



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
October 2, 2023**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - September 7, 2023
3. Old/New Business
 - Election of Officers
 - Approval of 2024 Meeting Schedule
 - **SD 21.42** Harvest Green East Phase 1 – Request of Applicant, S.E. Civil, for an extension of one year for preliminary plat approval
 - **SD 21.43** Harvest Green East Phase 2 – Request of Applicant, S.E. Civil, for an extension of one year for preliminary plat approval
 - **SD 21.44** Harvest Green West Phase 1 – Request of Applicant, S.E. Civil, for an extension of one year for preliminary plat approval
 - **SD 21.45** Harvest Green West Phase 2 – Request of Applicant, S.E. Civil, for an extension of one year for preliminary plat approval
 - **SD 21.48** Planters Pointe – Request of Applicant, Corte Cave/Mitchell 1, LLC, for an extension of one year for preliminary plat approval
4. Consideration of Agenda Items
 - A. UR 23.13** Request of Cspire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 5,668 LF of buried fiber optic cable in the City ROW in the River Station subdivision.

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

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B. SD 23.25 Public hearing to consider the request of the Applicant, Seth Moore, acting on behalf of the Owner, Deborah Moffett, for Preliminary and Final Plat approval for Moffett's Way, a 3-lot minor subdivision. The property is approximately 2.58 acres and is located at 6125 Nelson Drive. **PPIN #44034**

C. SD 23.26 Public hearing to consider the request of the Applicant, S.E. Civil, LLC, acting on behalf of the Owner, FST RW LLC, for Vatan Mixed Use Development, a 9-unit Multiple Occupancy Project. The property is approximately 0.52 acres and is located on the northeast corner of Magnolia Avenue and N. Church Street. **PPIN #15164**

D. SR 23.05 Request of the Applicant, S.E. Civil, LLC, acting on behalf of the Owner, FST RW LLC, for Site Plan Approval of Vatan Mixed Use Development. The property is approximately 0.52 acres and is located on northeast corner of Magnolia Avenue and N. Church Street. **PPIN #: 15164**

E. ZC 23.06 Public hearing to consider the request of the Applicant, 404 Oak LLC, on behalf of the owner, Brandon Pilot, to rezone property from B-4, Business and Professional District to B-2, General Business District. The property is approximately 0.18 acres and is located at 404 Oak Avenue. **PPIN #14546**

5. Public Forum

6. Adjourn

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The Planning Commission met Monday, September 7, 2023, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Michelle Melton, City Planner; Chris Williams, City Attorney; and Cindy Beaudreau, Planning Clerk.

Absent: Jack Burrell, Clarice Hall-Black, Erik Cortines

Chairman Turner called the meeting to order at 5:10 PM.

Approval of the Minutes August 15, 2023:

Jon Worsham made a motion to approve the minutes from the August 15, 2023.

Rebecca Bryant seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

Chris Williams reminded the Planning Commission that they have a 5-person quorum a vote of 4 is required to take any action. A vote of 3-2 would not pass.

Old/New Business:

John Worsham made a motion to confirm the annual public participation forum for the October 2, 2023, meeting.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

Consideration of Agenda Items:

UR 23.08 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,078 LF of coaxial cable in the City ROW in the Tracery subdivision.

Summary: Hunter Simmons, Planning and Zoning Director, presented all three cases at one time: Riverhorse, Tracery and Trentino. Mr. Simmons showed the pedestals for the cable and stated that staff does recommend approval, but staff has not received the revised plans. Mr. Simmons stated that an action must be taken during this meeting and listed the actions of recommend complete approval, denial, or to table the request. If the Planning Commission recommends approval, Mr. Simmons asked that the approval is conditioned on staff receiving revised plans before releasing construction permits.

Brandon Johanson, Mediacom, 1613 Nantahala Beach Road, Gulf Breeze, FL explained that there was a misunderstanding about staff needing revised plans. Mr. Johanson stated that he would provide revised plans to staff this month. Chairman Turner suggested that Mediacom allow the Planning Commission to approve the request subject to receipt of revised plans.

Rebecca Bryant stated that she remembered the revised plans would include a reduction in quantity of the pedestals and that they may be able to be placed behind the houses in Trentino. Mr. Simmons agreed with Ms. Bryant's recollection. The revised plans should include locations of pedestals, reducing the number and locations of other existing equipment from other utilities and try to locate in the same vicinity.

Staff recommends approval subject to the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
4. An additional right-of-way permit may be required for the potholing procedures.
5. Follow-up activities below required by staff and the applicant:
6. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the mapping technician for inclusion in GIS utility maps as needed.
7. Provide draft door hanger for approval at time of pre-construction.
8. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
9. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
10. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
11. Utilities boxes shall be concentrated near existing boxes.
12. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Motion:

Hollie MacKellar made a motion to approve UR 23.08, with staff recommendations and revised plans prior to issuance of construction permits.

Harry Kohler seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

UR 23.11 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,369 LF of buried coaxial cable in the City ROW in the Riverhorse Subdivision.

Staff recommends approval subject to the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.

2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
4. An additional right-of-way permit may be required for the potholing procedures.
5. Follow-up activities below required by staff and the applicant:
6. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the mapping technician for inclusion in GIS utility maps as needed.
7. Provide draft door hanger for approval at time of pre-construction.
8. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
9. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
10. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
11. Utilities boxes shall be concentrated near existing boxes.
12. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Motion:

Rebecca Bryant made a motion to approve UR 23.11, with staff recommendations and revised plans prior to issuance of construction permits.

John Worsham seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

UR 23.12 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 4,495 LF of buried coaxial cable in the City ROW in the Trentino Subdivision.

Staff recommends approval subject to the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
4. An additional right-of-way permit may be required for the potholing procedures.
5. Follow-up activities below required by staff and the applicant:
6. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the mapping technician for inclusion in GIS utility maps as needed.

7. Provide draft door hanger for approval at time of pre-construction.
8. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
9. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
10. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
11. Utilities boxes shall be concentrated near existing boxes.
12. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Motion:

John Worsham made a motion to approve UR 23.12, with staff recommendations and revised plans prior to issuance of construction permits.

Harry Kohler seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

SD 23.17 Public hearing to consider the request of the Applicant, Dewberry Engineers, Inc., acting on behalf of the Owner, DR Horton, Inc. – Birmingham, for Final Plat approval for Laurelbrooke Phase I. The property is approximately 59.72 acres and is located on the east side of State Highway 181 and north of County Road 24. **PPIN #34129**

Chris Williams, City Attorney, excused himself from this discussion.

Summary: Mike Jeffries, Development Services Manager, presented the request for Phase I of a 51-lot subdivision on the east side of State Highway 181 and north of County Road 24. The subject property is outside of the City of Fairhope municipal limits. Mr. Jeffries showed the zoning and aerial maps and the site plan along with some of the amenities. Mr. Jeffries shared aerials of the tree mitigation area and current photos of some of the amenities. Mr. Jeffries showed a photo of the detention area and explained that a synthetic mat had been added to help with landscaping.

Mr. Jeffries shared the following Follow-Up Activities:

- The construction of Phase 2 of Laurelbrooke is happening simultaneously and nearing completion.
- Baldwin EMC, the electrical provider will not provide power until after Final Plat.
 - Aerators will be connected after Final Plat.
- The Lift Station pumps did not meet required City Specifications. The new pumps have been ordered and approved by Fairhope Utilities. Once installed, the city of Fairhope Utilities will inspect and test for compliance. The expected installation date is approximately 2 weeks.
- A mulch nature trail has been provided throughout the common areas as shown on the landscape plans. Additionally, the applicant has provided a detail of the train and maintenance plan for these trails which has been included in the Operations and Maintenance plan that will be recorded.
 - Currently trail has trees/limbs across trail path and needs vegetation removed from trail.

- Part of the city's utility acceptance will include the lift station. The property around the lift station must be a lot that can be deeded over to the City of Fairhope.
- The accidental removal of the 75" live oak that was going to be the tree house and focal point of the development was discussed at a previous Planning Commission. In short, the tree committee recommended the planting of one 10" live oak and 25 additional smaller oaks.
- The site is 90% vegetated. An area of common area originally proposed to be undisturbed was inadvertently cleared. Included in the staff packet is the proposed mitigation of additional trees and shrubs planted in the common area designed to match existing vegetation. Sod was also laid for final stabilization.
 - Planning Commission may wish to have this work bonded similar to the bonding of the utilities and roads.
- Landscaping/Screening needs to be added around the northwestern retention pond. Preliminary plans showed this area as undisturbed, common area, and shown to be cleared. The Master Plan Rendering showed it to have a stream flowing through it. Now built, it is clearly a retention pond utilized during rain events.
 - A synthetic mat has been installed, hydroseed applied, has growth and is stabilized.
- Invoices provided for:
 - Street lights
 - Exercise/Fitness/Play equipment
 - Fish to stock pond (will be stocked approximately 7 days after the aerator has been operational)

Mr. Jeffries shared the following punch list items:

- The City of Fairhope Utilities will inspect and test the lift station for compliance.
- Aerators are installed but will not have power until after Final Plat. Baldwin EMC will not provide power until after Final Plat. Confirmation that they are operating will occur at that time.
- Landscaping/screening added around retention pond to be approved by Planning Director.
- Maintain trail per the provided Maintenance Plan.
- Add General Note that there is a blanket utility and drainage easement over all common areas.
- The "Lift Station Parcel" needs to be a numbered lot to be deeded to the City of Fairhope.
- Confirmation from ALDOT all improvements in the ALDOT ROW are completed to their satisfaction.

Staff recommends Conditional Approval of SD 23.17 – Laurelbrooke Phase I final plat with the following conditions:

1. Completion of the Punch List items listed above.
2. Completion of the Follow-Up Activities listed above.
3. Completed inspection report from the Baldwin County Building Department for structural integrity of the tree house.
4. Solution for Landscape Mitigation and Maintenance.

Ms. Bryant asked if there was a format to bond the landscape. Chairman Turner suggested waiting for the engineer to address.

Justin Britt, Dewberry, 25253 Friendship Road, Daphne, responded to the concern by Chairman Turner about plans to keep the mitigated trees alive. Mr. Britt stated that there is not a format to bond the trees, but the owner may verbally agree to keep the trees alive. Ms. Bryant stated that much of the trust is gone following the contractor removing the 75" live oak. Mr. Britt stated that it was the contractor, not the owner, that removed the tree. Ms. Bryant reiterated that, most likely, it would be a contractor watering the landscaping, not the owner. Chairman Turner asked if Phase II had been brought to the Planning Commission. Mr. Simmons stated no, but they should see it soon. Mr. Britt stated it would be next month. Mr. Simmons stated that, typically, there would be ways to mitigate this, but due to jurisdictional changes, this is not in any building jurisdiction. Once this project is over, the only thing staff will have lingering is the maintenance bond for utilities. All the permits for the buildings will come from Baldwin County, so we are unable to hold up COs and we cannot tie it into the existing maintenance bond. A performance bond is not appropriate because the trees have been installed. Other places have come up with a simple warranty bond. Chairman Turner does not believe that we could write a bond now. We are at a point where we have to trust, knowing the lots will be worth more if the areas are more attractive and look nice. Mr. Simmons stated that a representative, stating publicly, committing to keep the trees alive could suffice. Ms. Bryant asked if the homeowners could go after the developer. Could the commitment be enforced by the homeowners and buyers? Mr. Simmons stated that anything stated in a public meeting should be able to be enforced by the City of Fairhope. Mr. Jeffries stated that even with a verbal commitment, a timeline should be listed. He suggests a two-year time limit.

Taylor Henseler, DR Horton, 103 Spanish Fort Center, Daphne, committed to keeping the trees alive and stated that they are reinforcing the tree house. Mr. Simmons asked if Baldwin County requires permits for that type of structure. Mr. Henseler stated that he is sure that they do.

Chairman Turner opened the public hearing at 5:35pm with no one present to speak, the public hearing was closed at 5:35pm.

Motion:

John Worsham made a motion to approve SD 23.17 with staff conditions.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

ZC 23.04 Public hearing to consider the request of Applicant, Ryan Baker, Walcott Adams Verneuille Architects, acting on behalf of the owner, Phillip Goodwyn, to rezone property from B-4, Business and Professional District to B3a, Tourist Resort Lodging District. The property is approximately 0.15 acres and is located at 491/493 Pine Avenue. **PPIN #14838, #65661**

Chairman Turner explained that zoning cases are different from other cases because the Planning Commission does not vote to approve zoning cases. The Planning Commission votes to recommend whatever the vote may be to the City Council. Mr. Simmons added that the zoning case will be held during two meetings of the City Council.

Summary: Michelle Melton, City Planner, presented the request of the applicant to rezone the property from B-4 to B3a. Ms. Melton shared the zoning map and a photo of the property. The owners intend to keep the structure as a duplex. Ms. Melton shared the differences between the B-4 and B3a zoning. Staff recommends approval of ZC 23.04.

Chairman Turner asked if restaurants need to be approved by the Board of Adjustments. Ms. Melton agreed. Mr. Simmons added that the request was to be able to use the 2-unit duplex as a short-term rental. Any zoning request requires staff to review all other conditions. Chairman Turner stated that he likes the short-term rentals but asked if there were any setback differences between B-4 and B3a. Mr. Simmons stated there are differences in the setbacks and that there is the ability to have the B3a on the cusp of the CBD.

Ms. Bryant was confused by the term of bed and breakfast. Ms. Simmons stated that is a use of the B3a. If it were a bed and breakfast, another review would be required. Hollie MacKellar stated that there had been discussions about extending the CBD and having an overlap to prepare for the growth. Mr. Simmons stated that there has not been a consensus of extending the CBD.

Ryan Baker, 1 South School Street spoke that the owners want to do short term rentals. Because this is a small parcel, it would be hard to do mixed use or restaurant. The goal is to turn the duplex into short term rental when needed. Owner, Phillip Goodwyn, 497 Pine Avenue, explained that an easement is shared between the two properties. The plan is to relandscape behind it to make it more of a hideaway for someone to stay short term. The do not plan to cut any trees or tear any houses down.

Chairman Turner opened the public hearing at 5:51pm.

Dean Mosher, 456 Oak Avenue, spoke in support of the owners.

The public hearing was closed at 5:52pm.

Motion:

John Worsham made a motion to recommend approval of ZC 23.04 to the City Council.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

ZC 23.05 Public hearing to consider the request of Applicant, Jade Consulting, LLC, acting on behalf of the owner, Two Hands Design and Development LLC, to amend Hill Top PUD – Lot 29 setback from 100' to 20'. The property is approximately 1.14 acres and is located on the west side of Section Street and south of Petiole Dr. **PPIN #389630**

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of the applicant to amend the Hill Top PUD – Lot 29 setback from 100' to 20'. The property annexed in as a PUD. The approved PUD states that the setback is 100' from the center of Section Street. That is a county regulation for a construction setback. Staff worked with the applicant and agreed that a 30' setback from the front property line is more appropriate. Mr. Simmons shared the zoning and aerial maps and the two revised paragraphs for the Hill Top PUD Ordinance. Mr. Simmons showed the original plat with the 100'

construction setback and the proposed aerial of the 30' setback which would align with the homes. The 30' setback allows a structure to be built on flatter land. Mr. Simmons explained further landscaping will be required to fill in the buffer. Staff recommends approval of ZC 23.05 to amend the front setback for Lot 29 from 100' as measured from the centerline of Section Street to 30' as measured from the property line; and add the two proposed paragraphs clarifying the intent of Lot 29.

Mr. Simmons addressed the comments received from the residents. The preliminary plat was approved in 2019 creating Lot 29. At that time, it was unzoned. The property was final platted in August 2020 and in November 2021, the Planning Commission discussed the original PUD which confirmed the uses and went twice to the City Council in 2022. Much of this was approved prior to the sale of some of the homes.

Trey Jinright, Jade Consulting, 208 Greeno Road, explained that the request is only to amend the setback from 100' construction setback to 30' front setback. Chairman Turner asked for the net sum difference. Mr. Jinright stated that it is close to a 20'-30' difference. The goal is to pull it away from the waterway in the back to give flexibility to place the building along the highway. Mr. Jinright envisions this as an entryway into the downtown area as a cornerstone. When the request was originally approved, the uses were restricted to neighborhood use type facilities. With the reduction in the setback, he agreed to add some architectural standards so the structures will have a residential feel. Once the uses are established, the buffers will be included which should address some concerns of the residents. Parking will be on the side or to the rear of the structure.

Chairman Turner opened the public hearing at 6:02pm.

Kendall Douglass, 147 Hyacinth, explained that they put an offer on a house prior to the PUD being approved. They did not receive any notifications at that time. He was unaware of any zoning changes prior to receiving notification of this meeting. He does agree with the setback change but is concerned about the parking and is unsure if the buffer will help with noise of a gravel parking lot. He asked about moving the setback on the southern portion of Lot 29. Chairman Turner asked if this would come back for a site plan review. Mr. Simmons stated that it is unlikely unless the height on the mixed use would trigger it and explained that moving the setback is just about the placement of the building which is currently proposed approximately 80' from the south property line. Mr. Simmons explained that there are two more public hearings through the City Council regarding this property where Mr. Douglass would be allowed to speak.

Geri Cope, 151 Hyacinth, spoke. She is the middle home. She asked if the building could be placed closer to the north. She asked if ribbons could be tied around the trees so they would not be accidentally cut down. Mr. Simmons explained that the developer has taken great care with the trees in that development. Chairman Turner explained that there are tree protection ordinances. She asked if they would be informed of any future meetings. Mr. Simmons stated that the fully amended ordinance will be advertised and will be placed on two of the City Council agendas.

Frank Vitello, 20040 Highway 181, is a real estate broker. He was involved in the sale. He believes the issue is with the RSA not the developer. He is concerned about the clients that will be in the building, specifically the coffee shop and exercise studio. The amount of traffic off Section Street is a concern. Mr. Vitello asked if a restriction can be placed on the volume of traffic. Chairman Turner explained that the PUD has been approved already as is. Ms. Bryant explained that the residents may have been given misinformation prior to the purchase of their home. Ms. Bryant stated that she had not considered the noise of a gravel drive, but a different pervious surface may be better.

The public hearing was closed at 6:18pm.

Motion:

John Worsham made a motion to recommend ZC 23.05 to the City Council to amend the front setback on Lot 29 from 100' from the center of Section Street to 30' from the property line and add two proposed paragraphs to the Ordinance.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

Executive Session – To discuss pending or potential litigation pursuant to Alabama Code Section 36-25A-7(a)(3)

Attorney Chris Williams made a declaration to move to Executive Session to discuss pending litigation. He does not anticipate any action needed following the Executive Session.

Motion:

John Worsham made a motion to close the public meeting and move to Executive Session and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

The Commissioners left the dais at 6:20 p.m.

The Commissioners returned to the dais at 7:22 p.m.

Adjournment

John Worsham made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; Harry Kohler; John Worsham; Hollie MacKellar

NAY: None.

Adjourned at 7:23pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary

FAIRHOPE PLANNING COMMISSION DEADLINES 2024

AGENDA IS SUBJECT TO CHANGE BY PLANNING COMMISSION

Meeting Date, 5:00 PM

Submittal Deadline, 9:00 AM

Thursday, January 4, 2024

Tuesday, November 28, 2023

*Moved due to New Year's Day Holiday

Monday, February 5, 2024

Tuesday, December 26, 2023

Monday, March 4, 2024

Tuesday, January 23, 2024

Monday, April 1, 2024

Tuesday, February 20, 2024

Monday, May 6, 2024

Tuesday, March 26, 2024

Monday, June 3, 2024

Tuesday, April 23, 2024

Monday, July 1, 2024

Tuesday, May 21, 2024

Monday, August 5, 2024

Tuesday, June 25, 2024

Thursday, September 5, 2024

Tuesday, July 23, 2024

*Moved due to Labor Day Holiday

Monday, October 7, 2024

Tuesday, August 20, 2024

Monday, November 4, 2024

Tuesday, September 24, 2024

Monday, December 2, 2024

Tuesday, October 22, 2024

Monday, January 6, 2025

Tuesday, November 26, 2024

**PLANNING COMMISSION MEETINGS ARE HELD IN THE COUNCIL CHAMBERS, FAIRHOPE
MUNICIPAL COMPLEX AT 161 N. SECTION STREET.**

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO SEE THAT ALL SUBMITTALS ARE MADE IN A
COMPLETE AND TIMELY SEQUENCE, AND TO HAVE THE CASE PRESENTED BEFORE THE
COMMISSION AT SCHEDULED MEETINGS.**

****INCOMPLETE SUBMITTALS WILL NOT BE PLACED ON THE AGENDA.****



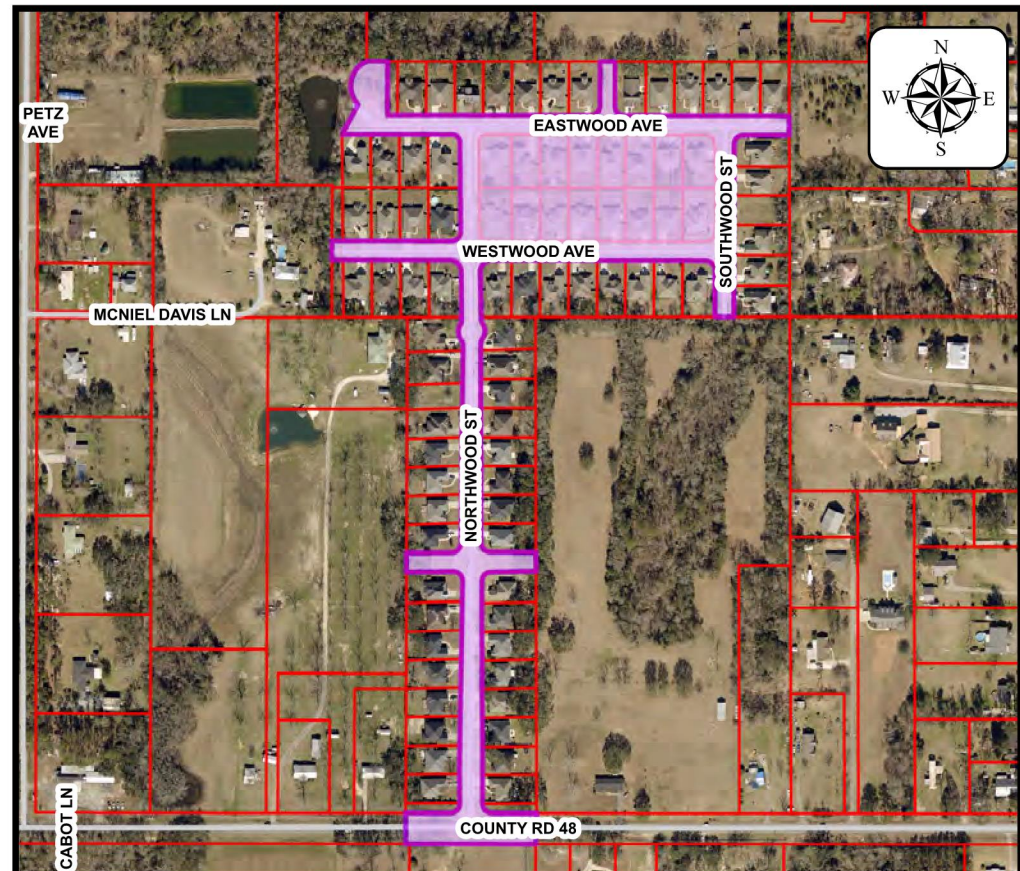
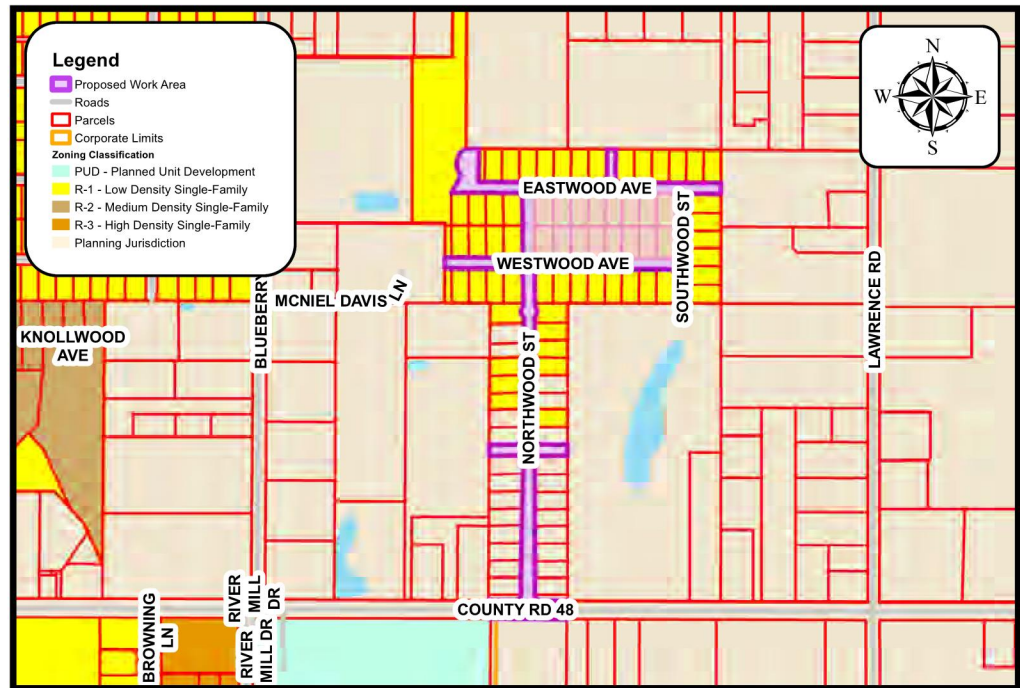
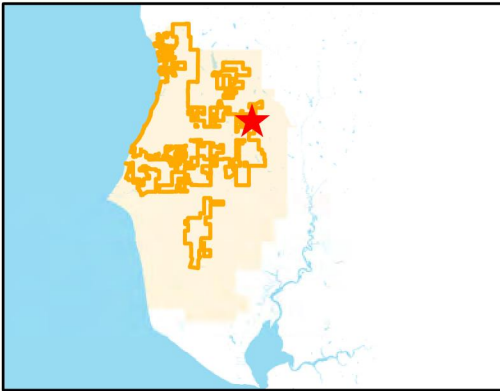
This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope Planning Commission

October 2, 2023



UR 23.13 - River Station, C-Spire



Project Name:

River Station, C-Spire

Site Data:

5,688 Linear Feet

Project Type:

Fiber Installation

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

N/A

General Location:

North side of County Road 48, East of
River Mill Drive

Surveyor of Record:

Delta Fiber

Engineer of Record:

Delta Fiber

Owner / Developer:

C-Spire

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

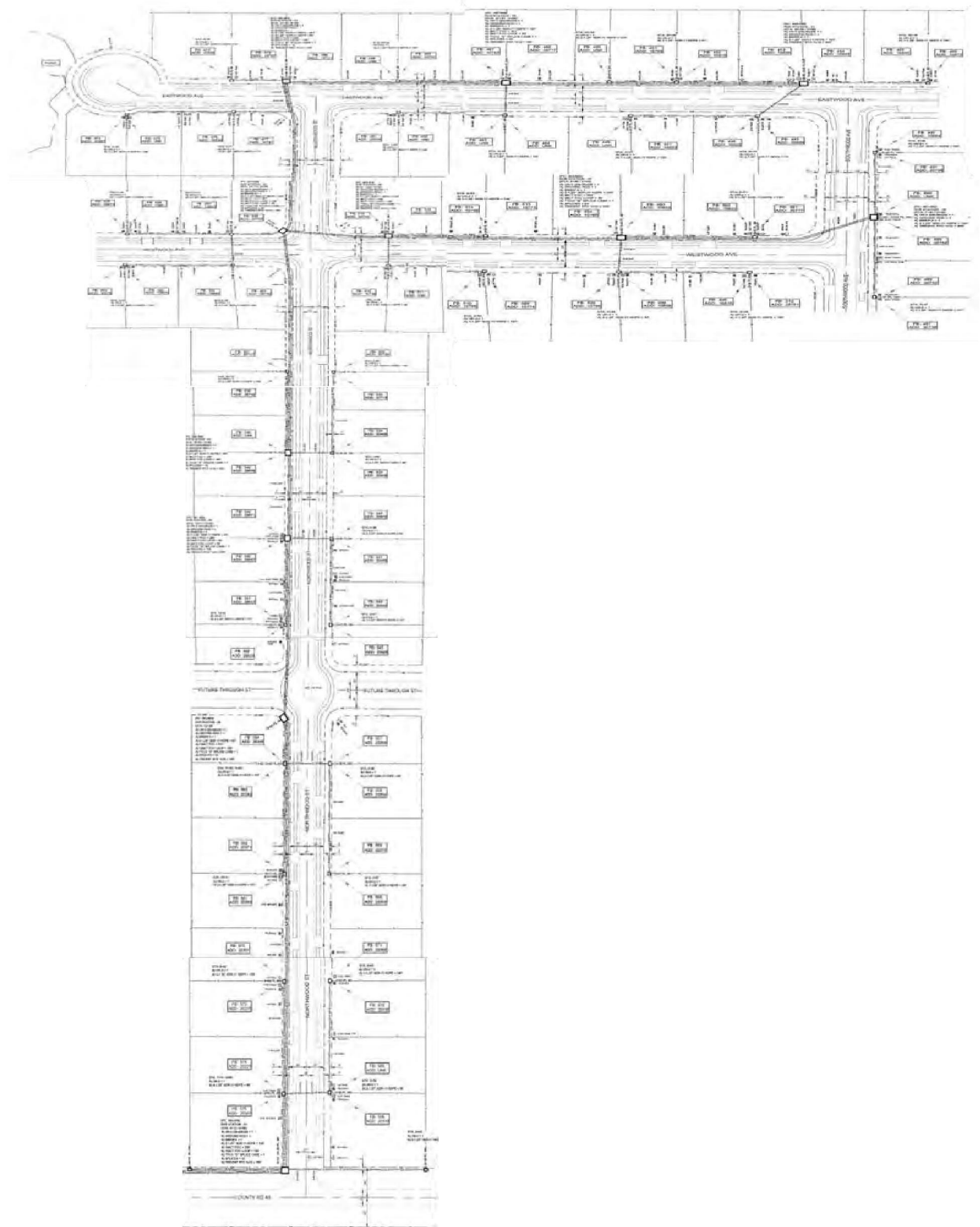
Recommendation:

Approved w/ Conditions

Prepared by:

Chris Ambron

Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **5,688 linear feet of buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

4. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.
-

6. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

7. Staff Recommendation

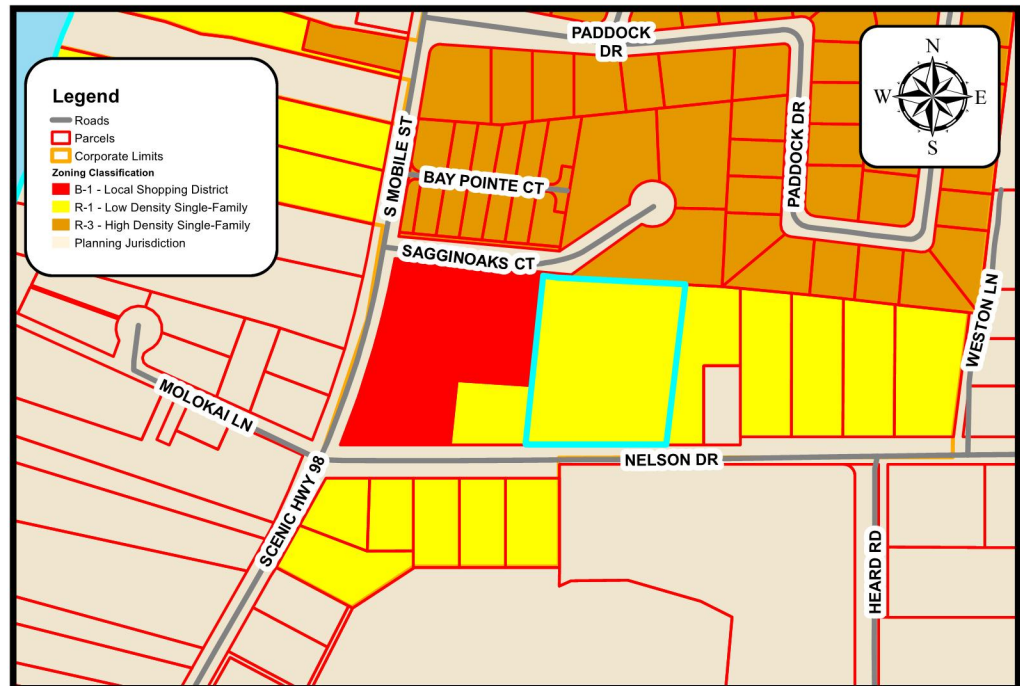
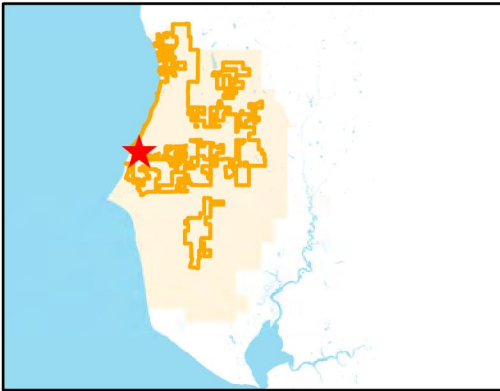
- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
- Staff Recommendation: **Approval with Conditions of UR 23.13**

City of Fairhope Planning Commission

October 2, 2023



SD 23.25 - Moffett's Way



Project Name:

Moffett's Way

Site Data:

2.58 acres

Project Type:

3-Lot Minor Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

44034

General Location:

East of Scenic Hwy 98, North side of Nelson Dr.

