



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
February 3, 2025**

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. Consent Agenda

Approval of Minutes - January 6, 2025

Reschedule March 3, 2025, 5pm meeting, to March 6, 2025, at 5pm

3. Regular Agenda

Old Business

None

New Business

A. SR 25.02 Request of the Applicant, Benjamin Cummings, acting on behalf of the Owner, Fairhope 9 LLC, for Site Plan Approval of Harvey and Thomas Orthodontist on property zoned B-2 General Business District. The property is located at the northeast corner of Highway 181 and Highway 104, Lot 9 and is approximately 1.0 acres.
PPIN#: 627499

B. SR 25.03 Request of the Applicant, Chris Lieb, on behalf of the Owner, FST Encounter Development LLC, for Site Plan Approval of Foosackly's. The property is approximately 0.20 acres and is zoned B-2 – General Business District. The property is located at the northeast corner of Highway 181 and Highway 104, Lot 4 and is approximately 1.0 acres.
PPIN #: 627494

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

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C. SD 25.02 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Michael Jason Tickle 2020 Trust dated July 13, 2020, for preliminary plat approval of Windrow Subdivision, a 21-lot subdivision. The property is zoned R-1, Low Density Single-Family Residential District. The property is approximately 17.75 acres and is located east of Section Street between Twin Beech Road and Brodbeck Lane. **PPIN #: 18518**

D. SD 25.04 Public hearing to consider the request of the Applicant, Sawgrass Consulting, on behalf of the Owner, PCH Hotels and Resorts/RSA, for preliminary plat approval of Battles Trace Phase 9, an 81-lot subdivision. The property is approximately 22.4 acres and is zoned TR – Tourist Resort District. The property is located on the north side of Battles Road, on the east and west sides of Colony Drive. **PPINS #: 5499, 20948, 286294**

E. ZC 25.01 Public hearing to consider the request from the City of Fairhope Planning and Zoning Department for various proposed amendments to the City of Fairhope's Zoning Ordinance.

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

4. Adjourn

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The Planning Commission met Monday, January 6, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

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

Absent: Harry Kohler

Chairman Turner called the meeting to order at 5:00 PM.

Consent Agenda

- Approval of the Minutes December 2, 2024

John Worsham made a motion to approve the minutes.

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

AYE: Lee Turner; Kevin Boone; John Worsham; Rebecca Bryant; Hollie MacKellar; Paul Fontenot and Erik Cortinas

NAY: None.

- **UR 25.01** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 4,573 LF of buried fiber cable at 7549 Assunta Court.
- **UR 25.02** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,929 LF of buried fiber cable at 20485 Lowry Drive.
- **UR 25.03** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,9534 LF of buried fiber cable at 200 Spring Lake Drive.
- **UR 25.04** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,676 LF of buried fiber cable at 19755 Greeno Road.
- **UR 25.05** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 9,058 LF of buried fiber cable at 811 Morphy Avenue.

Mike Jeffries, Development Services Manager, shared the information for the Utility Reviews which have 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.
 - a. An additional right-of-way permit may be required for the potholing procedures.

4. Follow-up activities below required by staff and the applicant:
 - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS Supervisor for inclusion in GIS utility maps as needed.
5. Provide draft door hanger for approval at time of pre-construction.
6. Approved door hangers shall be in place no later than **7 days** prior to construction.
7. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
8. 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.
9. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
10. Utilities boxes shall be concentrated near existing boxes.
11. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Kevin Boone would like to table all of the utility reviews until a representative from AT&T is present at a Planning Commission meeting.

John Worsham made a motion to table all of the utility reviews.

Kevin Boone seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Kevin Boone; John Worsham; Rebecca Bryant; Hollie MacKellar; Paul Fontenot and Erik Cortinas

NAY: None.

Old Business

- No old business

New Business

A. SR 25.01 Request of the Applicant, Erik Haeffs, on behalf of the Owner, FST and Encounter Development LLC, for Site Plan Approval of Waffle House. The property is approximately 1.05 acres and is zoned B-2 – General Business District. The property is located on the northeast corner of State Highway 181 and State Highway 104, Lot #10. **PPIN #: 627500**

Michelle Melton, City Planner, presented the request of the Applicant, Erik Haeffs, on behalf of the Owner, FST and Encounter Development LLC, for Site Plan Approval of Waffle House. The property is approximately 1.05 acres and is zoned B-2 – General Business District. Ms. Melton shared the zoning and aerial maps.

Staff recommends approval to the City Council of SR 25.01 with the following condition:

1. The City Horticulturist shall assess the transplanted live oak by the entrance on Bushel Drive at final inspection. If the tree is determined to not be in good health/condition, then the Applicant shall replace said tree with a healthy version the same size and species.

Erik Cortinas made a motion to recommend approval of SR 25.01 to City Council with staff recommendations.

Kevin Boone seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Kevin Boone; John Worsham; Rebecca Bryant; Hollie MacKellar; Paul Fontenot and Erik Cortinas

NAY: None.

B. SD 24.21 Public hearing to consider the request of the City of Fairhope's Planning and Zoning Department to accept Resolution 2025-01 for various proposed amendments to Article VI of the City of Fairhope's Subdivision Regulations.

Hunter Simmons, Planning and Zoning Director, presented the request of the City of Fairhope's Planning and Zoning Department to accept Resolution 2025-01 for various proposed amendments to Article VI of the City of Fairhope's Subdivision Regulations. Mr. Simmons shared that the only change being requested was the addition of "as amended" to Article VI, Section F.c. and Article VI, Section H.2 of the Subdivision Regulations.

Chairman Turner opened the public hearing at 5:10pm. Having no one present to speak, the public hearing was closed at 5:10.

Mr. Cortinas asked if future amendments would be returned to the Planning Commission. Mr. Simmons stated that in 2019, the Planning Commission agreed to allow specific amendments to be administratively approved.

Erik Cortinas made a motion to approve SD 24.21.

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

AYE: Lee Turner; Kevin Boone; John Worsham; Rebecca Bryant; Hollie MacKellar; Paul Fontenot and Erik Cortinas

NAY: None.

C. SD 25.03 Public hearing to accept Resolution 2025-02 for the proposed revisions to the City of Fairhope Water and Sewer Specifications.

Hunter Simmons, Planning and Zoning Director, presented Resolution 2025-02 for the proposed revisions to the City of Fairhope Water and Sewer Specifications. Mr. Simmons stated that this Resolution will amend Division I – Submittal Requirements and Division II – Design Criteria of the construction standards for the Water and Sewer Department which amends the first sentence of the General Information section.

The current sentence for Division I will be amended as follows: Applications for approval to construction wastewater facilities and/or water distribution facilities within the ~~City of Fairhope planning jurisdiction~~ City of Fairhope and the Fairhope Public Utilities service areas shall be completed and submitted by the applicant to the City of Fairhope Sewer Superintendent for approval. Approved applications will be required for Fairhope Planning Commission approval of facilities or developments

within the ~~Fairhope Planning Jurisdiction~~ City of Fairhope. Review and approval of this application is a pre-requisite to submission of a preliminary plat application to the City of Fairhope Planning Commission or the Baldwin County Planning Commission, as appropriate.

An additional section was added to the Division II – Design Criteria, which reads: Any upgrades to the existing water and/or sewer facilities necessary to provide adequate service to a development typically would be the responsibility of the developer. If the existing infrastructure, in the opinion of the city of Fairhope Water and Sewer Department, is not sufficient to supply the quantity of water and/or sewer facilities needed for the development, the developer may be required to participate in or to fully fund any necessary offsite infrastructure upgrades to obtain City of Fairhope service. Developer participation in infrastructure improvements or expansions may be detailed in the Development Agreement, when required.

Chairman Turner opened the public hearing at 5:15pm. Having no one present to speak, the public hearing was closed at 5:15.

John Worsham made a motion to approve SD 25.03.

Kevin Boone seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Kevin Boone; John Worsham; Rebecca Bryant; Hollie MacKellar; Paul Fontenot and Erik Cortinas

NAY: None.

Adjournment

John Worsham made a motion to adjourn.

AYE: Lee Turner; Kevin Boone; John Worsham; Rebecca Bryant; Hollie MacKellar; Paul Fontenot and Erik Cortinas

NAY: None.

Adjourned at 5:16pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary



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.

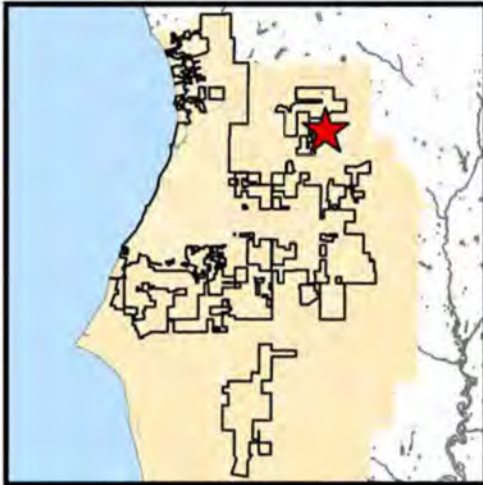
City of Fairhope

Planning Commission

February 3, 2025



SR 25.02 - Harvey and Thomas Orthodontics



Project Name:

Harvey and Thomas Orthodontics

Site Data:

1 acre

Project Type:

Site Plan Approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

627499

General Location:

NE corner of Highway 181 and Highway 104

Surveyor of Record:

Benjamin Cummings

Engineer of Record:

Benjamin Cummings

Owner / Developer:

Fairhope 9, LLC.

School District:

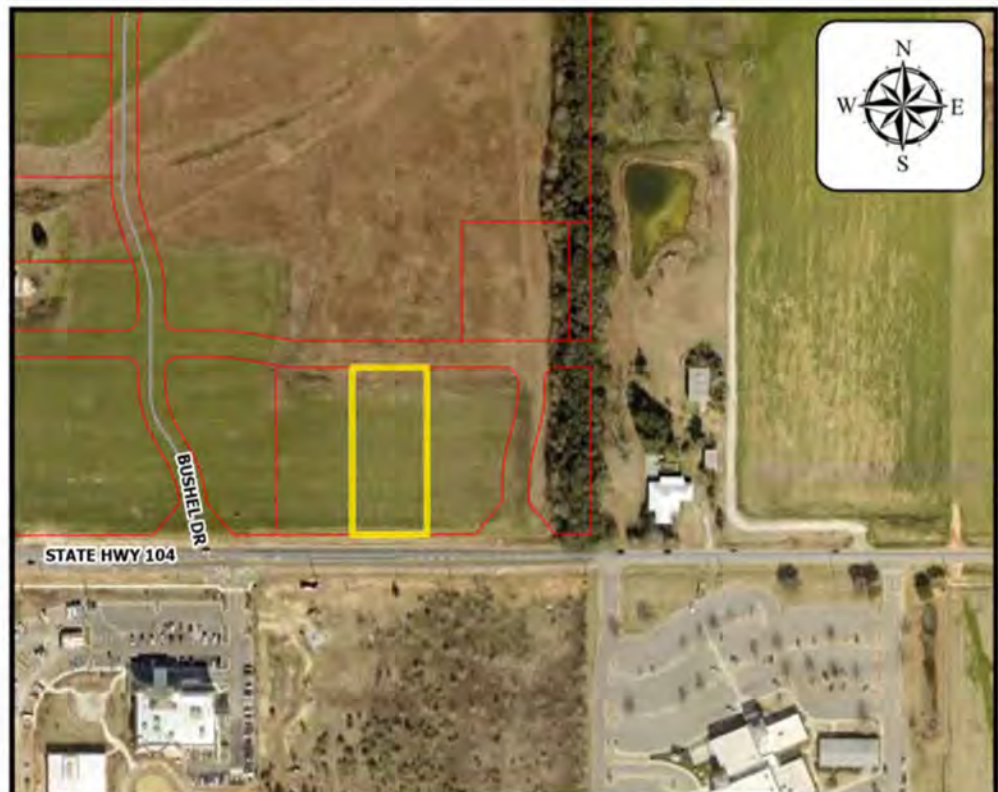
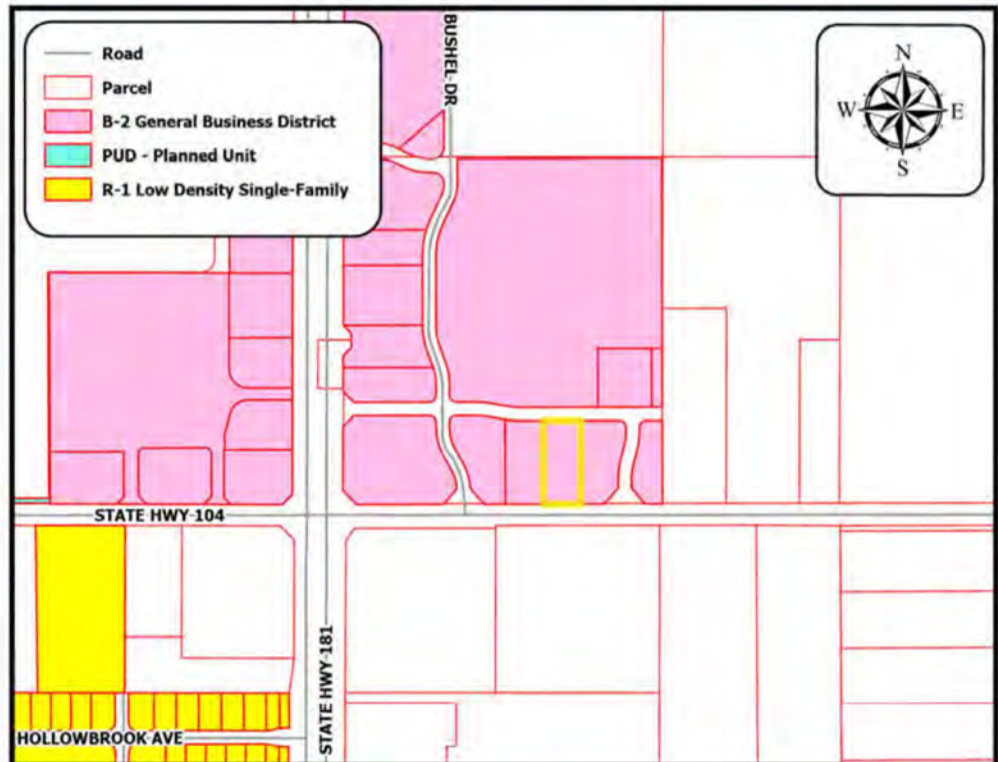
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name : Michelle Melton





APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: Dec. 20, 2024

Property Owner / Leaseholder Information

Name of Property Owner: FAIRHOPE 9 LLC Phone Number: 251-479-9597
Address of Property Owner: 58 MOBILE ST.
City: MOBILE State: AL Zip: 36607

Proposed Site Plan Name: ENCOUNTER DEVELOPMENT
Site Acreage: 1.0 Sq. Footage: 43,540
Parcel No: 05-46-01-02-0-000-001.975 Current Zoning: B2
PIN: 627499

Authorized Agent Information

Name of Authorized Agent: Benjamin P Cummings Phone Number: 251-433-9600
Address: One Houston St.
City: MOBILE State: AL Zip: 36606
Contact Person: Benjamin P Cummings

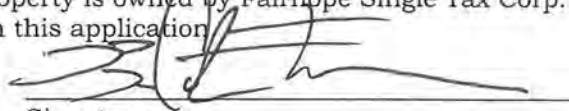
Engineer/Architect Information

Name of Firm: Cummings Architecture Corporation Phone Number: 251-433-9600
Address: One Houston St.
City: Mobile State: AL Zip: 36606
Contact Person: Benjamin P Cummings

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.

B. Carter Thomas
Property Owner/Leaseholder Printed Name

12-20-2024
Date


Signature

Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

Request of Owner, Fairhope 9, LLC, for Site Plan Approval of Harvey & Thomas Orthodontics on Lot 9 of the Encounter Commercial Retail Center on the northeast corner of Alabama Highways 104 and 181 intersections. Benjamin Cummings is the authorized agent. The subject property is one (1) acre and is zoned B-2. The proposed building is 8,200sf.

SITE DATA:

LOT SIZE: 1.00 AC ± (43,540 SF)

ZONING: B-2 (GENERAL BUSINESS)

BUILDING SETBACKS:

FRONT: 20 FT

REAR: 125 FT HIGHWAY CONST. SETBACK (SR-104)

SIDE: NONE

BUILDING HEIGHT: 29.75 FT

BUILDING AREA = 8,200 SF (19%)

IMPERVIOUS PAVEMENT AREA = 18,830 SF (44%)

OPEN/LANDSCAPE AREA = 16,510 SF (38%)

FRONT LANDSCAPING AREA = 11,918 SF (27%)

ENCOUNTER DRIVE = 3,298 SF

SR-104 = 8,620 SF

USE: DENTAL CLINIC

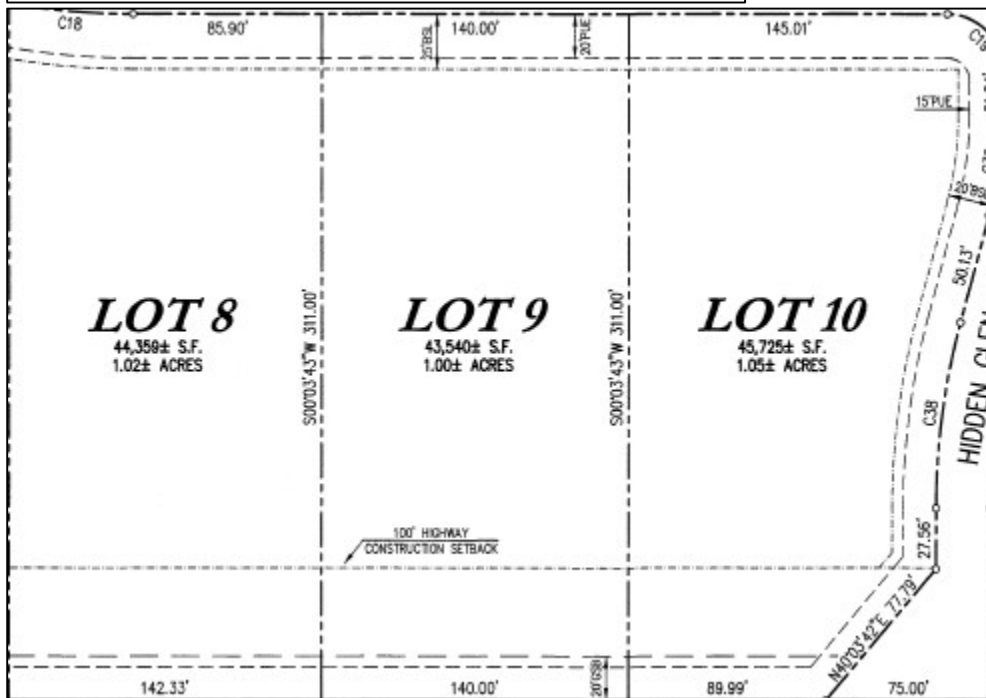
PARKING DATA:

DENTAL CLINIC - 8,200 SF

TOTAL REQUIRED (1/200 SQ FT) = 41 EA

TOTAL PROVIDED = 49 EA

COMPACT SPACES = 12 EA (31% OF REQUIRED)



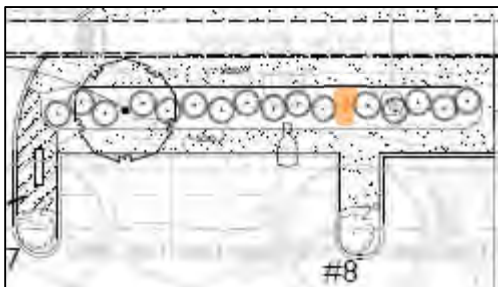
Mechanical equipment: Mechanical equipment has been finalized and all appear on the Site Plan with screening.

Location and size of all signage: A sign plan was not submitted with this application. Signage shall conform to the Sign Ordinance.

Storm water: Drainage has been accounted for the entire Encounter Commercial Retail Center in SD 24.13; thus, there are not retention/detention facilities on individual lots. There is a large retention pond within Lot 12 of the Encounter development where most of the drainage is directed.

Landscaping Plan: Open or Landscape Area makes up 38% of the site. There is a gap along the Encounter landscaping strip right of the entrance. There is not any indication on the plans of something going there so unless there is a legitimate reason for the gap then planting another shrub should remedy the broken visual screen. In addition, another overstory tree should be planted in that same section pursuant to Section 20.5-5 of Ordinance #1444. *See below.*

- 5) ***Perimeter Landscaping.*** The front setback must contain at least one (1) required overstory tree for every thirty (30) feet of road frontage, or any portion thereof. These frontage trees must be planted within the first twenty-five (25) feet of the property line. In addition, the site must contain one (1) required overstory tree for every thirty (30) feet of remaining outside lot perimeter, or any portion thereof and one (1) required overstory or understory tree for every twelve (12) parking spaces, or portion thereof. At least half of the required trees must be overstory trees. Trees may be chosen from section 20.5.13 (overstory) or section 20.5.14 (understory). Other tree species may be used if approved by the City Horticulturist.



Also, plantings must be 48 inches tall at time of planting unless within four (4) feet of an access way; whereas, the Plant Schedule and Landscape Plan have Curly Leaf Ligustrum at 36 inches at time of planting. Update accordingly.

Parking: The plan has surplus parking with 49 spaces. Forty-one (41) spaces are required per Table 4-3 Parking Schedule. Twenty percent (20%) overage is allowed and shall be pervious. Eight (8) of the 41 parking spots shall be pervious pursuant to Article IV, Section E(4)(c)(2). The compact car parking requirements are also met. Parking meets the requirements of Zoning Ordinance.

Locations, intensity, and heights of exterior lights: A photometric plan was submitted with the application on Sheet No. ESP-1. The sheet does not have the heights of the light poles. Parking lots with 50 or fewer spaces shall have light poles that do not exceed 10ft overall height pursuant to Article IV, Section B(3) of the Zoning Ordinance.

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

Utilities: A utility plan was submitted with the application; however, the next available utility meeting is February 6, 2025. Fairhope can provide water, sewer, and gas to the Encounter Development and Riviera may provide electricity. AT&T can provide communications. A meeting with Fairhope Public Utilities shall confirm and specify what is needed to accommodate the medical-dental office. Applicant is scheduled for a utility meeting on February 6, 2025. Said meeting shall have taken place prior to this Site Plan going before City Council.

Dumpster location and screening: The dumpster enclosure is in the northeast quadrant of the site. There is a 6ft masonry wall around the enclosure. Shrubs will be around the parts of the enclosure that are not part of the vehicular use area.

Traffic: A thorough traffic study was conducted for the entire Encounter development and the road infrastructure was designed in accordance with the recommendations from the traffic study. A trip generation letter was submitted with the application that estimates 244 daily trips for the medical-dental office building.

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 previous Comprehensive Plan put a Commercial Node at the AL Hwys 181 and 104 intersections. The Encounter Commercial Retail Center is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.**
- (2) Compliance with any other approved planning documents; **Meets**
- (3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts; **Meets**
- (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. The larger development site does abut to conflicting uses. There is a residential district directly to the north of the development NOT Lot 9. Proper buffers are included in the plans to mitigate the conflicting land uses.**
- (8) Overall benefit to the community; **Meets. There are a lot of residential units being built in the immediate surrounding area, especially to the north. A commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.**
- (9) Compliance with sound planning principles; **Meets. The general location has been designated a commercial node in the past and current comprehensive plans. Connectivity with other developments has been included.**
- (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, side, and rear elevations were provided with the building materials.
- (16) The locations, intensity, and height of exterior lights; **Lights shall be 10 ft tall maximum.**
- (17) The locations of mechanical equipment; **Meets**
- (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. **n/a**

Recommendation:

Staff recommends to Planning Commission to recommend to City Council **conditional approval** of case SR 25.03 Harvey & Thomas Orthodontics on Lot 9 in the Encounter Commercial Retail Center with the following condition(s):

1. On Site Data Table correct the highway construction setback off AL Hwy 104 to 100ft (not 125ft).
2. Update photometric plan with 10ft high lighting.
3. Add Slide No. "S 2963-A" to the Legal Description on Sheet C1.0.
4. Applicant shall attend a utility meeting with the City of Fairhope on February 6, 2025. Said meeting must take place prior to Site Plan going on City Council agenda.
5. Landscape Plan needs to be updated:
 - a. to reflect shrubs being 48 inches tall at time of planting
 - b. Additional shrub along Encounter Drive right of the entrance (looking to the North).
 - c. Additional overstory tree along Encounter Drive right of the entrance (looking North).

December 19, 2024

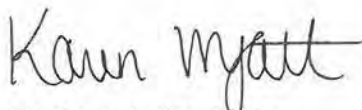
To whom it may concern,

I am authorizing Ben Cummings with Cummings Architecture to act as my agent for the Site Plan Review. If you have any questions, please do not hesitate to contact me.

Regards,



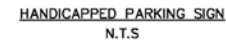
B. Carter Thomas, DMD



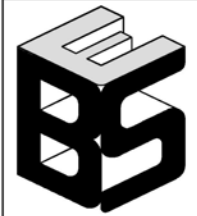
My Commission Expires
November 16, 2025



REVISIONS:	DRAWN BY: DMS DESIGNED BY: DMS DATE: 23 DEC 2024 PROJECT#: 24-058	SHEET C0.0	SITE LAYOUT - AERIAL		BARTON & SHUMER ENGINEERING, LLC		
			A NEW DENTAL OFFICE BUILDING FOR HT REAL ESTATE, LLC				3213 MIDTOWN PARK SOUTH MOBILE, ALABAMA 36606 251-219-4942
			LOCATION: LOT 9, ENCOUNTER DRIVE, FAIRHOPE, ALABAMA				



1. HANDICAPPED PARKING SIGN TO BE POST OR WALL MOUNTED AS DIRECTED BY THE OWNER OR ARCHITECT.
2. SIGN TO BE LOCATED DIRECTLY IN FRONT OF DESIGNATED HANDICAPPED PARKING SPACE.
3. BOTTOM OF R7-8 SIGN TO BE A MINIMUM OF 5'-0" ABOVE ADJACENT FINISHED GRADE.



113 MIDTOWN PARK SOUTH
MOBILE, ALABAMA 36606
251-219-4942

**A NEW DENTAL OFFICE BUILDING
FOR HT REAL ESTATE, LLC**

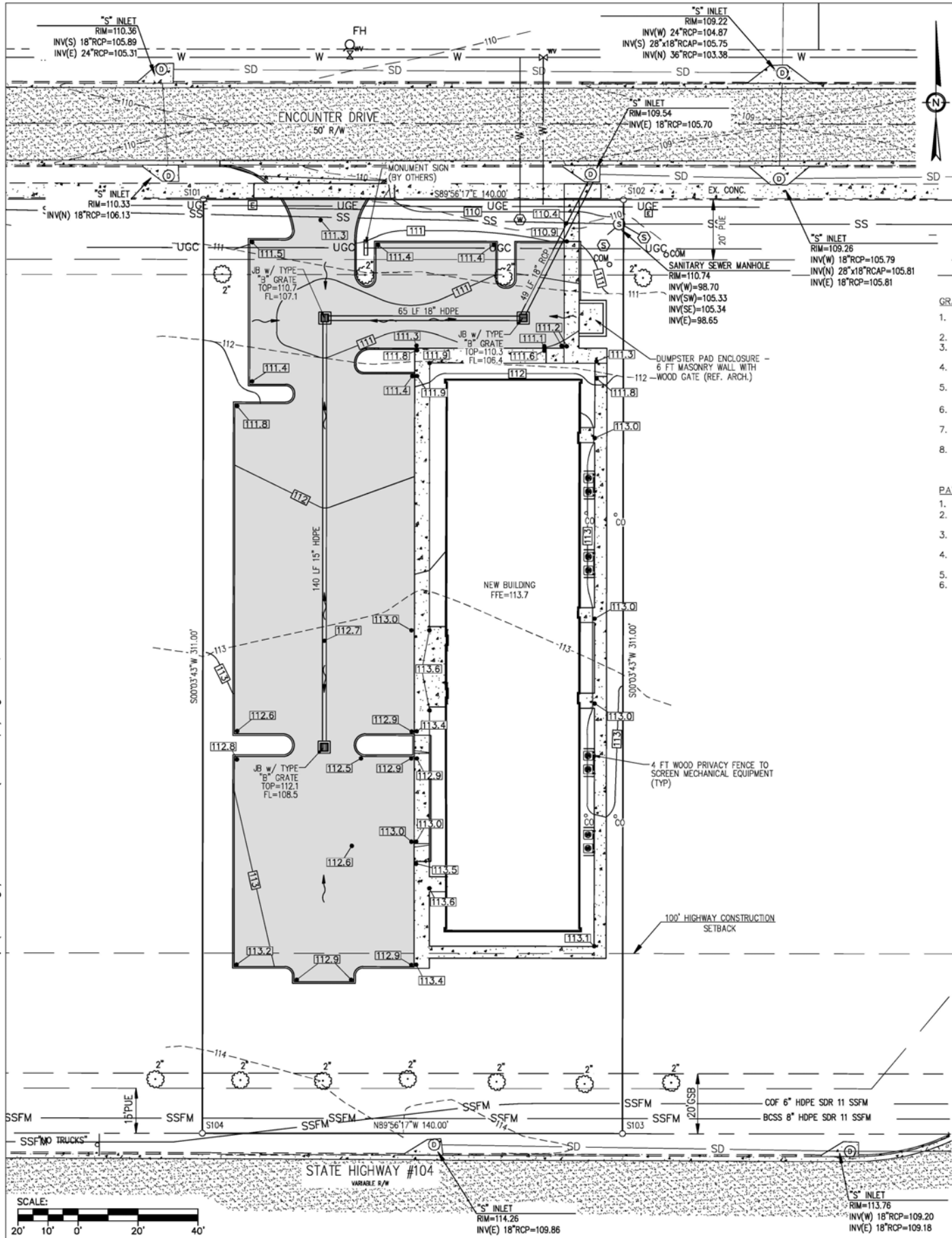
LOCATION:
LOT 9, ENCOUNTER DRIVE, FAIRHOPE, ALABAMA



C1.0

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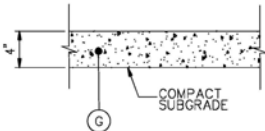
D:\BARTON ENGINEERING\PROJECTS\24-058 - CIVSHTS (HT Fairhope).dwg Dec 18, 2024 - 11:44am



LEGEND	
	PROPERTY BOUNDARY
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING CONCRETE
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	OVERLAND FLOW DIRECTION

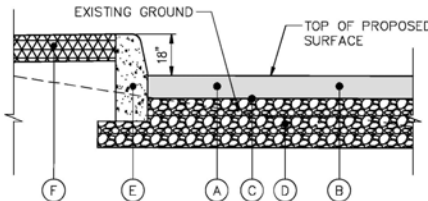
- GRADING & DRAINAGE NOTES:
1. THE ENGINEER SHALL BE NOTIFIED IF THE CONDITIONS IN THE FIELD ARE DIFFERENT THAN DEPICTED ON THIS DRAWING.
 2. CONTRACTOR TO VERIFY SITE ELEVATIONS PRIOR TO BEGINNING WORK.
 3. STORM DRAINAGE WITH DISCHARGE CONNECTIONS SHALL BE PART OF INITIAL GRADING OPERATIONS TO BEST CONTROL DISCHARGES THROUGHOUT CONSTRUCTION.
 4. STORM DRAINAGE MATERIALS AND INSTALLATION PROCESS SHALL BE COORDINATED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 5. GRIND AND REMOVE ALL STUMPS AND ROOTS OF TREES TO BE REMOVED. STUMPS SHALL BE GROUND TO A MINIMUM DEPTH OF 3'-0" AND BACKFILLED WITH STRUCTURAL FILL COMPACTED IN MAX. 8" LIFTS.
 6. ALL DISTURBED AREAS THAT DO NOT HAVE A SPECIFIED GROUND COVER SHALL BE COVERED WITH 4" OF TOPSOIL AND SOLID SODDED UPON THE COMPLETION OF THE PROJECT.
 7. ROOT SYSTEMS FROM TREES TO REMAIN THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE SAW CUT IN A NEAT VERTICAL LINE AND DRESSED WITH A BITUMINOUS TREATMENT.
 8. TREES TO REMAIN SHALL BE PROTECTED. PROTECTIVE FENCING SHALL BE INSTALLED TO REDUCE THE RISK OF DAMAGE TO ROOT SYSTEMS.

- PAVEMENT NOTES:
1. SEE GRADING PLAN FOR PAVEMENT SLOPES.
 2. SOLID SODDING (MIN. 16") SHALL BE PLACED ON ALL GRADED SURFACES ADJACENT TO PAVEMENT AND BEHIND CURBS UNLESS OTHER MATERIAL IS SPECIFIED.
 3. RUTS AND DEPRESSIONS WITHIN THE SURFACE SHALL BE FILLED WITH ADDITIONAL MATERIAL PRIOR TO PAVING. RUTS AND DEPRESSIONS SHALL NOT BE SMOOTHED BY GRADING.
 4. PAVEMENT AND FOUNDATION MATERIALS AND COMPACTION TESTING SHALL BE PROVIDED BY THE CONTRACTOR.
 5. ALTERNATE PAVEMENT SECTIONS MUST BE APPROVED BY THE ENGINEER.
 6. LIGHT DUTY AREAS INCLUDE PARKING AND NOT THROUGHWAY MANEUVERING AREAS. HEAVY DUTY AREA INCLUDES TRAVEL WAYS AND TURNOUT TO PROFESSIONAL PARK DRIVE.



- SIDEWALK NOTES:
1. MINIMUM 3000 PSI CONCRETE.
 2. JOINT SPACING ON SIDEWALKS SHALL BE NO GREATER THAN FIVE (5) FEET.
 3. SIDEWALK TO BE 5" MIN. THICKNESS ACROSS TURNOUT APRON.

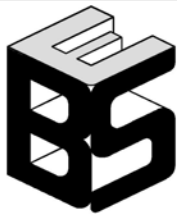
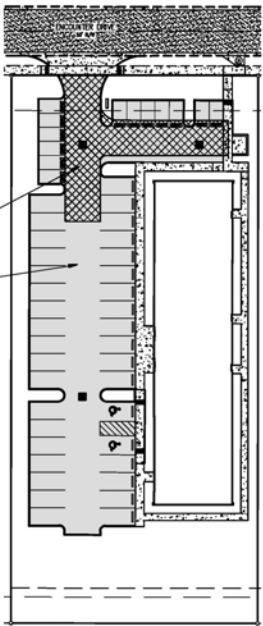
SIDEWALK SECTION
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TYPICAL ASPHALT PAVEMENT SECTION

ASPHALT PAVEMENT SECTION LEGEND

- (A) LIGHT DUTY PAVEMENT - IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "B", PLACED AT 220 LBS./S.Y. (2.0" COMP. THICKNESS) (ALDOT SPEC. 429)
- (B) MEDIUM DUTY PAVEMENT - LIGHT DUTY PAVEMENT OVER IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "B", PLACED AT 250 LBS./S.Y. (2.0" COMP. THICKNESS) (ALDOT SPEC. 429)
- (C) BITUMINOUS TREATMENT, PRIME (ALDOT SPEC. 401)
- (D) CRUSHED AGGREGATE BASE COURSE, SINGLE LAYER, PER SECTION 825, 5" COMPACTED THICKNESS (ALDOT SPEC. 301) (COMPACT TO 95% - ASTM D-1557)
- (E) TYPE "A" CURB OR "C" CURB & GUTTER w/ 1.5' GUTTER (REF. ALDOT STD. DWG NO. 623-XY) (3000 PSI MIN.)
- (F) REQUIRED TOPSOIL FROM STOCKPILE, 2" COMPACTED THICKNESS (ALDOT SPEC 650)
- (G) PORTLAND CEMENT CONCRETE PAVEMENT, 3,000 PSI (ALDOT SPEC. 450) NATURAL COLOR, BROOM FINISH



BARTON & SUMMER
ENGINEERING, LLC

3213 MIDTOWN PARK SOUTH
MOBILE, ALABAMA 36606
251-219-4942

GRADING & DRAINAGE

A NEW DENTAL OFFICE BUILDING
FOR HT REAL ESTATE, LLC

LOCATION:
LOT 9, ENCOUNTER DRIVE, FAIRHOPE, ALABAMA



REVISIONS:

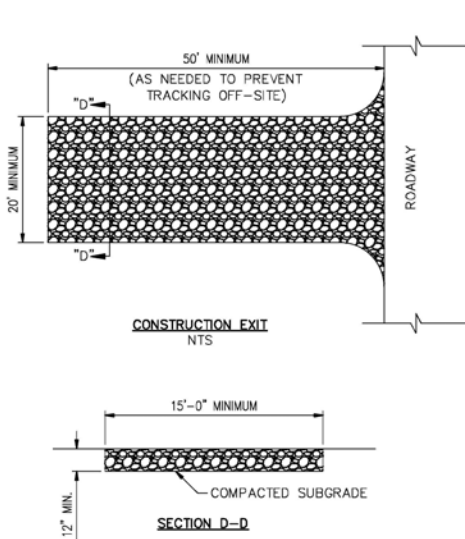
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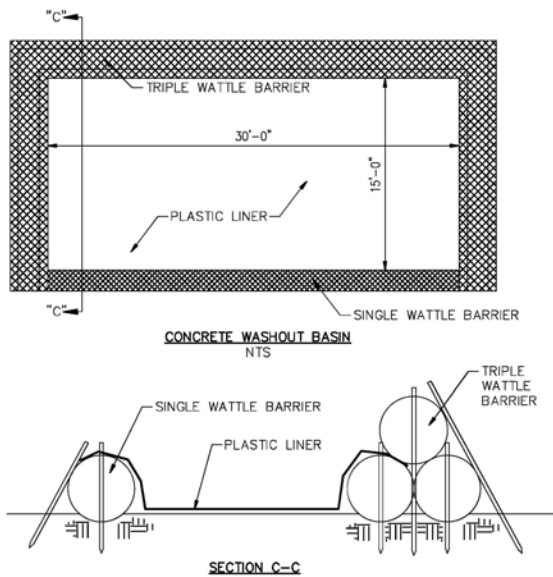
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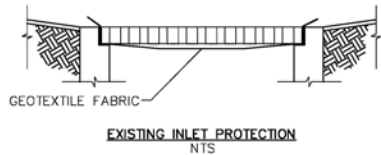
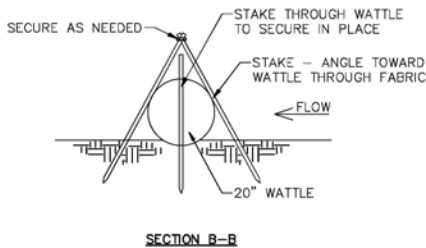
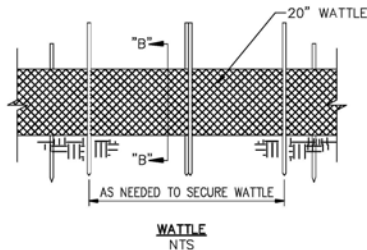
CONSTRUCTION EXIT NOTES:

- DIMENSIONS OF CONSTRUCTION EXIT ARE MINIMUMS AND ADJUSTMENTS MAY BE REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
- ALDOT NO. 1 STONE SHALL BE USED
- FILTER FABRIC MAY BE REQUIRED (AS DIRECTED BY THE ENGINEER) UNDER THE COARSE MATERIALS TO PREVENT THE PROPAGATING UP AND THE SINKING DOWN OF THE UNDERLYING COARSE MATERIALS.
- CONSTRUCTION EXIT SHALL REMAIN IN PLACE UNTIL THERE IS NO LONGER A PROBABILITY OF TRACKING MATERIALS OFF SITE.
- CONSTRUCTION EXIT SHALL BE GRADED TO PREVENT RUNOFF FROM ENTERING THE RIGHT-OF-WAY AND BE DIRECTED TO THE ON-SITE INLET STRUCTURE.



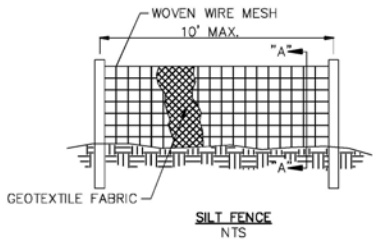
CONCRETE WASHOUT BASIN NOTES:

- BASIN BARRIERS SHALL BE SECURELY STAKED INTO THE GROUND.
- ACTUAL DIMENSIONS OF THE WASHOUT BASIN CAN BE ADJUSTED TO MEET SITE CONDITIONS.
- ALL CONCRETE TRUCKS ARE REQUIRED TO USE THE BASIN TO WASH ANY CONCRETE FROM THE TRUCK/CHUTE PRIOR TO DEPARTING THE SITE.
- BASIN SHALL BE CLEANED WHEN THE SEDIMENT/WASTE DEPTH IN THE BASIN REACHES 75% OF THE DEPTH OF THE SINGLE WATTLE BARRIER.



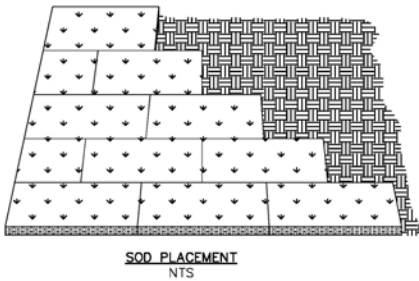
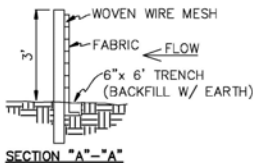
INLET PROTECTION NOTES:

- FABRIC TO BE PLACED UNDER GRATES THAT HAVE POTENTIAL TO RECEIVE RUNOFF FROM CONSTRUCTION AREA.
- FABRIC TO BE REPLACED AFTER EVERY RAIN EVENT.
- FABRIC TO BE CHECKED PRIOR TO PREDICTED RAIN EVENTS.



SILT FENCE NOTES:

- REFERENCE ALDOT STD DWG ESC-200 (4 of 4) (INDEX NO. 1161-C) FOR ADDITIONAL SILT FENCE INSTALLATION OPTIONS & NOTES.
- SILT FENCE SHALL MEET THE ALDOT REQUIREMENTS FOR INSTALLATION.



SODDING NOTES:

- SODDING TO BE PLACED PERPENDICULAR TO SLOPE IN A STAGGERED PATTERN.
- SOD PANELS TO BE BUTTED TIGHTLY WITH NO GAP.
- SOD ROLLS MAY BE USED AS AN ALTERNATE WITH RUNS LAID WITH NOT GAPS.

