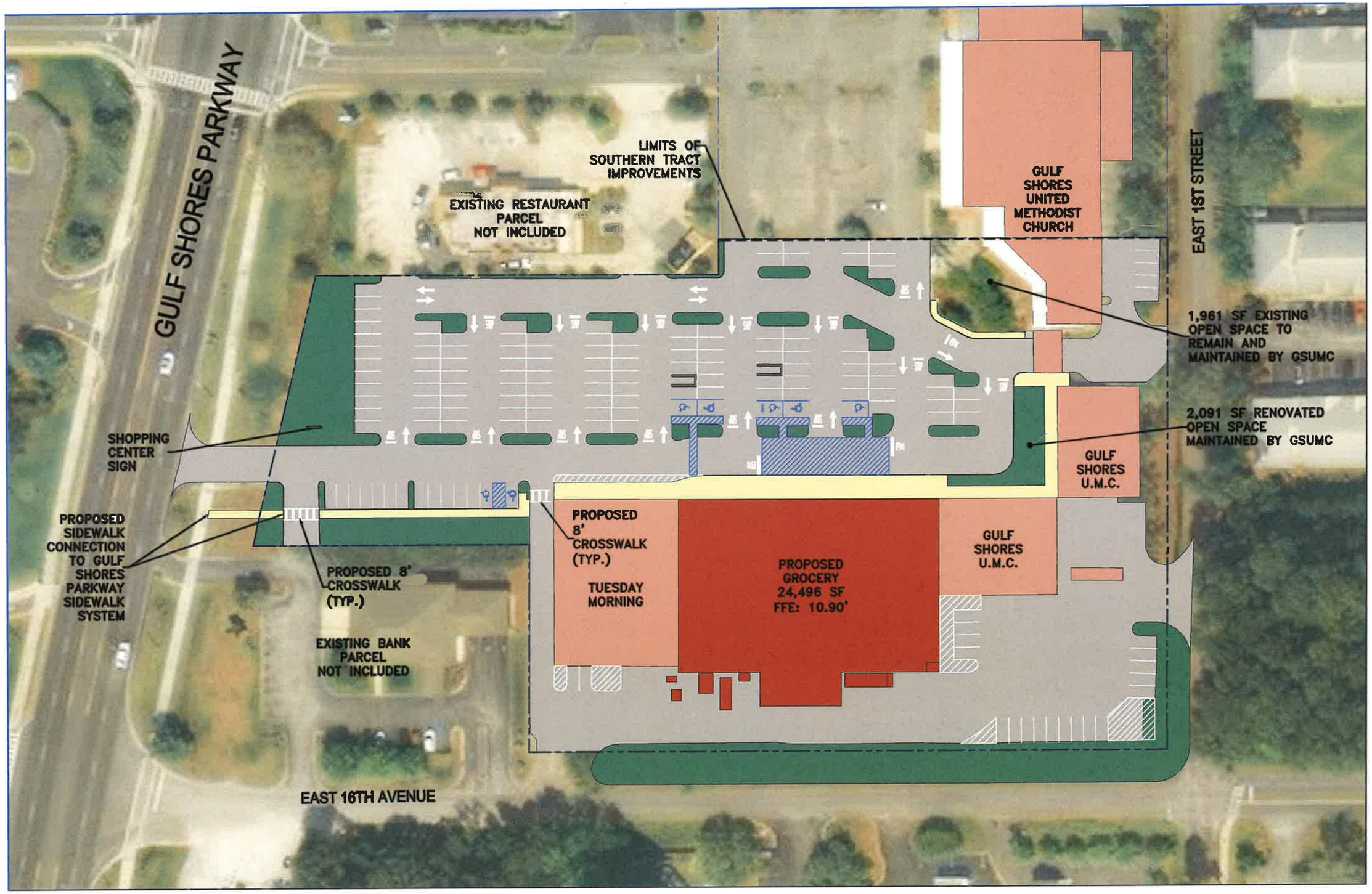


PARADISE ISLE SHOPPING CENTER OPEN SPACE PLAN

COLUMBIA ENGINEERING (770)-925-0357

01/07/2022

CONSTRUCTION PLANS
FOR
PUBLIX PARADISE ISLE SHOPPING CENTER

VICINITY MAP

SECTION 08, DISTRICT
TOWNSHIP 9 SOUTH, RANGE 4 EAST
GULF SHORES, BALDWIN, ALABAMA

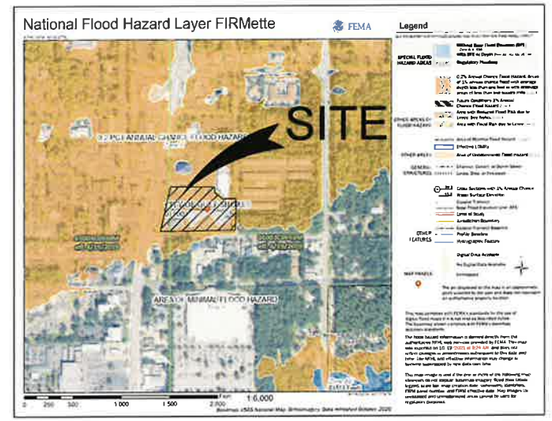
LOCATION MAP

SECTION 08, DISTRICT
TOWNSHIP 9 SOUTH, RANGE 4 EAST
GULF SHORES, BALDWIN, ALABAMA

1720 GULF SHORES PARKWAY
GULF SHORES, AL 36542

DEVELOPER:

WHITE-SPUNNER REALTY
MR. MATT WHITE
3201 DAUPHIN ST
MOBILE, AL 36606
PHONE: 251-471-1000



PROJECT CONTACTS:

CIVIL ENGINEER:
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
CONTACT: RYAN FRITZ, PE
PHONE: (770) 925-0357
EMAIL: RFRITZ@COLUMBIA-ENGINEERING.COM

24 HOUR CONTACT
MATT WHITE
251-977-3033

ALABAMA 811 Know what's below. Call before you dig.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

LEGAL DESCRIPTION

Part of Block 11 and the vacated West 17th Avenue of Division 2 of Gulf Pines Unit of Gulf Shores, as recorded in Map Book 4, Page 71 in the Probate Office of Baldwin County, Alabama, and being more particularly described as follows:

Commence at a calculated point on the southeast corner of said Block 11 and the north boundary of 16th Avenue, a 70 foot wide right of way; thence run South 89 degrees, 58 minutes, 51 seconds West, along said right of way 7.00 feet to an iron pipe found, said point being the Point of Beginning; thence run South 89 degrees, 58 minutes, 51 seconds West, along said right of way 462.73 feet to an iron pipe found, thence run North 00 degrees, 03 minutes, 14 seconds East, 150.02 feet to an iron pipe found on the northeast corner of Lot 1, A Repartition of Block 11, Gulf Pines, Unit 2 of Gulf Shores thence run South 89 degrees, 57 minutes, 37 seconds West, along the north line of said lot 199.95 feet to an iron pipe found of the east right of way margin of Gulf Shores Parkway, a 180 foot right of way; thence run northeastwardly along said right of way margin, said right of way being a curve to the right and having a radius of 7393.33 feet, a chord bearing of North 11 degrees, 17 minutes, 02 seconds East, a chord distance of 18.09 feet to an iron pipe found, thence run North 13 degrees, 16 minutes, 34 seconds East, along said right of way 86.24 feet to a concrete monument found, thence run North 13 degrees, 05 minutes, 37 seconds East, along said right of way 96.13 feet to an iron pipe found, thence run South 89 degrees, 56 minutes, 07 seconds East, 292.07 feet to a 1/2 inch capped rebar set, thence run North 00 degrees, 01 minutes, 49 seconds West, 25.03 feet to a 1/2 inch capped rebar set; thence run North 89 degrees, 57 minutes, 05 seconds East, 325.25 feet to a 1/2 inch capped rebar set on the west right of way margin of East 1st Street, a 60 foot wide right of way; thence run South 00 degrees, 01 minutes, 05 seconds East, along said west right of way margin 370.00 feet to the Point of Beginning.

Said Parcel containing 4.64 acres, more or less.