Surveyor of Record:

Moore Surveying Inc

Engineer of Record:

Owner / Developer:

Deborah Moffett

School District:

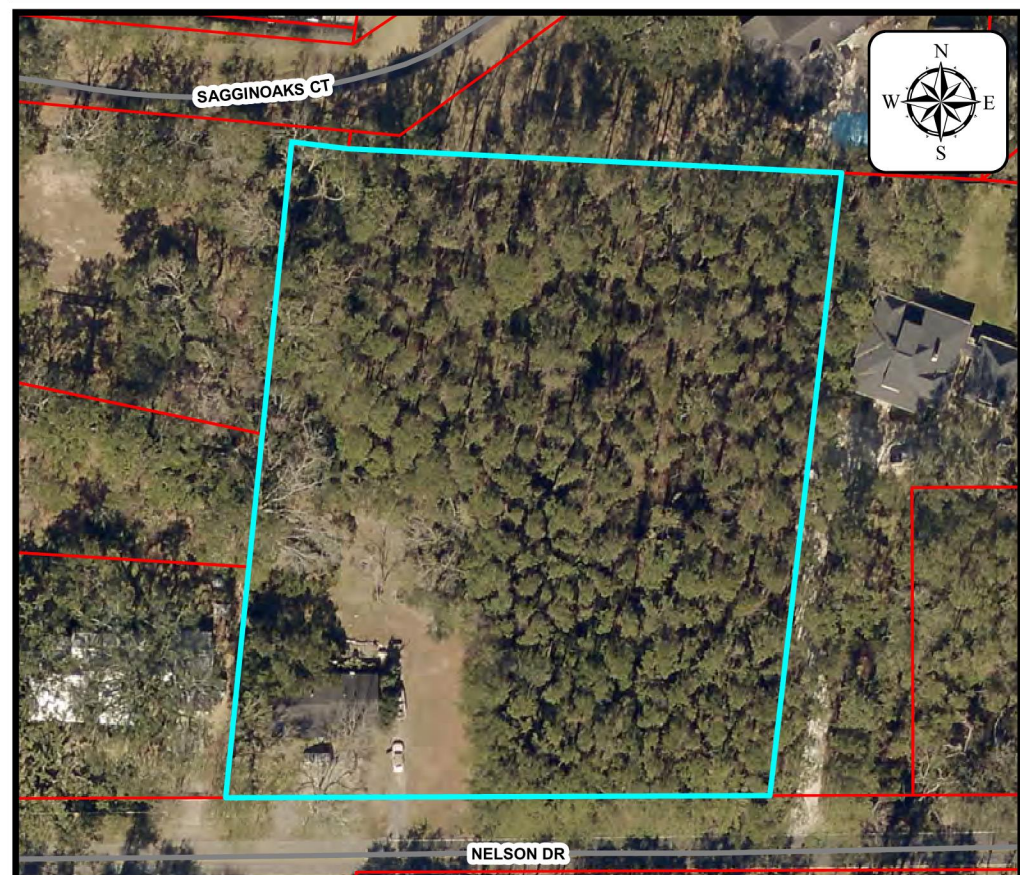
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approve with Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☒ Minor Subdivision ☐ Informal (No Fee)
☒ Preliminary Plat ☒ Final Plat ☐ Multiple Occupancy Project

Attachments: ☐ Articles of Incorporation or List all associated investors
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: DEBORAH MOFFETT Phone Number: 251-895-4947
 Address of Property Owner: 6125 NELSON DRIVE
 City: FAIRHOPE State: ALABAMA Zip: 36532
Cobaltwaters@yahoo.com
 Proposed Subdivision Name: MOFFETT'S WAY
 No. Acres in Plat: 2.58+/- No. Lots/Units: 3
 Parcel No: 05-46-04-19-3-000-010.000 Current Zoning: R-1

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope

Name of Authorized Agent: SETH MOORE Phone Number: 251-928-6777
 Address: 555 NORTH SECTION STREET
 City: FAIRHOPE State: ALABAMA Zip: 36532
 Contact Person: SETH MOORE

Surveyor/Engineer Information

Name of Firm: MOORE SURVEYING INC Phone Number: 251-928-6777
 Address: 555 NORTH SECTION STREET
 City: FAIRHOPE State: ALABAMA Zip: 36532
 Contact Person: SETH MOORE

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Deborah Moffett
 Property Owner/Leaseholder Printed Name

Deborah Moffett
 Signature

8-21-2023
 Date

 Fairhope Single Tax Corp. (If Applicable)



CITY OF FAIRHOPE
PLANNING AND BUILDING DEPARTMENT
AGENT AUTHORIZATION FORM

I / we authorize and permit SETH MOORE, to act as my/our representative and agent in any

manner regarding this application which relates to property described as tax parcel ID #

05-46-04-19-3-000-010.000

address 6125 NELSON DRIVE FAIRHOPE AL

I/we understand that the agent representation may include but may not be limited to decisions relating to status, conditions, or withdrawal of this application. In understanding this, I/we release the City of Fairhope from any liability resulting from actions made on my / our behalf by the authorized agent and representative.

**NOTE: All correspondence will be sent to the authorized agent / representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.*

PROPERTY OWNER(S)

Name(s) printed

Debbie Moffett

Address

6125 Nelson Drive

City/State

Fairhope AL

Phone

Debbie Moffett 251-895-4947 251-928-8172

Fax #

Signature(s)

8/1/23

Date

AUTHORIZED AGENT

SETH MOORE

Name(s) printed

555 N SECTION ST

Address

Fairhope AL 36532

City/State

251 928 6777

moore.surveying@bellsouth.net

Phone

[Signature]

Fax #

8/1/23

Signature(s)

Date

Summary of Request:

The owner is Deborah Moffett. Seth Moore of Moore Surveying, Inc. is the authorized agent for the project. This application is for Moffett’s Way, a 3-lot minor subdivision approximately 2.58 acres and is located at 6125 Nelson Drive. The subject property is zoned R-1 - *Low Density Single-Family Residential District*. There is an existing residence on proposed Lot-1. The site data table is below:

SITE DATA:

1. Total Number of Lots 3,
Project Size 2.583+/- Acres
Smallest Lot 36,380+/- Square Feet
Largest Lot 39,050+/- Acres
2. The Lots are served by
AT & T Communications (BELLSOUTH) – Telephone,
City of Fairhope Water, Gas, sewer
Riviera – Power
3. Property lies Inside the City of Fairhope.
4. Property is Zoned R-1.
Minimum Building Setbacks
FRONT 40 Feet
REAR 35 Feet
SIDE 10 Feet
Unless Otherwise Noted Hereon.
5. Drainage & Utility Easements
Front 15 feet
Rear 15 feet
Side 15 feet or
7.5 feet Interior Lot Lines

General Comments:

All lots are within 450 feet of a fire hydrant and each lot fronts Nelson Road and meets the minimum lot requirements.

The proposed subdivision according to Fairhope’s Subdivision Regulations is a minor subdivision and has been reviewed accordingly. The proposed subdivision does not include the building of any additional infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study.

Fairhope’s Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. Sidewalks do not currently exist along Nelson Rd. The nearest sidewalk is over 440 feet to the west on S. Mobile St. and there are not sidewalks to the east. The applicant has provided a 15’ sidewalk easement along Nelson Rd. and requests not to be required to install the sidewalk at this time.

Final plat must be recorded within 120 days of approval.

Drainage Comments:

The existing flow patterns are not being changed.

Utility Comments:

Water, sewer, and gas are provided by the City of Fairhope. Power is provided by Riviera and AT&T is the telecommunications provider.

- Due to the water conservation the Water Department has suspended all fire flow testing. As a condition of approval, the Flow-Modeling shall be done and approved prior to the signing of the plat.

Connectivity:

The applicant has provided a 15' sidewalk easement across the front property line.

Comments:

The City of Fairhope Subdivision Regulations contain the following criteria in Article V.B.2. **Approval Standards.**

"2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City's Comprehensive Plan, and/or the City's Zoning ordinance, where applicable;

- Meets

b. The proposed subdivision is not consistent with the City's Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- Meets

c. The proposed subdivision is not consistent with these Regulations;

- Meets

d. The proposed subdivision is not consistent with other applicable state or federal laws and regulations;

- Meets

e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City."

- Meets

With any Minor Subdivision, the Planning Commission typically approves preliminary and final plat simultaneously. Because the flow modeling is incomplete, Staff ask that the Planning Commission vote on preliminary approval and final approval separately. Should the results of the hydrant flow modeling require infrastructure improvements, this project would be a Major Subdivision that would require Planning Commission approval of a Final Plat.

Recommendation 1:

Staff recommends Preliminary Plat **APPROVAL** of SD 23. 25 Moffett's Way Minor Subdivision.

Recommendation 2:

Staff recommends Final Plat **APPROVAL** of SD 23. 25 Moffett's Way Minor Subdivision, with the following condition:

1.) A fire flow model is completed and approved.

OWNER'S CERTIFICATE OF ACCEPTANCE:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

This is to certify that, DEBORAH H. MORRETT the undersigned do hereby certify that I am the Owner of the within platted and described lands and that I have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated, and grant all easements and dedicate all Streets, to the public or private uses as noted on this plat.

DEBORAH H. MOFFETT Date

NOTARY PUBLIC:
STATE OF ALABAMA)
BALDWIN COUNTY)

I, _____, a Notary Public, in and for said State and County, do hereby certify that the above name/s signed to the within OWNER'S ACCEPTANCE and who are known to me, that they voluntarily executed said ACCEPTANCE on this date.
Given under my hand and seal this the _____ day of _____, 2023.

Notary Public - Baldwin County, Alabama

My Commission Expires: _____

CERTIFICATE OF APPROVAL OF UTILITIES
BY CITY OF FAIRHOPE for GAS, & WATER:

The undersigned, as authorized by The City of Fairhope, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the _____ day of _____, 20____.

Authorized Representative GAS

Authorized Representative WATER

Authorized Representative SEWER

CERTIFICATE OF APPROVAL BY AT&T- BELLSOUTH TELECOMMUNICATIONS, LLC

The undersigned, as authorized by AT77- BELLSOUTH TELECOMMUNICATIONS, LLC, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the _____ day of _____, 2023.

Authorized representative

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
OF THE CITY OF FAIRHOPE, ALABAMA.

APPROVED by the City of Fairhope Planning Commission. By approval of this subdivision plat the Planning Commission of the City of Fairhope assumes no responsibility of survey errors of for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

Dated this the _____ day of _____, 20____.

Secretary or Authorized Representative

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY E-911 GIS/ ADDRESSING

The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the Road names as depicted on the within plat and hereby approves the within plat for the Recording of same in the Judge of Probates Office, Baldwin County, Alabama, on this the _____ day of _____, 20____.

Authorized Representative Signature

CERTIFICATE OF APPROVAL OF UTILITIES
BY RIVIERA UTILITIES:

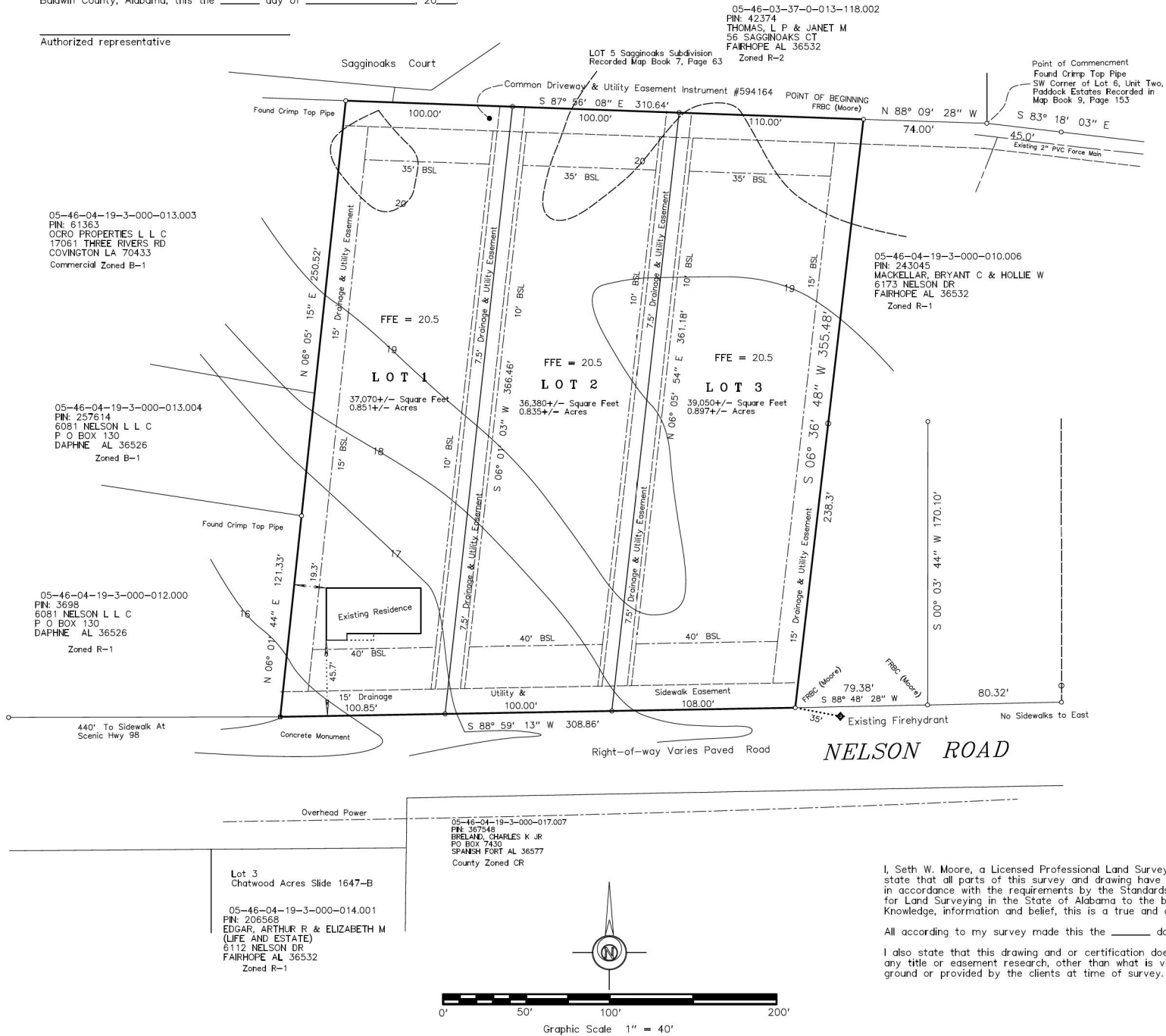
The undersigned, as authorized by RIVIERA UTILITIES, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the _____ day of _____, 20____.

Authorized representative

LEGAL DESCRIPTION:

COMMENCING at a crimp top pipe being the Southeast corner of Lot 5, Sagginooks Subdivision as per its plat recorded in Map Book 7, Page 63, in the Judge of Probate's Office, Baldwin County, Alabama, thence run North 88 degrees 09 minutes 28 seconds West, along the South Boundary line of said lot 5, a distance of 74.00 feet to an iron pin marker for the POINT OF BEGINNING; thence run South 06 degrees 36 minutes 48 seconds West, a distance of 355.48 feet to an iron pin marker lying on the North Right-of-way line of Nelson Road; thence run South 88 degrees 59 minutes 13 seconds West, along said North Right-of-way line a distance of 308.86 feet to a concrete monument; thence run North 06 degrees 01 minutes 44 seconds East, a distance of 121.33 feet to an iron pin; thence run North 06 degrees 05 minutes 15 seconds East, a distance of 250.52 feet to an iron pin lying on the South Boundary of said Sagginooks Subdivision; thence run South 67 degrees 56 minutes 08 seconds East, along said South Boundary Line, a distance of 310.64 feet to the POINT OF BEGINNING. Said property lies in Section 19, Township 6 South, Range 2 East, St. Stephens Meridian, Baldwin County, Alabama.

JUDGE OF PROBATE STAMP



I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map.

All according to my survey made this the _____ day of _____, 2023.

I also state that this drawing and/or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore, P.L.S.
Ala. Reg. No. 16671

VICINITY MAP

- SURVEYOR'S NOTES:
- All measurements were made in accordance with U.S. Standards.
 - Description as furnished by Client.
 - There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the boundaries of said properties.
 - There was NO attempt to determine the existence, location or extent of any side-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
 - Bearings and Distances shown hereon were "Computed" from actual field traverses.
 - The Basis of Bearings for this Survey are Based on Grid North as established by G. P. S. Real Time Network R. T. K., referenced to NAD 1983, Alabama West Zone.
 - There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
 - Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
 - Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
 - Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
 - Flood Zones are scaled from the current FEMA maps.
 - Limits of proposed Residence to be sited are as per clients instructions.
 - Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
 - This Plat or Map is the property of Moore Surveying, Inc. and Seth Moore. It is solely for the use of the Client. Named hereon and may not be used by a Third Party.
 - This Survey is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying, Inc., or Seth Moore.
 - This Survey is based upon existing monumentation found as hereon states and does not purport to represent a retracement of the Government Survey.

A BEST MANAGEMENT PRACTICE PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF FAIRHOPE AND ALABAMA DEPARTMENT ENVIRONMENTAL MANAGEMENT(ADEM) REQUIREMENTS AS PER THE 2016 HANDBOOK.

BUILDING SETBACKS ARE DETERMINED BY THE CITY OF FAIRHOPE ZONING ORDINANCE, THE PRESENT ZONING IS R-1.

THE FINISH FLOOR ELEVATION SHALL BE AS SHOWN HEREON OR A MINIMUM OF 15-INCHES HIGHER THAN THE HIGHEST ELEVATION NEXT TO THE RESIDENCE.

SITE DATA:

- Total Number of Lots 3,
Project Size 2.583+/- Acres
Smallest Lot 36.380+/- Square Feet
Largest Lot 39.050+/- Acres
- The Lots are served by
AT & T Communications (BELLSOUTH) - Telephone,
City of Fairhope - Water, Gas, sewer
Riviera - Power
- Property lies inside the City of Fairhope.
- Property is Zoned R-1,
Minimum Building Setbacks
FRONT 40 Feet
REAR 35 Feet
SIDE 10 Feet
Unless Otherwise Noted Hereon.
- Drainage & Utility Easements
Front 15 feet
Rear 15 feet
Side 15 feet or
7.5 feet Interior Lot Lines

NO NEW Streets or Utility Lines this Project at this time.

Easements are as shown hereon.

FLOOD CERTIFICATE:
I also state that I have examined the current FIA Official Flood Hazard Map, Community Number 010006, Panel Number 0643 M, (010030643 M) and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2019.

THERE ARE NOT ANY WETLANDS AS PER ECOSOLUTIONS SITE VISIT REPORT DATED JUNE, 28, 2023.

PRELIMINARY -- FINAL PLAT

OWNER / DEVELOPER
05-46-04-19-3-000-010.000
PIN: 44034
MOFFETT, DEBORAH H
6125 NELSON Drive
FAIRHOPE AL 36532



MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532

PHONE (251) 928 - 8777

Email mooresurveying@bellsouth.net

PP = Power Pole CL = Centerline UG = Underground RFB = Road MFB = Measured CAL = Calculated FC = Fence Corner R = Radius APC = Arc Length TL = Telephone BM = Bench Mark BLV = Elevation FPMC = Found Pole & Cap PB = Found Pole Top SP = Set Pole & Cap	JOB NO. 2023 124 DATE 8/18/2023 FIELD WORK DATE DRAWN BY swm SCALE 1" = 40' REVISIONS
--	--

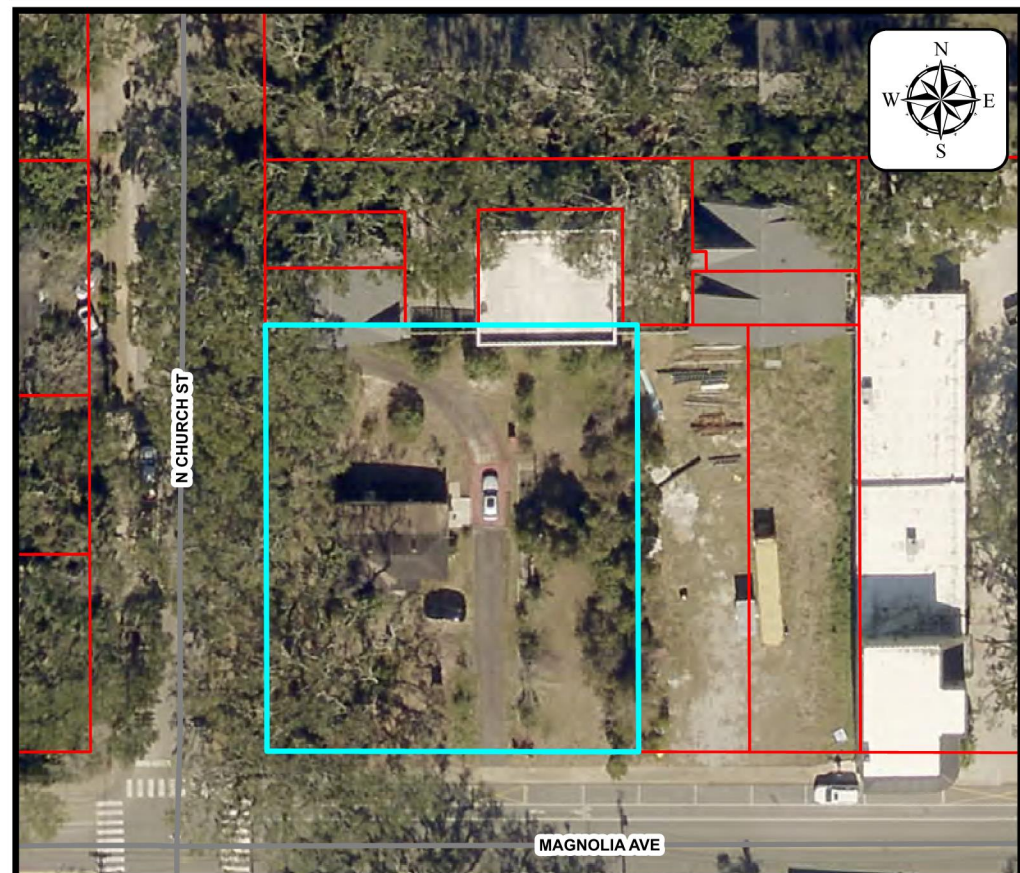
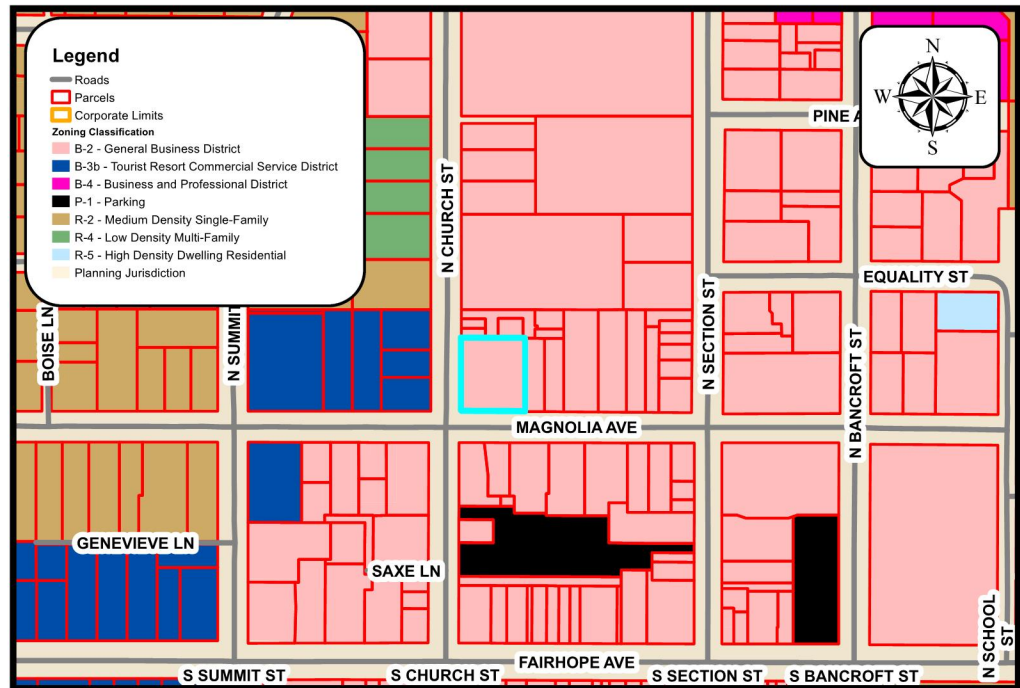
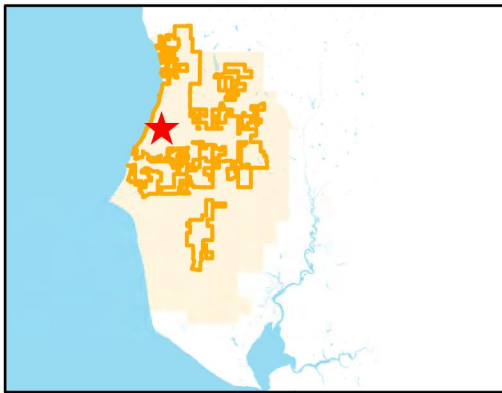
MOFFETT'S WAY
A RESIDENTIAL SUBDIVISION

City of Fairhope Planning Commission

October 2, 2023



SD 23.26 - Vatan Mixed Use Development



Project Name:
Vatan Mixed Use Development
Site Data:
0.52 acres
Project Type:
9 Unit Multiple Occupancy Project
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2
PPIN Number:
15164
General Location:
Northeast corner of North Church St. and Magnolia Ave.
Surveyor of Record:
S.E. Civil LLC
Engineer of Record:
S.E. Civil LLC
Owner / Developer:
FST RW LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approve with Conditions
Prepared by:
Mike Jeffries



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☐ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☐ Final Plat ☒ Multiple Occupancy Project

Attachments: ☒ Articles of Incorporation or List all associated investors
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: FST RW LLC Phone Number: _____
 Address of Property Owner: 71 N. Section St., Suite B
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Vatan Mixed Use Development
 No. Acres in Plat: 0.52 No. Lots/Units: 9
 Parcel No: 05-46-03-37-0-006-036.502 Current Zoning: B-2 (CBD)

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: David Lavery - dlavery@secivileng.com

Surveyor/Engineer Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: David Lavery - dlavery@secivileng.com

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

RW LLC
 Property Owner/Leaseholder Printed Name

8-18-23
 Date

Member
 Signature
 Fairhope Single Tax Corp. (If Applicable)

by Reuben E. Davidson, III
FSTC Secretary

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

RW LLC

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. The name of the registered agent (only one agent): David Ryan

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**):

71 N. Section Street, Suite B Fairhope, AL 36532

***COUNTY** of above address: BALDWIN

Mailing address **in Alabama** of registered office (if different from street address):

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama
Sec. Of State
001-044-188 DLL
Date 10/12/2022
Time 11:20:00
File \$100.00
County \$100.00

Total \$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check **only** if the type applies to the Limited Liability Company being formed:

- ☐ Series LLC complying with Title 10A, Chapter 5A, Article 11
- ☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8
- ☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 10 / 12 / 2022 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 11 : 20 ☒ AM or ☐ PM. (cannot be noon or midnight – 12:00)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

10 / 12 / 2022
Date (MM/DD/YYYY)

David Ryan

Signature as required by 10A-5A-2.04

Member

Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

Additional Details

Organizers

Organizer	Street Address	Mailing Address
David Ryan	71 N. Section Street, Suite B Fairhope, AL 36532	71 N. Section Street, Suite B Fairhope, AL 36532

John H. Merrill
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, John H. Merrill, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

RW LLC

This name reservation is for the exclusive use of David Ryan, 71 N. Section Street,
Suite B , Fairhope, AL 36532 for a period of one year beginning April 08, 2022
and expiring April 08, 2023



RES015531

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

April 08, 2022

Date

A handwritten signature in black ink, appearing to read 'J. H. Merrill', is written over a horizontal line.

John H. Merrill

Secretary of State

Summary of Request:

The Applicant is S.E. Civil, LLC, on behalf of the Owner FST/RW LLC. Dave Lavery with S.E. Civil is the engineer of record for the project. This application is for a 9-unit Multiple Occupancy Project (“MOP”) on approximately 0.52 acres and is located at 301 Magnolia Avenue. It is the intent of the Applicant to have a dedicated 1,200ft² retail/commercial component in each first floor of the two (2) structures facing Magnolia Avenue with one (1) residential unit occupying the second and third floor of each structure. The remaining five (5) structures will be single family dwelling units. This project was the subject of BOA Case 23.02 in which the “use” was clarified. In short, mixed use, residential, and retail/commercial are allowed by right to some degree in B-2 but having all the uses on one (1) lot with not every structure being “mixed use” *per se* is a different concept. This combination of use was approved in BOA Case 23.02.



Figure 1: Mixed-Use Units facing Magnolia Avenue.

SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±0.51 AC (22,362 SF)	<u>BUILDING HEIGHT</u> 40 FT	<u>BUILDING (UNDER ROOF)</u> 10,487 SF
<u>RESIDENTIAL UNITS</u> 7 UNITS	<u>COMMERCIAL UNITS</u> 2 UNITS	<u>TOTAL UNITS</u> 9 UNITS
<u>REQUIRED PARKING</u> 7 SPACES (SEE PARKING DATA)		<u>PROVIDED PARKING</u> 14 SPACES
<u>JURISDICTION</u> CITY OF FAIRHOPE		<u>ZONING</u> B-2 (CBD)
BUILDING SETBACKS:		REQUIRED:
FRONT YARD:		0 FT
SIDE YARD:		0 FT
REAR YARD:		0 FT
MAXIMUM BUILDING HEIGHT:		40'
MAX. BUILDING SITE COVERAGE:		—

Figure 2: Site Data Table



Figure 3: Residential Units facing Church Street.

Comments:

- **Utilities:** Water, sewer, and gas services are available through the City of Fairhope. The development will have a private trash service that will gather the rubbish from outside locations for each unit within the development. Trash receptacles will not be rolled out to any public right-of-way.
 - Water & Sewer plans have been reviewed and are acceptable.
 - Due to the water conservation the Water Department has suspended all fire flow testing. As a condition of approval, the Flow-Modeling shall be done and approved prior to the signing of the plat.
 - Power – Contractor is responsible for getting electricity to the take-off pole.
 - Communications – AT&T
- **Traffic Study:** A traffic study was not necessary for this project.
- **Drainage:** The terrain of the site falls from east to west with elevations ranging. Runoff flows westward across the surface of the site and enters the N. Church Street ROW where it enters City storm sewer lines through inlets located along N. Church Street. Runoff will be directed to a series of area drains and drop inlets located along N. Church Street. The underground storm pipes will carry the runoff to an existing City inlet on the east side of N. Church Street near the Magnolia Avenue intersection where it will continue through Fairhope's storm sewer network. Retention facilities are not required for this development. An HOA will be formed that will be required to maintain any and all stormwater facilities and structures located outside of the publicly accepted ROW. Submitted plans have been approved.
- **Landscaping:** There is an extensive landscaping plan that has been reviewed. Revised plans, if any, shall be received prior to sending the Site Plan to the City Council for final approval. (Ordinance #1444, Section 20.5-4(6)).
 - Elevated stairs located in the ROW are proposed to access the buildings fronting Church St. to minimize disturbance to existing heritage trees.

The application is for Preliminary approval. If approved a Final approval by the Planning Commission is required to close out the project prior to vertical construction.

Recommendation of Case SD 23.26 Vatan Mixed Use MOP:

Staff recommends approval subject to the following condition(s):

1. Developer shall coordinate the installation of the sidewalks with the Public Works Department to minimize disturbance to the existing trees in the ROW's at time of building permit.
2. Any aid to construction costs shall be paid prior to issuance of building permit.
3. A fire flow model is completed and approved.
4. Provide spot elevations for the building corners, along with building elevations, prior to any land disturbance or issuance any building permit to confirm building height.
5. Provide a Hold-Harmless agreement for staircases proposed in the ROW.

ATTACHMENT TO APPLICATION FOR
VATAN SITE PLAN AND MOP (FOR PROPERTY PIN #15164)
LOCATED AT THE CORNER OF MAGNOLIA AVENUE
AND CHURCH STREET IN FAIRHOPE, ALABAMA
(8-22-23)

The proposed Project for the Property (named “**Vatan**”) is depicted on the attached Site Plan and MOP applications. Vatan is a mixed-use development comprised of 7 architecturally compatible and separate structures and will constitute a land condominium created and administered in accordance with the Alabama Uniform Condominium Act.

The dedicated retail/commercial component of Building 1 fronting Magnolia Avenue comprises approximately 1,400 square feet on the first floor and is intended to serve one or more small scale retail/commercial tenants, and the second and third floors of Building 1 (consisting of approximately 3,000 square feet) are intended for a single residential use.

The dedicated retail/commercial component of Building 2 fronting Magnolia Avenue comprises approximately 2,980 square feet on the first and second floors and is intended to serve one or more small scale retail/commercial tenants. The third floor of Building 2 (consisting of approximately 1,730 square feet) is intended for a single residential use.

The remaining 5 Buildings in Vatan (facing Church Street and internal to the Property) range from approximately 3,500 square feet to approximately 2,300 square feet, and each of them is primarily intended for a single residential use.

At the Board of Adjustments meeting for Vatan earlier in 2023, allowance was made for calculating the height of each Building on the basis of each Building’s individual footprint. The mixed-use Buildings facing Magnolia Avenue are 40 feet in height in accordance with the calculation methodology used by the City of Fairhope, and the remaining 5 Buildings are 35 feet or less in height in accordance with the City of Fairhope’s calculation methodology.

Substantial planning has been undertaken to ensure that the Project is consistent with the applicable regulations within the zoning for the Property and the Central Business District of Fairhope. Project attributes include:

- a. a single entry/exit to and from the Property for vehicular traffic, promoting traffic safety;
- b. on-site parking that is twice the minimum number of spaces required in the CBD;
- c. dedicated golf cart parking for certain Buildings located on the Property;
- d. a site plan and design that makes every effort to preserve the trees located both on the Property and in the Magnolia Avenue and Church Street right-of-ways;
- e. the Project is complimentary of the residential, commercial and mixed-use developments in the immediate vicinity of the Property; and
- f. the Project is supportive of and promotes multiple of the objectives specifically applicable to the CBD in the Fairhope Zoning Ordinance, including:
 - generating high levels of pedestrian and bicycle traffic;
 - providing a mix of uses;

- strengthening non-automotive connections to adjacent neighborhoods;
- buffering surrounding neighborhoods from any adverse impacts of activities in the CBD; and
- providing a small park/green space for Property occupants

The Site Plan and the arrangement of structures on the Property compliment the natural topography of the Property, which ranges from 111 feet above sea level to 97 feet above sea level. The Site Plan, Project design and Project configuration are all intended to promote the highest and best use of the Property and to also further enhance the CBD and general downtown area of Fairhope.



July 31, 2020

Re: Vatan- MOP

Dear Fairhope Resident:

The City of Fairhope Resolution No. 2018-03 requires all property owners adjacent to property being considered for development approval to be notified by mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the proposed development request described below.

RW, LLC, is requesting the Vatan Project. This development will consist of 2 commercial units and 7 residential units. The property is located on the northeast corner of Magnolia Avenue and Church Street. The parcel number of the property is 05-46-03-37-0-006-036.502.

S.E. Civil Engineering will hold a Community Meeting at 11:00 AM at our office at 9969 Windmill Rd, Fairhope, AL. on Tuesday, August 15th, 2023.

Should you have any questions or concerns, please contact me at (251)-990-6566.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', with a long, sweeping horizontal line extending from the end of the signature.

Larry Smith, PE
lsmith@secivileng.com

VATAN MOP COF MEETING MINUTES

MEETING START TIME: 11:00

DATE: 8/15/2023

No one showed up for the meeting. We had a call in at 11:08 am from Rebecca Bryant.

- Rebecca Bryant from Watershed located at 302 Magnolia Ave.
- Primary concerns were the tree protection plan. Dave told her that we were preserving certain trees that are considered heritage trees on the site.
- 2nd concern was the run-off and where it is going. Dave informed her it would be going to Fairhopes storm drains.
- Her final concern was whether we are using impervious pavers. Dae told her that they were indicated as pavers but did not know if they were impervious.

Dave called meeting was called to a close at 11:15 with zero attendees.

Architectual Renderings Supplied At Community Meeting



CHURCH STREET 66 FT. R/W (PUBLIC)

MAGNOLIA AVENUE 66 FT. R/W (PUBLIC)

LOT 13
REPLAT OF LOT 1 WOOD CHURCH
SUBDIVISION
(SLIDE 2492-A)
FST AND 412 FAIRHOPE LLC
INSTRUMENT NO. 1977396

LOT A2
52 N CHURCH STREET SUBDIVISION
(SLIDE 2494-F)
FST AND TURNER
INSTRUMENT NO. 1820185
EXISTING BUILDING

COMMON AREA
52 N CHURCH STREET SUBDIVISION
(SLIDE 2494-F)

LOT B
52 N CHURCH STREET SUBDIVISION
(SLIDE 2494-F)
FST AND TURNER
INSTRUMENT NO. 1820111
EXISTING BUILDING

COMMON AREA
52 N CHURCH STREET SUBDIVISION
(SLIDE 2494-F)

Vatan Mixed
Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AERIAL WITH CONTOURS



DATE	REVISION



C01

JOB No. 20231716	DATE 8/21/23
DRAWN DRL	SCALE 1"=10'

AFFIX
SEAL

PROPOSED SITE IMPROVEMENT PLANS

for

Vatan Mixed Use Development 301 Magnolia Avenue Fairhope, Alabama 36532

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, DIVISION 1 OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE ALABAMA, AS PER MAP OR PLAT THEREOF RECORDED SEPTEMBER 13, 1911, IN THE MISCELLANEOUS BOOK 1, PAGES 320 THROUGH 321, IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA; SAID CORNER MARKED BY A CRIMPED TOP PIPE, THENCE EAST A DISTANCE OF 139.97 FEET TO A POINT MARKED BY A CRIMPED TOP PIPE; THENCE NORTH 00°08'43" WEST A DISTANCE OF 159.76 FEET TO A POINT; THENCE WEST A DISTANCE OF 136.97 FEET TO A POINT MARKED BY A OPEN TOP PIPE; THENCE SOUTH 00°08'43" EAST A DISTANCE OF 159.76 FEET TO THE POINT OF BEGINNING, CONTAINING 22362 SQUARE FEET (0.5 ACRES), MORE OR LESS.