DEMOLITION NOTES:

- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
- PHASING OF DEMOLITION AND NEW CONSTRUCTION SHALL BE DETERMINED BY THE OWNER AND CONTRACTOR.
- CONTRACTOR TO TAKE PRECAUTIONS TO NOT DAMAGE ANY ADJACENT PROPERTIES OR IMPROVEMENTS ON ADJACENT PROPERTIES DURING CONSTRUCTION ACTIVITIES ON THIS PROJECT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CLAIMS OF DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES TO REMAIN THAT HAVE THE POTENTIAL TO BE IMPACTED DURING CONSTRUCTION ACTIVITIES ON THIS PROJECT. TREES AND TREE ROOTS SHALL BE PROTECTED BY USING FENCING THAT WILL PREVENT VEHICLES, MACHINERY, AND EQUIPMENT FROM TRAVELING TO CLOSE OR MATERIALS FROM BEING STOCKPILED IN A MANNER THAT COULD CAUSE DAMAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE EXISTING SITE ITEMS IN CONFLICT WITH THE PROPOSED PROJECT. THE DEMOLITION SHALL INCLUDE ALL REQUIRED MATERIALS TO PERFORM THE DEMOLITION, AND REMOVAL AND PROPER DISPOSAL OF ALL MATERIALS FROM THE SITE THAT ARE IN CONFLICT WITH THE PROPOSED PLAN.
- DEMOLITION CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO DEMOLITION WORK.
- ALL LIMITS OF PAVEMENT REMOVAL SHALL BE SAW CUT TO THE FULL DEPTH OF THE PAVEMENT TO PROVIDE A NEAT LINE UPON COMPLETION.
- REMOVAL AND DISPOSAL OF ANY ASBESTOS OR LEAD CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY STANDARDS. NO ASBESTOS OR LEAD SURVEY WAS PERFORMED FOR THIS PROJECT.
- DEMOLITION CONTRACTOR SHALL ACQUIRE ALL REQUIRED PERMITS TO COMPLETE DEMOLITION. VERIFY WITH THE PERMITTING OFFICE, ZONING, RIGHT OF WAY, AND ANY ADDITIONAL AUTHORITIES.
- ALL ACTIVITIES ARE TO BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR TO OBTAIN ANY PERMITS ASSOCIATED WITH CAPPING EXISTING UTILITIES THAT WILL NOT BE PART OF THE PROPOSED PROJECT INCLUDING BUT NOT LIMITED TO PLUMBING, GAS, PHONE, ELECTRICAL, TELEPHONE, AND SANITARY.
- CONTRACTOR SHALL VERIFY NUMBER AND LOCATION OF EXISTING UTILITIES PRESENT. ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY UTILITY NO LESS THAN 48 HOURS OR MORE THAN FIVE (5) WORKING DAYS PRIOR TO DEMOLITION OF EXISTING UTILITIES OR AS REQUIRED BY EACH UTILITY COMPANY. CONTRACTOR SHALL VERIFY NOTIFICATION REQUIREMENTS WITH UTILITY COMPANIES PRIOR TO COMMENCING DEMOLITION.
- EXCAVATED AREAS THAT ARE TO BECOME OPEN SPACE SHALL BE BACK FILLED SO THAT THE EDGES ARE FLUSH WITH THE SURROUNDING GROUND AND GRADED SO THAT STORM WATER RUNOFF WILL MATCH THE EXISTING DRAINAGE PATTERN.
- TREES THAT ARE TO REMAIN SHALL BE PROTECTED BY BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN COMPLIANCE WITH CURRENT STANDARDS.

EROSION CONTROL NOTES:

- THE DISTURBED AREA ASSOCIATED WITH THIS PROJECT IS GREATER THAN ONE ACRE, THEREFORE A NOTICE OF INTENT (NOI) FROM THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT MAY BE REQUIRED.
- CONTRACTOR SHALL HAVE A QUALIFIED CREDENTIALLED INSPECTOR (QCI) TO MONITOR & PERFORM CORRECTIVE ACTIONS ON EROSION CONTROL MEASURES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTINUOUSLY MONITOR AND MAINTAIN EROSION CONTROL MEASURE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" TO CONTROL RUNOFF VELOCITIES AND TO REDUCE EROSION BY EMPLOYING SILT FENCES, RIP RAP, SEED AND MULCH, EROSION CONTROL NETTING, WADDLES AND SAND BAGS AS REQUIRED. REFER TO ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL & STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, LATEST EDITION.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE ANY WORK THAT HAS A PROBABILITY OF CAUSING SEDIMENT TO LEAVE THE SITE.

EROSION CONTROL SEQUENCE

- INSTALL EROSION CONTROL MEASURES AROUND PERIMETER OF SITE.
- GRADE SITE, INSTALL DRAINAGE OUTFALL(S) FOR STORMWATER CONTROL DURING CONSTRUCTION.
- INSTALL EROSION CONTROL MEASURES AROUND DRAINAGE FEATURES/STRUCTURES
- CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.

- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DIVERSION OF STORM WATER RUNOFF ONTO ADJACENT PRIVATE PROPERTIES AND TO PREVENT SILT AND/OR ERODED MATERIALS FROM BEING DEPOSITED ON PRIVATE AND PUBLIC PROPERTIES ADJACENT TO THE PROJECT.
- SOLID SODDING SHALL BE PLACED ADJACENT TO PAVEMENT AND AROUND DRAINAGE STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR WATERING AND TENDING GRASS (SODDING OR SEED) UNTIL THE PROJECT IS COMPLETE.
- THIS PLAN SETS FORTH THE MINIMUM REQUIREMENTS, EROSION CONTROL MEASURES MAY BE REQUIRED IN AREAS NOT SHOWN IN THESE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ANY CLAIMS ASSOCIATED WITH THE RELEASE OF MATERIAL OR DEBRIS FROM THE CONSTRUCTION SITE.
- SEE LATEST EDITION OF ALDOT SPECIAL AND STANDARD DRAWINGS FOR CORRECT INSTALLATION REQUIREMENTS OF EROSION CONTROL DEVICES (ESC-100, 200, 300, 400, 500 SERIES).
- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A TIME WHEN VEGETATION IS ESTABLISHED AND EROSION OF MATERIAL IS NOT PROBABLE.
- VEHICLE ACCESS SHALL HAVE MEASURES IN PLACE TO PREVENT THE TRACKING OF SEDIMENT OFF SITE WHEN VEHICLES LEAVE THE PROJECT AREA.
- ALL DISTURBED AREAS MUST BE SODDED OR FULLY LANDSCAPED UPON COMPLETION OF GRADING ACTIVITIES.

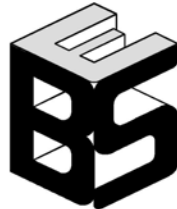
INLET PROTECTION NOTES:

- NO FUEL TANKS WILL BE STORED ON THIS SITE. THIS SITE DOES NOT REQUIRE A SPILL PREVENTION CONTROL AND COUNTERMEASURES PLAN TO BE PREPARED IN ACCORDANCE WITH 40 CFR 112.
- THE EQUIPMENT USED TO CLEAR THE FACILITY, GRADE IT, EXCAVATE AREAS TO INSTALL DRAINAGE STRUCTURES, ETC. WILL BE FUELED VIA PORTABLE SMALL TANKS IN THE PICK-UP TRUCKS OR AT AN OFF-SITE LOCATION. THIS IS DONE TO MINIMIZE THE POTENTIAL FOR SPILLING A REGULATED AMOUNT OF OIL OR FUEL.
- NO DRUMS OF PETROLEUM OR OTHER CHEMICALS WILL BE STORED AT THIS FACILITY. NO TOTES OR STORAGE TANKS (EXCEPT SMALL FUEL TANKS AND 5 GALLON PALES OF HYDRAULICS IN THE BACK OF PICKUP TRUCKS) WILL BE STORED AT THIS SITE.
- OTHER BMPs FOR SPILL PREVENTION AND CONTROL TO BE FOLLOWED AT THE SITE WILL INCLUDE:
 - IN THE EVENT THAT ANY PETROLEUM, PAINT, OR OTHER CHEMICAL SPILL OCCURS, CLEAN IT UP IMMEDIATELY - EVEN SMALL ONES.
 - MAKE IT A HABIT TO DISPOSE OF USED OIL, GREASE, RAGS, & ABSORBENTS IN PROPER DISPOSAL CONTAINERS.
 - ALWAYS FIX LEAKING HYDRAULICS/OTHER OIL LEAKS, NEVER DUMP SPENT OIL, PAINT, NOR ANY KIND OF CLEANER ON THE DIRT OR INTO DITCHES.
 - WASH EQUIPMENT OFF ONLY IN DESIGNATED AREAS WITH RUN-OFF COLLECTION

TEMPORARY SEEDING SCHEDULE:

REFERENCE ALDOT SECTION 665
TEMPORARY SOIL EROSION AND SEDIMENT CONTROL

JANUARY THROUGH APRIL 15
KENTUCKY 31 FESCUE @ 30 LBS/ACRE
RESEEDING CRIMSON CLOVER @ 30 LBS/ACRE
ANNUAL RYEGRASS @ 15 LBS/ACRE
APRIL 16 THROUGH AUGUST 31
KENTUCKY 31 FESCUE @ 30 LBS/ACRE
BROWN TOP MILLET @ 30 LBS/ACRE
HULLED BERMUDA GRASS @ 10 LBS/ACRE
SEPTEMBER 1 THROUGH DECEMBER 31
KENTUCKY 31 FESCUE @ 30 LBS/ACRE
RESEEDING CRIMSON CLOVER @ 10 LBS/ACRE
ANNUAL RYEGRASS @ 25 LBS/ACRE



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ENGINEERING, LLC

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MOBILE, ALABAMA 36606
251-219-4942

EROSION NOTES & DETAILS
A NEW DENTAL OFFICE BUILDING
FOR HT REAL ESTATE, LLC

LOCATION:
LOT 9, ENCOUNTER DRIVE, FAIRHOPE, ALABAMA



REVISIONS:

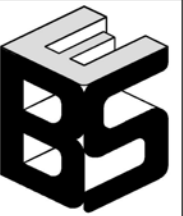
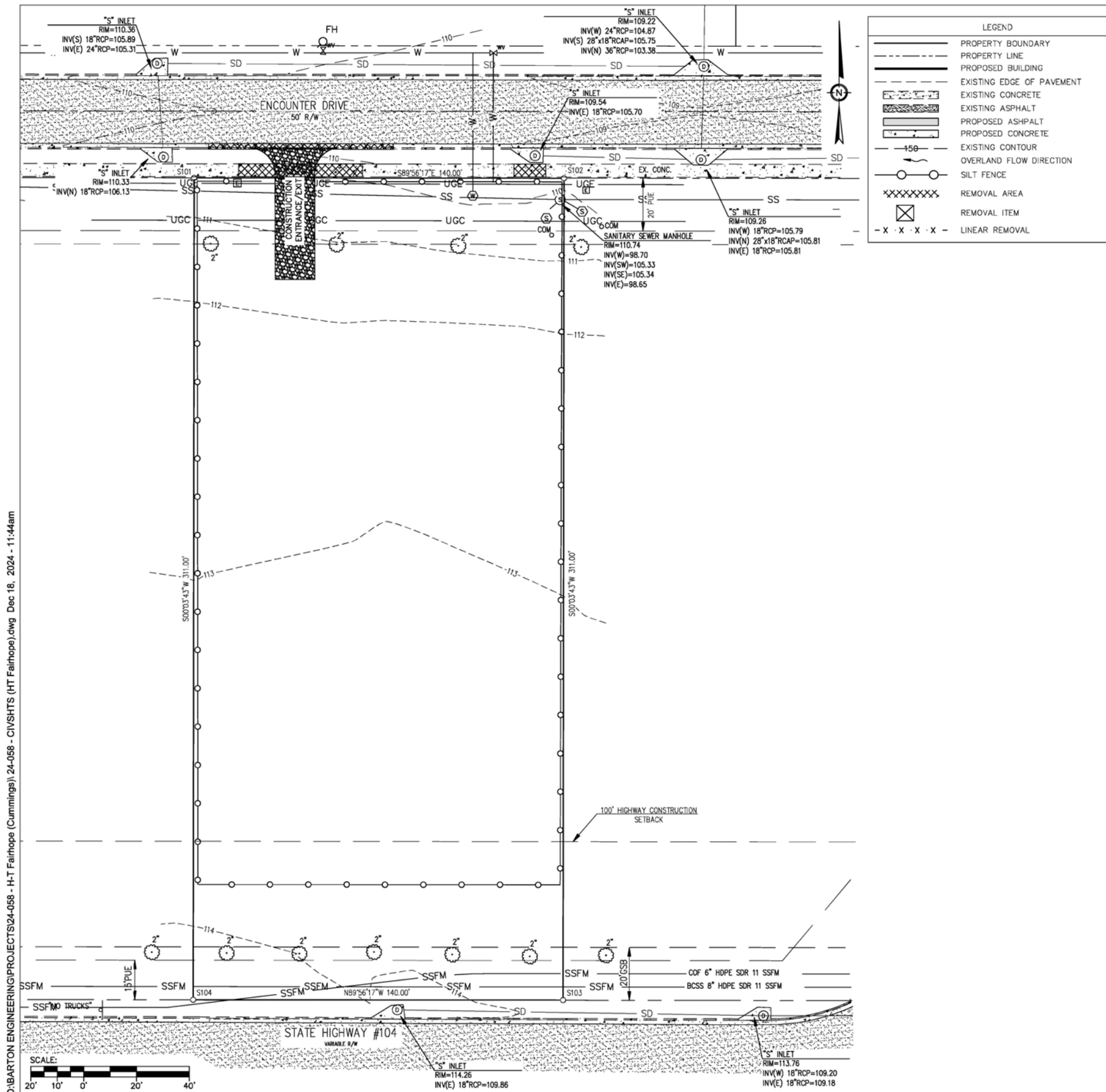
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DESIGNED BY: DMS

DATE:
23 DEC 2024

PROJECT#:
24-058

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**BARTON & SHUMER
ENGINEERING, LLC**

EROSION CONTROL
A NEW DENTAL OFFICE BUILDING
FOR HT REAL ESTATE, LLC

LOCATION:
LOT 9, ENCOUNTER DRIVE, FAIRHOPE, ALABAMA



REVISIONS:

RAWN BY: DMS

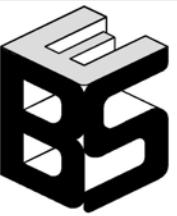
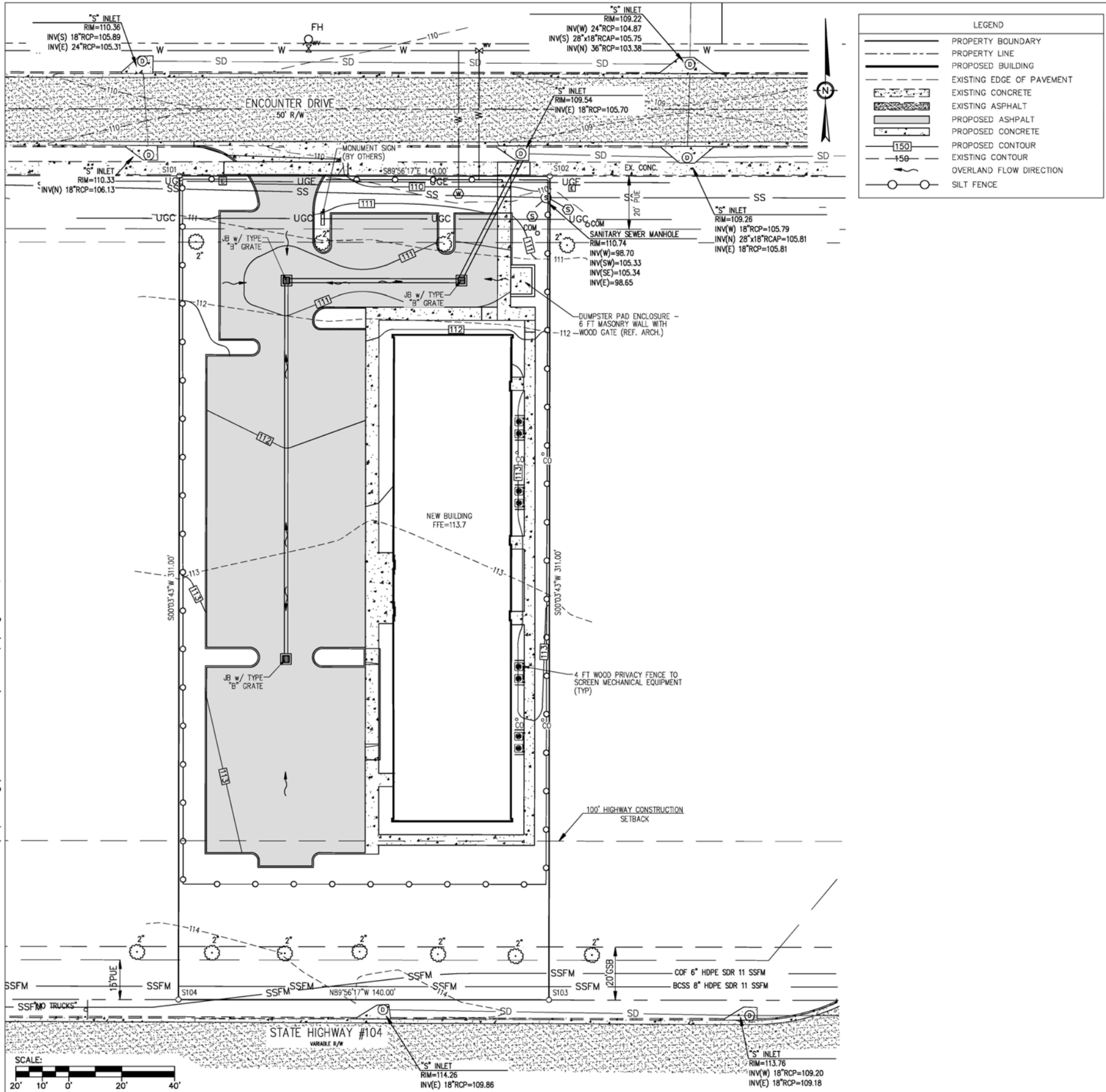
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PROJECT#:
24-058

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ENGINEERING, LLC**

3213 MIDTOWN PARK SOUTH
MOBILE, ALABAMA 36606
251-219-4942

**EROSION CONTROL
A NEW DENTAL OFFICE BUILDING
FOR HT REAL ESTATE, LLC**

LOCATION:
LOT 9, ENCOUNTER DRIVE, FAIRHOPE, ALABAMA



REVISIONS:

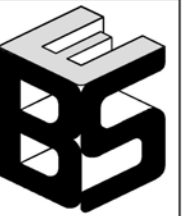
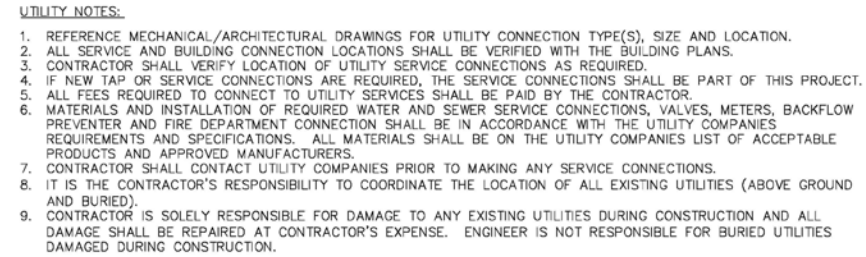
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DESIGNED BY: DMS

DATE:
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PROJECT#:
24-058

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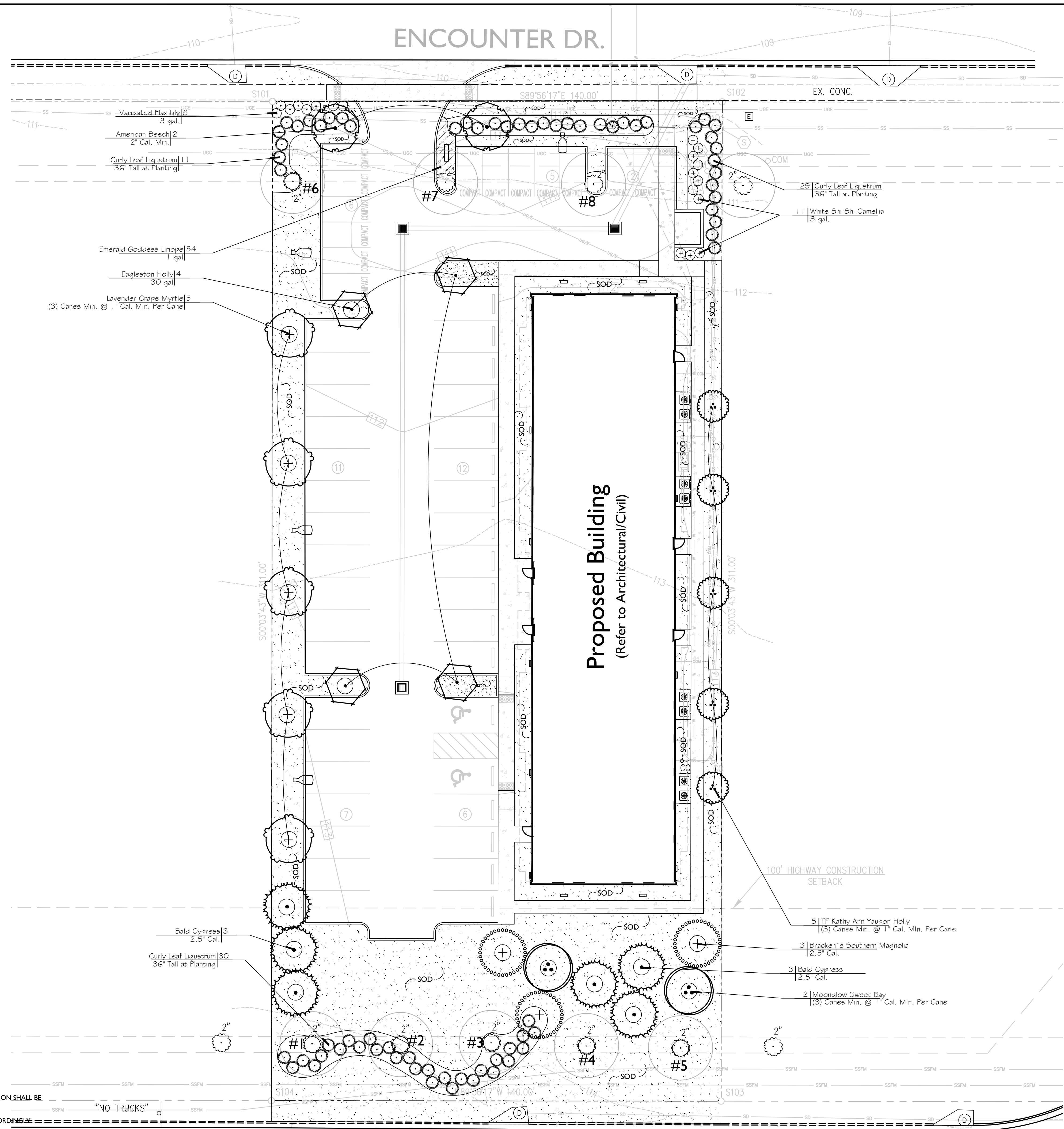
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MOBILE, ALABAMA 36606
251-219-4942

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LOCATION:
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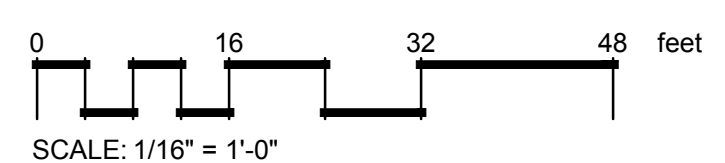
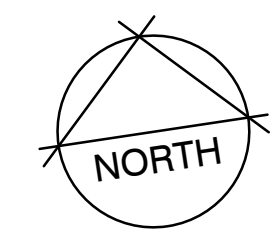


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NOTES:
1. BASE SURVEY PROVIDED BY CUMMINGS ARCHITECTURE.
2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
8. REFER TO ARCH. / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.

- NOTES:
1. All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)
 2. NO WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
 3. See sheet L-1.2 for details & schedule.
 4. Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.



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NEW DENTAL OFFICE

Encounter Drive
Fairhope, AL



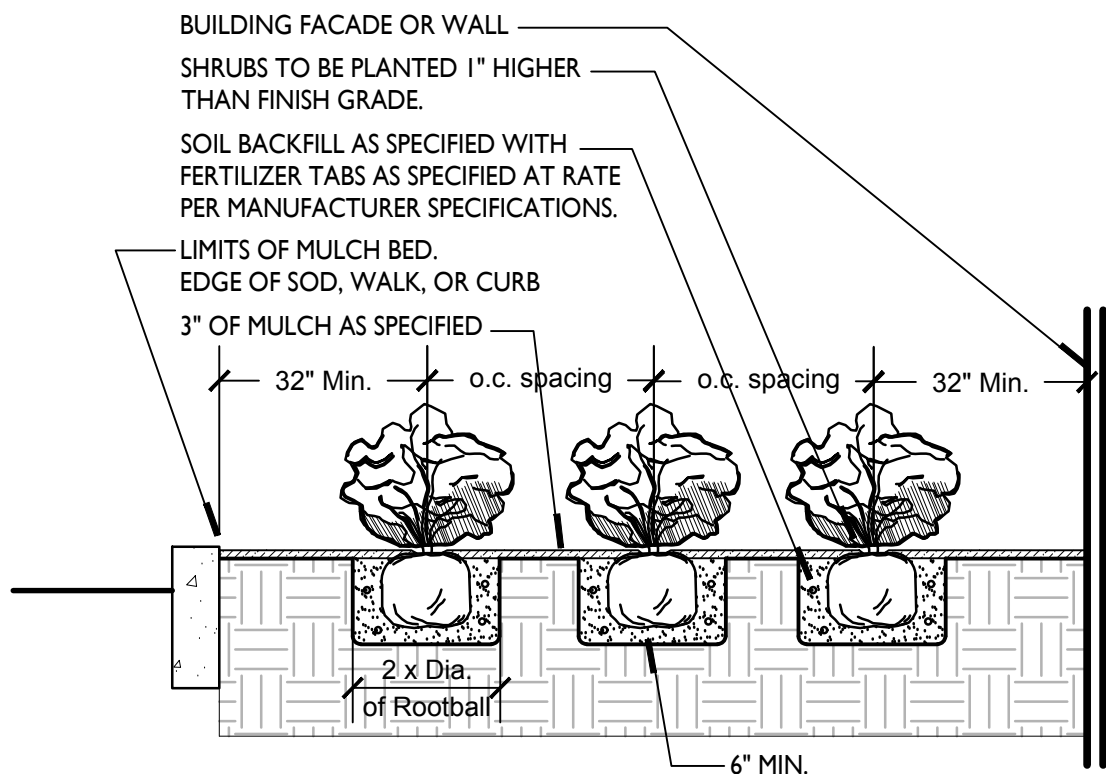
ISSUED/REVISED	
Permitting	12/20/24

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME THDENTLA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.1
PROJECT NO. 2462	
DATE 12/16/24	

LANDSCAPE NOTES:

1. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
2. Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
3. Contractor is made aware of active existing underground utilities. It is the contractors responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
4. Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
5. Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architects attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
6. The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
7. Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
8. Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
9. All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
10. Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
11. Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
12. The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
13. Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
14. Quantities shown on plant list are for convenience only.
15. All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
16. All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
17. All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
18. All beds shall receive Freehand pre-emergent herbicide or equal.
19. Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
20. All bed lines shall have 3" V-Shaped trenches. See detail.
21. All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
22. All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
23. All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
24. All disturbed areas shall be irrigated and sodded.
25. Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
26. Brown or defoliated plants shall be removed and replaced immediately.
27. All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
28. No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

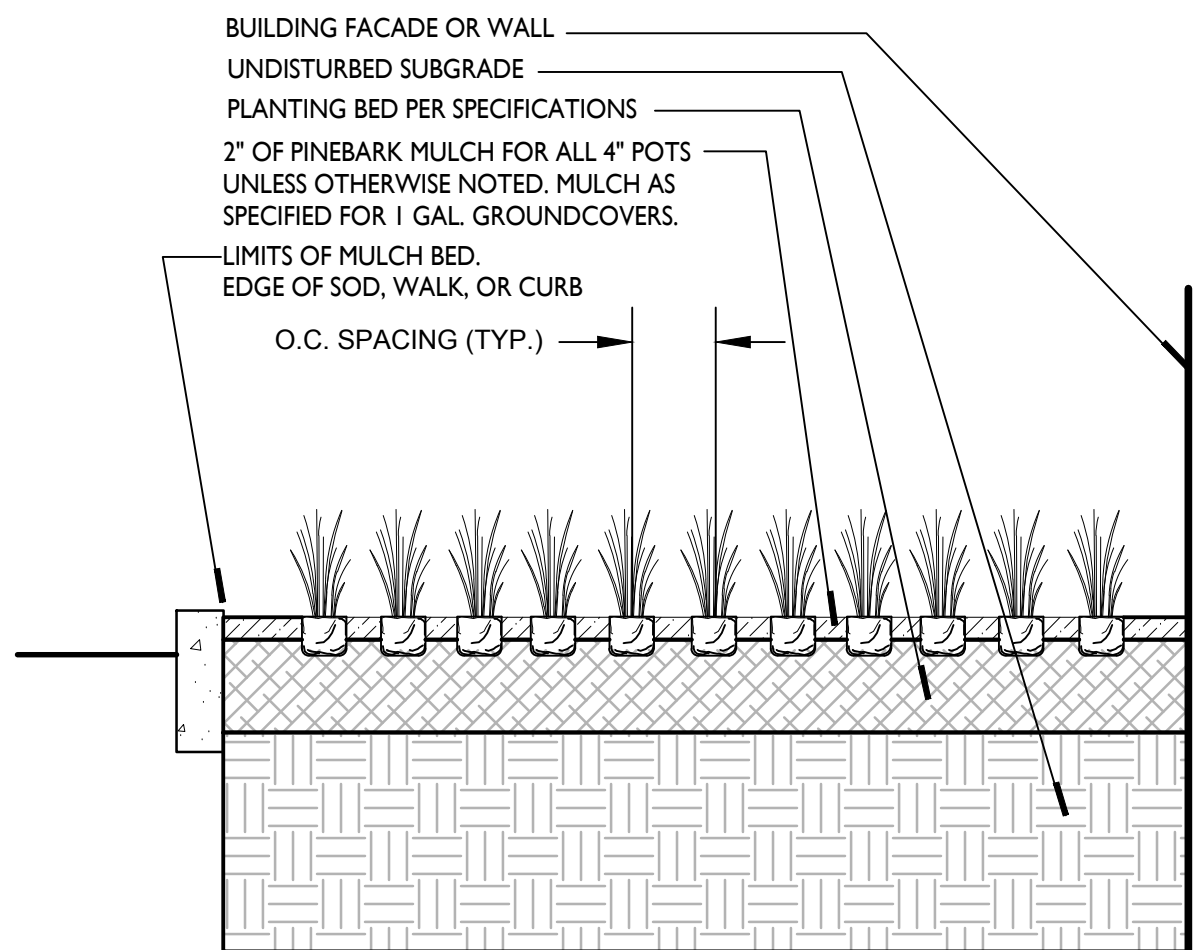


NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO
ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS
AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL

N.T.S.

LA-02



NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO
ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS
AND AWAY FROM ALL STRUCTURES.

4 GROUNDCOVER PLANTING DETAIL

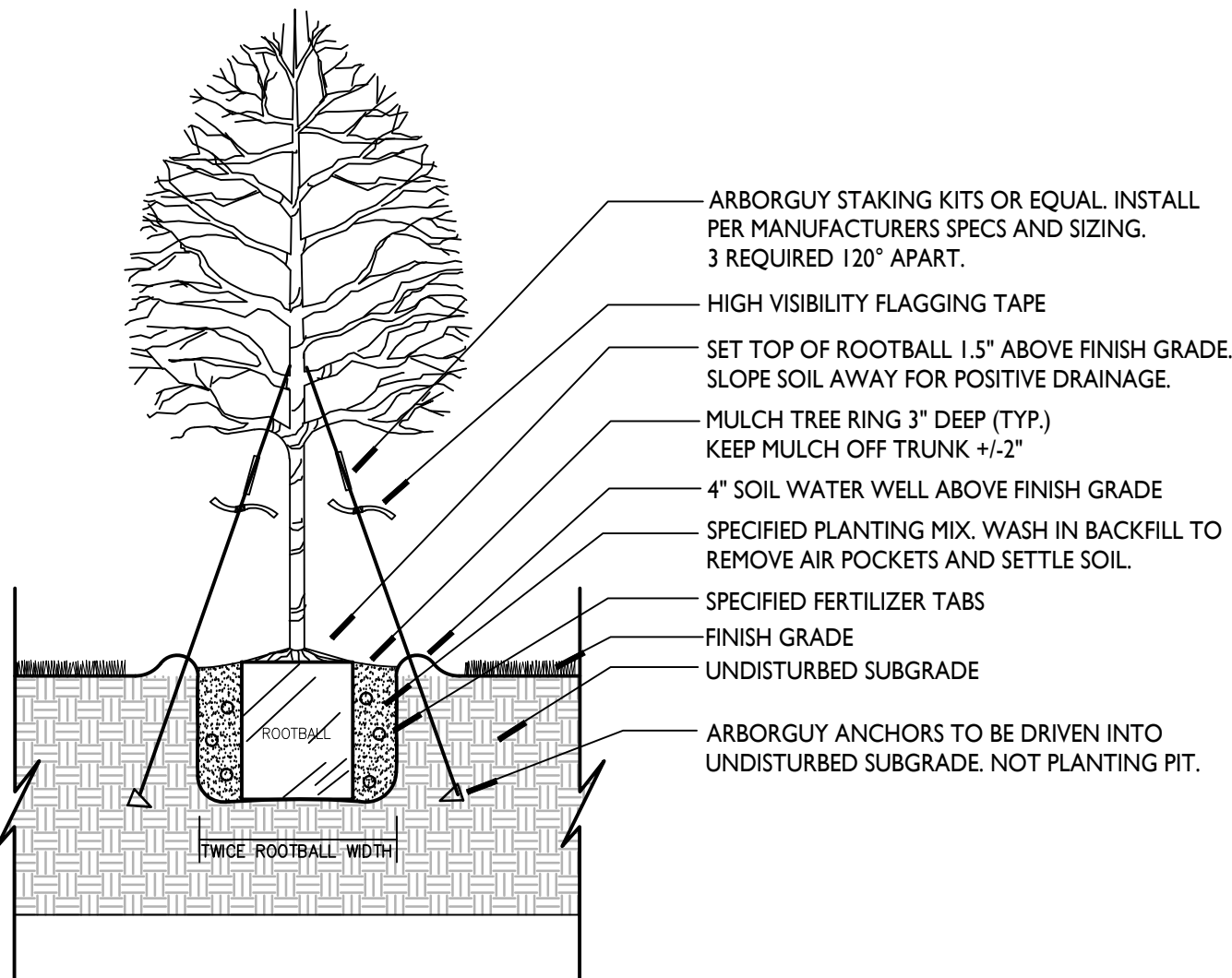
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LA-03

1 LANDSCAPE NOTES

N.T.S.

LA-16



2 TREE PLANTING

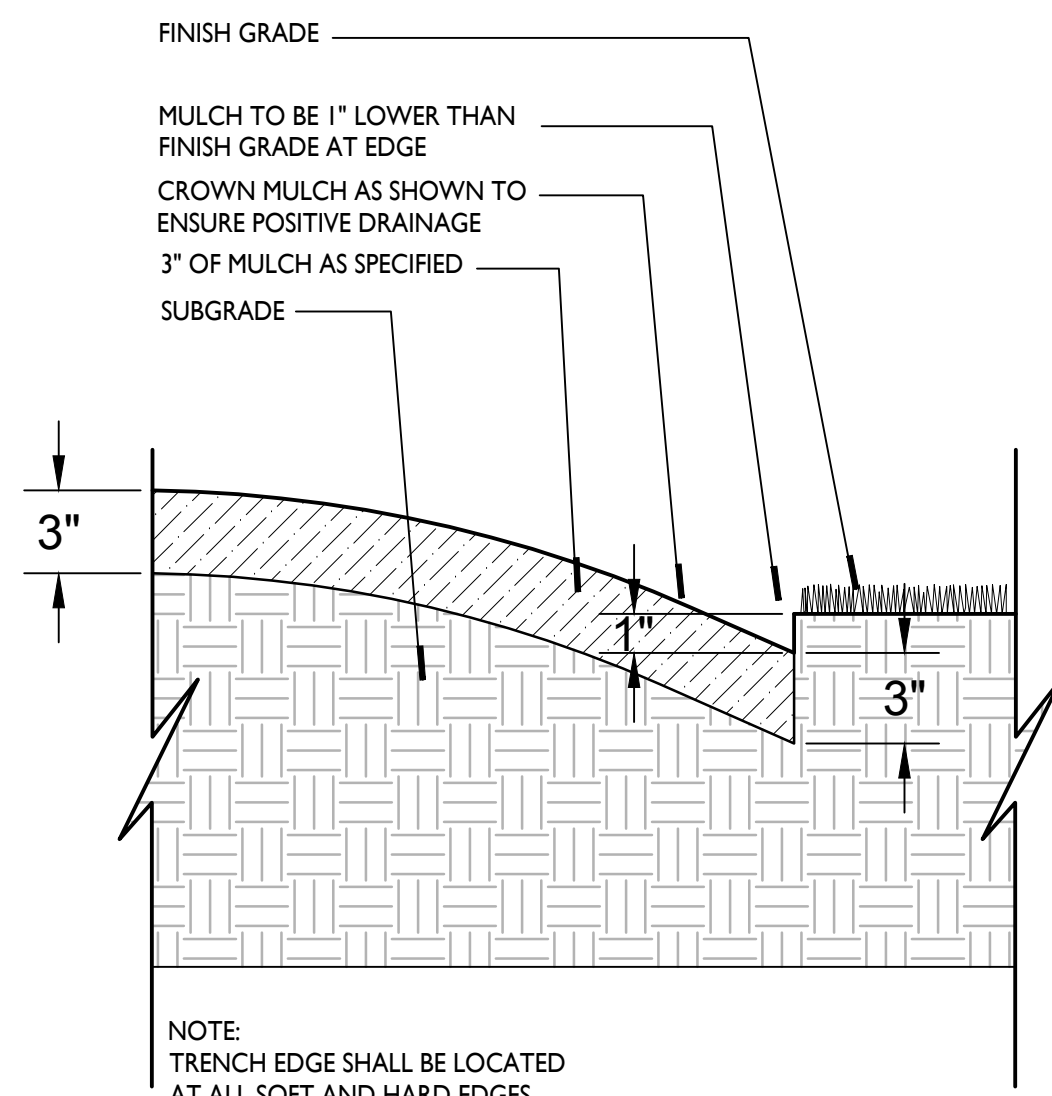
N.T.S.

LA-01

5 TRENCH BED EDGE

N.T.S.

LA-04



NOTE:
TRENCH EDGE SHALL BE LOCATED
AT ALL SOFT AND HARD EDGES.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	REMARKS
CITY REQUIRED TREES							
	2	Fagus grandifolia	American Beech	2" Cal. Min.		10' Ht. Min.	Single Trunk Tree Form, Hunter Trees, Approve photo with LA.
	5	Ilex vomitoria 'Kathy Ann Batson'	TF Kathy Ann Yaupon Holly	(3) Canes Min. @ 1" Cal. Min. Per Cane		8' Ht. Min.	Multi. Trunk, Tree Form, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Greenforest Nursery, Approve Photo with LA.
	4	Ilex x attenuata 'Eagleston'	Eagleston Holly	30 gal	2" Cal. Min.	8' Ht. Min.	Single Trunk, Tree Form, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Approve photo with LA.
	5	Lagerstroemia x 'Muskogee'	Lavender Crape Myrtle	(3) Canes Min. @ 1" Cal. Min. Per Cane		10' Ht. Min.	Tree Form, Multi.Trunk, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Cherrylake Nursery, Approve photo with LA.
	3	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	2.5" Cal.		10' Ht. Min.	FTG. NO B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Cherry Lake Nursery 352-429-2171, Approve photo with LA.
	2	Magnolia virginiana 'Jim Wilson'	Moonglow Sweet Bay	(3) Canes Min. @ 1" Cal. Min. Per Cane		10' Ht. Min.	Multi. Trunk, Tree Form, Greenforest Nursery, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
	6	Taxodium distichum	Bald Cypress	2.5" Cal.		10' Ht. Min.	No B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE		SPACING	REMARKS
SHRUBS							
	11	Camellia sasanqua 'Green 02-004'	White Shi-Shi Camellia	3 gal.		36" o.c.	
	8	Daniella tasmanica 'Variegata'	Variegated Flax Lily	3 gal.		36" o.c.	
	70	Ligustrum japonicum 'Recurvifolium'	Curly Leaf Ligustrum	36" Tall at Planting		48" o.c.	City Required. Must plant out at 36" at time of planting.
GROUND COVERS							
	15,312 sf	Cynodon dactylon 'Tif 419'	419 Bermuda Grass	sod			
	54	Liriope muscari 'Love Potion No. 13'	Emerald Goddess Liriope	1 gal		15" o.c.	

NOTES:

1. HARDWOOD MULCH ALL BEDS. APPROVE MULCH SAMPLE WITH LA.
2. APPLY GRANULAR PRE-EMERGENT TO ALL PLANTING BEDS. SEE NOTES.
3. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
4. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
6. SEE LANDSCAPE NOTES.

APPROVED NURSERIES:

1. GREEN FOREST NURSERY
 2. FLOWERWOOD NURSERY
 3. GREENS NURSERY
 4. CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

EXISTING TREE CREDIT TABLE

TREES PROPOSED TO REMAIN:

#1-2" Oak	/8 = 1
#2-2" Oak	/8 = 1
#3-2" Oak	/8 = 1
#4-2" Oak	/8 = 1
#5-2" Oak	/8 = 1
#6-2" Oak	/8 = 1
#7-2" Oak	/8 = 1
#8-2" Oak	/8 = 1
Total Tree Credits	= 8

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

Encounter Road Frontage Feet = 140/30' = 5 Trees in First 25' regardless of tree credits.
Hwy 104 Frontage Feet = 140/30' = 5 Trees in first 25' regardless of tree credits.
Remaining Perimeter Feet = 622/30' = 21 Trees
Parking Requirements (1 Tree/12 Spaces) = 49 Spaces/12 = 4 Trees
Total Existing Tree Credits = 8
Total Trees Required = 2 Encounter Frontage (Overstory), 21 Perimeter Trees (At Least 50% Overstory), & 4 Parking Lot Trees

SEAL



ISSUED/REVISED

Permitting 12/20/24

SHEET TITLE

LANDSCAPE
DETAILS

DESIGNED BY
JC
DRAWN BY
JC
CHECKED BY
JC
PROJECT NO.
2462
DATE
12/16/24

FILE NAME
THDENTLA
SHEET

L-1.2

DRAFT
NOT FOR CONSTRUCTION
DRAFT

**A NEW DENTAL
OFFICE BUILDING**
Lot 9 Encounter Drive
Fairhope, Alabama

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ARCHITECT.

REVISIONS	
MARK	DATE

SHEET NAME
**EXTERIOR
ELEVATIONS**

PROJECT NO. 2023-34
DATE 2024
SHEET NO.