DRAWING INDEX

No.	SHEET NAME	ISSUED	REVISED
C-0	COVER SHEET	11/29/2021	1/6/2022
C-0.1	NOTES & LEGENDS	11/29/2021	
	SITE TOPO/BOUNDARY SURVEY		
C-1	SITE PLAN	11/29/2021	1/6/2022
C-1.1	ADA ROUTING PLAN	11/29/2021	
C-1.2	TRUCKING ROUTING PLAN	11/29/2021	
C-1.3	FIRE ACCESS PLAN	1/6/2022	
C-3	GRADING AND DRAINAGE PLAN	11/29/2021	1/6/2022
C-4.1	EROSION CONTROL PLAN PHASE I	11/29/2021	
C-4.2	EROSION CONTROL PLAN PHASE II	11/29/2021	1/6/2022
C-5	UTILITY PLAN	11/29/2021	1/6/2022
C-6	STORM PROFILES	11/29/2021	
C-6.1	SEWER PROFILES	11/29/2021	
C-7	DETAILS	11/29/2021	
C-8	DETAILS	11/29/2021	
C-9	DETAILS	11/29/2021	
C-10	DETAILS	11/29/2021	1/6/2022
C-11	DETAILS	11/29/2021	
LA-1	LANDSCAPE PLAN	11/29/2021	
LA-2	LANDSCAPE SPECS, DETAILS, AND PLANT SCHEDULE	11/29/2021	
SL1.1	SITE LIGHTING PHOTOMETRIC PLAN	11/12/2021	
SL2.1	SITE LIGHTING FIXTURES AND SCHEDULE	11/12/2021	

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☐ APPROVED FOR CONSTRUCTION
■ NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE
CITY COMMENTS 1	01/06/22

CONTACT LIST

BUILDING DEPARTMENT
AGENCY: CITY OF GULF SHORES
CONTACT: BRANDON FRANKLIN
PHONE: 251-968-1150

ELECTRICAL SERVICE
AGENCY: BALDWIN EMC
CONTACT: REPRESENTATIVE
PHONE: 251-989-6247

ENGINEERING & TRANSPORTATION
AGENCY: CITY OF GULF SHORES
CONTACT: MARK ACREMAN
PHONE: 251-968-1155

FIRE & EMERGENCY SERVICES
AGENCY: CITY OF GULF SHORES
CONTACT: MARK SEALY
PHONE: 251-968-1165

GEOTECHNICAL CONSULTANT
AGENCY: THOMPSON ENGINEERING
CONTACT: CHRIS LAFROSCIA
PHONE: 251-666-2443

NATURAL GAS
AGENCY: RIVIERA UTILITIES
CONTACT: REPRESENTATIVE
PHONE: 251-943-5001

PLANNING & ZONING DEPT.
AGENCY: CITY OF GULF SHORES
CONTACT: LEE JONES
PHONE: 251-968-3979

STORM WATER DEPARTMENT
AGENCY: CITY OF GULF SHORES
CONTACT: MARK ACREMAN
PHONE: 251-968-1155

SURVEYOR
AGENCY: HERNDON, HICKS & ASSOCIATES, INC.
CONTACT: DAVID HERNSON
PHONE: 205-333-0003

TELEPHONE SERVICE
AGENCY: AGENCY
CONTACT: CENTURYLINK
PHONE: 251-215-6142

PUBLIC WORKS DEPARTMENT
AGENCY: CITY OF GULF SHORES
CONTACT: NOEL HAND
PHONE: 251-968-1952

WATER & SANITARY SEWER
AGENCY: GULF SHORES UTILITIES
CONTACT: JIM MORRIS
PHONE: 251-968-1952

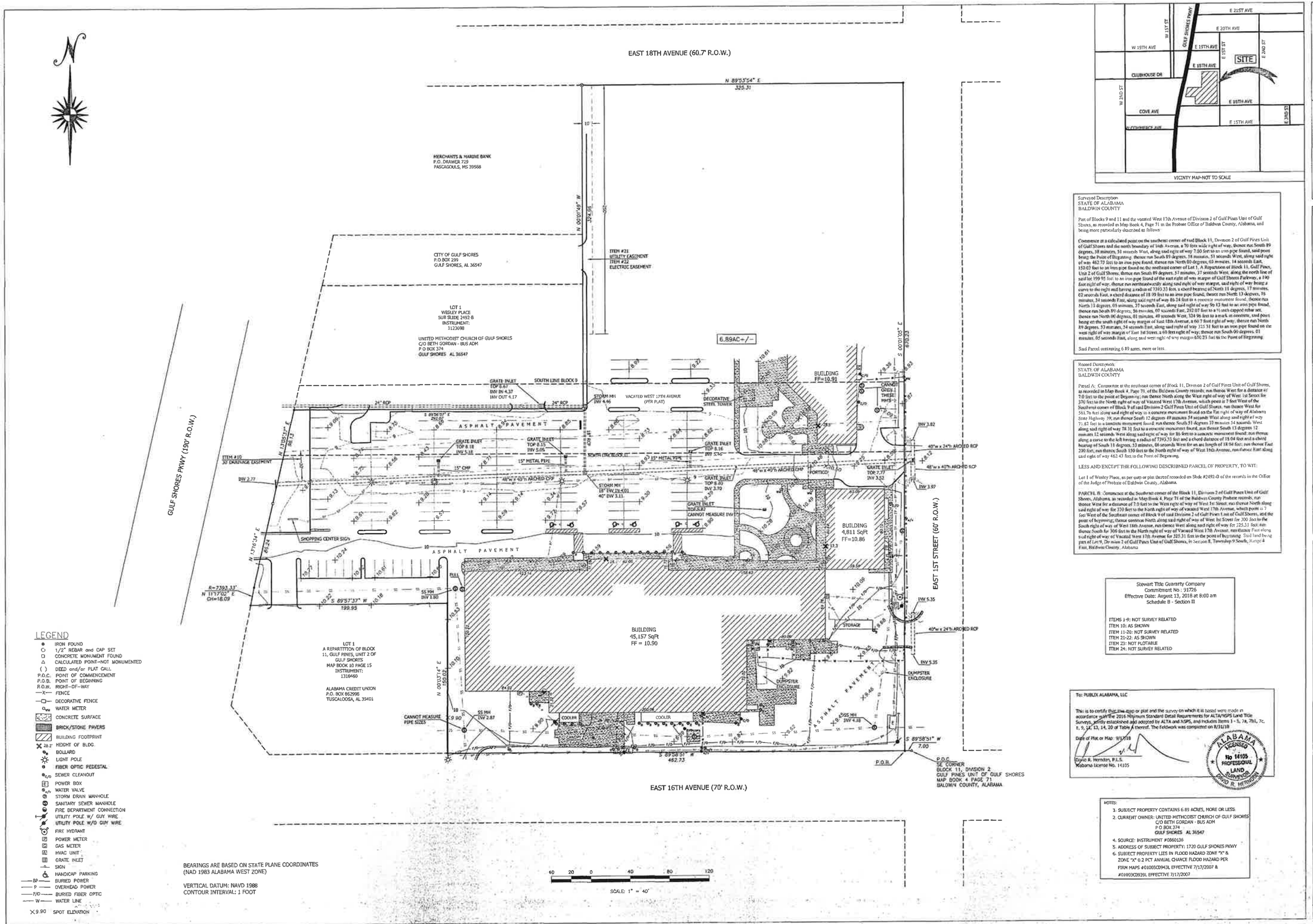
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

ALABAMA LICENSED No. 26903 PROFESSIONAL ENGINEER 11/29/2021 JASON HURST

DATE
11/29/2021
Job Number
5099.00

C-0

© 2021, COLUMBIA ENGINEERING SERVICES



Surveyed Description
STATE OF ALABAMA
BALDWIN COUNTY

Part of Blocks 9 and 11 and the vacated West 17th Avenue of Division 2 of Gulf Pines Unit of Gulf Shores, as recorded in Map Book 4, Page 71 in the Probate Office of Baldwin County, Alabama, and being more particularly described as follows:

Commence at a calculated point on the southeast corner of said Block 11, Division 2 of Gulf Pines Unit of Gulf Shores and the north boundary of 16th Avenue, a 70 foot wide right of way, thence run South 89 degrees, 58 minutes, 51 seconds West, along said right of way 7.00 feet to an iron pipe found, said point being the Point of Beginning; thence run South 89 degrees, 58 minutes, 51 seconds West, along said right of way 462.73 feet to an iron pipe found; thence run North 00 degrees, 03 minutes, 14 seconds East, 150.02 feet to an iron pipe found on the southeast corner of Lot 1, A Repartition of Block 11, Gulf Pines, Unit 2 of Gulf Shores; thence run South 89 degrees, 57 minutes, 37 seconds West, along the south line of said lot 199.95 feet to an iron pipe found of the east right of way margin of Gulf Shores Parkway, a 190 foot right of way, thence run northeasterly along said right of way margin, said right of way being a curve to the right and having a radius of 7393.33 feet, a chord bearing of North 11 degrees, 17 minutes, 02 seconds East, a chord distance of 18.09 feet to an iron pipe found; thence run North 13 degrees, 16 minutes, 34 seconds East, along said right of way 86.24 feet to a concrete monument found, thence run North 13 degrees, 03 minutes, 37 seconds East, along said right of way 96.13 feet to an iron pipe found, thence run South 89 degrees, 56 minutes, 07 seconds East, 292.07 feet to a ½ inch capped rebar set, thence run North 00 degrees, 03 minutes, 49 seconds West, 324.96 feet to a mark in concrete, said point being on the south right of way margin of East 18th Avenue, a 60.7 foot right of way; thence run North 89 degrees, 53 minutes, 54 seconds East, along said right of way 325.31 feet to an iron pipe found on the west right of way margin of East 1st Street, a 60 foot right of way; thence run South 00 degrees, 01 minutes, 05 seconds East, along said west right of way margin 670.23 feet to the Point of Beginning.