CONTACTS

PUBLIC WORKS DEPARTMENT
CITY OF FAIRHOPE
MR. RICHARD JOHNSON
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

GAS DEPARTMENT
CITY OF FAIRHOPE
MR. WES BOYETT
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

BUILDING DEPARTMENT
CITY OF FAIRHOPE
MR. ERIK CORTINAS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-990-0141

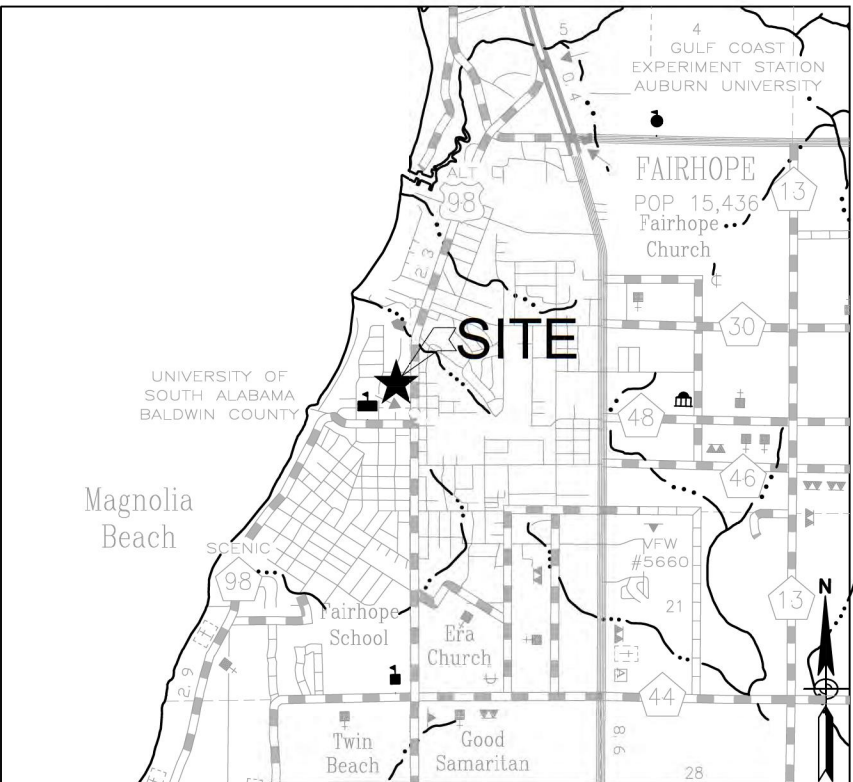
PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-2136

ELECTRICAL DEPARTMENT
CITY OF FAIRHOPE
MR. BEN PATTERSON
555 SOUTH SECTION ST.
FAIRHOPE, ALABAMA 36532
251-928-8003

WATER & SEWER DEPARTMENT
CITY OF FAIRHOPE
MR. DARYL MOREFIELD
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

Developer:

RW LLC
71 N Section St.
Fairhope, AL 36532



VICINITY MAP

N.T.S.
SECTION 37, TOWNSHIP 6 SOUTH, RANGE 2 EAST
BALDWIN COUNTY, ALABAMA

ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 51064, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of Section 7-18 of the City of Fairhope Municipal Code and to all other rules, regulations, laws, and ordinances applicable to my design.

David R. Johnson
Project Engineer

September 14, 2023

Name of Project to which this Certificate Applies: Vatan Mixed Use Development
Plans which are certified consist of Pages Cover Sheet thru Sheet C08



TABLE OF CONTENTS

	COVER
	ALTA SURVEY
D01	DEMOLITION, TREE REMOVAL, & TREE PROTECTION PLAN
C01	SITE PLAN
C02	GRADING & DRAINAGE PLAN
C03	EROSION & SEDIMENT CONTROL PLAN
C04	UTILITY PLAN
C05	PEDESTRIAN CIRCULATION PLAN
C06	CONSTRUCTION DETAILS
C07	CONSTRUCTION DETAILS
C08	CONSTRUCTION DETAILS
C09	CONSTRUCTION DETAILS
C10	CONSTRUCTION DETAILS

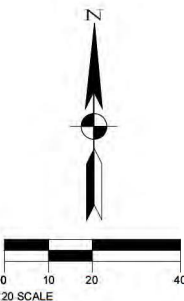
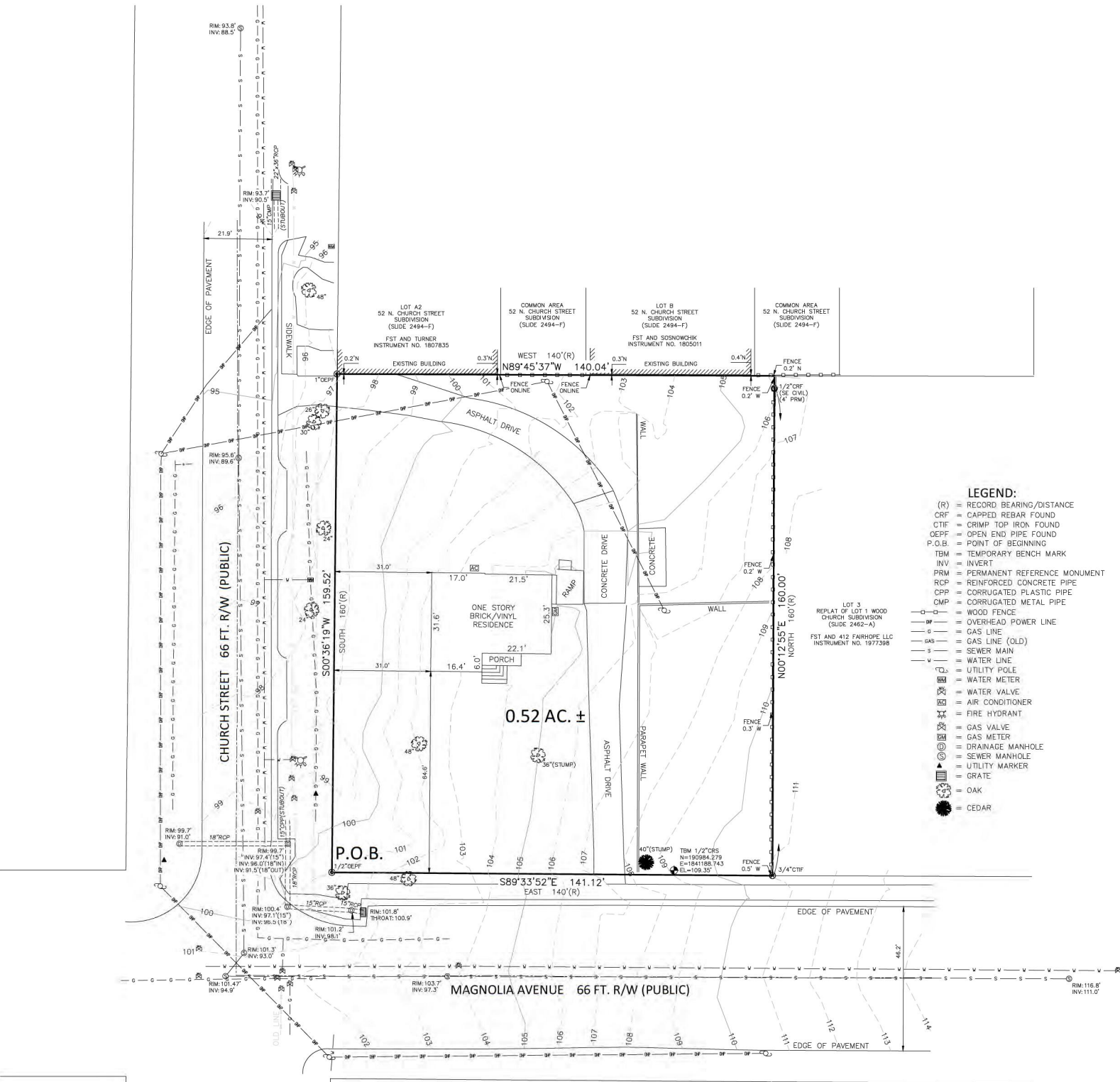
REVISIONS

REVISIONS:			
NO.	DATE	APPR.	REVISION
0	8/21/2023	DRL	INITIAL CITY OF FAIRHOPE SITE PLAN & MOP SUBMITTAL
1	8/29/2023	DRL	CITY OF FAIRHOPE SITE PLAN & MOP RE-SUBMITTAL (C01 & C02)
2	9/14/2023	DRL	CITY OF FAIRHOPE SITE PLAN & MOP 3RD SUBMITTAL



9969 Windmill Road
Fairhope, AL 36532
251-990-6566

PRELIMINARY



SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
3. SURVEY WAS CONDUCTED ON FEBRUARY 2023, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.D. 1988 DATUM.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. TITLE COMMITMENT, SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VX937666 ON APRIL 5, 2023 @ 8:30 AM.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

BUILDING SETBACKS

BUILDING SETBACKS AS PER B-2 ZONING, FAIRHOPE ALABAMA:
FRONT: 20 FT.
REAR: NONE
SIDE: NONE

Fairhope Zoning Ordinance states for Central Business District:

- a. Non-residential buildings in the CBD shall be built at the right-of-way line, unless a courtyard, plaza or other public open space is proposed.
- b. No side-setback is required for non-residential buildings in the CBD, except that corner lots shall have the same building line on the side street as is on the front street."

(See City of Fairhope Zoning Ordinance for any additional zoning information)

SCHEDULE B II - EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. **NOT A SURVEY ITEM**
2. Those taxes and special assessments, which became due and payable subsequent to Date of Policy. **NOT A SURVEY ITEM**
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land. **NOT A SURVEY ITEM**
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. **NOT A SURVEY ITEM**
5. Any encroachment, encumbrance, violation, variation or adverse circumstance, including boundary line disputes, affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **SHOWN HEREON, IF ANY**
6. Easements, or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records. **NONE FOUND**
7. Right or claims of parties in possession not shown by the Public Records. **NONE OBSERVED**
8. Any mortgage, deed of trust, lease or lien created or assumed by the insured. **NOT A SURVEY ITEM**
9. All oil, gas and other minerals in, on or under the above described property and all rights and easements in connection therewith which are owned by others. **NOT A SURVEY ITEM**
10. Minimum building setback lines and other matters established by the City of Fairhope, Alabama Zoning Ordinance. **SHOWN HEREON**
11. Terms and conditions of the Constitution and By-Laws of the Fairhope Single Tax Corporation ("FSTC") and the provisions of the Code of Alabama (1975), Section 10-4-190 through 10-4-194. **NOT A SURVEY ITEM**
12. Notice of Action Taken recorded in Instrument Nos. 1809466 and 2002415. **NOT A SURVEY ITEM**
13. Terms and conditions of that certain 99 year lease to Fairhope Single Tax Corporation. **NOT A SURVEY ITEM**
14. The county property taxes are assessed to VANCE MCCOWN CONSTRUCTION CO., PPIN 375616 with an assessed value of \$0, without improvements and without homestead on Parcel No. 05-46-03-37-0-006-036.502.375616. The 2022 county property taxes in the amount of \$732.32 have been paid. The 2023 county property taxes are not currently due. **NOT A SURVEY ITEM**
15. The county property taxes are assessed to FST MAGNOLIA/CHURCH, LLC, PPIN 15164 with an assessed value of \$156,240.0, with improvements and without homestead on Parcel No. 05-46-03-37-0-006-036.502. The 2022 county property taxes in the amount of \$7,187.04 have been paid. The 2023 county property taxes are not currently due. **NOT A SURVEY ITEM**

TABLE A REQUIREMENTS

- Item 1 - Monuments found or placed at all corners as shown hereon
- Item 2 - Address of Property - 301 Magnolia Avenue, Fairhope, AL 36532
- Item 3 - Flood Zone Classification - Shown hereon
- Item 4 - Gross Land Area - 0.52 acres±
- Item 5 - Vertical relief from ground survey. Contours are displayed at a 1 foot interval and are referenced to NAVD 88 datum.
- Item 7(a) - Exterior Footprint - Shown hereon
- Item 8 - Substantial Features - Shown hereon
- Item 10 - Location of certain division or party walls to adjoining property- None found
- Item 11(b) - Markings Coordinated by Surveyor
- Item 13 - Adjoining Owners shown hereon
- Item 16 - There is no observed evidence of recent street or sidewalk construction or repairs.
- Item 17 - No changes to street right-of-ways and there is no observed evidence of recent street or sidewalk construction or repairs.
- Item 18 - There is no observed evidence of offsite easements or servitudes.

DESCRIPTION COPIED FROM SCHEDULE A OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ISSUING AGENT: FAIRHOPE TITLE SERVICES, LLC., COMMITMENT NO. VX937666

"Beginning at the Southwest corner of Lot one (1), Block six (6), Division one (1) of the lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama, as per map or plat thereof recorded September 13, 1911, in Miscellaneous Book 1, Pages 320 through 321, in the records in the Office of the Judge of Probate, Baldwin County, Alabama, run East 140 feet along South line of Block 6, to a point; thence run North 160 feet to a point; thence run West 140 feet to a point on the West line of said Block; thence run South 160 feet along West line of Block 6 to the Point of Beginning; Parcel lies in Fractional Section 18, Township 6 South, Range 2 East, Baldwin County, Alabama."

SURVEYED LEGAL DESCRIPTION:

BEGINNING AT A ONE-HALF INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT ONE, BLOCK SIX, DIVISION ONE OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA AS PER MAP OR PLAT THEREOF RECORDED SEPTEMBER 13, 1911 IN MISCELLANEOUS BOOK 1, PAGE 320 THROUGH 321, IN THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY OF MAGNOLIA AVENUE, A DISTANCE OF 141.12 FEET TO A THREE-QUARTER INCH CRIMP TOP IRON PIPE FOUND; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE RUN NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 140.04 FEET TO A ONE INCH IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY OF CHURCH STREET; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 159.52 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.52 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY & DESCRIBES THE SAME PROPERTY IDENTIFIED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VX937666)

TO: RW, LLC; MAGNOLIA/CHURCH, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FAIRHOPE TITLE SERVICES, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 10, 11(b), 13, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 9TH, 2023.


DAVID E. DIEHL AL. P.L.S. NO. 26014
05-09-2023
DATE

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.

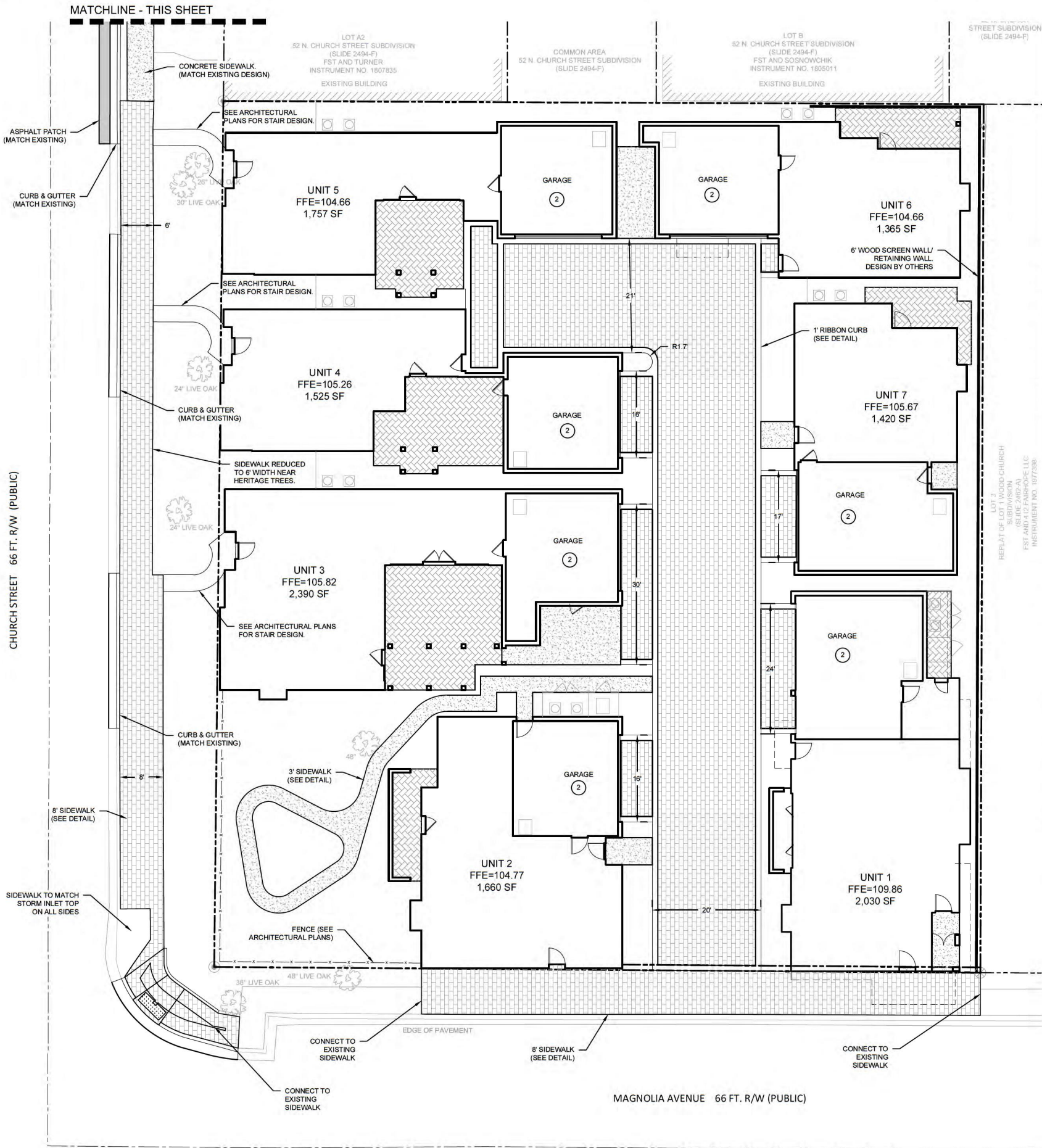
**ALTA/NSPS LAND
TITLE SURVEY**

RW, LLC

S.E. Civil
Engineering
& Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-4546



DRAWN	RDC
CHKD	JAF
PROJ MGR	DED
SCALE	1"=20'
PROJECT	20231216
FILE	20231216
SHEET	1 OF 1



SITE PLAN LEGEND

EXISTING	PROPOSED

SITE ANALYSIS

SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.51 AC (22,362 SF)	40 FT	10,487 SF
RESIDENTIAL UNITS	COMMERCIAL UNITS	TOTAL UNITS
7 UNITS	2 UNITS	9 UNITS
REQUIRED PARKING	PROVIDED PARKING	
7 SPACES (SEE PARKING DATA)	14 SPACES	
JURISDICTION	ZONING	
CITY OF FAIRHOPE	B-2 (CBD)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	0 FT	
SIDE YARD:	0 FT	
REAR YARD:	0 FT	
MAXIMUM BUILDING HEIGHT:	40'	
MAX. BUILDING SITE COVERAGE:	---	

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/UNIT) =	7
TOTAL PROVIDED =	14

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.52 ACRES	--
BUILDING AREA (UNDER ROOF)	0.24 ACRES	46.15%
IMPERVIOUS PAVING	0.18 ACRES	34.62%
PERVIOUS PAVING	0.00 ACRES	00.00%
GRASSED/LANDSCAPED AREA	0.10 ACRES	19.23%

NOTE: PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.



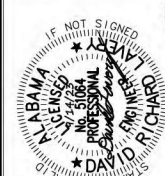
SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
- HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
- THIS SITE IS ZONED B-2 (CBD).
- TOTAL SITE ACREAGE = 0.52 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. WITHOUT PERMISSION FROM THE CITY.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.



SITE PLAN

Vatan Mixed
Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

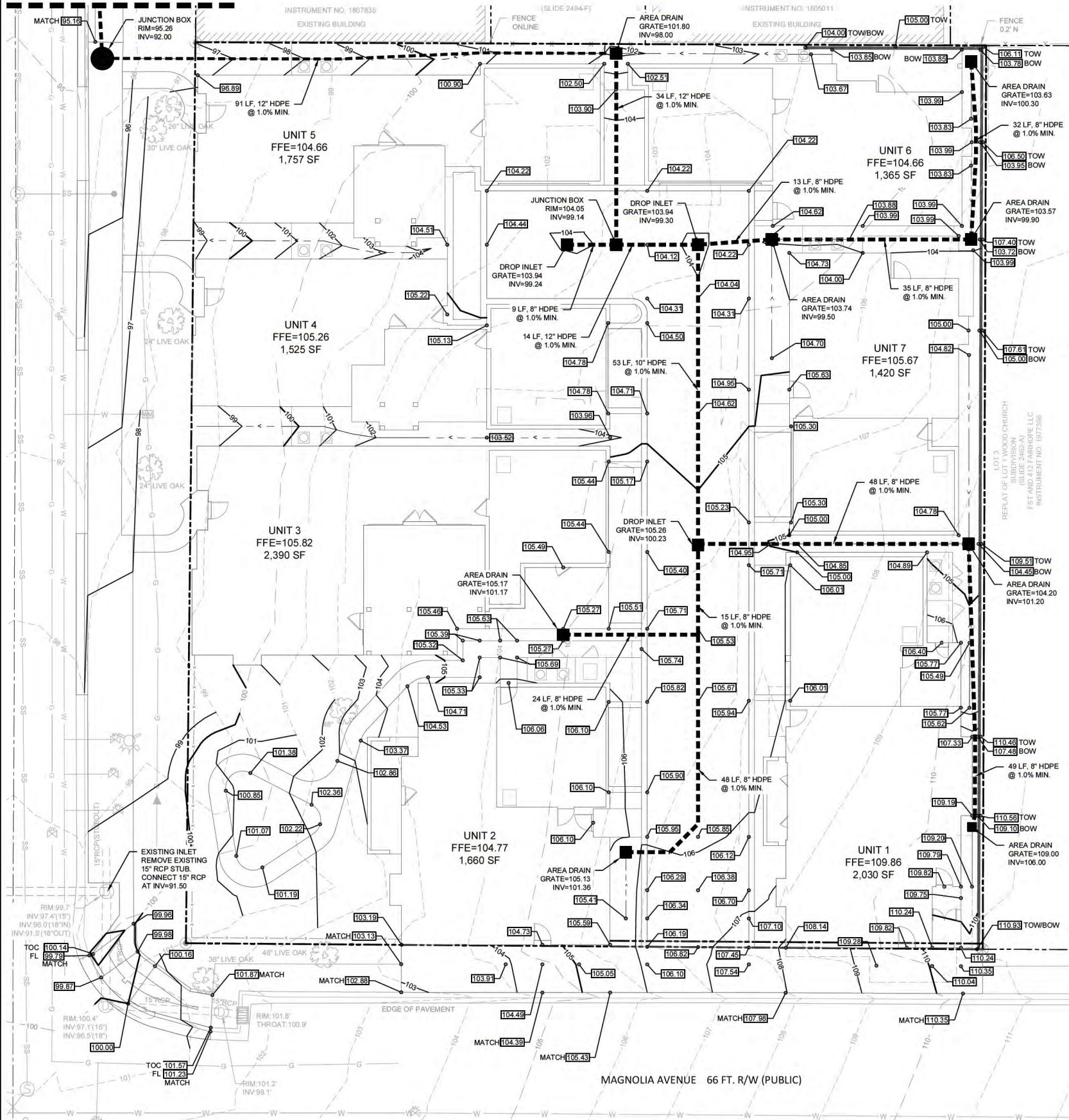


JOB No.
20231216
DATE
9/14/23
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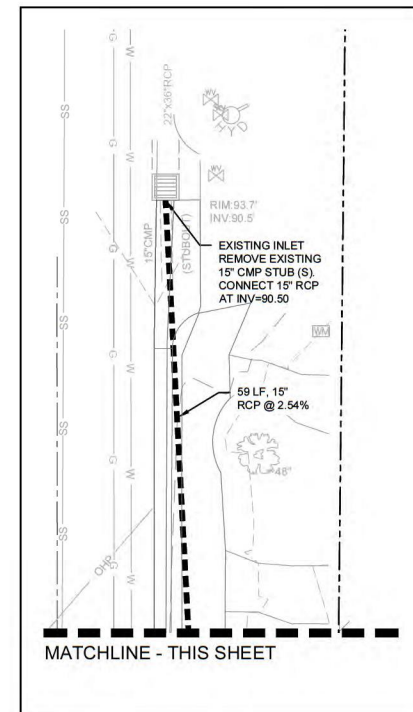
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MATCHLINE - THIS SHEET



GRADING & DRAINAGE PLAN LEGEND

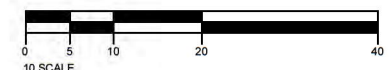
EXISTING	PROPOSED



GRADING & DRAINAGE NOTES

- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY 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.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
- ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
- STORM PIPE SHALL BE AS FOLLOWS:
RCP, CLASS III PER ALDOT SPECIFICATIONS.
HDPE, ADS N12 PIPE PER SPECIFICATIONS.
PVC, SCH. 40 PIPE PER SPECIFICATIONS.
THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
- ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
- THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
JUNCTION BOX = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
- FIRM NO. 0100300644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X UNSHADED.
- UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAWINGS OF AS-BUILT CONDITIONS FOR THE DEVELOPMENT OF THE SITE.
- ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT BY GEOCON ENGINEERING & MATERIALS TESTING, INC. FOR COMPACTION REQUIREMENTS.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADE.
- ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
- THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- PIPE LENGTHS SHOWN ARE LINEAR DISTANCES BETWEEN CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR SHALL DETERMINE THE QUANTITY OF PIPE NEEDED FOR THE JOB, BASED ON SLOPE LENGTH AND WHOLE STANDARD PIPE SECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- MAXIMUM CUT OR FILL SLOPE IS 3H:1V
- CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
- REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
- ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT OF THE STORM SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.

NOTE: PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.



GRADING & DRAINAGE PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532



JOB No. 20231216 DATE 9/14/23

DRAWN DRL SCALE 1"=10'

SHEET

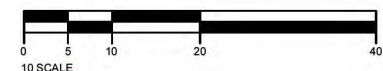
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1. INSTALL PAVING AND FINAL LANDSCAPING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED, REMOVE BMPs AND TREE PROTECTION.
4. STABILIZE ANY AREAS DISTURBED BY BMP AND TREE PROTECTION REMOVAL.

1. THE EXISTING SITE IS SINGLE FAMILY RESIDENTIAL.
2. CONTACT DAVID KING, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.51 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN UP OF ANY DEFICIENCIES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
25. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
26. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
27. EXISTING TREES, TO BE SAVED, SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
28. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
29. CONTRACTOR TO CLEAN OUT ACCUMULATED SEDIMENT IN THE DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
30. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FILL VOLUME.
31. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

EuC - WADLEY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES - HSG A



S.E. Civil
Engineering
& Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-6566

EROSION & SEDIMENT CONTROL PLAN

**Vatan Mixed
Use Development**
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

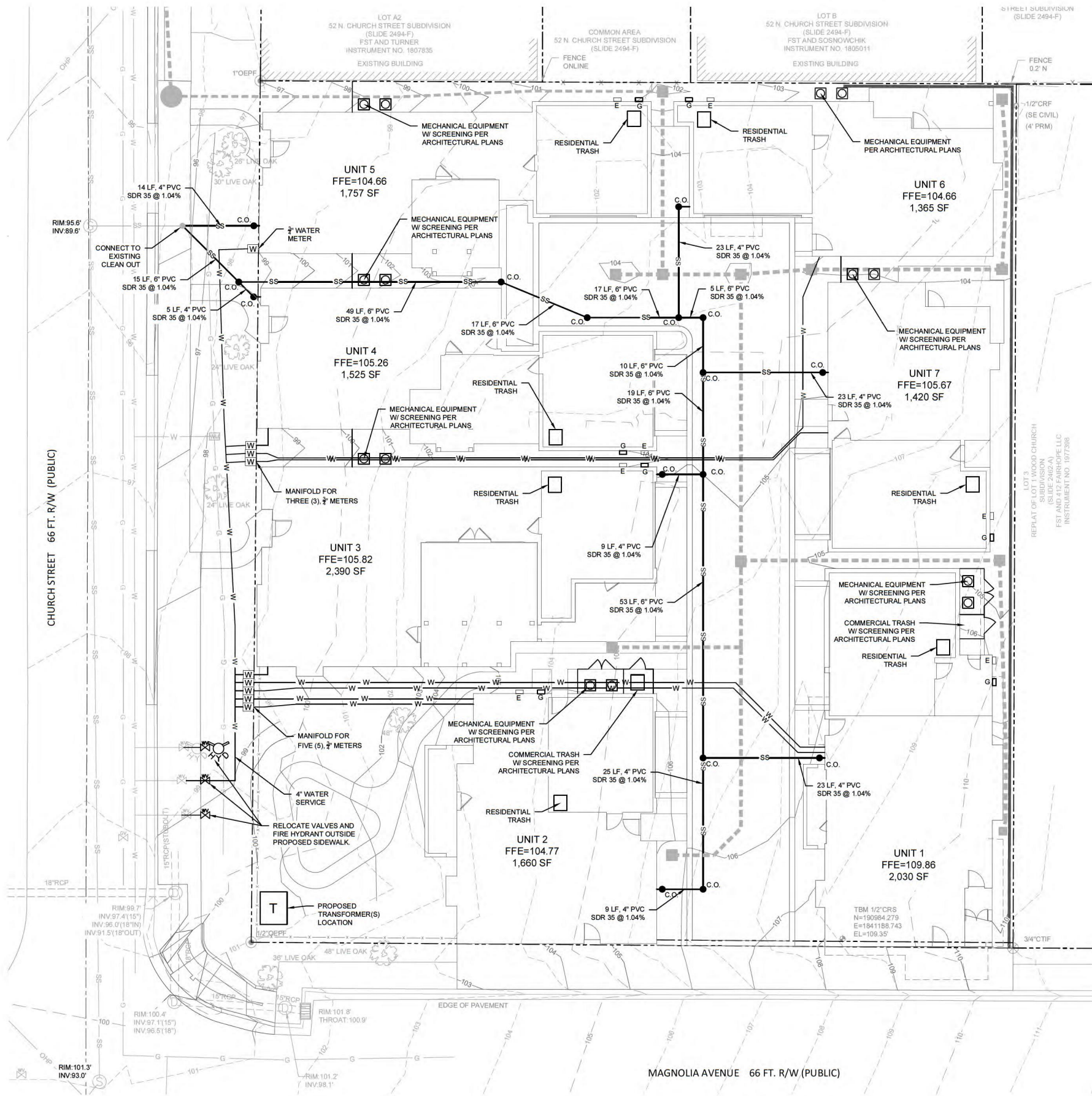


JOB No. 20231216	DATE 9/14/23
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SHEET

C03



UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
5. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
6. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL, APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
7. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
8. WATER MAINS UNDER 4\"/>
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY 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.
10. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
13. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
14. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS. REFER TO THE ELECTRICAL PLANS FOR THE METER LOCATION.
15. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.
16. DRILL AND CORE THE EXISTING SEWER MANHOLE(S) FOR THE NEW SERVICE LEADERS. ALL LEADERS TAPPED INTO MANHOLES SHALL HAVE A RUBBER KOR-N-SEAL WATERTIGHT CONNECTION.
17. VERIFY EXACT WATER AND SEWER CONNECTIONS FOR ALL BUILDINGS WITH ARCHITECT.

UTILITY PLAN LEGEND		
EXISTING		PROPOSED
	GAS	
	WATER	
	OVERHEAD POWER	
	UNDERGROUND ELECTRIC	
	SANITARY SEWER	
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
	MANHOLE	
	POST INDICATOR VALVE	
	VALVE	
	WATER METER	
	CLEAN OUT	
	GAS METER (PER ARCHITECTURAL PLANS)	
	ELECTRIC METER (PER ARCHITECTURAL PLANS)	



REVISION

DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.970.6848

UTILITY PLAN

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301 MAGNOLIA AVE
FAIRHOPE, AL 36532

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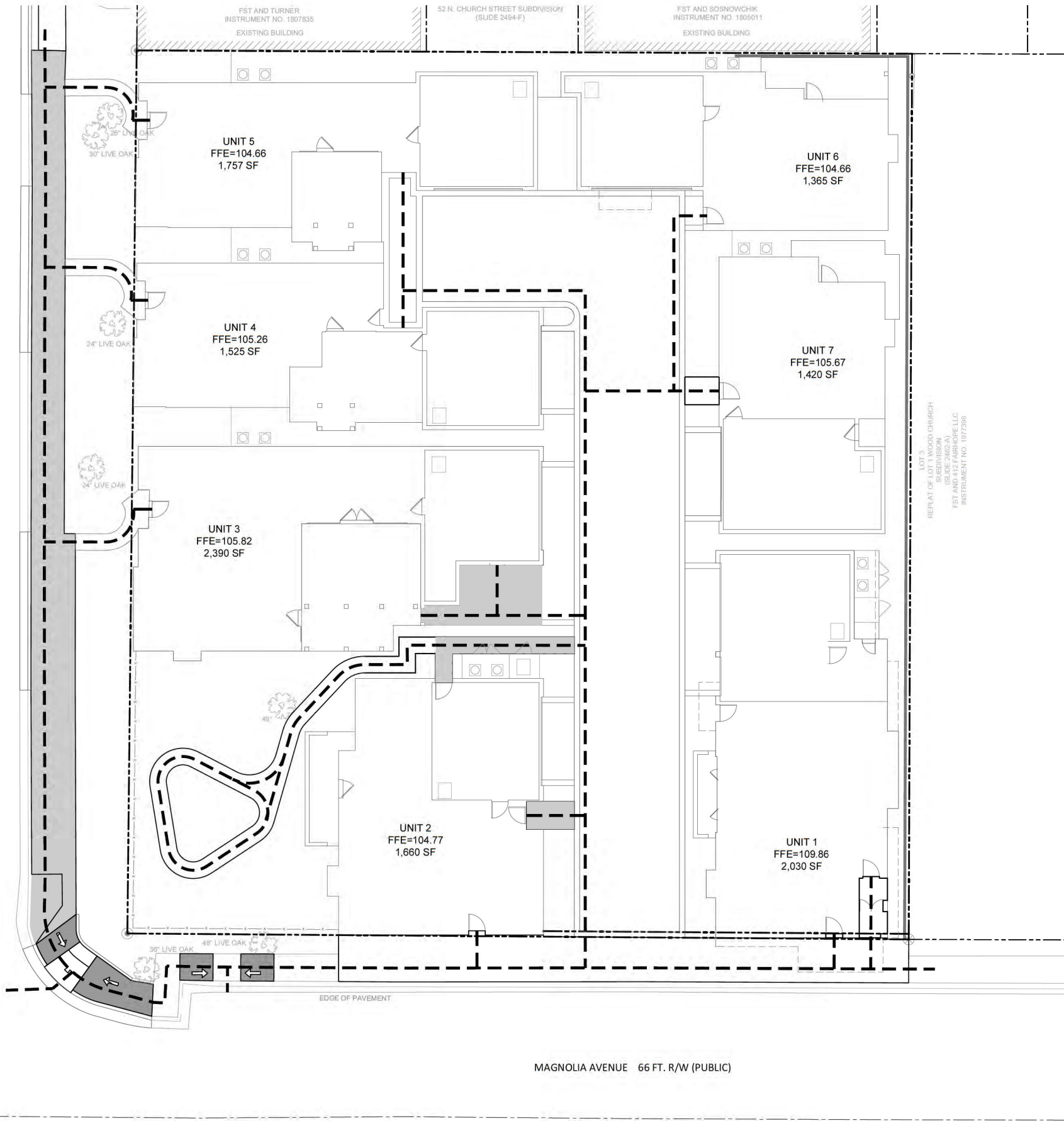
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1"=10'

SHEET

C04

CHURCH STREET 66 FT. R/W (PUBLIC)



PEDESTRIAN CIRCULATION

- ACCESSIBLE ROUTE - 2% MAXIMUM SLOPE IN ALL DIRECTIONS
- ACCESSIBLE ROUTE - 5% MAX RUNNING SLOPE & 2% MAX. CROSS SLOPE
- ACCESSIBLE ROUTE - RAMP
- PEDESTRIAN ROUTE

NOTE:
CONTRACTOR SHALL VERIFY ALL SLOPES PRIOR TO POURING
CONCRETE AND/OR PAVING TO ENSURE THE MAXIMUM SLOPES
INDICATED ON THIS DRAWING ARE NOT EXCEEDED. NOTIFY THE
ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.