A2.1

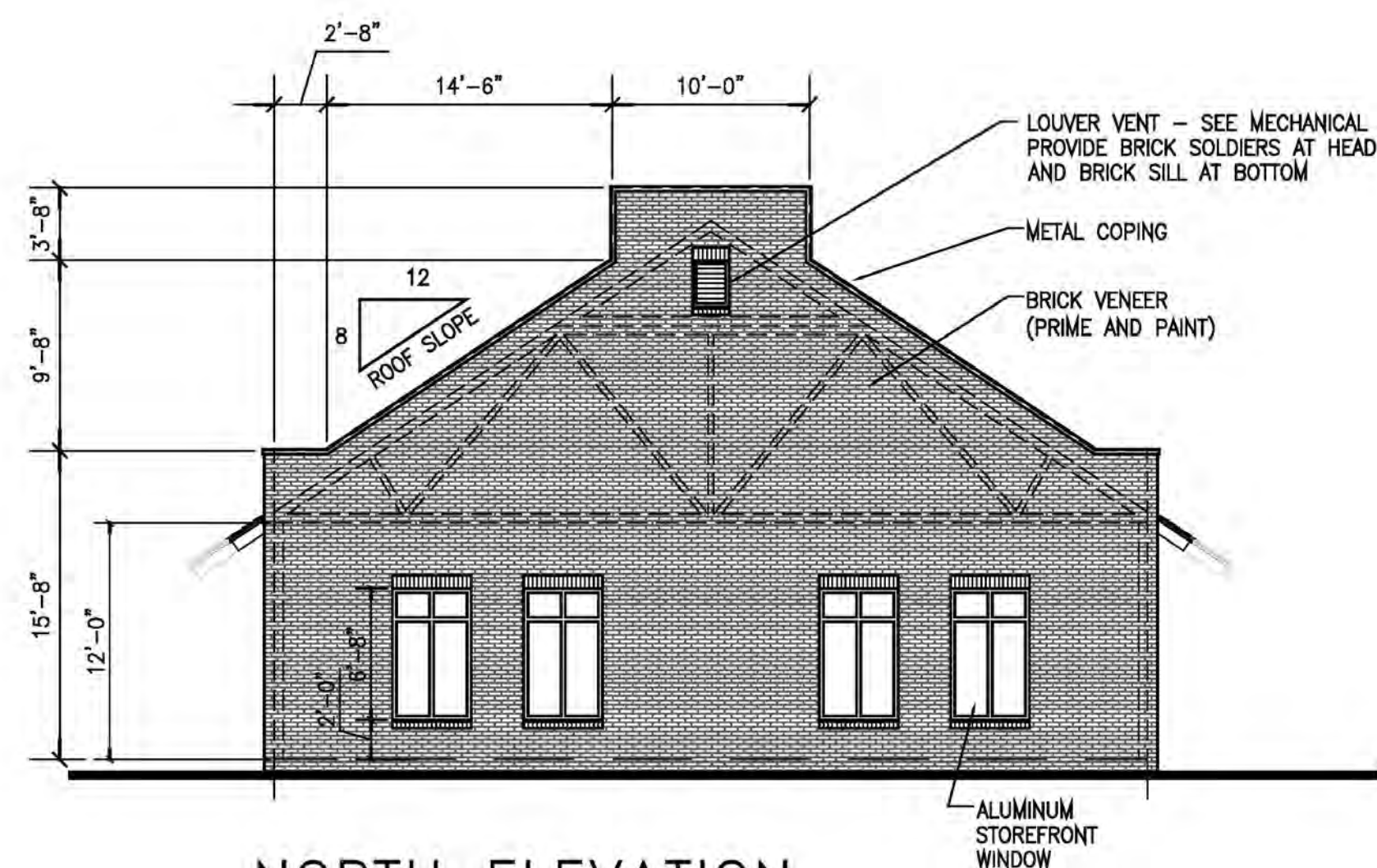
FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



WEST ELEVATION

0 4' 8' 12' 16' 20' 24'

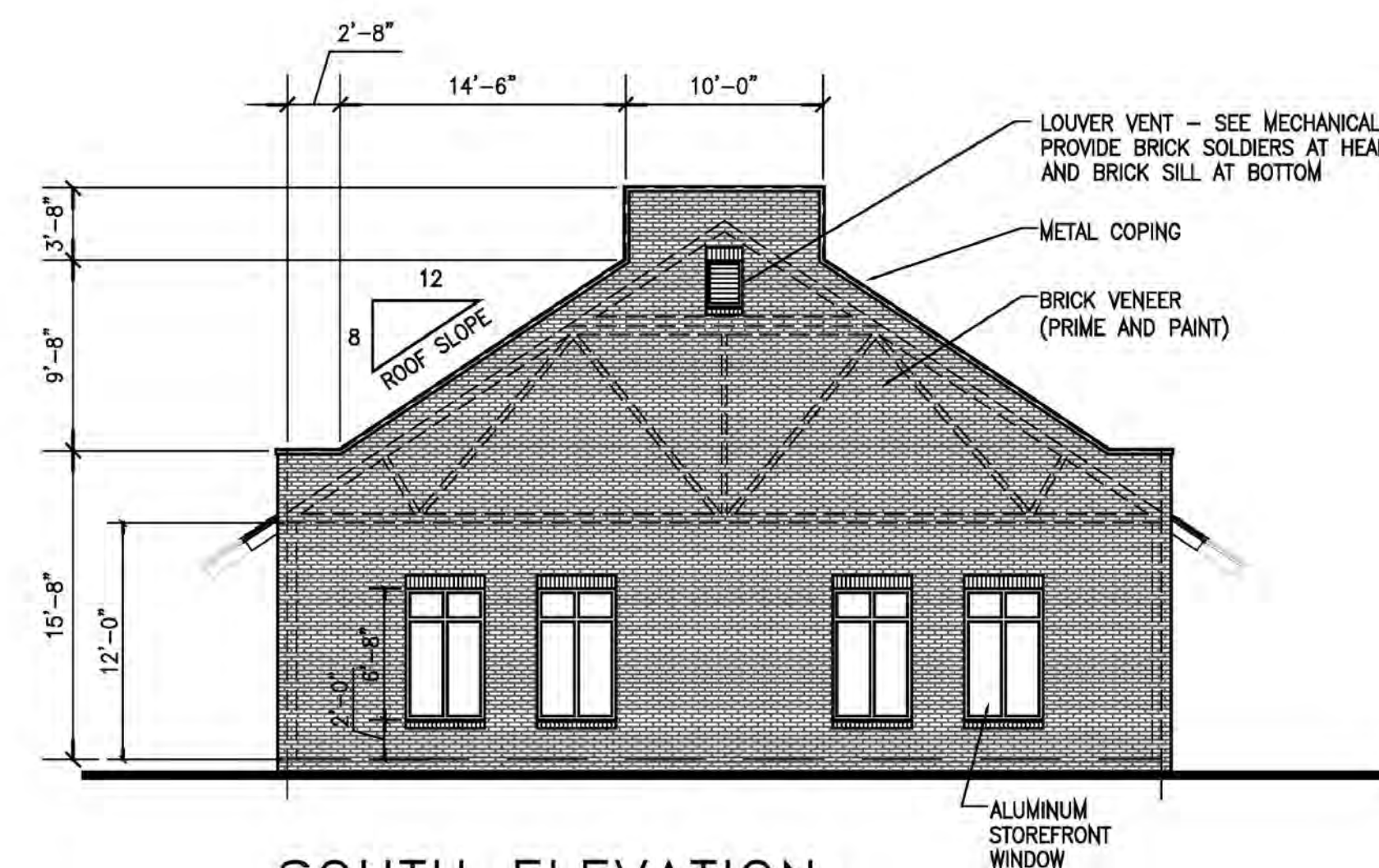
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

0 4' 8' 12' 16' 20' 24'

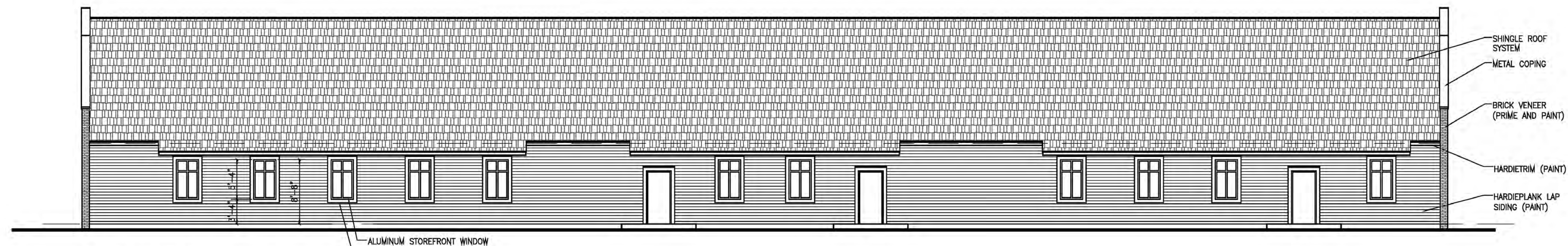
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

0 4' 8' 12' 16' 20' 24'

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



EAST ELEVATION

0 4' 8' 12' 16' 20' 24'

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



CUMMINGS
ARCHITECTURE
CORP

One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

DRAFT
NOT FOR CONSTRUCTION
DRAFT

A NEW DENTAL
OFFICE BUILDING
Lot 9 Encounter Drive
Fairhope, Alabama

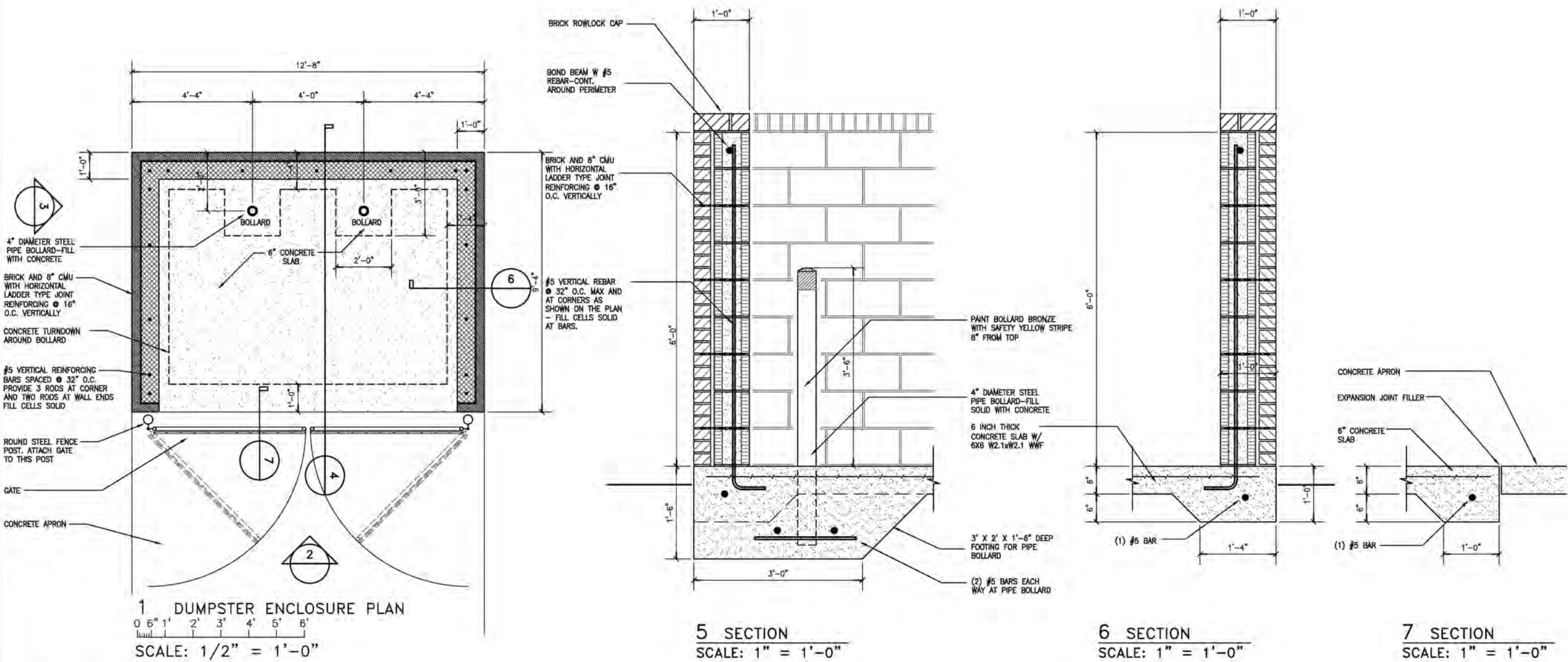
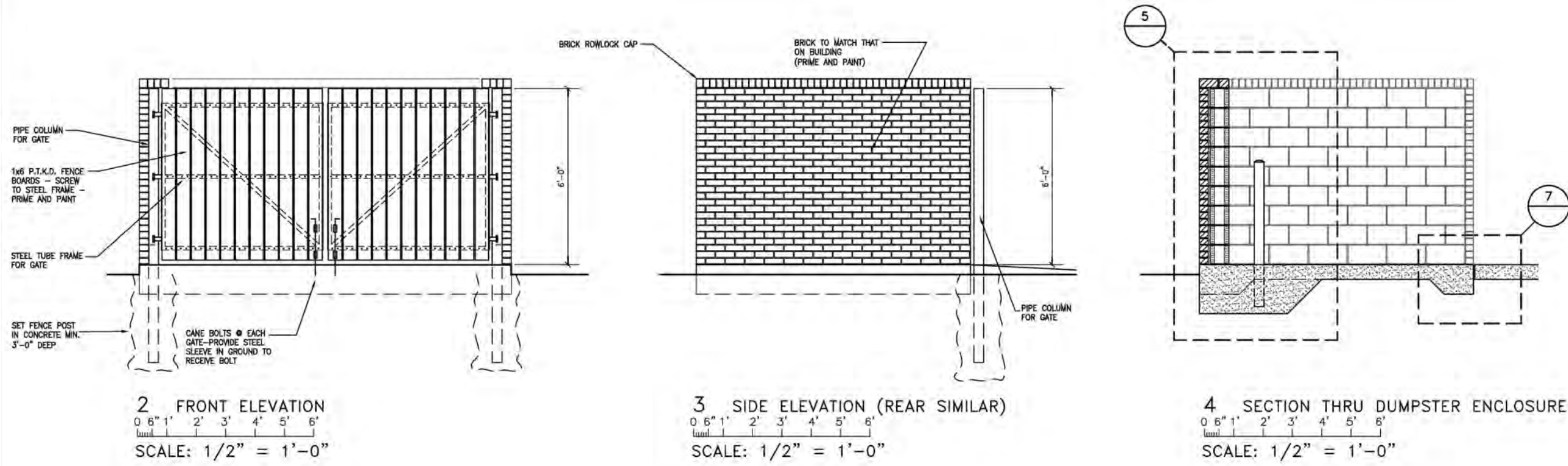
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REVISIONS	
MARK	DATE

SHEET NAME
**DUMPSTER ENCLOSURE
DETAILS**
PROJECT NO. 2023-34
DATE 2024
SHEET NO.

A3.5

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



REVISIONS	
MARK	DATE

SHEET NAME
**SITE
PHOTO-
METRICS**

PROJECT NO. 2023-34

DATE 2024

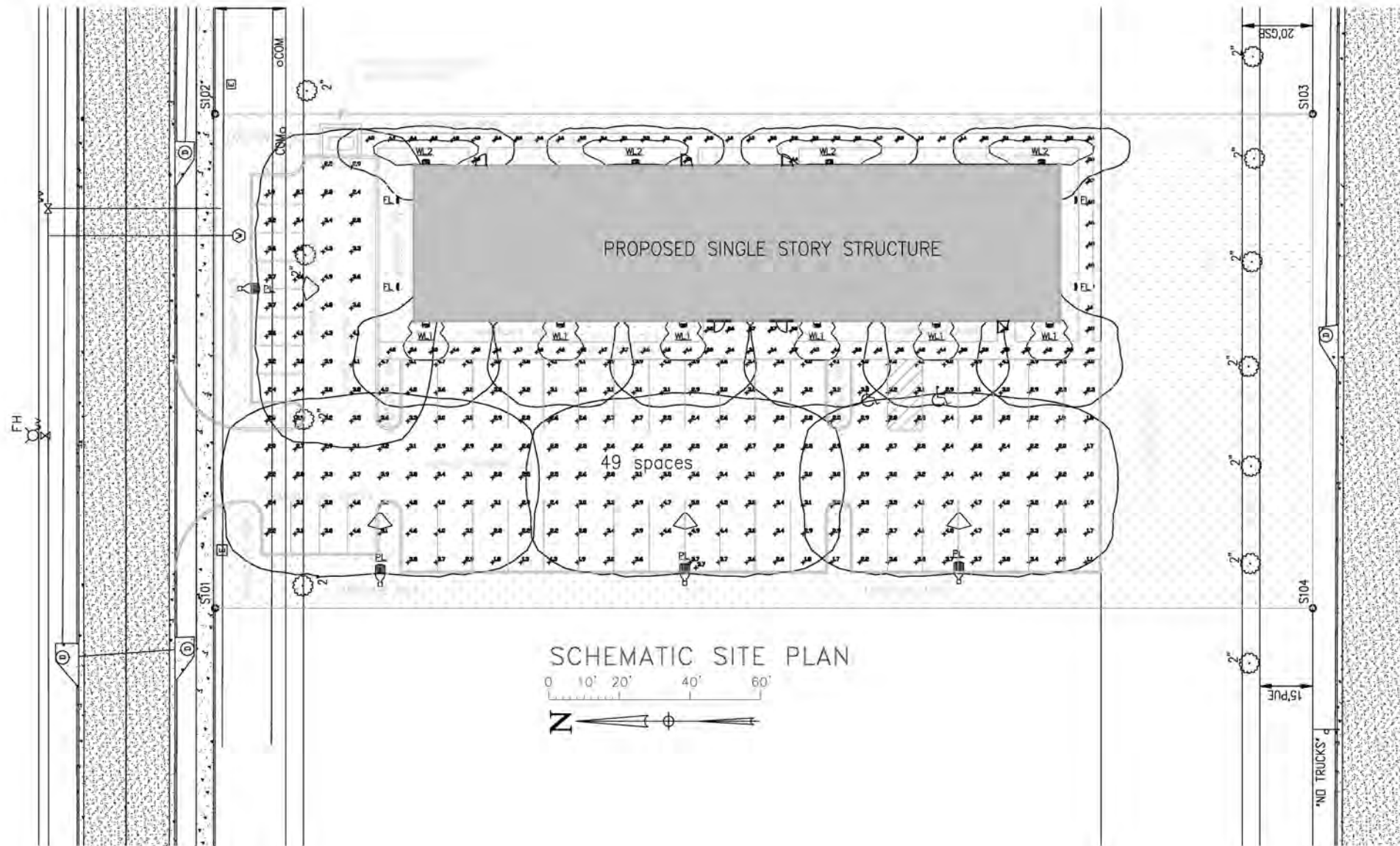
SHEET NO.

ESP-1

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"

Schedule										
Symbol	Label	Page	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Factor	Foot Candle
WL1			6	Lithonia Lighting	V022P LED P3 48K 7000K 1875	V022P LED WITH P3 - PERFORMANCE PACKAGE, 4800K, 7000K, TYPE 1 FORWARD THROW, RECESSED, D12C	1	5573	5.9	30.1375
WL2			4	Lithonia Lighting	V022P LED P3 48K 7000K 1125	V022P LED WITH P3 - PERFORMANCE PACKAGE, 4800K, 7000K, TYPE 1 SHORT THROW	1	3486	5.9	30.1375
PL			4	Lithonia Lighting	D20 LED P6 40K 7000K-Series Size 1 Area Luminaire P6, S.C.4	Performance Package 4800K CCT 70 DRI Type 4 Extreme Bulbless Canister	1	15430	5.9	15.525
FL			4	Lithonia Lighting	D20P1 LED P6 40K V020P1 LED P6 40K VFL		1	-1	5.9	42

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	3.2 fc	5.2 fc	1.1 fc	4.7:1	2.9:1
SIDEWALK	+	3.9 fc	6.9 fc	0.5 fc	13.8:1	7.8:1





NEEL-SCHAFFER

January 7, 2025

Mr. Benjamin Cummings
Cummings Architecture Corp
One Houston Street
Mobile, AL 36606

Re: Trip Generation Letter for
Dental Office Building

Dear Mr. Cummings:

As requested in comments from the City of Fairhope Planning Department, we have calculated the trip generation for the proposed dental office building proposed at Lot 9, Encounter Drive. The trip generation of the proposed dental office was developed using the trip rates contained in the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition. Land Use 720 Medical-Dental Office Building was utilized for the trip generation. The trip generation calculations for the proposed site traffic are shown in Table 1.

Table 1
Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Medical-Dental Office Building	8.2 1000 SF	244	25	20	5	30	9	21
Daily Traffic Generation								
Medical-Dental Office Building		[ITE 720]	=	T = 42.97(X) – 108.01				
AM Peak Hour Traffic Generation								
Medical-Dental Office Building		[ITE 720]	=	Ln(T) = 0.90 Ln(X) + 1.34; (79%in/21%out)				
PM Peak Hour Traffic Generation								
Medical-Dental Office Building		[ITE 720]	=	T = 4.07(X) – 3.17 ; (30%in/70%out)				

T – Trips, X – 1000 SF GFA

Source: ITE Trip Generation, 11th Edition.

If you have any questions regarding the trip generation, please call me at (251) 545-1219.

Sincerely,
NEEL-SCHAFFER, INC.

Shane M. Bergin, P.E., PTOE, PTP, RSP₁
Professional Traffic Engineer

landscape architects
environmental scientists
surveyors
planners
engineers

P: 251.471.2000 | F: 251.471.5997

5 Dauphin Street, Suite 200
Mobile, AL 36602

www.neel-schaffer.com



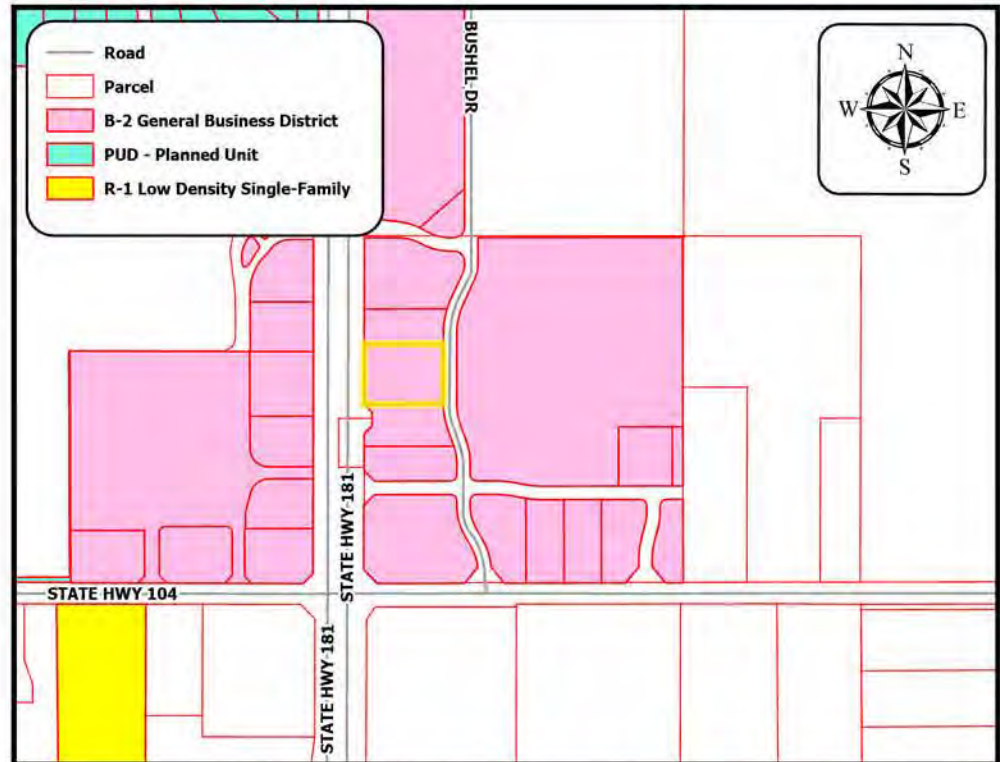
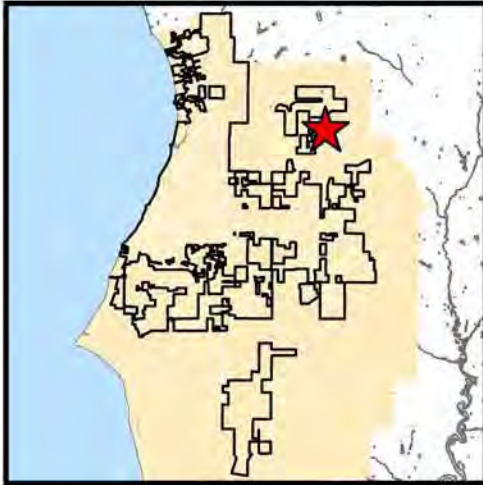
City of Fairhope

Planning Commission

February 3, 2025



SR 25.03 - Foosackly's



Project Name:

Foosackly's

Site Data:

1 acre

Project Type:

Site Plan Approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

627494

General Location:

NE corner of Highway 181 and Highway 104

Surveyor of Record:

Chris Lieb

Engineer of Record:

Chris Lieb

Owner / Developer:

FST Encounter Development

School District:

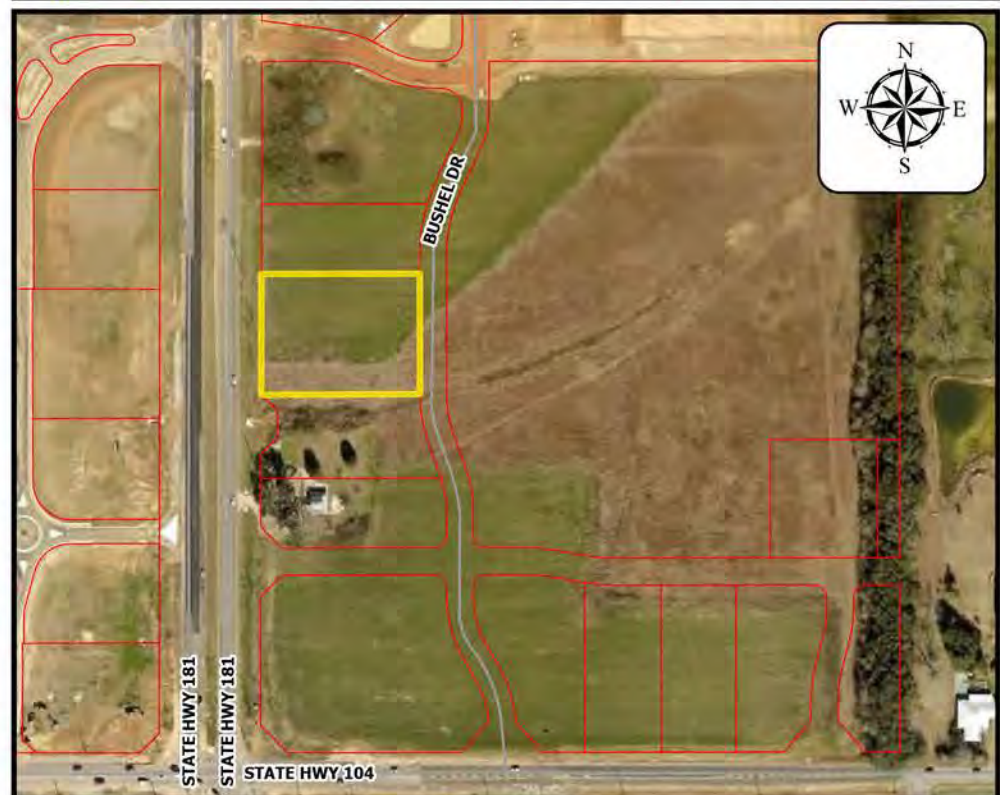
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name : Michelle Melton



CITY OF FAIRHOPE

P.O. Box 429
Fairhope, AL 36533
(251) 928-8003



SITE PLAN REVIEW APPLICATION



Site Plan Review Application Checklist*

*This checklist is intended for convenience purposes only.

Refer to the City of Fairhope Zoning Ordinance and other applicable City Ordinances for additional requirements.

- 2 copies of the Site Plan
- 2 sets of Construction Plans
- 1 copy of the Site Plan in PDF format on disk
- Site Plan Review Application with Articles of Incorporation attached
- Overall Site Plan
- Curb Cut Locations
- Dumpster Location and Screening
- Grading and Drainage Plans
- BMP Plan
- A Topographic and Boundary Survey
- Pedestrian Circulation Plan
- Building Elevations indicating exterior construction materials
- Legal Description and Property Map
- Landscape Plan, including tree preservation plan (Existing and Proposed Contours shall be on the Landscape Plan)
- All landscape plans shall be in compliance with Ordinance No. 1223 – Tree Ordinance.
- 20% of the total property (not including the right of way) shall be landscaped
- A 20' landscaped buffer is required where commercial/industrial abuts residential
- A Site Lighting Plan indicating light locations, mounting height, wattages and fixture types
- A Site Data Table including but not limited to:
 - Current Zoning
 - Lot Size
 - Proposed Building Height
 - Total Gross Floor Area
 - Proposed Building Coverage
 - Percentage of Impervious Area, excluding the Building
 - Percentage of Proposed Landscaping (60% of the required plant materials shall be located between the building walls and public streets)

- Proposed number of parking spaces/ required number of parking spaces
- Percentage of proposed Green-space

Aerial Photograph with Site Plan and topographic lines overlaid

Utility Plans

Loading/unloading space (if applicable)

Drive-up window locations (if applicable)

Total number of Proposed Buildings, Proposed Uses and the Square Footages of each

Phasing Schedule for Projects being developed over an extended period of time

Location, materials, and elevations of any and all fences and/or walls.

Location of mechanical equipment (mechanical equipment shall be screened)

Flow Modeling

Plans submitted shall include but not be limited to:

- Name of Project
- Date of preparation, including all revision dates
- Appropriate Scale
- North Arrow
- Preparer's Name, Phone Number and Fax Number
- Name of Owner

Compliance with the City's Comprehensive Plan and the standards, goals and intent of the Fairhope Zoning Ordinance

All signage requires a sign permit

All Applicable Outside Agency Permits (e.g. ALDOT, ADEM, COE, etc.)

Please note that this document only applies to properties within the City of Fairhope.



APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: 12/2/24

Property Owner / Leaseholder Information

Name of Property Owner: FST Encounter Development LLC Phone Number: _____
Address of Property Owner: 1189 Post Rd Ste 3B
City: Fairfield State: CT Zip: 06824

Proposed Site Plan Name: Foosackly's Fairhope
Site Acreage: _____ Sq. Footage: _____
Parcel No: 05-46-01-02-0-000-001.970 Current Zoning: _____

Authorized Agent Information

Name of Authorized Agent: Chris Lieb with Lieb Engineering Phone Number: 251 978-9779
Address: 1290 Main Street Ste E
City: Daphne State: AL Zip: 36526
Contact Person: Christopher Lieb

Engineer/Architect Information

Name of Firm: Lieb Engineering Company Phone Number: 251 978-9779
Address: 1290 Main Street Ste E
City: Daphne State: AL Zip: 36526
Contact Person: Christopher Lieb

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.

Ivan Blackmon

Property Owner/Leaseholder Printed Name

12/16/2024

Date


Signature

Fairhope Single Tax Corp. (If Applicable)



chicken fingers
212 E I-65 Service Rd. N
Mobile, AL 36607

January 1st, 2024

RE: Letter of Authority

TO WHOM IT MAY CONCERN:

I hereby confirm that Ivan Blackmon, Director of Development and Engineering, is granted the authority to act on behalf of Three Fingers, Inc., including its related companies or LLCs (Pace Keyser, None Miller, and Ridgeline Mill, LLC). This authorization includes the right to sign any necessary documents, permits, and licenses required for the planning, construction, and operation of our foosackly's restaurants.

Should you require any clarification or have inquiries regarding this matter, please do not hesitate to contact me at will@foosacklys.net or through the following phone numbers: 251-380-2001 (office) or 251-554-0214 (cell).

Thank you for your attention and cooperation in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Fusaiotti", with a horizontal line extending to the right.

Will Fusaiotti
President

cc: ivan495@foosacklys.net

Summary of Request:

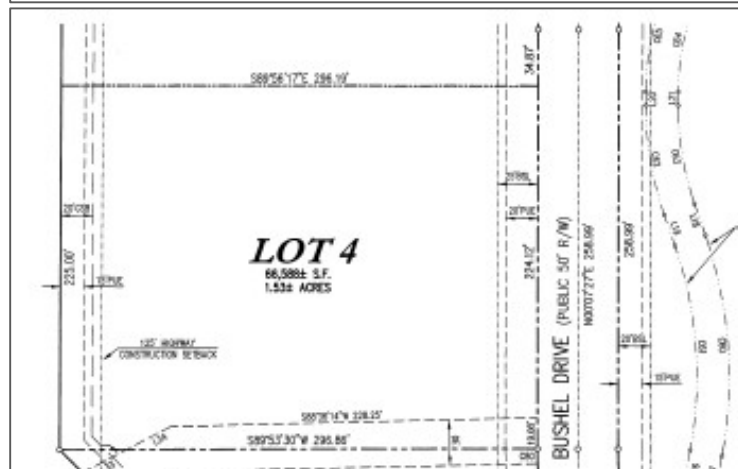
Request of Applicant, Lieb Engineering Company, for Site Plan Approval of new Foosackly's and Just Chillin' locations on Lot 4 of the Encounter Commercial Retail Center on the northeast corner of Alabama Highways 104 and 181 intersections. Chris Lieb and/or Ivan Blackmon are authorized agents. The subject property is 1.53 acres and is zoned B-2. The proposed buildings are 5,874 sf for Foosackly's and 1,178 sf for Just Chillin'.

SITE DATA:

1. PROPOSED USE:	RESTAURANTS
2. ZONING:	B-2 GENERAL BUSINESS
3. TOTAL AREA:	1.53± AC. (66,576 S.F.)
4. DISTURBED AREA:	1.29± AC. (56,110 S.F.)
5. BUILDING S.F.:	5,874 S.F. (FOOSACKLY'S)
6. BUILDING S.F.:	1,178 S.F. (JUST CHILLIN')
7. BUILDING HEIGHT:	19'-6" (FOOSACKLY'S)
8. BUILDING HEIGHT:	17'-10" (JUST CHILLIN')
9. IMPERVIOUS SURFACE:	0.76 AC. (32,994 S.F.) (49.67%)
	21,580 S.F. ASPHALT
	4,362 S.F. CONCRETE
	7,052 S.F. BUILDING COVERAGE/0.16 AC/10.46%
10. OPEN SPACE:	0.77± AC. (33,582 S.F.) (50.33%)
11. SETBACKS:	FRONT 25'
	SIDE 0'
	REAR 0'

B

12. PARKING SPACES REQUIRED:	39.33
JUST CHILLIN: 22 INSIDE SEATS/32 OUTSIDE SEATS = 54 = 13.33 SPACES	
FOOSACKLY'S: 98 INSIDE SEATS/32 OUTSIDE SEATS = 130 = 26 SPACES	
13. PARKING SPACES ALLOWED:	39.33*1.2 = 47.196
14. PARKING SPACES PROVIDED:	48



Setbacks: Setbacks for this development vary. B-2 requires only a 20ft front setback according to Table 3-2. Lot 4 fronts Bushel Drive which has a 25ft front setback. Lot 4 is adjacent to AL Hwy 181 with a 125ft highway construction setback. The other setbacks are 0ft rear and 0ft side setbacks per the recorded plat for Encounter Commercial and Retail Development.

Building: There are two (2) proposed restaurant buildings on the site that will face each other. Just Chillin' is 17 ft high and Foosackly's is 19.6 ft high. The buildings combined takes up almost 11% of Lot 4. Proposed use is a local chain chicken restaurant and ice cream stand. All elevations are included in the packet.



Figure 1: Proposed Just Chillin' building.



Figure 2: Proposed Foosackly's building.

Sidewalks: This Site Plan includes interior sidewalks from both buildings to a concrete sidewalk along Bushel Drive. The Pedestrian Circulation Plan can be found on Sheet C8.0 in the Complete Plans.

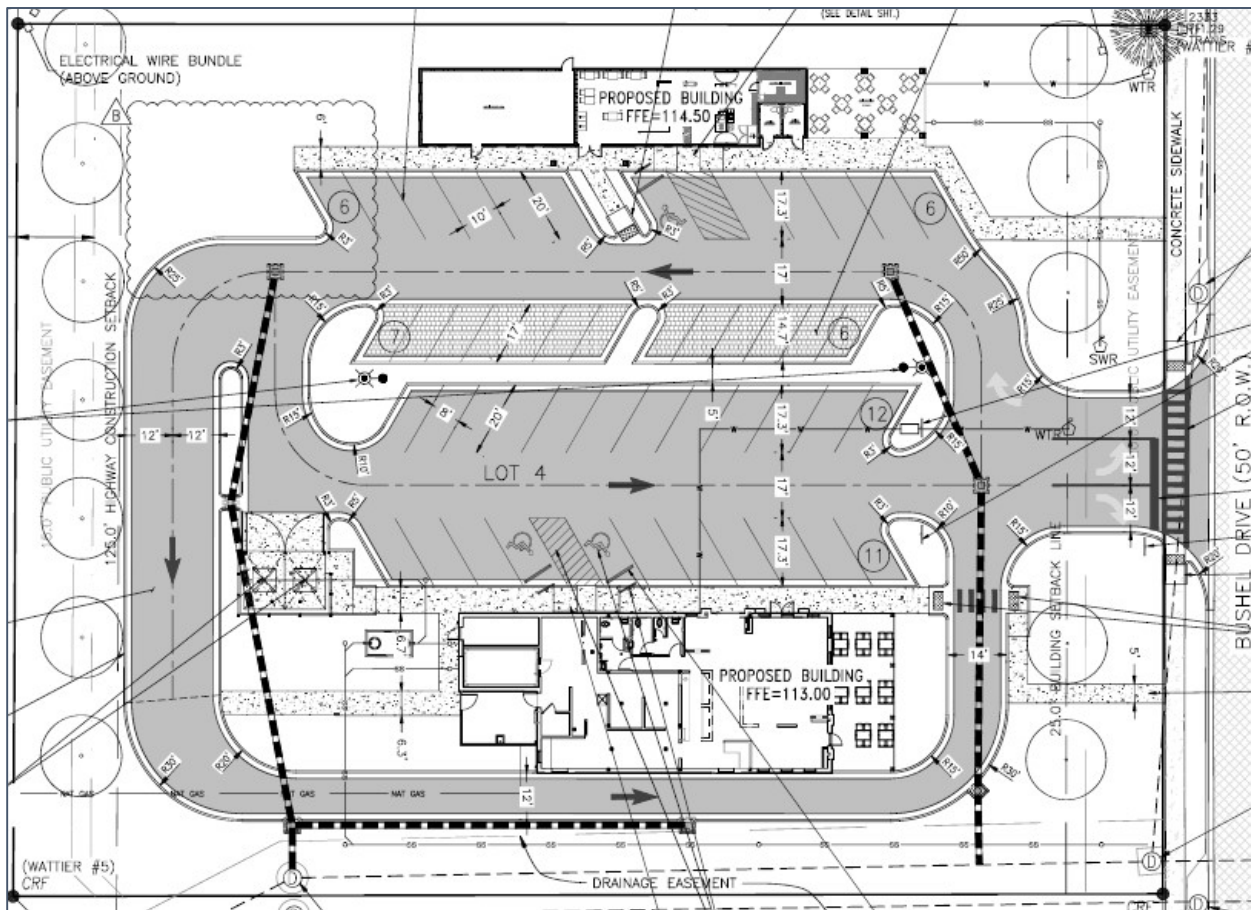
ADA Requirements: ADA requirements have been met.

Mechanical equipment: Mechanical equipment has been finalized and all appear on the Site Plan.

Location and size of all signage: A sign plan was not submitted with this application. Signage for both businesses shall conform to the Sign Ordinance.

Storm water: Drainage has been accounted for the entire Encounter Commercial Retail Center in SD 24.13; thus, there are not retention/detention facilities on individual lots. There is a large retention pond within Lot 12 of the Encounter development where most of the drainage is directed.

Site Plan



Parking: The plan has surplus parking with 48 spaces. Forty (40) spaces are required per Table 4-3 Parking Schedule. Twenty percent (20%) overage is allowed and shall be pervious. Thirteen (13) of the 48 parking spots are pervious. Parking meets the requirements of Zoning Ordinance, as well as the perimeter landscape screening requirements of the Tree Ordinance.

Locations, intensity, and heights of exterior lights: A photometric plan was submitted within the Complete Plans. It appears that the proposed lights are 18ft tall; whereas parking lots with 50 or fewer spaces shall have light poles that do not exceed 10ft overall height pursuant to Article IV, Section B(3) of the Zoning Ordinance. An updated corrected photometric plan is forthcoming.

Landscaping Plan: The landscape plan was reviewed by the City Horticulturist and approved. Parking had to be adjusted from the original submitted plan that lessened the number of parking spaces (51 to 48). The math is the same for required trees within the vehicular use area; however, the Plant Schedule still has 51 parking spots in the schedule for perimeter landscaping requirements. It should be corrected as to not cause confusion.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:	
PERIMETER REQUIREMENTS:	
Bushel Road Frontage Feet = 224'/30' = 7 Trees in First 25' regardless of tree credits.	#11-2
Hwy 181 Road Frontage Feet = 225'/30' = 8 Trees in First 25' regardless of tree credits.	#12-2
Remaining Perimeter Feet = 566'/30' = 19 Trees	Total
Parking Requirements (1 Tree/12 Spaces) = 51 Spaces/12 = 4 Trees	
Total Existing Tree Credits = 12	
Total Trees Required = (2) Bushel, (1) Hwy 181 (Overstory), 19 Perimeter Trees (At Least 50% Overstory), & 4 Parking Lot Trees	

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.

Dumpster location and screening: The double dumpster enclosure is located on the Foosackly's portion of the site. A 1000-gallon grease trap is also located on the Foosackly's site. Shrubs will be around the parts of the enclosure that are not part of the vehicular use area as well as a vinyl fence. There is sod around the grease trap manholes.



Figure 3: Landscaping Detail for Dumpster Enclosure and Grease Trap.

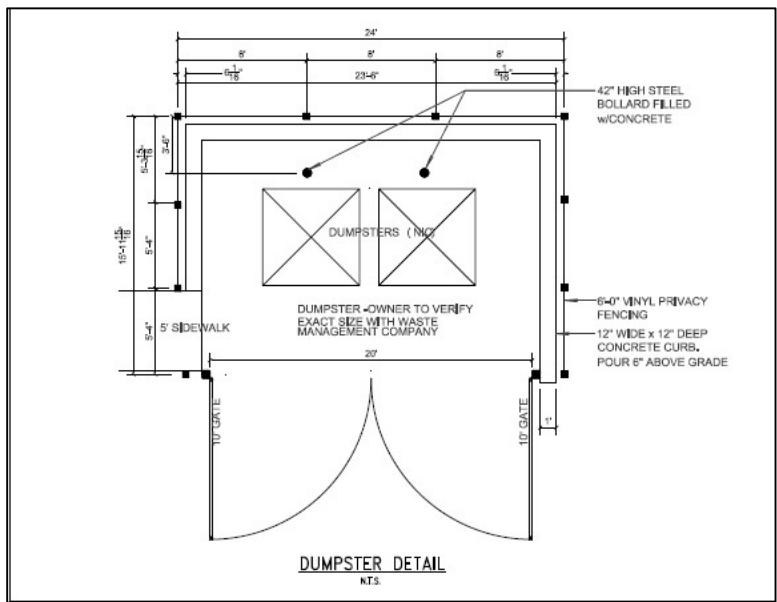


Figure 4: Elevations of Dumpster Enclosure.

Traffic: A thorough traffic study was conducted for the entire Encounter development and the road infrastructure was designed in accordance with the recommendations from the traffic study. A trip generation letter has been provided and the PM peak trips per day for Foosackly's is 87 trips and Just Chillin' 39 trips (Total: 126).