Said Parcel containing 6.89 acres, more or less.

Record Description:
STATE OF ALABAMA
BALDWIN COUNTY

Parcel A: Commence at the southeast corner of Block 11, Division 2 of Gulf Pines Unit of Gulf Shores, as recorded in Map Book 4, Page 71, of the Baldwin County records; run thence West for a distance of 7.0 feet to the point of Beginning; run thence North along the West right of way of West 1st Street for 370 feet to the North right of way of Vacated West 17th Avenue, which point is 7 feet West of the Southeast corner of Block 9 of said Division 2 Gulf Pines Unit of Gulf Shores; run thence West for 561.76 feet along said right of way to a concrete monument found on the Est right of way of Alabama State Highway 59; run thence South 12 degrees 49 minutes 54 seconds West along said right of way 71.82 feet to a concrete monument found; run thence South 51 degrees 33 minutes 54 seconds West along said right of way 78.31 feet to a concrete monument found; run thence South 13 degrees 12 minutes 12 seconds West along said right of way for 86 feet to a concrete monument found; run thence along a curve to the left having a radius of 7393.33 feet and a chord distance of 18.04 feet and a chord bearing of South 11 degrees, 53 minutes, 06 seconds West for an arc length of 18.04 feet; run thence East 200 feet; run thence South 150 feet to the North right of way of West 16th Avenue; run thence East along said right of way 462.43 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF PROPERTY, TO WIT:

Lot 1 of Wesley Place, as per map or plat thereof recorded on Slide #2492-B of the records in the Office of the Judge of Probate of Baldwin County, Alabama.

PARCEL B: Commence at the Southeast corner of the Block 11, Division 2 of Gulf Pines Unit of Gulf Shores, Alabama, as recorded in Map Book 4, Page 71 of the Baldwin County Probate records, run thence West for a distance of 7.0 feet to the West right of way of West 1st Street; run thence North along said right of way for 370 feet to the North right of way of vacated West 17th Avenue, which point is 7 feet West of the Southeast corner of Block 9 of said Division 2 of Gulf Pines Unit of Gulf Shores, and the point of beginning; thence continue North along said right of way of West 1st Street for 300 feet to the South right of way of West 18th Avenue, run thence West along said right of way for 225.31 feet; run thence South for 306 feet to the North right of way of Vacated West 17th Avenue; run thence East along said right of way of Vacated West 17th Avenue for 225.31 feet to the point of beginning. Said land being part of Lot 9, Division 2 of Gulf Pines Unit of Gulf Shores, in Section 8, Township 9 South, Range 4 East, Baldwin County, Alabama

Stewart Title Guaranty Company
Commitment No.: 91726
Effective Date: August 13, 2018 at 8:00 am
Schedule B - Section II

ITEMS 1-9: NOT SURVEY RELATED
ITEM 10: AS SHOWN
ITEM 11-20: NOT SURVEY RELATED
ITEM 21-22: AS SHOWN
ITEM 23: NOT PLOTABLE
ITEM 24: NOT SURVEY RELATED

To: PUBLIX ALABAMA, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 7a, 7b1, 7c, 8, 9, 13, 13, 14, 20 of Table A thereof. The fieldwork was completed on 8/31/18

Date of Plat or Map: 9/17/18

David R. Herndon, P.L.S.
Alabama license No. 14105

ALABAMA LICENSED No 14105 PROFESSIONAL LAND SURVEYOR DAVID R. HERNDON

NOTES:
1. SUBJECT PROPERTY CONTAINS 6.89 ACRES, MORE OR LESS
2. CURRENT OWNER: UNITED METHODIST CHURCH OF GULF SHORES
C/O BETH GORDAN - BUS ADM
P O BOX 374
GULF SHORES AL 36547
4. SOURCE: INSTRUMENT #0860126
5. ADDRESS OF SUBJECT PROPERTY: 1720 GULF SHORES PKWY
6. SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE "X" & ZONE "X" 0.2 PCT ANNUAL CHANCE FLOOD HAZARD PER FIRM MAPS #01003C0943L EFFECTIVE 7/17/2007 & #01003C0939L EFFECTIVE 7/17/2007

Job No.	1808-002
Date	8-17-18
ACAD File	1808-002.dwg
Drawn By	JCP
Approved By	DRH
Scale	1" = 40'

Source	INST. 1319460
Survey Type	ALTA/NSPS WITH BOUNDARY
Surveyed By	ASSOCIATES
Field Work	8-31-18
COGO File	1808-002

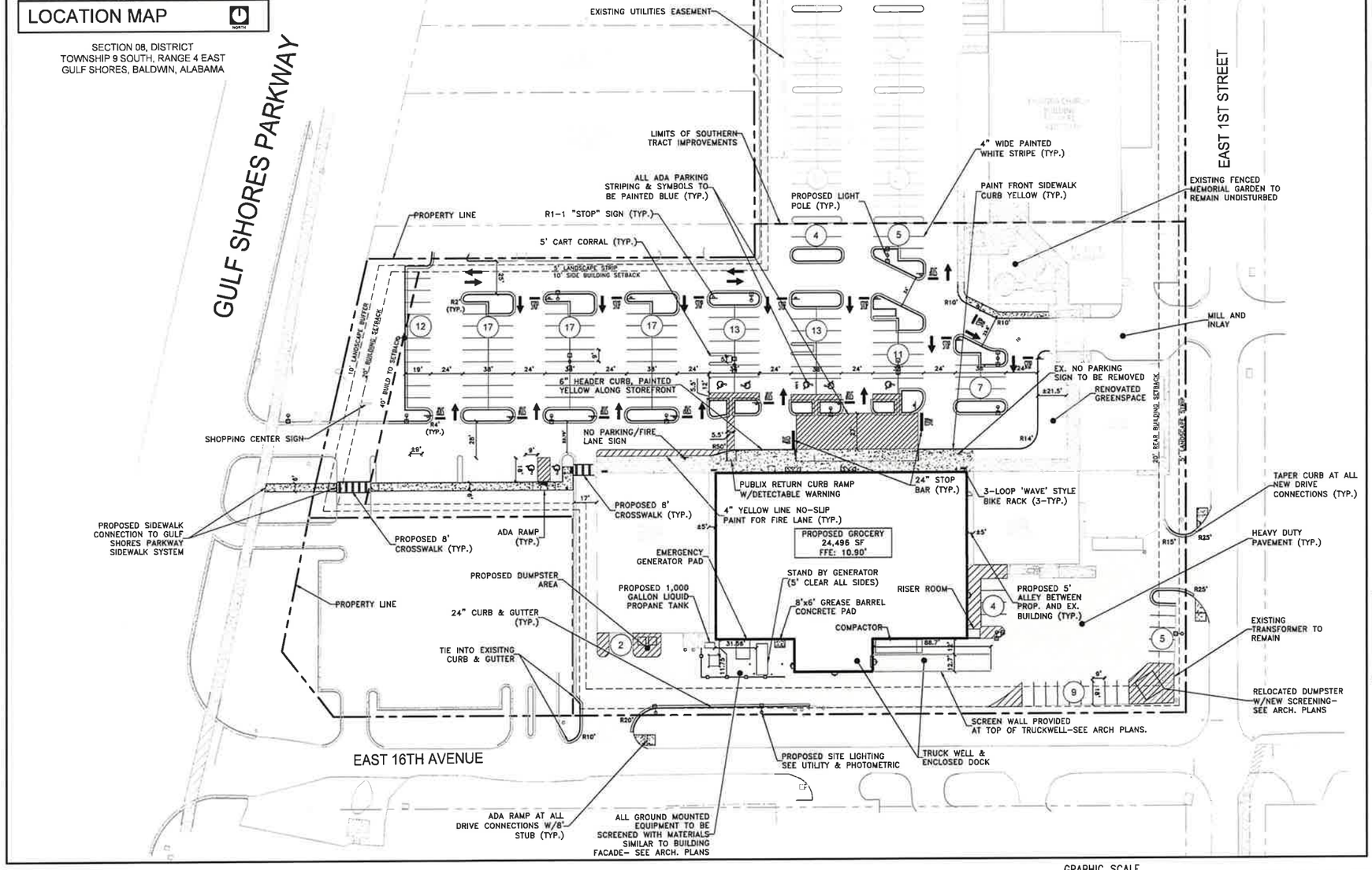
ALTA/NSPS Land Title Survey of Paradise Isle Shopping Center

in the SE1/4, Section 8, T9S, R4E
Baldwin County, Alabama

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 569) - Northport, AL 35476
Phone (205) 333-0003 - Fax (205) 333-0178
mail@hhsurveyors.com