NOTE: PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH
STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL
HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC
WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF
RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE
SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO
EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE
TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE
WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR
SIDEWALK MODIFICATIONS MAY BE REQUIRED.



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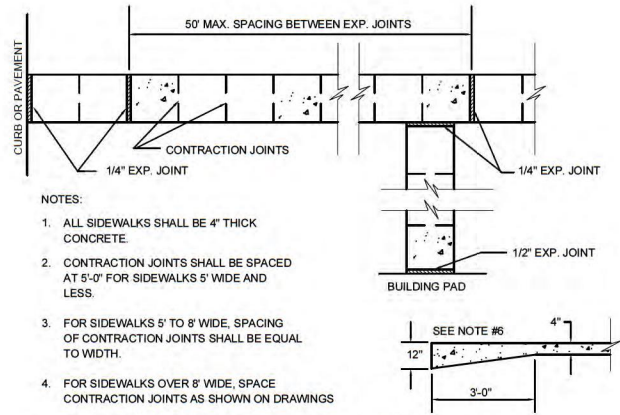
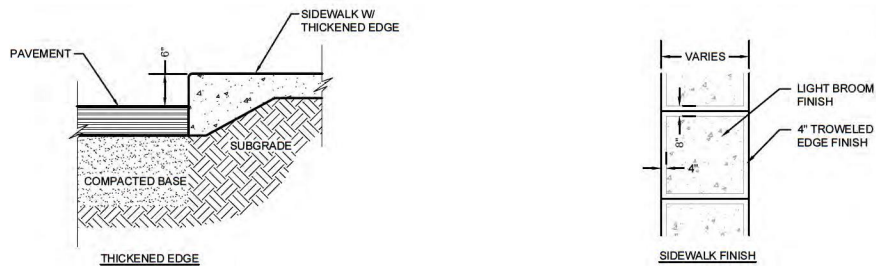
PEDESTRIAN CIRCULATION PLAN

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301 MAGNOLIA AVE
FAIRHOPE, AL 36532

S.E. Civil
Engineering
& Surveying
9969 Windmill Road
Fairhope, AL 36532
251.976.6868

REVISION

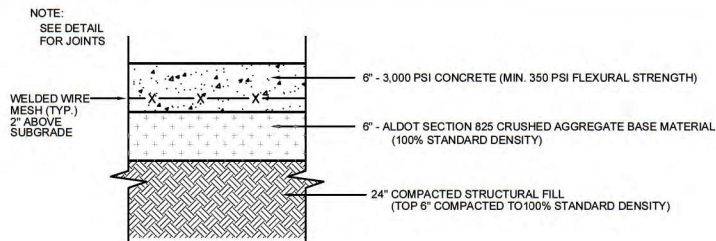
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- NOTES:
1. ALL SIDEWALKS SHALL BE 4" THICK CONCRETE.
 2. CONTRACTION JOINTS SHALL BE SPACED AT 5'-0" FOR SIDEWALKS 5' WIDE AND LESS.
 3. FOR SIDEWALKS 5' TO 8' WIDE, SPACING OF CONTRACTION JOINTS SHALL BE EQUAL TO WIDTH.
 4. FOR SIDEWALKS OVER 8' WIDE, SPACE CONTRACTION JOINTS AS SHOWN ON DRAWINGS.
 5. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
 6. FOR SIDEWALKS 10' OR GREATER OR WHEN SIDEWALKS ABUT PARKING WHERE THERE IS NOT A CURB, THICKEN WALK TO 12" IN 3'.
 7. PROVIDE 1/2" EXPANSION MATERIAL WHERE SIDEWALK ABUTS CONCRETE STRUCTURE.
 8. A LAYER OF #15 FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.
 9. WWF SHALL BE UTILIZED TO REINFORCE THE SIDEWALKS.

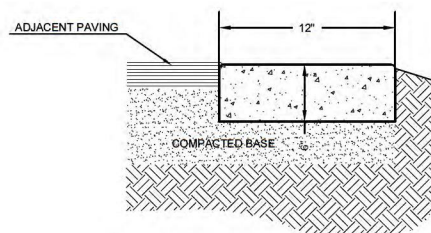
TYPICAL SIDEWALK DETAIL

SCALE: NTS



CONCRETE PAVEMENT DETAIL

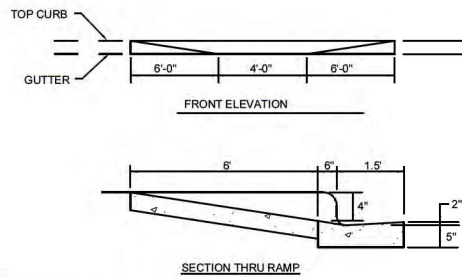
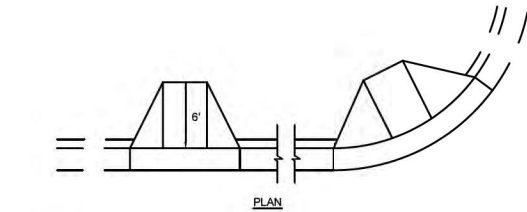
SCALE: NTS



- NOTE:
1. PROVIDE #6 X 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS.
 2. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT 30 FEET INTERVALS AND AT ALL RADII AND AT DRAINAGE STRUCTURES.
 3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
 4. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
 5. PROVIDE (2) #4 BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
 6. PROVIDE (2) #6 X 2.5' LONG BARS TO CONNECT EXISTING AND NEW CURBS.
 7. GUTTER SHALL PITCH AS REQUIRED TO CONVEY DRAINAGE.

12" RIBBON CURB

SCALE: NTS



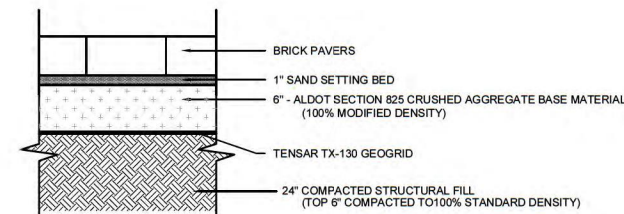
NOTE:
CEMENT CONCRETE RAMPS
TO BE TEXTURED WITH A
STIFF BROOM FINISH.

NOTES FOR RAMPS:

1. CONCRETE TO BE PLACED 4" THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF BRISTLE BROOMS.
2. 1/2" EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALKS TIE IN TO A STRUCTURE OR TERMINATE AT CURB, RAMPS OR DRIVEWAYS.
3. DETECTABLE WARNING TO BE PLACED PER ADA REQUIREMENTS.

HANDICAP RAMP

SCALE: NTS



BRICK PAVER BUILD-UP DETAIL

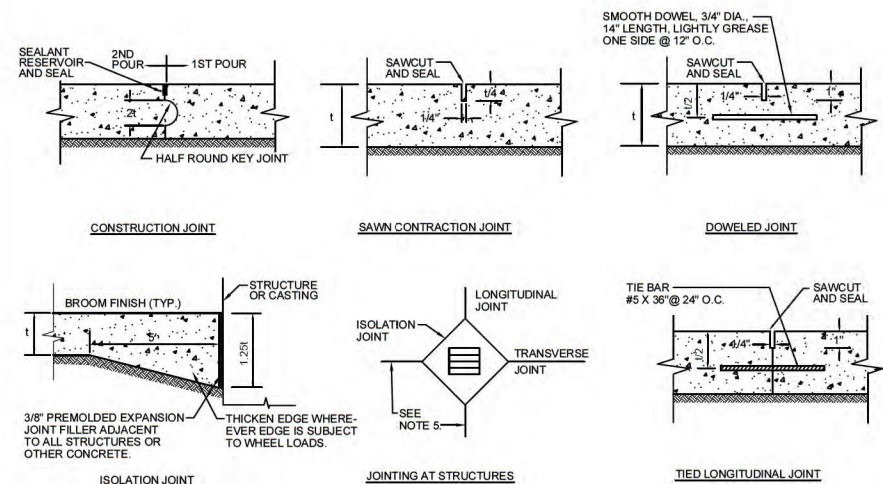
SCALE: NTS

NOMINAL PIPE DIAMETER (INCHES)	TRENCH WIDTH (INCHES)
4	40
6	42
8	44
10	46
12	48
14	50
15	51
16	52
18	54
20	56
24	60
30	66
36	72
42	78
48	84

- NOTES:
1. THE JAGGED EDGES OF THE EXISTING PAVEMENT ALONG THE TRENCH CUT SHALL BE SQUARED AND CUT TO A NEAT LINE WITH AN APPROPRIATE SAW ALONG STRAIGHT LINES PARALLEL TO THE CENTER OF THE PAVEMENT CUT.
 2. ALL STRIPING MUST BE REPLACED WITH THERMOPLASTIC.

TRENCH WIDTHS AND PAVING CUT- BACKS

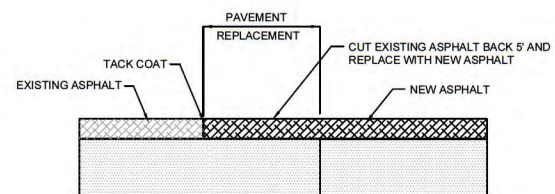
SCALE: NTS



- NOTE:
1. CONSTRUCTION JOINTS ARE REQUIRED BETWEEN ALL POURS SEPARATED BY MORE THAN 30 MINUTES TIME.
 2. PLACE LONGITUDINAL CONTRACTION JOINT AT CENTERLINE OF ROADWAYS WHEN PAVEMENT IS WIDER THAN 12'.
 3. TWELVE FEET (12) SPACING BETWEEN CONTRACTION JOINTS OR AS SHOWN ON PLANS.
 4. FILL JOINTS TO WITHIN 1/8" OF SURFACE WITH A SELF-LEVELING JOINT SEALANT.
 5. WHEN A JOINT FALLS WITHIN 5' OF A MANHOLE, LIGHT POLE BASE, OR OTHER STRUCTURE, SHORTEN ONE OR MORE PANELS ON EITHER SIDE OF STRUCTURE TO ALLOW CONTROL JOINTS TO FALL AT STRUCTURE.
 6. CONCRETE PAVEMENTS SHALL BE CONSTRUCTED, JOINTED, REINFORCED, AND FINISHED TO MEET ACI 330 AND PORTLAND CEMENT ASSOCIATION (PCA) GUIDELINES.

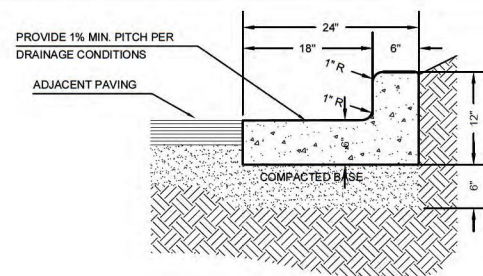
CONCRETE PAVEMENT JOINTS DETAILS

SCALE: NTS



PAVEMENT JOINT DETAIL

SCALE: NTS



- NOTE:
1. PROVIDE #6 X 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS.
 2. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT INTERVALS PER ACI RECOMMENDATIONS, AT ALL RADII AND AT DRAINAGE STRUCTURES.
 3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
 4. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
 5. PROVIDE (2) #4 BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
 6. PROVIDE (2) #6 X 2.5' LONG BARS TO CONNECT EXISTING AND NEW CURBS.
 7. GUTTER SHALL PITCH AS REQUIRED TO CONVEY DRAINAGE.

24" CURB AND GUTTER DETAIL

SCALE: NTS



Know what's below.
Call before you dig.



CONSTRUCTION DETAILS

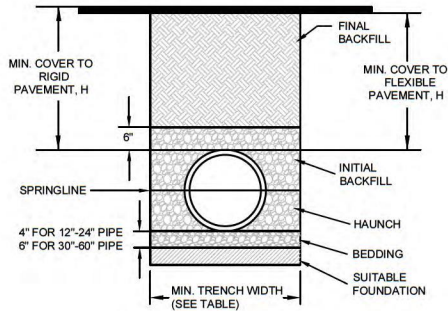
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Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532



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20231216
DATE
9/14/23
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DRL
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N.T.S.

SHEET

C06



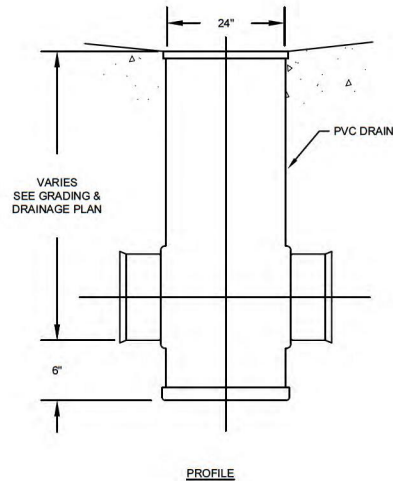
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

- NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE PIPE BEDDING DETAIL

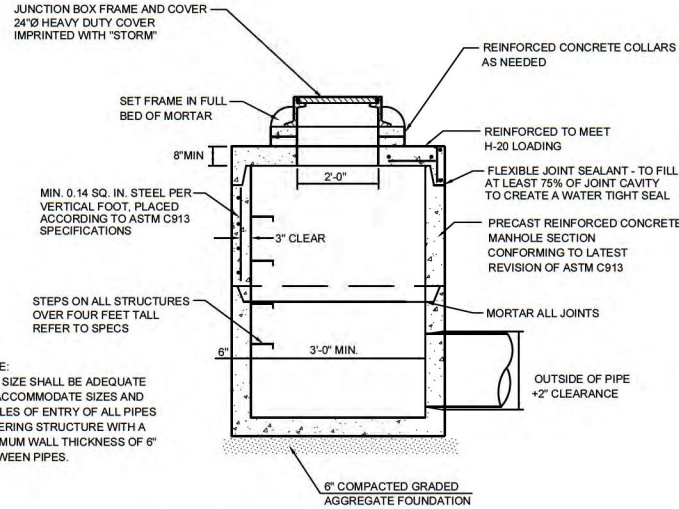
SCALE: NTS



- NOTES:
1. 24" PVC DROP INLET TO BY NYLOPLAST OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. THE FRAME SHALL BE STAMPED WITH "NO DUMPING DRAINS TO RIVER" OR EQUAL.
 2. THE DROP INLET GRATE SHALL BE 24" H-10 PEDESTRIAN GRATE (ROUND).

AREA DRAIN (AD) DETAIL

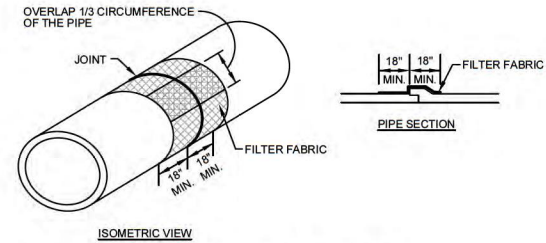
SCALE: NTS



NOTE:
BOX SIZE SHALL BE ADEQUATE TO ACCOMMODATE SIZES AND ANGLES OF ENTRY OF ALL PIPES ENTERING STRUCTURE WITH A MINIMUM WALL THICKNESS OF 6" BETWEEN PIPES.

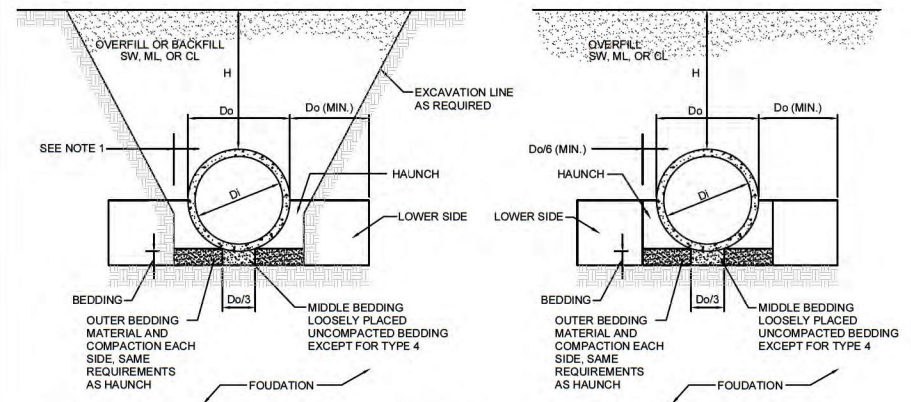
JUNCTION BOX (JB) DETAIL

SCALE: NTS



STORM PIPE JACKET

SCALE: NTS



NOTE 1: CLEARANCE BETWEEN PIPE AND TRENCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIED COMPACTION BUT NOT LESS THAN D_o/6

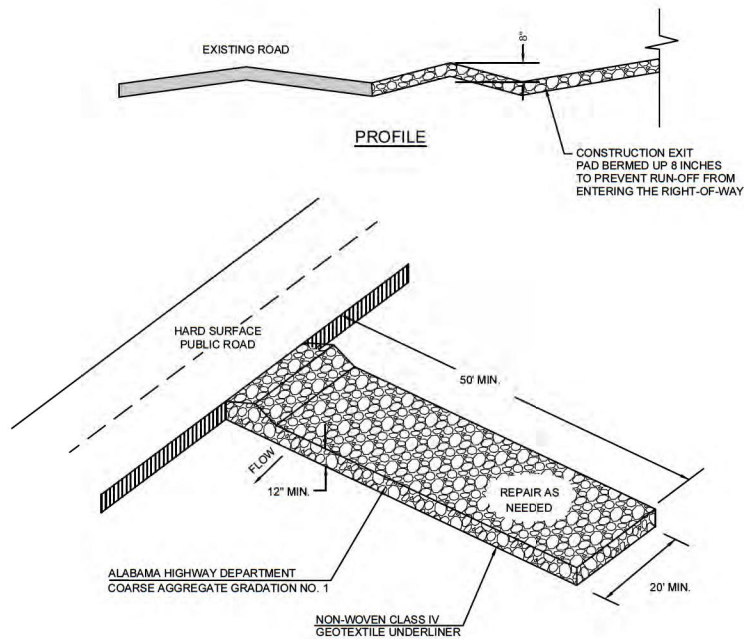
TRENCH INSTALLATION

EMBANKMENT INSTALLATION

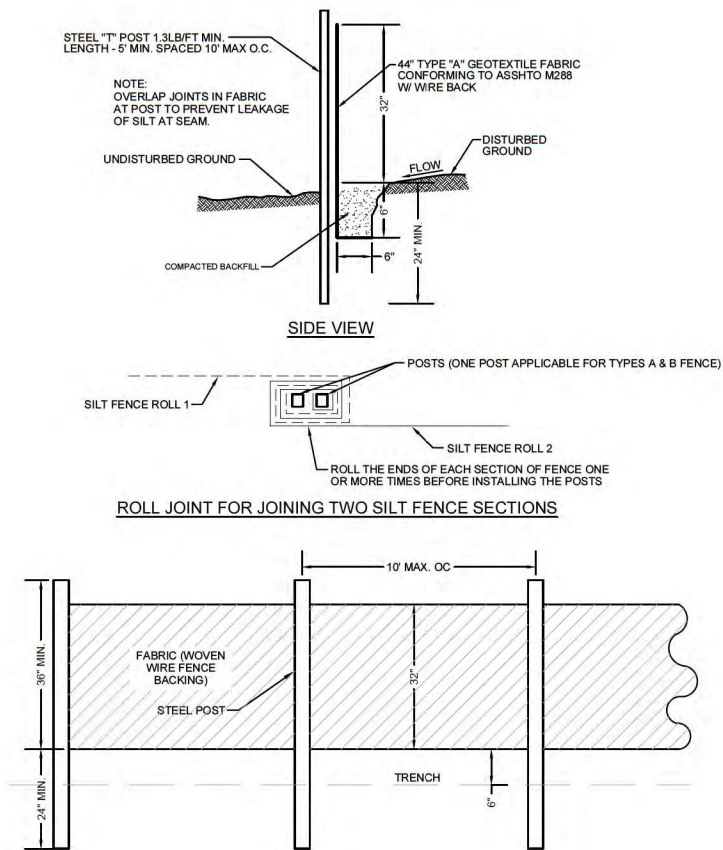
INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	EMBANKMENT INSTALLATION LOWER SIDE	TRENCH INSTALLATION LOWER SIDE
TYPE 1	D _o /24 MINIMUM; NOT LESS THAN 3" IF ROCK FOUNDATION, USE D _o /12 MINIMUM; NOT LESS THAN 6".	95% CATEGORY I	90% CATEGORY I, 95% CATEGORY II, OR 100% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 90% CATEGORY I, 95% CATEGORY II, 100% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 2	D _o /24 MINIMUM; NOT LESS THAN 3" IF ROCK FOUNDATION, USE D _o /12 MINIMUM; NOT LESS THAN 6".	90% CATEGORY I, OR 95% CATEGORY II	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 85% CATEGORY I, 90% CATEGORY II, 95% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 3	D _o /24 MINIMUM; NOT LESS THAN 3" IF ROCK FOUNDATION, USE D _o /12 MINIMUM; NOT LESS THAN 6".	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 85% CATEGORY I, 90% CATEGORY II, 95% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 4	NO BEDDING REQUIRED, EXCEPT IF ROCK FOUNDATION, USE D _o /12 MINIMUM, NOT LESS THAN 6".	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III

RCP STORM PIPE BEDDING DETAIL

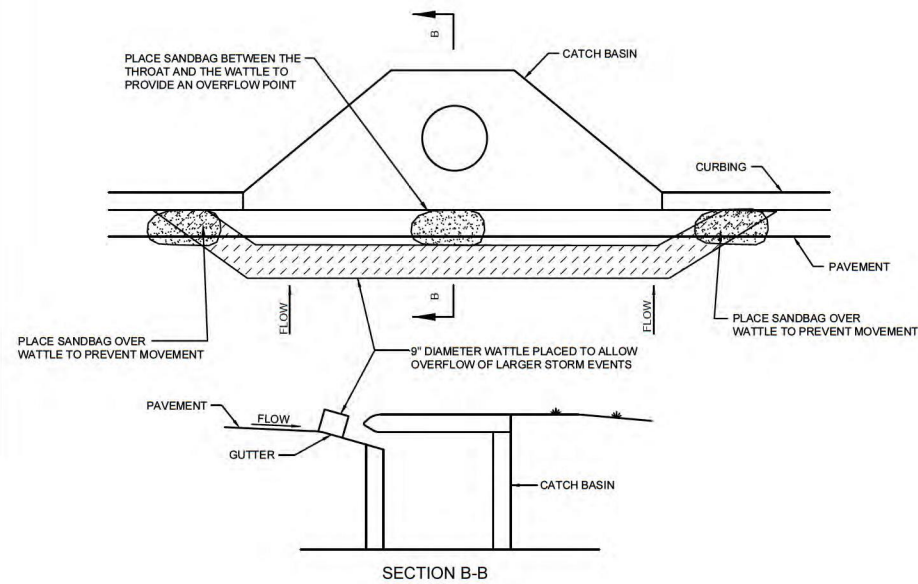
SCALE: NTS



CEP CONSTRUCTION EXIT PAD
SCALE: NTS



SB SILT BARRIER TYPE "A"
SCALE: NTS



CIP CURB INLET PROTECTION
SCALE: NTS

SPECIES	SEEDING RATE/ACRE	NORTH	CENTRAL SEEDING DATES	SOUTH
MILLET, BROWNTOP OR GERMAN	40 LBS	MAY 1-AUG 1	APR 1-AUG 15	APR 1-AUG 15
RYE	3 BU	SEPT 1-NOV 15	SEPT 15-NOV 15	SEPT 15-NOV 15
RYEGRASS	30 LBS	AUG 1-SEPT 15	SEPT 1-OCT 15	SEPT 1-OCT15
SORGHUM-SUDAN HYBRIDS	40 LBS	MAY 1-AUG 1	APR 15-AUG 1	APR 1-AUG 15
SUDANGRASS	40 LBS	MAY 1-AUG 1	APR 1-AUG 1	APR 1-AUG 15
WHEAT	3 BU	SEPT 1-NOV 1	SEPT 15-NOV 15	SEPT 15-NOV15
COMMON BERMUDAGRASS	10 LBS	APR 1-JULY 1	MAR 15-JULY 15	MAR 1-JULY 15
CRIMSON CLOVER	10 LBS	SEPT 1-NOV 1	SEPT 1-NOV 1	SEPT 1-NOV 1

LIME RATE:
1 TON PER ACRE ON COARSE TEXTURED SOILS
3 TONS PER ACRE ON FINE TEXTURED SOILS

FERTILIZER RATE:
APPLY 8-24-24 FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS
WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, FERTILIZE WITH 30 TO 40 LBS/ACRE OF 28-0-0

MULCH RATE:
PER MULCHING DETAIL

TS TEMPORARY SEEDING
SCALE: NTS

ZONE 3 - AREAS NOT SUBJECT TO FREQUENT MOWING				
REQUIRED POUNDS PER ACRE OF PURE LIVE SEED				
DATE OF PLANTING	JAN. 1 TO FEB. 15	FEB. 16 TO AUG. 31	SEPT. 1 TO NOV. 30	DEC. 1 TO DEC. 31
ANNUAL RYEGRASS	10		10	10
HULLED BERMUDAGRASS		12	12	
UNHULLED BERMUDAGRASS	29	18	12	29
TALL FESCUE	29		35	29
WEEPING LOVEGRASS		2	2	
ANNUAL LESPEDEZA (KOBE)		50		
RESEEDING CRIMSON CLOVER	29		29	29
PENSACOLA BAHIAGRASS	29	24	29	29
REQUIRED PERMANENT PLANT	MIXED			

LIME RATE:
1 TON PER ACRE ON LIGHT-TEXTURED, SANDY SOILS (IF THE COVER WILL BE TALL FESCUE AND CLOVER USE 2 TONS/ACRE.)
2 TONS PER ACRE ON HEAVY-TEXTURED, CLAYEY SOILS

FERTILIZER RATE:
GRASSES ALONE: 400 LB/ACRE OF 8-24-24
WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, FERTILIZE WITH 30 TO 40 LBS/ACRE OF 28-0-0
GRASS-LEGUME MIXTURES: 800 TO 1200 LB/ACRE OF 5-10-10 OR THE EQUIVALENT
LEGUMES ALONE: 800 TO 1200 LB/ACRE OF 0-10-10 OR THE EQUIVALENT

MULCH RATE:
PER MULCHING DETAIL

PS PERMANENT SEEDING
SCALE: NTS

MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 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 YARDS)	CAN APPLY WITH MULCH BLOWER
PINE STRAW	1-2 TONS (45 LBS-80 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

MU MULCHING
SCALE: NTS



CONSTRUCTION DETAILS

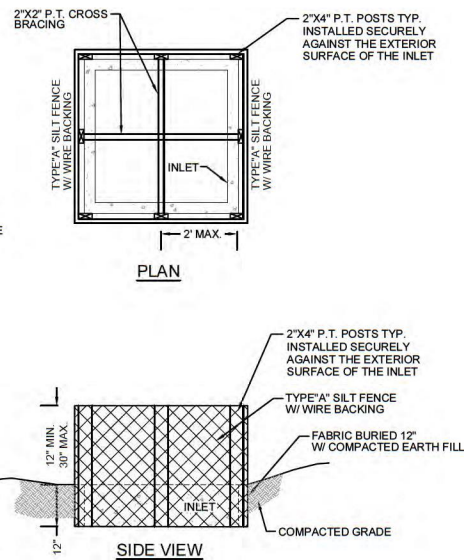
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301 MAGNOLIA AVE
FAIRHOPE, AL 36532



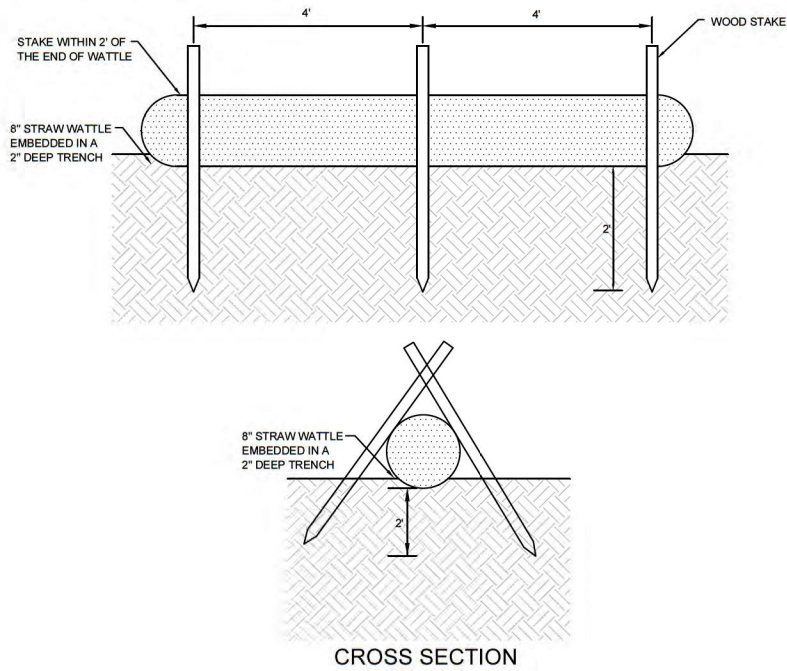
JOB No. 20231216
DATE 9/14/23
DRAWN DRL
SCALE N.T.S.

SHEET
C08

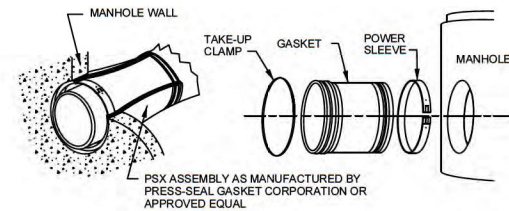
1. THE SEDIMENT BOX TO BE MADE OF 2"x4" P.T. BOARDS
2. THE MAX. POST SPACING IS 2'
3. FRAME TO BE WRAPPED WITH WIRE BACKED SILT FENCE & NAILED TO THE FRAME @ 8" O.C.



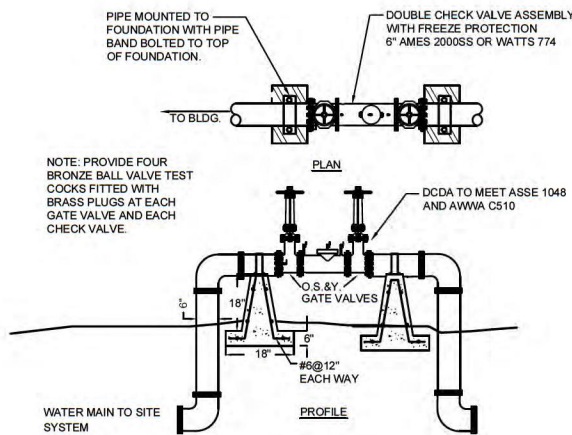
FIP FABRIC DROP INLET PROTECTION
SCALE: NTS



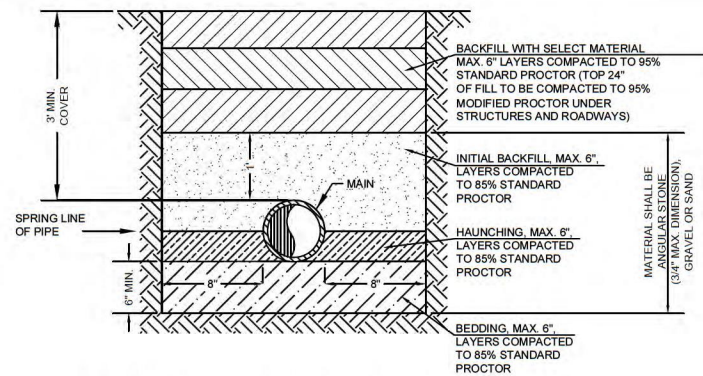
W WATTLE INSTALLATION DETAIL
SCALE: NTS



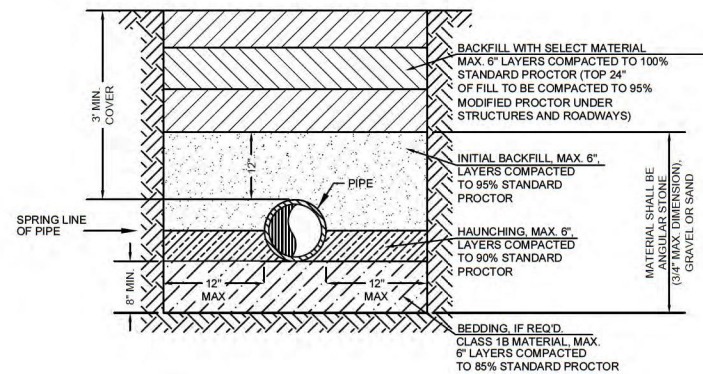
TYPICAL "BOOT" DETAIL
SCALE: NTS



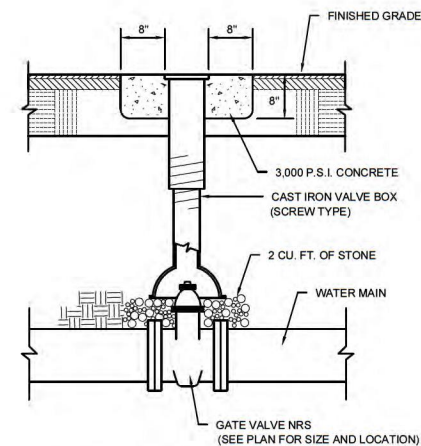
BACKFLOW PREVENTER
SCALE: NTS



SANITARY SEWER PVC PIPE BEDDING
SCALE: NTS



PVC WATER BEDDING
SCALE: NTS



VALVE BOX SETTING
SCALE: NTS



REVISION

DATE



CONSTRUCTION DETAILS

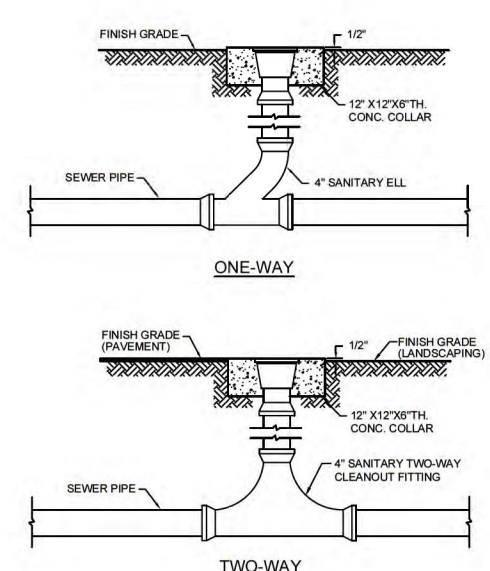
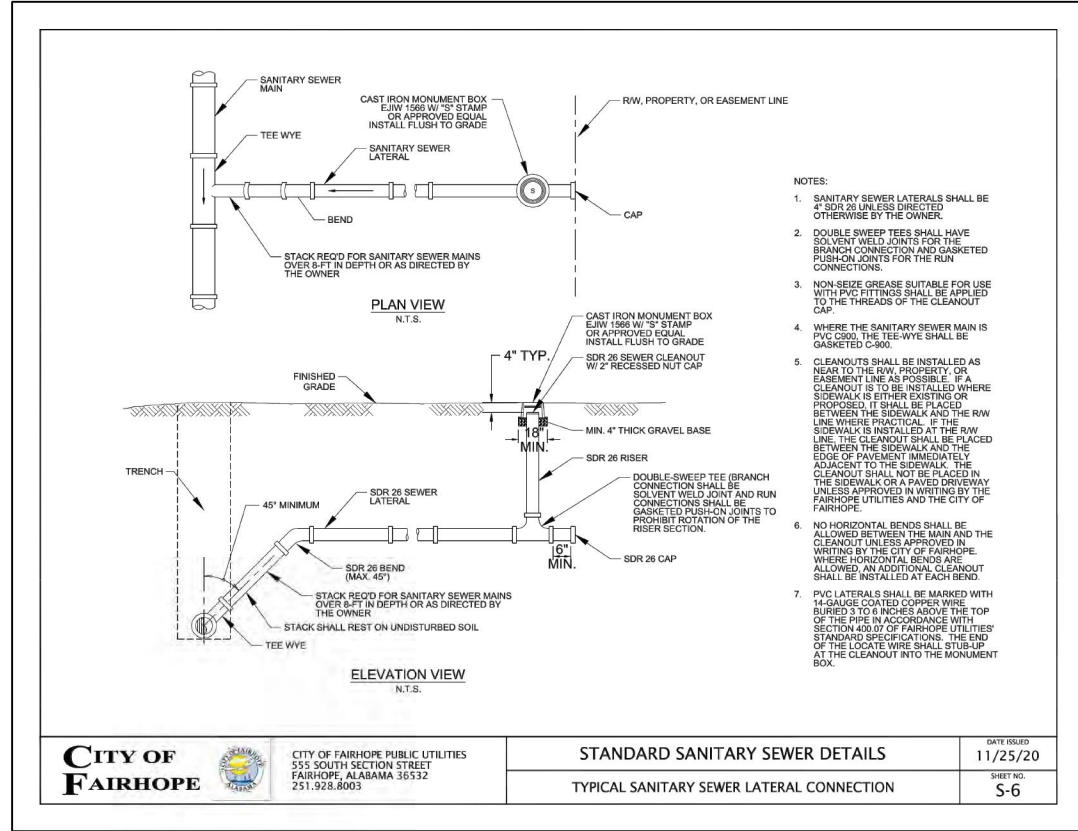
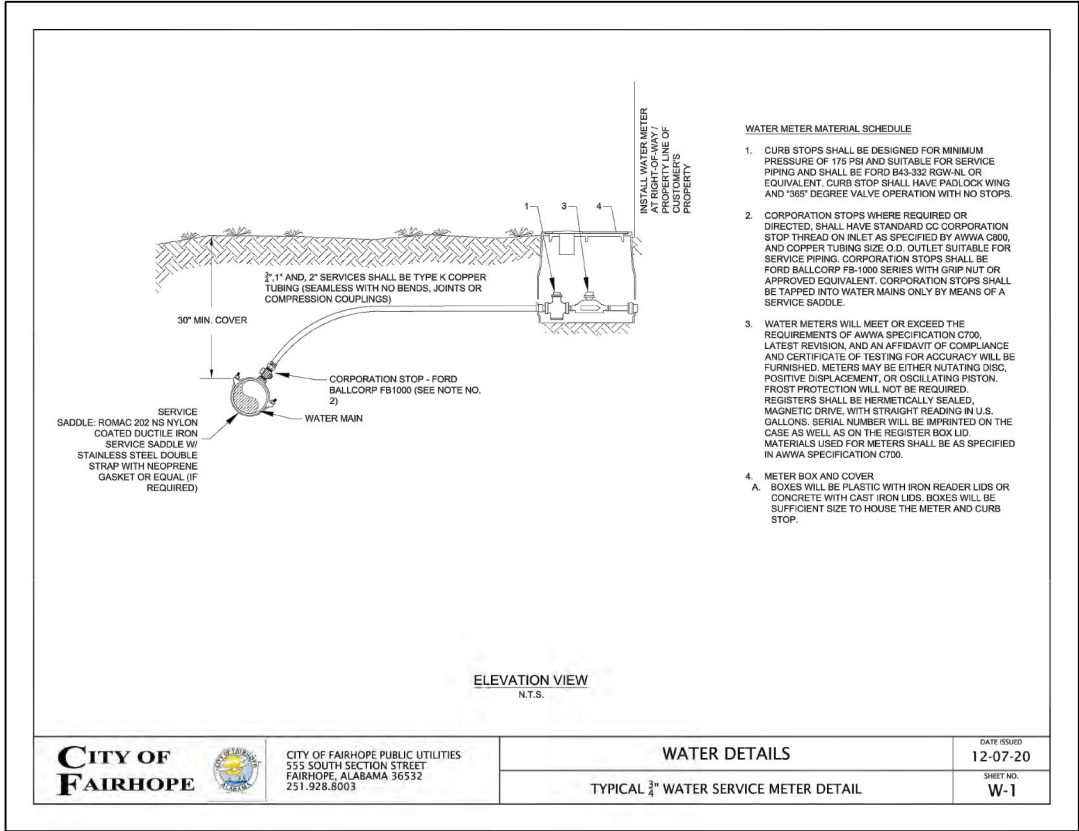
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JOB No. 20231216 DATE 9/14/23

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SHEET
C09



NOTE:
CLEANOUT TO BE 4" DURA-COATED HEAVY DUTY WITH ROUND TOP & BRONZE PLUG ZURN Z-1400-HD, WADE W-8000-2, WATTS CO-Z00-RX4, OR APPROVED EQUAL.

