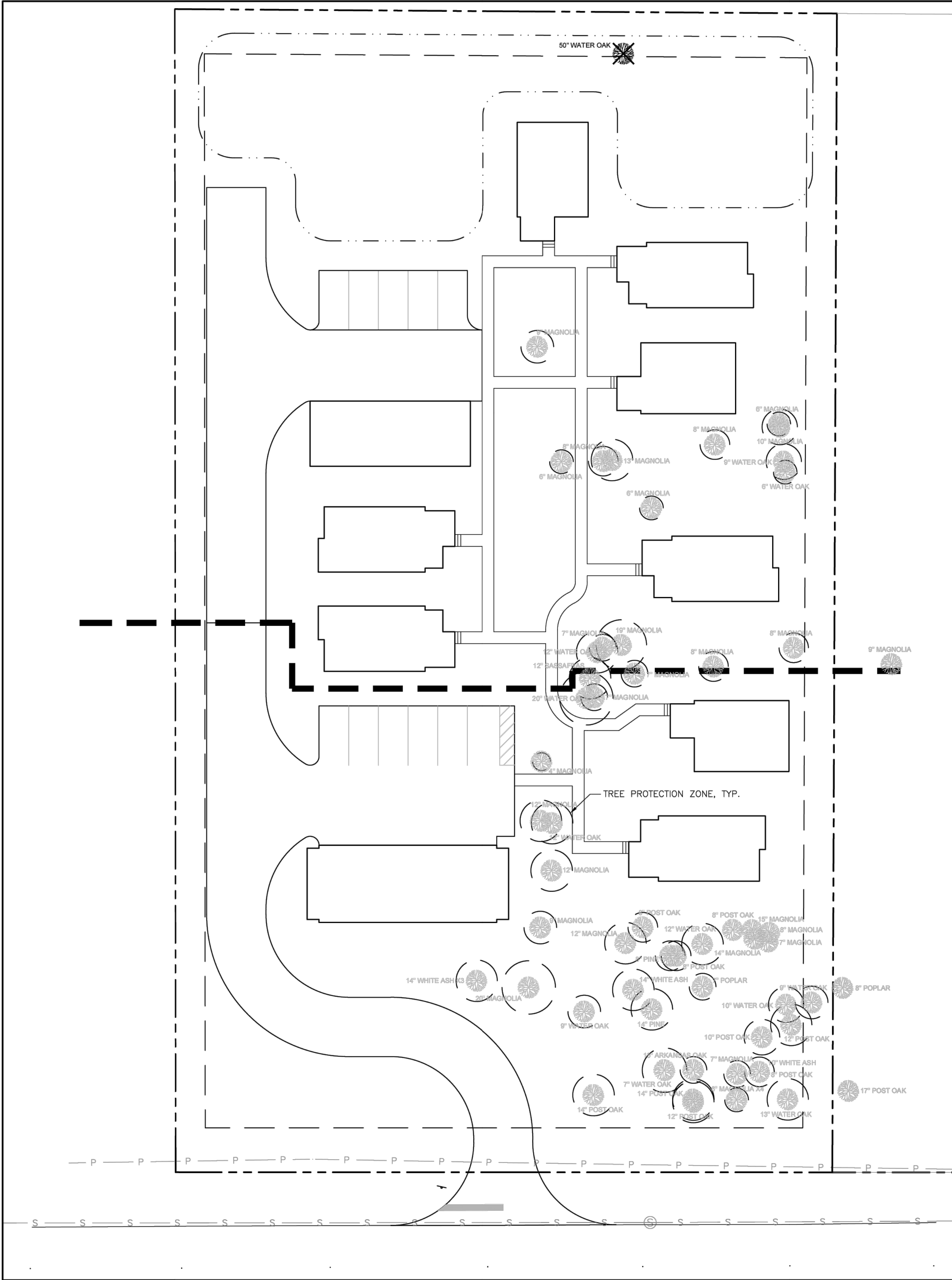
PROJECT NAME:
EAST AZALEA PLANNED
UNIT DEVELOPMENT

DRAWN BY: CLD
CHECKED BY: WHL
PROJECT No.: F_FRUIT0001
DATE: July 9, 2024

SHEET No.
C6.2

T:\F_FRUIT0001 - EAST AZALEA_PUD\ENGINEERING\DWG\TRAFFIC CONTROL PLAN.DWG - last plotted 7/9/24 by COLIN DAVIS





1 TREE PROTECTION PLAN
Scale: 1" = 20'

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HERITAGE TREES TO BE REMOVED		
TREES	QTY	DBH
Water Oak	1	50"
Proposed Heritage Trees to be Removed:		1 trees
Required Replacement Trees:		2 trees
*Replacement Trees Prefer to be of same species of trees removed		

