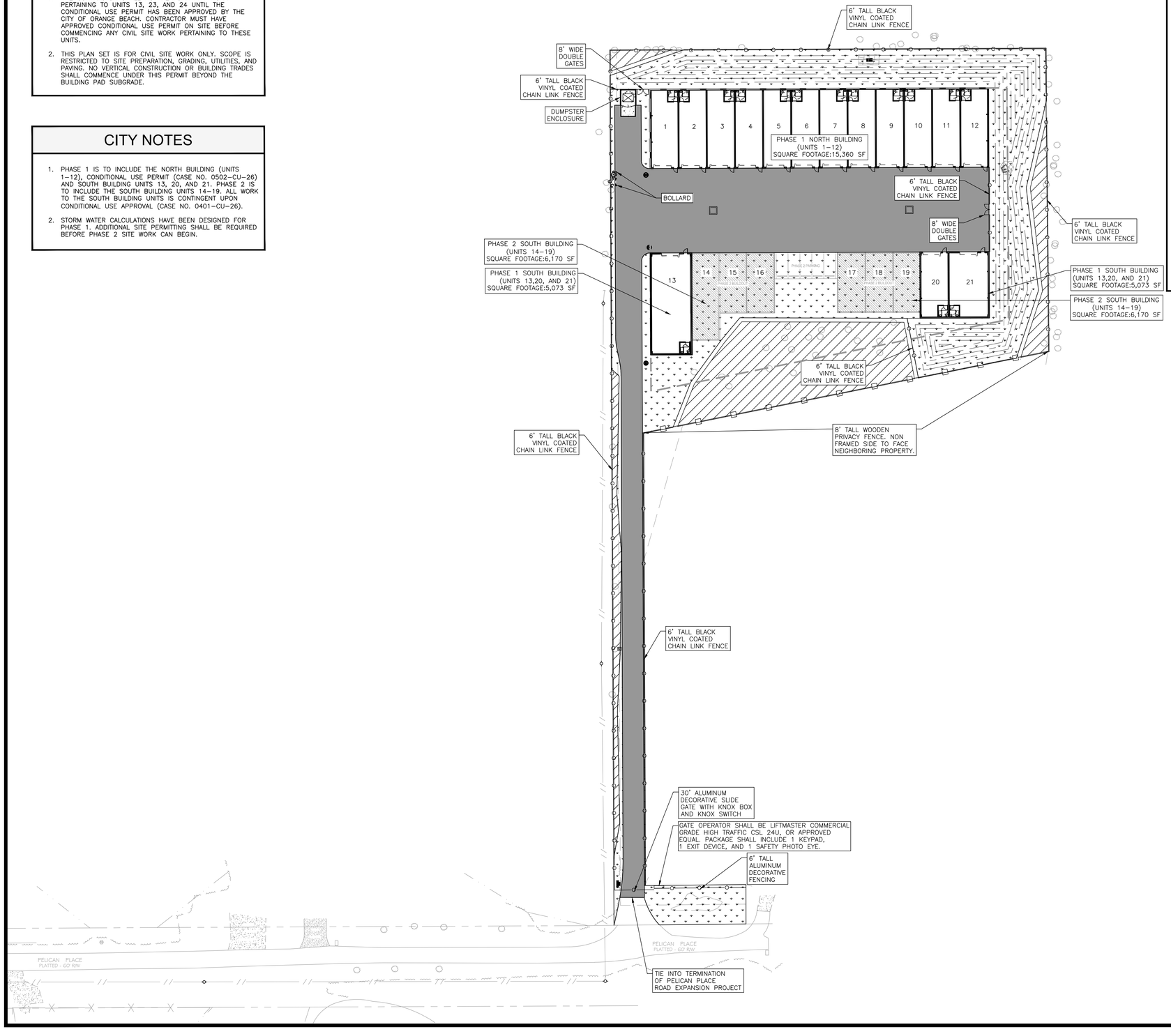
CONTRACTOR NOTES

1. THE CONTRACTOR SHALL NOT PERFORM ANY WORK PERTAINING TO UNITS 13, 23, AND 24 UNTIL THE CONDITIONAL USE PERMIT HAS BEEN APPROVED BY THE CITY OF ORANGE BEACH. CONTRACTOR MUST HAVE APPROVED CONDITIONAL USE PERMIT ON SITE BEFORE COMMENCING ANY CIVIL SITE WORK PERTAINING TO THESE UNITS.
2. THIS PLAN SET IS FOR CIVIL SITE WORK ONLY. SCOPE IS RESTRICTED TO SITE PREPARATION, GRADING, UTILITIES, AND PAVING. NO VERTICAL CONSTRUCTION OR BUILDING TRADES SHALL COMMENCE UNDER THIS PERMIT BEYOND THE BUILDING PAD SUBGRADE.

CITY NOTES

1. PHASE 1 IS TO INCLUDE THE NORTH BUILDING (UNITS 1–12), CONDITIONAL USE PERMIT (CASE NO. 0502–CU–26) AND SOUTH BUILDING UNITS 13, 20, AND 21. PHASE 2 IS TO INCLUDE THE SOUTH BUILDING UNITS 14–19. ALL WORK TO THE SOUTH BUILDING UNITS IS CONTINGENT UPON CONDITIONAL USE APPROVAL (CASE NO. 0401–CU–26).
2. STORM WATER CALCULATIONS HAVE BEEN DESIGNED FOR PHASE 1. ADDITIONAL SITE PERMITTING SHALL BE REQUIRED BEFORE PHASE 2 SITE WORK CAN BEGIN.

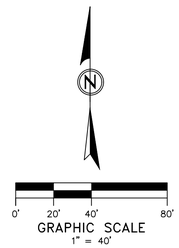


PAVEMENT LEGEND

- DENOTES ASPHALT PAVEMENT
- DENOTES HEAVY DUTY CONCRETE PAVEMENT
- DENOTES LANDSCAPING AREAS, SEE SHEET L100
- DENOTES WETLANDS TO REMAIN.
- DENOTES 6' TALL CHAIN LINK OR DECORATIVE ALUMINUM FENCE, SEE CALLOUTS