SANITARY SEWER CLEANOUT

SCALE: NTS



REVISION	DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.928.6848

CONSTRUCTION DETAILS

Vatan Mixed Use Development
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FAIRHOPE, AL 36532

811
Know what's below.
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DAVID R. CHARD
Professional Engineer
No. 10000
State of Alabama

JOB No. 20231216
DATE 9/14/23
DRAWN DRL
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architecture, llc
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70 south section st
t 251.990.6200 fairhope, al

22-214

Aug 21TH, 2023

SITE PLAN SUBMITTAL

SITE PLAN

A1.00



1 Site Plan

SCALE: 1:10



1 SOUTH
SCALE: 1/8" = 1'-0"



2 WEST
SCALE: 1/8" = 1'-0"

symbol legend

101	door identification; re: door schedule
0	column grid identification; re: structure
?	window identification; re: A9.0
1/8"	elevation identification
0'-0" ELEVATION	elevation marker
X/XXX SIM	detail reference bubble
1 A101	section reference marker; re: building sections



1 NORTH
SCALE: 1/8" = 1'-0"



2 EAST
SCALE: 1/8" = 1'-0"

symbol legend	
101	door identification; re: door schedule
0	column grid identification; re: structure
?	window identification; re: A9.0
1010	elevation identification
0'-0"	elevation marker
X/XXX SIM	detail reference bubble
A10	section reference marker; re: building sections

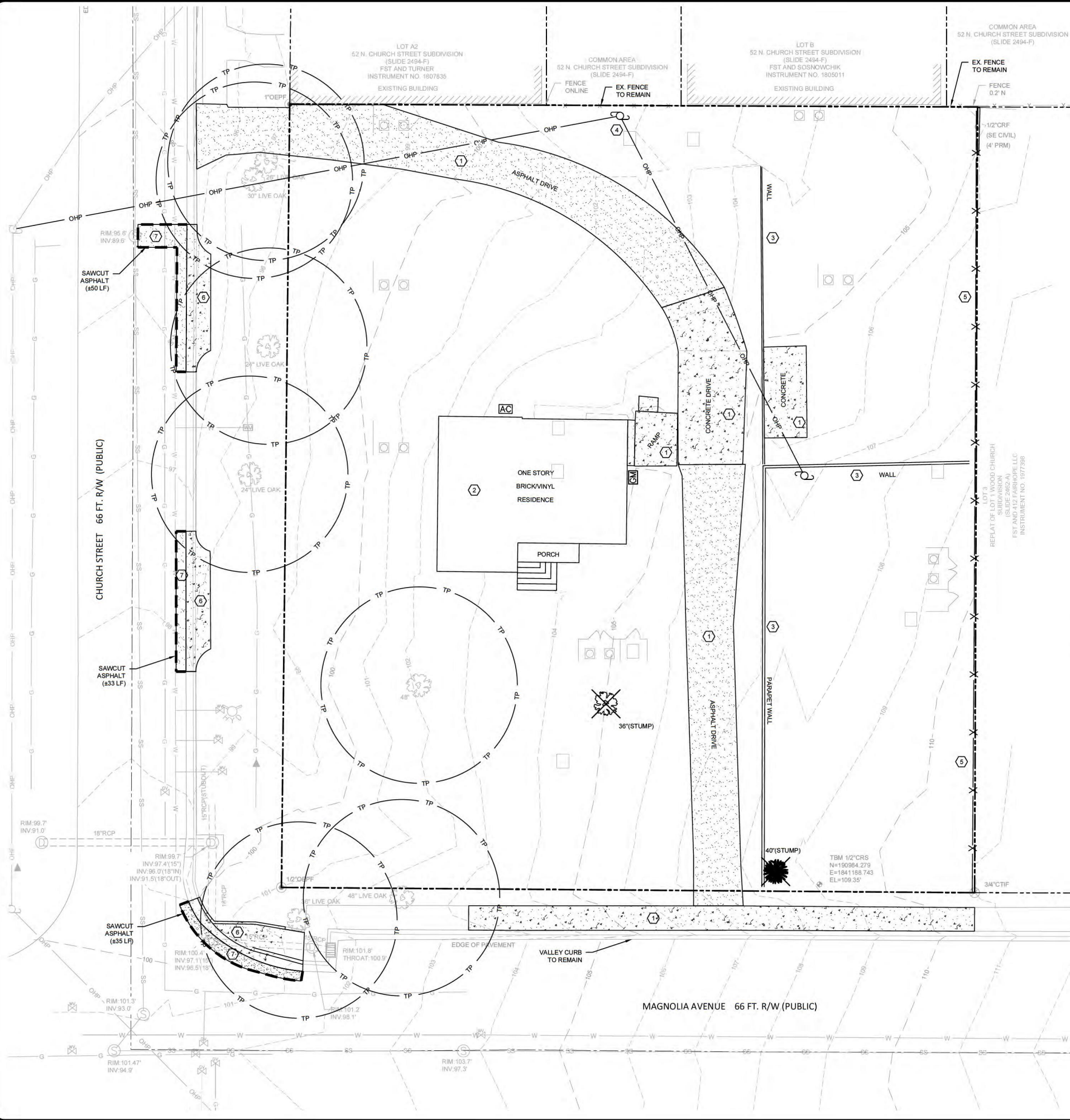


MARTINIÈRE LANDSCAPE & DESIGN
P. O. BOX 401
FAIRHOPE, AL 36533
251-591-8733

DATE: 8/10/2023

DRAWN BY: JAM
TGM

L1



TREE REMOVAL NOTES

1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR DRIVE ENTRANCES AND SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER.
5. ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C&D) WASTE IS PROHIBITED. CONSTRUCTION AND DEMOLITION WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.
6. INSTALL PERIMETER SEDIMENT BARRIERS AND TREE PROTECTION PRIOR TO DEMOLITION. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN FOR DETAILS.
7. MAKE SAWCUTS AT AREAS WHERE PAVING IS TO REMAIN. CURBING SHOULD BE REMOVED TO AN EXISTING JOINT.

TREE REMOVAL LEGEND

REMOVAL X
TREE PROTECTION FENCE TP

TREE REMOVAL

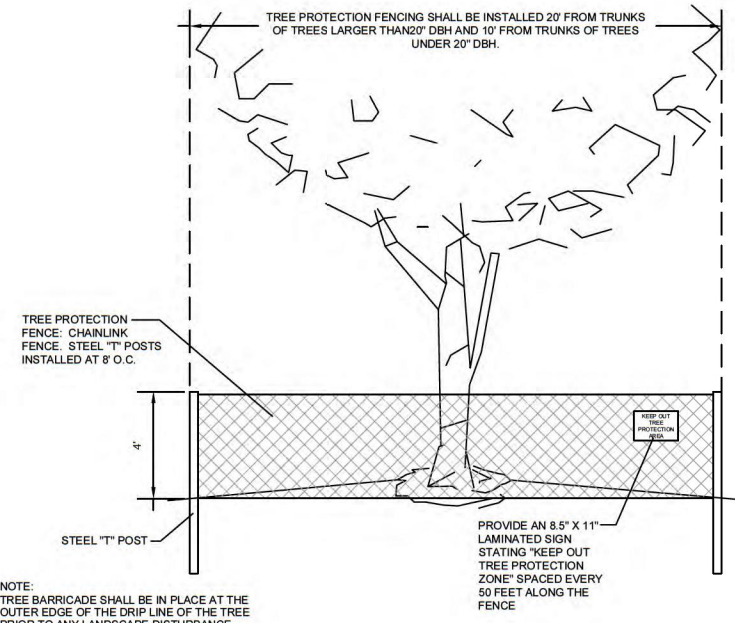
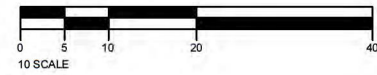
TYPE	QTY
40" STUMP	1
36" STUMP	1

DEMOLITION LEGEND

PIPE REMOVAL
REMOVAL - ASPHALT
REMOVAL - CONCRETE
ASPHALT SAWCUT

DEMOLITION SYMBOLS

- 1 REMOVE PAVING AND BASE MATERIAL IN THE EXISTING DRIVEWAY
- 2 REMOVE BUILDING AND APPURTENANCES
- 3 REMOVE WALLS
- 4 REMOVE POWER POLES AND OVERHEAD LINES
- 5 REMOVE FENCE
- 6 REMOVE CURBS, CURB CUTS, SIDEWALKS, & RAMPS
- 7 REMOVE & PATCH ASPHALT FOR CURB AND UTILITY CONSTRUCTION



NOTE:
TREE BARRICADE SHALL BE IN PLACE AT THE OUTER EDGE OF THE DRIP LINE OF THE TREE PRIOR TO ANY LANDSCAPE DISTURBANCE.

TREE BARRICADE

SCALE: NTS

REVISION

DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.970.6848

**DEMOLITION & TREE
REMOVAL PLAN**

**Vatan Mixed
Use Development**
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

JOB No. 20231216	DATE 8/21/23
DRAWN DRL	SCALE 1"=10'

SHEET
D01

Dave Lavery

From: Jamie Rollins <jamie.rollins@fairhopeal.gov>
Sent: Wednesday, September 13, 2023 4:08 PM
To: Richard Johnson; Dave Lavery
Cc: Mike Jeffries; Michelle Melton; Hunter Simmons
Subject: Re: Vatan Mixed Use Development

We met on-site today. The sidewalks are a difficult one. It is obvious that many measures are being taken to preserve the trees on-site. A consulting arborist has been working with the project and I agree with his assessment that removing 12-14 inches of material in the critical root zone of the trees will be very impactful to the trees. Maybe not today but time will tell that tale. The middle tree is my biggest concern. Could we find a way to do wooden boardwalk or something less impactful there?

Thanks,
Jamie

Get [Outlook for iOS](#)

From: Richard Johnson <richard.johnson@fairhopeal.gov>
Sent: Wednesday, September 13, 2023 2:57:54 PM
To: Dave Lavery <dlavery@secivileng.com>
Cc: Mike Jeffries <mike.jeffries@fairhopeal.gov>; Michelle Melton <michelle.melton@fairhopeal.gov>; Hunter Simmons <hunter.simmons@fairhopeal.gov>; Jamie Rollins <jamie.rollins@fairhopeal.gov>
Subject: RE: Vatan Mixed Use Development

Dave:

I have reviewed the proposed drainage for the subject development – I have no issues or concerns. I will get you a copy of the “As Builts” for this portion of the Church Street Drainage.

As discussed – sidewalks as shown are acceptable, however, I recognize that post approval and during construction we may have to make some modifications to mitigate tree impacts and/or meet ADA compliancy requirements.

All approvals are conditioned on final approval by the City Horticulture Supervisor’s for compliance with the Tree & Landscape Ordinance.

Thanks,

RDJ

Richard D. Johnson, PE
Public Works Director
richard.johnson@fairhopeal.gov
Office: 251-929-0360
Cell: 251-423-7418

From: Dave Lavery <dlavery@secivileng.com>
Sent: Tuesday, September 12, 2023 1:44 PM

To: Richard Johnson <richard.johnson@fairhopeal.gov>

Subject: RE: Vatan Mixed Use Development

Good afternoon Richard,

I revised the civil plans for Vatan so that the site drainage would connect to the grate inlet to the north of our site instead of the catch basin near the corner of Magnolia and Church. Please let me know if you have any comments on the revised plan set.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Dave Lavery

Sent: Friday, September 8, 2023 12:30 PM

To: richard.johnson@fairhopeal.gov

Subject: RE: Vatan Mixed Use Development

Good afternoon Richard,

I received a comment from Wednesday's DRC to follow up with you on sidewalk layout, drainage plan, and any potential additions/improvements. The civil plans are attached. Please let me know if you have any comments that need to be addressed. Planning has asked that I respond by Thursday morning at 9:00 so please let me know as soon as possible if you need additional information or if you have any comments that might require plan revisions. I'd be happy to come in early next week and look at the plans with you if that makes it any easier.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Dave Lavery
Sent: Wednesday, August 16, 2023 2:12 PM
To: richard.johnson@fairhopeal.gov
Subject: Vatan Mixed Use Development

Good afternoon Richard,

We are working through the design for the Vatan Mixed Use Development on the northeast corner of Magnolia and Church. Attached are current versions of the site plan and grading and drainage plan. Do you have any comments on the sidewalk layout, the storm connection, or anything else you see that needs to be addressed? Or if it would be easier to go over this in person I would be happy to come by.

I also had a question on the existing storm sewer on the east side of Church Street. Our survey (attached) shows a 15" CPP stubout (I think it's actually RCP) on the north side of a catch basin near Magnolia, and further north there is a 15" CMP stubout on the south side of an inlet. Those lines are pointing towards each other, but aren't shown connecting in our survey. With the inverts we shot, I don't think they would be connected, but can you verify?

I currently show our storm coming into the ROW near the north side of the property line and going to the inlet to the south, which is further away than the inlet to the north, but we'll have to tear up more sidewalk, curb, and street to connect to the north inlet. Are you okay with us connecting to the south?

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro





September 5, 2023

**City Council
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532**

**Re: SD 23.26 & SR 23.05 - Vatan Mixed Use Development
Sidewalk Width Reduction Request**

Dear Council:

I would like to request a reduced sidewalk width of 6 feet for portions of the proposed Vatan Mixed Use Development. The site is located on the northeast corner of Magnolia Avenue and Church Street and is within the Central Business District (CBD). The minimum sidewalk width within the CBD is 8 feet, but can be reduced to 6 feet with City Council Approval.

Within the Church Street Right-Of-Way there are multiple heritage Live Oaks between the proposed buildings and the street. The available space from the existing curb to their trunks is between 10 and 13 feet. Reducing the sidewalk width to 6 feet in the vicinity of these trees will reduce the impact to the roots of these trees.

Additionally, in the Magnolia Avenue Right-Of-Way near the intersection there is existing 5' sidewalk which is immediately adjacent to 2 heritage trees. I would like to request that this sidewalk near these trees be allowed to remain in place with no requirement to increase the sidewalk width.

Please see the attached sketch depicting the proposed sidewalk widths within the Right-Of-Way

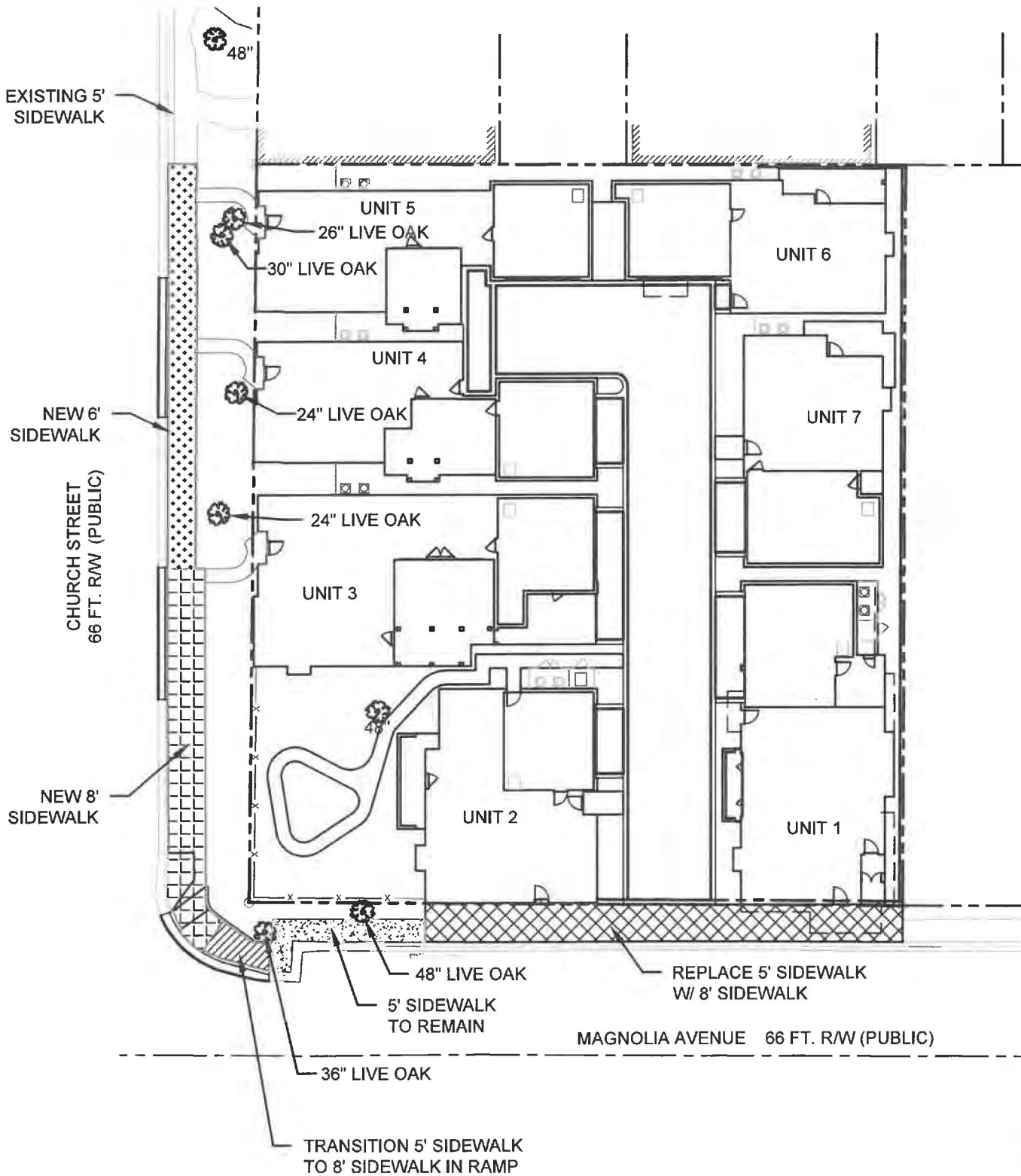
Please let me know if you have any questions or comments.

Sincerely,

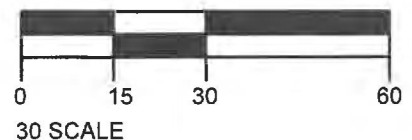
A handwritten signature in dark ink, appearing to read 'David Lavery', written in a cursive style.

A second handwritten signature in dark ink, appearing to read 'David Lavery', written in a cursive style.

David Lavery, PE
dlavery@secivileng.com



RIGHT-OF-WAY SIDEWALK EXHIBIT





August 21, 2023

**Hunter Simmons
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532**

Re: Vatan Mixed Use Development – Traffic Impact Study Note

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period.

The proposed project will add 7 new residential units and 2,619 square feet of office space. Per the attached chart we have an average daily traffic of 70 trips and a total of 8 peak hour trips for this development.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'David Lavery'.

David Lavery, PE
dlavery@secivileng.com

Instructions:

Enter Numbers into the **"Expected Units"**
in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	7.0	41	4	2	1	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies

Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA	Daily Rate for Saturday.
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA	
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA	
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA	
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA	
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA	
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA	Caution- Only 1 Study.
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA	
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA	Caution-Only 1 Study.
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA	
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour.
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA	Caution- Only 2 Studies
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA	
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA	
Minature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA	
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA	Caution- Only 2 Studies.
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA	
Movie Theater w/o matinee 443	KSF ²	78.06	6.16	94%	6%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA	
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA	
Movie Theater w/ matinee 444	KSF ²	NA	3.80	64%	36%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA	
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA	
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA	
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA	
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA	
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Casino/Video Lottery Establishment 473	KSF ²	NA	13.43	56%	44%		0	0	NA	NA	
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA	
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA	
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA	
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA	
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA	
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA	
Racquet Club 491	KSF ²	14.03	1.06	NA	NA		0	0	NA	NA	
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA	
Health Club 492	KSF ²	32.93	3.53	57%	43%		0	0	NA	NA	Caution- Only 1 Study
Bowling Alley 494	KSF ²	33.33	3.54	35%	65%		0	0	NA	NA	Caution- Only 1 Study.
Recreational Com. Center 495	KSF ²	22.88	1.45	37%	63%		0	0	NA	NA	Caution- 1 study.
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA	
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA	
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Elementary School 520	KSF ²	15.43	1.21	45%	55%		0	0	NA	NA	
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA	
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA	Caution- Only 2 studies.
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA	

Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA	
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA	
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA	
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA	
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA	
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA	
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA	
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA	
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA	
Church 560	KSF ²	9.11	0.55	48%	52%		0	0	NA	NA	For Weekday
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Peak Hour is PM Peak Hour.
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF ²	11.01	1.49	17%	83%	2.6	29	4	1	3	
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA	
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA	

Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%		0	0	NA	NA	
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	
Fast Food w/ Drive Thru 934	KSF ²	496.12	33.48	52%	48%		0	0	NA	NA	
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA	
Drive Thru Only 935	KSF ²	NA	153.85	54%	46%		0	0	NA	NA	Only 2 studies
Drinking Place 925	KSF ²	NA	11.34	66%	34%		0	0	NA	NA	
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA	
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Automobile Care Center 942	KSF ²	15.86	3.38	50%	50%		0	0	NA	NA	Daily Trips for Saturday.
New Car Sales 841	KSF ²	33.34	2.59	39%	61%		0	0	NA	NA	
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Automobile Parts Sales 843	KSF ²	61.91	5.98	49%	51%		0	0	NA	NA	
Gasoline/Service Station 944	Fuel Position	168.56	13.87	50%	50%		0	0	NA	NA	Daily Rate from 4th Edition ITE
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA	Have auto repair and service
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA	
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA	
Tire Store 848	KSF ²	24.87	4.15	43%	57%		0	0	NA	NA	
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA	
Supermarket 850	KSF ²	102.24	10.50	51%	49%		0	0	NA	NA	Daily based on small number of studies (Caution)
Convenien. Mkt. (Open 24 hrs) 851	KSF ²	737.99	52.41	51%	49%		0	0	NA	NA	
Convenien. Mkt. (Open 16 Hrs) 852	KSF ²	NA	34.57	49%	51%		0	0	NA	NA	
Convenien. Mkt w/ Gas Pumps 853	KSF ²	845.60	59.69	50%	50%		0	0	NA	NA	Average size = 3,000 sqft
Discount Supermarket 854	KSF ²	96.82	8.90	50%	50%		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Wholesale Market 860	KSF ²	6.73	0.88	53%	47%		0	0	NA	NA	Caution- Only 1 Study.
Discount Club 857	KSF ²	41.80	4.24	50%	50%		0	0	NA	NA	Similar to "Sams" or "Pace"
Home Improvement Store 862	KSF ²	29.80	2.37	48%	52%		0	0	NA	NA	
Electronics Superstore 863	KSF ²	45.04	4.50	49%	51%		0	0	NA	NA	
Toy/Children's Superstore 864	KSF ²	NA	4.99	50%	50%		0	0	NA	NA	Peak Hour is for Saturday.
Apparel Store 876	KSF ²	66.40	3.83	50%	50%		0	0	NA	NA	
Drugstore w/o Drive-Thru 880	KSF ²	90.06	8.42	50%	50%		0	0	NA	NA	
Drugstore w/ Drive-Thru 881	KSF ²	88.16	10.35	50%	50%		0	0	NA	NA	
Furniture Store 890	KSF ²	5.06	0.45	48%	52%		0	0	NA	NA	
Video Arcade 895	KSF ²	NA	56.81	52%	48%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Video Rental Store 896	KSF ²	NA	31.54	50%	50%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Walk-in Bank 911	KSF ²	156.48	12.12	44%	56%		0	0	NA	NA	Daily based on 1 study & PM Peak based on 2 studies.
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA	
Drive-in Bank 912	KSF ²	148.15	25.82	50%	50%		0	0	NA	NA	

NA: Not Available
DU: Dwelling Unit

KSF²: Units of 1,000 square feet
Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

21-Aug-23



August 21, 2023

Hunter Simmons
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532

Re: Vatan Mixed Use Development – Fire Flow

Dear Hunter:

Due to the current Emergency Water Conservation Plan, a fire flow could not be performed for this project. A fire flow test will be scheduled at a time when water conservation is in Phase 1, or when the Emergency Water Conservation Plan has ended.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'David Lavery'.

David Lavery, PE
dlavery@secivileng.com



August 29, 2023

Sherry Sullivan
Mayor

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

S.E. Civil Engineering & Surveying
Dave Lavery
9969 Windmill Road
Fairhope, AL 36532

Regarding your availability request for PPIN 15164, 301 Magnolia Ave, corner of Magnolia Ave and Church St.

Water: Water is available through Fairhope Public Utilities.

Sewer: Sewer is available through Fairhope Public Utilities.

Electric: Electric is available through Fairhope Public Utilities.

Gas: Gas is available through Fairhope Public Utilities.

All utilities: Aid to construction will be determined upon review of final plat and must meet current utility specifications.

Tim Manuel
Water & Wastewater Assistant Superintendent

Sidney Grose
Gas Department

Ben Patterson
Electrical Superintendent

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov



ATO
2155 OLD SHELL RD
Suite
MOBILE, AL 36607

T: 2514718361
F: 2514710410
www.att.com

January 21, 2019

Gabe Wagner
S. E. Civil Engineering
1 S. School St
Fairhope, Alabama 36532

Dear Mr. Wagner,

This letter is in response to your request for information on the availability of AT&T service at Parcel I.D. 15164, N.E. corner of Magnolia Av. and N. Church St.

Attn: Planning and Zoning

RE: Service Availability

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the proposed subdivision / development of Parcel I.D. 15164, located at the N. E. corner of Magnolia Av. and N. Church St., but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

Wade Mitchell
MGR OSP Planning & Engineering Design

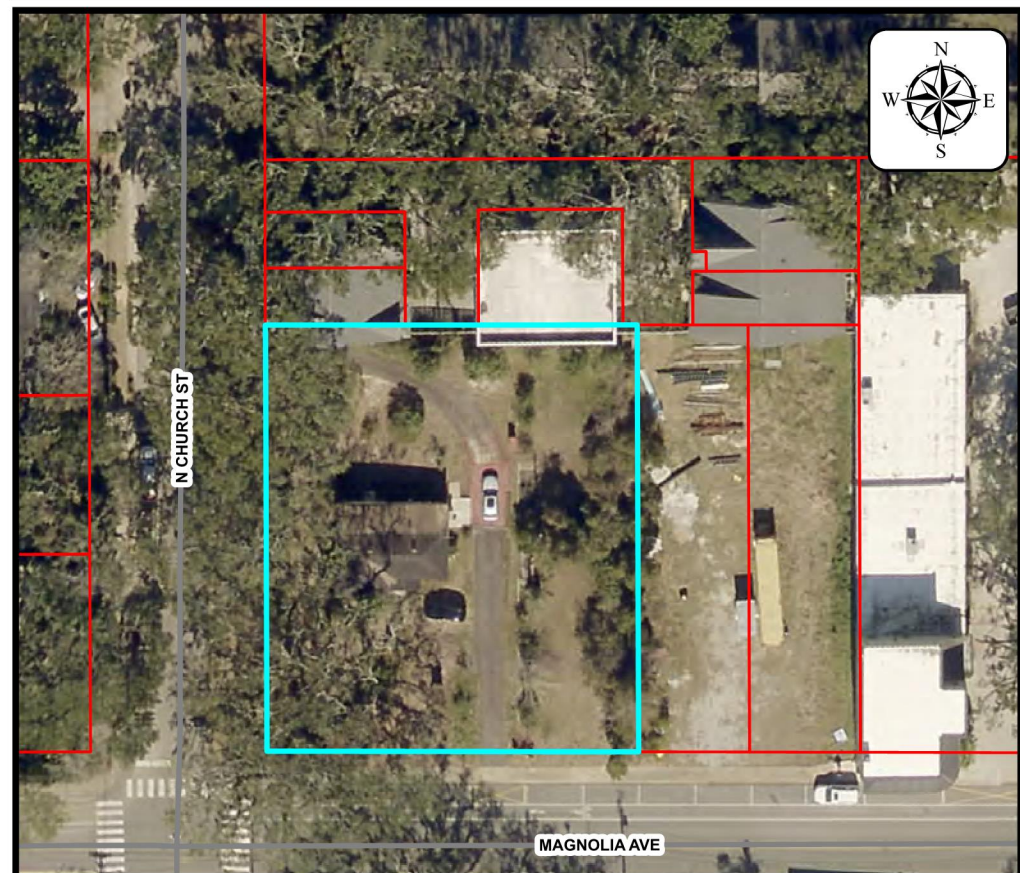
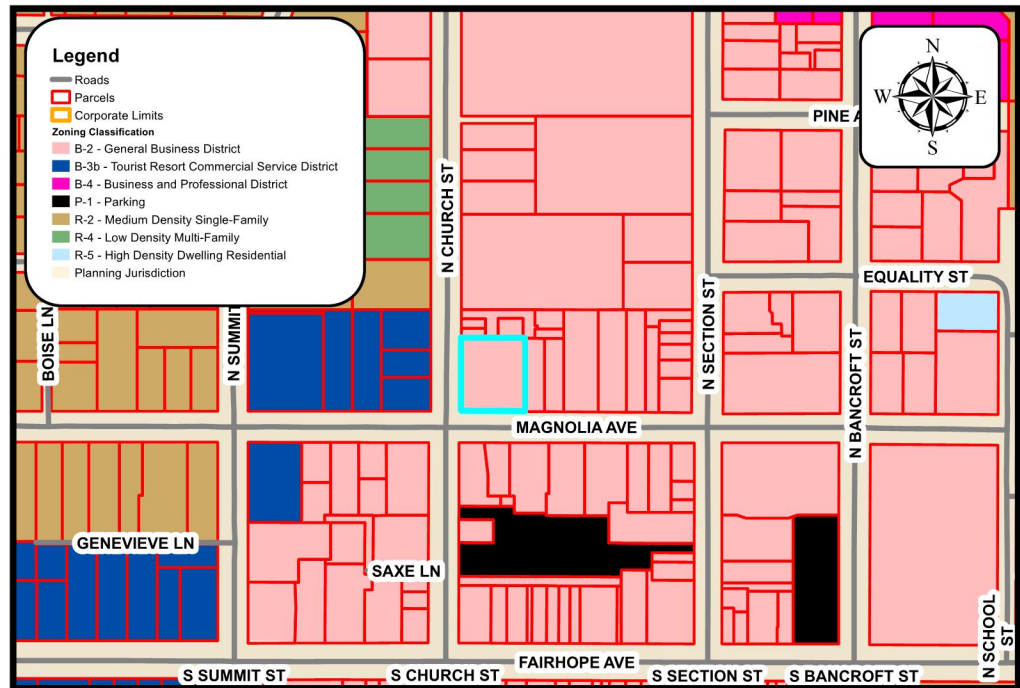
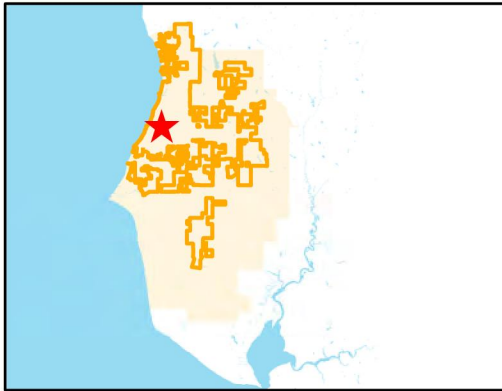
A handwritten signature in black ink, which appears to read "Wade Mitchell", is located below the typed name.