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 previous Comprehensive Plan put a Commercial Node at the AL Hwys 181 and 104 intersections. The Encounter Commercial Retail Center is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.**
- (2) Compliance with any other approved planning documents; **Meets**
- (3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts; **Meets**
- (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. The larger development site does abut to conflicting uses. There is a residential district directly to the north of the development NOT Lot 4. Proper buffers are included in the plans to mitigate the conflicting land uses.**
- (8) Overall benefit to the community; **Meets. There are a lot of residential units being built in the immediate surrounding area, especially to the north. A commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.**
- (9) Compliance with sound planning principles; **Meets. The general location has been designated a commercial node in the past and current comprehensive plans. Connectivity with other developments has been included.**
- (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, side, and rear elevations were provided.
- (16) The locations, intensity, and height of exterior lights; **10 ft height maximum**
- (17) The locations of mechanical equipment; **Meets**
- (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);
Meets
- (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. **n/a**

Recommendation:

Staff recommends to Planning Commission to recommend to City Council **conditional approval** of case SR 25.03 Foosackly's and Just Chillin' on Lot 4 in the Encounter Commercial Retail Center with the following condition(s):

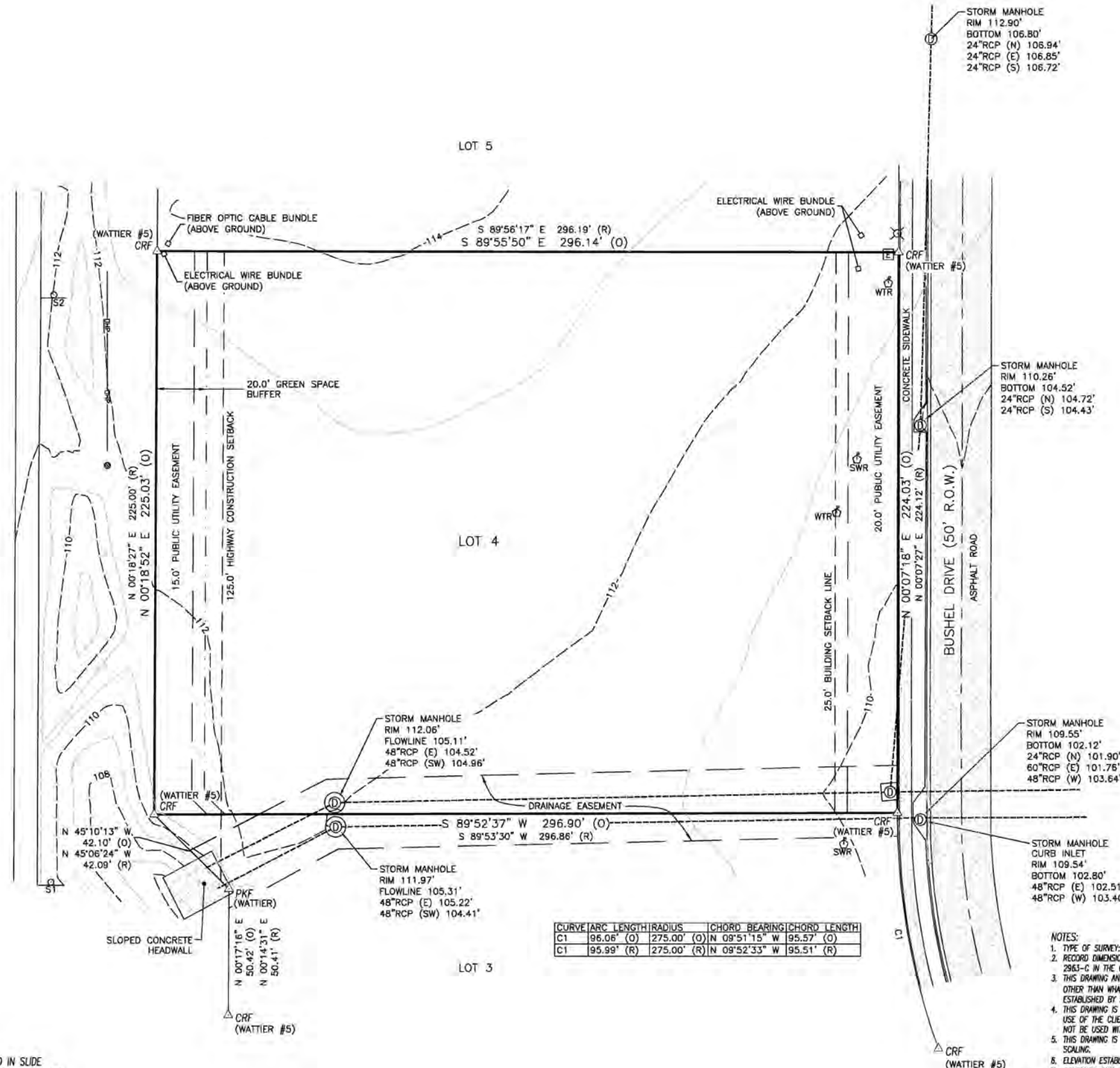
1. Update photometric plan with 10ft high lighting.
2. Update landscaping plan to reflect a total of 48 parking spaces *not* 51.

- UTILITY LEGEND**
- LIGHT POLE
○ POWER POLE
□ ELECTRICAL BOX
□ AIR CONDITIONING CONDENSOR
— DWP — DWP —
○ OVERHEAD POWER
○ SANITARY SEWER MANHOLE
○ SANITARY SEWER GRINDER PUMP
○ SV SANITARY SEWER VALVE
○ SURFACE LOCATE
○ S SEWER MARKER
— SAN — SAN —
○ GM SANITARY SEWER PIPE
○ GAS METER
○ SURFACE LOCATE
○ GAS MARKER
— GAS — GAS —
○ WM GAS MAIN
○ WV WATER METER
○ FH FIRE HYDRANT
○ ICV IRRIGATION CONTROL VALVE
○ SURFACE LOCATE
○ WATER MARKER
— W — W —
○ TP WATER PIPE
○ TELEPHONE PEDestal
○ FIBER OPTIC VAULT
○ SURFACE LOCATE
○ FIBER OPTIC MARKER
— FIB — FIB —
○ GI FIBER OPTIC CABLE
○ GRATE INLET
○ STORM MANHOLE
○ CURB INLET
— S — S —
○ STORM PIPE (CULVERT)
CMP—CORRUGATED METAL PIPE
RCP—REINFORCED CONCRETE PIPE
RCP—REINFORCED CONCRETE ARCH PIPE
CPP—CORRUGATED PLASTIC PIPE (HDPE)
○ SWR PIN FLAG - SANITARY SEWER
○ WTR PIN FLAG - WATER

- BOUNDARY LEGEND**
- △ CRF CAPPED IRON ROD FOUND
△ CTF CRIMPED TOP PIPE FOUND
□ CMF CONCRETE MONUMENT FOUND
△ OTF OPEN TOP IRON PIPE FOUND
△ RBF REBAR IRON FOUND
△ IPF IRON PIN FOUND
○ CRS CAPPED IRON ROD SET
(R) RECORD
(O) OBSERVED
R.O.W. RIGHT OF WAY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
— CHAIN LINK FENCE
— WIRE FENCE
— WOOD FENCE

- SIGN LEGEND**
- S1 55 MPH
S2 HURRICANE EVAC ROUTE

STATE HIGHWAY NO. 181
(R.O.W. VARIES)



- NOTES:**
1. TYPE OF SURVEY: TOPOGRAPHIC
 2. RECORD DIMENSIONS BASED ON PLAT OF SUBDIVISION RECORDED IN SLIDE 2963-A THROUGH 2963-C IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 18X24 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
 6. ELEVATION ESTABLISHED USING RTK GPS ON ALDOT CORS NETWORK (NAVD 88).
 7. CONTOURS RUN AT 1' INTERVALS.
 8. BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.

BALDWIN COUNTY
ALABAMA

LOT 4, ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION AS RECORDED IN SLIDE 2963-A THROUGH 2963-C IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

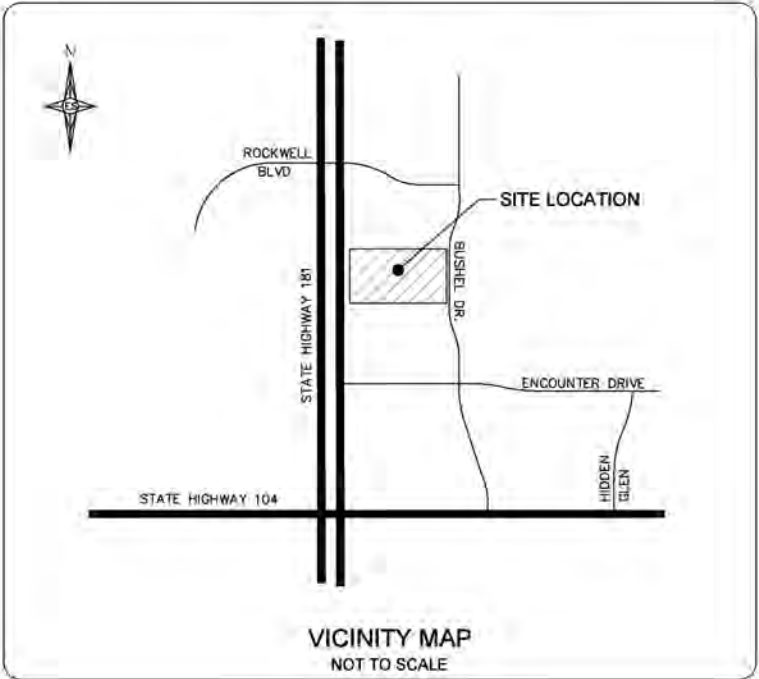
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PREPARED BY: JM	DRAWN BY: HW	CHECKED BY: DW	CLIENT: FOOSACKLYS
DATE: 11/07/24	SCALE: 1"=30'	TITLE: TOPOGRAPHIC SURVEY STATE HIGHWAY NO. 181 FAIRHOPE, ALABAMA	 Physical Address: 11111 U.S. Hwy 31 Ste A Spanish Fort, AL 36527 (251) 626-0404 Mailing Address: 30941 Hwy Lane Suite G, Box 258 Spanish Fort, AL 36527
DRAWING NUMBER: 24-558	FILE NO: 220/23		

FAIRHOPE FOOSACKLY'S

BUSHEL DRIVE
FAIRHOPE, AL 36532

INDEX TO SHEETS	
SHEET NO.	SHEET NAME
C1.0	TITLE SHEET
C2.0	CIVIL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	PEDESTRIAN CIRCULATION PLAN
C9.0	AERIAL OVERLAY
C10.0-C11.0	CIVIL DETAILS



PROJECT CONTACT INFORMATION	
OWNER:	FOO PROPERTIES, INC. 212 E 1-65 SERVICE ROAD MOBILE, AL. 36607 CONTACT: IVAN BLACKMON
ENGINEER:	LIEB ENGINEERING COMPANY, LLC 1290 MAIN STREET, SUITE E DAPHNE, AL. 36526 (251) 978-9779 CONTACT: CHRIS LIEB, PE
SURVEYOR:	SMITH, CLARK & ASSOCIATES 11111 U.S. HIGHWAY 31 SPANISH FORT, AL. 36527 (251) 626-0404 CONTACT: DANNY CLARK

ALABAMA ONE-CALL

THE CONTRACTOR IS REQUIRED TO CALL "ALABAMA ONE-CALL"
1-800-297-8525 AT LEAST 48 HOURS PRIOR
TO ANY EXCAVATION AND SHALL EXERCISE EXTREME
CARE TO AVOID DAMAGING EXISTING UTILITIES.

ISSUED
FOR
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/15/2024	



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER
2024-071
DRAWN BY: JLG
CHECKED BY: CJL
DATE: 1/15/2024
APPROVED BY: CJL
SCALE: AS SHOWN
ENGR: CJL

FAIRHOPE FOOSACKLY'S
TITLE SHEET
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER
1 OF 11

C1.0 A



1/15/2024

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION.
- CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO LEB ENGINEERING IMMEDIATELY. THE CONTRACTOR SHALL EXERCISE DUE CARE TO PROTECT THEM FROM DAMAGE DURING EXCAVATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXCAVATIONS SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT OSHA STANDARDS AND SPECIFICATIONS.
- THIS PROPERTY IS IN ZONE "A" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER: 661 OF 1100 FOR BALDWIN COUNTY AND MAP NUMBER 010030061M AS PER REVISED MAP DATED APRIL 19, 2018.
- SURVEY DATA WAS COMPILED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY THE SMITH CLARK & ASSOCIATES, LLC.

SITE DEMOLITION NOTES:

- ALL EXISTING IMPROVEMENTS SHALL REMAIN WITHIN THE LIMITS OF CONSTRUCTION UNLESS SPECIFICALLY NOTED "TO BE REMOVED".
- CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING ITEMS TO BE SALVAGED, REMOVED AND REUSED, ETC. CONTRACTOR TO USE CAUTION NOT TO DAMAGE THESE ITEMS DURING REMOVAL AND/OR REUSE, ANY DAMAGED ITEMS SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
- ANY AND ALL UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED. COORDINATE WITH UTILITY PROVIDER PRIOR TO REMOVAL/RELOCATION.
- SAWOUT EXISTING HARDSCAPES AT UNITS OF REMOVAL. ASPHALT PAVING SHALL BE MILLED A MINIMUM OF 8" TO ENSURE A SMOOTH TRANSITION TO PROPOSED ASPHALT PAVING.
- CONTRACTOR TO DISPOSE OF ALL DEMOLITION AND CONSTRUCTION DEBRIS AT LEAST WEEKLY IN AN APPROVED MANNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, RELOCATION OR PROTECTION OF ALL ABOVE AND BELOW GROUND EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS UNLESS NOTED.

LAYOUT NOTES:

- TOPOGRAPHY AND SITE BOUNDARIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. IMMEDIATELY NOTIFY LEB ENGINEERING OF ANY DISCREPANCIES.
- ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF LEB ENGINEERING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY, IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
- CONTRACTOR SHALL FOLLOW STATE REQUIREMENTS FOR SURVEY PRACTICES FOR CONSTRUCTION LAYOUT WORK.

GRADING NOTES:

- THE LIMITS OF CLEARING SHALL BE AT THE EDGE OF PROPOSED GRADING OR THE PROPERTY LINE, WHICHEVER IS LESS.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
- ALL TOP SOIL WITHIN LIMITS OF CONSTRUCTION (5' BEYOND THE BUILDING FOOTPRINT AND 3' BEYOND PAVEMENTS AND WITHIN THE LIMITS OF GRADING) SHALL BE STRIPPED AND STOCKPILED ON SITE IN AN APPROVED MANNER. TOPSOIL SHALL BE SPREAD 6" DEEP ON ALL NON HARDSCAFF AREAS TO BRING TO FINISHED GRADE. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF OFF SITE IN AN APPROVED MANNER.
- IN CUT AREAS, SUBGRADE SHALL BE SCARIFIED A MINIMUM OF 1' AND RECOMPACTED BEFORE PLACING FILL OR ANY OTHER IMPROVEMENTS. RECOMPACTION SHALL MEET THE SPECIFIED DENSITY AND MOISTURE CONTENT IN GRADING NOTE #6 AND #7.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SUBGRADE AFTER IT HAS BEEN INITIALLY PREPARED DUE TO INCLEMENT WEATHER AND CONSTRUCTION TRAFFIC.
- ALL STRUCTURAL FILL MATERIAL SHALL EXHIBIT CL, SP, SR-SM, SM OR SC CLASSIFICATION ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM. HAVE A MAXIMUM OF 10% SOIL FINES PASSING THE NO. 200 SIEVE HAVE A MAXIMUM LIQUID LIMIT (LL) OF 50 HAVE A PLASTICITY INDEX (PI) OF 25 HAVE A MINIMUM STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY OF 110 PCF. MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 98 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-D698, AT A FIELD MOISTURE WITHIN ±2 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- PIPE BEDDING SHALL BE "SELECT SAND." THE MATERIAL SHALL CONTAIN LESS THAN 10% PASSING THE #200 SIEVE AND 90% OR LESS PASSING THE #40 SIEVE, BY WEIGHT. MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND EACH LIFT COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY AS PER ASTM-D698, AT A FIELD MOISTURE WITHIN ±3 PERCENT OF OPTIMUM. ON SITE SOILS FREE OF ORGANICS AND DELETERIOUS MATERIALS AND SATISFYING THE SPECIFICATIONS PROVIDED ABOVE MAY BE STOCKPILED AND USED AS STRUCTURAL FILL.
- SUBGRADE SHALL BE "PROOF ROLLED" WITH A HEAVILY LOADED DUMP TRUCK AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. FOUNDATIONS, PAVING, ETC., ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT SPECIFIED.
- FINISHED GRADES ARE SHOWN ON THIS PLAN. CONTRACTOR SHALL MAKE THE APPROPRIATE HOLDDOWNS FOR SUBGRADE ELEVATIONS.
- STORM DRAINAGE INLETS SHALL BE LOCATED AT THE LOWPOINTS. NOTIFY LEB ENGINEERING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE FOR PERSONNEL AND VEHICULAR PROTECTION AT ANY OPEN EXCAVATIONS IN ACCORDANCE WITH 29 CFR PART 1926 AS WELL AS ANY REQUIREMENTS FOR EXCAVATIONS GREATER THAN FOUR (4) FEET IN DEPTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING ADJACENT TO EXISTING STRUCTURES AND UNDERGROUND UTILITIES DURING ALL EXCAVATION OPERATIONS. TYPE OF SHORING AND PROCEDURE TO BE FOLLOWED MAY BE SUBJECT TO THE ENGINEER'S REVIEW BUT THE STRUCTURAL ADEQUACY OF THESE SYSTEMS, AS WELL AS DAMAGES TO THE EXISTING FACILITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER.
- CONTRACTION WITHIN LIMITED SPACES (I.E. MANHOLES, INLETS, UTILITY TRENCHES) SHOULD BE BACKFILLED AND COMPACTED SYSTEMATICALLY, AT THE DISCRETION OF THE ON-SITE GEOTECHNICAL ENGINEER. SAND BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.
- DEWATERING SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION. REDROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES. INSTALL A DEWATERING SYSTEM TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM EXCAVATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION. PONDING AND STANDING WATER SHALL BE KEPT TO A MINIMUM.
- THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE SLOPE IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE. HANDICAP RAMPS SHALL NOT EXCEED 1:12 SLOPE IN THE DIRECTION OF TRAVEL AND 2.0% CROSS SLOPE.
- THE FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING(S) AT LEAST 1.0%. THE FINISHED GRADE SHALL BE 6" BELOW THE BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED ON DRAWINGS. WATERPROOFING SHALL BE REQUIRED AT ALL LOCATIONS WHICH THE FINISHED GRADE IS ABOVE THE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL NOTIFY LEB ENGINEERING OF ANY DISCREPANCIES.

EROSION CONTROL NOTES:

- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A NOTICE OF REGISTRATION (NOR) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A G.C.I. OR G.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
- EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATTLES, CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
- EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
- AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
- DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
- A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY
- ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
- PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
- ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLES, BRUSH BERMS, ETC.
- WATTLES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
- GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1' UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES; STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES; BACKFILLING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS; WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS; AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
- AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT ANTICIPATED OR UNFORESEEN BY THIS SET OF PLANS.
- ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH ALDOT SPECIFICATIONS SECTION 652 AND 656.

TRAFFIC CONTROL NOTES:

- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE LATEST EDITION AND REVISION OF PART VI OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPROVED TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION WITHIN WORK AREAS SHOWN AND DESCRIBED IN PART VI OF THE MUTCD.
- PERMANENT ROADWAY SIGNS OR TEMPORARY CONSTRUCTION SIGNS WHICH ARE NOT APPLICABLE OR INAPPROPRIATE FOR THE CURRENT CONDITIONS SHALL BE COVERED OR REMOVED.
- THE DIMENSIONS SHOWN OR DESCRIBED FOR LOCATING CONSTRUCTION SIGNS ARE NOMINAL. THE ACTUAL DIMENSIONS SHALL BE ADJUSTED TO BEST FIT LOCAL CONDITIONS AND PROVIDE MAXIMUM VISIBILITY.
- IF TRAFFIC CONTROL DEVICES ARE NECESSARY FOR PROPER WARNING AND TRAFFIC CONTROL AFTER SUNSET, THEN AS A MINIMUM, TYPE "B" WARNING LIGHTS SHALL BE PLACED ON THE FIRST WARNING SIGN AND CHANNELIZING DRUM AND TYPE "A" REFLECTIVE SHEETING SHALL BE REQUIRED ON ALL SIGNS.
- HAZARDOUS CONDITIONS ON OPEN ROADWAYS SUCH AS PAVEMENT DROP-OFFS IN EXCESS OF 2", CONSTRUCTION MATERIALS, VEHICLES, OR EQUIPMENT STORED OR PLACED WITHIN THE ROADWAY RIGHT-OF-WAY, AND OPEN TRENCHES ACROSS OR NEAR THE ROADWAY SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR IS ON SITE AND WORKING, AND PROPER TRAFFIC CONTROL MEASURES ARE BEING TAKEN.
- THE CONTRACTOR SHALL KEEP OPEN ROADWAYS CLEAN AND FREE OF CONSTRUCTION DEBRIS, DIRT, LOOSE GRAVEL OR OTHER MATERIAL THAT MAY CAUSE HAZARDOUS DRIVING CONDITIONS.
- TRAFFIC CONTROL DEVICES SHALL MEET THE STANDARD MATERIAL AND INSTALLATION REQUIREMENTS SPECIFIED IN THE CURRENT EDITION OF THE ALDOT'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- ROADWAYS AND DRIVEWAYS SHALL REMAIN OPEN DURING CONSTRUCTION.
- CHANNELIZING DEVICES SHALL BE PLACED AT 10' ON CENTER ALONG MINIMUM 20' RADII TO CHANNELIZE TRAFFIC INTO AND OUT OF INTERSECTING ROAD AND DRIVES WITHIN AREAS WHERE CHANNELIZING DEVICES ARE REQUIRED. TEMPORARY REGULATORY SIGNS SUCH AS STOP SIGNS AND YIELD SIGNS SHALL BE PLACED AS NECESSARY FOR PROPER TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.
- STANDARD LAINE CLOSURE TIMES ARE 9AM-3PM MONDAY-FRIDAY FOR ALDOT ROUTES.

STORM DRAINAGE NOTES:

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL STORM PIPE MATERIALS TO LEB ENGINEERING PRIOR TO INSTALLATION AND/OR FABRICATION.
- ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS. NOTIFY LEB ENGINEERING OF ANY DISCREPANCIES.
- STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION. NOTIFY LEB ENGINEERING OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM PIPE GRADES AND POINTS OF CONNECTION PRIOR TO INSTALLATION. LEB ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO CONSTRUCTION.
- PROPOSED STORM PIPES SHALL BE BEDDED IN 6" OF SAND.
- ALL RIP RAP SHALL BE CLASS 2 PER THE ALABAMA DEPT. OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL STORM PIPES 16" AND LESS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE (HDPE) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC) WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL STORM PIPES 18" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED.
- ALL SLOPE PAVED HEADWALLS SHALL BE PER ALDOT SPECIAL DRAWING #HW-614-SP.

CONCRETE NOTES:

- ALL NORMAL WEIGHT CONCRETE SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
- CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE.
- TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN THE ACI 301 SPECIFICATION, AND PER PROJECT SPECIFICATIONS.
- REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60 AND PLACED IN ACCORDANCE WITH ACI-315, LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- FABRICATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315.
- UNLESS OTHERWISE NOTED, CONCRETE COVER FOR REINFORCING BARS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF ACI 318.
- PROVIDE 3/4" BY 45 DEGREE CHAMFER ON ALL EXPOSED CONCRETE EDGES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- TYPE II PORTLAND CEMENT SHALL BE USED IN THE MANUFACTURE OF ALL CONCRETE UNLESS OTHERWISE NOTED. PORTLAND CEMENT SHALL CONFORM TO C150, ONLY ONE BRAND OF CEMENT SHALL BE USED FOR ALL CONCRETE FOR EXPOSED SURFACES OF ADJACENT STRUCTURES.
- AGGREGATE, BOTH COARSE AND FINE, USED IN THE MANUFACTURE OF CONCRETE SHALL CONFORM TO ASTM C33 UNLESS OTHERWISE NOTED.
- CONTRACTOR MAY SUBSTITUTE CONSTRUCTION JOINTS IN LIEU OF CONTROL JOINTS AS NEEDED.
- EXPANSION JOINT MATERIAL SHALL BE BITUMINOUS TYPE PER ASTM D994.
- SEALANT SHALL BE BASF SONOLASTIC SL2, OR OTHER ELASTOMERIC JOINT SEALANT AS APPROVED. ALL SEALANT MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- PAVEMENT SURFACE SHALL HAVE BROOM FINISH.

UTILITY NOTES:

- THE SITE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICES (WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE TV) FROM THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
- REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. PLANS FOR ALL PROPOSED UTILITY POINTS OF CONNECTION AT THE BUILDING. NOTIFY ARCHITECT, LEB ENGINEERING OF ANY DISCREPANCIES.
- BACKFLOW PREVENTION AND METERING SHALL BE PROVIDED ON THE FIRE, DOMESTIC, AND IRRIGATION SERVICES IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY AND FIRE DEPARTMENT'S REQUIREMENTS.
- WATER MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY'S REQUIREMENTS. ALL MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SCH 40 UNLESS OTHERWISE REQUIRED BY THE LOCAL UTILITY COMPANY.
- ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING THE LOCAL UTILITY COMPANY'S REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR SPECIFIC INFORMATION.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 8 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN ±3%.
- WHEN INSTALLING UTILITIES IN EXISTING PAVED AREAS OR IN AREAS WHERE SOILS ARE CONSIDERED UNSUITABLE FOR BEDDING OR BACKFILLING, UTILITY TRENCHES SHALL BE BACKFILLED FULL DEPTH WITH SAND.
- WHERE UTILITIES ARE TO BE INSTALLED IN AREAS OF EXISTING PAVING, HARDSCAPE, SIDEWALKS, ETC. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVING, HARDSCAPE, SIDEWALK ETC. AND REPLACE IN LIKE KIND AND RESTRIPE AS NECESSARY. BACKFILL TRENCH FULL DEPTH WITH SAND.
- ALL WATER AND SEWER PIPING TO BE INSTALLED AS PER 2018 INTERNATIONAL PLUMBING CODE AND LOCAL ORDINANCE.

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REVISIONS			
A	ISSUED FOR REVIEW	1/15/2024	



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

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ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 1/15/2024	SCALE: NO SCALE
2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE FOOSACKLYS
CIVIL NOTES
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER	2	OF	11
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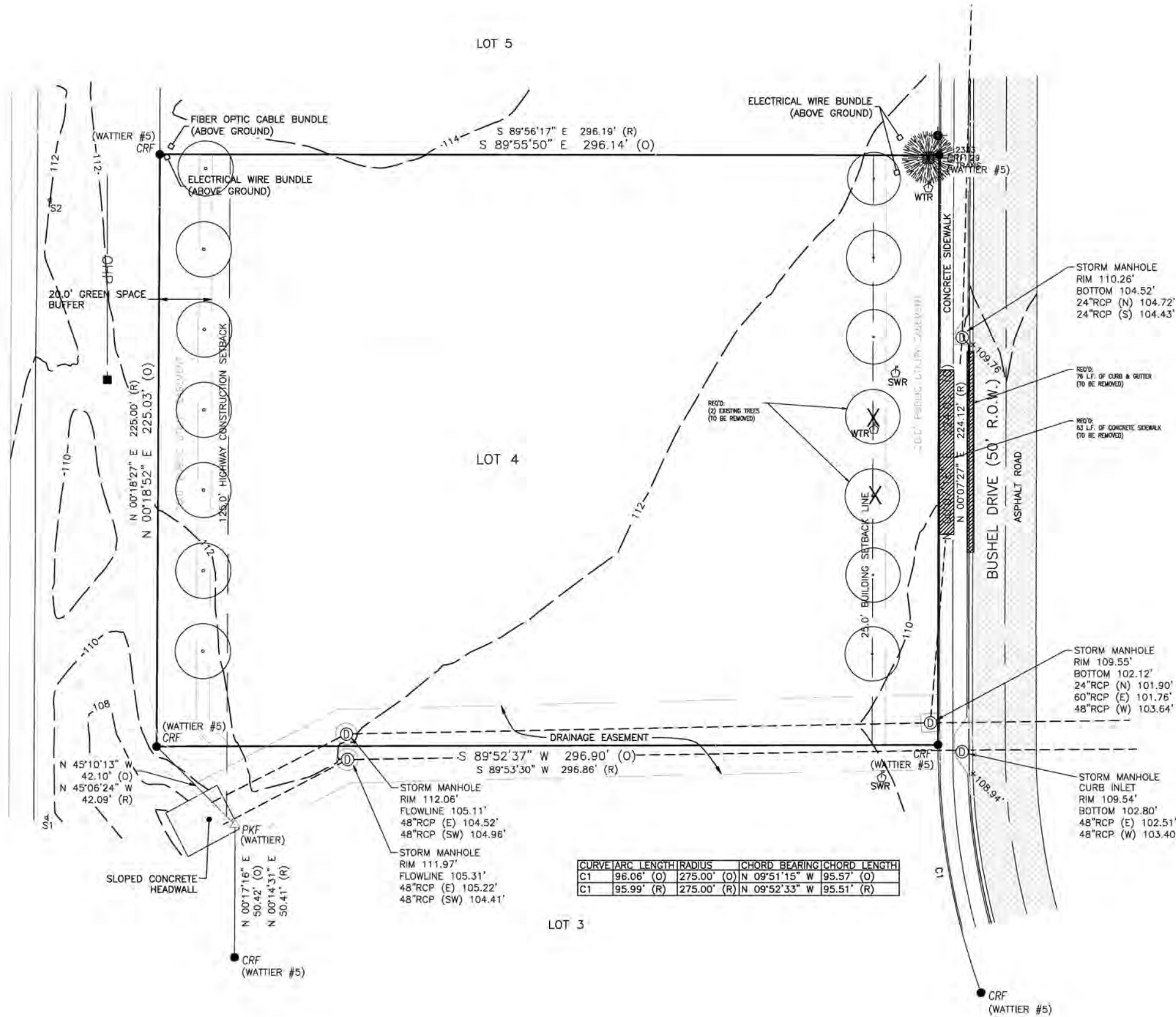
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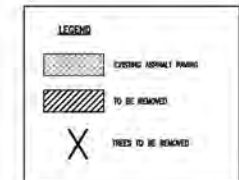


1/15/2024

STATE HIGHWAY NO. 181
(R.O.W. VARIES)



NOTES:
1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.



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JOB NUMBER	DRAWN BY: JLG	DATE: 1/15/2024	SCALE: 1"=20'
2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

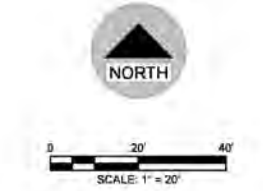
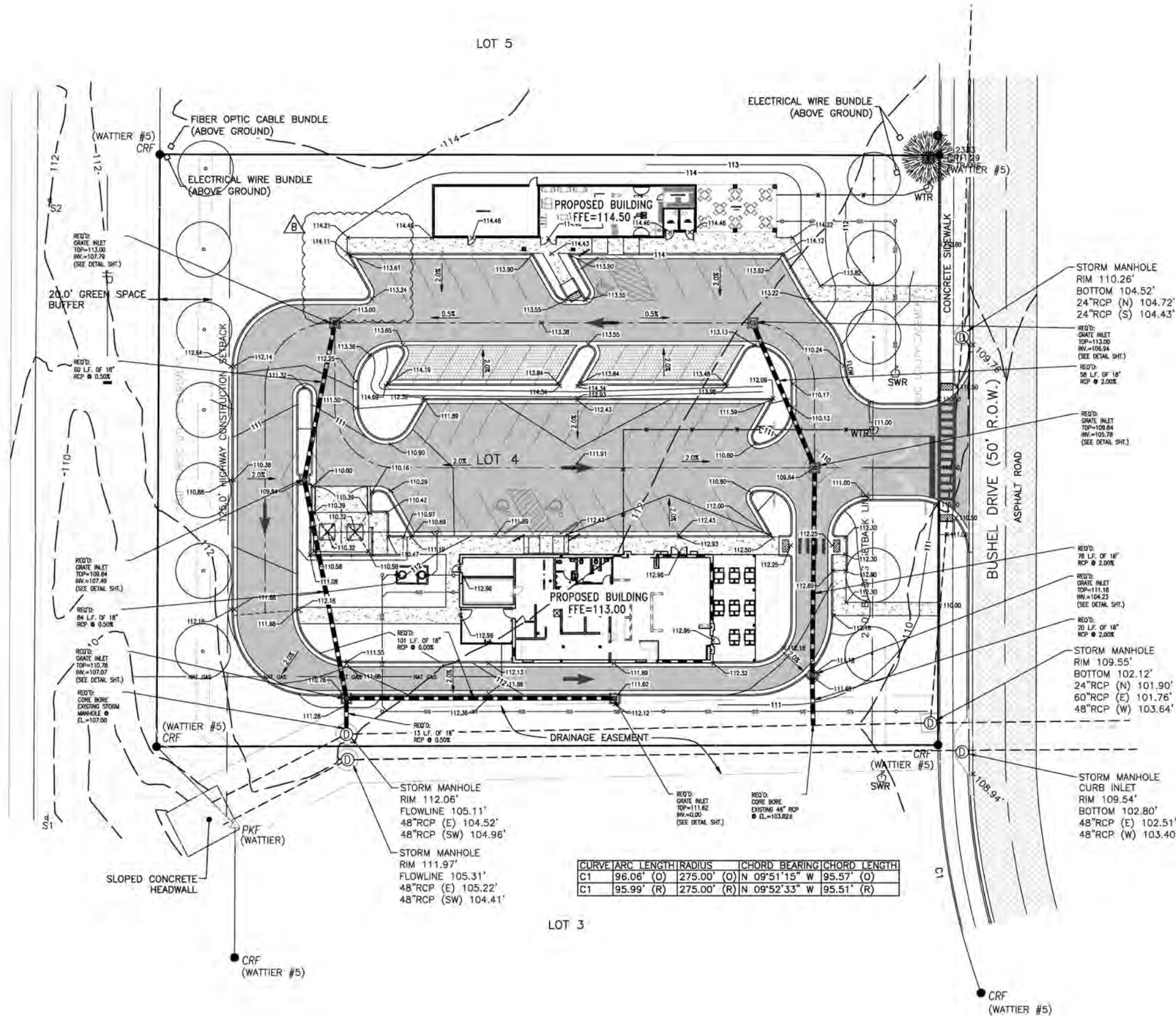
FAIRHOPE FOOSACKLY'S
EXISTING CONDITIONS & DEMOLITION PLAN
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER	3 OF 11
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C3.0 A



STATE HIGHWAY NO. 181
(R.O.W. VARIES)



NOTES:
1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	PERMEOUS PAVING
	CONCRETE SIDEWALK
	EXISTING ASPHALT PAVING

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	96.06' (O)	275.00' (O)	N 09°51'15" W	95.57' (O)
C1	95.99' (R)	275.00' (R)	N 09°52'33" W	95.51' (R)

REVISIONS			
A	ISSUED FOR REVIEW	1/15/2024	
B	ADDRESSING CITY COMMENTS	1/28/2025	

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ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 1/15/2024	SCALE: 1"=20'
2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE FOOSACKLY'S
GRADING & DRAINAGE PLAN
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

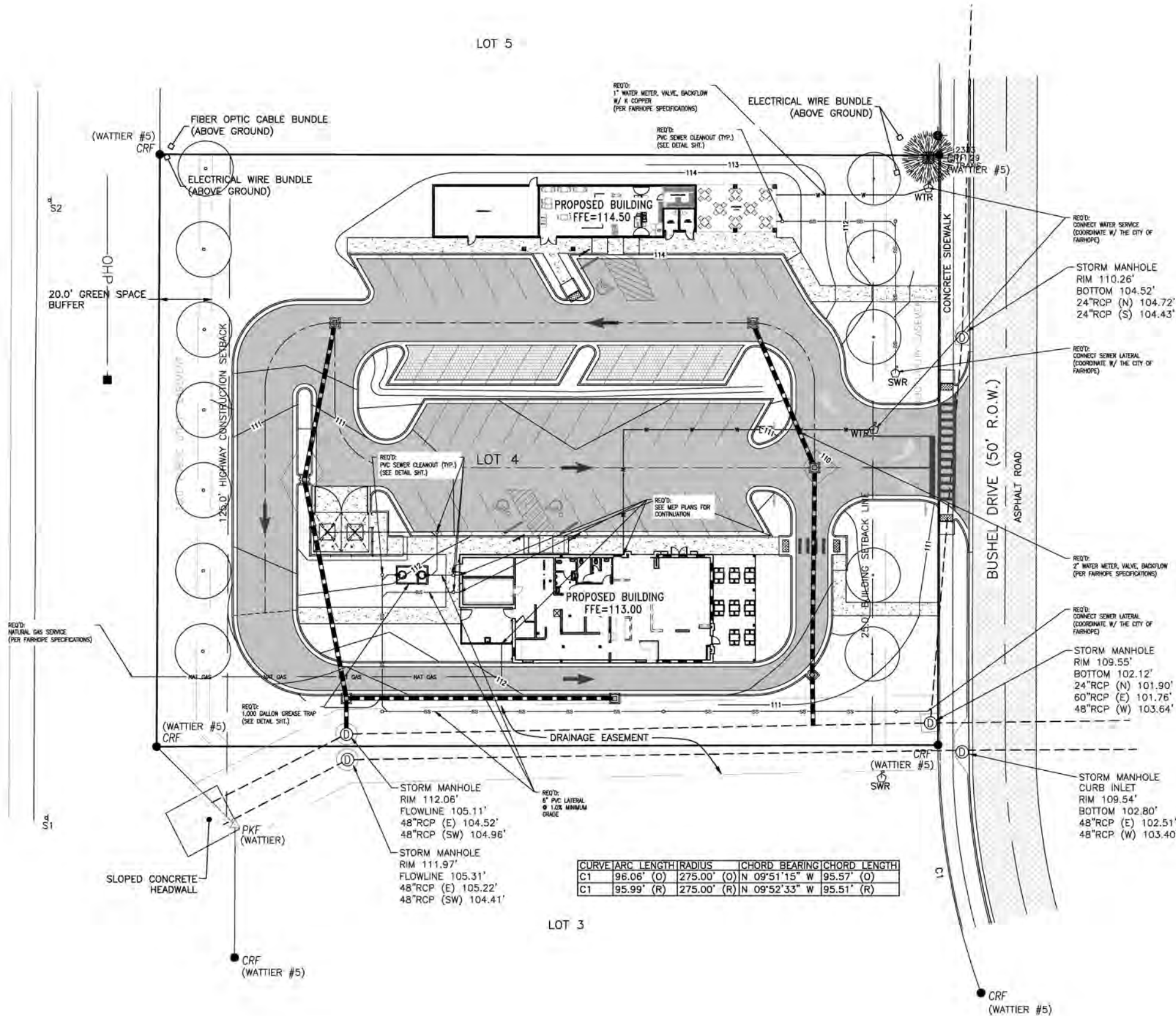
SHEET NUMBER	5 OF 11
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C5.0 B

1/28/2025

ISSUED FOR REVIEW

STATE HIGHWAY NO. 181
(R.O.W. VARIES)



NOTES:

1. SEE SHEET C2.0 FOR GENERAL NOTES.
2. CLEANOUTS ON THE SEWER LINE SHALL BE INSTALLED AT THE CONNECTION TO THE BUILDING 5' OUTSIDE THE FACE OF THE BUILDING. ALL 6" PIPES SHALL HAVE CLEANOUTS INSTALLED AT 100' INTERVALS.

LEGEND

- STANDARD DUTY ASPHALT PAVING
- PERVIOUS PAVING
- CONCRETE SIDEWALK
- EXISTING ASPHALT PAVING

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	96.06' (O)	275.00' (O)	N 09°51'15" W	95.57' (O)
C1	95.99' (R)	275.00' (R)	N 09°52'33" W	95.51' (R)

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FOR
REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/15/2024	



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1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

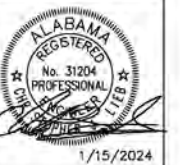
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ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

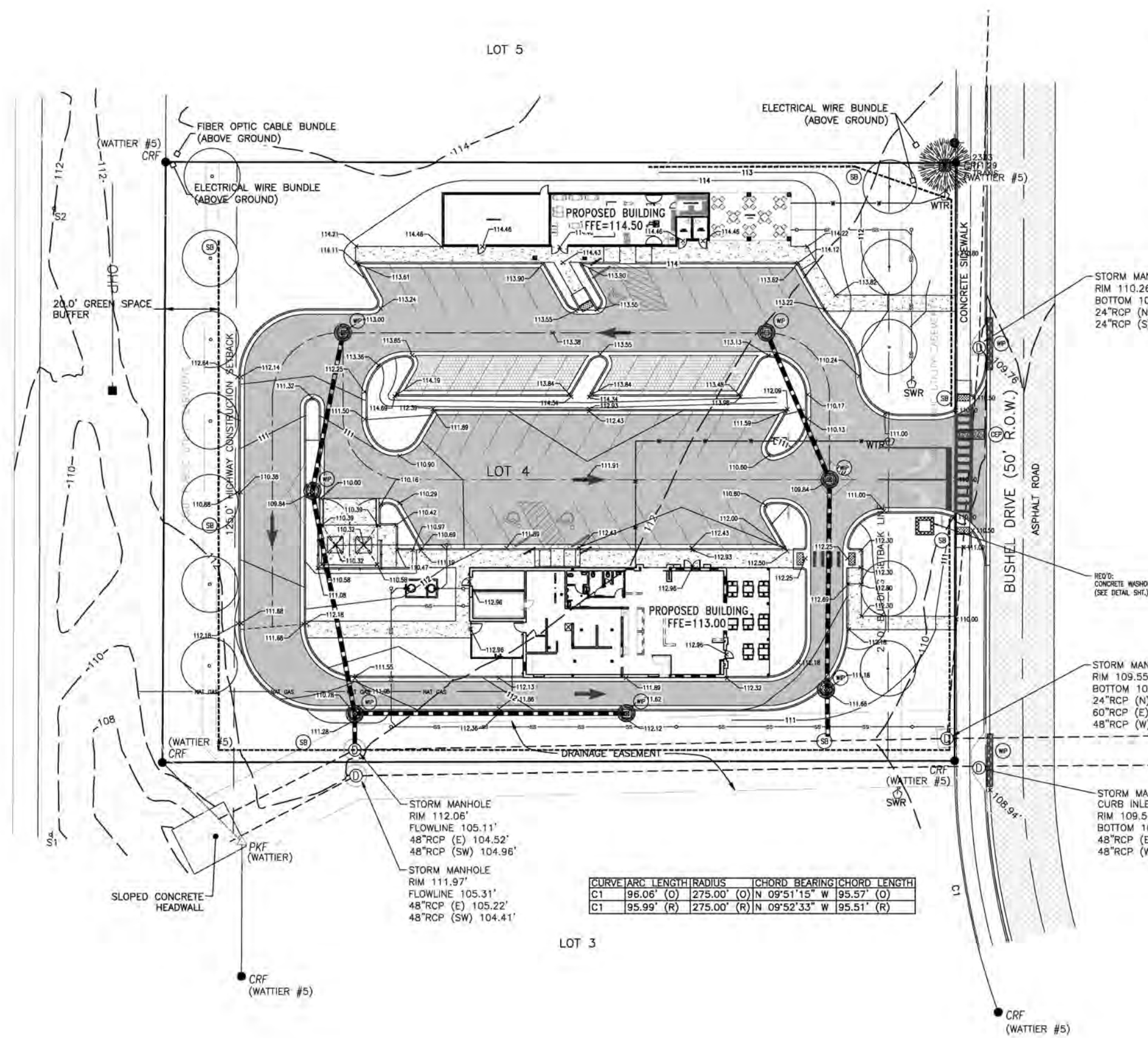
JOB NUMBER	DRAWN BY: JLG	DATE: 1/15/2024	SCALE: 1"=20'
2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE FOODSACKLY'S
UTILITY PLAN
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER	6 OF 11
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C6.0 A





CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	96.06' (O)	275.00' (O)	N 09°51'15" W	95.57' (O)
C1	95.99' (R)	275.00' (R)	N 09°52'33" W	95.51' (R)

EROSION CONTROL LEGEND

		SILT FENCING
		CONSTRUCTION EXIT PAD
		WATTLE INLET PROTECTION OR SILT SAVER (OR APPROVED EQUAL)

NOTES:

1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.

EROSION CONTROL NOTES:

1. SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
3. EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
4. EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAIN WATTLIES, CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TUBE REINFORCEMENT, DIVERSION BERMS, ETC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
6. EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 15 MPH IN A 24 HOUR PERIOD.
7. AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
8. DEMATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
9. A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE EXT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
10. ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
11. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 10 DAYS SHALL BE SEEDED AND MULCHED.
12. PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND STRAIN ACCESS DRIVES SHALL BE INSTALLED.
13. ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLIES, BRUSH BERMS, ETC.
14. WATTLIES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
15. RIP RAP SHALL BE PLACED AT EACH HEADWALL IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH HEADWALL.
16. GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
17. GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
18. GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1' UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
19. GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES, STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES. PUBLICIZING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS, WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS, AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
20. AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNFORESEEN BY THIS SET OF PLANS.
21. THE CONTRACTOR SHALL SIZE, INSTALL, AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE PRIOR TO THE ALABAMA DEPARTMENT FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.