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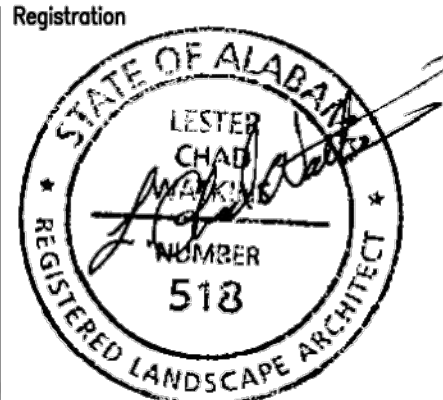
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TO CHANGE.

A Landscape Development Plan for
Azalea Ave Cottages
Foley, Alabama

Revisions		
No.	Date	Revisions / Submissions
11.27.23		FOR REVIEW
12.01.23		FOR REVIEW

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AH
Drawn
DM
Project Manager
CW
Principal
232052-023
Project No.
11.23.23
Date

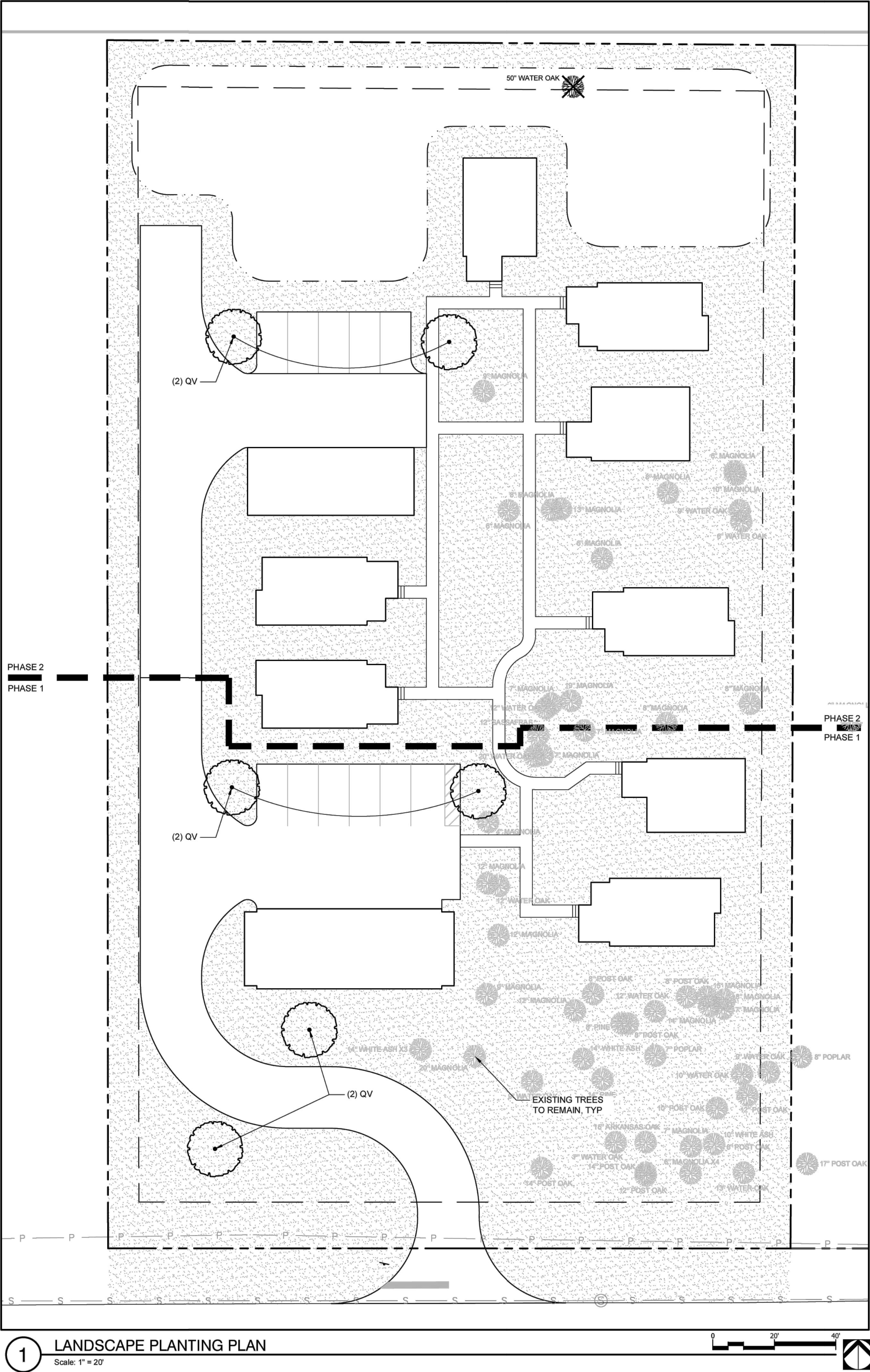


Sheet Title

TREE PROTECTION
PLAN

Sheet No.

TP100



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LANDSCAPE REQUIREMENTS					
Total Developed Area:		87,076 sfor		2.00 acres	
10 treesper	1 acres	@	2.00 acres=	19.99 trees	
Total Trees Required on Site:				0 trees	
NOTE Existing trees on-site meet the tree requirments.					

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES						
	QV	6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	3" CAL	10'-12'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SOD/SEED						