LOCATION MAP

SECTION 08, DISTRICT
TOWNSHIP 9 SOUTH, RANGE 4 EAST
GULF SHORES, BALDWIN, ALABAMA



SITE DATA

LOT SIZE:	6.89 AC	
SOUTHERN LOT:	4.67 AC	
NORTHERN LOT:	2.22 AC	
CURRENT ZONING:	BG - GENERAL BUSINESS	
SETBACKS:	REQUIRED	PROPOSED
FRONT:	20'	±207'
SIDE:	0'-10'	18'
REAR:	20'	31'
BUILD-TO-LINE SETBACK	40' (VARIANCE GRANTED)	N/A
LANDSCAPE BUFFERS:		
FRONT:	10'	
SIDE:	5'	
REAR:	5'	
SOUTHERN TRACT BUILDINGS:	±23,482 SF	
RETAIL (EX.):	±10,100 SF	
CHURCH (EX.):	±13,392 SF	
PROPOSED ON SITE BUILDINGS:		
GROCERY:	±25,000 SF	
NORTHERN TRACT BUILDINGS:	±21,800 SF	
RETAIL (EX.):	±8,100 SF	
CHURCH (EX.):	±13,700 SF	
PROPOSED FLOOR AREA RATIO:	0.245 (SOUTHERN TRACT ONLY)	
TOTAL BUILDING COVERAGE:	48,482 SF	

SOUTHERN TRACT ONLY CALCULATED DUE TO NO IMPROVEMENTS ON NORTHERN TRACT:

IMPERVIOUS COVER EXISTING:	4.14 ACRES, 180338 SF, 88.6%
IMPERVIOUS COVER PROPOSED:	4.09 ACRES, 178160 SF, 87.6%
ADDITIONAL ONSITE PERVIOUS:	2,096 SF
OPEN SPACE:	4,052 SF (SEE OPEN SPACE PLAN)

PARKING PROVIDED/REQUIRED FOR COMBO TRACTS:

GROCERY (25k,1/200 NFA):	125 SPACES / 125 SPACES
RETAIL (18.2k, 1/200 NFA):	91 SPACES / 91 SPACES
CHURCH INSTITUTION:	85 SPACES /80 SPACES
CHURCH PARKING AGREED UPON BY ENGINEER,GULF SHORES PLANNING & CHURCH DIRECTOR	
TOTAL PARKING PROVIDED:	301 SPACES INCLUDING 9 H.C.
BIKE PARKING PROVIDED/REQUIRED:	9 SPACES / 9 SPACES
LOADING BIRTH REQUIRED:	1 SPACE, 12'X30' MINIMUM
LOADING BIRTH PROVIDED:	1 SPACE, 12'X80'

LAND INFORMATION:

SECTION	08
TOWNSHIP	9S
RANGE	4E
CITY:	GULF SHORES
COUNTY:	BALDWIN
STATE:	ALABAMA

SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- ADJOINING LOT LINE
- FENCING
- TRAFFIC FLOW
- STRIPING
- PARKING BAY COUNT
- HEAVY DUTY PAVING
- CONCRETE
- STANDARD DUTY PAVING
- OVERLAY PAVING
- EXISTING FEATURES SCREENED

ALL PAVEMENT MARKINGS TO BE INSTALLED WITH SLIP RESISTANT PAINT

PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TREATMENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.

ALABAMA Know what's below. 811 Call before you dig.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 Inch = 40 ft.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

ALABAMA LICENSED No. 26905 PROFESSIONAL ENGINEER 11/29/2021 JARON HURST

PROJECT
PARADISE ISLE SHOPPING CENTER
1720 GULF SHORES PARKWAY
GULF SHORES, AL 36542

CLIENT
WHITE-SPUNNER REALTY
3201 DAUPHIN ST
MOBILE, AL 36606

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☐ APPROVED FOR CONSTRUCTION
■ NOT APPROVED FOR CONSTRUCTION

REVISIONS		DATE
CITY COMMENTS	1	01/06/22

DRAWING TITLE
SITE PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/29/2021	C-1
PROJECT NO	5099.00	

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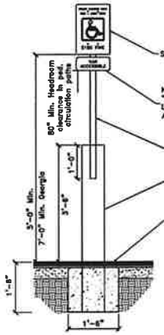
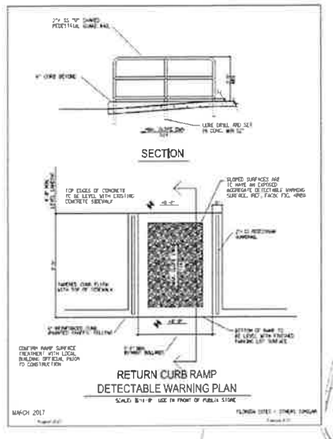
COLUMBIA ENGINEERING

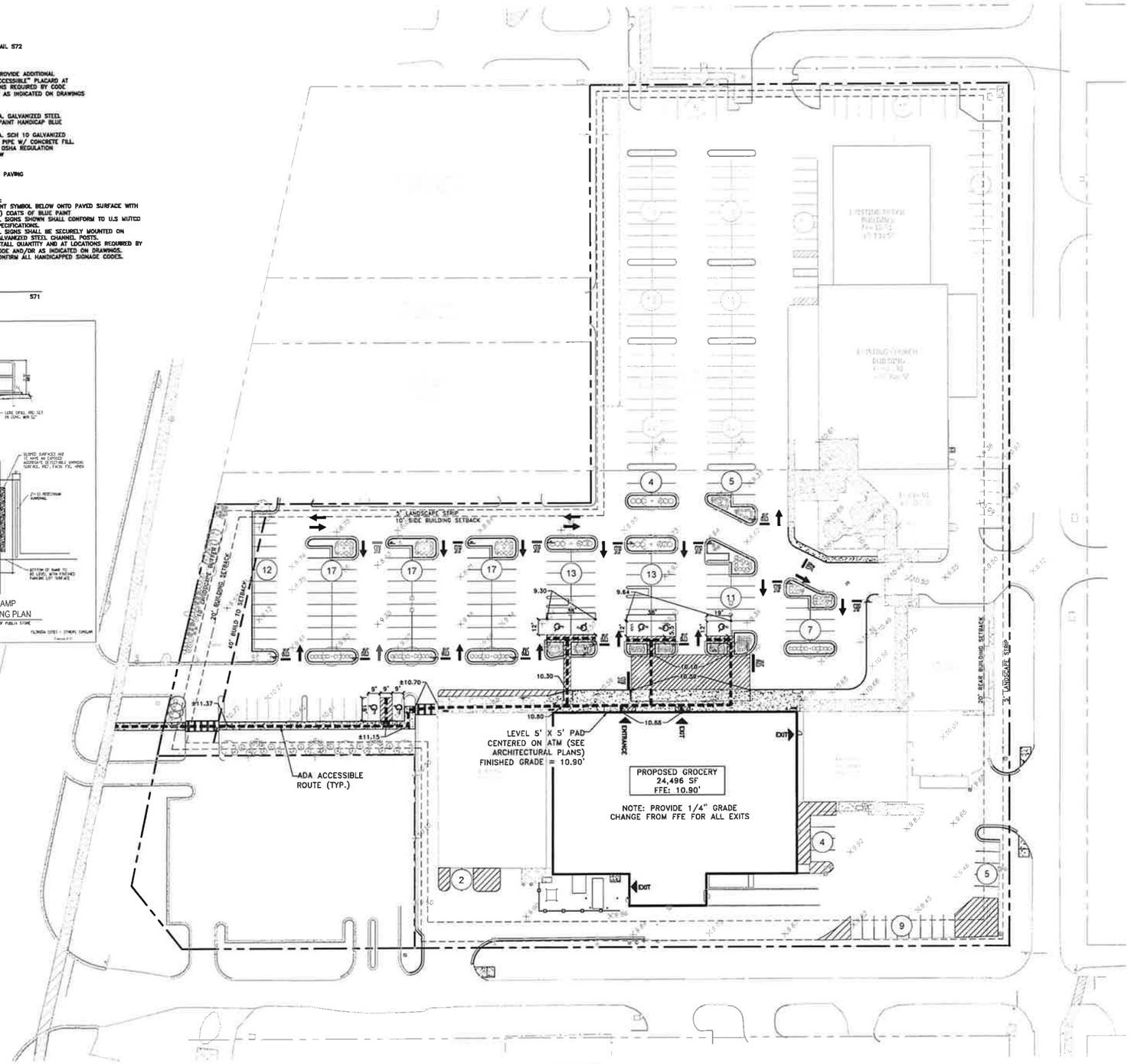
CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