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[illegible]

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1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
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ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 1/15/2024	SCALE: 1"=20'
2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE FOOSACKLY'S

R.	EROSION CONTROL PLAN
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FAIRHOPE, AL

OWNER: FOO PROPERTIES, INC.

SHEET NUMBER

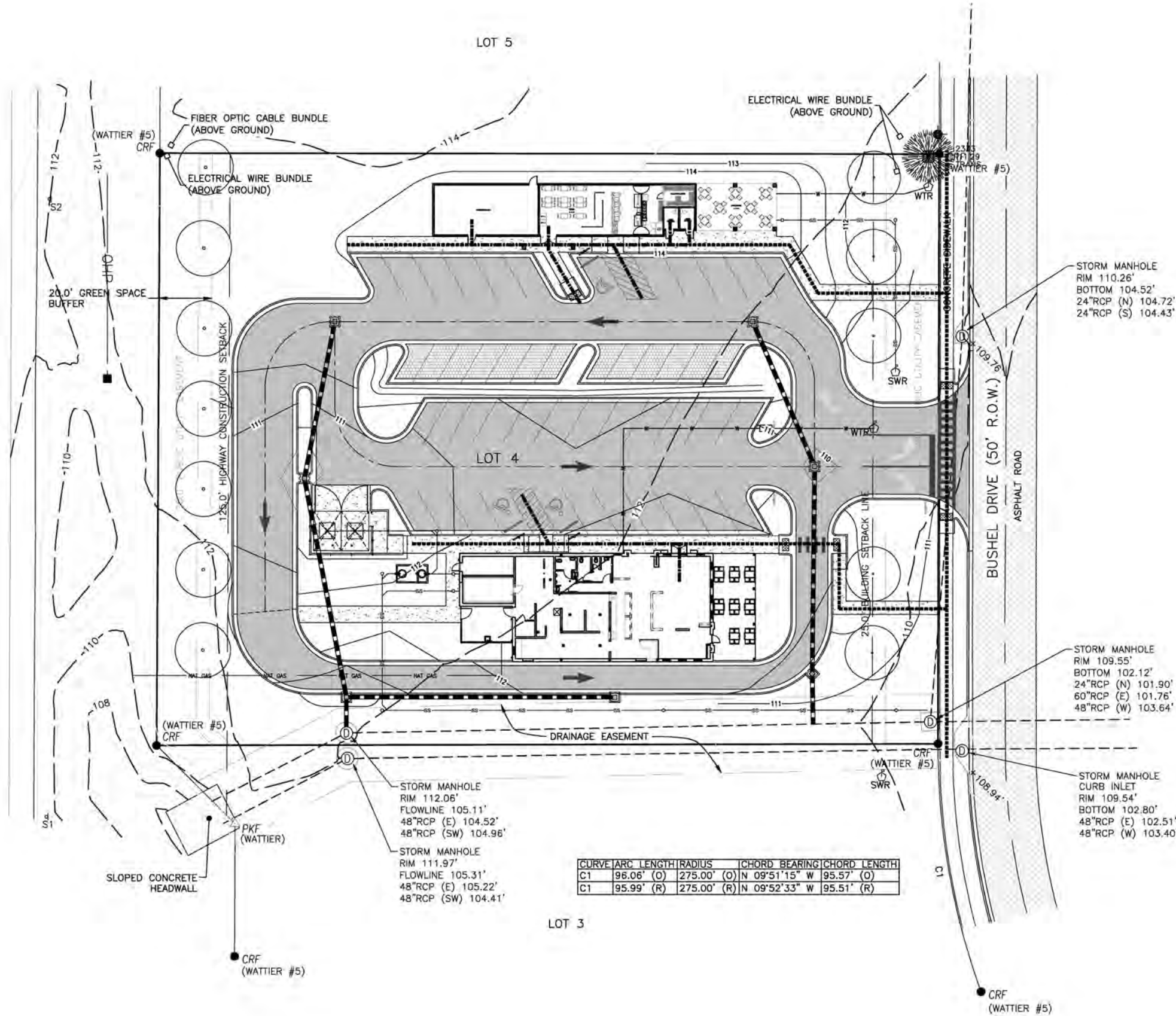
SHEET NUMBER
1 OF 2

C7.0	A
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1/15/2024

STATE HIGHWAY NO. 181
(R.O.W. VARIES)



0 20' 40'
SCALE: 1" = 20'

NOTES:
1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.

LEGEND

- STANDARD DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- EXISTING ASPHALT PAVING
- PEDESTRIAN ROUTE
- ADA ROUTE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	96.06' (O)	275.00' (O)	N 09°51'15" W	95.57' (O)
C1	95.99' (R)	275.00' (R)	N 09°52'33" W	95.51' (R)

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A	ISSUED FOR REVIEW	1/15/2024



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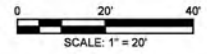
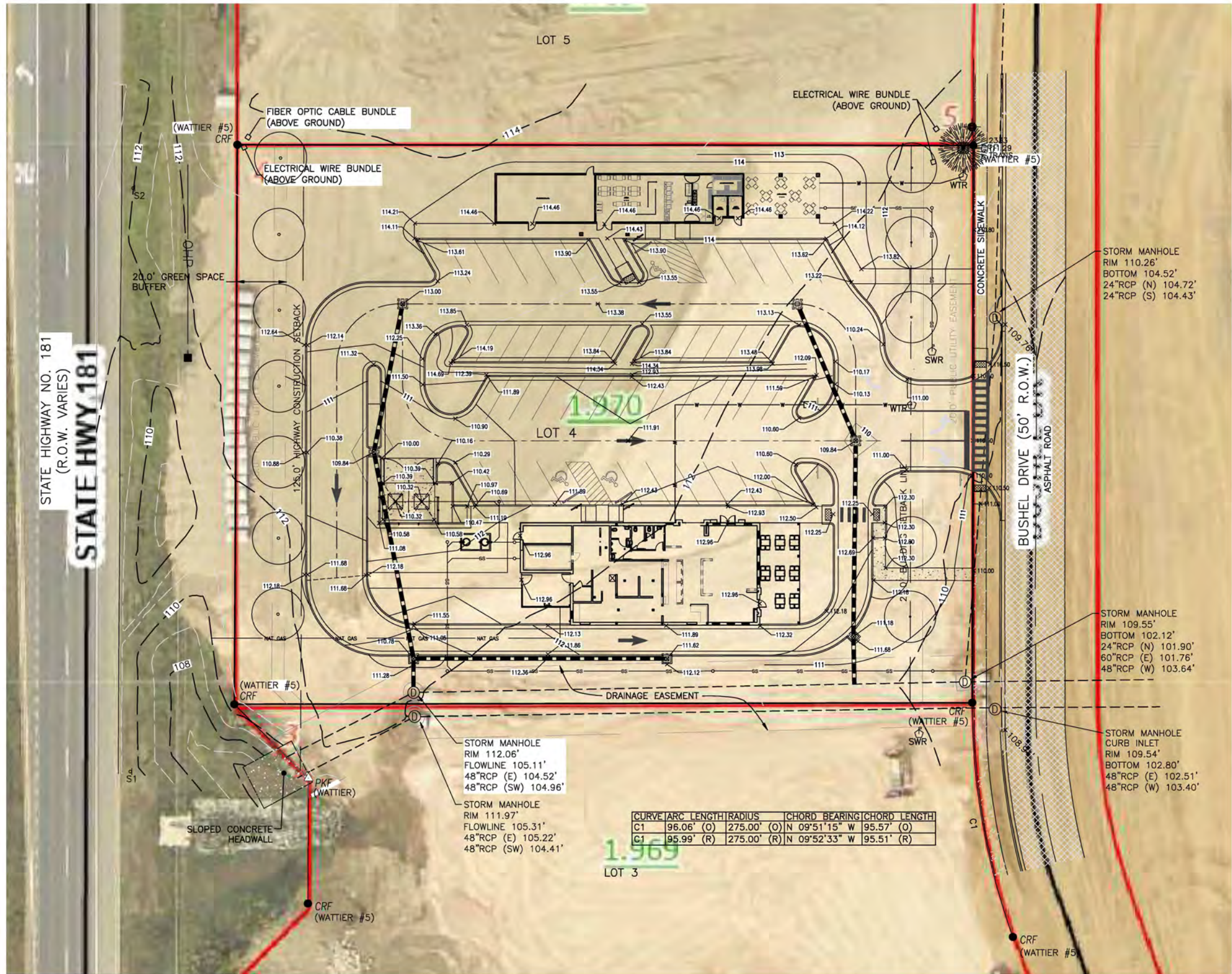
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2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE FOOSACKLY'S
PEDESTRIAN CIRCULATION PLAN
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER	C8.0	A
8 OF 11		

1/15/2024





NOTES:

1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.

LEGEND

- STANDARD DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- EXISTING ASPHALT PAVING

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	96.06' (O)	275.00' (O)	N 09°51'15" W	95.57' (O)
C1	95.99' (R)	275.00' (R)	N 09°52'33" W	95.51' (R)

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REVISIONS		
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DAPHNE, AL 36526
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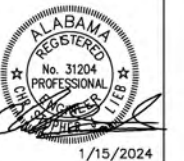
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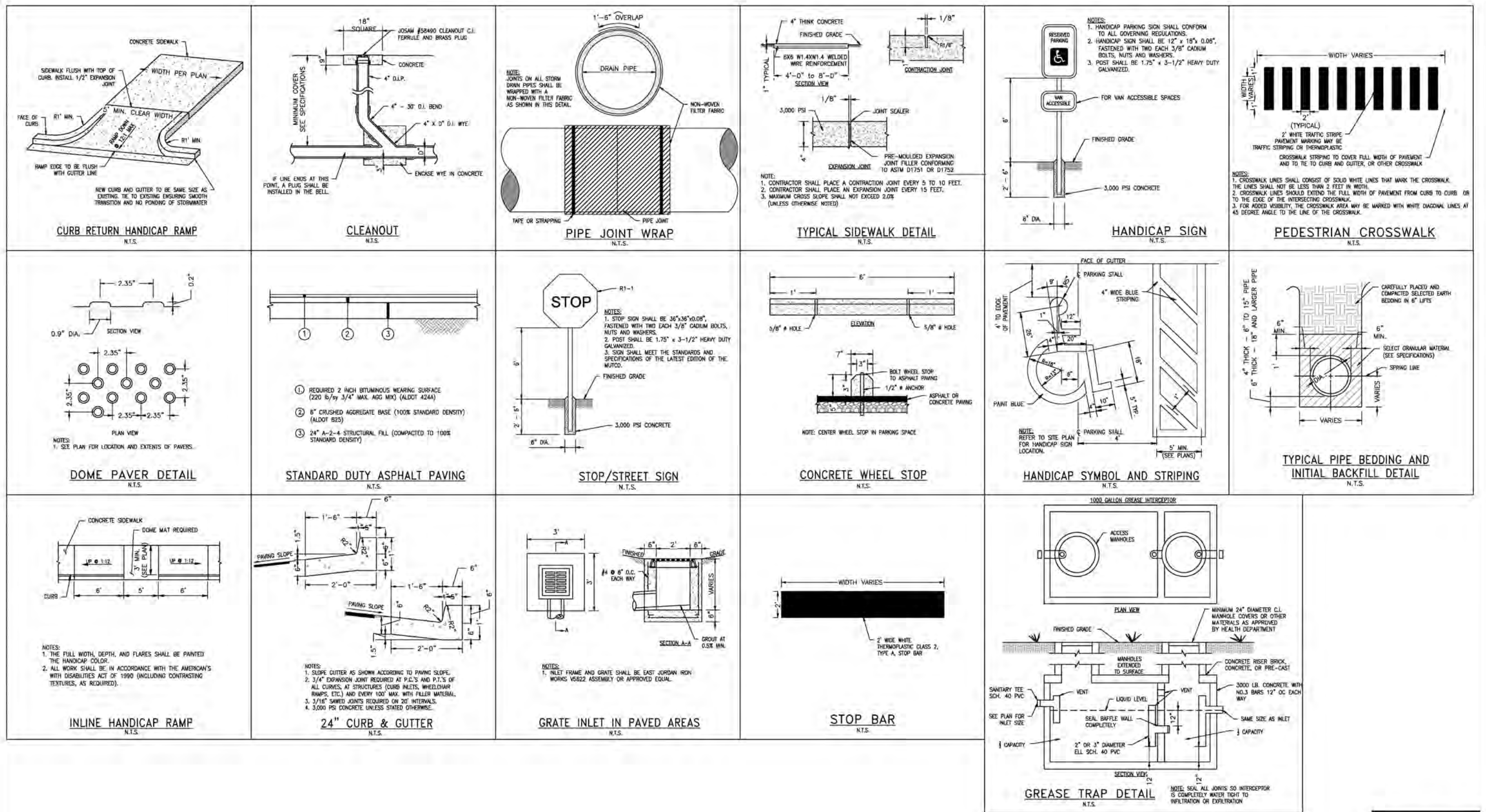
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DRAWN BY: JLG
CHECKED BY: CJL
DATE: 1/15/2024
APPROVED BY: CJL
SCALE: 1"=20'
ENGR: CJL

FAIRHOPE FOOSACKLY'S
AERIAL OVERLAY
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER
9 OF 11

C9.0 A





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DAPHNE, AL 36526
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ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 1/15/2024	SCALE: AS SHOWN
2024-071	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE FOOSACKLYS
CIVIL DETAILS
FAIRHOPE, AL
OWNER: FOO PROPERTIES, INC.

SHEET NUMBER	11 OF 11
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C11.0 A



1/15/2024

FAIRHOPE FOOSACKLY'S

Bushel Drive
Fairhope, AL



ISSUED/REVISED

Permitting 12/20/24
Permitting 1/9/25
Revised 1/29/25

LANDSCAPE
PLAN

DESIGNED BY
JC
DRAWN BY
JC
CHECKED BY
JC
PROJECT NO.
2465
DATE
12/16/24

FILE NAME
FAIRHOPE
SHEET
L-1.1

- NOTES:
1. BASE SURVEY PROVIDED BY LEB ENGINEERING.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO ARCH. / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.

Proposed Building
(Refer to Architectural/Civil)

Proposed Building
(Refer to Architectural/Civil)

NOTES:

1. All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)
2. NO WORK SHALL BE PERFORMED WITH IN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
3. See sheet L-1.2 for details & schedule.
4. Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.



0 16 32 48 feet
SCALE: 1/16" = 1'-0"

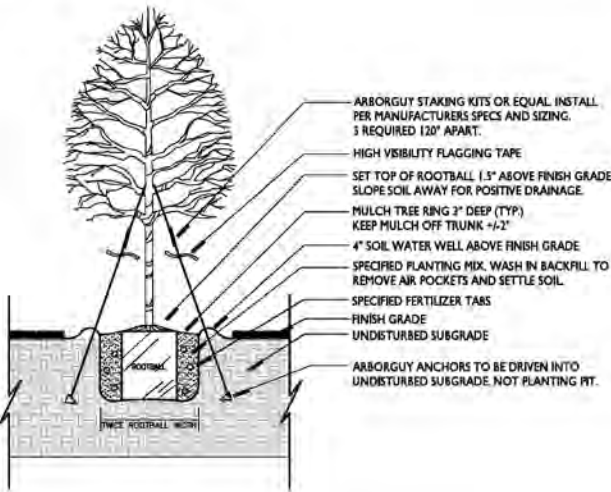
LANDSCAPE NOTES:

1. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
2. Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
3. Contractor is made aware of active existing underground utilities. It is the contractor's responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
4. Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
5. Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architect's attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
6. The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
7. Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
8. Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
9. All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
10. Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
11. Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
12. The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
13. Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
14. Quantities shown on plant list are for convenience only.
15. All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
16. All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
17. All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
18. All beds shall receive Freehand pre-emergent herbicide or equal.
19. Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
20. All bed lines shall have 3" V-Shaped trenches. See detail.
21. All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
22. All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
23. All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
24. All disturbed areas shall be irrigated and sodded.
25. Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
26. Brown or defoliated plants shall be removed and replaced immediately.
27. All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
28. No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

1 LANDSCAPE NOTES

N.T.S.

LA-16



2 TREE PLANTING

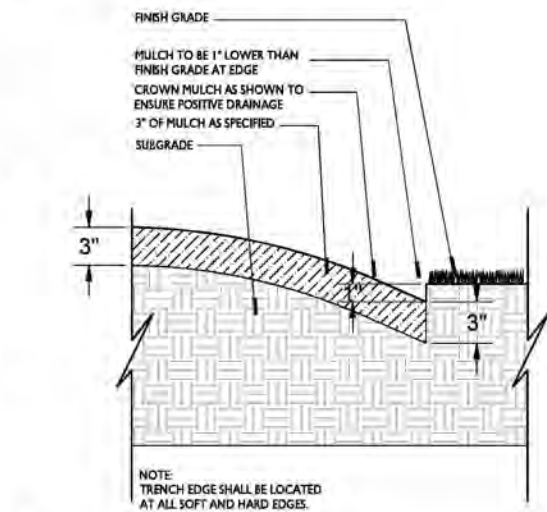
N.T.S.

LA-01

4 GROUNDCOVER PLANTING DETAIL

N.T.S.

LA-02



5 TRENCH BED EDGE

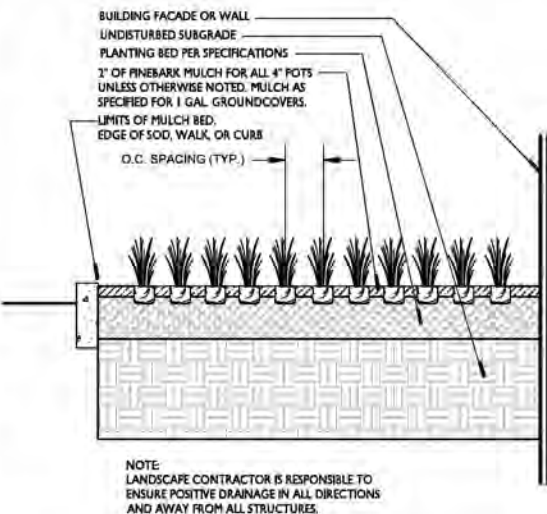
N.T.S.

LA-04

3 SHRUB PLANTING DETAIL

N.T.S.

LA-02



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	REMARKS
CITY REQUIRED TREES							
	7	<i>Heli x stenunata</i> 'Eagleston'	Eagleston Holly	30 gal	2" Cal. Min	8' Ht. Min.	Single Trunk, Tree Form, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Approve photo with LA.
	6	<i>Lagerstroemia</i> x 'Muskogee'	Lavender Crape Myrtle	30 gal	(3) Canes Min. @ 1" Cal. Min.	8' Ht. Min.	Tree Form, Multi-Trunk, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Cherry Lake Nursery. Approve photo with LA.
	6	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Bracken's Southern Magnolia	2" Cal. Min.		10' Ht. Min.	FTG. NO B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Cherry Lake Nursery 352-429-2171. Approve photo with LA.
	4	<i>Quercus lyrata</i>	Overcup Oak	2.5" Cal.		10' Ht. Min.	Trees Shall Meet Size Specifications Regardless of Container Size. Hunter Trees
	2	<i>Quercus nuttallii</i>	Nuttall Oak	2" Cal. Min.		10' Ht. Min.	Trees Shall Meet Size Specifications Regardless of Container Size. Hunter Trees
	1	<i>Quercus virginiana</i>	Live Oak	30 gal	2" Cal. Min.	10' Ht. Min.	No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Cherry Lake Nursery
SHRUBS							
	9	<i>Lomandra longifolia</i> 'Breeze'	Breeze Grass	1 gal			36" o.c.
	30	<i>Nandina domestica</i> 'Selkirk'	Obsession Nandina	1 gal			36" o.c.
	104	<i>Podocarpus macrophyllus</i> 'Pringles'	Pringles Podocarpus	48" Tall at Planting	15 Gal.		48" o.c. Must be 48" tall planted out from finished grade at time of planting. Regardless of container size.
	24	<i>Rosmarinus officinalis</i> 'Romen Beauty'	Chef's Choice Rosemary	2 gal			30" o.c.
GROUND COVERS							
	25,926 sf	<i>Cynodon dactylon</i> 'Til 419'	419 Bermuda Grass	sod			
	374	<i>Liriope muscari</i> 'Love Potion No. 13'	Emerald Goddess Liriope	1 gal			15" o.c.

- NOTES:
1. HARDWOOD MULCH ALL BEDS. APPROVE MULCH SAMPLE WITH LA.
 2. APPLY GRANULAR PRE-EMERGENT TO ALL PLANTING BEDS. SEE NOTES.
 3. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
 4. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
 5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 6. SEE LANDSCAPE NOTES.
- APPROVED NURSERIES:
1. GREEN FOREST NURSERY
 2. FLOWERWOOD NURSERY
 3. GREENS NURSERY
 4. CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:

Bushel Road Frontage Feet = 224'/30' = 7 Trees in First 25' regardless of tree credits.

Hwy 181 Road Frontage Feet = 225'/30' = 8 Trees in First 25' regardless of tree credits.

Remaining Perimeter Feet = 566'/30' = 19 Trees

Parking Requirements (1 Tree/12 Spaces) = 51 Spaces/12 = 4 Trees

Total Existing Tree Credits = 12

Total Trees Required = (2) Bushel, (1) Hwy 181 (Overstory), 19 Perimeter Trees (At Least 50% Overstory), & 4 Parking Lot Trees

EXISTING TREE CREDIT TABLE

TREES PROPOSED TO REMAIN:

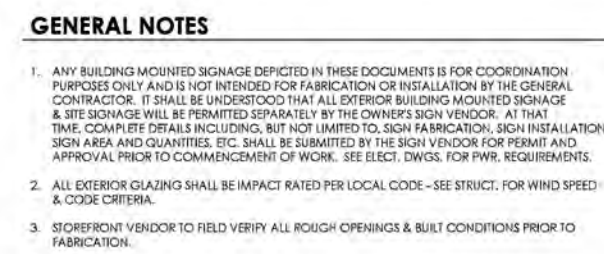
#1-2" Oak	/8 = 1
#2-2" Oak	/8 = 1
#3-2" Oak	/8 = 1
#4-2" Oak	/8 = 1
#5-2" Oak	/8 = 1
#6-2" Oak	/8 = 1
#7-2" Oak	/8 = 1
#8-2" Oak	/8 = 1
#9-2" Oak	/8 = 1
#10-2" Oak	/8 = 1
#11-2" Oak	/8 = 1
#12-2" Oak	/8 = 1
Total Tree Credits = 12	



ISSUED/REVISED	
Permitting	12/20/24
Permitting	1/9/25
Revised	1/29/25

LANDSCAPE
DETAILS

DESIGNED BY JC	FILE NAME FAIRHOPE
DRAWN BY JC	SHEET L-1.2
CHECKED BY JC	
PROJECT NO. 2405	
DATE 12/16/24	



PERMIT SET		
DRAWN BY:	KEN BROWN	
CHECKED BY:	KEN BROWN	
DATE:	9-4-24	
REV.	DATE	DESCRIPTION

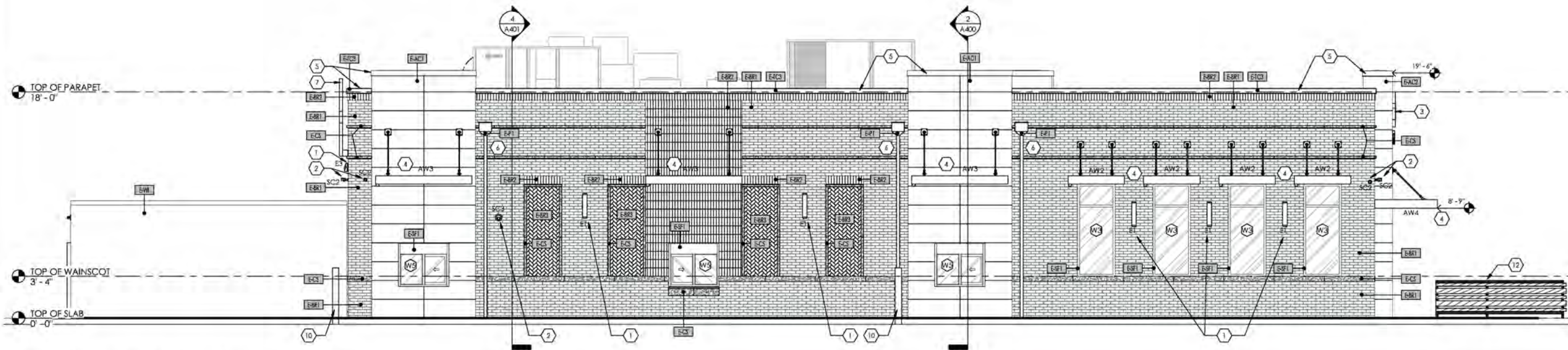
The Construction Documents and all other drawings, specifications, surveys, data, reports, and other information as provided to the General Contractor, all shall be the property of the Architect. The General Contractor shall be responsible for the protection and safekeeping of the Construction Documents. All information shall be kept confidential and shall not be used for any other purpose without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in the Construction Documents or for any consequences arising from the use of the Construction Documents. The Architect shall not be responsible for any delays or interruptions in the construction process. The Architect shall not be responsible for any accidents or injuries occurring on the construction site. The Architect shall not be responsible for any claims or lawsuits filed against the Architect or the General Contractor. The Architect shall not be responsible for any costs or expenses incurred by the General Contractor. The Architect shall not be responsible for any damages or losses suffered by the General Contractor. The Architect shall not be responsible for any claims or lawsuits filed against the Architect or the General Contractor. The Architect shall not be responsible for any costs or expenses incurred by the General Contractor. The Architect shall not be responsible for any damages or losses suffered by the General Contractor.

SHEET TITLE

EXTERIOR ELEVATIONS

A311

WDR CAPACITY



3 DRIVE-THRU ELEVATION
1/4" = 1'-0"

LEGEND

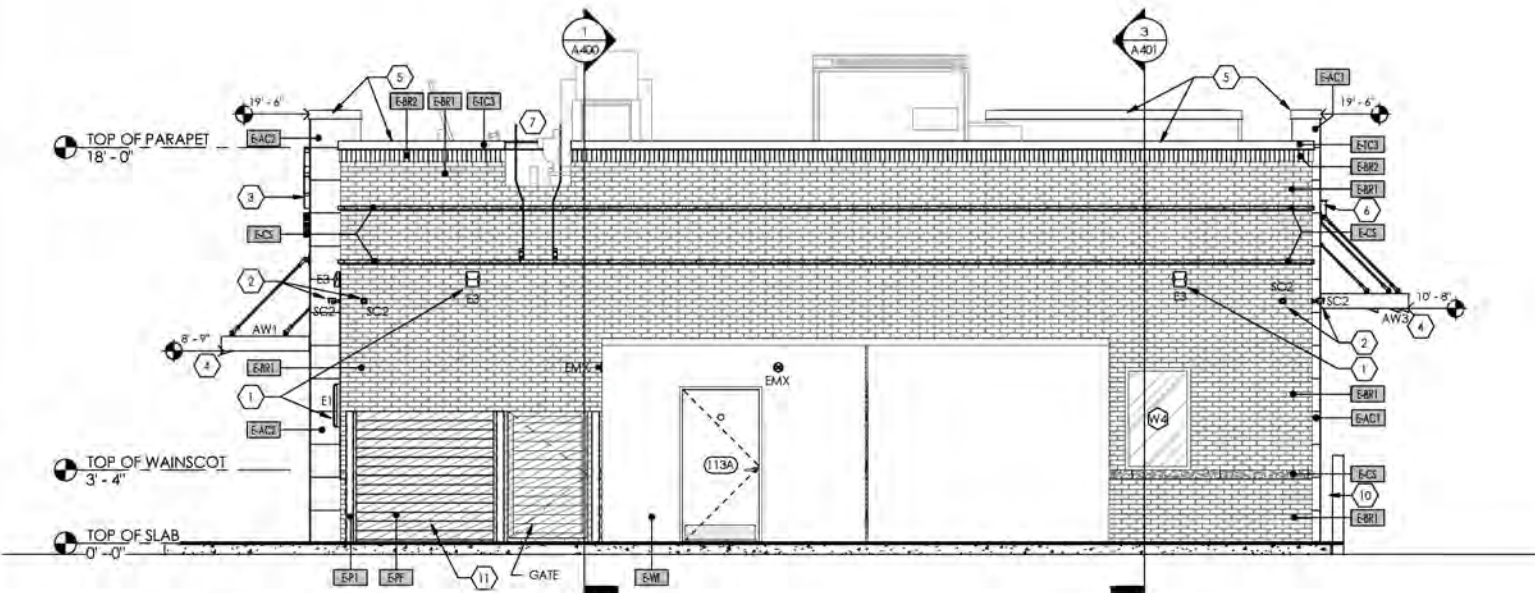
- WALL TAGS INDICATED WITH: SEE SHT. A140 [X]
- DOORS INDICATED WITH: SEE SHT. A600 [D]
- WINDOWS INDICATED WITH: SEE SHT. A600 [W]
- MATERIALS INDICATED WITH: SEE SHT. A706 [M]

TAG NOTES

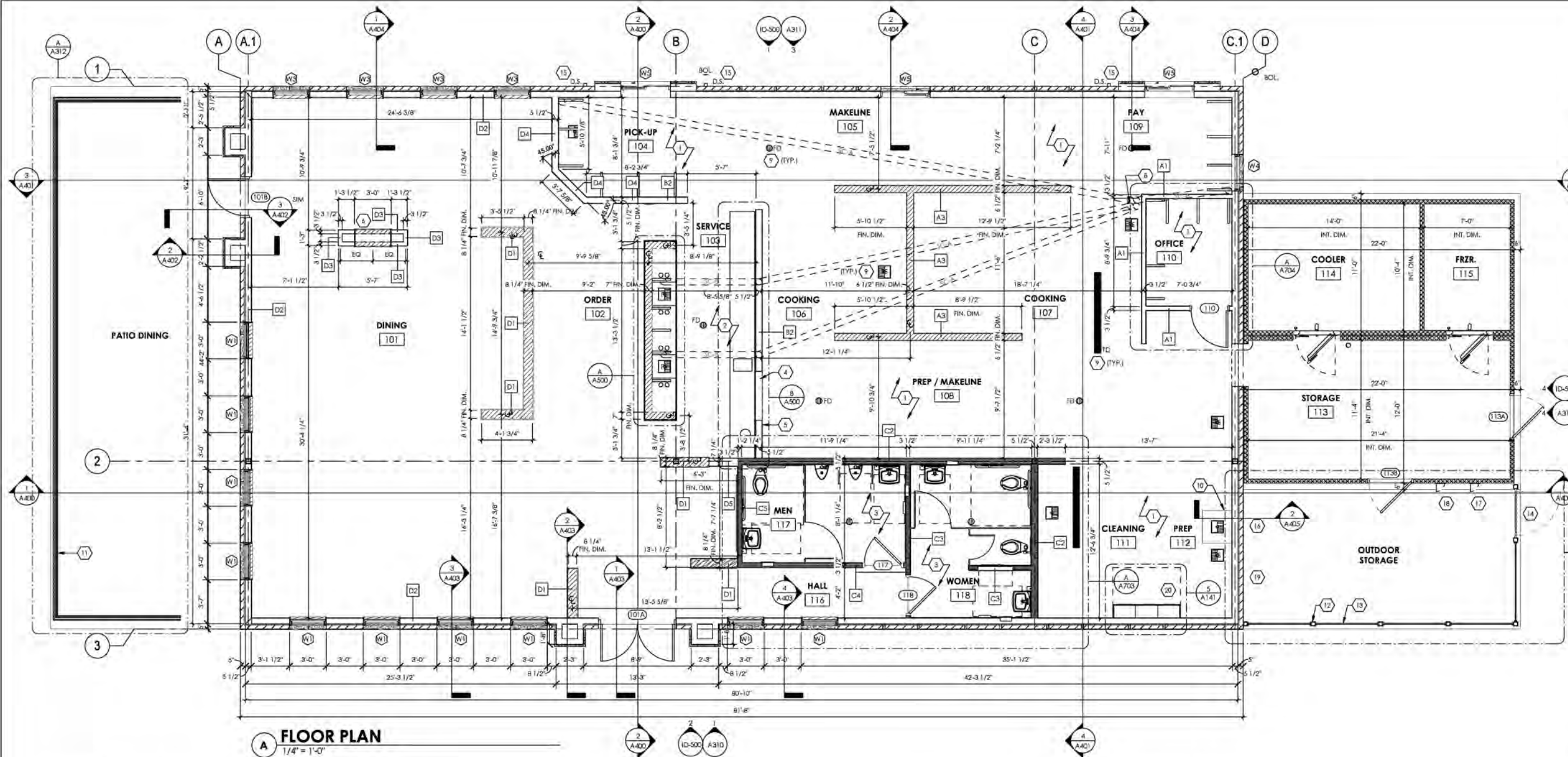
- 1 EXTERIOR WALL LIGHTING - SEE ELEC. DWGS. & LIGHTING SCHEDULE SHT. A130.
- 2 EXTERIOR WALL MNTD. SECURITY DEVICES BY VENDOR. GC TO COORD. ROUGH-IN REQUIREMENTS & UTILITY CONNECTIONS w/ VENDOR & OWNER.
- 3 BUILDING SIGNAGE (PERMITTED SEPARATELY BY VENDOR) GC TO COORD. MNTG. REQUIREMENTS & UTILITY CONNECTIONS w/ VENDOR PRIOR TO ELEC. ROUGH-IN WORK. GC TO VERIFY IF ACCESS PANELS ARE REQUIRED IN EXTERIOR WALL OR IN PARAPET WALL THAT ARE LOCATED ABOVE THE ROOF DECK. IF REQD. GC TO COORD. WORK w/ ROOFING VENDOR.
- 4 MTL. HORIZ. CANOPY SYSTEM - SEE STRUCT. DWGS. FOR BLOCKING DETAILS. BASIS OF DESIGN: LAWRENCE METAL STRUCTURES MODEL# LFS-FLCA 8"H CHANNEL FACIA - FINISH PER SCHEDULE
- 5 PRE-FINISHED MTL. PARAPET CAP SIM. TO EXCEPTIONAL METALS (CANTED COPING - 0.40 GA.) - SEE FINISH SCHEDULE SHT. A706.
- 6 PRE-FINISHED MTL. SCUPPER & DOWNSPOUT.
- 7 ROOF ACCESS LADDER RECEIVER - SEE SHT. A151.
- 8 RECESS OIL FILLBOX - COORD. MNTG. REQUIREMENTS & LOCATION w/ VENDOR & OWNER.
- 9 RECESS CO2 FILLBOX - COORD. MNTG. REQUIREMENTS & LOCATION w/ VENDOR & OWNER.
- 10 BOLLARD - SEE CIVIL DWGS.
- 11 PRIVACY FENCE & STL. POSTS - SEE MNTG. DETAIL SHT. A312 & STRUCT. DWGS.
- 12 PATIO RAILING & SLATS - SEE MNTG. DETAIL SHT. A312 & STRUCT. DWGS.

GENERAL NOTES

1. ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED SIGNAGE & SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED BY THE SIGN VENDOR FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SEE ELEC. DWGS. FOR PWR. REQUIREMENTS.
2. ALL EXTERIOR GLAZING SHALL BE IMPACT RATED PER LOCAL CODE - SEE STRUCT. FOR WIND SPEED & CODE CRITERIA.
3. STOREFRONT VENDOR TO FIELD VERIFY ALL ROUGH OPENINGS & BUILT CONDITIONS PRIOR TO FABRICATION.



4 REAR ELEVATION
1/4" = 1'-0"



A FLOOR PLAN
1/4" = 1'-0"

SODA CHASE LEGEND

- OVERHEAD SODA CHASE
- UNDERSLAB SODA CHASE
- THRU-WALL SODA CHASE

NOTE:
SEE SODA CHASE DETAILS SHIT. A600

LEGEND

- WALL TAGS INDICATED WITH: X#
- DOORS INDICATED WITH: #B#
- WINDOWS INDICATED WITH: #I#
- NON-LOAD BEARING INTERIOR PARTITIONS:
 - 2x4 W.D. STUDS @ 16" O.C.
 - 2x6 W.D. STUDS @ 16" O.C.
 - 2x4 W.D. STUDS @ 16" O.C. (SOUND ATTENUATION BLANKET)
 - 2x6 W.D. STUDS @ 16" O.C. (SOUND ATTENUATION BLANKET)
 - 2x6 OR 2x8 LOW HT. W.D. STUDS @ 16" O.C. w/ LOW WALL SUPPORTS

TAG NOTES

- 1 BOH TO RECEIVE 5/8" CEMENTITIOUS BRD. TO (2'-0" A.F.F.) & 5/8" PLYWD. SUBSTRATE TO (6" MIN.) ABOVE CLG. LINE. LIQUID APPLIED WATERPROOFING TO BE APPLIED ON WALL (MIN. 2'-0" A.F.F.) & CONC. SLAB (EXTENDING MIN. 12") AT FLOOR PERIMETER - TYP. FOR BOH, RESTROOMS & ALL WET AREAS.
- 2 FOH TO RECEIVE 5/8" CEMENTITIOUS BRD. FULL HT. TO BOT. OF GYP. CLG. FOR WALLS RECEIVING CERAMIC WALL TILE. WATERPROOFING TO BE APPLIED ON WALL (MIN. 2'-0" A.F.F.) & CONC. SLAB (EXTENDING MIN. 12") AT FLOOR PERIMETER - TYP. FOR BOH, RESTROOMS & ALL WET AREAS. WD. BLOCKING TO BE INSTALLED PRIOR TO SUBSTRATE & FLUSH W/ STUD FACE - COORD. LOCATION W/ KES VENDOR & MILLWORK SUPPLIER PRIOR TO CONSTRUCTION.
- 3 RESTROOMS TO RECEIVE 5/8" CEMENTITIOUS BRD. TO (5'-2" A.F.F.) FOR WALLS RECEIVING CERAMIC TILE WAINSCOTTING & 5/8" M.R. GYP. BRD. TO BOT. OF GYP. CLG. WATERPROOFING TO BE APPLIED ON WALL (MIN. 2'-0" A.F.F.) & CONC. SLAB (EXTENDING MIN. 12") AT FLOOR PERIMETER - TYP. FOR BOH, RESTROOMS & ALL WET AREAS. SEE ENLARGED RESTROOM PLAN FOR INFORMATION ON WD. BLOCKING FOR RESTROOM ACCESSORIES.
- 4 PASS-THRU / EXPO WDW. OPENING W/ STAINLESS STEEL SHELF - SEE INTERIOR ELEVATIONS & SECTION.
- 5 FRAMED OPENING FOR TRASH RECEPTACLE - SEE INTERIOR ELEVATIONS & ENLARGED BACK COUNTER PLAN.
- 6 FRAMED WDW. OPENING W/ 1X OAK TRIM AT PERIMETER OF OPENING - SEE INTERIOR ELEVATIONS & SECTION.
- 7 WALL MNTD. CONDIMENT SHELF - COORD. EXACT REQUIREMENTS W/ OWNER.
- 8 6" PVC SODA CHASE (SEE SODA CHASE LEGEND). COORD. ROUTING W/ OWNER & VENDOR PRIOR TO ROUGH-IN. SEE SODA CHASE DETAILS ON SHIT. EQ103.
- 9 SEE PLUMBING DWGS. FOR ADDITIONAL INFORMATION ON FLOOR SINKS (FS), FLOOR DRAINS (FD), & TRENCH DRAINS (TD).
- 10 RECESS FLOOR SLAB FOR SALAD SPINNER DRAIN PIT - SEE STRUCT. & PLUMBING DWGS.

- 11 PATIO RAILING SYSTEM - SEE EXTERIOR ELEVATIONS.
- 12 COLUMN AT PRIVACY FENCE - SEE STRUCT. DWGS.
- 13 PRIVACY FENCING SET BETWEEN STL. COLUMNS - SEE DETAIL.
- 14 GATE AT PRIVACY FENCE
- 15 DOWNSPOUT (D.S.) TO CONNECT TO SUBSURFACE DRAINING - SEE CIVIL DWGS.
- 16 ROOF LADDER - PROVIDE BLOCKING IN WALL FOR ATTACHMENT - SEE WALL SECTION.
- 17 RECESSED OIL FILLBOX - COORD. EXACT LOCATION W/ OWNER.
- 18 RECESS CO2 FILLBOX - COORD. EXACT LOCATION W/ OWNER.
- 19 EXTERIOR MOP SINK - SEE PLUMBING DWGS.
- 20 ELECTRICAL PANELS - SEE ELECTRICAL DWGS.

GENERAL NOTES

- 1 ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF FINISHED WALL, OR AS NOTED FOR INTERIOR WALLS AND EXTERIOR FACE OF SHEATHING ON EXTERIOR WALLS (U.N.O.). "CLEAR" DENOTES FINISH TO FINISH DIMENSIONS & "HOLD" DENOTES CRITICAL FRAMING DIMENSIONS. SEE SHIT. EQ101 & EQ102 FOR ADDITIONAL INFORMATION & REQUIREMENTS.
- 2 ALL INTERIOR WALLS SHALL BE WOOD STUDS AS DIMENSIONED & INDICATED ON PLAN TO BE 16" O.C. (U.N.O.).
- 3 SEE STRUCT. SHIT. FOR INFORMATION ON WALL BRACING. WOOD STUDS TO EXTEND A MIN. 12" ABOVE CEILING LINE (U.N.O.). - SEE REFLECTED CEILING PLAN SHIT. A130.
- 4 BOH, RESTROOMS & ALL WET AREAS TO RECEIVE LIQUID APPLIED WATERPROOFING A MIN. 24" A.F.F. & AT FLOOR PERIMETER EXTENDING OUT A MIN. 12".
- 5 BOH TO RECEIVE 1/2" PLYWD. SUBSTRATE AS INDICATED ON PLAN. G.C. TO PROVIDE ADDITIONAL WD. BLOCKING (FLUSH W/ STUD FACES) AS NEEDED IN FOH AREAS & RESTROOMS RECEIVING CEMENTITIOUS BRD. SUBSTRATE TO SUPPORT WALL MNTD. EQUIPMENT & FURNISHINGS - SEE FURNITURE & EQUIPMENT PLANS SHIT. EQ101 & EQ102. COORD. W/ KES VENDOR & MILLWORK SHOP DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ADR, OWNER, KES VENDOR & MILLWORK SUPPLIER OF ANY DISCREPANCIES.
- 6 EXTERIOR PERIMETER WALLS TO RECEIVE CONT. R-20 BATT. INSUL. FULL HT. TO BOT. OF BRG. HT. - SEE WALL SECTIONS.
- 7 RESTROOM & OFFICE WALL TO RECEIVE FULL HT. SOUND ATTENUATION BATT INSULATION (SAB).
- 8 COORD. LOCATION OF SODA CHASES - SEE SODA CHASE LEGEND & ASSOCIATED ROUTING LOCATIONS ON PLAN. VERIFY W/ OWNER & KES VENDOR PRIOR TO CONSTRUCTION.
- 9 SEE LIFE SAFETY PLAN SHIT. G005 FOR INFORMATION ON FIRE EXTINGUISHERS & FIRE DEPT. REQUIREMENTS. OCCUPANT LOADS & POSTING INFORMATION.
- 10 USE MOISTURE RESISTANT DRY WALL IN ALL WET AREAS (KITCHEN, RESTROOMS, BARS, MECHANICAL, DISHWASH AREA).
- 11 SEE EQUIPMENT PLAN FOR STAINLESS STL. WALL MNTD. COUNTERTOPS & MNTG. DETAILS.
- 12 SEE FURNITURE PLAN FOR TABLE MNTG. DETAILS.

PERMIT SET		
DRAWN BY:	J. BARKER	
CHECKED BY:	K. BROWN	
DATE:	9-4-24	
REV.	DATE	DESCRIPTION

The Construction Documents shall consist of all drawings, specifications, surveys, utility reports, addendums and other information as provided to the General Contractor. All drawings shall be taken from the Construction Documents. The General Contractor shall be responsible for the entire project and shall be responsible for the entire project. The General Contractor shall be responsible for the entire project and shall be responsible for the entire project.