City of Fairhope Planning Commission

October 2, 2023



SR 23.05 - Vatan Mixed Use Development



Project Name:
Vatan Mixed Use Development
Site Data:
0.52 acres
Project Type:
Site Plan Review
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2
PPIN Number:
15164
General Location:
Northeast corner of North Church St. and Magnolia Ave.
Surveyor of Record:
S.E. Civil LLC
Engineer of Record:
S.E. Civil LLC
Owner / Developer:
FST RW LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approve with Conditions
Prepared by:
Mike Jeffries



APPLICATION FOR SITE PLAN APPROVAL

Application Type: ☒ Site Plan
Attachments: ☒ Articles of Incorporation or List all associated investors

Date of Application: 8/21/2023

Property Owner / Leaseholder Information

Name of Property Owner: FST RW LLC Phone Number: _____
Address of Property Owner: 71 N. Section Street, Suite B
City: Fairhope State: AL Zip: 36532

Proposed Site Plan Name: Vatan Mixed Use Development
Site Acreage: 0.52 acres Sq. Footage: 28,550 sq. ft
Parcel No: 05-46-03-37-0-006-036.502 Current Zoning: B-2 (CBD)

Authorized Agent Information

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: David Lavery - dlavery@secivileng.com

Engineer/Architect Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: David Lavery - dlavery@secivileng.com

I certify that I am the property owner/leaseholder of the above described property and hereby submit this site plan to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application

RW LLC
Property Owner/Leaseholder Printed Name

8-18-23
Date

Signature

Fairhope Single Tax Corp. (If Applicable)

by Reuben E. Davidson, III
FSTC Secretary

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

RW LLC

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. The name of the registered agent (only one agent): David Ryan

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**):

71 N. Section Street, Suite B Fairhope, AL 36532

***COUNTY** of above address: BALDWIN

Mailing address **in Alabama** of registered office (if different from street address):

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama	
Sec. Of State	
001-044-188	DLL
Date	10/12/2022
Time	11:20:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check **only** if the type applies to the Limited Liability Company being formed:

- ☐ Series LLC complying with Title 10A, Chapter 5A, Article 11
- ☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8
- ☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 10 / 12 / 2022 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 11 : 20 ☒ AM or ☐ PM. (cannot be noon or midnight – 12:00)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

10 / 12 / 2022
Date (MM/DD/YYYY)

David Ryan

Signature as required by 10A-5A-2.04

Member

Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

Additional Details

Organizers

Organizer	Street Address	Mailing Address
David Ryan	71 N. Section Street, Suite B Fairhope, AL 36532	71 N. Section Street, Suite B Fairhope, AL 36532

John H. Merrill
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, John H. Merrill, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

RW LLC

This name reservation is for the exclusive use of David Ryan, 71 N. Section Street,
Suite B , Fairhope, AL 36532 for a period of one year beginning April 08, 2022
and expiring April 08, 2023



RES015531

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

April 08, 2022

Date

A handwritten signature in black ink, appearing to read 'J. H. Merrill', is written over a horizontal line.

John H. Merrill

Secretary of State

Summary of Request:

Request of Applicant, SE Civil, LLC, on behalf of owner, FST/RW LLC, for Site Plan Approval of Vatan Mixed Use Development. David Lavery, P.E., is the authorized agent and engineer for the project. The subject property is zoned B-2 General Business District and is within the Central Business District. Subject property is approximately 0.52 acres and is located at 301 Magnolia Avenue on the corner of Magnolia Avenue and Church Street. It is the intent of the Applicant to have a dedicated 1,200ft² retail/commercial component in each first floor of the two (2) structures facing Magnolia Avenue with one (1) residential unit occupying the second and third floor of each structure. The remaining five (5) structures will be single family dwelling units. In total, seven (7) residential units and two (2) commercial units are proposed on one lot with shared areas under common ownership. This project was the subject of BOA Case 23.02 in which the “use” was clarified. In short, mixed use, residential, and retail/commercial are allowed by right to some degree in B-2, but having all of the uses on one (1) lot with not every structure being “mixed use” *per se* is a different concept. This combination of use was approved in BOA Case 23.02.

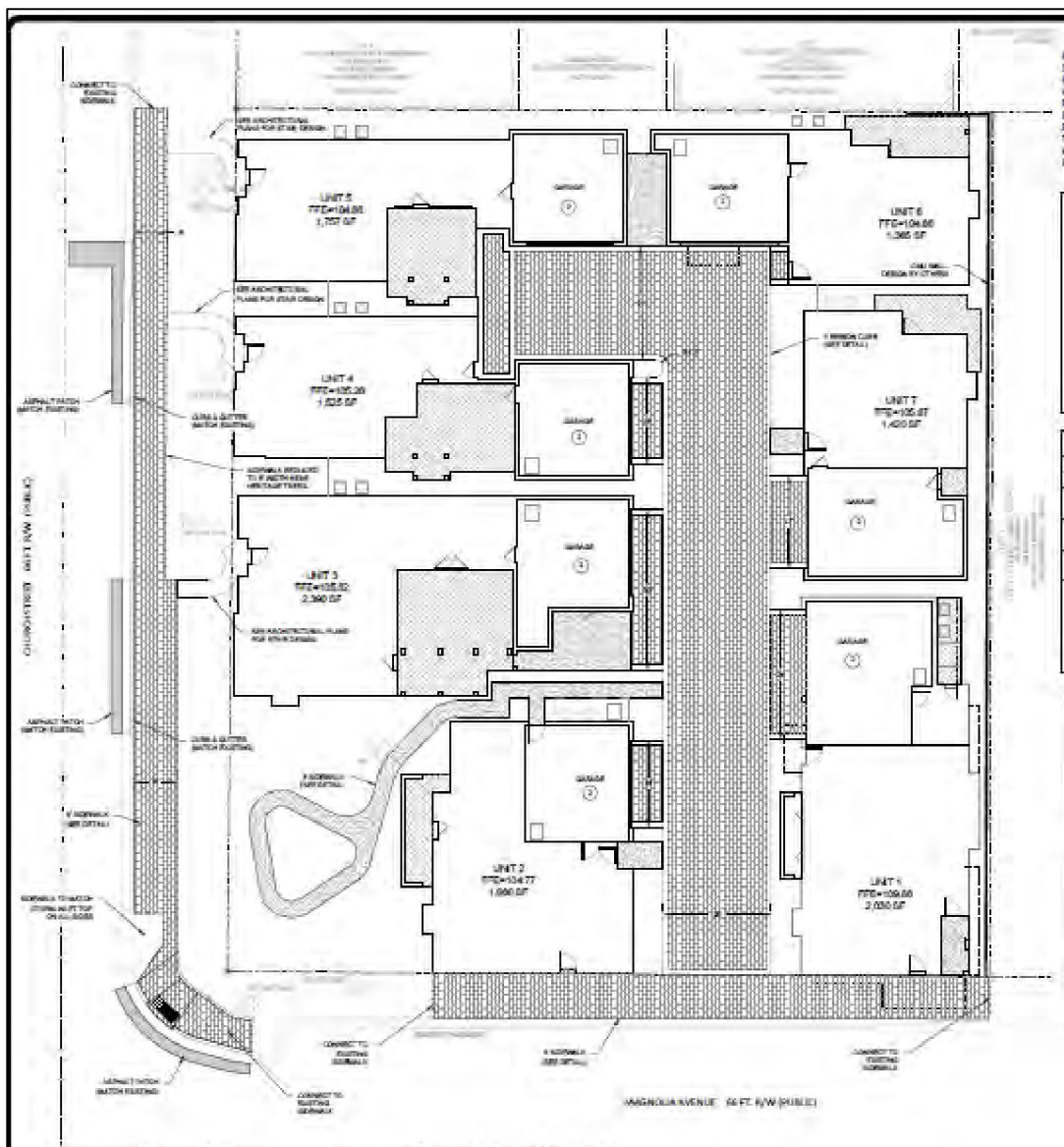


Figure 1: Site Plan

SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±0.51 AC (22,362 SF)	<u>BUILDING HEIGHT</u> 40 FT	<u>BUILDING (UNDER ROOF)</u> 10,487 SF
<u>RESIDENTIAL UNITS</u> 7 UNITS	<u>COMMERCIAL UNITS</u> 2 UNITS	<u>TOTAL UNITS</u> 9 UNITS
<u>REQUIRED PARKING</u> 7 SPACES (SEE PARKING DATA)		<u>PROVIDED PARKING</u> 14 SPACES
<u>JURISDICTION</u> CITY OF FAIRHOPE		<u>ZONING</u> B-2 (CBD)
BUILDING SETBACKS: FRONT YARD: SIDE YARD: REAR YARD: MAXIMUM BUILDING HEIGHT: MAX. BUILDING SITE COVERAGE:		REQUIRED: 0 FT 0 FT 0 FT 40' —

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.52 ACRES	—
BUILDING AREA (UNDER ROOF)	0.24 ACRES	46.15%
IMPERVIOUS PAVING	0.18 ACRES	34.62%
PERVIOUS PAVING	0.00 ACRES	00.00%
GRASSED/LANDSCAPED AREA	0.10 ACRES	19.23%

Figure 2: Site Data Tables

Setbacks: B-2 only has a front setback at 20ft; however, this being located in the CBD allows for non-residential buildings to be built at the right-of-way line, unless a courtyard, plaza, or other public space is provided. Unit 2 is mixed use and has a courtyard. The rest of the units are built to the lot lines. This being a corner lot the setbacks for the front and side are the same pursuant to Article V, Section B(4)(b) of the Zoning Ordinance.

Building(s): The buildings meet the height restriction of B-2. Architectural elevations are provided as attachments. Front elevations are shown in Figure 3. The buildings will be 40 ft tall pursuant to the dimension standards of the CBD. However, the subject property fluctuates in elevation from 97 ft to 111 ft above sea level. The Applicant is developing the subject property using the existing natural topography. Applicants are to use the average elevation of each condominium lot, which will result in the structures following the existing grade. “Building Height” is defined in the Zoning Ordinance as “the vertical distance measured from the average natural elevation of the lot to the mean point of the roof of the building.” Thus, the structures may appear to be different heights, but, in fact, they all will be 40 ft tall or less.

Materials for the building are primarily brick, stucco, metal roof and overhangs.



Figure 3: Elevations from Magnolia Avenue

Landscaping Plan: There is an extensive landscaping plan that has been reviewed. Revised plans, if any, shall be received prior to sending the Site Plan to City Council for final approval. (Ordinance #1444, Section 20.5-4(6)).

Parking: Parking meets the requirements of Zoning Ordinance. Fourteen (14) spaces are provided and only seven (7) are necessary. All parking is located mostly behind the buildings and in garages that have a direct pedestrian connection to the primary entrance off Magnolia Avenue. Units 6 & 7 have garages situated to the side.

Sidewalks: This Site Plan includes an interior sidewalk for Unit 2 and the required 8' sidewalks along Magnolia Avenue and Church Street. Applicant is tying into existing sidewalks wherever possible. Part of the sidewalk in front of Units 3 and 4 is cinched in to 6' in order to accommodate heritage trees. There is also an existing 5' sidewalk close to the corner of Magnolia and Church in the Magnolia ROW that the Applicant desires to keep to 5' in order to protect two (2) heritage trees. A request to City Council for parts of the sidewalks to be less than 8' pursuant to Article V, Section B(4)(e) Zoning Ordinance is included in the packet. Some areas of the sidewalk may be less than 6 feet to avoid critical root zones.

- Elevated stairs located in the ROW are proposed to access the buildings fronting Church St. to minimize disturbance to existing heritage trees. A Hold-Harmless shall be required prior to any land disturbance or issuance of any building permit.

Locations, intensity, and heights of exterior lights: All lighting fixtures will be for each individual unit. No parking lot or driveway pole lights will be provided. All light fixtures will be installed so that no light or glare is allowed to spill onto the right of way or adjacent property. A photometric plan was not provided, however, will be required at time of building permit application.

Mechanical equipment: Mechanical equipment has been finalized, reviewed, and accepted, and all appear on the Site Plan. HVAC equipment is screened.

Dumpster location and screening: Units 3-7 are strictly residential and have trash receptacles located in each garage. Units 1 and 2, which are mixed-use have a residential trash receptacle located in each garage and a screened commercial receptacle located to the rear of the units. The development will have a private trash service that will gather the garbage from outside locations for each unit within the development. Trash receptacles will not be rolled out to any public right-of-way.

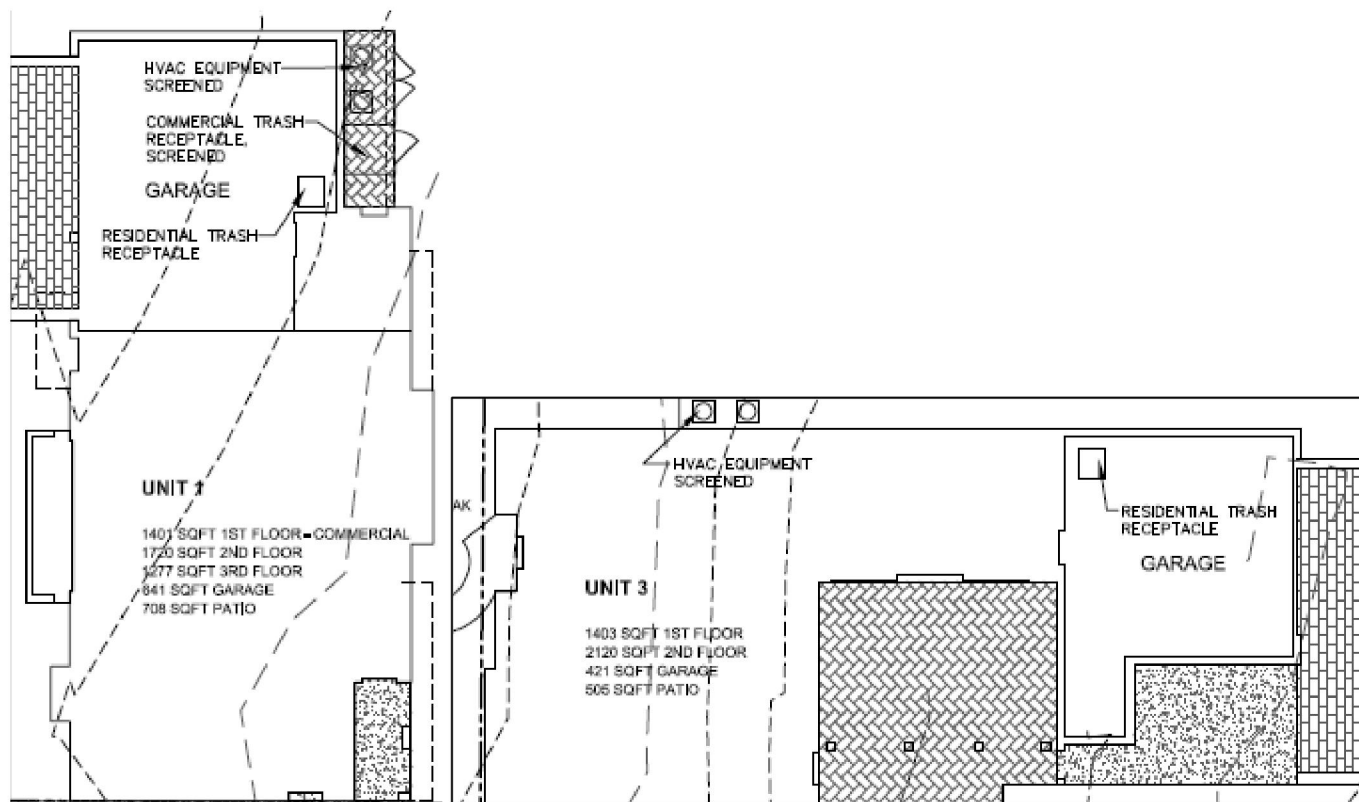


Figure 4: Dumpster and HVAC Enclosures.

Fences: There is various fencing on the site. Since the underlying zoning is B-2 and non-residential then side fencing on the site shall not be more than 12' tall. The plan has landscape fencing at 3' and the east side of the site has 10' fencing made of multiple materials.

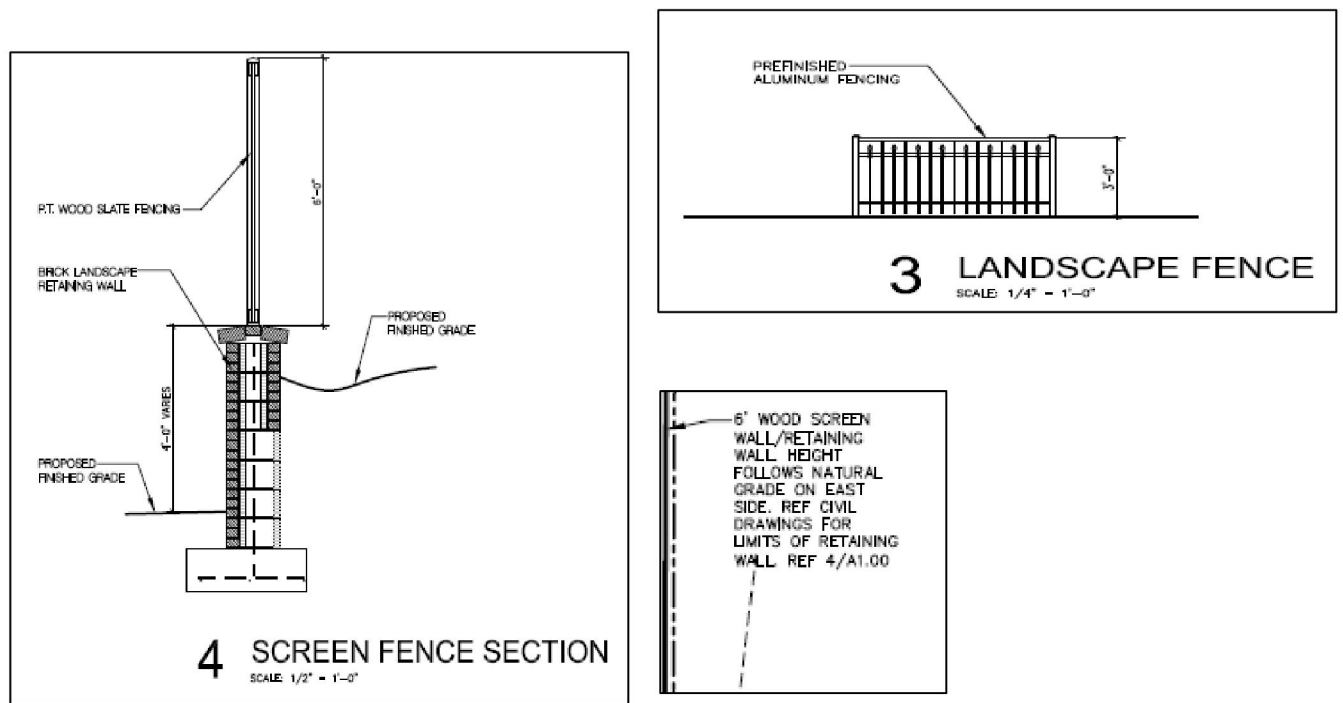


Figure 5: Fence and Wall Details.

Storm water: The terrain of the site falls from east to west with elevations ranging. Runoff flows westward across the surface of the site and enters the N. Church Street ROW where it enters City storm sewer lines through inlets located along N. Church Street. Runoff will be directed to a series of area drains and drop inlets located along N. Church Street. The underground storm pipes will carry the runoff to an existing City inlet on the east side of N. Church Street near the Magnolia Avenue intersection where it will continue through Fairhope's storm sewer network. Retention facilities are not required for this development. An HOA will be formed that will be required to maintain any and all stormwater facilities and structures located outside of the publicly accepted ROW. Submitted plans have been approved.

Location and size of all signage: A sign plan was not provided. It is the intent to have minimal signage. A sign plan shall be in compliance with the Sign Ordinance.

Erosion control: An Erosion Control plan was submitted with the application and is acceptable.

Utilities: A utility plan was submitted and has been reviewed and approved by the appropriate providers. The contractor is responsible to get electricity to the take off pole. Risers for gas meters will be installed based on the locations provided by the applicant.

ADA Requirements: ADA requirements have been met, but will be inspected during construction construction.

Traffic: A traffic impact study is not warranted for this project pursuant to letter dated August 21, 2023, from S.E. Civil.

Article II, Section C.2.d. (Site Plan Review Criteria)

Criteria – The application shall be reviewed based on the following criteria:

- (1) Compliance with the Comprehensive Plan;
The property is currently zoned B-2 and the uses currently proposed (residential and office) are allowed in B-2.
- (2) Compliance with any other approved planning documents; **Will be met prior to vertical construction/applying for building permit.**
- (3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts;
The standards of the zoning ordinance have been, or shall be by condition of approval, met.
- (4) Compliance with other laws and regulations of the City;
Meets
- (5) Compliance with other applicable laws and regulations of other jurisdictions;
Meets
- (6) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; **Meets**
- (7) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values; **Property is zoned B-2, which allows for such things and the site does not about conflicting uses.**
- (8) Overall benefit to the community;
No Conflicts.
- (9) Compliance with sound planning principles; **Meets**
- (10) Compliance with the terms and conditions of any zoning approval;
Meets
- (11) Any other matter relating to the health, safety, and welfare of the community;
Nothing noted
- (12) Property boundaries with dimensions and setback lines;
Meets
- (13) Location of proposed buildings and structures indicating sizes in square feet;
Meets
- (14) Data to show percentage of lot covered with existing and proposed buildings;
Meets
- (15) Elevations indicating exterior materials;
Front elevations were provided.
- (16) The locations, intensity, and height of exterior lights; **Meets**
- (17) The locations of mechanical equipment;
All relevant requirements are met.
- (18) Outside storage and/or display; **Meets**
- (19) Drive-up window locations (must be away from residential uses/districts and not in front of building);
n/a
- (20) Curb-cut detail and location(s);
Provided.
- (21) Parking, loading, and maneuvering areas;
Meets
- (22) Landscaping plan in accordance with the City Landscape Ordinance;

Meets

(23) Location, materials, and elevation of any and all fences and/or walls;

Meets

(24) Dumpster location and screening; and

Meets

(25) Location and size of all signage.

A signage plan is underway and the plan shall conform to the Sign Ordinance.

Recommendation:

Staff recommends conditional approval of case SR 23.05 with the following conditions:

- 1.) No part of any building shall extend beyond 40' from the natural elevation of each building pad.
- 2.) Signage plan shall conform to the Sign Ordinance.
- 3.) Provide a Hold-Harmless agreement for staircases proposed in the ROW.

ATTACHMENT TO APPLICATION FOR
VATAN SITE PLAN AND MOP (FOR PROPERTY PIN #15164)
LOCATED AT THE CORNER OF MAGNOLIA AVENUE
AND CHURCH STREET IN FAIRHOPE, ALABAMA
(8-22-23)

The proposed Project for the Property (named “**Vatan**”) is depicted on the attached Site Plan and MOP applications. Vatan is a mixed-use development comprised of 7 architecturally compatible and separate structures and will constitute a land condominium created and administered in accordance with the Alabama Uniform Condominium Act.

The dedicated retail/commercial component of Building 1 fronting Magnolia Avenue comprises approximately 1,400 square feet on the first floor and is intended to serve one or more small scale retail/commercial tenants, and the second and third floors of Building 1 (consisting of approximately 3,000 square feet) are intended for a single residential use.

The dedicated retail/commercial component of Building 2 fronting Magnolia Avenue comprises approximately 2,980 square feet on the first and second floors and is intended to serve one or more small scale retail/commercial tenants. The third floor of Building 2 (consisting of approximately 1,730 square feet) is intended for a single residential use.

The remaining 5 Buildings in Vatan (facing Church Street and internal to the Property) range from approximately 3,500 square feet to approximately 2,300 square feet, and each of them is primarily intended for a single residential use.

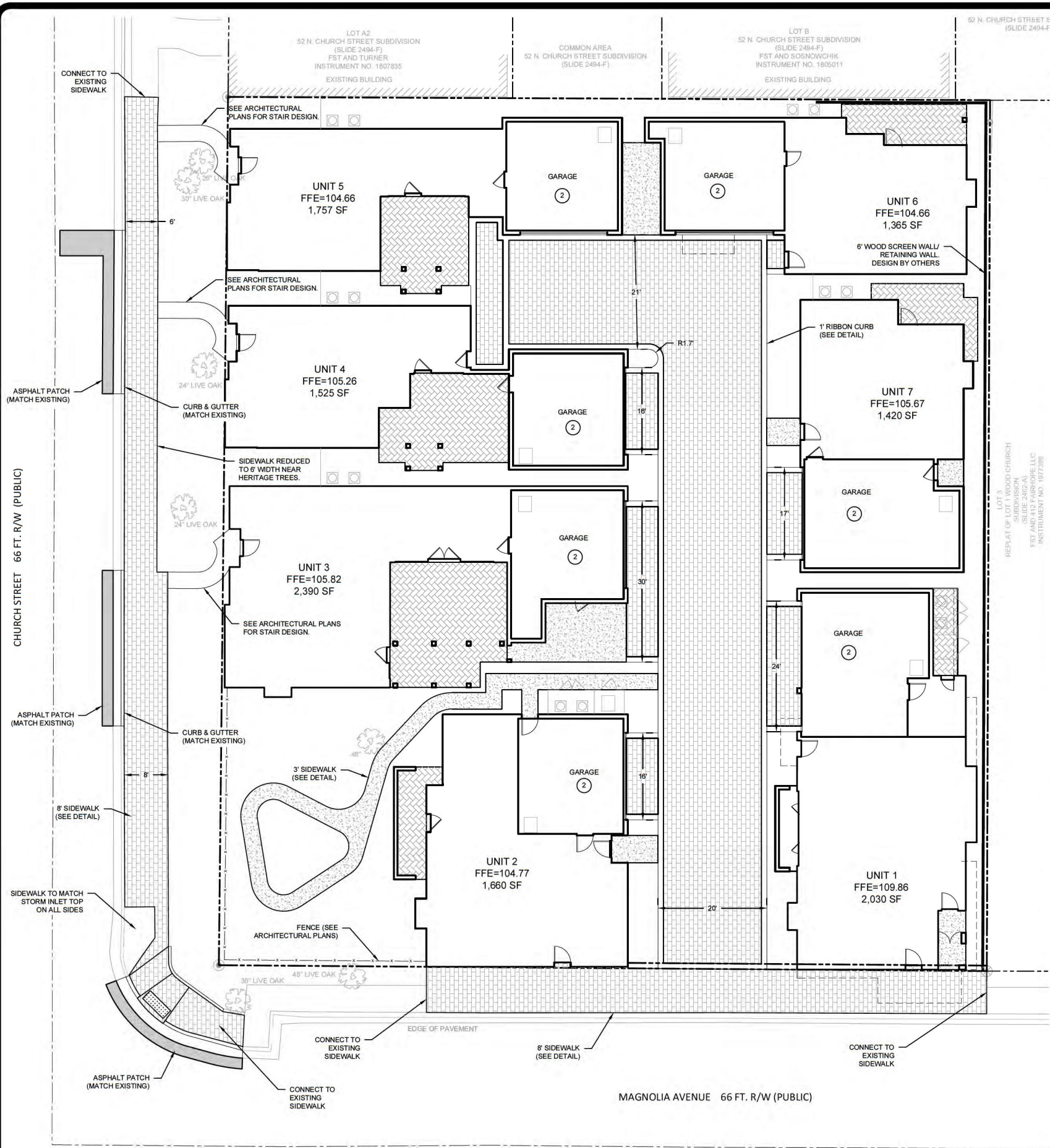
At the Board of Adjustments meeting for Vatan earlier in 2023, allowance was made for calculating the height of each Building on the basis of each Building’s individual footprint. The mixed-use Buildings facing Magnolia Avenue are 40 feet in height in accordance with the calculation methodology used by the City of Fairhope, and the remaining 5 Buildings are 35 feet or less in height in accordance with the City of Fairhope’s calculation methodology.

Substantial planning has been undertaken to ensure that the Project is consistent with the applicable regulations within the zoning for the Property and the Central Business District of Fairhope. Project attributes include:

- a. a single entry/exit to and from the Property for vehicular traffic, promoting traffic safety;
- b. on-site parking that is twice the minimum number of spaces required in the CBD;
- c. dedicated golf cart parking for certain Buildings located on the Property;
- d. a site plan and design that makes every effort to preserve the trees located both on the Property and in the Magnolia Avenue and Church Street right-of-ways;
- e. the Project is complimentary of the residential, commercial and mixed-use developments in the immediate vicinity of the Property; and
- f. the Project is supportive of and promotes multiple of the objectives specifically applicable to the CBD in the Fairhope Zoning Ordinance, including:
 - generating high levels of pedestrian and bicycle traffic;
 - providing a mix of uses;

- strengthening non-automotive connections to adjacent neighborhoods;
- buffering surrounding neighborhoods from any adverse impacts of activities in the CBD; and
- providing a small park/green space for Property occupants

The Site Plan and the arrangement of structures on the Property compliment the natural topography of the Property, which ranges from 111 feet above sea level to 97 feet above sea level. The Site Plan, Project design and Project configuration are all intended to promote the highest and best use of the Property and to also further enhance the CBD and general downtown area of Fairhope.



NOTE: PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.

SITE PLAN LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	RIBBON CURB	
	STANDARD PARKING QUANTITY	
	BRICK PAVERS	
	CONCRETE PAVING	
	MEDIUM DUTY ASPHALT PAVING	

SITE ANALYSIS

SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.51 AC (22,362 SF)	40 FT	10,487 SF
RESIDENTIAL UNITS	COMMERCIAL UNITS	TOTAL UNITS
7 UNITS	2 UNITS	9 UNITS
REQUIRED PARKING	PROVIDED PARKING	
7 SPACES (SEE PARKING DATA)	14 SPACES	
JURISDICTION	ZONING	
CITY OF FAIRHOPE	B-2 (CBD)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	0 FT	
SIDE YARD:	0 FT	
REAR YARD:	0 FT	
MAXIMUM BUILDING HEIGHT:	40'	
MAX. BUILDING SITE COVERAGE:	---	

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/UNIT) =	7
TOTAL PROVIDED =	14

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.52 ACRES	--
BUILDING AREA (UNDER ROOF)	0.24 ACRES	46.15%
IMPERVIOUS PAVING	0.18 ACRES	34.62%
PERVIOUS PAVING	0.00 ACRES	00.00%
GRASSED/LANDSCAPED AREA	0.10 ACRES	19.23%

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
- HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
- THIS SITE IS ZONED B-2 (CBD).
- TOTAL SITE ACREAGE = 0.52 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. WITHOUT PERMISSION FROM THE CITY.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.

REVISION

DATE

S.E. Civil Engineering & Surveying

9909 Windmill Road

FAIRHOPE, AL 36532

251.970.6848

SITE PLAN

Vatan Mixed Use Development

301 MAGNOLIA AVE

FAIRHOPE, AL 36532

IF NOT SIGNED BY THE ENGINEER, THIS SEAL IS INVALID

DAVID R. CHARNICK

REGISTERED PROFESSIONAL ENGINEER

NO. 10154

STATE OF ALABAMA

AFFIX SEAL

JOB No. 20231216

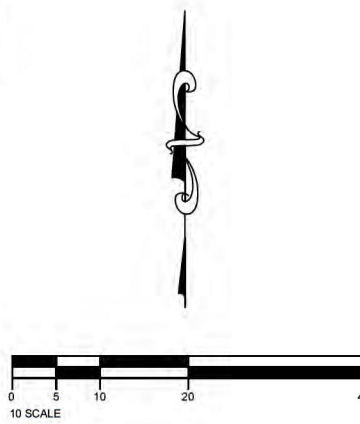
DATE 8/29/23

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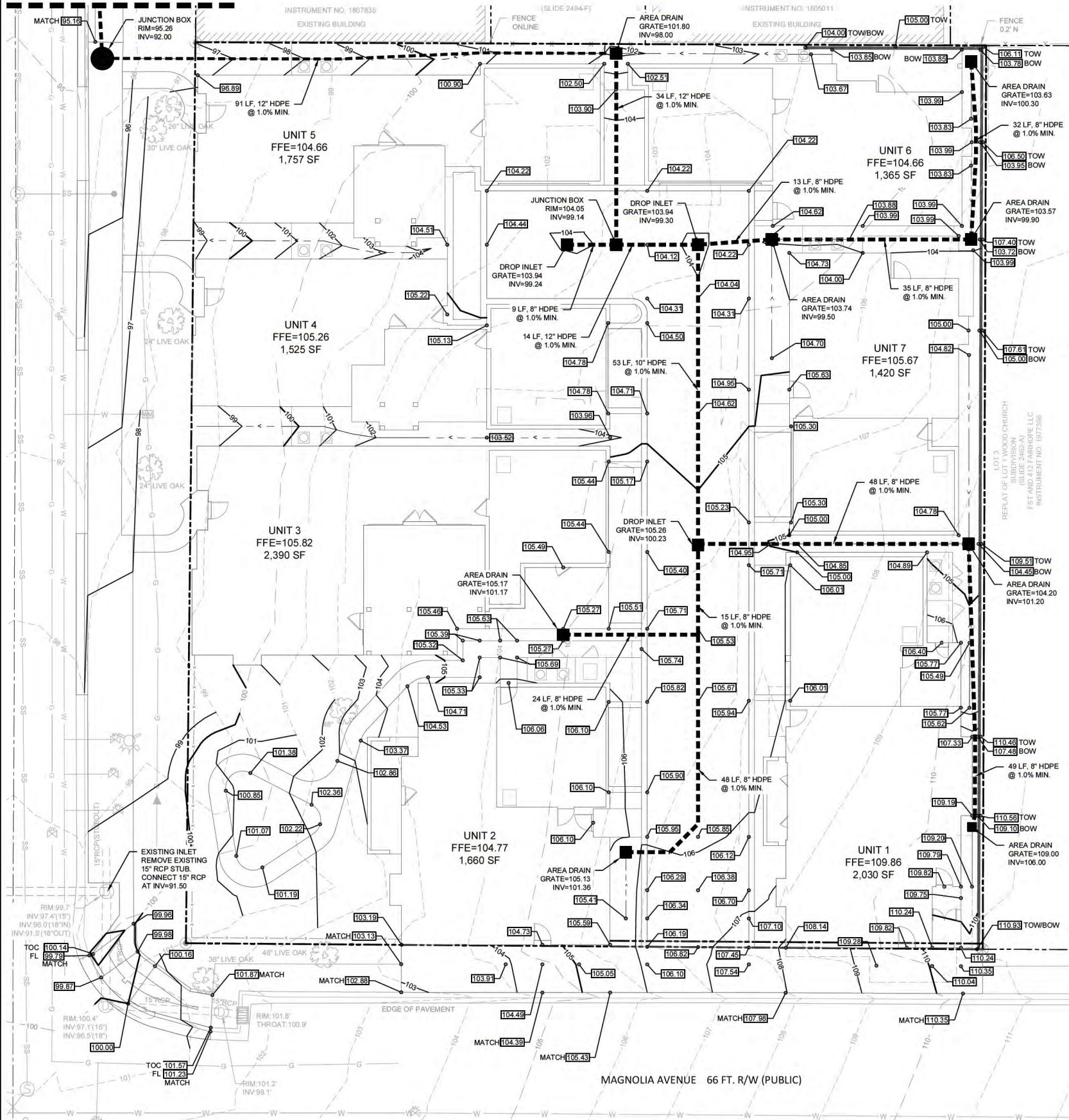
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SHEET

C01

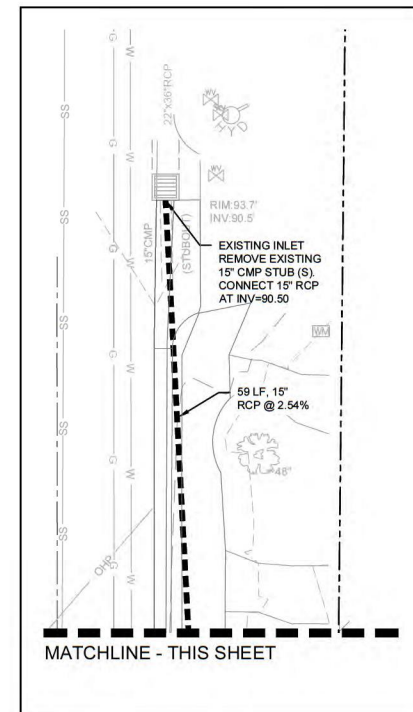


MATCHLINE - THIS SHEET



GRADING & DRAINAGE PLAN LEGEND

EXISTING	PROPOSED
STORM SEWER PIPING	UD
UNDERDRAIN	X"
ROOF DRAIN	
JUNCTION BOX (JB)	
DROP INLET (DI)	
WEIR INLET (WI)	
TYPE "S" 1-WING INLET (SWCB)	
TYPE "S" 2-WING INLET (DWCB)	
CONTOURS	XXX.XX
SPOT ELEVATION	HP
HIGH POINT	FL
CURB FLOW LINE	TOC
TOP OF CURB	TOW
TOP OF WALL	BOW
BOTTOM OF WALL	



GRADING & DRAINAGE NOTES

- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY 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.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
- ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
- STORM PIPE SHALL BE AS FOLLOWS:
RCP, CLASS III PER ALDOT SPECIFICATIONS.
HDPE, ADS N12 PIPE PER SPECIFICATIONS.
PVC, SCH. 40 PIPE PER SPECIFICATIONS.
THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
- ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
- THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
DROP INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
JUNCTION BOX = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
- FIRM NO. 0100300644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X UNSHADED.
- UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAWINGS OF AS-BUILT CONDITIONS FOR THE DEVELOPMENT OF THE SITE.
- ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT BY GEOCON ENGINEERING & MATERIALS TESTING, INC. FOR COMPACTION REQUIREMENTS.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADE.
- ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
- THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- PIPE LENGTHS SHOWN ARE LINEAR DISTANCES BETWEEN CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR SHALL DETERMINE THE QUANTITY OF PIPE NEEDED FOR THE JOB, BASED ON SLOPE LENGTH AND WHOLE STANDARD PIPE SECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- MAXIMUM CUT OR FILL SLOPE IS 3H:1V
- CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
- REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
- ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT OF THE STORM SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.