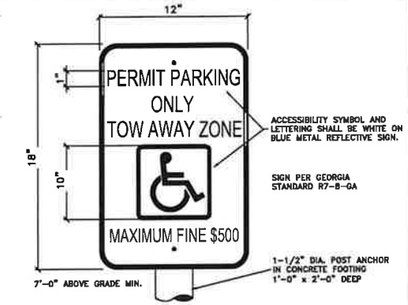


NOTES:
1. PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH (2) COATS OF BLUE PAINT
2. ALL SIGNS SHOWN SHALL CONFORM TO U.S MUTCD SPECIFICATIONS.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

ADA PARKING SIGN
SCALE:NTS S71

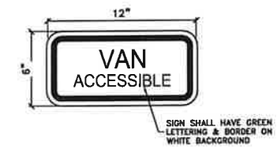






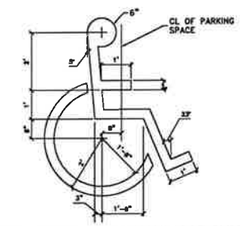
NOTES:
1. SIGN SHALL MEET ALL STATE & FEDERAL ADA GUIDELINES & REQUIREMENTS.
2. SIGN SHALL MEET ALL MUTCD REGULATORY SIGN REQUIREMENTS FOR R7-8
3. SIGN SHALL BE MOUNTED A MINIMUM OF 84" ABOVE THE PARKING SURFACE.

ACCESSIBLE PARKING SIGN
SCALE:NTS S72



NOTES:
1. SIGN SHALL MEET ALL STATE & FEDERAL ADA GUIDELINES & REQUIREMENTS.
2. SIGN SHALL MEET ALL MUTCD REGULATORY SIGN REQUIREMENTS FOR R7-8a & R7-8b.
3. SIGN SHALL BE MOUNTED A MINIMUM OF 60" ABOVE THE PARKING SURFACE.

VAN ACCESSIBLE HANDICAP PARKING SIGN
SCALE:NTS



UNIVERSAL STRIPED HANDICAP SYMBOL
SCALE:NTS S76

LEGEND

PROPOSED CURB	
PROPERTY LINE	
PROPOSED SPOT ELEVATION	32.00
EXISTING SPOT ELEVATION	x 32.00
EXISTING FEATURES ARE SCREENED	
ADA ACCESSIBLE ROUTE	
EXIT	EXIT

NOTES:

1. CROSS SLOPES OF ACCESSIBLE ROUTES & ACCESSIBLE PARKING SPACES SHALL BE 2% MAXIMUM.
2. THERE ARE NO BUS STOPS ADJACENT TO THIS SITE.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

ALABAMA LICENSED No. 31805 PROFESSIONAL ENGINEER JASON HURST 11/29/2021

PROJECT
PARADISE ISLE SHOPPING CENTER
1720 GULF SHORES PARKWAY
GULF SHORES, AL 36542

CLIENT
WHITE-SPUNNER REALTY
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MOBILE, AL 36606

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REVISIONS	DATE

DRAWING TITLE
PUBLIX ACCESSIBILITY PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/29/2021	C-1.1
PROJECT NO.	5093.00	

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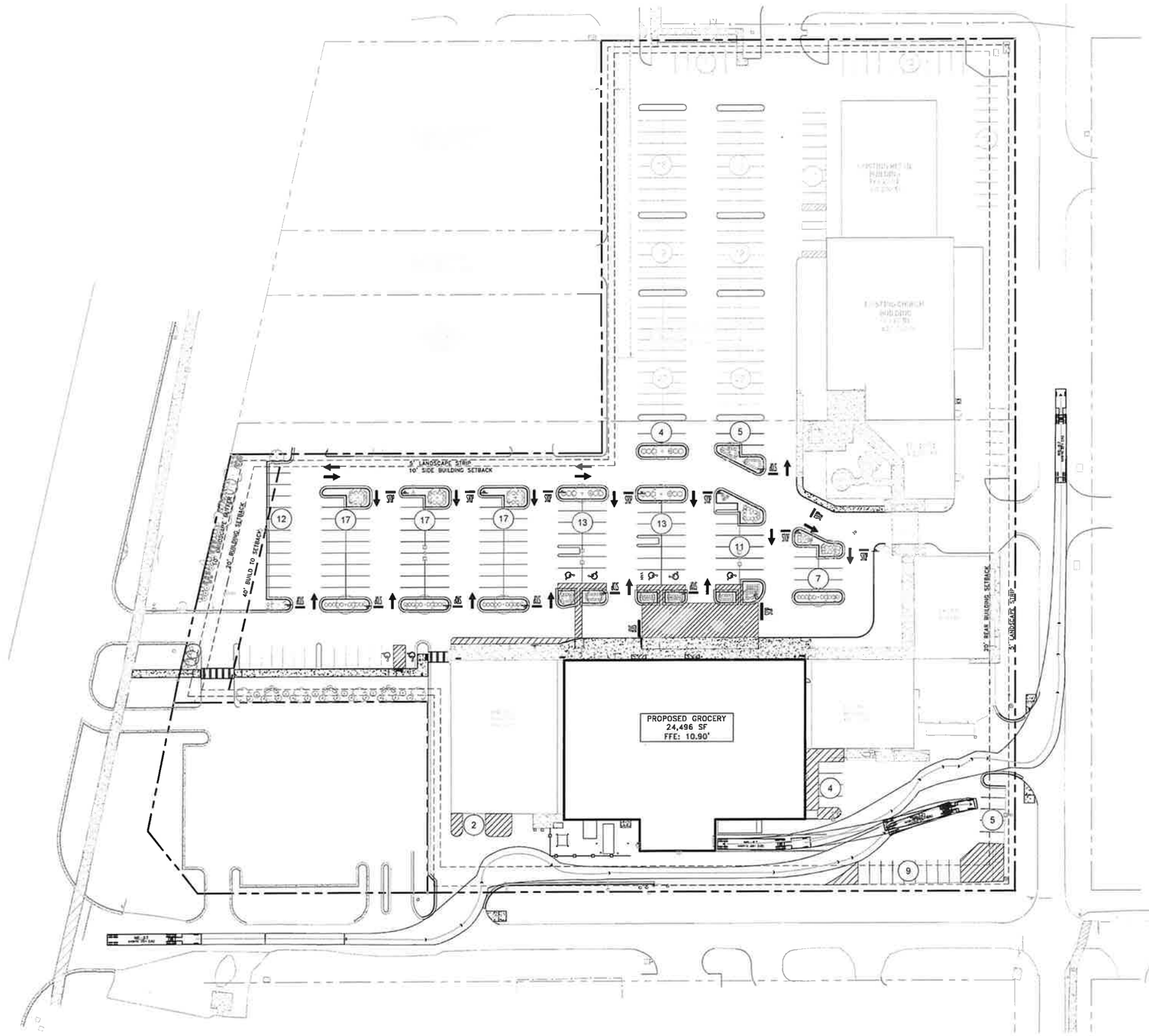

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 Inch = 40 ft.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