SHEET TITLE

FLOOR PLAN

A120
HIGH CAPACITY

[illegible]

the Construction Documents shall consist of all drawings, specifications, schedules, reports, statements and other information as may be required by the Architect. The Construction Documents shall be prepared by the Architect and shall be based on the information provided by the Owner. The Construction Documents shall be based on the information provided by the Owner. The Construction Documents shall be based on the information provided by the Owner.

PRELIM FLOOR PLAN

A101



- | | |
|--------------------------|-----------|
| BUILDING AREA | 1989 S.F. |
| ▪ JUST CHILLIN' TOO AREA | 1178 S.F. |
| ▪ MULTI-PURPOSE AREA | 811 S.F. |
| SEATING | 54 SEATS |
| ▪ INTERIOR | 22 SEATS |
| ▪ PATIO | 32 SEATS |

1 FLOOR PLAN
1/4" = 1'-0"



1290 Main Street Suite E
Daphne, AL 36526
Phone: 251 978-9779

January 2, 2025

City of Fairhope
Attn: Staff

Re: Foosackly's and Just Chillin - **Traffic Letter**

Staff,

A trip generation was performed with the ITE charts. The PM peak trips per day for the Foosackly's is 14.86/1000 SF, 87 total trips. The PM peak trips per day for the Just Chillin is 33.21/1000 SF, 39 total trips. The total PM Peak trips is 126.

Please feel free to contact me if you have any questions or need any clarifications.

Sincerely,



01-02-2025

Christopher Lieb, PE

Hydrant Flow Test Report

GENERAL

Employee: Will Graham Project No: 22-1841

GPS Location: _____

Inspection Date: 6-20-24 Time: 3:00 pm

Address/Location: Encounter Commercial Retail Center

FLOW

	Hydrant 1	Hydrant 2	Hydrant 3
ID	<u>Encounter + Bushel</u>	<u>Bushel + 104</u>	
Pitot Pressure	<u>—</u>	<u>30 psi</u>	
Diameter	<u>—</u>	<u>2.5 in</u>	
Flow Coefficient	<u>—</u>	<u>—</u>	
Total Flow	<u>— Static</u>	<u>920 gpm</u>	

Flow Test Duration: 5 min Plant Pressure: _____

Static Pressure: 58 psi Plant Flow: _____

Residual Pressure No. 1: 43 psi Hydrant Flow No. 1: _____

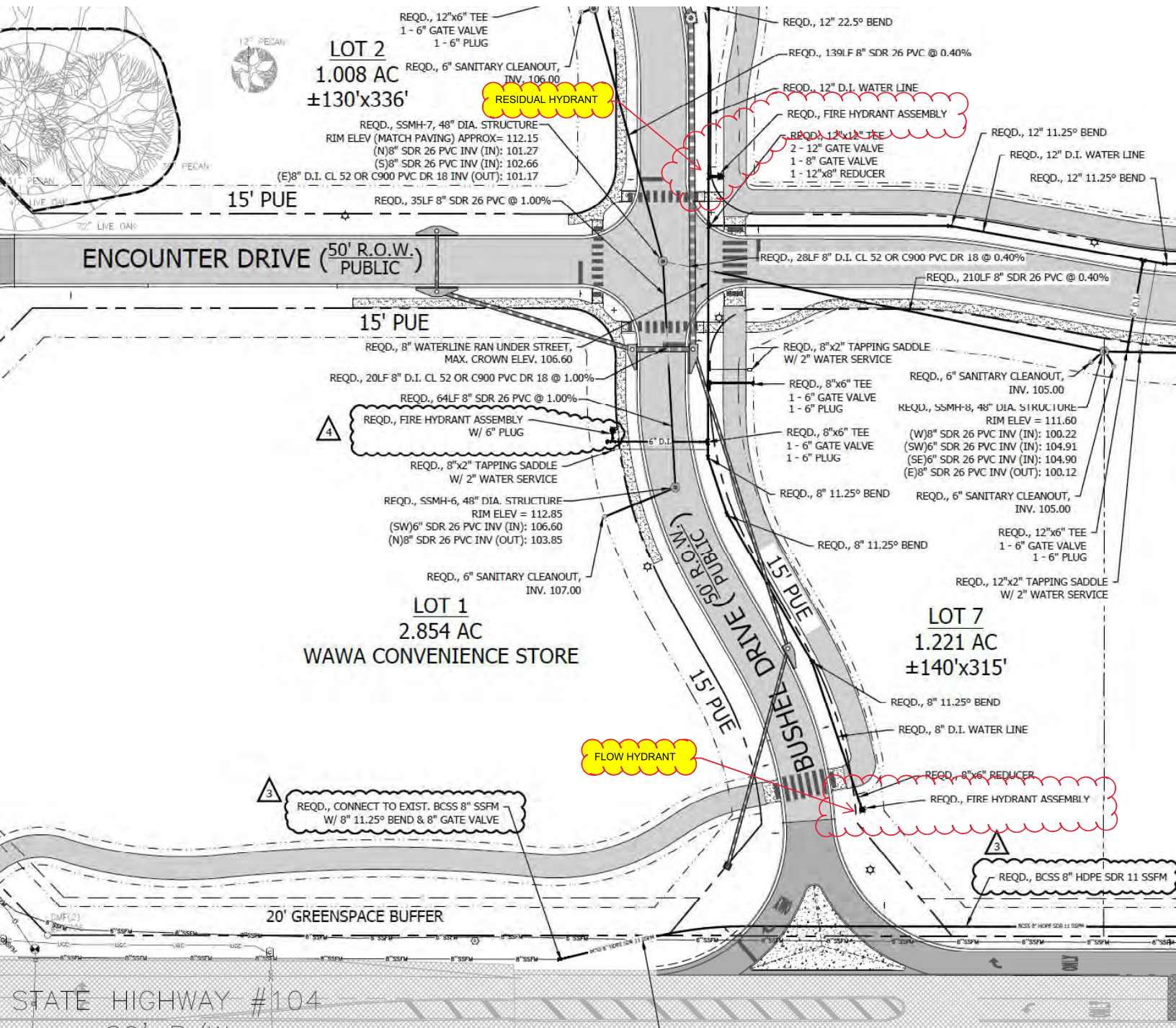
Residual Pressure No. 2: _____ Hydrant Flow No. 2: 920 gpm

920 psi
1000 gpm: 1518 gpm

Comments: _____

Others Present: Paul Marchko, Thomas Lee, Cody Erickson, Brayden Walker

Inspector's Signature: 





December 20, 2024

Sherry Sullivan
Mayor

Re: Foosackly's, PPIN 627493, Parcel 05-46-01-02-0-000-001.969

Council Members:

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

All Tap fees and System Development Charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense. Any changes or deviations of the proposed plan will require a utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

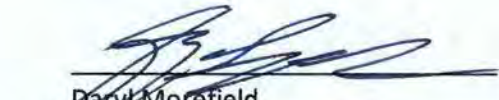
Lisa A. Hanks, MMC
City Clerk

Water: Water service by Fairhope Public Utilities is currently available. The cost for a 2" water meter plus a 1" irrigation meter is \$13,000. The vault will cost \$8,600, totaling \$21,600.

Kimberly Creech
Treasurer

Sewer: Gravity sewer service by Fairhope Public Utilities is currently available. The cost for sewer is based off the water meter size. The cost will be \$12,000.

Sincerely,



Daryl Morefield
Water/Wastewater Superintendent

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

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

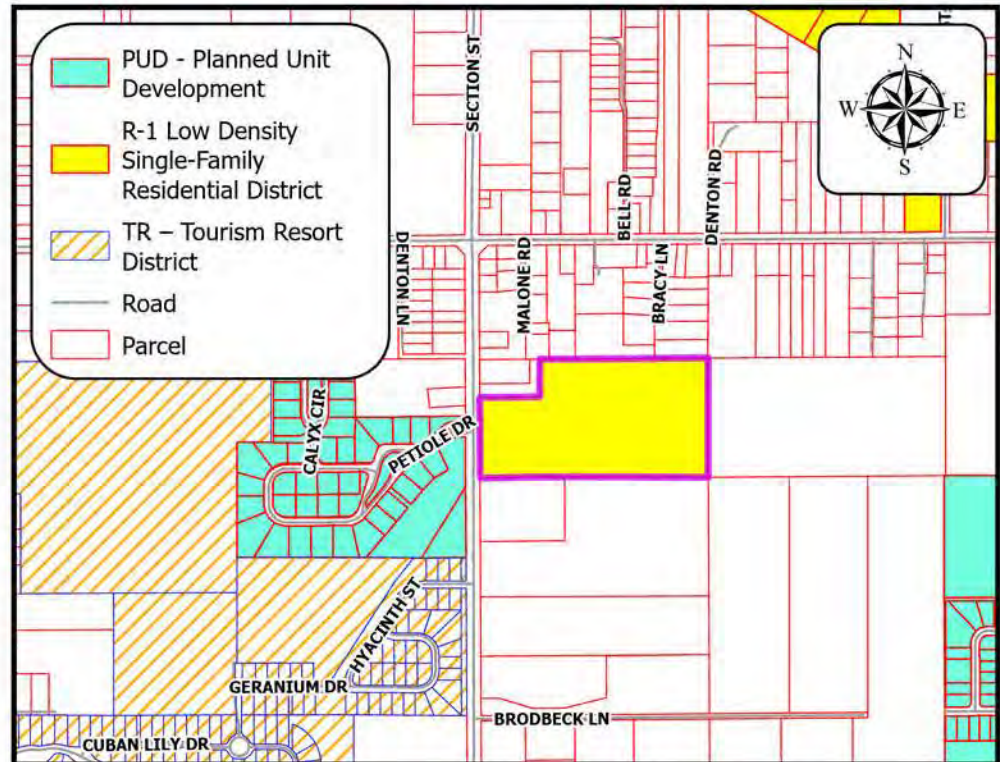
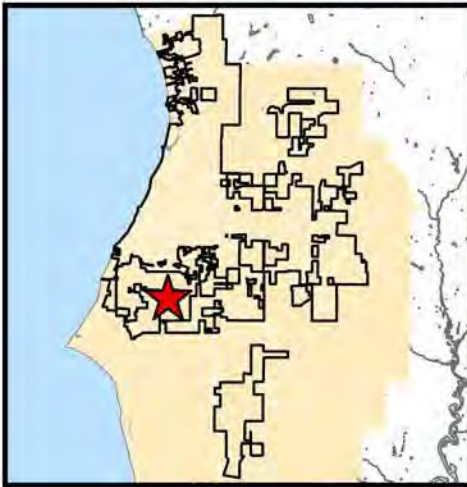
City of Fairhope

Planning Commission

February 3, 2025



SD 25.02 Windrow Subdivision



Project Name:	Windrow Subdivision
Site Data:	17.75 acres
Project Type:	21-lot Multiple Occupancy Project
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-1
PPIN Number:	18518
General Location:	East side of Section Street, South of Twin Beech Road
Surveyor of Record:	Jade Consulting LLC
Engineer of Record:	Jade Consulting LLC
Owner / Developer:	Michael Jason Tickle 2020 Trust dated July 13, 2020
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ 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: MICHAEL JASON TICKLE 2020 TRUST DATED JULY 13 2020 Phone Number: 251-278-5533
 Address of Property Owner: 23389 Main St.
 City: Montrose State: AL Zip: 36532

Proposed Subdivision Name: Windrow Subdivision
 No. Acres in Plat: 17.75 No. Lots/Units: 21
 Parcel No: 05-46-09-29-0-000-047.000 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: JADE Consulting, LLC Phone Number: 251-928-3443
 Address: 208 N. Greeno Rd., Ste. c
 City: Fairhope State: AL Zip: 36532
 Contact Person: Perry C. "Trey" Jinright, III, PE

Surveyor/Engineer Information

Name of Firm: Wattier Surveying, Inc. Phone Number: (251) 342-2640
 Address: 318 Downtowner Loop North, Suite H
 City: Mobile State: AL Zip: 36609
 Contact Person: Mark Wattier

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.

Jason Tickle

Property Owner/Leaseholder Printed Name

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Michael Jason Tickle 2020 Trust dated July 13, 2020, for Preliminary Plat approval of Windrow Subdivision, a 21-lot subdivision. The property is approximately 17.75 acres and is located east of Section Street between Twin Beech Road and Brodbeck Lane. The property is currently zoned by Fairhope as R-1 Low Density Single-Family Residential District.

LOT UTILITY & DRAINAGE EASEMENTS

(EXCEPT AS OTHERWISE SHOWN)

LOTS 1-10

FRONT: 15'
REAR: 25'
SIDE: 15' (7.5' EACH SIDE)

(EXCEPT AS OTHERWISE SHOWN)

LOTS 12-20

FRONT: 15'
REAR: 15'
SIDE: 15' (7.5' EACH SIDE)

REQUIRED SETBACKS

(EXCEPT AS OTHERWISE SHOWN)

FRONT: 40'
REAR: 35'
SIDE: 10'
SIDE STREET: 20'

SITE DATA

CURRENT ZONING:	R-1
LINEAR FEET OF STREETS:	2,431 LF
NUMBER OF LOTS:	21
SMALLEST LOT SIZE:	15,000 SF
AVERAGE LOT SIZE:	16,267 SF
COMMON AREAS:	7.566 AC
TOTAL AREA:	17.753 AC
SITE DENSITY:	1.18 LOTS/ACRE

Comments:

Utilities:

- All connections and work in Baldwin County ROW will require permitting from Baldwin County Highway Department.
- Riviera Utilities is the electric provider
- Fairhope Utilities is the sewer provider
 - The proposed lift station will be located on a lot to be dedicated to the City of Fairhope.
- Fairhope Utilities can provide gas.
 - Aid to construction costs may be required depending on gas load.
- Fairhope Utilities is the water provider
- AT&T is the communications provider

Traffic:

- The trip generation did not require a full traffic study. A letter has been provided.

Drainage:

- The storm water runoff is designed to be collected by five (5) onsite drainage areas and directed into two (2) dry detention/retention swales and one wet detention pond.
- The storm water system uses multiple LID techniques (bio-retention swales, bio-retention ponds, and wet ponds) to control runoff by infiltrating as much storm water runoff into the ground as the area will naturally allow.
- The Storm Water Report indicates the proposed development will have **No Adverse Effects** to adjacent properties.

- Due to the uniqueness and transitioning of the drainage between common area and ROW the drainage will remain the responsibility of the HOA/POA to maintain. A cooperative maintenance agreement shall be finalized prior to Final Plat approval.

Landscaping:

- The landscape plan shows the required street trees in the ROW between the sidewalk and roadway as required.
- The area around the lift station has been screened and landscape provided.
- Greenspace requirements are exceeded. A preserve on the north and west side of the development account for 4.08 acres of the required 1.78 acres. The additional greenspace is 0.28 acres eligible from 30% of the wet pond creating a total of 4.36 acres of greenspace.

Waiver Request

- The applicant is requesting a waiver from the requirement of a 50' Rights of Way width according to Appendix A, Table 5.3 of the Subdivision Regulations. The applicant proposes a 40' ROW for Windrow Circle. Portions of the sidewalk will be located inside an easement on the lots to allow for the drainage bio-retention areas.
- The applicant is requesting a waiver from installing a sidewalk on the entirety of both sides of the road from the entrance on Tall Paul Way to Lot 20. Eliminating the sidewalk along the north side will minimize impacts to the adjacent wetland. The request is to also not install a sidewalk along Section St. south of the entrance due to a minimal shoulder and the property sloping toward the existing wetlands.
- Staff, in coordination with other departments, supports the waiver requests, but recognizes the Planning Commission approves/denies a waiver. Connectivity between the lots is provided.

Wetland Enhancement and Creation

- The applicant is proposing to enhance the existing wetlands. The wetland enhancement and creation plan has been reviewed by staff as well as a third party, Gena Todia with Wetland Resources.
- A separate wetland enhancement and creation permit shall be submitted to the Building Department per the Wetland Ordinance.

General Comments

- A pre-construction meeting is required prior to the issuance of building permits.
- The terminus of the road and utilities in the "future through street" shall be approved by the Utility Departments and Public Works Department at time of permitting.

*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

Waiver Recommendation:

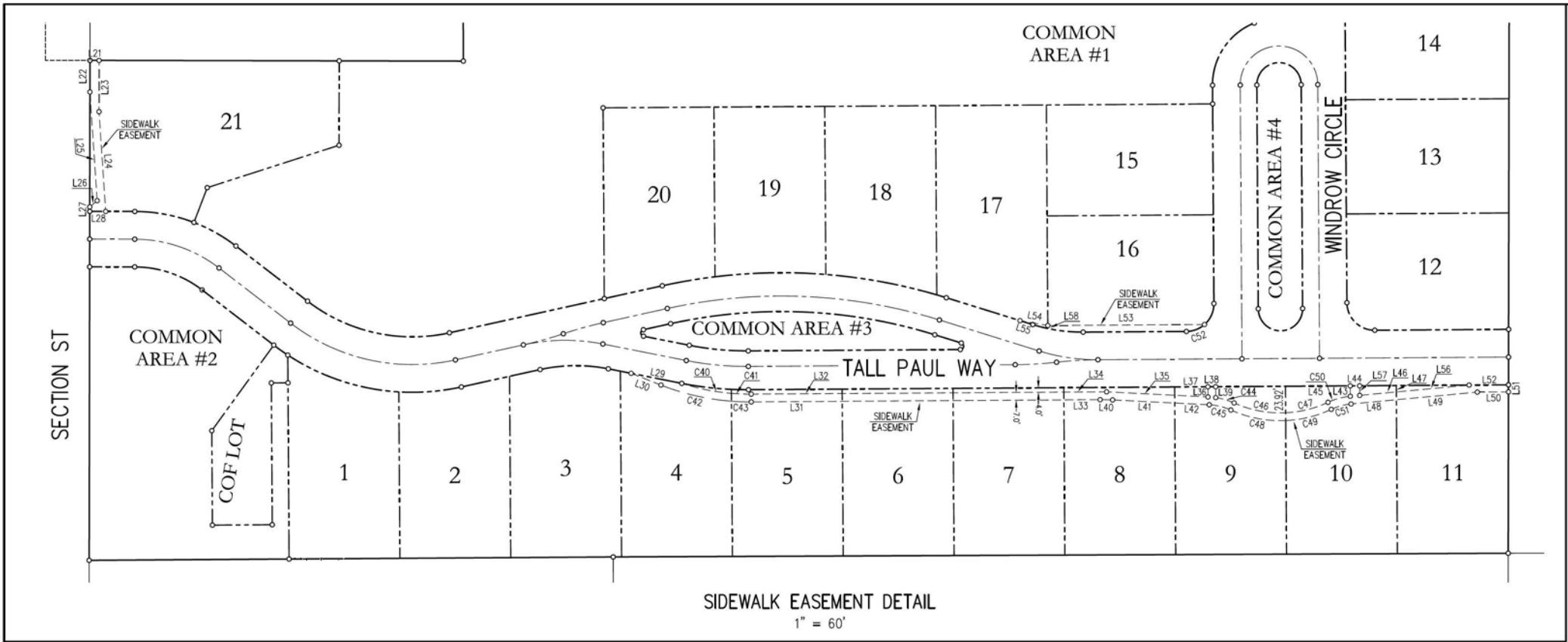
Staff recommends approval of the waiver requests.

1. Allow a 40' ROW for Windrow Circle.
2. Not install sidewalks along the south side of Tall Paul way from the entrance to lot #20 and not install sidewalks along Section Street south of the entrance.

Recommendation:

Staff recommends approval SD 25.02 Windrow preliminary plat with the following conditions:

1. Approval of the two (2) waiver request.
2. A note shall be added to the plat “The drainage inside the subdivision shall remain private and is subject to the Cooperative Maintenance Agreement associated with the subdivision. The drainage is not the responsibility of the City of Fairhope to maintain.”



SIDEWALK EASEMENT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C40	131°04'	199.00'	45.77'	S78°37'10"E	45.67'
C41	05°09'32"	199.00'	17.92'	S87°47'16"E	17.91'
C42	17°07'59"	218.82'	65.43'	S77°06'37"E	65.19'
C43	04°41'26"	218.82'	17.91'	S88°01'19"E	17.91'
C44	16°15'00"	61.00'	17.30'	S73°49'00"E	17.24'
C45	21°26'17"	54.00'	20.20'	S76°24'39"E	20.09'
C46	26°59'23"	101.50'	47.81'	S79°11'12"E	47.37'
C47	22°21'47"	101.50'	39.62'	N76°08'14"E	39.37'
C48	26°50'25"	108.50'	50.83'	S79°06'43"E	50.36'
C49	22°30'45"	108.50'	42.63'	N76°12'42"E	42.36'
C50	19°40'18"	61.00'	20.94'	N74°47'29"E	20.84'
C51	19°40'18"	54.00'	18.54'	N74°47'29"E	18.45'
C52	41°01'13"	25.00'	17.90'	S69°07'21"W	17.52'

LOT UTILITY & DRAINAGE EASEMENTS

(EXCEPT AS OTHERWISE SHOWN)
LOTS 1-10
FRONT: 15'
REAR: 25'
SIDE: 15' (7.5' EACH SIDE)

(EXCEPT AS OTHERWISE SHOWN)
LOTS 12-20
FRONT: 15'
REAR: 15'
SIDE: 15' (7.5' EACH SIDE)

REQUIRED SETBACKS

(EXCEPT AS OTHERWISE SHOWN)
FRONT: 40'
REAR: 35'
SIDE: 10'
SIDE STREET: 20'

UTILITIES

WATER, SEWER & GAS:
FAIRHOPE PUBLIC UTILITIES
555 SOUTH SECTION ST., FAIRHOPE, AL 36532
JAY WHITMAN (251) 928-8003

ELECTRICAL:
RIVERA UTILITIES
413 E. LAUREL AVE. FOLEY, AL 36536
SCOTT SLIGH (251) 943-5001

TELEPHONE:
AT&T
2155 OLD SHELL ROAD, MOBILE, AL 36607
WADE MITCHELL (251) 471-8361

SITE DATA

CURRENT ZONING: R-1
LINEAR FEET OF STREETS: 2,431 LF
NUMBER OF LOTS: 21
SMALLEST LOT SIZE: 15,000 SF
AVERAGE LOT SIZE: 16,267 SF
COMMON AREAS: 7.566 AC
TOTAL AREA: 17.753 AC
SITE DENSITY: 1.18 LOTS/ACRE

FLOOD CERTIFICATE:

THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE
FEMA FLOOD INSURANCE RATE MAP NUMBERS
0100300756 M AND 0100300757 M, DATED 04/19/2019,
AND IS SHOWN TO BE IN FLOOD ZONE "X"-UNSHADED.

ENGINEER:

JADE CONSULTING, LLC.
P.O. BOX 1929; FAIRHOPE, AL 36533
251-928-3443

SURVEYOR:

WATTIER SURVEYING, INC.
4318 DOWNTOWNER LOOP NORTH, SUITE H
MOBILE, AL 36609
251-342-2640

DEVELOPER/OWNER:

TWO HANDS DESIGN & DEVELOPMENT, LLC.
23389 MAIN STREET; FAIRHOPE, AL 36532
251-278-5533

SIDEWALK EASEMENT
LINE DATA
1" = 60'

SIDEWALK EASEMENT
LINE DATA

LINE	BEARING	DISTANCE
L21	S89°54'03"E	8.23'
L22	S00°05'44"W	28.43'
L23	S00°05'44"W	46.21'
L24	S03°48'36"E	90.12'
L25	S03°48'36"E	98.23'
L26	S49°47'19"W	8.77'
L27	S00°05'44"W	4.01'
L28	S89°54'16"E	14.37'
L29	N78°47'47"W	46.57'
L30	S68°32'37"E	28.93'
L31	N89°37'58"E	82.11'
L32	N89°37'58"E	82.11'
L33	N89°37'58"E	32.72'
L34	N89°37'58"E	38.54'
L35	S87°07'47"E	91.61'
L36	N00°22'02"W	9.17'
L37	N89°37'58"E	30.00'
L38	N89°37'58"E	7.00'
L39	S00°22'02"E	9.82'
L40	S88°44'55"E	11.24'
L41	S87°07'47"E	56.13'
L42	S87°07'47"E	31.16'
L43	N00°22'02"W	9.39'
L44	N89°37'58"E	8.48'
L45	S89°37'58"W	58.42'
L46	N84°37'38"E	33.23'
L47	N00°22'02"W	5.75'
L48	N84°37'38"E	41.12'
L49	N84°37'38"E	73.35'
L50	N89°37'58"E	28.11'
L51	N00°05'52"E	6.38'
L52	S89°37'58"W	35.57'
L53	S89°37'58"W	141.41'
L54	N80°02'35"W	25.46'
L55	S72°43'49"E	12.05'
L56	N84°37'38"E	65.91'
L57	N00°22'02"W	8.65'
L58	S00°22'02"E	2.71'

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING COMMISSION

THE WITHIN PLAT OF THE WINDROW SUBDIVISION, FAIRHOPE, ALABAMA IS HEREBY APPROVED BY THE CITY OF
FAIRHOPE PLANNING AND ZONING COMMISSION, THIS THE _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES:

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF
SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES WATER AND SEWER
DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR
RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT, HEREBY APPROVES THE WITHIN
PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T:

THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF
SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT TWO HANDS DESIGN & DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN AND
DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND 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, ALLEYS,
WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH
RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20____.

TWO HANDS DESIGN & DEVELOPMENT, LLC

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY

THAT _____, WHOSE NAME AS _____ OF TWO HANDS DESIGN &
DEVELOPMENT, LLC, 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, AND AS SUCH OFFICER AND WITH
FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE
PROPERTY OF TWO HANDS DESIGN & DEVELOPMENT, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6
SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA;
THENCE RUN SOUTH 87°03'33" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR
(CA10675) ON THE EAST RIGHT-OF-WAY LINE OF S. SECTION STREET (80' R/W), SAID POINT BEING THE POINT OF BEGINNING
OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTH 89°-54'-03" EAST A DISTANCE OF 336.86 FEET TO AN AXLE;
THENCE RUN NORTH 00°-04'-49" WEST A DISTANCE OF 210.05 FEET TO A CAPPED REBAR (CA10675) ON THE NORTH LINE OF
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH
89°-36'-00" EAST ALONG SAID NORTH LINE A DISTANCE OF 944.23 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST
CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE RUN
SOUTH 00°-05'-52" WEST ALONG THE EAST LINE OF SAID THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SAID SECTION 29 A DISTANCE 660.41 FEET TO A 5/8" REBAR AT THE SOUTHEAST CORNER OF THE SOUTH HALF
OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 89°-45'-46" WEST
ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29
A DISTANCE OF 807.59 FEET TO A 5/8" REBAR; THENCE RUN SOUTH 89°-37'-58" WEST ALONG SAID SOUTH LINE A DISTANCE
OF 472.82 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF SAID S. SECTION STREET; THENCE RUN
NORTH 00°-05'-44" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 450.73 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED PARCEL CONTAINS 17.75 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE WARRANTY
DEED RECORDED IN INSTRUMENT 2033428 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY,
ALABAMA.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE
PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND
ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND
NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY,
AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (C) AS HEREON SHOWN. I FURTHER CERTIFY
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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

SURVEYOR
ALABAMA LICENSE #20364

ENGINEER'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 25748, HEREBY
CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE
PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN
IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF
IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF
FAIRHOPE, ALABAMA.

PROJECT ENGINEER

DATE

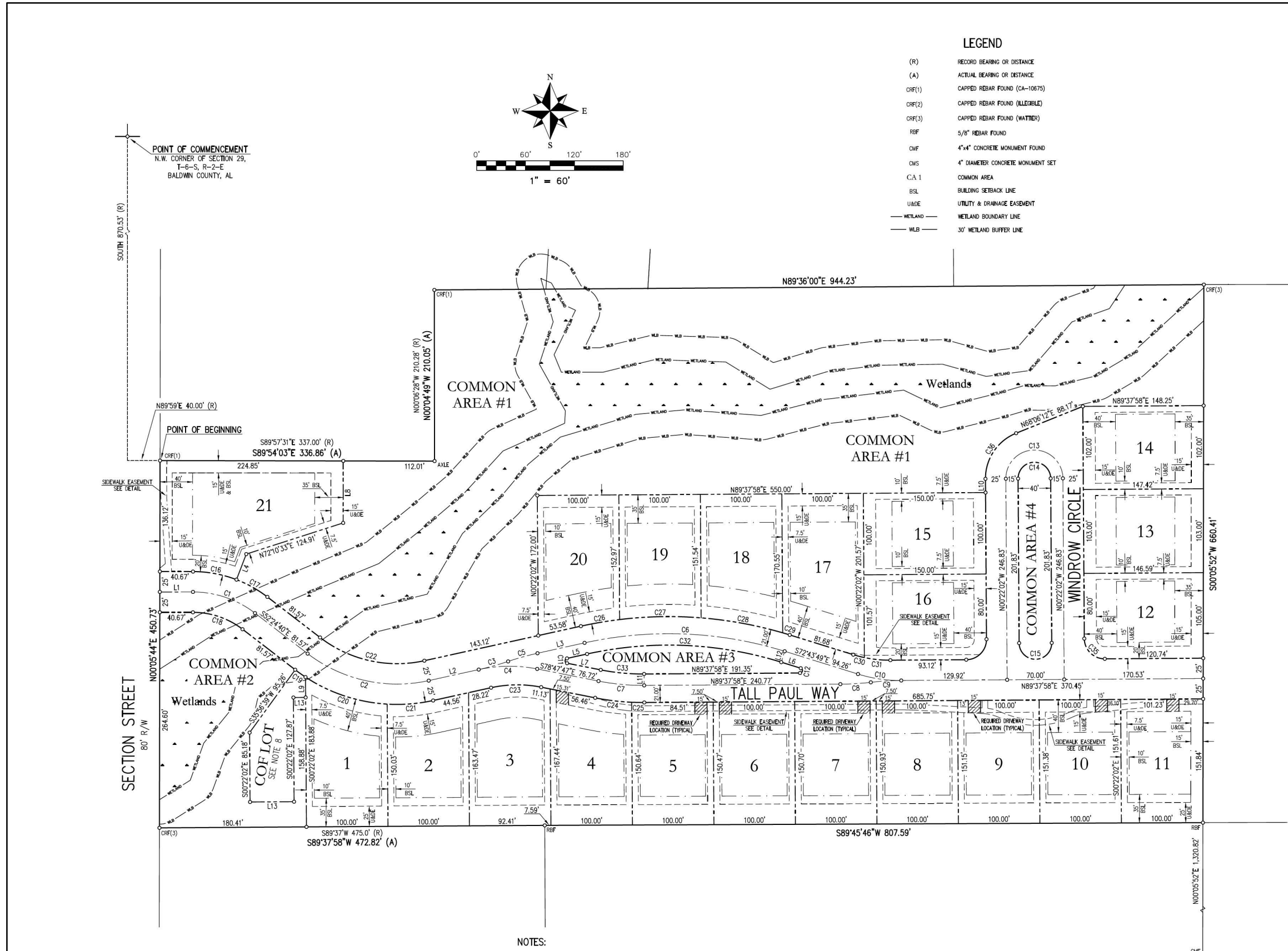
WINDROW SUBDIVISION PLANS WHICH ARE CERTIFIED CONSIST OF PAGE ____ THRU ____ EACH OF WHICH BEARS BY SEAL AND
SIGNATURE.

WINDROW SUBDIVISION
PLAT OF SUBDIVISION

JANUARY 10, 2025

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 DOWNTOWNER LOOP N., SUITE H
MOBILE, ALABAMA 36609 251-342-2640

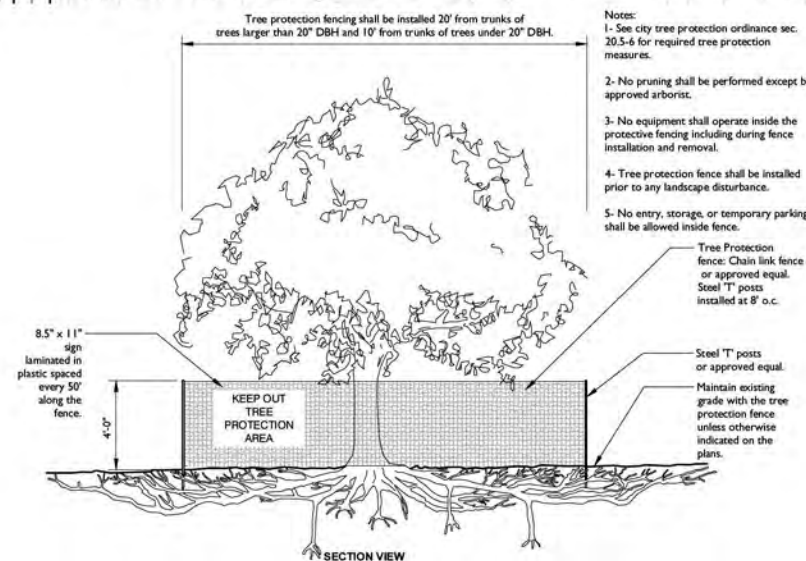
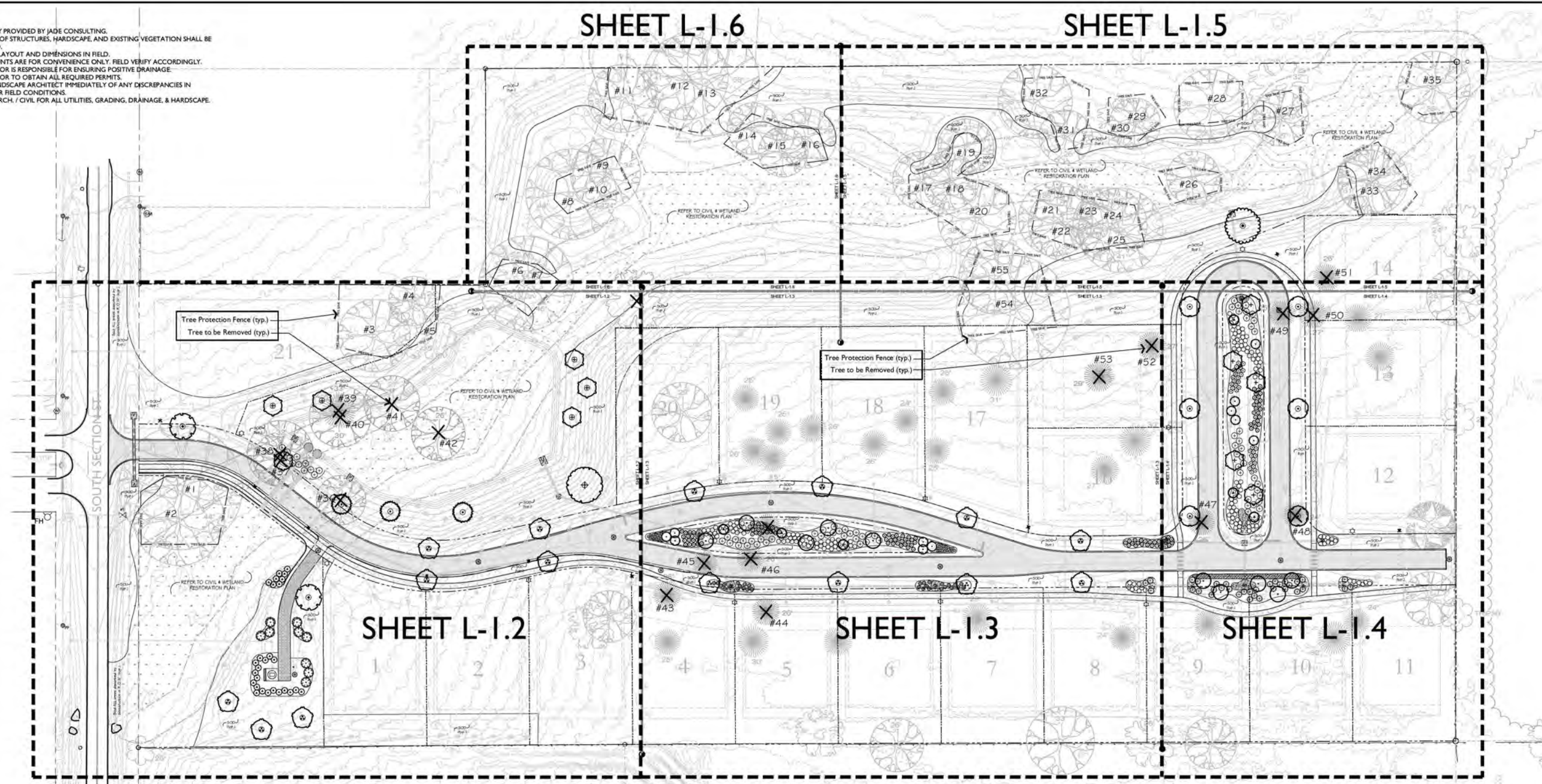


CURVE DATA						
CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°29'36"	125.00'	81.80'	S71°09'28"E	80.35'	
C2	50°02'40"	180.00'	157.22'	S71°25'59"E	152.27'	
C3	06°07'41"	350.00'	37.43'	N74°28'50"E	37.42'	
C4	23°39'32"	175.00'	72.26'	N89°22'27"E	71.75'	
C5	06°07'41"	350.00'	37.43'	N74°28'50"E	37.42'	
C6	29°43'31"	479.00'	248.51'	S87°35'34"E	245.23'	
C7	11°34'15"	279.00'	56.34'	S84°34'55"E	56.75'	
C8	06°07'41"	350.00'	37.43'	N86°34'07"E	37.42'	
C9	06°07'41"	350.00'	37.43'	N86°34'07"E	37.42'	
C10	17°38'14"	175.00'	53.87'	S81°32'56"E	53.66'	
C11	156°20'28"	3.00'	8.19'	N00°37'33"W	5.87'	
C12	162°21'46"	3.00'	8.50'	S08°27'04"W	5.93'	
C13	180°00'00"	35.00'	109.96'	N89°37'58"E	7.00'	
C14	180°00'00"	20.00'	62.83'	N89°37'58"E	40.00'	
C15	180°00'00"	20.00'	62.83'	N89°37'58"E	40.00'	
C16	20°50'38"	150.00'	54.57'	S79°28'57"E	54.27'	
C17	16°38'58"	150.00'	43.59'	S60°44'09"E	43.44'	
C18	37°29'36"	100.00'	65.44'	S71°09'28"E	64.28'	
C19	40°21'12"	205.00'	15.52'	S54°34'48"E	15.52'	
C20	29°50'33"	205.00'	106.77'	S71°40'14"E	105.58'	
C21	15°51'49"	205.00'	56.76'	N85°28'35"E	56.58'	
C22	50°02'40"	155.00'	135.38'	S71°25'59"E	131.12'	
C23	23°39'32"	130.00'	61.54'	N89°22'27"E	61.60'	
C24	08°36'35"	300.00'	45.09'	S83°06'09"E	45.05'	
C25	02°57'32"	300.00'	15.49'	S85°53'16"E	15.49'	
C26	05°31'51"	300.00'	48.27'	N80°18'36"E	48.25'	
C27	11°28'46"	500.00'	100.18'	N88°48'55"E	100.01'	
C28	11°41'05"	500.00'	101.97'	S79°36'10"E	101.79'	
C29	01°01'48"	500.00'	8.99'	S73°14'43"E	8.99'	
C30	05°21'55"	150.00'	14.05'	S75°24'46"E	14.04'	
C31	12°16'19"	150.00'	32.13'	S84°13'53"E	32.07'	
C32	29°43'31"	465.00'	241.24'	S87°35'34"E	238.53'	
C33	11°34'15"	265.00'	53.52'	S84°34'55"E	53.43'	
C34	90°00'00"	25.00'	39.27'	N44°37'58"E	35.36'	
C35	90°00'00"	25.00'	39.27'	N45°22'02"W	35.36'	
C36	68°28'14"	60.00'	71.70'	N33°52'05"E	67.51'	

- NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
 2. A PROPERTY OWNER'S ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.
 3. STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FAIRHOPE TO MAINTAIN.
 4. THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2, 3 AND 4.
 5. CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
 7. DRIVEWAYS FOR LOTS 4 - 11 SHALL BE CONSTRUCTED IN THE INDICATED LOCATIONS.
 8. THE "C/OFF OUT" IS TO BE DEDICATED TO THE CITY OF FAIRHOPE, ALABAMA FOR UTILITY PURPOSES.

NOTES:

1. BASE SURVEY PROVIDED BY JADE CONSULTING.
2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
7. A NOTED LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
8. REFER TO ARCH./CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.



1 TREE PROTECTION DETAIL

NOT TO SCALE

LA-32

EXISTING TREE CREDIT TABLE

EXISTING TREES TO REMAIN:				EXISTING TREES TO BE REMOVED:			
#1-60" Live Oak	/# = 7	#20-36" Live Oak	/# = 4	#36-24" Live Oak	/# = 3		
#2-44" Live Oak	/# = 5	#21-36" Live Oak	/# = 4	#37-26" Live Oak	/# = 3		
#3-35" Live Oak	/# = 4	#22-36" Live Oak	/# = 4	#38-32" Live Oak	/# = 4		
#4-24" Live Oak	/# = 3	#23-28" Oak	/# = 3	#39-33" Live Oak	/# = 4		
#5-35" Oak	/# = 4	#24-36" Live Oak	/# = 4	#40-30" Live Oak	/# = 3		
#6-25" Oak	/# = 3	#25-41" Live Oak	/# = 5	#41-27" Live Oak	/# = 3		
#7-46" Live Oak	/# = 5	#26-26" Live Oak	/# = 3	#42-26" Live Oak	/# = 3		
#8-44" Live Oak	/# = 5	#27-27" Live Oak	/# = 3	#43-26" Pine	/# = 3		
#9-34" Live Oak	/# = 4	#28-36" Live Oak	/# = 4	#44-26" Pine	/# = 3		
#10-24" Oak	/# = 3	#29-25" Live Oak	/# = 3	#45-24" Pine	/# = 3		
#11-33" Live Oak	/# = 4	#30-27" Oak	/# = 3	#46-26" Pine	/# = 3		
#12-41" Live Oak	/# = 5	#31-26" Live Oak	/# = 3	#47-26" Pine	/# = 3		
#13-53" Live Oak	/# = 6	#32-36" Live Oak	/# = 4	#48-24" Pine	/# = 3		
#14-25" Live Oak	/# = 3	#33-31" Live Oak	/# = 3	#49-25" Pine	/# = 3		
#15-24" Live Oak	/# = 3	#34-34" Live Oak	/# = 4	#50-27" Pine	/# = 3		
#16-29" Live Oak	/# = 3	#35-35" Live Oak	/# = 4	#51-21" Pine	/# = 2		
#17-28" Live Oak	/# = 3	#54-55" Live Oak	/# = 6	#52-27" Pine	/# = 3		
#18-27" Live Oak	/# = 3	#55-36" Live Oak	/# = 4	#53-29" Pine	/# = 3		
#19-27" Live Oak	/# = 3						
#20-38" Live Oak	/# = 4						
#18-36" Live Oak	/# = 4	Total Tree Credits	= 158	Total Tree Debits	= 55		
#19-55" Live Oak	/# = 6						

158 Credits - 55 Debits = 103 Credits Remain

Note: The above trees listed are used to satisfy the site tree requirements. There are many other trees that will remain onsite. Contractor Shall NOT remove any trees that are not specifically shown to be removed without Owner/LA approval.

Tree Protection Notes:

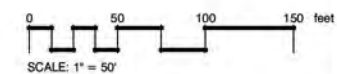
Existing 'Heritage' Trees Exist. See detail for protection during construction as required by City of Fairhope Ordinance No. 1444 Sec. 20.5-6
No site disturbance shall occur without properly installing the required tree protection.

Confirm ALL tree removal with owner prior to ANY site disturbance. (Typ.)