	SOD	53,247 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD		

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03.26.24	FOR REVIEW	

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AH _____
Drawn

DM _____
Project Manager

CW _____
Principal

232052-023
Project No.

11.27.23
Date

Registration
STATE OF ALABAMA
LESTER CHAI
CHAI
NUMBER
518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE
PLANTING PLAN

Sheet No.

LP100

CLOSEOUT PROCESS NOTE -
LA APPROVAL OF INSTALLED WORK FOR AHJ

FOR AHJS (AUTHORITIES-HAVING-JURISDICTION, I.E. CITIES, AGENCIES, ETC.) THAT REQUIRE A REVIEW AND CERTIFICATION OF THE INSTALLED LANDSCAPE BY THE PROJECT'S LANDSCAPE ARCHITECT, THIS REQUIREMENT WILL INITIATE A SITE VISIT BY WAS DESIGN TO REVIEW ALIGNMENT BETWEEN WHAT WAS DRAWN ON PAPER AND WHAT WAS INSTALLED IN FIELD, WITH APPROPRIATE DOCUMENTATION (AND/OR WORK) TO FOLLOW TO ENABLE CERTIFICATION. A PROCESS FOR THIS IS OUTLINED BELOW. UPON CONTRACTOR'S DETERMINATION OF IMMINENT COMPLETION OF PROJECT, THE FOLLOWING TASKS SHOULD BE FOLLOWED:

- CONTRACTOR NOTIFIES CLIENT OF COMPLETION DATE, REQUESTING CLIENT, OR CLIENT'S REP. TO CONTACT WAS DESIGN'S PROJECT MANAGER AT LEAST 5 BUSINESS DAYS IN ADVANCE OF TARGET SITE WALK-THROUGH DATE.
- CLIENT CONTACTS WAS TO SET DATE AT LEAST 5 BUSINESS DAYS AHEAD OF TARGET WALK-THROUGH DATE. CLIENT PROVIDES PAYMENT TO WAS IN ADVANCE OF CERTIFICATION ASSUMING AN ALIGNED INSTALLATION.
 - NOTE: AT THIS TIME, WAS VERIFIES PROJECT ACCOUNT BALANCE FOR BEING CURRENT. IF NOT PAID IN FULL, PAYMENT FOR SERVICES RENDERED TO DATE WILL BE REQUIRED BEFORE SETTING A REVIEW DATE OR FURTHER ACTION. NOTE THAT THIS MAY HOLD UP A PROJECT'S CLOSEOUT.
- WAS VISITS SITE ON DATE SUBJECT TO WEATHER. THREE OUTCOMES ARE TYPICAL:
 - LANDSCAPE IS INSTALLED PER PLAN AND IS COMPLIANT. WAS WRITES LETTER TO AHJ VIA EMAIL AND CERTIFIES INSTALLATION AS IN ACCORDANCE WITH PLAN AND COPIES CLIENT. PROJECT IS CONSIDERED COMPLETE BY WAS AT THIS TIME.
 - LANDSCAPE IS NOT INSTALLED PER PLAN (USUALLY CHARACTERIZED AS INCOMPLETE, UNACCEPTABLE QUALITY, OR NONCOMPLIANTLY ALTERED). TWO PROCESSES ARE TYPICAL, A THIRD IS POSSIBLE.
 - LANDSCAPE INSTALLATION WOULD HAVE TO BE CHANGED TO ALIGN WITH THE APPROVED PLAN. UPON CHANGING OF INSTALLED WORK, PROCESS WOULD START OVER AT STEP 1. NOTE: THIS CAN HAPPEN MULTIPLE TIMES AND WAS WILL CHARGE ADDITIONAL FEES TO CLIENT EACH TIME THIS OCCURS.
 - LANDSCAPE INSTALLATION IS CODE COMPLIANT, BUT IS NOT IN ALIGNMENT WITH PLAN. PLAN WOULD HAVE TO BE MODIFIED TO ALIGN WITH THE ACTUAL INSTALLATION. THIS PROCESS IS AS FOLLOWS:
 - WAS PROVIDES PROPOSAL FOR WORK TO RECONCILE PLAN/WORK ALIGNMENT TO CLIENT VIA EMAIL.
 - CLIENT ACCEPTS PROPOSAL. CLIENT PROVIDES PAYMENT TO WAS IN ADVANCE OF WORK.
 - UPON RECEIPT OF PAYMENT, WAS CONFERS WITH AHJ TO VERIFY COURSE OF ACTION. AHJ RESPONSIVENESS IS OUT OF WAS' CONTROL.
 - WAS REVISITS SITE TO DOCUMENT AS-BUILT CONDITIONS.
 - WAS REDRAWS PLAN TO SHOW CHANGES.
 - WAS RESUBMITS TO AHJ WITH LETTER OF CERTIFICATION/ALIGNMENT.
 - AHJ SPENDS TIME TO APPROVE RE-SUBMITTAL. THIS DURATION OF TIME IS OUTSIDE OF WAS' CONTROL.
 - UPON APPROVAL, PROJECT IS CONSIDERED COMPLETE BY WAS AT THIS TIME.
 - LANDSCAPE IS NOT INSTALLED PER PLAN NOR IS IT CODE COMPLIANT. TO RECTIFY THIS NON-ALIGNED, NON-CERTIFIABLE OUTCOME, THE PROCESS IS THE SAME AS ABOVE, EXCEPT TIME HAS TO BE PROVIDED DURING 3.2.2.5 AND 3.2.2.6 FOR THE CONTRACTOR TO MAKE FIELD CHANGES TO CREATE A WORK OUTCOME THAT IS ALIGNED WITH THE REDRAWN/REVISED PLAN. THIS PROCESS IS TIME-CONSUMING AND COSTLY, AND SHOULD BE AVOIDED BY INSTALLING THE LANDSCAPE ACCORDING TO THE APPROVED PLANS.

NOTE: THE PRESENCE OF THIS NOTE ON A DRAWING SET DOES NOT AUTOMATICALLY IMPLY THAT THIS IS APPLICABLE, BUT IT DOES BEG THE QUESTION FOR VERIFICATION. CONTRACTOR IS SOLELY RESPONSIBLE TO CONFIRM APPLICABILITY FOR THIS PROJECT WITH OWNER/CLIENT AND WAS DESIGN.

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A Landscape Development Plan for
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Project Manager	
CW	
Principal	232052-023
Project No.	
11.27.23	
Date	

Sheet Title

LANDSCAPE
PLANTING DETAILS

Sheet No.

LP500

GENERAL CONDITIONS

- 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.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- 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.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