ALABAMA LICENSED No. 28925 PROFESSIONAL ENGINEER 11/29/2021 JASON NURST

PROJECT
PARADISE ISLE SHOPPING CENTER
1720 GULF SHORES PARKWAY
GULF SHORES, AL 36542

CLIENT
WHITE-SPUNNER REALTY
3201 DAUPHIN ST
MOBILE, AL 36606

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REVISIONS	DATE

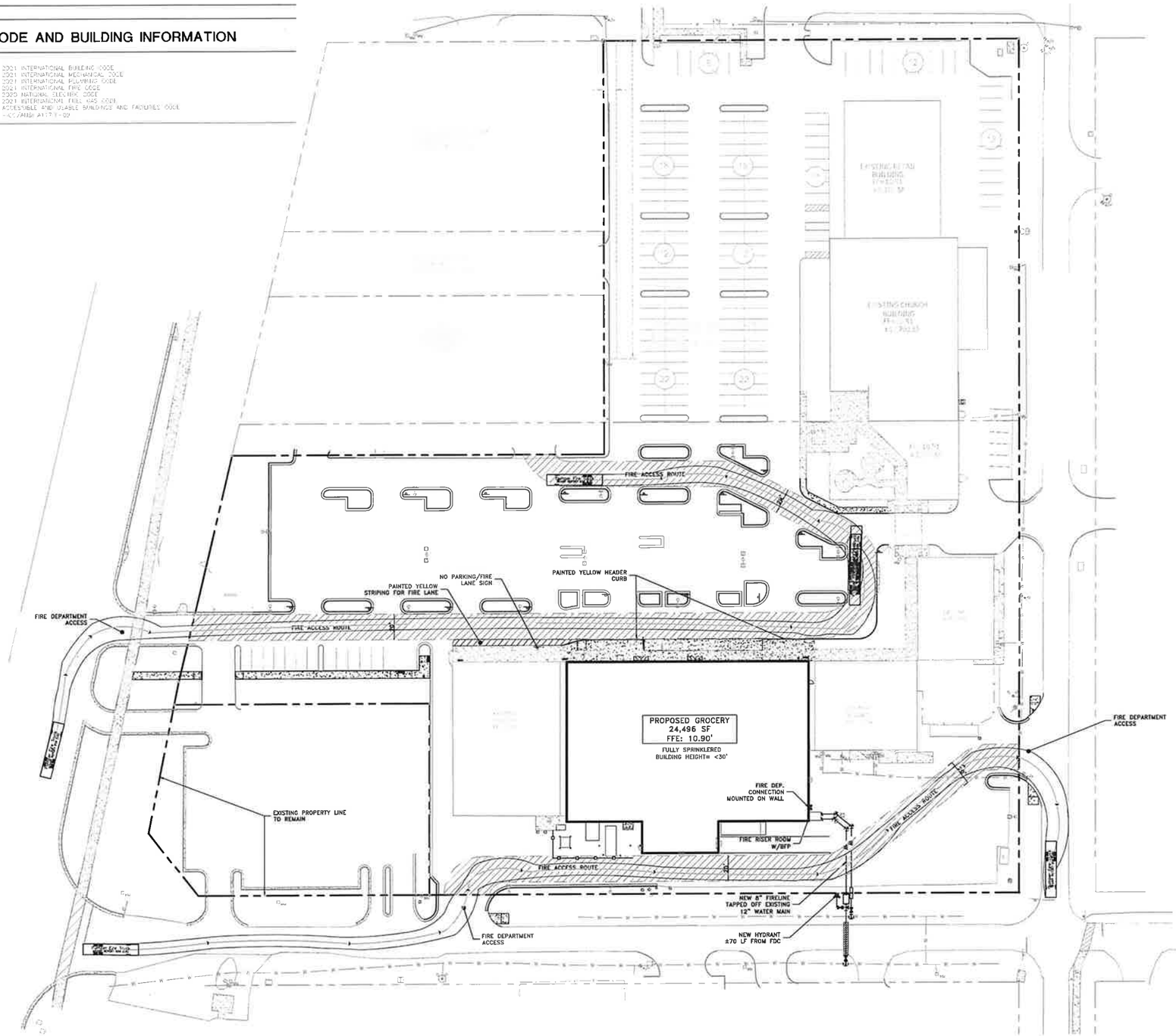
DRAWING TITLE

TRUCK ROUTING PLAN

DRAWING TITLE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/29/2021	C-1.2
PROJECT NO	5099.00	

CODE AND BUILDING INFORMATION

APPLICABLE CODE: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL FUEL GAS CODE
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE
- ICC/ANSI A117.1 - 09



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ALABAMA REGISTERED No. 26905 PROFESSIONAL ENGINEER 11/29/2021 JASON HURST

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REVISIONS		DATE
CITY COMMENTS	1	01/06/22

DRAWING TITLE
FIRE SAFETY PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	01/06/22	C-1.3
PROJECT NO	5099.00	

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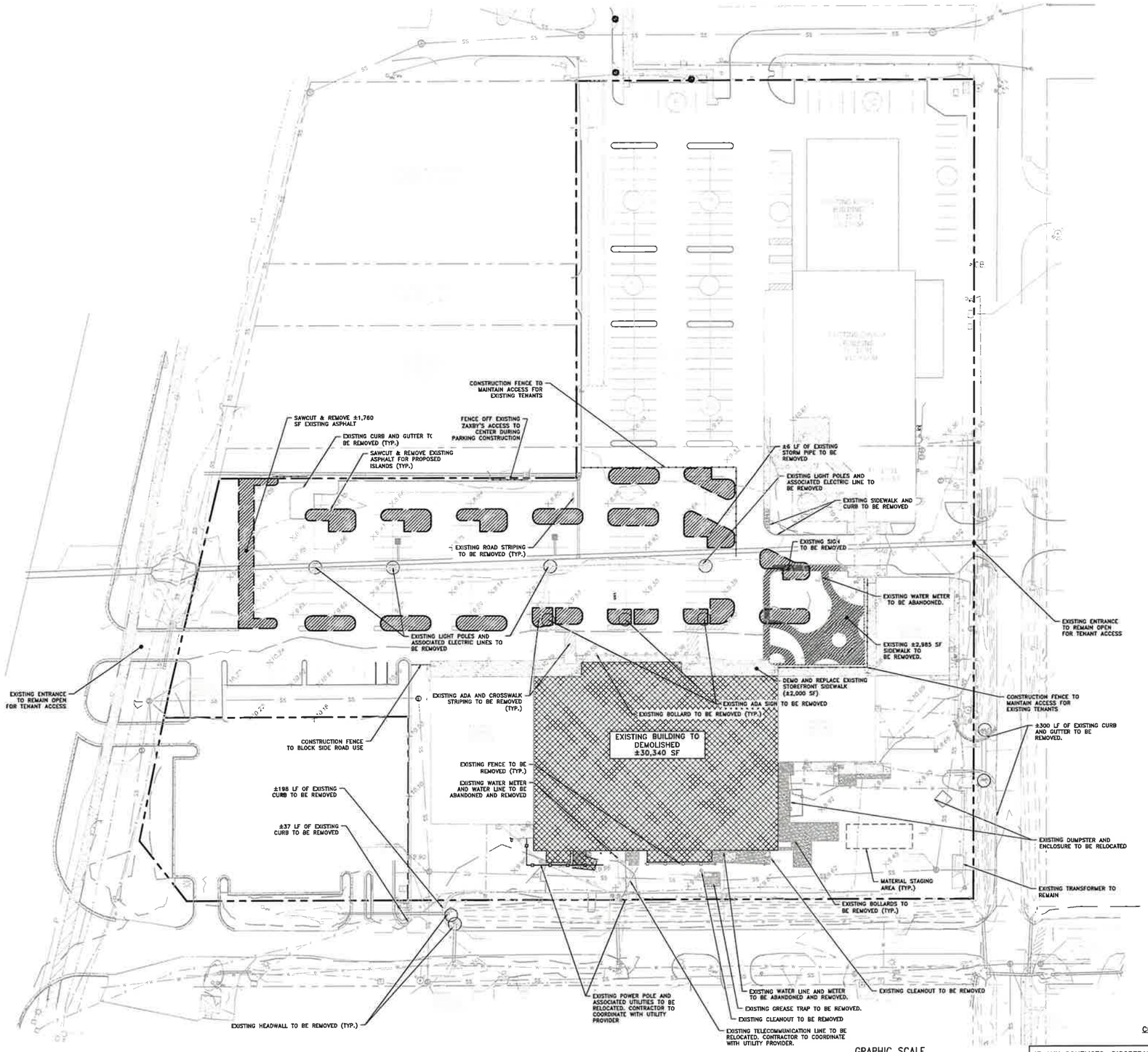

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

ALABAMA
Know what's below. 811 Call before you dig.