All areas disturbed by construction shall be seeded or sodded unless otherwise noted. (Typ.)

Refer to Civil drawings for all hardscape, grading, drainage, & utilities.

NOTE:
NO WORK SHALL BE PERFORMED WITH IN THE RIGHT
OF WAY WITHOUT WRITTEN PERMISSION FROM THE
GOVERNING AUTHORITY.

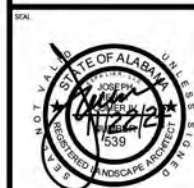


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WINDROW

South Section St.
Fairhope, AL



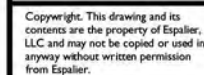
ISSUED/REVISED

Permitting 11/22/24

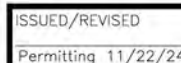
SHEET TITLE

OVERALL
LANDSCAPE
PLAN

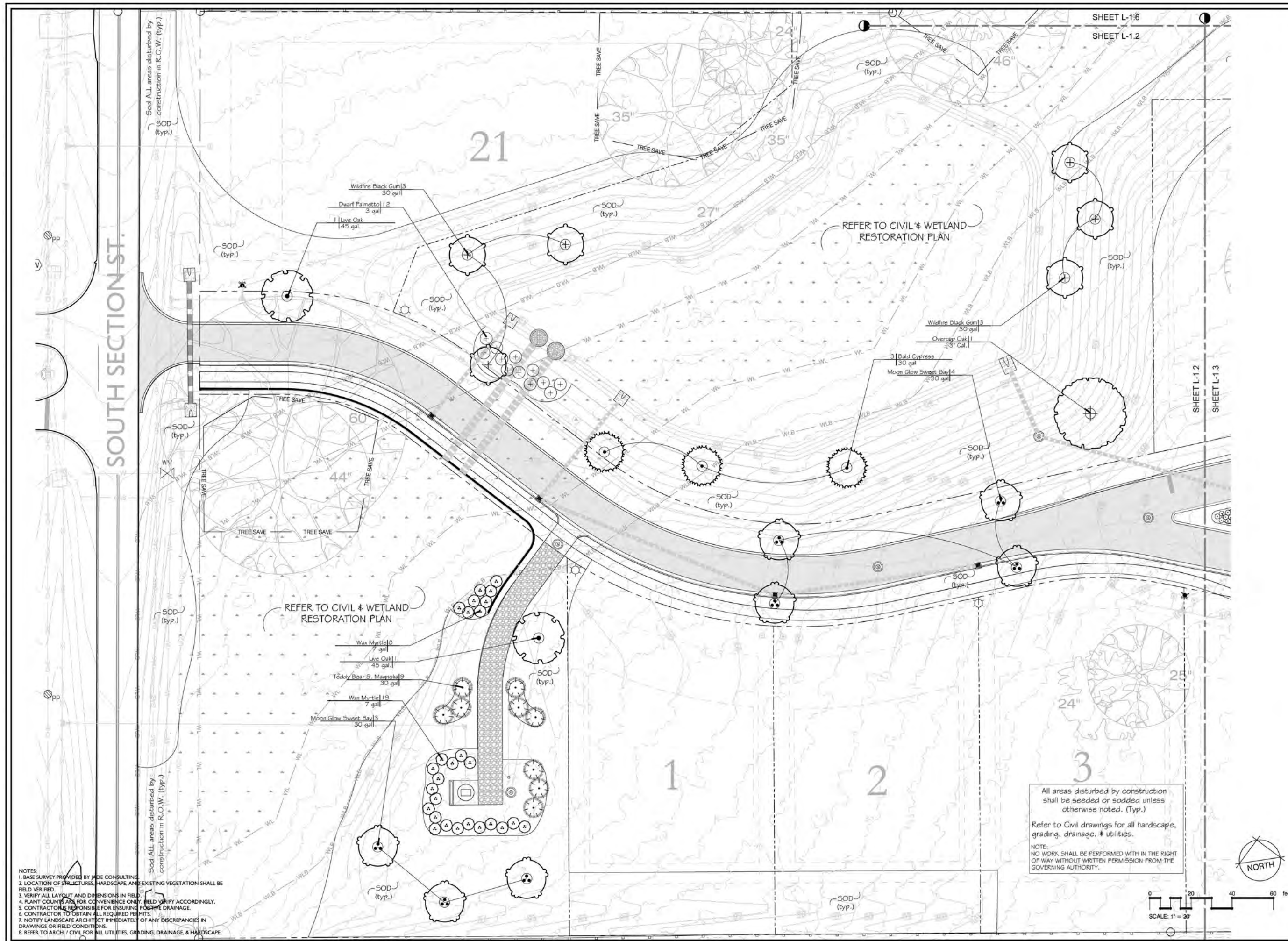
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DRAWN BY JC	SHEET
CHECKED BY JC	L-1.1
PROJECT NO. 2460	
DATE 11/20/24	

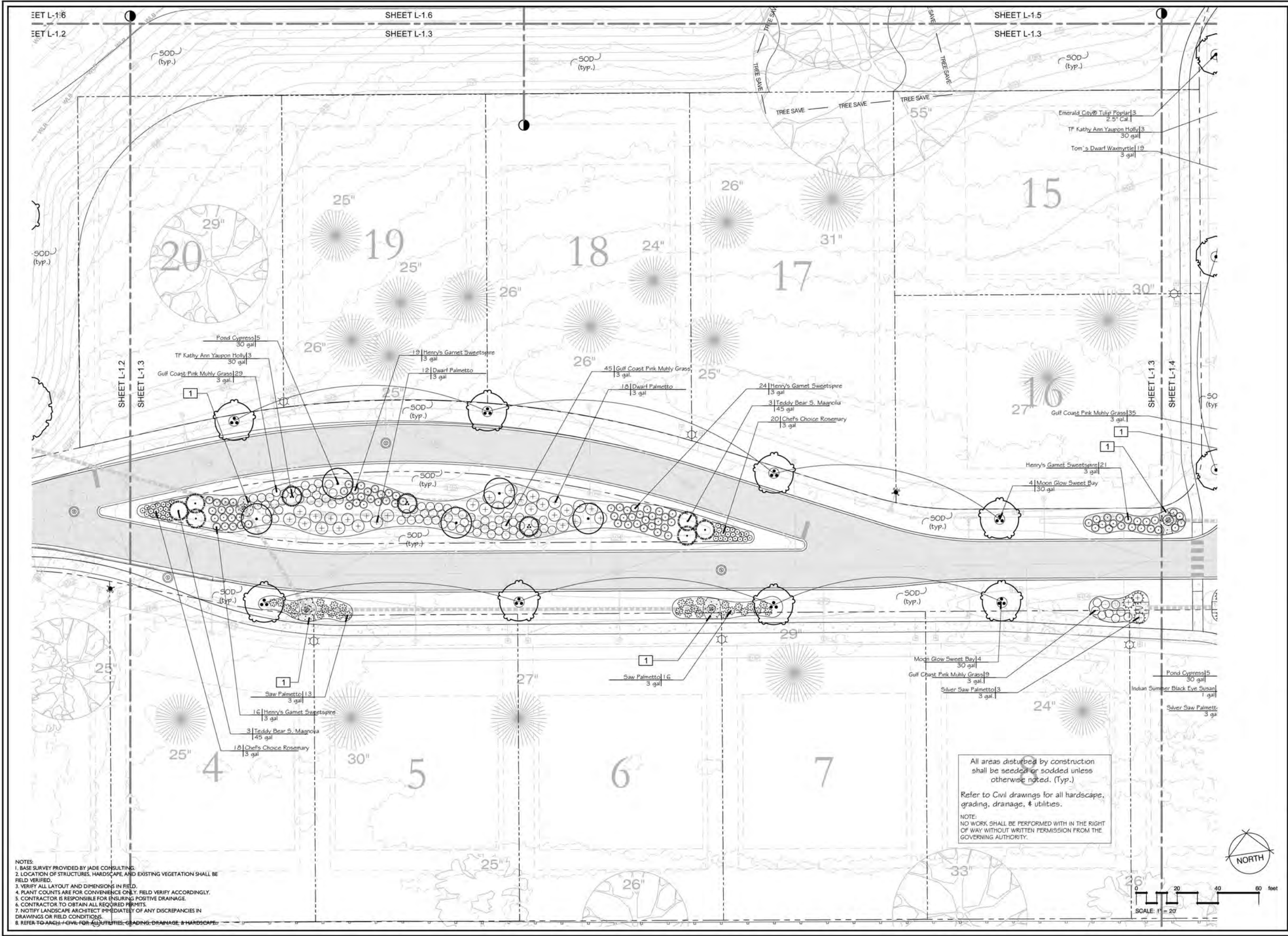


South Section St.
Fairhope, AL

LANDSCAPE
PLAN

DESIGNED BY JC	FILE NAME WINDLA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.2
PROJECT NO. 2460	
DATE 11/30/24	





NOTES:
1. BASE SURVEY PROVIDED BY JADE CONSULTING.
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6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
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Refer to Civil drawings for all hardscape, grading, drainage, & utilities.
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SCALE: 1" = 20'
0 20 40 60 feet



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WINDROW

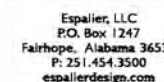
South Section St.
Fairhope, AL



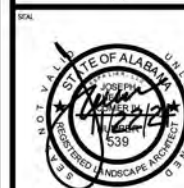
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LANDSCAPE PLAN

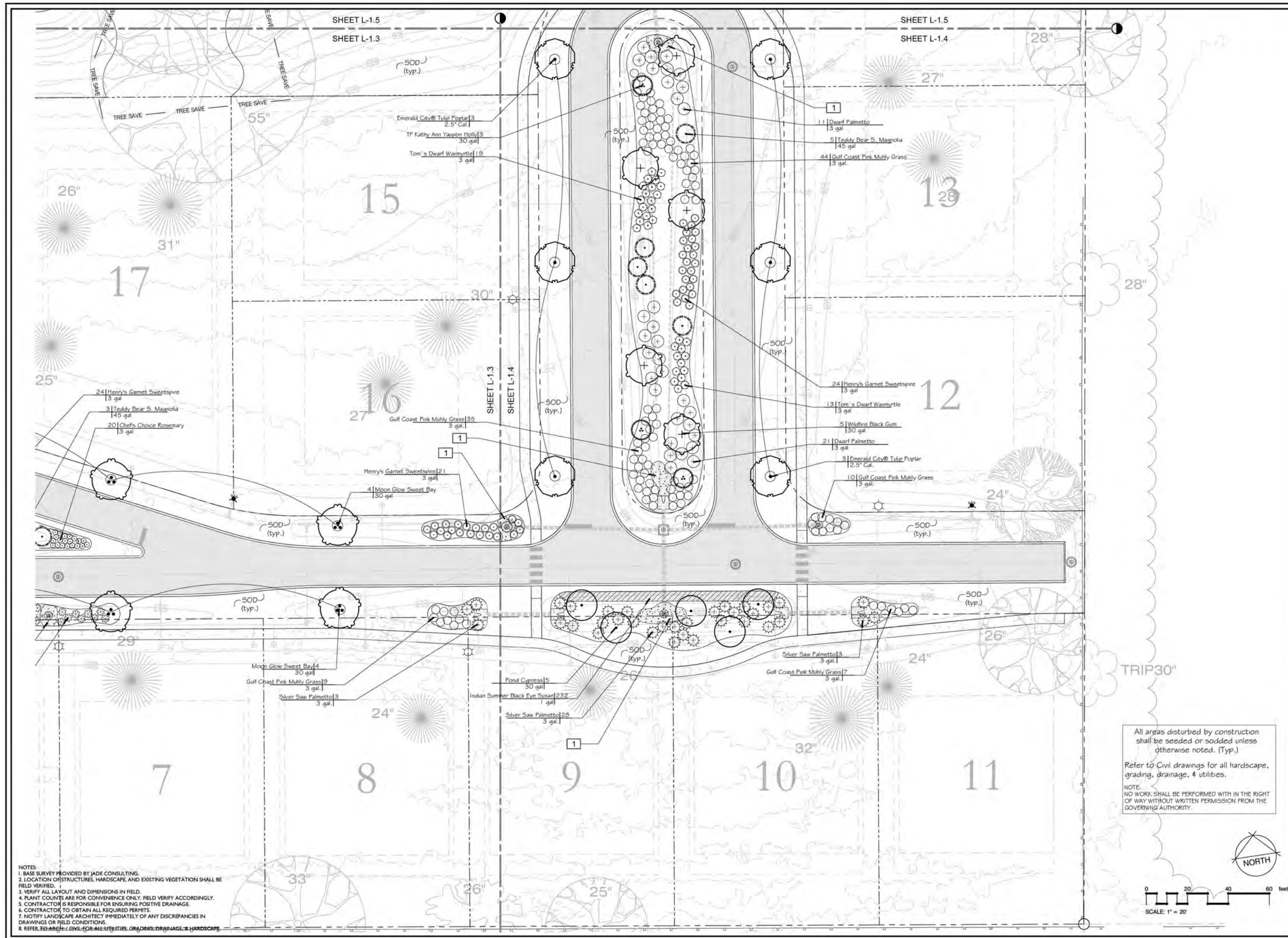
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PROJECT NO. 2460	
DATE 11/20/24	



WINDROW
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Fairbairn, MN

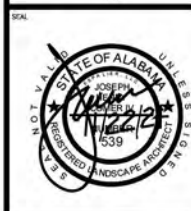
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Permitting 11/22/24LANDSCAPE
PLAN

DESIGNED BY JC	FILE NAME WINDLA
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.4
PROJECT NO. 2460	
DATE 11/20/24	



WINDROW

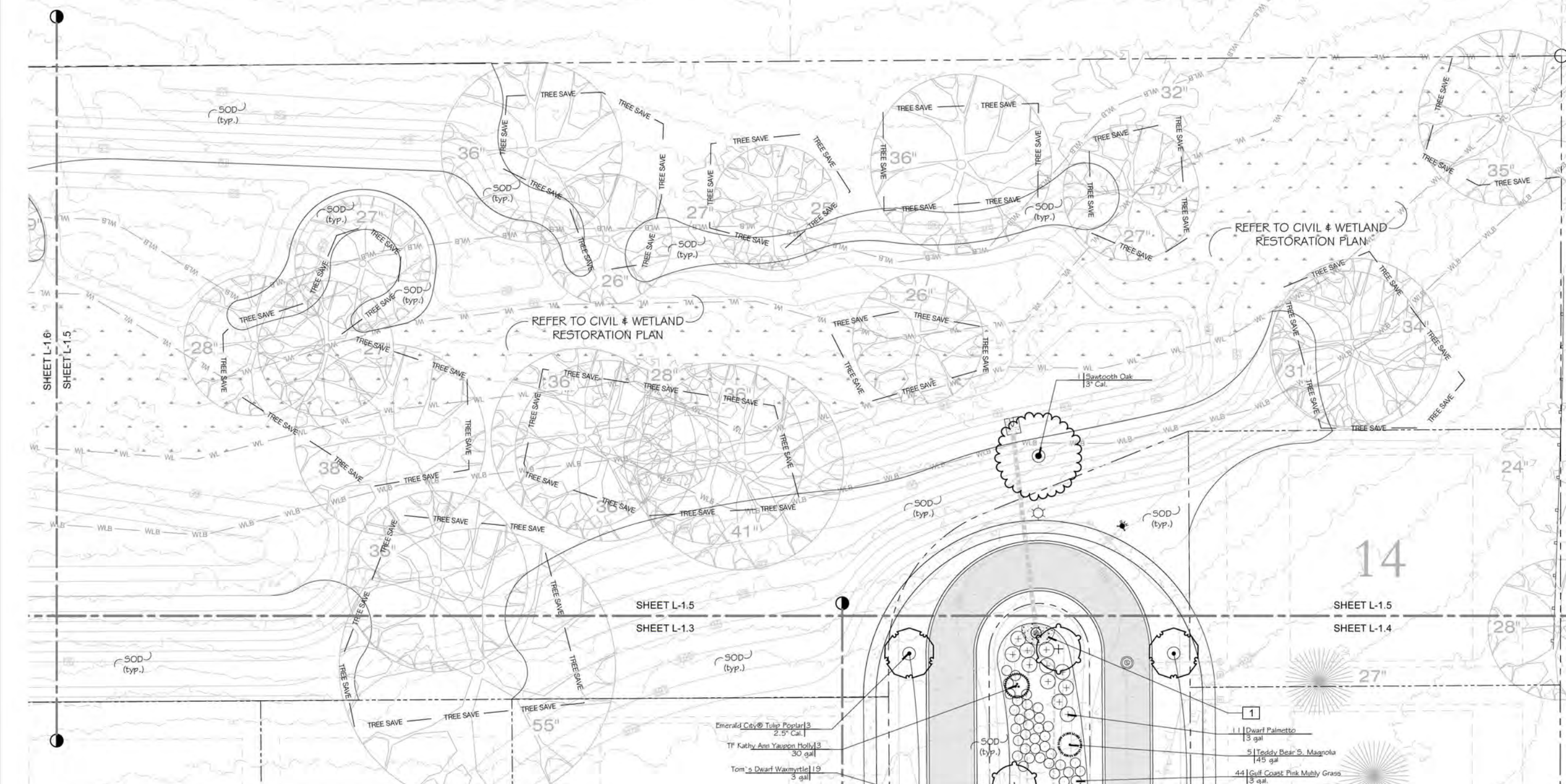
South Section St.
Fairhope, AL



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Permitting 11/22/24

LANDSCAPE PLAN

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CHECKED BY JC	
PROJECT NO. 2460	
DATE 11/20/24	

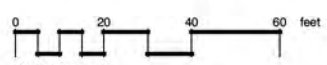


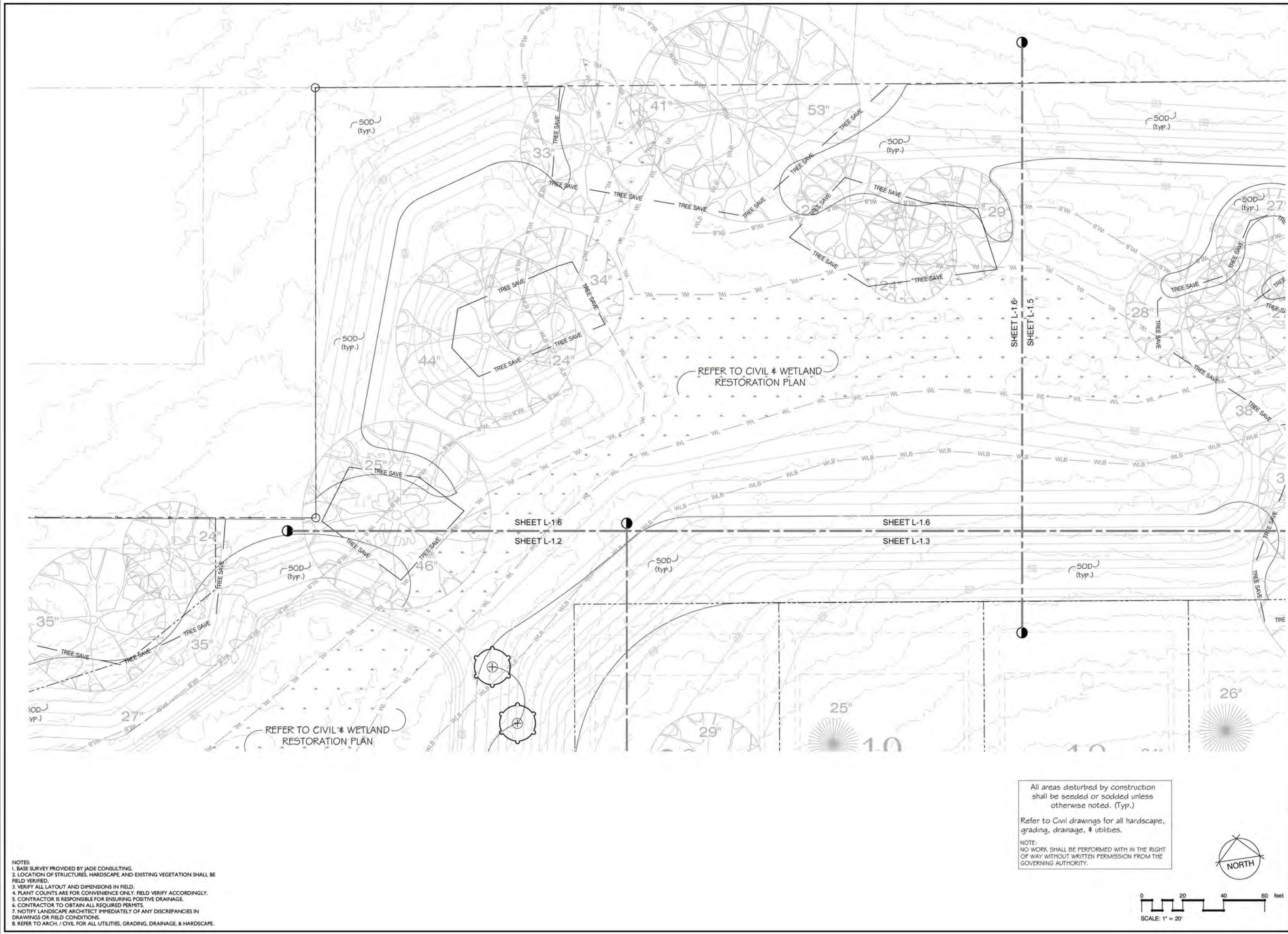
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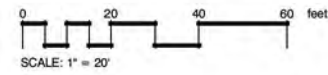


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WINDROW

South Section St.
Fairhope, AL



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LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME WIND.A
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.6
PROJECT NO. 2460	
DATE 11/20/24	

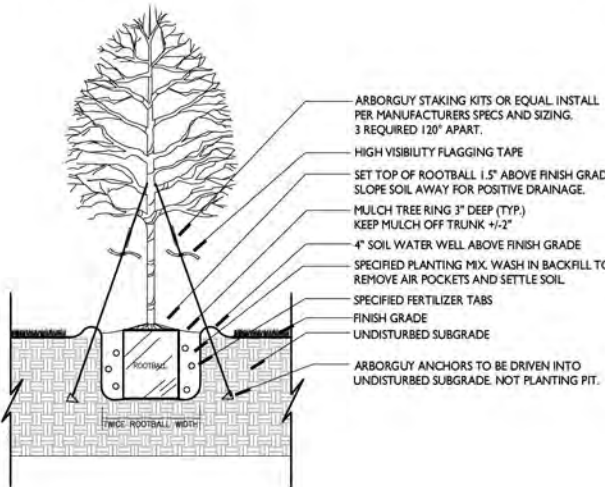
LANDSCAPE NOTES:

- This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
- Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
- Contractor is made aware of active existing underground utilities. It is the contractors responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
- Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
- Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architects attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
- The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
- Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
- Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
- All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
- Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
- Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
- The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
- Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
- Quantities shown on plant list are for convenience only.
- All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
- All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
- All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
- All beds shall receive Freehand pre-emergent herbicide or equal.
- Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
- All bed lines shall have 3" V-Shaped trenches. See detail.
- All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
- All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
- All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
- All disturbed areas shall be irrigated and sodded.
- Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
- Brown or defoliated plants shall be removed and replaced immediately.
- All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
- No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

1 LANDSCAPE NOTES

NTS

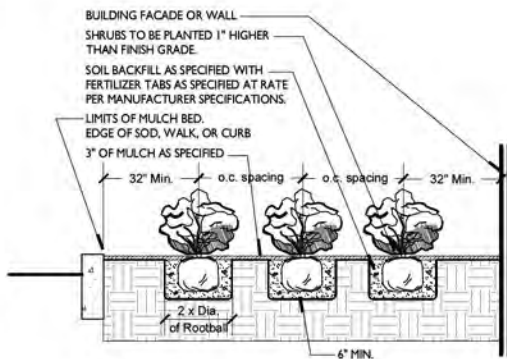
LA-16



2 TREE PLANTING

NTS

LA-01

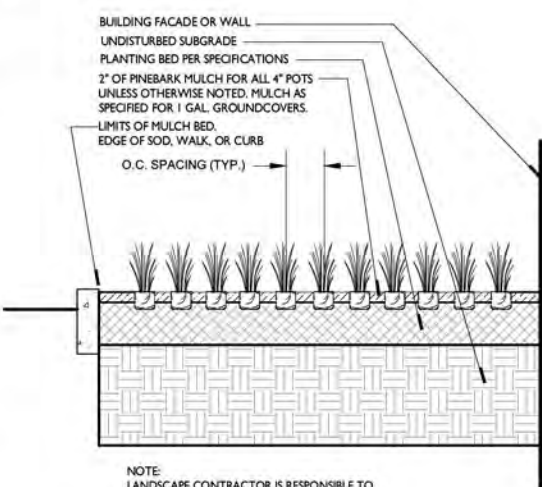


NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO
ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS
AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL

NTS

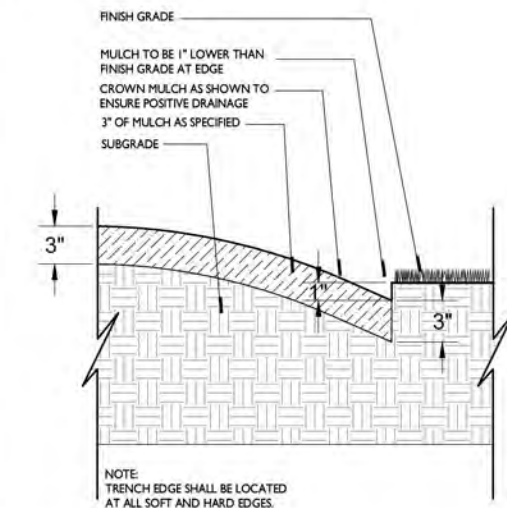
LA-02



4 GROUNDCOVER PLANTING DETAIL

NTS

LA-03



5 TRENCH BED EDGE

NTS

LA-04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	DETAIL	REMARKS
TREES							
	6	Ilex vomitoria 'Kathy Ann Batson'	TF Kathy Ann Yaupon Holly	30 gal			Multi. Trunk. 3 Cane Min. 3/4" Cane Min. 8' Ht. Greenforest Nursery Approve Photo with LA.
	6	Liriodendron tulipifera 'JFS-Oz'	Emerald City® Tulip Poplar	2.5" Cal.			Hunter Trees Approve Photo with LA.
	9	Magnolia grandiflora 'Teddy Bear'	Teddy Bear S. Magnolia	30 gal			Greenforest Nursery Approve Photo with LA.
	11	Magnolia grandiflora 'Teddy Bear'	Teddy Bear S. Magnolia	45 gal			Greenforest Nursery Approve Photo with LA.
	15	Magnolia virginiana 'Jim Wilson'	Moon Glow Sweet Bay	30 gal			Multi. Trunk. 3-1" Cal. Canes Min. Greenforest Nursery Approve Photo with LA.
	1	Quercus acutissima	Sawtooth Oak	3" Cal.			Hunter Trees Approve Photo with LA.
	1	Quercus lyrata	Overcup Oak	3" Cal.			Hunter Trees Approve Photo with LA.
	2	Quercus virginiana	Live Oak	45 gal.	3" Cal. Min.		Cherrylake Nursery Approve Photo with LA.
	10	Taxodium ascendens	Pond Cypress	30 gal	2" Cal. Min.		Gerald Foret Nursery 337-365-4858 Specimen. Approve Photo with LA.
	3	Taxodium distichum	Bald Cypress	30 gal	2.5" Cal. Min.		Approve Photo with LA.

CITY REQUIRED TREES

	11	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	30 gal			2.5" Cal. Min., 10' Ht. Min.
--	----	----------------------------	--------------------	--------	--	--	------------------------------

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DETAIL	REMARKS
SHRUBS							
	104	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	48" o.c.		
	169	Muhlenbergia capillaris 'Gulf Coast'	Gulf Coast Pink Muhly Grass	3 gal.	48" o.c.		
	27	Myrica cerifera	Wax Myrtle	7 gal	72" o.c.		
	32	Myrica cerifera 'Tom's Dwarf'	Tom's Dwarf Waxmyrtle	3 gal	48" o.c.		
	38	Rosmarinus officinalis 'Roman Beauty'	Chef's Choice Rosemary	3 gal	30" o.c.		
	74	Sabal minor	Dwarf Palmetto	3 gal	72" o.c.		
	29	Serenoa repens	Saw Palmetto	3 gal	48" o.c.		
	34	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3 gal.	72" o.c.		

GROUND COVERS

	170,366 sf	Cynodon dactylon 'Tif 419'	419 Bermuda Grass	sod			
	232	Rudbeckia hirta 'Indian Summer'	Indian Summer Black Eye Susan	1 gal	18" o.c.		

NOTES:

- LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
- 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
- USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
- PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
- THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
- SEE LANDSCAPE NOTES.

APPROVED NURSERIES:

- GREEN FOREST NURSERY
- FLOWERWOOD NURSERY
- CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	Oversized River Gravel, 4" Depth over filter cloth. Approve sample with Owner/LA.	643 sf	

Quantities are for convenience only. Contractor shall verify.



SITE DATA TABLE

STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-09-29-0-000-047.000	
ZONING:	R-1	
TOTAL TRACT ACREAGE:	17.75 ACRES	
<u>LOT DATA:</u>		
PROPOSED LOTS:	21	
PROPOSED NET DENSITY:	21 LOTS/17.75 AC = 1.18 LOTS/AC	
AVERAGE RES. LOT SIZE:	16,269 SF	
SMALLEST RES. LOT SIZE:	15,000 SF	
<u>STREET DATA:</u>		
R.O.W. WIDTH:	VARIES	
LINEAR FEET OF NEW STREETS:	2,431 LF	
SIDEWALK WIDTH:	5'	
<u>BUILDING SETBACKS:</u>		
FRONT:	40'	
SIDE:	10'	
SIDE ABUTTING STREET:	20'	
REAR:	35'	
WETLAND BUFFER:	30'	
<u>COMMON AREA REQUIREMENTS:</u>		
	REQUIRED:	PROVIDED:
TOTAL COMMON AREA:	-	7.64 AC
USABLE GREENSPACE:	1.78 (10%)	4.36 (24.6%)
STORMWATER MANAGEMENT AREA:	-	0.76 AC
WETLAND AREA: (NON-JURISDICTIONAL)	-	1.74 AC

LEGEND

	NON-USEABLE OPEN SPACE AREA
	USEABLE GREEN SPACE AREA
	WET HOLDING BASIN STATIC WATER LEVEL

TOTAL PROJECT AREA: 17.75 AC
TOTAL R.O.W. AREA: 2.19 AC
TOTAL WETLAND AREA: 1.74 AC
TOTAL GROSS AREA: 13.82 AC

NET DENSITY: 21 LOTS / 13.82 AC = 1.52 LOTS/AC
REQUIRED USEABLE GREENSPACE: 10%
PROVIDED USEABLE GREENSPACE: 4.36 AC (24.6%)

TABLE 4-1 USEABLE GREENSPACE TYPES (GREENSPACE AREA):
CA#1 - PRESERVE (3.51 AC)
CA#2 - PRESERVE (0.57 AC)
POND - 30% OF WET BASIN SURFACE AREA (0.28 AC)

GREENSPACE EXHIBIT
APPROX. 17.75 ACRES
WINDROW SUBDIVISION
SECTION ST
FAIRHOPE, AL



Windrow Wetland Enhancement and Creation Plan 12.17.24

Applicant:

Jason Tickle
Two Hands Design & Development LLC
23389 Main Street
Fairhope, AL
251-209-7135
pointclearfarm@gmail.com

Site Description:

The applicant, Jason Tickle of Two Hands Design & Development LLC is developing an 18 acre / 19 lot subdivision on South Section Street in Fairhope, AL. Property ID number is 18518, Parcel number 05-46-09-29-0-000-047.000. This property lies within the Point Clear Creek Watershed.

The property was delineated by EcoSolutions on February 28th and March 2nd, 2023. Approximately 1.73 acres of the parcel met the definition of a wetland as defined by the U. S. Army Corp of Engineers (USACE) 1987 Wetland Delineation Manual and all supplements and amendments thereto. The wetlands on site follow an ephemeral stream pattern which was not flowing at the time of inspection in February 2024 but was flowing on July 11, 2023, after a rain event. This area of drainage travels from northeast to southwest through the parcel. On July 15, 2024, EcoSolutions provided a jurisdictional opinion on the wetlands delineated. The wetlands appear to have one time been jurisdictional, but after the Sackett Ruling now appear to be isolated since there is no longer a surface flow between the wetlands and Waters of the United States. For this reason, the wetlands are now considered non-jurisdictional, in the opinion of EcoSolutions. This opinion is being presented to the Corp of Engineers for validation.

Photos of the site:

See Appendix B

Description of the proposed activity:

The Windrow project is a residential subdivision with wetland areas incorporated into the design of the stormwater system. The existing wetlands are 1.73 acres, The wetland fill required for construction of the access road and stormwater detention system is 0.465 acres. Two types of wetlands will be created; wet meadows planted with native grasses listed below, and forested wetlands planted with native saplings such as red maple and sweet bay. The created wetland areas will be excavated from existing uplands adjacent to the wetlands on the site, see site plans in Appendix C. The area of the created wetlands is 1.123 acres. The existing wetlands on the site have numerous invasive species including Camphor tree and Chinese privet. We propose to enhance the remaining wetlands by removal of the invasive species and replanting with native trees and shrubs such as sweet bay, yaupon and wax myrtle. The area of the enhanced wetlands is 1.342 acres.

The created wetland areas near the proposed open water areas will be planted with a wetland meadow seed mix that contains seeds of the following species:

big bluestem (*Andropogon gerardii*), broomsedge bluestem (*Andropogon virginicus*), eastern gamagrass (*Tripsacum dactyloides*), florida paspalum (*Paspalum floridanum*), switchgrass (*Panicum virgatum*)

The wetland seed mix will be applied as directed by the supplier at 10 pounds per acre. A nursery crop of seasonally appropriate temporary seed, such as browntop millet (*Urochloa ramosa*) in the warm seasons and winter rye (*Lolium perenne*) in the cool seasons will also be applied. The seeded area will be mulched as directed in the Construction Best Management Practices Plan (CBMPP).

The wetland created in the wooded areas of the site will be planted with native trees and shrubs. The trees will be planted on 9 foot centers and interspersed with shrubs on 20 ft centers. The proposed list of canopy trees includes the following:

Red Maple (*Acer rubrum*), Sweetbay (*Magnolia virginiana*), Sweetgum (*Liquidambar styraciflua*), Swamp tupelo (*Nyssa biflora*), Slash Pine (*Pinus elliottii*), Bald cypress (*Taxodium distichum*)

The proposed list of understory shrubs includes the following:

Yaupon (*Ilex vomitoria*), Wax myrtle (*Myrica cerifera*), Black Titi (*Cyrilla racemiflora*), Winterberry (*Ilex verticillate*), Inkberry (*Ilex glabra*), Possumhaw (*Viburnum nudum*)

The wetland enhancement areas will be planted with the same mix of trees and shrubs as in the created wooded wetland areas, but the planting location and density will take into account the remaining native trees and shrubs. Removal of the invasive species will be done with hand tools and the replanting will be done by hand. Heavy equipment will not be allowed in wetland areas, except in the road fill area. Herbicide will be applied to the stumps of the invasive tree and shrub species after removal. All herbicides used for invasive species control must be approved for use in wetlands. All application of herbicide must be directed and overseen by a licensed and certified pesticide applicator.

Why Must there Be Wetland Impacts / Minimization:

The wetland fill for the access road is required to allow access to the majority of the uplands of the site from Section Street. The wetland impacts from conversion to stormwater detention are part of the created wetland system, which must be adjacent to the existing wetlands. The wetland fill area has been minimized by having a two lane road and combining the road fill with the berm on the downstream side of the stormwater basin. The stormwater system has been designed to protect the hydrology of the wetlands on the site.

Wetland Map/ Wetland Buffer:

The wetland delineation map and data sheets are in Appendix D. The map of the impact areas and proposed lots is in Appendix C (site plan).

Zoning Classification / Restrictions:

The site is zoned R-1

Vegetative Cover/Dominant Species:

The site is currently wooded and the dominant canopy species are Live Oaks (*Quercus virginiana*), Slash Pines (*Pinus elliottii*), and Camphor tree (*Cinnamomum camphora*). The dominant understory species is Chinese privet (*Ligustrum sinense*).

Flood Elevation and Floodplain and Floodway Boundaries:

The site is listed as Flood Zone X and is outside of the 100 year floodplain as shown in the National Flood Hazard Layer FIRMette with date 4/19/2019, in appendix F.

Proposed Drainage, Filling and Grading:

The wetland fill required for construction of the access road and stormwater detention system is 0.465 acres, see plan in Appendix C for the proposed grading plan.

Construction Sequencing and Timetable:

The construction phasing is in the CBMPP in Appendix G

Fairhope Tree Ordinance:

A tree survey has been completed for the site and the mature native trees have been retained where possible. Trees to be protected will be marked and tree protection zones will be established.

Watershed Assessment:

The watershed assessment is part of the Stormwater Report prepared by JADE Consulting and included in the subdivision application packet.

Best Management Practices Plan:

See CBMPP in Appendix G

Wetland Delineation and Buffers:

See site plan in Appendix C

Wetland Management Plan:

The site plans have been designed to minimize permanent wetland fill to only the required access road and stormwater basins (0.465 acres) and to create 1.123 acres of wetland area. The remaining 1.342 acres of the wetlands will be enhanced by the removal of invasive species and replanting with native species as described above. The mitigation areas are on the same parcel and in the same watershed as the impacts.

The management and long term maintenance of the stormwater system, enhanced wetlands and created wetland areas will be the responsibility of Two Hands Design & Development LLC until the subdivision is turned over to the Windrow Property Owners Association and then they will assume control. The required maintenance for the wetland area will include the following:

Removal of trash, sediment or other pollutants as needed.

Treatment or removal of invasive plants from the wetland areas and created wetland areas, every spring and fall.

Replanting of required wetland plants to replace plants that have died, every winter.

Application of additional wetland seeds in areas of the wet meadows where vegetation is sparse.

Watering and fertilization of plants and trees, as needed.

Compensatory Mitigation:

The proposed mitigation for the wetland impacts from the road fill and the stormwater system in the Windrow project include the creation of wetland areas and the enhancement of existing wetlands described above and shown on the site plan in Appendix C. Below are the ratios of the impact areas to the mitigation areas.

ratio of constructed wetlands to impacted wetlands:

1.123 ac/0.281 ac = 4.0:1

ratio of enhanced wetlands to wetlands converted to forebay:

1.342 ac/ 0.184 ac = 7.29:1

The stormwater system has been designed to maintain the hydrology of the wetlands and maintain wetland conditions in the existing wetland areas. The current functional value of the wetlands on the site are low due to the numerous invasive species of plants in the wetlands. The enhancement of the wetlands can raise the functional value of the wetland to medium by removing the invasive species and planting native species as described above. The created wetland areas will have medium functional value once the native plants are properly established, in 2 to 5 years. EcoSolutions can provide yearly monitoring the replanted areas if requested in writing.

Appendix

- A Site Maps**
- B Photos of the site**
- C Site Plan**
- D Wetland delineation map, data sheets and jurisdictional opinion letter**
- E WRAP**
- F Flood Zone Map**
- G CBMPP**
- H Tree Survey**



The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.

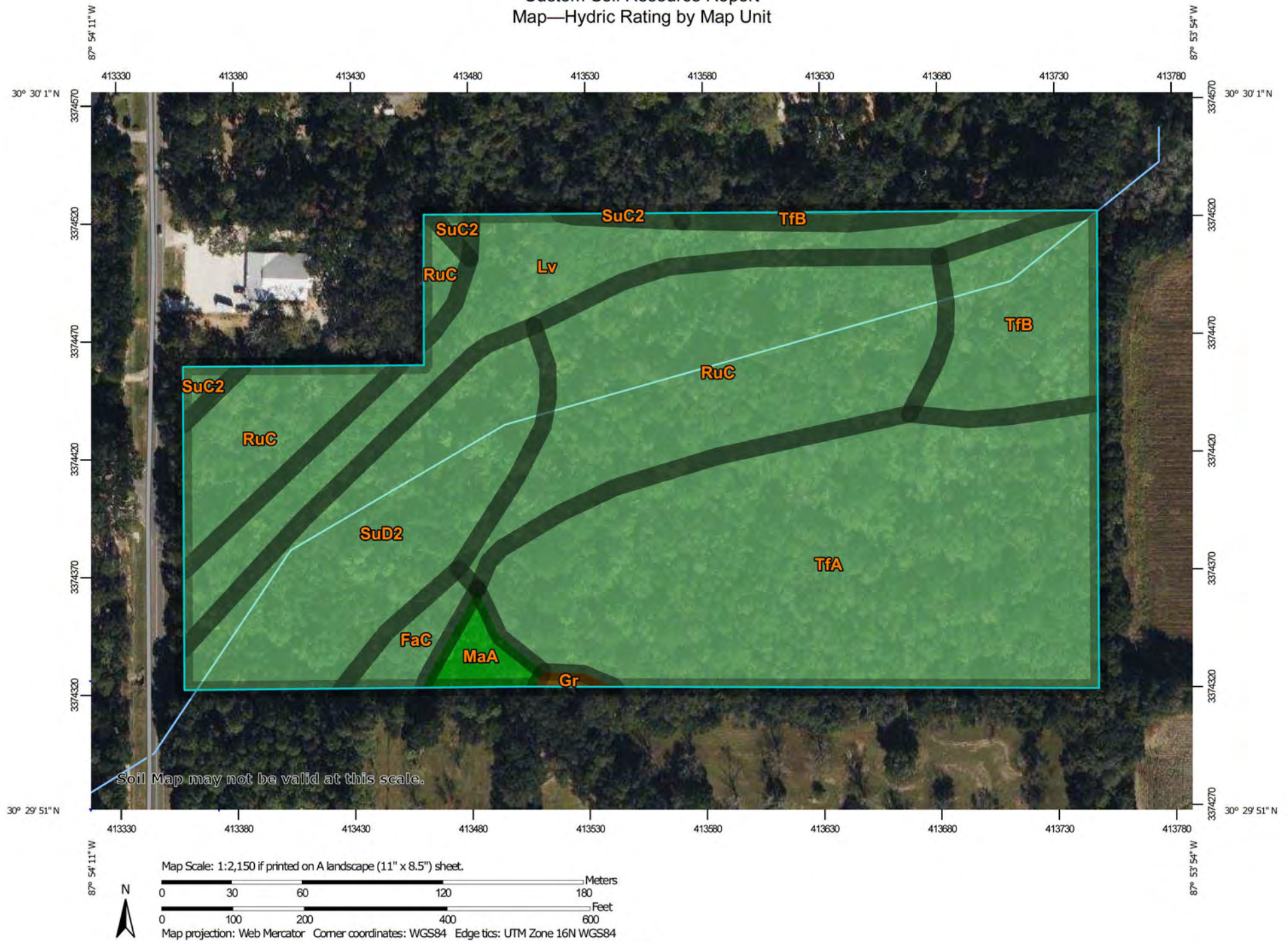
Maxar Microsoft



Custom Soil Resource Report Soil Map



Custom Soil Resource Report Map—Hydric Rating by Map Unit



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Baldwin County, Alabama
Survey Area Data: Version 15, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Faceville fine sandy loam, 5 to 8 percent slopes	5	0.3	1.7%
Gr	Grady soils	85	0.0	0.2%
Lv	Local alluvial land	10	2.3	12.6%
MaA	Malbis fine sandy loam, 0 to 2 percent slopes	0	0.3	1.4%
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	10	4.6	25.5%
SuC2	Sunsweet fine sandy loam, 5 to 8 percent slopes, eroded	10	0.1	0.8%
SuD2	Sunsweet fine sandy loam, 8 to 17 percent slopes, eroded	10	2.5	14.2%
TfA	Tifton very fine sandy loam, 0 to 2 percent slopes	10	6.3	35.4%
TfB	Tifton very fine sandy loam, 2 to 5 percent slopes	15	1.4	8.0%
Totals for Area of Interest			17.9	100.0%

Rating Options—Hydric Rating by Map Unit*Aggregation Method: Percent Present**Component Percent Cutoff: None Specified**Tie-break Rule: Lower*

Windrow Site photos



Windrow Site photos





JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

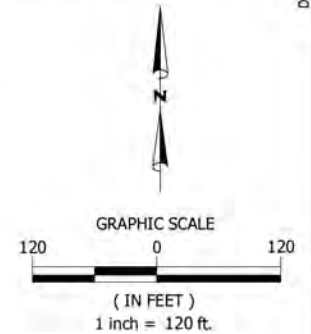
208 Greeno Road N., Ste. C Fairhope, Alabama 36532

P.O. Box 1929 Fairhope, Alabama 36533

Phone: (251) 928-3443 Fax: (251) 928-3665

jadengineers.com

DATE: 12/16/2024

**LEGEND**

-  PROPOSED WETLAND IMPACT - APPROX. 0.465 AC
-  PROPOSED WETLAND CREATION - APPROX. 1.123 AC
-  PROPOSED WETLAND ENHANCEMENT - APPROX. 1.342 AC

0.281 ACRES OF WETLAND IMPACT IS PROPOSED TO BE MITIGATED WITH WETLAND CREATION. THE REMAINING 0.184 ACRES OF WETLAND IMPACT IS PROPOSED TO BE MITIGATED WITH WETLAND ENHANCEMENT.