- DENOTES 8' TALL WOODEN PRIVACY FENCE
- DENOTES BUILDING SETBACK

SITE DATA TABLE

ZONING DISTRICT	GB
SITE ACREAGE (AC / SF)	±2.25 / ±98,010
FLOOD ZONE	X, NO. 015011, MAP NO. 01003C0961M, 04/19/2019
SETBACKS (FT)	FRONT:30, REAR:30, SIDE:10
BUFFER AREAS BETWEEN DISTRICTS (FT)	30
MINIMUM LOT AREA (SF)	20,000
MINIMUM LOT WIDTH AT BUILDING FRONT SETBACK (FT)	100
MAXIMUM BUILDING COVERAGE (%)	56
BUILDING SQUARE FOOTAGE PHASE 1 NORTH BUILDING (SF)	15,360
BUILDING SQUARE FOOTAGE PHASE 1 SOUTH BUILDING (SF)	5,073
BUILDING SQUARE FOOTAGE PHASE 2 SOUTH BUILDING (SF)	6,170
TOTAL PHASE 1 AND PHASE 2 BUILDING SQUARE FOOTAGE (SF)	26,603
IMPERVIOUS AREA (SF)	47,532
PERVIOUS AREA (SF)	50,478
UPLANDS (AC / SF)	1.91 / 83,199.6
WETLANDS (AC / SF)	0.34
WETLANDS TO REMAIN (AC /SF)	0.29 / 12,632.4
WETLANDS TO BE FILLED, SEE C100 (AC / SF)	0.05 / 2,178
PERCENTAGE OF LANDSCAPED UPLANDS (%)	57.13



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OBA BAYSIDE GARAGES
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ORANGE BEACH, AL 36561

SCALE: AS INDICATED
PROJECT NO: 0001.25.012
DRAWN BY: MBN
CHECKED BY: GWK

CIVIL SITE PLAN

NO.	DATE	REVISION / SUBMITTAL
REV A	03.12.2026	CITY PERMITTING
REV B	03.27.2026	CITY PERMITTING

C200

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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