DEMOLITION LEGEND

DEMOLITION AREA	
PAVEMENT REMOVAL	
LINE ITEM DEMOLITION	X X X X
SAW-CUT	— — — —
EXISTING FEATURES SCREENED	
BORING LOCATION	BORING # HARD ELEVATION REFUSAL ELEVATION

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

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ALABAMA LICENSED No. 26925 PROFESSIONAL ENGINEER 11/29/2021 JASON HURST

PROJECT
PARADISE ISLE SHOPPING CENTER
1720 GULF SHORES PARKWAY
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REVISIONS	DATE

DRAWING TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/28/2021	C-2
PROJECT NO.	5099.00	

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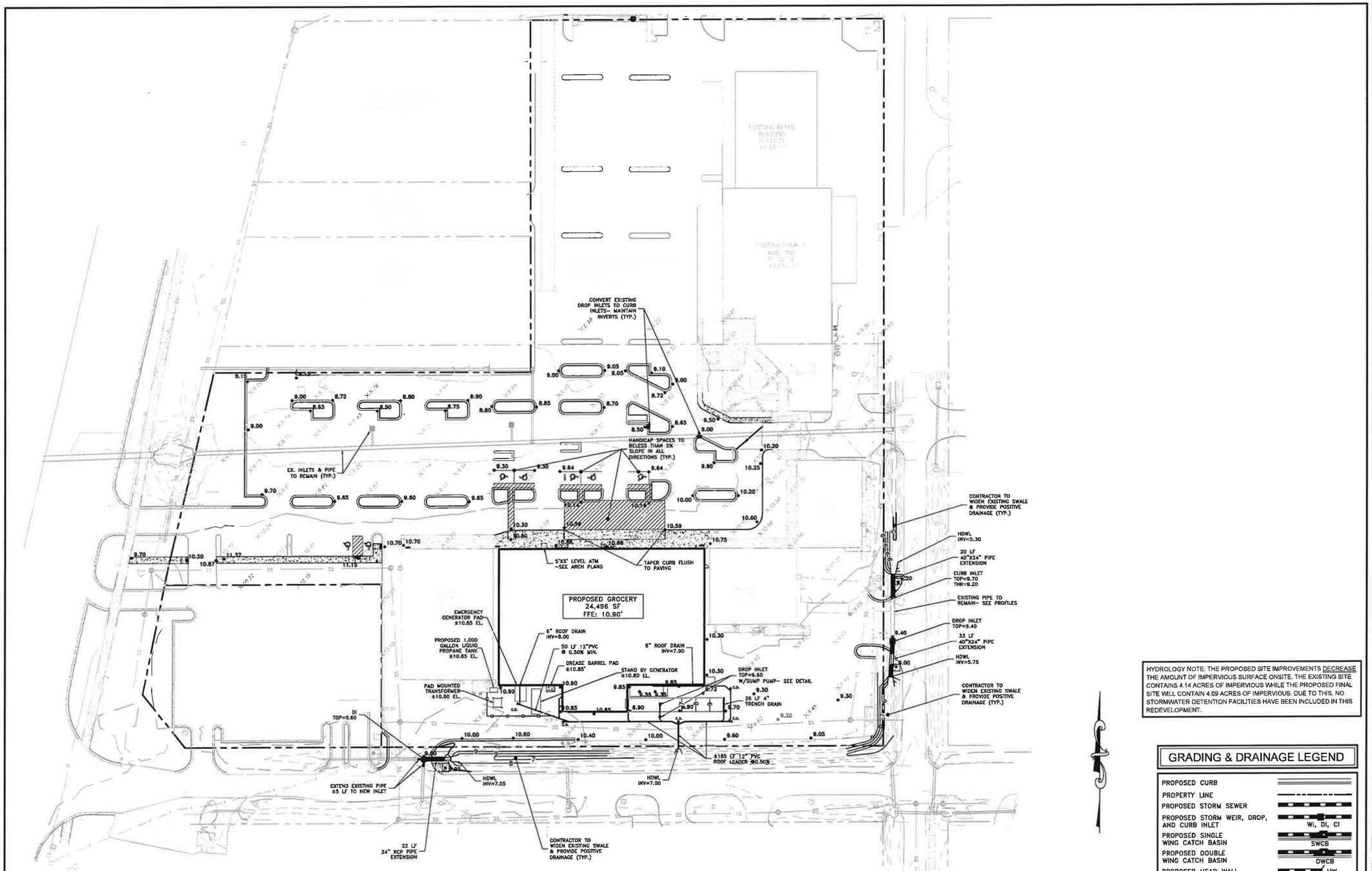

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1720 GULF SHORES PARKWAY
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REVISIONS	DATE
CITY COMMENTS (1)	01/05/22

HYDROLOGY NOTE: THE PROPOSED SITE IMPROVEMENTS DECREASE THE AMOUNT OF IMPERVIOUS SURFACE ONSITE. THE EXISTING SITE CONTAINS 4.14 ACRES OF IMPERVIOUS WHILE THE PROPOSED FINAL SITE WILL CONTAIN 4.09 ACRES OF IMPERVIOUS. DUE TO THIS, NO STORMWATER DETENTION FACILITIES HAVE BEEN INCLUDED IN THIS REDEVELOPMENT.

GRADING & DRAINAGE LEGEND

PROPOSED CURB	
PROPERTY LINE	
PROPOSED STORM SEWER	
PROPOSED STORM WEIR, DROP, AND CURB INLET	WI, DI, CI
PROPOSED SINGLE WING CATCH BASIN	SWCB
PROPOSED DOUBLE WING CATCH BASIN	DWCB
PROPOSED HEAD WALL	HW
EXISTING STORM SEWER	
PROPOSED CONTOUR	1040
EXISTING CONTOUR	1040
PROPOSED SPOT ELEVATION	1040.00
EXISTING SPOT ELEVATION	× 1040.00
EXISTING WOODS LINE	
EXISTING FEATURES ARE SCREENED	

DRAWING TITLE

GRADING & DRAINAGE PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/29/2021	C-3
PROJECT NO.	5099.00	

ALABAMA Know what's below. 811 Call before you dig.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

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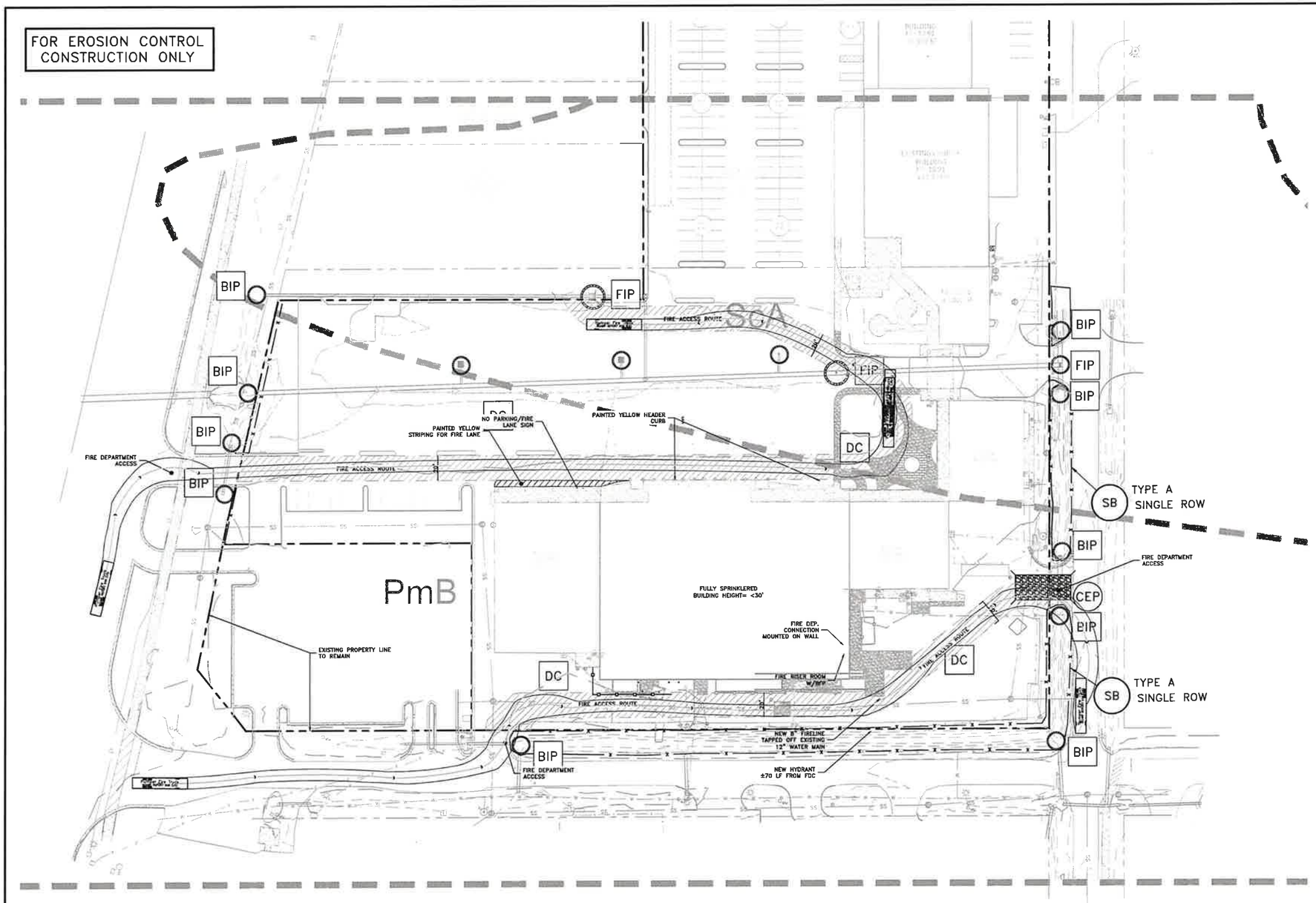

PRIMARY PERMITEE

TEL: ----

ALABAMA 811 Know what's below. Call before you dig.