NOTE: PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.



GRADING & DRAINAGE PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532



JOB No. 20231216 DATE 9/14/23

DRAWN DRL SCALE 1"=10'

SHEET

C02



1 Site Plan

SCALE: 1:10



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VATAN

WHLC | ARCHITECTURE © 2023

02.28.23

A Downtown Fairhope Central Business District Mixed-Use Development



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02.28.23

A Downtown Fairhope Central Business District Mixed-Use Development



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02.28.23

A Downtown Fairhope Central Business District Mixed-Use Development



VATAN

A Downtown Fairhope Central Business District Mixed-Use Development

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02.28.23

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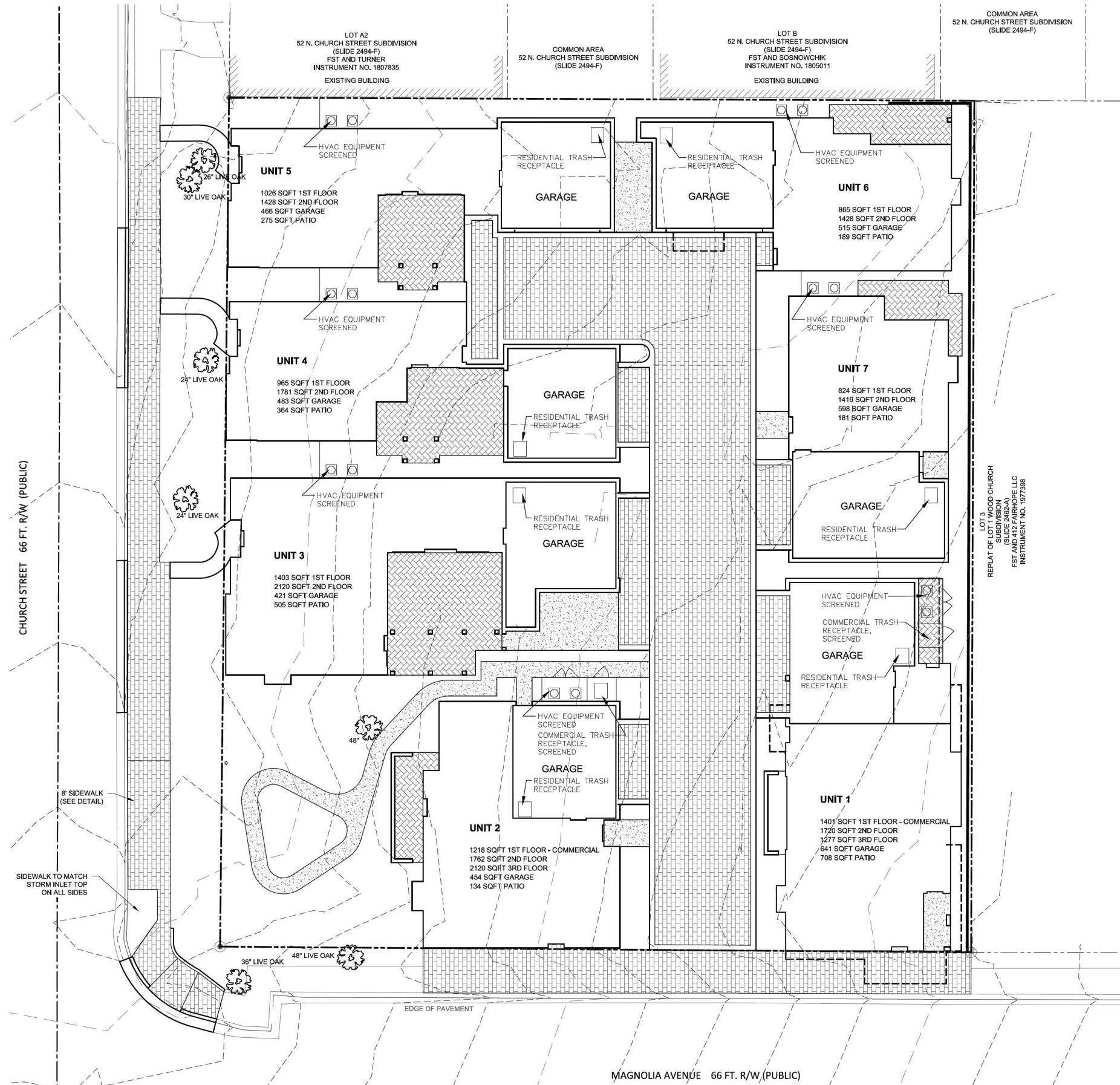
VATAN

WHLC | ARCHITECTURE © 2023

02.28.23

A Downtown Fairhope Central Business District Mixed-Use Development

© 2023 WHLC | ARCHITECTURE



1 Site Plan
SCALE: 1:10

VATAN
Mixed Use Development
Church and Magnolia
Fairhope AL

washer hill lipscomb cabanis
architecture, llc
copyright 2022

70 south section st
t 251.990.6200

fairhope, al
22-214

Aug 21TH, 2023

SITE PLAN SUBMITTAL

SITE PLAN

A1.00



1 SOUTH
SCALE: 1/8" = 1'-0"



2 WEST
SCALE: 1/8" = 1'-0"

symbol legend	
101	door identification; re: door schedule
0	column grid identification; re: structure
?	window identification; re: A9.0
1/8"	elevation identification
0'-0" ELEVATION	elevation marker
X/XXX SIM	detail reference bubble
1 A101	section reference marker; re: building sections



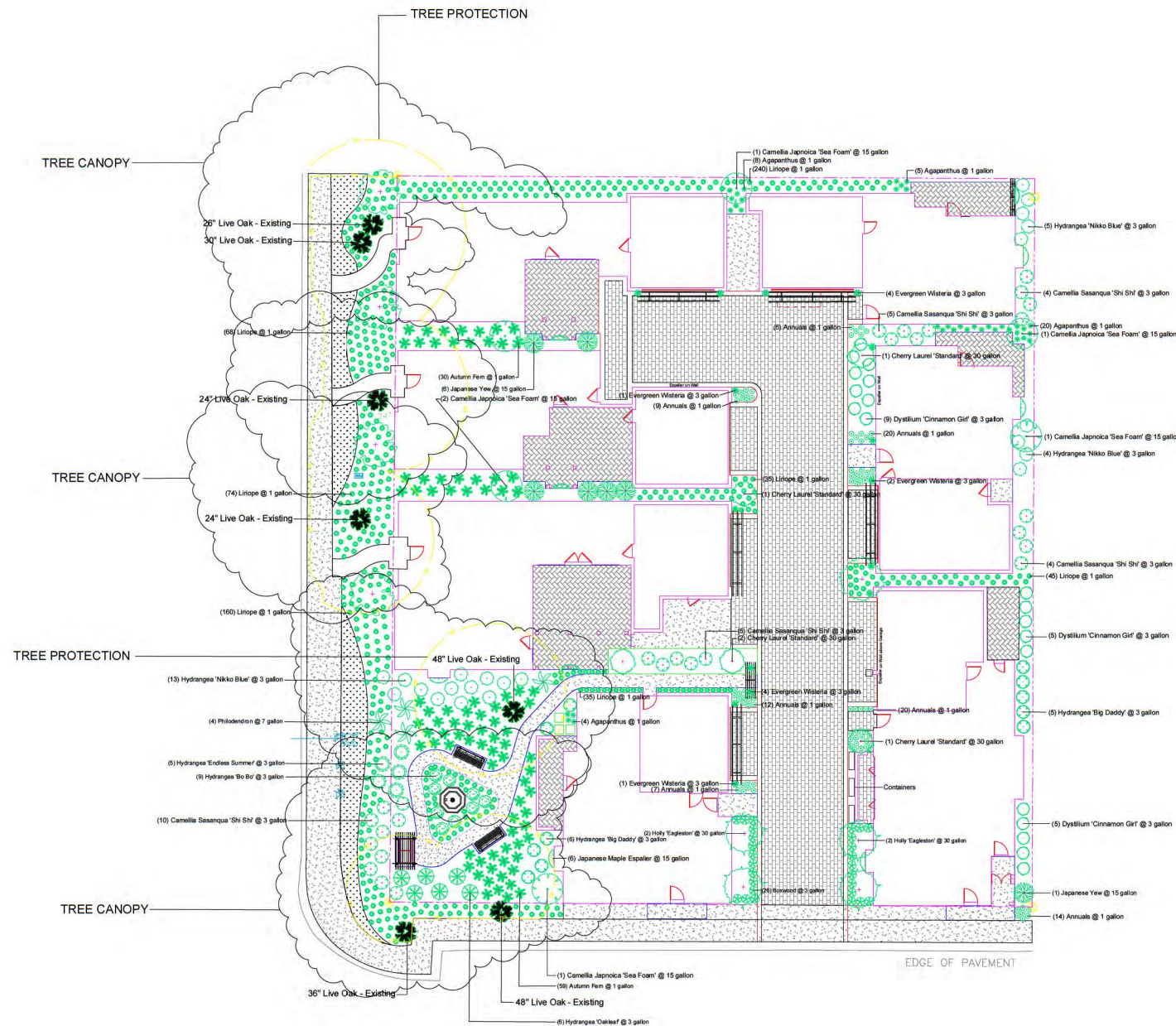
1 NORTH
SCALE: 1/8" = 1'-0"



2 EAST
SCALE: 1/8" = 1'-0"

symbol legend

101	door identification; re: door schedule
0	column grid identification; re: structure
?	window identification; re: A9.0
1810	elevation identification
0'-0" ELEVATION	elevation marker
X/XXX SIM	detail reference bubble
1 A10	section reference marker; re: building sections



PROPOSED TREE CANOPY PLAN
as of June 24, 2023

I. Assignment/Comments:

- Assess the health and structure of the live oak trees located at this site.
- Develop a tree protection plan for the trees to mediate the impact of proposed construction near these trees.
- Assess construction and site plans to recommend alternatives to reduce the impact upon the trees.
- Develop a tree protection plan using the approved plans prior to the start of construction.
- Communicate with contractors as needed to explain the tree protection plan, reevaluate the tree protection plan as needed due to changes with construction plans, and assess any contractor damage to these trees, develop remediation plans, and determine the cost of any damage and/or cost of treatment for these trees.
- Monitor the trees before, during, and after construction.
- Provide a written report for items A - D.

II. Tree Comments:

- Tree health and structure assessment for the 5 trees on the Right of Way (ROW) and 1 tree on the property. The assessment will include a tree risk assessment and a tree health assessment. The assessment will include a tree risk assessment and a tree health assessment. The assessment will include a tree risk assessment and a tree health assessment.
- Using the approved plans, determine pruning needs for tree removal and/or reduction to provide clearance for the building and any space needed for construction purposes.
- Standard pruning to remove deadwood one-inch diameter and larger, crossing limbs, broken or broken limbs, and hanging limbs. Reduction of any of over extended limbs as needed. Pruning will follow ANSI A 200 Part 1 standards.
- As application of mulch up to 12 inches deep in areas that will not be broad of from construction and adjacent roads are present.
- The installation of a fence to protect tree roots, outside of the building footprint and any over-slip construction areas where sufficient roots are present.
- Consult with contractors before, during, and after construction as needed. Review construction plans, water management, and develop or revise existing tree protection plans, assess any damage, develop a remediation plan, and determine the responsible party as needed. Application for tree pruning or removal permits.

Vatan

MARTINIÈRE LANDSCAPE & DESIGN
P. O. BOX 401
FAIRHOPE, AL 36533
251-591-8733

VATAN
CHURCH STREET / MAGNOLIA AVE.
FAIRHOPE, AL

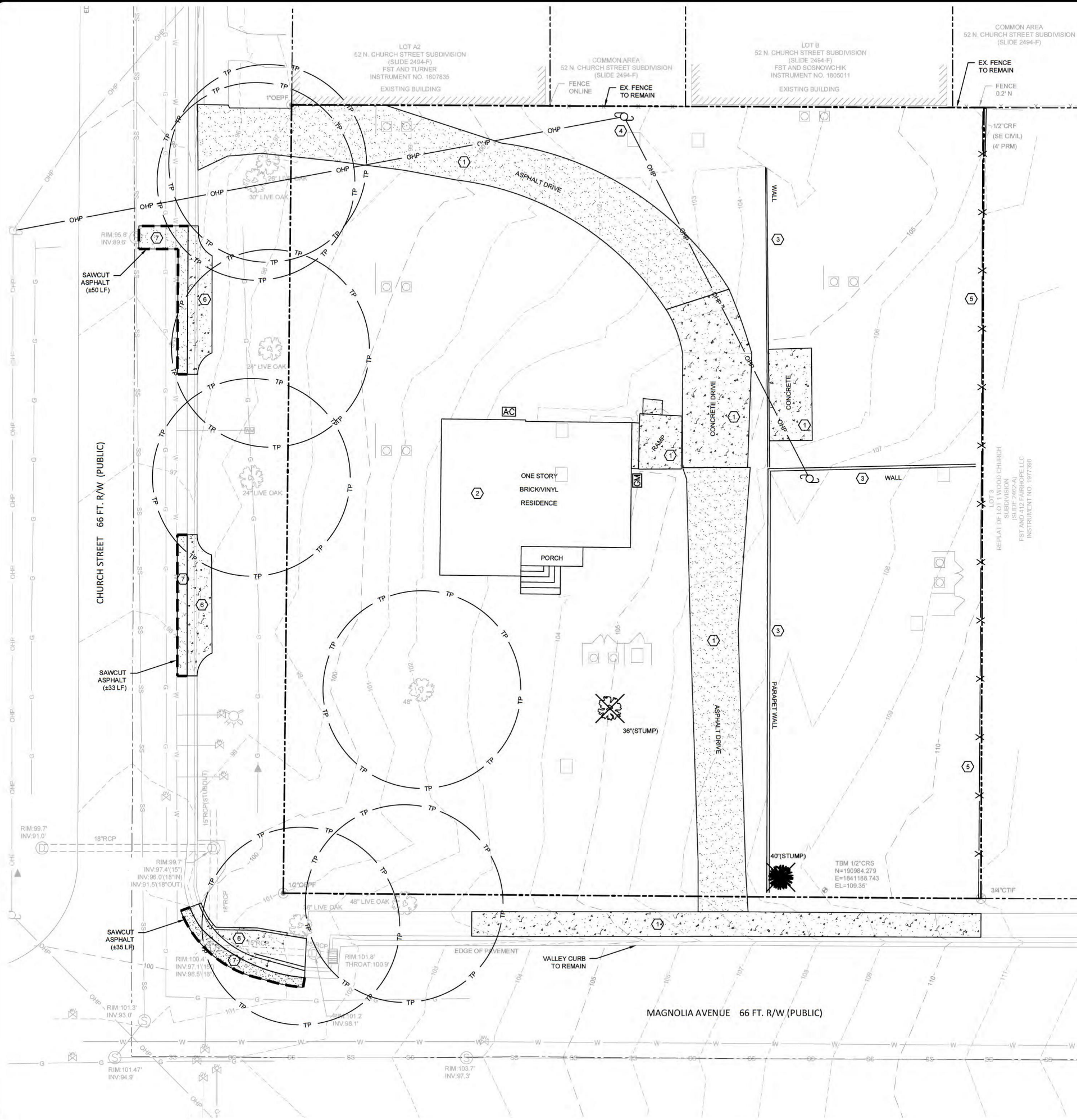
DATE: 8/10/2023

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TGM

SCALE: 1"=10'

Sheet

L1



TREE REMOVAL NOTES

1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR DRIVE ENTRANCES AND SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER.
5. ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C&D) WASTE IS PROHIBITED. CONSTRUCTION AND DEMOLITION WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.
6. INSTALL PERIMETER SEDIMENT BARRIERS AND TREE PROTECTION PRIOR TO DEMOLITION. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN FOR DETAILS.
7. MAKE SAWCUTS AT AREAS WHERE PAVING IS TO REMAIN. CURBING SHOULD BE REMOVED TO AN EXISTING JOINT.

TREE REMOVAL LEGEND

REMOVAL X
TREE PROTECTION FENCE TP

TREE REMOVAL

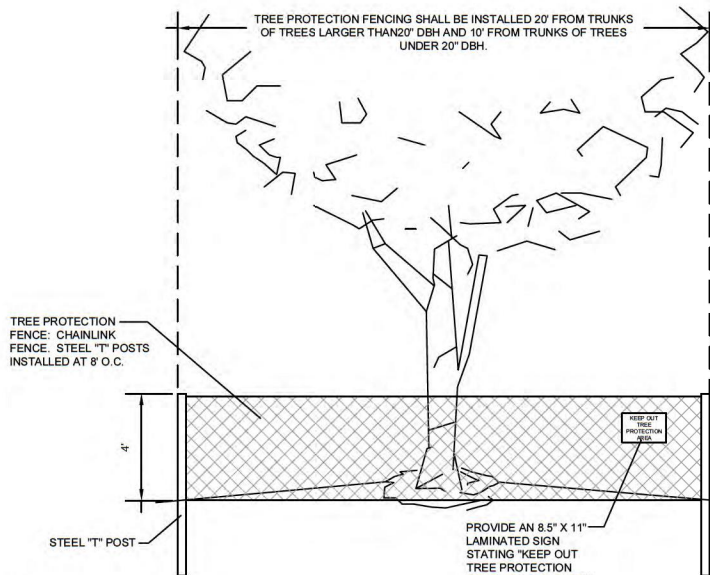
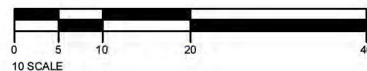
TYPE	QTY
40" STUMP	1
36" STUMP	1

DEMOLITION LEGEND

PIPE REMOVAL
REMOVAL - ASPHALT
REMOVAL - CONCRETE
ASPHALT SAWCUT

DEMOLITION SYMBOLS

- 1 REMOVE PAVING AND BASE MATERIAL IN THE EXISTING DRIVEWAY
- 2 REMOVE BUILDING AND APPURTENANCES
- 3 REMOVE WALLS
- 4 REMOVE POWER POLES AND OVERHEAD LINES
- 5 REMOVE FENCE
- 6 REMOVE CURBS, CURB CUTS, SIDEWALKS, & RAMPS
- 7 REMOVE & PATCH ASPHALT FOR CURB AND UTILITY CONSTRUCTION



NOTE:
TREE BARRICADE SHALL BE IN PLACE AT THE OUTER EDGE OF THE DRIP LINE OF THE TREE PRIOR TO ANY LANDSCAPE DISTURBANCE.

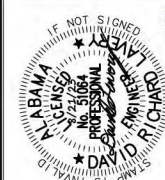
TREE BARRICADE

SCALE: NTS



DEMOLITION & TREE REMOVAL PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532



JOB No. 20231216 DATE 8/21/23

DRAWN DRL SCALE 1"=10'

SHEET

D01

PROPOSED TREE CARE PLAN
as of June 21, 2023

I. Assignment Components

- A. Assess the health and structure of the live oak trees located at this site.
- B. Develop a basis plan of care for the trees to mediate the impact of proposed construction near these trees.
- C. Assess construction and site plans to recommend alternatives to reduce the impact upon the trees.
- D. Develop a tree protection plan using the approved plans prior to the start of construction.
- E. Communicate with contractors as needed to explain the tree protection plan, reevaluate the tree protection plan as needed due to changes with construction plans, and assess any contractor damage to these trees, develop remediation plans, and determine the cost of any damage and/or cost of treatment for these trees.
- F. Monitor the trees before, during, and after construction.
- G. Provide a written report for items A – D.

II. Care Components

- A. Tree health and structure assessment for the 5 trees on the Right of Way (ROW) and 1 tree on the property. The assessment will not be a tree risk assessment but rather a basis assessment looking for defects that could require a formal tree risk assessment.
- B. Using the current plans, determine areas that will require air excavation to map and/or prune roots as needed.
- C. Collect a soil sample(s) for testing. The results will be used to determine a prescription for fertilization.
- D. Determine if the use of a tree growth regulator will have benefit and apply as needed.
- E. Using the approved plans, determine pruning needs for limb removal and/or reduction to provide clearance for the buildings and any space needed for construction purposes.
- F. Standard pruning to remove deadwood one-inch diameter and larger, crossing limbs, cracked or broken limbs, and hanging limbs. Reduction pruning of over-extended limbs as needed. Pruning will follow ANSI A-300 Part 1 standards.

- G. An application of mulch up to 12-inches deep in areas that will not be fenced off from construction and sufficient roots are present.
- H. The installation of a fence, to protect tree roots, outside of the building's footprint and any over-dig construction areas where sufficient roots are present.
- I. Consult with contractors before, during, and after construction as needed. Review construction plans, make recommendations, and develop or review existing tree protection plans. Assess any damage, develop a remediation plan, and determine the responsible party as needed. Application for tree pruning or removal permits.

Dave Lavery

From: Jamie Rollins <jamie.rollins@fairhopeal.gov>
Sent: Wednesday, September 13, 2023 4:08 PM
To: Richard Johnson; Dave Lavery
Cc: Mike Jeffries; Michelle Melton; Hunter Simmons
Subject: Re: Vatan Mixed Use Development

We met on-site today. The sidewalks are a difficult one. It is obvious that many measures are being taken to preserve the trees on-site. A consulting arborist has been working with the project and I agree with his assessment that removing 12-14 inches of material in the critical root zone of the trees will be very impactful to the trees. Maybe not today but time will tell that tale. The middle tree is my biggest concern. Could we find a way to do wooden boardwalk or something less impactful there?

Thanks,
Jamie

Get [Outlook for iOS](#)

From: Richard Johnson <richard.johnson@fairhopeal.gov>
Sent: Wednesday, September 13, 2023 2:57:54 PM
To: Dave Lavery <dlavery@secivileng.com>
Cc: Mike Jeffries <mike.jeffries@fairhopeal.gov>; Michelle Melton <michelle.melton@fairhopeal.gov>; Hunter Simmons <hunter.simmons@fairhopeal.gov>; Jamie Rollins <jamie.rollins@fairhopeal.gov>
Subject: RE: Vatan Mixed Use Development

Dave:

I have reviewed the proposed drainage for the subject development – I have no issues or concerns. I will get you a copy of the “As Builts” for this portion of the Church Street Drainage.

As discussed – sidewalks as shown are acceptable, however, I recognize that post approval and during construction we may have to make some modifications to mitigate tree impacts and/or meet ADA compliancy requirements.

All approvals are conditioned on final approval by the City Horticulture Supervisor’s for compliance with the Tree & Landscape Ordinance.

Thanks,

RDJ

Richard D. Johnson, PE
Public Works Director
richard.johnson@fairhopeal.gov
Office: 251-929-0360
Cell: 251-423-7418

From: Dave Lavery <dlavery@secivileng.com>
Sent: Tuesday, September 12, 2023 1:44 PM

To: Richard Johnson <richard.johnson@fairhopeal.gov>

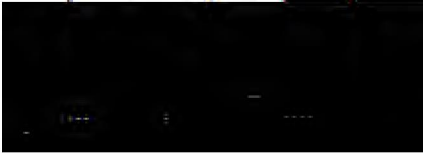
Subject: RE: Vatan Mixed Use Development

Good afternoon Richard,

I revised the civil plans for Vatan so that the site drainage would connect to the grate inlet to the north of our site instead of the catch basin near the corner of Magnolia and Church. Please let me know if you have any comments on the revised plan set.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Dave Lavery

Sent: Friday, September 8, 2023 12:30 PM

To: richard.johnson@fairhopeal.gov

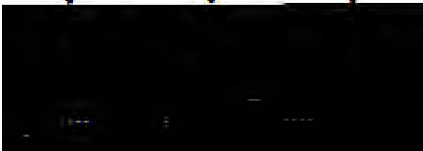
Subject: RE: Vatan Mixed Use Development

Good afternoon Richard,

I received a comment from Wednesday's DRC to follow up with you on sidewalk layout, drainage plan, and any potential additions/improvements. The civil plans are attached. Please let me know if you have any comments that need to be addressed. Planning has asked that I respond by Thursday morning at 9:00 so please let me know as soon as possible if you need additional information or if you have any comments that might require plan revisions. I'd be happy to come in early next week and look at the plans with you if that makes it any easier.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Dave Lavery
Sent: Wednesday, August 16, 2023 2:12 PM
To: richard.johnson@fairhopeal.gov
Subject: Vatan Mixed Use Development

Good afternoon Richard,

We are working through the design for the Vatan Mixed Use Development on the northeast corner of Magnolia and Church. Attached are current versions of the site plan and grading and drainage plan. Do you have any comments on the sidewalk layout, the storm connection, or anything else you see that needs to be addressed? Or if it would be easier to go over this in person I would be happy to come by.

I also had a question on the existing storm sewer on the east side of Church Street. Our survey (attached) shows a 15" CPP stubout (I think it's actually RCP) on the north side of a catch basin near Magnolia, and further north there is a 15" CMP stubout on the south side of an inlet. Those lines are pointing towards each other, but aren't shown connecting in our survey. With the inverts we shot, I don't think they would be connected, but can you verify?

I currently show our storm coming into the ROW near the north side of the property line and going to the inlet to the south, which is further away than the inlet to the north, but we'll have to tear up more sidewalk, curb, and street to connect to the north inlet. Are you okay with us connecting to the south?

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro





September 5, 2023

**City Council
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532**

**Re: SD 23.26 & SR 23.05 - Vatan Mixed Use Development
Sidewalk Width Reduction Request**

Dear Council:

I would like to request a reduced sidewalk width of 6 feet for portions of the proposed Vatan Mixed Use Development. The site is located on the northeast corner of Magnolia Avenue and Church Street and is within the Central Business District (CBD). The minimum sidewalk width within the CBD is 8 feet, but can be reduced to 6 feet with City Council Approval.

Within the Church Street Right-Of-Way there are multiple heritage Live Oaks between the proposed buildings and the street. The available space from the existing curb to their trunks is between 10 and 13 feet. Reducing the sidewalk width to 6 feet in the vicinity of these trees will reduce the impact to the roots of these trees.

Additionally, in the Magnolia Avenue Right-Of-Way near the intersection there is existing 5' sidewalk which is immediately adjacent to 2 heritage trees. I would like to request that this sidewalk near these trees be allowed to remain in place with no requirement to increase the sidewalk width.

Please see the attached sketch depicting the proposed sidewalk widths within the Right-Of-Way

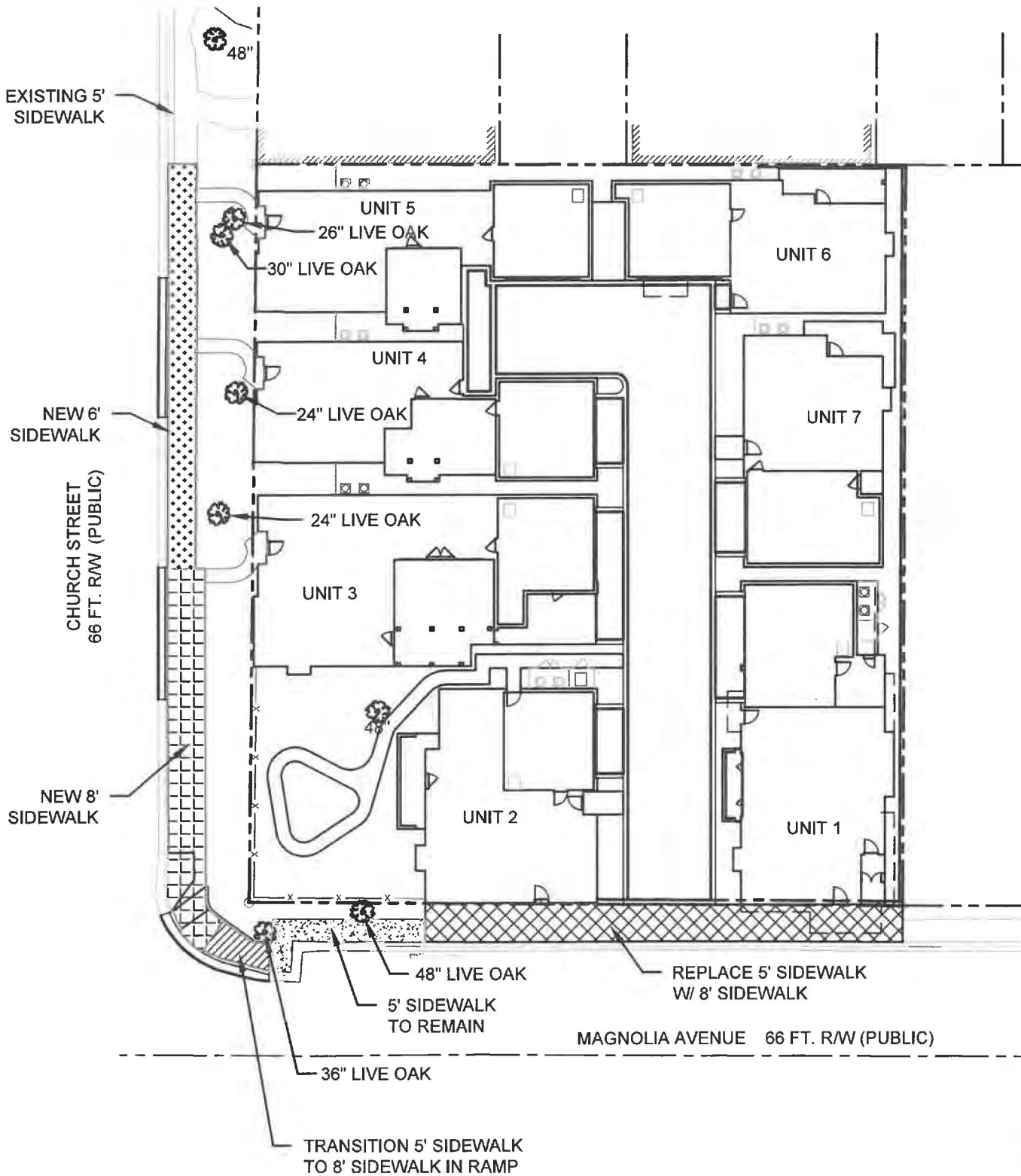
Please let me know if you have any questions or comments.

Sincerely,

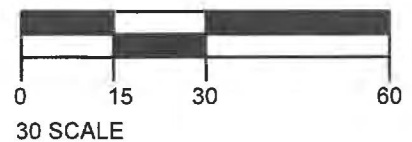
A handwritten signature in dark ink, appearing to read 'David Lavery', written in a cursive style.

A second handwritten signature in dark ink, appearing to read 'David Lavery', written in a cursive style.

David Lavery, PE
dlavery@secivileng.com



RIGHT-OF-WAY SIDEWALK EXHIBIT





August 21, 2023

**Hunter Simmons
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532**

Re: Vatan Mixed Use Development – Traffic Impact Study Note

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period.

The proposed project will add 7 new residential units and 2,619 square feet of office space. Per the attached chart we have an average daily traffic of 70 trips and a total of 8 peak hour trips for this development.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'David Lavery'.

David Lavery, PE
dlavery@secivileng.com

Instructions:

Enter Numbers into the **"Expected Units"**
in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	7.0	41	4	2	1	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies

Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA	Daily Rate for Saturday.
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA	
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA	
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA	
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA	
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA	
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA	Caution- Only 1 Study.
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA	
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA	Caution-Only 1 Study.
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA	
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour.
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA	Caution- Only 2 Studies
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA	
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA	
Minature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA	
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA	Caution- Only 2 Studies.
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA	
Movie Theater w/o matinee 443	KSF ²	78.06	6.16	94%	6%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA	
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA	
Movie Theater w/ matinee 444	KSF ²	NA	3.80	64%	36%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA	
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA	
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA	
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA	
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA	
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Casino/Video Lottery Establishment 473	KSF ²	NA	13.43	56%	44%		0	0	NA	NA	
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA	
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA	
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA	
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA	
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA	
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA	
Racquet Club 491	KSF ²	14.03	1.06	NA	NA		0	0	NA	NA	
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA	
Health Club 492	KSF ²	32.93	3.53	57%	43%		0	0	NA	NA	Caution- Only 1 Study
Bowling Alley 494	KSF ²	33.33	3.54	35%	65%		0	0	NA	NA	Caution- Only 1 Study.
Recreational Com. Center 495	KSF ²	22.88	1.45	37%	63%		0	0	NA	NA	Caution- 1 study.
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA	
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA	
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Elementary School 520	KSF ²	15.43	1.21	45%	55%		0	0	NA	NA	
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA	
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA	Caution- Only 2 studies.
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA	

Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA	
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA	
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA	
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA	
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA	
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA	
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA	
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA	
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA	
Church 560	KSF ²	9.11	0.55	48%	52%		0	0	NA	NA	For Weekday
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Peak Hour is PM Peak Hour.
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF ²	11.01	1.49	17%	83%	2.6	29	4	1	3	
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA	
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA	

Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%		0	0	NA	NA	
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	
Fast Food w/ Drive Thru 934	KSF ²	496.12	33.48	52%	48%		0	0	NA	NA	
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA	
Drive Thru Only 935	KSF ²	NA	153.85	54%	46%		0	0	NA	NA	Only 2 studies
Drinking Place 925	KSF ²	NA	11.34	66%	34%		0	0	NA	NA	
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA	
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Automobile Care Center 942	KSF ²	15.86	3.38	50%	50%		0	0	NA	NA	Daily Trips for Saturday.
New Car Sales 841	KSF ²	33.34	2.59	39%	61%		0	0	NA	NA	
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Automobile Parts Sales 843	KSF ²	61.91	5.98	49%	51%		0	0	NA	NA	
Gasoline/Service Station 944	Fuel Position	168.56	13.87	50%	50%		0	0	NA	NA	Daily Rate from 4th Edition ITE
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA	Have auto repair and service
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA	
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA	
Tire Store 848	KSF ²	24.87	4.15	43%	57%		0	0	NA	NA	
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA	
Supermarket 850	KSF ²	102.24	10.50	51%	49%		0	0	NA	NA	Daily based on small number of studies (Caution)
Convenien. Mkt. (Open 24 hrs) 851	KSF ²	737.99	52.41	51%	49%		0	0	NA	NA	
Convenien. Mkt. (Open 16 Hrs) 852	KSF ²	NA	34.57	49%	51%		0	0	NA	NA	
Convenien. Mkt w/ Gas Pumps 853	KSF ²	845.60	59.69	50%	50%		0	0	NA	NA	Average size = 3,000 sqft
Discount Supermarket 854	KSF ²	96.82	8.90	50%	50%		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Wholesale Market 860	KSF ²	6.73	0.88	53%	47%		0	0	NA	NA	Caution- Only 1 Study.
Discount Club 857	KSF ²	41.80	4.24	50%	50%		0	0	NA	NA	Similar to "Sams" or "Pace"
Home Improvement Store 862	KSF ²	29.80	2.37	48%	52%		0	0	NA	NA	
Electronics Superstore 863	KSF ²	45.04	4.50	49%	51%		0	0	NA	NA	
Toy/Children's Superstore 864	KSF ²	NA	4.99	50%	50%		0	0	NA	NA	Peak Hour is for Saturday.
Apparel Store 876	KSF ²	66.40	3.83	50%	50%		0	0	NA	NA	
Drugstore w/o Drive-Thru 880	KSF ²	90.06	8.42	50%	50%		0	0	NA	NA	
Drugstore w/ Drive-Thru 881	KSF ²	88.16	10.35	50%	50%		0	0	NA	NA	
Furniture Store 890	KSF ²	5.06	0.45	48%	52%		0	0	NA	NA	
Video Arcade 895	KSF ²	NA	56.81	52%	48%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Video Rental Store 896	KSF ²	NA	31.54	50%	50%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Walk-in Bank 911	KSF ²	156.48	12.12	44%	56%		0	0	NA	NA	Daily based on 1 study & PM Peak based on 2 studies.
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA	
Drive-in Bank 912	KSF ²	148.15	25.82	50%	50%		0	0	NA	NA	

NA: Not Available
DU: Dwelling Unit

KSF²: Units of 1,000 square feet
Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

21-Aug-23

Dave Lavery

From: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Sent: Tuesday, August 29, 2023 7:51 AM
To: Dave Lavery
Subject: Re: Magnolia & Church Fire Flow

When I get back to the office I will send you something on this.