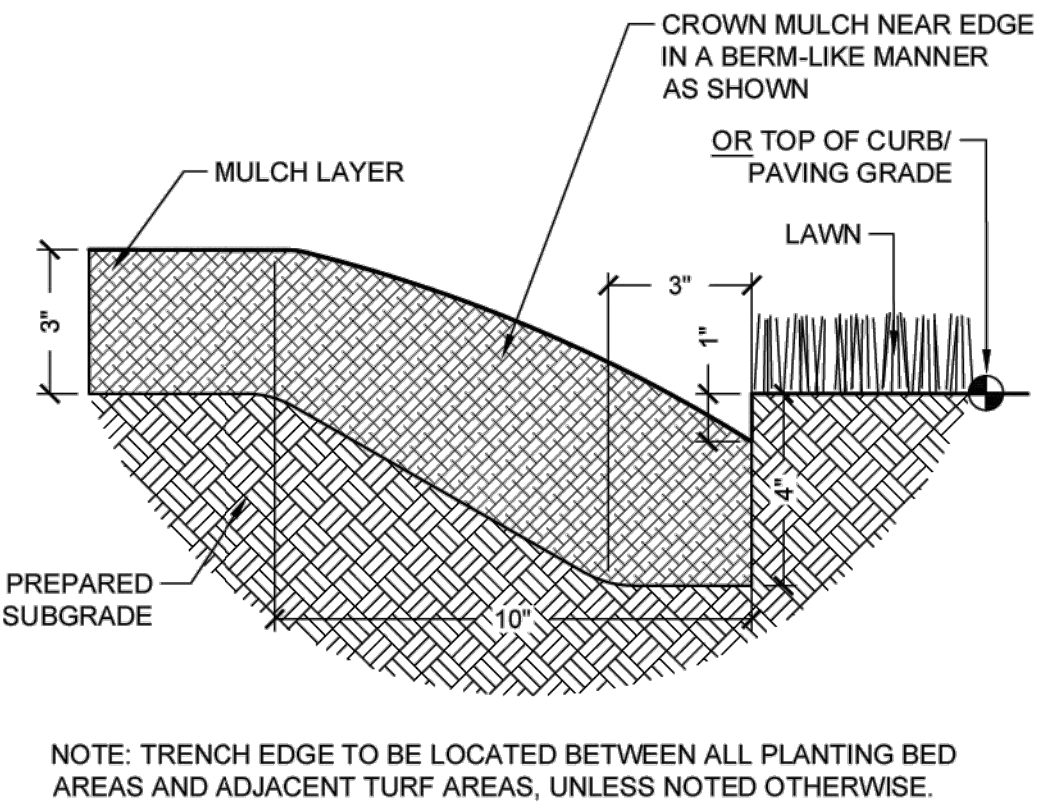
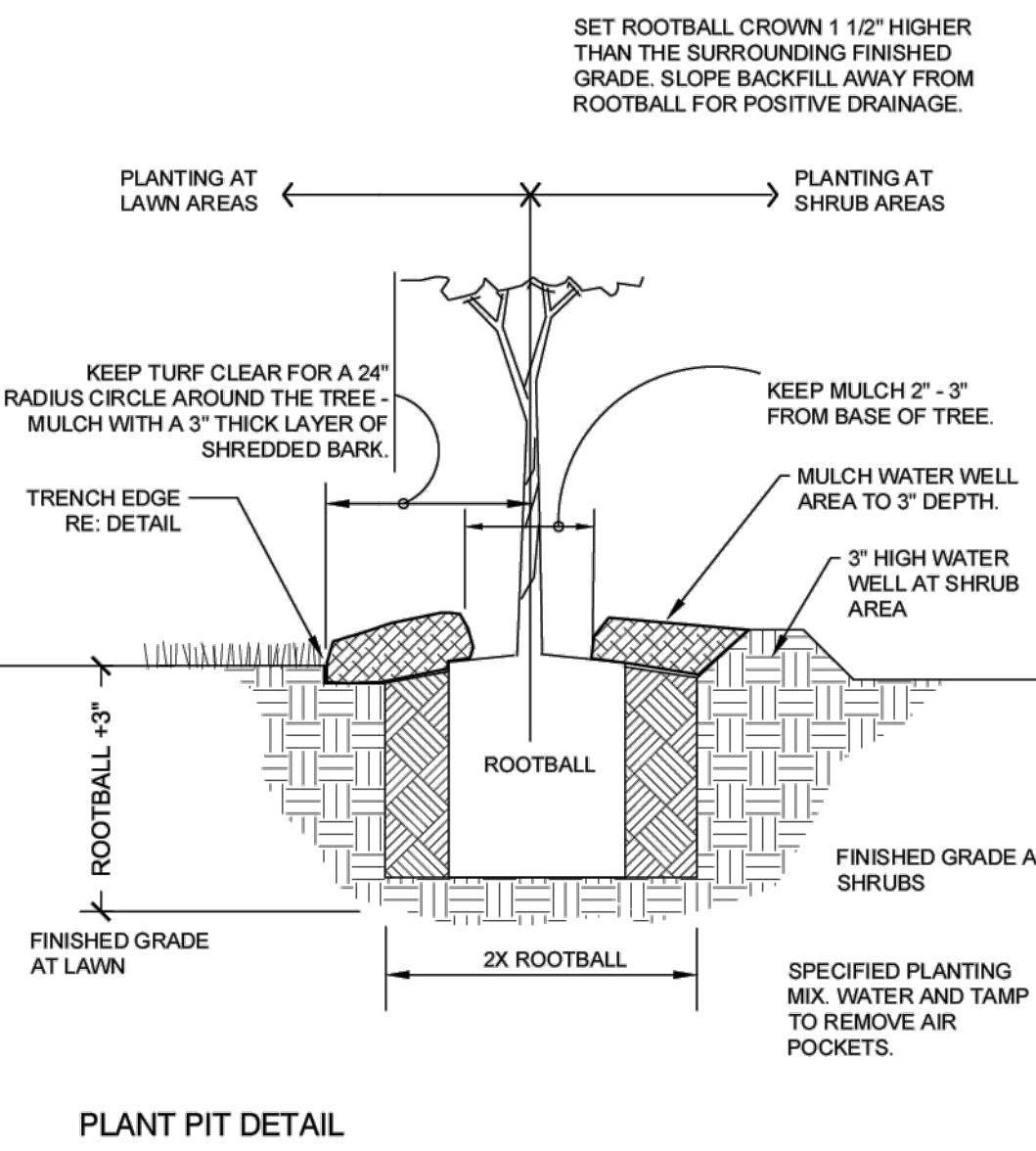
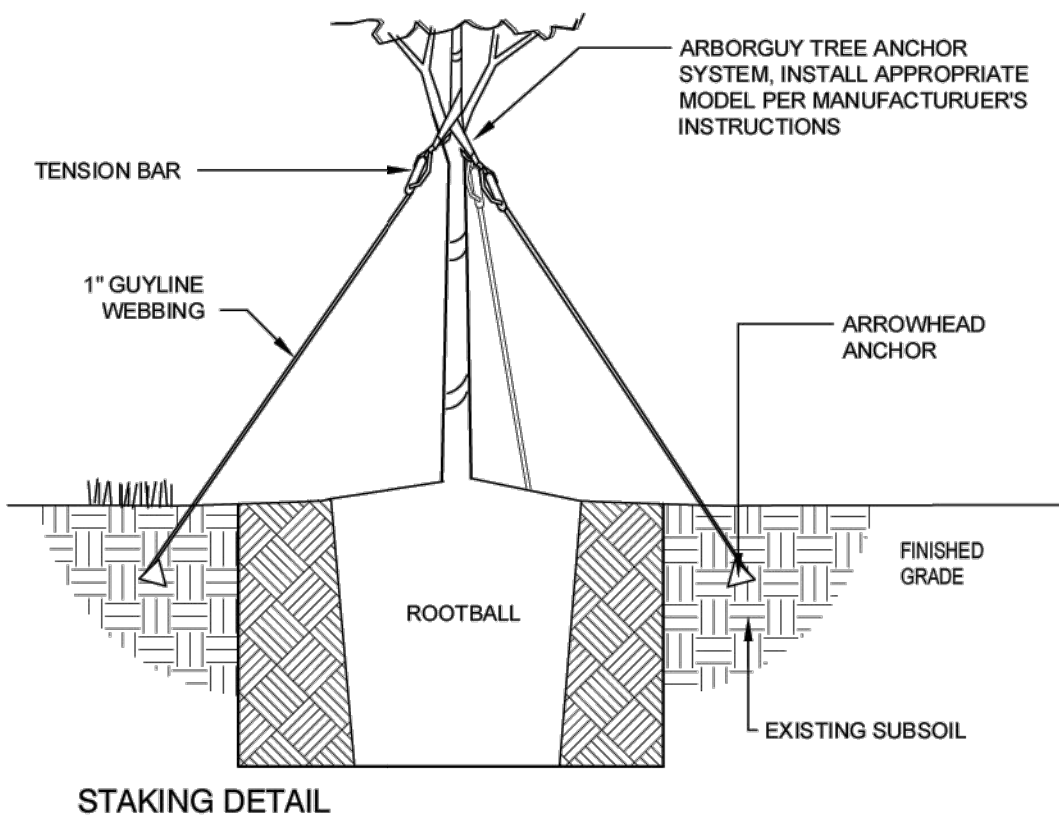
- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 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 REQUIRED PER SOIL TEST (IF REQUESTED BY OWNER).
- 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.

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 ANY TIME.
- 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 LONG LEAF PINESTRAW, SETTLED

- 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.



1 GENERAL PLANTING NOTES

1" = 1"

32 9399-01

2 TREE PLANTING - GUY STRAP

1" = 1'-0"

32 9343.26-02

3 TRENCH EDGE

3" = 1'-0"

32 9413.23-02