AREA OF DISTURBANCE	
TOTAL SITE AREA	±4.67 AC
DISTURBED AREA	±4.10 AC

SEE SHEET C-4.5 FOR NOTES AND DRAINAGE CALCULATIONS

SOILS INFORMATION	
MAPPING UNITS	NAME
PmB	PLUMMER LOAMY SAND
ScA	SCRANTON LOAMY SAND

24 HOUR CONTACT
MATT WHITE
251-977-3033

ANTICIPATED ACTIVITY (MONTHS)

START DATE OCTOBER 2022 COMPLETE DATE OCTOBER 2023

	ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12
1	INSTALL SEDIMENT CONTROLS												
2	CLEARING AND GRADING												
3	STORM DRAIN INSTALLATION												
4	SANITARY SEWER INSTALLATION												
5	GRASS & MULCHING (TEMP.) (PERM.)												
6	UTILITY INSTALLATION												
7	MAINTAIN EROSION CONTROL												
8	BUILDING CONST. PAVING												
9	FINAL LANDSCAPING												
10	CLEAN UP												

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(770) 925-0357

ALABAMA LICENSED No. 26905 PROFESSIONAL ENGINEER 11/29/2021 JASON HURST

GSWCC CERTIFIED DESIGN PROFESSIONAL NO. 26905

PROJECT
PARADISE ISLE SHOPPING CENTER
1720 GULF SHORES PARKWAY
GULF SHORES, AL 36542

CLIENT
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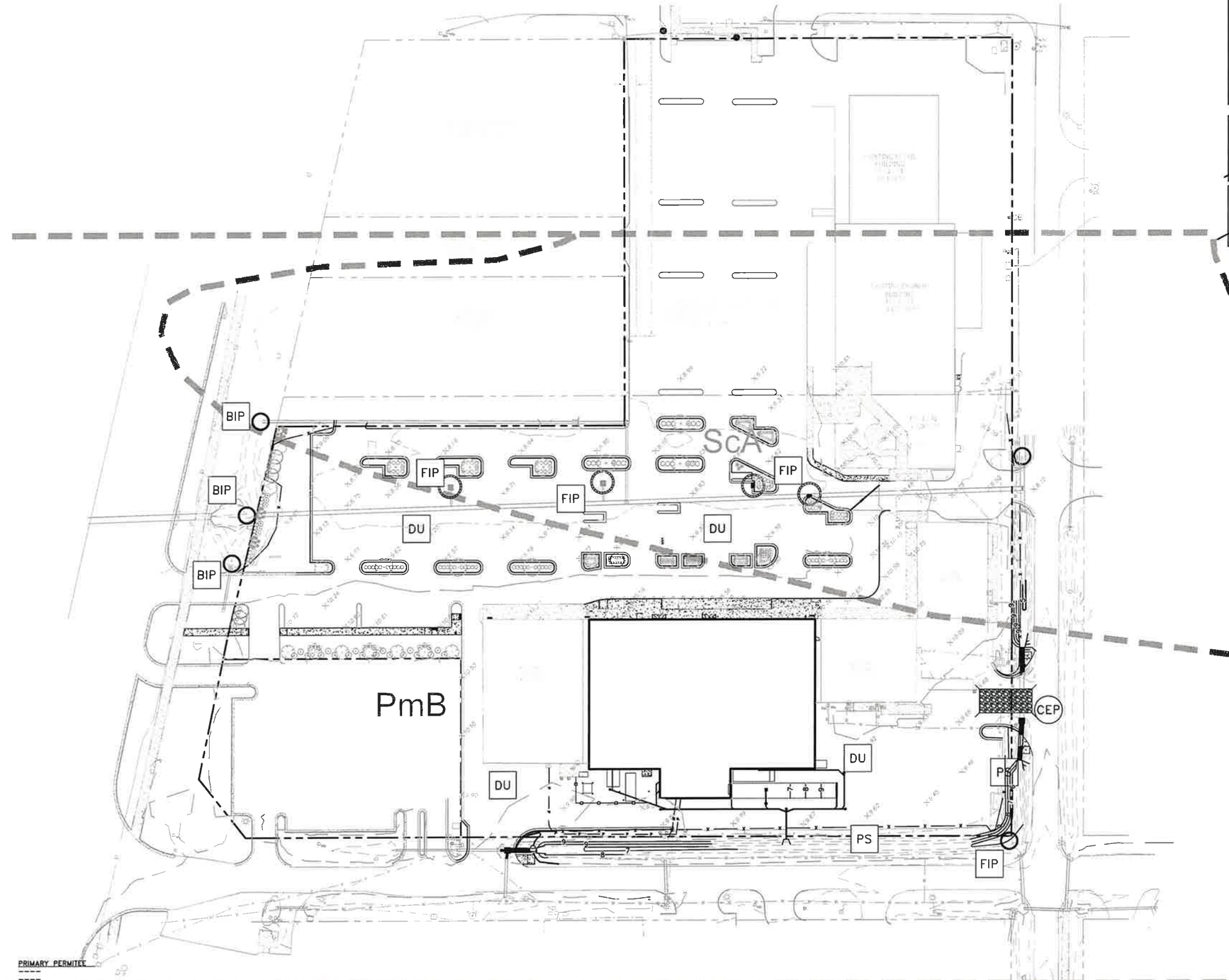
REVISIONS	DATE

DRAWING TITLE
PHASE I
EROSION
CONTROL PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/29/2021	C-4.1
PROJECT NO	5099.00	



PRIMARY PERMITEE

TEL: ---

"I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND CITY OF GULF SHORES EROSION REQUIREMENTS FOR THE LAND-DISTURBING ACTIVITY PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL ALR100000 PERMIT."

CERTIFIED DESIGN PROFESSIONAL NO. 26905
JASON B. HURST, P.E.
01/06/2022
DATE

"I UNDERSTAND THAT AS THE PLAN PREPARER, RETAINED BY THE PRIMARY PERMITEE, I MUST VISIT THE SITE WITHIN SEVEN DAYS ONCE THE CONSTRUCTION ACTIVITIES COMMENCE, TO VERIFY THAT ALL BMP'S ARE INSTALLED ACCORDING TO THE APPROVED PLAN. PROOF OF SITE VISIT SHOULD BE KEPT ON SITE."

CERTIFIED DESIGN PROFESSIONAL NO. 26905
JASON B. HURST, P.E.
01/06/2022
DATE

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION".

CERTIFIED DESIGN PROFESSIONAL NO. 26905
JASON B. HURST, P.E.
01/06/2022
DATE

FOR EROSION CONTROL CONSTRUCTION ONLY

24 HOUR CONTACT
MATT WHITE
251-977-3033

AREA OF DISTURBANCE PHASE II	
TOTAL SITE AREA	±4.67 AC
DISTURBED AREA	±4.10 AC

SEE SHEET C-4.5 FOR NOTES AND DRAINAGE CALCULATIONS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
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ALABAMA LICENSED No. 26905 PROFESSIONAL 11/29/2021 ENGINEER JASON HURST

GSWCC CERTIFIED DESIGN PROFESSIONAL NO. 26905

PROJECT
PARADIE ISLE SHOPPING CENTER
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REVISIONS		DATE
CITY COMMENTS	1	01/06/22

DRAWING TITLE
PHASE II
EROSION
CONTROL PLAN

DRAWING FILE		
DRAWN BY	LEK	DRAWING NO.
DATE	11/29/2021	C-4.2
PROJECT NO	5099.00	