Get [Outlook for iOS](#)

From: Dave Lavery <dlavery@secivileng.com>
Sent: Tuesday, August 29, 2023 7:43:28 AM
To: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Subject: RE: Magnolia & Church Fire Flow

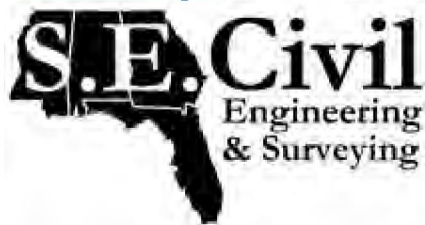
Good morning Curtis,

Sorry to pester you on this, but P&Z requested a response to the below comment by EOD. Can you provide a comment that we can submit to satisfy this requirement?

Fire Flow Modeling (We realize that these tests were suspended due to water conservation. Please follow up with sewer and water to schedule testing.)

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Dave Lavery
Sent: Monday, August 28, 2023 10:11 AM
To: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Subject: RE: Magnolia & Church Fire Flow

Curtis,

We submitted to Planning and Zoning and noted that we are unable to perform a Fire Flow Test until we Phase 1 of water conservation, but they commented that we need to follow up to schedule testing. Can you provide an email that we will be scheduled for a fire flow test when water conservation reaches Phase 1.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Dave Lavery
Sent: Monday, August 21, 2023 3:16 PM
To: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Subject: RE: Magnolia & Church Fire Flow

Curtis,

Did you ever get a chance to check if there is fire flow data available in this area? Please let me know.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Sent: Wednesday, August 16, 2023 3:48 PM
To: Dave Lavery <dlavery@secivileng.com>
Subject: Re: Magnolia & Church Fire Flow

No I didn't today. We had we'll issues. And yes until we get to phase 1 of water conservation

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From: Dave Lavery <dlavery@secivileng.com>
Sent: Wednesday, August 16, 2023 3:08:19 PM
To: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Subject: RE: Magnolia & Church Fire Flow

Were you able to look into this?

If you don't have data available, would we need to wait to do a fire flow test until the moratorium is ended?

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



From: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Sent: Tuesday, August 15, 2023 4:21 PM
To: Dave Lavery <dlavery@secivileng.com>
Subject: Re: Magnolia & Church Fire Flow

I will look tomorrow

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From: Dave Lavery <dlavery@secivileng.com>
Sent: Tuesday, August 15, 2023 4:13:56 PM
To: Curtis Cooper <Curtis.Cooper@fairhopeal.gov>
Subject: Magnolia & Church Fire Flow

Good afternoon Curtis,

Do you have any fire flow data available near Magnolia and Church? We are working on an MOB submittal for the parcel on the northeast corner of that intersection.

Thank you,

Dave Lavery, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro





August 29, 2023

Sherry Sullivan
Mayor

Council Members:

Kevin G. Boone
Jay Robinson
Jack Burrell, ACO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

S.E. Civil Engineering & Surveying
Dave Lavery
9969 Windmill Road
Fairhope, AL 36532

Regarding your availability request for PPIN 15164, 301 Magnolia Ave, corner of Magnolia Ave and Church St.

Water: Water is available through Fairhope Public Utilities.

Sewer: Sewer is available through Fairhope Public Utilities.

Electric: Electric is available through Fairhope Public Utilities.

Gas: Gas is available through Fairhope Public Utilities.

All utilities: Aid to construction will be determined upon review of final plat and must meet current utility specifications.

Tim Manuel
Water & Wastewater Assistant Superintendent

Sidney Grose
Gas Department

Ben Patterson
Electrical Superintendent

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov



AT&T Alabama
2155 Old Shell Rd
Mobile, AL 36607
www.att.com

T: 251.471.8361
F: 251.471.0410
w.mitchell@att.com

August 29, 2023

Dave Lavery
S.E. Civil Engineering & Surveying

RE: Service Availability – Vatan Mixed Use Development

Dear Mr. Lavery,

This letter is in response to your request for information on the availability of service at the above location by AT&T.

This letter acknowledges that the above referenced property is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this location.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

A black and white image of a handwritten signature, which appears to read "Wade Mitchell", written in a cursive style.

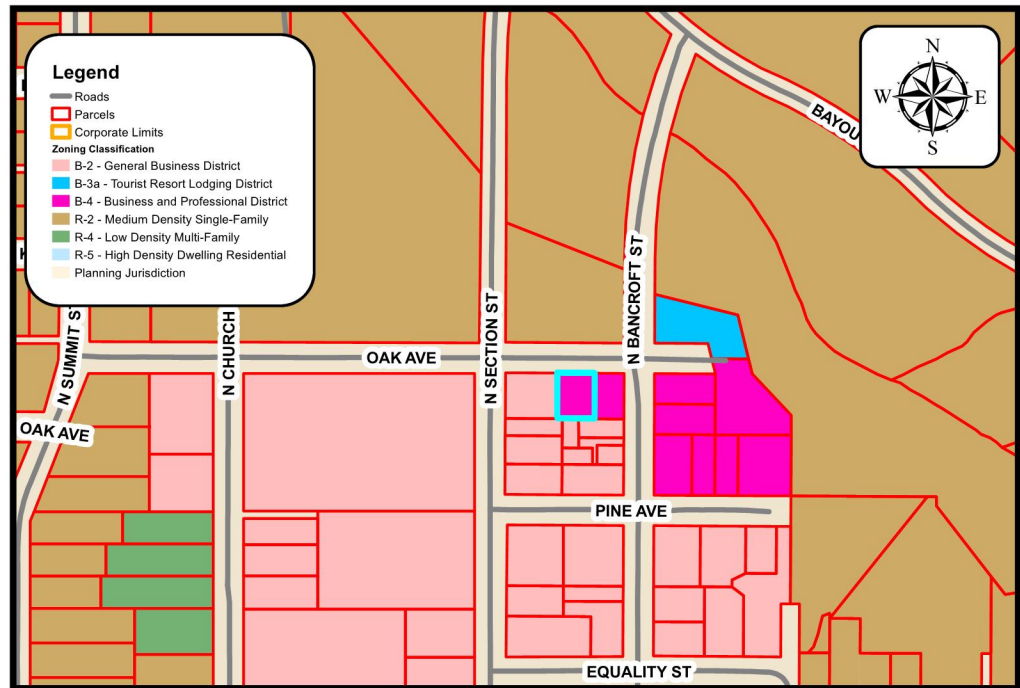
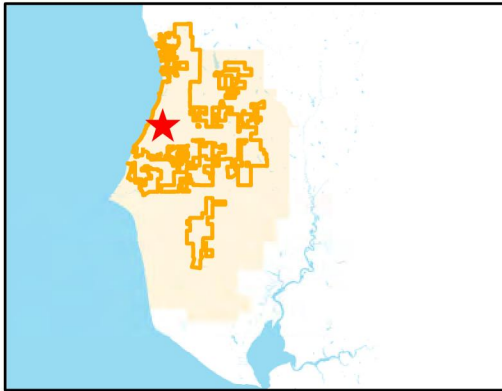
Wade Mitchell
Manager, OSP Planning and Design
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office

City of Fairhope Planning Commission

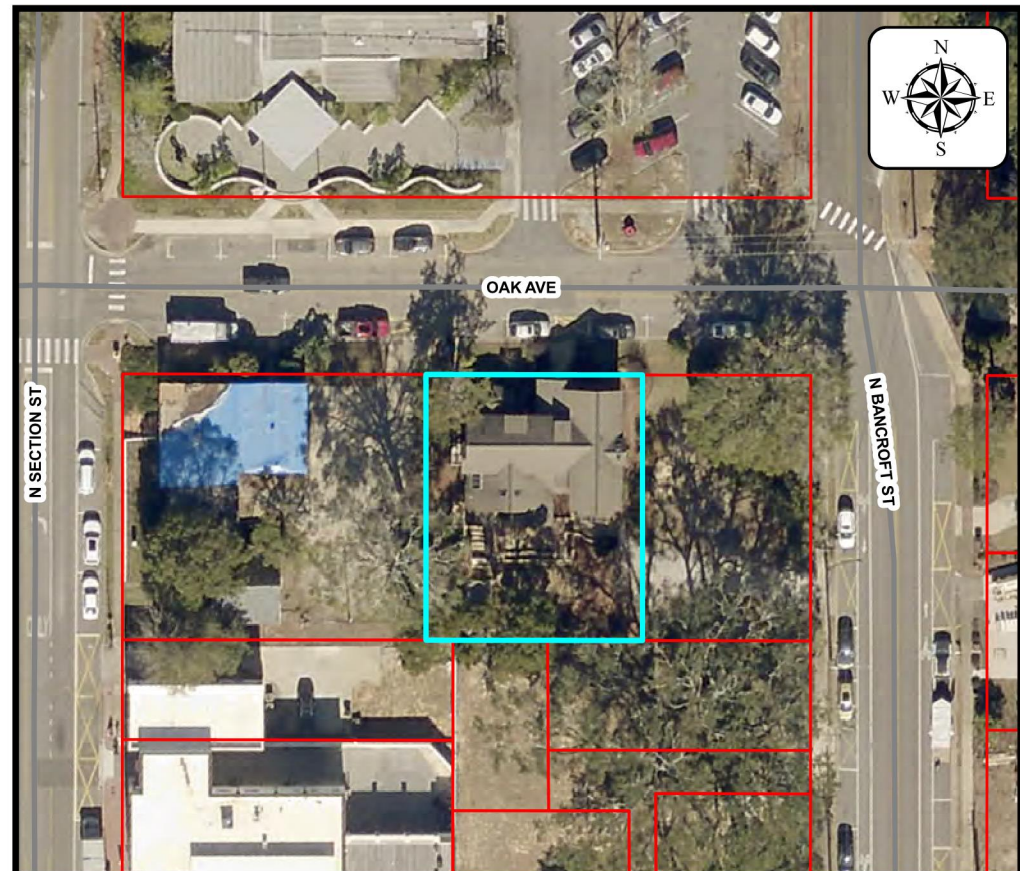
October 2, 2023



ZC 23.06 - 404 Oak LLC



Project Name:
404 Oak Avenue
Site Data:
0.18 acres
Project Type:
Rezoning
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-4
PPIN Number:
14546
General Location:
East side of N. Section Street., South side of Oak Avenue.
Surveyor of Record:
N/A
Engineer of Record:
N/A
Owner / Developer:
FST AL Coastal Holdings, LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approval w Conditions
Prepared by:
Michelle Melton





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: FST AL Coastal Holdings LLC Phone Number: (251) 454-5440
 Street Address: 404 Oak Ave
 City: Fairhope State: AL Zip: 36532

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: _____ Phone Number: _____
 Street Address: _____
 City: _____ State: _____ Zip: _____

Current Zoning of Property: B-4
 Proposed Zoning/Use of the Property: B-2 / Restaurant
 Property Address: 404 Oak Ave, Fairhope, AL 36532
 Parcel Number: 46-03-37-0-007-068.503
 Property Legal Description: See description on attached page
 Reason for Zoning Change: B-4 does not allow a restaurant. B-2 does.

Property Map Attached YES NO
 Metes and Bounds Description Attached YES NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. YES NO

Character of Improvements to the Property and Approximate Construction Date: If property is rezoned the intended use is a restaurant. B-2 allows this use while B-4 does not. A commercial kitchen will be added and rooms will be modified for more seating areas.

Zoning Fee Calculation:

Reference: Ordinance 1269

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

FST AL Coastal Holdings LLC
 Property Owner/Leaseholder Printed Name

8/29/23
 Date

Bul filot
 Signature

Fairhope Single Tax Corp. (If Applicable)

Secretary,
Reuben E. Davidson, III

Summary of Request:

Applicant, AL Coastal Holdings LLC, requests the subject property be rezoned from B-4, Business and Professional District to B-2, General Business District. The property is located at 404 Oak Avenue and within the Central Business District (“CBD”). Applicant desires to utilize the subject property as a restaurant, which is allowed in B-2, but not in B-4.

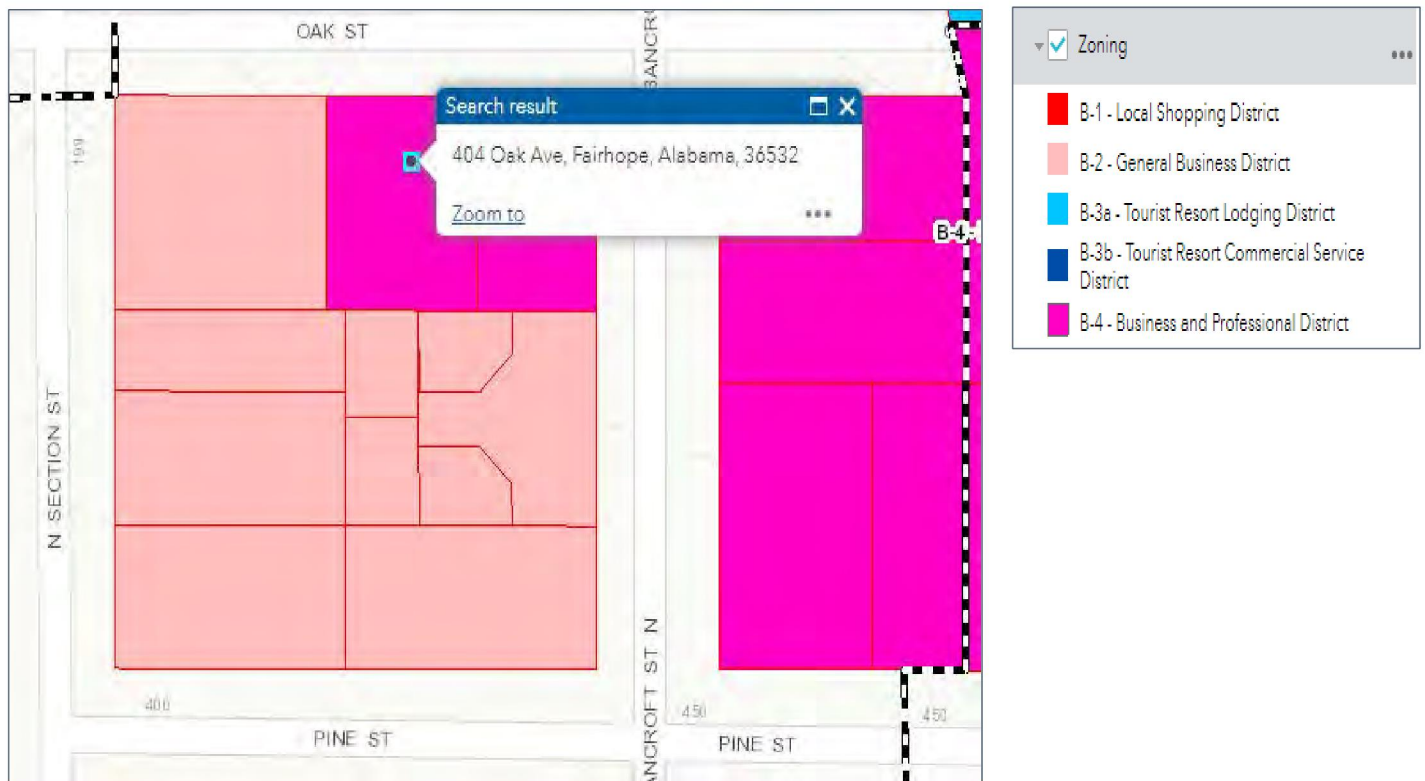


Figure 1: Map of subject and adjacent properties.

Comments:

The subject property was approved with conditions for a MOP in case SD 22.21 in August 2022. SD 22.21 allowed for four mixed-use units. Mixed uses are allowed in all the “B” zoning districts. Restaurants are only permitted by right in B-2 and B-3(b), and are not allowed in B-4.

Pursuant to Article V, Section B(3), since the subject property is within the CBD, re-zoning approvals may be done conditionally so that some allowed uses within the rezoned district may not be allowed for a particular location. For example, an Automobile Repair Station is not a desired use for this location although an allowable use.

Any future rezoning in the CBD overlay may be conditioned so that the goals and intent of the Comprehensive Plan and Article V., Section B.1. of the Zoning Ordinance are achieved.

Table 3-1

Zoning District					
Uses Categories / Specific Uses	B-1	B-2	B-3a	B-3b	B-4
Dwelling					
Single-family	●	●	●	●	●
Two-family	●	●	●	●	
Townhouse	3	3			3
Patio Home					
Multiple-family / Apartment			○	○	
Manufactured Home					
Mixed-use	●	●	●	●	●
Accessory Dwelling	3	3	3	3	3
Estate					
Office					
General	●	●		●	●
Professional	●	●		●	●
Home Occupation	3	3	3	3	3
Retail					
Grocery	●	●		●	
Convenience Store	3	3		3	
General Merchandise	●	●		●	
Shopping Center		●			
Automobile Service Station	○	○			
Outdoor Sales Limited		○			
Outdoor Sales Lot		○			
Garden Center		○	○		
Service					
Convalescent or Nursing Home	○	○	○		○
Clinic	○	○	○		
Outdoor Recreation Facility		○	○	●	○
Day Care	○	○	○		○
General Personal Services	●	●			
Mortuary or Funeral Home		●			○
Automobile Repair		●			
Indoor Recreation	●	●		○	
Dry Cleaner / Laundry	●	○			
Personal Storage		○		3	3
Bed & Breakfast			●	○	
Hotel / Motel		○	○	○	
Boarding House or Dormitory		●	●		●
Recreational Vehicle Park		3		3	
Restaurant	○	●	○	●	
Bar		●	○	●	
Entertainment Venue		●		○	
Marina			○	○	
Kennel or Animal Hospital		○	○		
Warehouse					
Junk Yard or Salvage Yard					



Figure 2: Google Street View last visited on September 11, 2023.

The Zoning Ordinance defines B-4 Business and Professional District as follows:

“B-4 Business and Professional District: This district is intended to provide opportunity for business establishments of a professional nature and is restricted to offices and businesses, which provide specific corporate functions or professional services to the general public.”
See Art. III, Section A(14).

The Zoning Ordinance defines B-2 General Business District as follows:

“B-2 General Business District: This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included. *See Art. III, Section A(11).*

There is an Easement Agreement recorded as Instrument#: 1962444 and included in the packet. The easement is to the benefit of the subject property as it is a 20’ easement across the southern 20’ of 406 Oak Avenue. Applicants are aware of the easement. Applicants are also aware that to use the subject property as a restaurant there may be additional parking and utility requirements. As the restaurant concept develops a Site Plan Review may be generated that will come before the Planning Commission and City Council only if the

triggers of Article 2, Section 2 within the Zoning Ordinance are initiated. Otherwise, permits may be Staff Review only.

A Re-Zoning Request is considered a Zoning Map Amendment and the application is reviewed pursuant to the Criteria in Art. II, Section B(1)(e).

(1) Compliance with the Comprehensive Plan;

Response: The 2015 Comprehensive Plan states that downtown Fairhope is the ultimate Village Center. The subject property is within downtown and meets the form, function, and design standards because it is a source for both tourists and locals. It accomplishes this as B-4 and as B-2.

(2) Compliance with the standards, goals, and intent of this ordinance;

Response: Meets. Some allowable uses are not ideal for this location and use changes will be vetted accordingly.

(3) The character of the surrounding property, including any pending development activity;

Response: Meets. Use as a restaurant will complement the current situation and future development activity, such as a hotel, which has been approved for the property immediately adjacent.

(4) Adequacy of public infrastructure to support the proposed development;

Response: Meets. Already an existing structure with utilities. Applicant plans to add a larger commercial kitchen, which may require additional demands on infrastructure. Parking may also be an issue as the restaurant concept develops.

(5) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Response: Meets. This zoning change will not negatively impact natural resources or current/future conditions.

(5) Compliance with other laws and regulations of the City;

Response: Meets. Any future development is subject to all applicable laws of the City.

(6) Compliance with other applicable laws and regulations of other jurisdictions;

Response: Meets. Any future development is subject to all applicable laws.

(7) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and

Response: Staff does not anticipate any significant issues relating to this criterion currently. Staff has not supported some request to rezone property to B-2 in the general vicinity. However, those properties directly abutted the edge of the CBD or gully. The subject property abuts neither.

(8) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

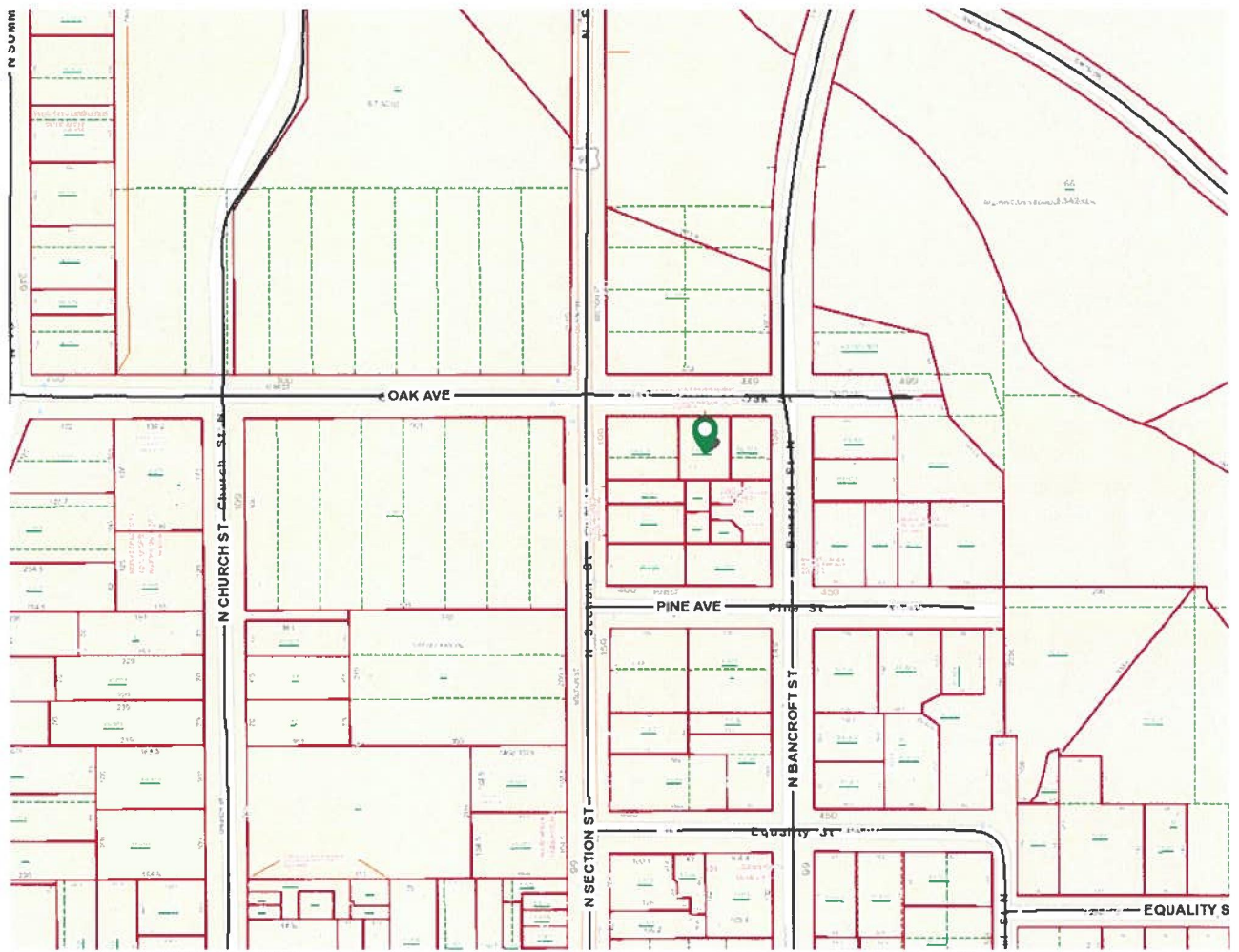
Response: Staff does not anticipate any significant issues relating to this criterion currently.

Recommendation:

Staff recommends **approval** of ZC 23.06: rezoning 404 Oak Avenue from B-4 to B-2 with the following conditions:

- 1.) Regardless of the allowed uses in Table 3-1 of the Fairhope Zoning Ordinance, the following uses shall be prohibited on the subject property:
 - a. Automobile Service Station
 - b. Automobile Repair
 - c. Personal Storage
 - d. Boarding House or Dormitory
 - e. Recreational Vehicle Park
 - f. Kennel or Animal Hospital
 - g. Convenience Store
 - h. Clinic

Property Map



Metes and Bounds Description

BOUNDARY DESCRIPTION:

THE EAST 10 FEET OF LOT ONE (1), THE EAST 10.0 FEET OF THE NORTH HALF OF LOT TWO (2), THE WEST 71.0 FEET OF THE NORTH HALF OF LOT SEVEN (7) AND THE WEST 71.0 FEET OF LOT EIGHT (8), BLOCK TWO (2), DIVISION FOUR (4) LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA, BEING APPROXIMATELY 81 FEET BY 99 FEET, AS RECORDED IN MISC. BOOK 1, PAGES 320-21, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, FRAC. L. SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, **AND INCLUDING** AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTH 20 FEET OF 406 OAK AVENUE.

Legal Description

LOT 7-A "LOT 7-A" OF THE RE-PLAT OF PART OF LOTS 1, 2, 7, & 8 BLOCK 2, DIVISION 4
OF THE LANDS OF FAIRHOPE SINGLE TAX MISCELLANEOUS BK 1 PGS 320-321 SLIDE
2853-E LEASE IN#1999899

EASEMENT AGREEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

This Easement Agreement is entered into on the 10 day of Dec, 2021, by and between PETER F. SIKOROWSKI & LAURIE S. SIKOROWSKI, HOUSTON HOLDINGS OF FL, LLC, and the FAIRHOPE SINGLE TAX CORPORATION (hereinafter "the FSTC").

WHEREAS, PETER F. SIKOROWSKI & LAURIE S. SIKOROWSKI are the leasehold owners of certain property, commonly known as 404 Oak Avenue, Fairhope, Alabama, 36532, and more particularly described as follows:

The East 10 feet of Lot One (1), the East 10.0 feet of the North Half of Lot Two (2), the West 71.0 feet of the North Half of Lot Seven (7), and the West 71.0 feet of Lot Eight (8), Block Two (2), Division Four (4), lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama, being approximately 81 feet by 99 feet, as recorded in Misc. Book 1, Pages 320-21, Probate Records, Baldwin County, Alabama, Frac'l Section 17, Township 6 South, Range 2 East.

46-03-37-0-007-068.503

WHEREAS, HOUSTON HOLDINGS OF FL, LLC is the leasehold owner of certain property, commonly known as 406 Oak Avenue, Fairhope, Alabama, 36532, and more particularly described as follows:

The East 61 feet of Lot Eight (8) and the East 61 feet of the North Half of Lot Seven (7), Block Two (2), Division Four (4), lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama, being approximately 61 feet by 99 feet, as recorded in Misc. Book 1, Pages 320-21, Probate Records, Baldwin County, Alabama, Frac'l Section 17, Township 6 South, Range 2 East.

46-03-37-0-007-068.513

NOW, THEREFORE, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and the covenants

and agreements contained herein, PETER F. SIKOROWSKI & LAURIE S. SIKOROWSKI and HOUSTON HOLDINGS OF FL, LLC, being the leasehold owners of 404 Oak Avenue and 406 Oak Avenue, as described above, do hereby agree and bind themselves and their heirs or assigns as follows:

1. There currently exists a 20-foot Easement for ingress and egress, for the benefit of 404 Oak Avenue, across the South 20 feet of 406 Oak Avenue, the Easement more particularly described as follows:

The South 20 feet of the East 61 feet of the North Half of Lot Seven (7), Block Two (2), Division Four (4), lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama, as recorded in Misc. Book 1, Pages 320-21, Probate Records, Baldwin County, Alabama, Frac'l Section 17, Township 6 South, Range 2 East.

2. The terms and conditions of this easement agreement may be amended, from time to time, upon the joint agreement of the owners of 404 Oak Avenue and 406 Oak Avenue. Any amendment shall be in writing and recorded in the Office of the Judge of Probate of Baldwin County, Alabama.

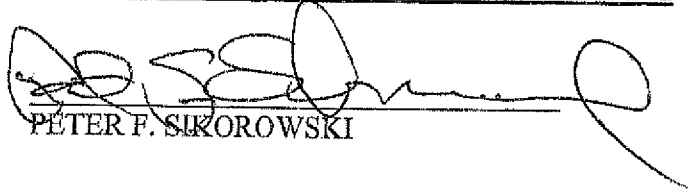
3. This easement agreement shall be deemed to be a covenant running with the land and any future leasehold owners of 404 Oak Avenue and 406 Oak Avenue shall be bound by the terms and conditions of this agreement.

4. This easement agreement is subject to the terms and conditions of the 99-year ground lease issued to each leasehold owner by the FSTC and by the laws of the State of Alabama.

5. The FSTC does hereby join in this agreement for the purpose of acknowledging the terms and conditions of this agreement and no more.

IN WITNESS WHEREOF, we have hereto set our hands and seals on this the 22 day of NOV, 2021.

LEASEHOLD OWNERS OF 404 OAK AVENUE


PETER F. SIKOROWSKI

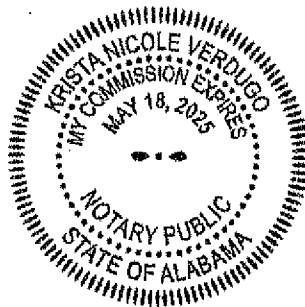
STATE OF ALABAMA)
BALDWIN COUNTY)

I, Nicole Verdugo, A Notary Public, in and for said County in said State, hereby certify that PETER F. SIKOROWSKI, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of NOV, 2021.

Nicole Verdugo
Notary Public

My Commission Expires: 5-18-25



LEASEHOLD OWNERS OF 404 OAK AVENUE

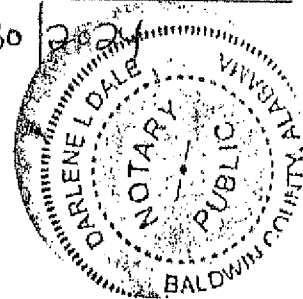
Laurie S. Sikorowski
LAURIE S. SIKOROWSKI

STATE OF ALABAMA
BALDWIN COUNTY

I, Darlene L. Dale, A Notary Public, in and for said County in said State, hereby certify that LAURIE S. SIKOROWSKI, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of November, 2021.

Darlene L. Dale
Notary Public



LEASEHOLD OWNER OF 406 OAK AVENUE

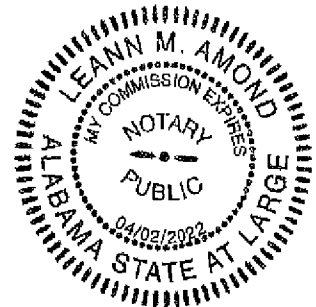

HOUSTON HOLDINGS OF FL, LLC
BY: HENRY A. WISE, IV
AS ITS: Manager

STATE OF ALABAMA)
BALDWIN COUNTY)

I, LeAnn M. Amond, A Notary Public, in and for
said County in said State, hereby certify that HENRY A. WISE, IV, as
Manager for HOUSTON HOLDINGS OF FL, LLC, and with full
authority to act, whose name is signed to the foregoing instrument and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument, he
executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of December, 2021.

LeAnn M. Amond
Notary Public



FAIRHOPE SINGLE TAX CORPORATION

Lee Turner
By: Lee Turner
Its: President

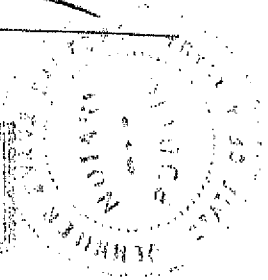
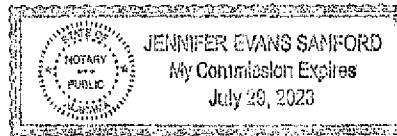
STATE OF ALABAMA
BALDWIN COUNTY

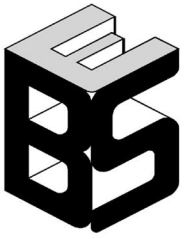
I, *Jennifer Evans Sanford*, A Notary Public, in and for said County in said State, hereby certify that FAIRHOPE SINGLE TAX CORPORATION by and through LEE TURNER as its PRESIDENT, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this *30th* day of *November*, 2021.

Jennifer Evans Sanford
Notary Public

THIS INSTRUMENT PREPARED BY:
Benton & Lipscomb
200 Fairhope Ave
Fairhope, AL 36532
251-928-0282





June 6, 2022

Mr. Richard Johnson, PE
City of Fairhope
555 S. Section Street
Fairhope, Alabama 36532

RE: **404 Oak Avenue MOP – Drainage Narrative**

Dear Mr. Johnson:

A Multiple Occupancy Project is proposed at the existing residence at 404 Oak Avenue which is located in the southwest quadrant of the intersection of Oak Avenue and North Bancroft Street. The site slopes toward the northeast with existing inlets on the north side of Oak Avenue and the east side of Bancroft Street. Bancroft Street has a significant northward slope beyond Oak Avenue where any runoff will enter a natural drainage feature that drains to Mobile Bay.

The existing residence is located on multiple parcels and has an existing driveway with aggregate parking. The project consists of renovating the existing residence to provide for residential and commercial uses. No changes to the foot print of the structure or grading of the site are proposed as part of this project that would alter the existing runoff flow pattern.

Sincerely,

David M. Shumer, P.E.
AL P.E. #24109