RATIO OF WETLAND CREATION TO WETLAND IMPACTS:
 $1.123 \text{ AC} / (0.281 \text{ AC}) = 4.00:1$

RATIO OF WETLAND ENHANCEMENT TO WETLAND IMPACTS:
 $1.342 \text{ AC} / (0.184 \text{ AC}) = 7.29:1$

WETLAND MITIGATION EXHIBIT:
 WINDROW SUBDIVISION
 S. SECTION STREET
 FAIRHOPE, AL



March 6, 2023

Jade Consulting, LLC
Trey Jinright
251-895-0055
tjinright@jadengineers.com

RE: Wetland delineation of Section Street PPIN 18518 in Fairhope, AL

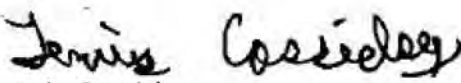
EcoSolutions Inc. was asked to conduct a wetland delineation of a parcel off Section Street. The subject area is parcel number 05-46-09-29-0-000-047.000 (PPIN 18518). The parcel is located on the east side of Section Street south of Twin Beech Road and is approximately 18 acres in size. Approximately 1.73 acres of the parcel has met the definition of a wetland as defined by the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and all supplements and amendments thereto (see attached map).

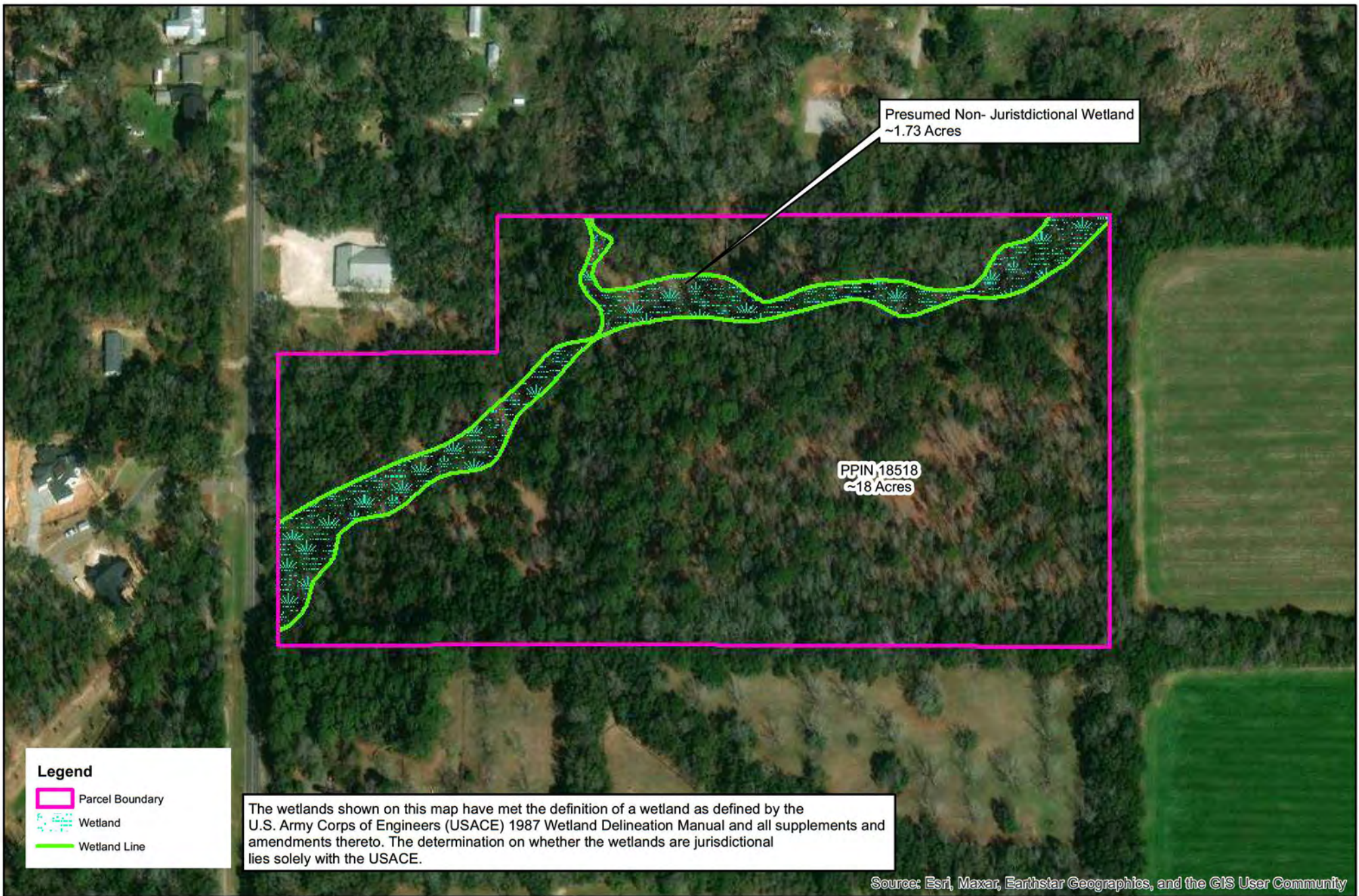
The field work was conducted on February 28th and March 2nd, 2023. The parcel has had the undergrowth cleared recently with pine and hardwood trees remaining and undergrowth starting to grow back. The wetlands on site are located within a drainage way traveling from northeast to southwest through the parcel and marked with orange flagging tape with the words 'Wetland Boundary'. The flagging tape is labeled with numbers corresponding to where the flag lies within the delineated line.

The site was evaluated for jurisdictional wetland areas as defined by the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and all, supplements and amendments thereto. Portions within the parcel have met the USACE criteria for wetlands. All comments are based on the professional judgment of the inspector and the conditions that existed on the site at the time of the inspection. The wetlands on the site should be considered to be under USACE jurisdiction, but the final determination on whether the wetlands are jurisdictional lies solely with the USACE.

Please give us a call (251-621-5006) or email Lewis@EcoSolutionsinc.net if you have any questions or need any additional information.

Best regards,

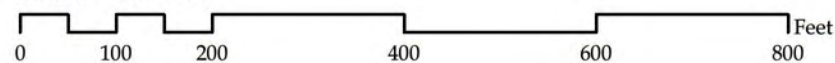

Lewis Cassidey
EcoSolutions, Inc.



P.O. Box 361 Montrose, AL 36559
Phone: 251-621-5006 Fax: 251-621-5058

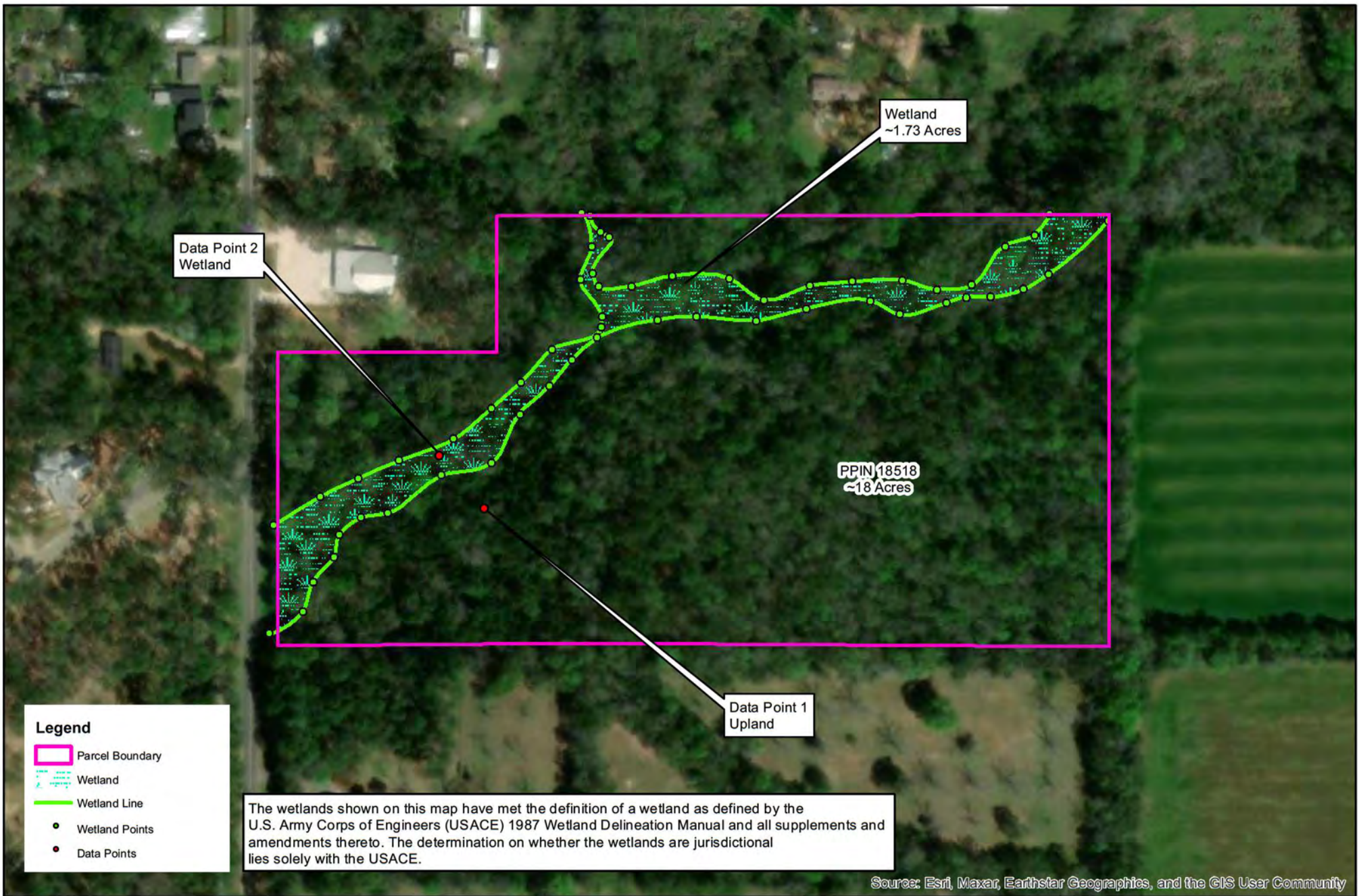
Project: Section Street (PPIN 18518)
Applicant: Jade Consulting, LLC

1 inch = 200 feet



T-6-S, R-2-E, Sect. 29
Fairhope, AL
Wetland Delineation: Feb. 28 & March 1, 2023





WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Section Street PPIN 18518 City/County: Fairhope/Baldwin Sampling Date: 03/01/2023
 Applicant/Owner: Jade Consulting, LLC State: AL Sampling Point: DP 1 Upland
 Investigator(s): Maureen Schwer; Lewis Cassidey Section, Township, Range: Section 29, Township 6S, Range 2E
 Landform (hillslope, terrace, etc.): Hillslopes Local relief (concave, convex, none): Convex Slope (%): 8-17%
 Subregion (LRR or MLRA): LRR-T Lat: 30.4986 Long: -87.9019 Datum: NAD83
 Soil Map Unit Name: SuD2 - Sunsweet fine sandy loam 8-17 percent slopes, eroded NWI classification: n/a

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation X, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: Area recently cleared of undergrowth but has started growing back.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: FAC-Neutral Test = 1:2		

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: DP 1 Upland

Tree Stratum (Plot size: <u>30 ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Quercus nigra</u>	<u>5</u>	<u>X</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
2. <u>Cinnamomum camphora</u>	<u>4</u>	<u>X</u>	<u>UPL</u>	
3. <u>Pinus elliotii</u>	<u>10</u>	<u>X</u>	<u>FACW</u>	Total Number of Dominant Species Across All Strata: <u>6</u> (B)
4. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66%</u> (A/B)
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
<u>19</u> = Total Cover 50% of total cover: <u>9.5</u> 20% of total cover: <u>3.8</u>				
Sapling/Shrub Stratum (Plot size: <u>30 ft</u>)				
1. <u>Ligustrum sinense</u>	<u>6</u>	<u>X</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)
<u>6</u> = Total Cover 50% of total cover: <u>3</u> 20% of total cover: <u>1.2</u>				
Herb Stratum (Plot size: <u>30 ft</u>)				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Cinnamomum camphora</u>	<u>20</u>	<u>X</u>	<u>UPL</u>	
2. <u>Quercus nigra</u>	<u>10</u>	<u>X</u>	<u>FAC</u>	Definitions of Four Vegetation Strata:
3. <u>Rubus flagellaris</u>	<u>3</u>	_____	<u>UPL</u>	
4. <u>Vitis rotundifolia</u>	<u>5</u>	_____	<u>FAC</u>	Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.
5. <u>Parthenocissus quinquefolia</u>	<u>3</u>	_____	<u>FACU</u>	
6. <u>Ligustrum sinense</u>	<u>5</u>	_____	<u>FAC</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
<u>46</u> = Total Cover 50% of total cover: <u>23</u> 20% of total cover: <u>9.2</u>				
Woody Vine Stratum (Plot size: <u>30 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Remarks: (If observed, list morphological adaptations below). No vine layer present.				

SOIL

Sampling Point: DP 1 Upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 6/4	100					Loam	
7-20	10YR 7/8	100					Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | | |
|--|--|--|
| ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ Organic Bodies (A6) (LRR P, T, U)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
☐ Muck Presence (A8) (LRR U)
☐ 1 cm Muck (A9) (LRR P, T)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Coast Prairie Redox (A16) (MLRA 150A)
☐ Sandy Mucky Mineral (S1) (LRR O, S)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR P, S, T, U) | ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ Marl (F10) (LRR U)
☐ Depleted Ochric (F11) (MLRA 151)
☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Umbric Surface (F13) (LRR P, T, U)
☐ Delta Ochric (F17) (MLRA 151)
☐ Reduced Vertic (F18) (MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | ☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Reduced Vertic (F18) (outside MLRA 150A,B)
☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
☐ Anomalous Bright Loamy Soils (F20)
(MLRA 153B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks) |
|--|--|--|

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Section Street PPIN 18518 City/County: Fairhope/Baldwin Sampling Date: 03/01/2023
 Applicant/Owner: Jade Consulting, LLC State: AL Sampling Point: DP 2 Wetland
 Investigator(s): Maureen Schwer; Lewis Cassidey Section, Township, Range: Section 29, Township 6S, Range 2E
 Landform (hillslope, terrace, etc.): Hillslopes Local relief (concave, convex, none): Concave Slope (%): 8-17%
 Subregion (LRR or MLRA): LRR-T Lat: 30.4988 Long: -87.9021 Datum: NAD83
 Soil Map Unit Name: SuD2 - Sunsweet fine sandy loam 8-17 percent slopes, eroded NWI classification: PFO1/4C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☒ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☒ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☒ Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☒ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: FAC-Neutral Test = 2:4		

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: DP 2 Wetland

Tree Stratum (Plot size: <u>25ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Quercus nigra</u>	<u>40</u>	<u>X</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. <u>Cinnamomum camphora</u>	<u>30</u>	<u>X</u>	<u>UPL</u>	
3. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66%</u> (A/B)
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
8. _____	_____	_____	_____	
<u>70</u> = Total Cover 50% of total cover: <u>35</u> 20% of total cover: <u>14</u>				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)
Sapling/Shrub Stratum (Plot size: <u>25ft</u>)				
1. <u>Ligustrum sinense</u>	<u>2</u>	_____	<u>FAC</u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Sambucus nigra</u>	<u>3</u>	_____	<u>FACW</u>	
3. _____	_____	_____	_____	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
<u>5</u> = Total Cover 50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>				
Herb Stratum (Plot size: <u>25ft</u>)				
1. <u>Sambucus nigra</u>	<u>7</u>	<u>X</u>	<u>FACW</u>	
2. <u>Oxalis violacea</u>	<u>2</u>	_____	<u>UPL</u>	
3. <u>Vernicia fordii</u>	<u>1</u>	_____	<u>UPL</u>	
4. <u>Ardisia crenata</u>	<u>2</u>	_____	<u>FAC</u>	
5. <u>Cinnamomum camphora</u>	<u>2</u>	_____	<u>UPL</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
<u>14</u> = Total Cover 50% of total cover: <u>7</u> 20% of total cover: <u>2.8</u>				
Woody Vine Stratum (Plot size: <u>25ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				

Remarks: (If observed, list morphological adaptations below).
No vine layer present.

SOIL

Sampling Point: DP 2 Wetland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 5/2	100					Loamy sand	
4-20	10YR 6/1	95	10YR 5/6	5	C	M	Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Mucky Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)

- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☒ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20)
- (MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No _____

Remarks:



July 15, 2024

Trey Jinright
Jade Consulting LLC

RE: Jurisdictional Opinion of Wetlands and stream on PPIN 18518, in Fairhope, AL

Mr. Jinright,

Per your request, EcoSolutions, Inc. conducted wetland delineations and wetland connectivity assessments of the parcel with PPIN 18518. The purpose of the wetland connectivity and surface water flow assessment was to provide a professional opinion on the US Army Corps of Engineers (USACE) jurisdiction regarding the wetlands on these parcels, as it pertains to the US Supreme Court ruling in Sackett v. EPA, May 25, 2023. The US Supreme Court ruling in Sackett v. EPA states that a wetland is under the Clean Water Act and thus USACE jurisdiction if it is a Water of the United States (such as Mobile Bay) or has a continuous surface connection with a Water of the United States. The wetlands on parcel PPIN18518 no longer meet the requirements for USACE jurisdiction. They are not Waters of the United States and do not have a continuous surface connection to Point Clear Creek or Mobile Bay, the nearest Waters of the United States.

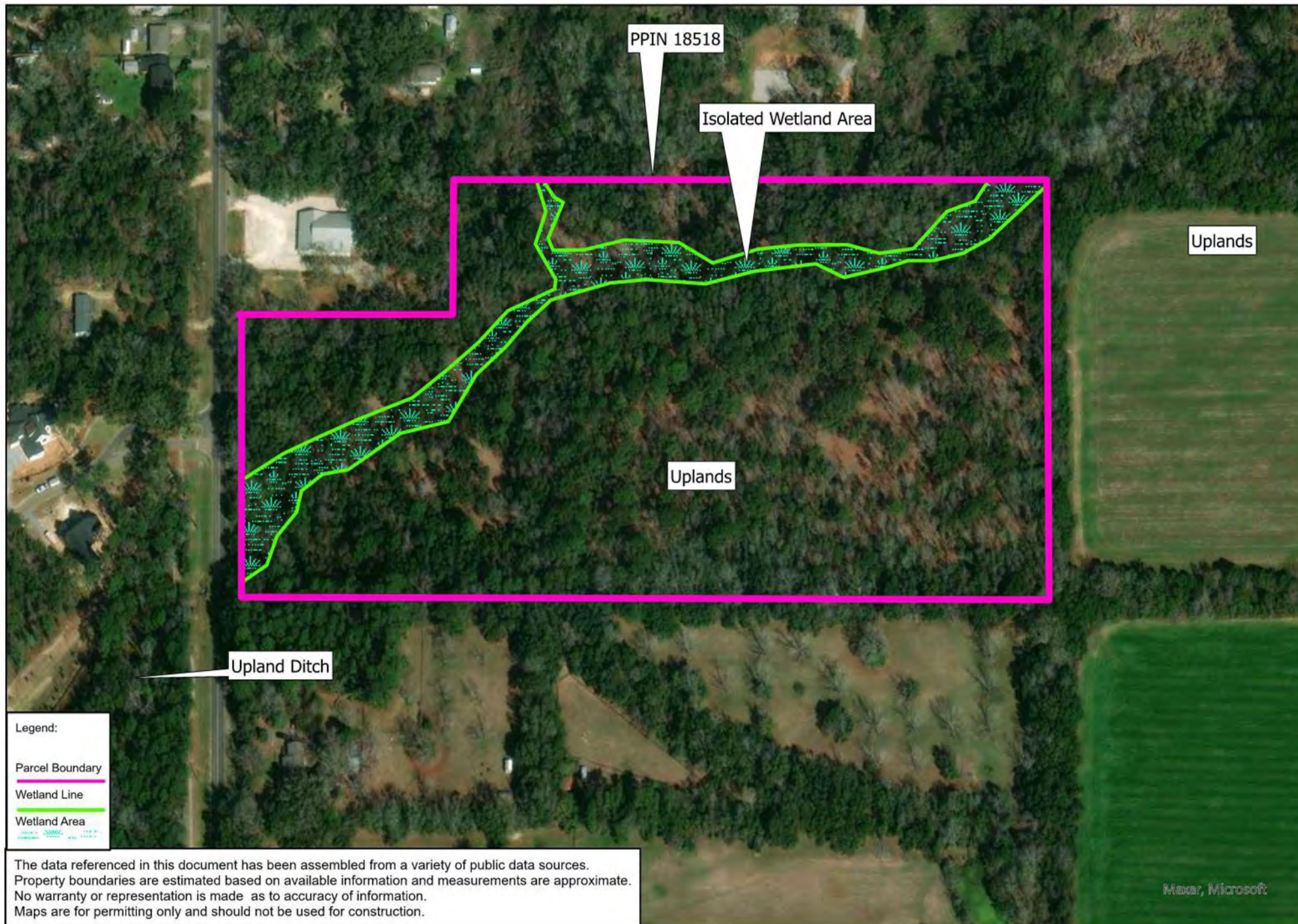
The subject area is parcel with number 05-46-09-29-0-000-047.000 (PPIN 18518) The parcel is located south of Twin Beech Road and east of Section Street in Fairhope, Alabama, in the upper reaches of the Point Clear Creek watershed. EcoSolutions conducted a wetland delineation of the parcel in March 2023. The roadside ditches at the west and north sides of the site were evaluated on February 2, 2024, to document the nature of surface connections and surface water connection between the wetlands and other Waters of the United States, specifically Point Clear Creek and Mobile Bay. Portions of parcel with PPIN 18518 still meet the definition of a wetland as defined by the USACE 1987 Wetland Delineation Manual. The wetlands on PIN 18518 flow northeast to southwest toward a culvert under Section Street. The culvert connects to an upland drainage swale in a common area of Hilltop subdivision (PIN 389632). The drainage area ends in a man made pond in the golf course in PIN 72846. The man made pond has only an emergency outfall structure that rarely discharges. There is no surface water connection from PIN 18518 to a water of the US. The wetland on PIN18518 is isolated from other wetlands and waters in the area. The subject area was evaluated for stream characteristics on July 11, 2024. Stream bed and bank features were noted on the site south PIN 107350. Stormwater was flowing through the stream at the time of the inspection. The area received 1.54 inches of rain on July 10, 2024, according to rainfall data from a nearby rain gauge and reported to <https://www.cocorahs.org/>. The stream was not flowing during the February 2, 2023 site inspection. The stream on the site meets the USACE definition of ephemeral as it only flows after rain events. The stream segment on the site is isolated from waters of the US by the made pond on PIN 72846.

It is my professional opinion that the wetlands and ephemeral stream segment on the site are no longer under the jurisdiction of the USACE based on the US Supreme Court ruling in Sackett v. EPA. All comments and opinions are based on the professional judgment of the inspector and the conditions that existed on the site at the time of the inspections. Please give us a call (251-621-5006) or email Lewis@EcoSolutionsinc.net if you have any questions or need any additional information.

Best regards,

A handwritten signature in black ink that reads "Lewis Cassidey".

Lewis Cassidey
EcoSolutions, Inc.



Legend:

Parcel Boundary

Wetland Line

Wetland Area

The data referenced in this document has been assembled from a variety of public data sources. Property boundaries are estimated based on available information and measurements are approximate. No warranty or representation is made as to accuracy of information. Maps are for permitting only and should not be used for construction.



P.O. Box 361 Montrose, AL 36559
Phone: 251-621-5006 Fax: 251-621-5058

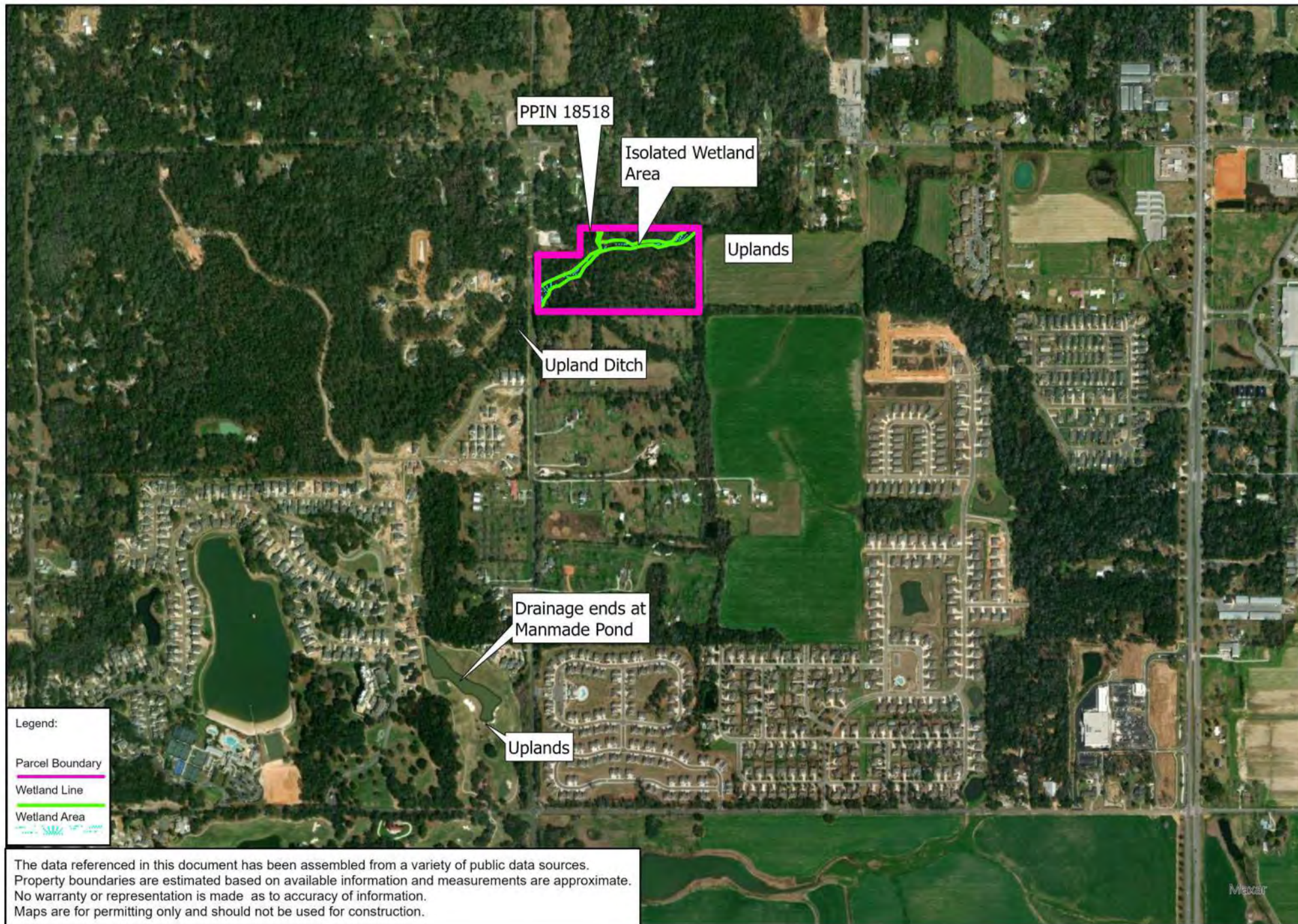
Project: Section Street (PIN18518)
Applicant(s): Jade Consulting LLC

1 inch equals 200 feet



T-6-S, R-2-E, Sect. 29
Fairhope, AL





☐ PROPOSED
☒ EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: **Baldwin** PROJECT: **Windrow** DATE: **2/2/2024** REVIEWER: **Lewis Cassidey** FLUCCS CODE: **6300**
 APP. #: **Windrow** WETLAND TYPE: ☒ FORESTED ☐ Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Undeveloped	1.73 ACRES	☐ NO ☒ YES % =	☒ NO ☐ YES
	0.117 ACRES OF IMPACT	0.325 ACRES	

WILD LIFE UTILIZATION

1.5

WETLAND CANOPY

1.5

WETLAND GROUND COVER

1

HABITAT SUPPORT / BUFFER

1.625

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
Farm Field	1.5	25	0.375
Section St ROW	1	25	0.25
Low Density Residential	2	50	1
			0
			0

FIELD HYDROLOGY

2

WATER QUALITY INPUT & TREATMENT

1.8125

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
Low Density Residential	2	75	1.5
Farm field	1	25	0.25
			0
			0
			0
LU TOTAL			1.75

PRETREATMENT CATEGORY

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
Low Density Residential	2	75	1.5
Farm field	1.5	25	0.375
			0
			0
			0
PT TOTAL			1.875

WRAP SCORE

52.43%

WILDLIFE UTILIZATION

1.5 - Signs of small animals and bird song was noted on the site but limited upland food sources

WETLAND CANOPY

1.5 - The canopy has good coverage, but there are invasive camphor trees (more than 25%, less than 50%)

WETLAND GROUND COVER

1 - The ground cover is mostly invasives species including, privet, ardisia, camphor and tung oil saplings

HABITAT SUPPORT/BUFFER

1.625 - The property to the north is commercial and low density residential, west is Section street and residential subdivision, south is low density residential, east is farm field

FIELD HYDROLOGY

2 -The hydrology is adequate, but impacted by previous land use, likely farming

WQ INPUT & TREATMENT

1.8125 - The property to the north is commercial and low density residential, east is farm field



0 250 500 1,000 1,500 2,000 Feet

1:6,000

87°53'46"W 30°29'41"N

Basemap Imagery Source: USGS National Map 2023

Legend

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
	MAP PANELS	
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/20/2024 at 6:44 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**Construction Best Management Practices Plan
For:**

Windrow
Section street (PIN 18518)
Fairhope, Alabama 36532
251-209-7135

Operator:

Jason Tickle, Member of LLC
23389 Main Street
Fairhope, AL 36532
251-209-7135
pointclearfarm@gmail.com

CBMPP Contact(s) / QCP:

EcoSolutions Inc.
Lewis Cassidey, CPESC
P.O. Box 361
Montrose, AL 36559
251.621.5006
251.621.5058
ecosolutionsinc@bellsouth.net

CBMPP Preparation Date:

11/21/2024

Estimated Project Dates:

Project Start Date: tbd
Project Completion Date: tbd

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Project/Site Information

Project/Site Name: Windrow
Project Street/Location: Section street (PIN 18518)
ZIP Code: Fairhope, Alabama 36532
County or Similar Subdivision: Baldwin
Latitude/Longitude of Facility: N 30.498833 W -87.902874
Method for determining lat/long: USGS data from Mapper.Acme.com

1.2 Contact Information/Responsible Parties

Operator:

Jason Tickle, Member of LLC
Two Hands Design & Development LLC
23389 Main Street
Fairhope, AL 36532
251-209-7135
pointclearfarm@gmail.com

Area of Control: subdivision construction ONLY under operational control of Two Hands Design & Development LLC

Project Manager(s) or Site Supervisor(s):

Two Hands Design
Jason Tickle
23389 Main Street
Fairhope, AL 36532
251-209-7135
pointclearfarm@gmail.com

Area of Control: subdivision construction ONLY under operational control of Two Hands Design & Development LLC

CBMPP Contact(s) / QCP: Lewis Cassidey, CPESC #8771, EcoSolutions, Inc.

QCI or Qualified Person(s): Renee Hartline, EcoSolutions Inc. / Lee Yokel, EcoSolutions Inc./
Jordan Collins, EcoSolutions Inc.

This CBMPP was Prepared by: EcoSolutions, Inc.
P.O. Box 361
Montrose, AL 36559
251-621-5006
Fax 251-621-5058
EcoSolutionsinc@bellsouth.net

Emergency 24-Hour Contact: Jason Tickle
Project Manager
251-209-7135

1.3 Nature and Sequence of Construction Activity

The construction activity is the Land clearing, earthwork, utility installation, drainage installation, road construction, and construction of a residential subdivision.. BMP will be updated to address changes within permitted area. Two Hands Design & Development LLC, does build streets, detentions basins or other components of the subdivision. All construction of single family homes and associated structures are under the direct supervision of Two Hands Design & Development LLC See Appendix H for List of Subcontractors.

Proposed Activities to be conducted:

☒ Residential ☐ Commercial ☐ Industrial ☐ Road Construction
☐ Linear Utility ☐ Other _____

If Non-Coal, Non-Metallic Mining, Recovery, or Construction Material Management Site:

☐ Dirt-Chert ☐ Sand-Gravel ☐ Shale-Clay ☐ Crushed-Dimension Stone
☐ Other _____ ☐ Other _____

Primary SIC Code:

1521-General Contractors-Single-Family Houses

Primary NAICS Codes:

236115-New Single-Family Housing Construction (except For-Sale Builders)

Brief Description Construction, Non coal Mining, or Materials Management Activities:

Land clearing, earthwork, utility installation, drainage installation, road construction, and construction of a residential subdivision.

Estimated Start Date: tbd

Estimated Completion Date: 12:00:00 AM

Coverage under this permit is allowable at stated in the Eligibility Requirements of Part I B of the NPDES General Permit. Allowable non-stormwater discharges by permittee include building and pavement wash water (no detergents), air conditioner condensate, landscape irrigation. No other discharges will be associated with this project. Section 2 and 3 of this BMP addresses non-stormwater discharges and how to manage them appropriately.

(NPDES General Permit Part I B 2)

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

(NPDES General Permit Part III E 4b)

Soil type(s): Faceville fine sandy loam, 5 to 8 % slopes; Grady soils; Local alluvial land; Tifton very fine sandy loam, 0 to 5 % slopes; Ruston fine sandy loam, 5 to 8 % slopes; Sunsweet fine sandy loam, 5 to 17 % slopes, eroded; Malbis fine sandy loam, 0 to 2% slopes

Information Source(s): USDA NRCS Web Soil Survey

Slopes (describe current slopes and note any changes due to grading or fill activities): The slopes prior to development ranged from 0-17% slope and after development the slopes will be 0-17% slope.

Drainage Patterns describe or provide map(s) of current drainage patterns and note any changes dues to grading or fill activities): Topographic map attached

Vegetation: grasses, trees, shrubs

1.5 Pre- and Post- Construction Site Estimates

(NPDES General Permit Part III E 4c)

The following are estimates of the construction site:

Total site acreage: 18 acres

Construction site area to be disturbed: 17 acres

Percentage impervious area before construction: 0%
Percentage impervious area after construction: 30-65% of the lot

1.6 Receiving Waters

(NPDES General Permit Part III E 4f)

Description of receiving waters: UT Point Clear Creek
Description of storm sewer systems: N/A
Description of impaired waters or waters subject to TMDLs: N/A

1.7 Site Features and Sensitive Areas to be Protected

There are wetlands on the areas proposed for construction. Proper BMP installation and maintenance will prevent impact to the sensitive areas. BMPs such as class A silt fence, filter strips, inlet protection and construction exits will be installed on the site. Permanent vegetation will be initiated as soon as practicable. The wetland are likely non-jurisdictional. lots 12 to 21

1.8 Potential Sources of Pollution

Potential sources of sediment to stormwater runoff: Grading and home construction.

Minimal fueling will be conducted onsite. Additionally, all vehicles with hydraulic fluids shall keep a spill kit in their vehicle. See section 3.3 for more information on spill prevention and chemical handling.

1.9 Endangered Species

There are no endangered or threatened species or critical habitats onsite which support listed species on the areas proposed for construction.

1.10 Historic Preservation

There are no registered historical sites on the lots proposed for home construction.

1.11 Applicable Federal, State or Local Programs

1.12 Maps

See attached USGS Topo
Map of proposed development

SECTION 2: STORMWATER POLLUTION PREVENTION REQUIREMENTS

2.1 Construction Phasing

The goal of construction phasing is to minimize onsite erosion and offsite sedimentation by establishing land disturbance activities on a pre-determined schedule. This coordinates the timing of activities with the installation of erosion and sediment control practices. The timeline below is a guideline for installation and phasing.

The most effective erosion and sediment control practice is preserving the existing vegetation on site through minimization of the area of ground disturbance. Vegetation provides erosion control, stormwater detention, biofiltration, and aesthetic values to a site during and after construction activities.

Maintain vegetation in filter strip as indicated on BMP diagram located in Appendix I. Clear only areas necessary for home construction. When areas are cleared outside of the construction perimeter, temporary stabilization will be installed as soon as practicable but a maximum 10 days from site disturbance.

If work on the project temporarily cease for more than 10 calendar days, temporary stabilization of disturbed areas must be initiated immediately. (NPDES General Permit Part III C).

Phase I – Initial

☐ Duration of phase (tbd)

- Meet with EcoSolutions Inc. onsite for pre-construction conference to review CBMPP and construction phasing to minimize potential for offsite impacts.
- Ensure all NPDES permits and clearances are obtained.
- Maintain filter strips by clearing areas only necessary for home construction. See BMP diagram in Appendix I .
- Install Construction exit (CE). Install construction exit at all locations where an unpaved road or vehicle access point meets a paved surface to reduce vehicle tracking. See BMP diagram in Appendix I.
- Install Perimeter Controls. Install perimeter silt fence (SF) around all flat or downgrade sides of lot. Install Silt Fence to be used to direct vehicular traffic to the designated construction exit. See BMP diagram in Appendix I.
- Establish General Housekeeping Measures (GH). Designate onsite areas for equipment cleaning, maintenance and repair. Provide and identify sanitary facilities. Develop debris containment area. Establish concrete and paint wash areas. See BMP diagram in Appendix I .

Phase II – Land Clearing and Grading / Building Construction

☐ Duration of phase (tbd)

- Clear only areas necessary for home construction. See BMP diagram in Appendix I.
- If filter strip area cleared, install Vegetative Filter Strip (FS) consisting of a minimum of two rows of sod (approximately 4 feet) to provide infiltration, intercept sediment and reduce stormwater flow and velocity. See BMP diagram in Appendix I.
- Install Inlet Protection (IP). Curb Inlet Protection will be constructed of corrugated pipes filled with gravel and covered with woven geotex fabric (sock pipe). Place small spacer blocks between the sock pipe and the inlet and secure the ends of the pipe with concrete blocks. Sock pipes must be maintained to remove sediment that gathers behind the fabric, or flooding may occur in some situations. Hay bales must NEVER be used for this purpose as they fall apart and will enter and clog the inlet. If materials are not available for the construction of the inlet protection as directed, additional inlet protection BMPs are shown in Appendix I.
- Install Temporary Vegetation (TV) on all slopes and bare areas that are left exposed longer than 10 days. Seasonally appropriate vegetation must be installed. See Appendix for seeding rates and seasons. The site is located in the south zone.
- Install SOD in each area as soon as work is completed. See Appendix I for installation and maintenance details. The site is located in the south zone.
- Maintain and/or repair perimeter controls on a daily basis. Check silt fence to determine if needs maintenance or repair. Confirm construction exit is functioning and there is no vehicle tracking off site. See BMP diagram in Appendix I.
- Review NPDES inspection reports and make corrections as indicated.

Phase III – Final Phase

☐ Duration of phase (tbd)

- Ensure that all disturbed areas have been graded and PERMANENT VEGETATION (PV) is well established in all areas of the project.
- Ensure all construction debris has been removed.
- Ensure that all streets, gutters and inlets are clear of sediment and debris.
- Ensure that all sediment and temporary erosion controls devices are removed
- Terminate permit with ADEM.

2.2 Control Stormwater Volume and Velocity Flowing onto and through the Project (NPDES General Permit Part III A 2, 3 and Part III E 4i)

The small amount of offsite water will be treated through the vegetative filter strips and silt fences.

The stormwater on this site results from precipitation that falls on this site. The stormwater will be treated on the lot level through the use of silt fences and vegetative filter strips (two rows of sod / minimum 4 feet wide). The vegetative filter strips and silt fences will decrease the velocity of flow and will decrease the peak flow rate by briefly detaining stormwater on the lot prior to release. Rainwater will be treated through the silt fence and sheet flow and infiltration through the filter strips. Treated stormwater flows offsite into the stormwater collection system and discharges to UT Point Clear Creek. It is not within the scope of this phased development to develop flow dissipation at discharge or channel locations.

2.3 Control of Soil Exposure, Disturbed Slopes and Slope Protection (NPDES General Permit Part III A 7, 10)

The slope location and grade after home construction will be the same as predevelopment slopes. Slopes will be temporarily stabilized with seed and mulch and permanently stabilized with sod. On slopes with a grade greater than 3:1, sod will be staked and laid in a manner that will prevent the formation of erosion rills in the supporting soils. See BMP Diagram in Appendix I

BMP Description: Temporary Vegetation (TV)

Installation Schedule: Apply temporary seed/mulch to all areas left undisturbed for 10 days or more.

Application of temporary vegetation must be initiated as soon as practicable, but no later than the next work day after construction in that area has ceased, even temporarily. Grade areas before applying and anchor seed and mulch with tracking up and down the face of the slope to reduce development of rills and gullies. Plant seasonally appropriate vegetation and seed at the correct rate for the type of seed and the soil conditions. Apply fertilizer and water as needed.

Maintenance and Inspection: Inspect vegetation weekly to ensure site is stabilized. Replant as needed.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: SOD

Installation Schedule: Install sod in disturbed areas as soon as work is completed.

Maintenance and Inspection: Inspect vegetation weekly to ensure site is stabilized. Properly maintained sod takes approximately 3-4 weeks to establish.

Responsible Staff: Site Superintendent or his/her designee

Refer to the tables in Appendix I from the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban areas pertaining to Temporary Vegetation, SOD and mulching. Please note that the site is in the South zone. Seed table is also included and is in Zone Three.

2.4 Minimize Sediment Discharge (NPDES General Permit Part III A 11)

The goal of this BMP plan is to minimize sediment discharge from this site. The most effective erosion and sediment control practice is preserving the existing vegetation on site through minimization of ground disturbance. Vegetation provides erosion control, stormwater detention, bio-filtration, and aesthetic values to a site during and after construction activities. See BMP Diagram in Appendix I.

BMP Description: Silt Fence (SF)

Installation Schedule: Install Silt Fence to protect streets, inlets, and filter strips where sediment could have off-site impacts. SF recommended to be a Type A, with support backing as needed, and must be trenched appropriately. Where steel posts are used, use three plastic ties per post (50lb) located in the top 8" of the fabric, with each tie hung on a post nipple, placed diagonally to attach to as many threads as possible. All silt fences onsite must conform to slope limitations and specifications as defined in table SB-1 and SB-2 below. See BMP diagram for installation details. Silt fence used for traffic flow or work area definition does not have to be Type A fencing, construction fencing/netting is preferable.

Maintenance and Inspection: Inspect weekly and after any qualifying rain event. Repair or replace damaged fabric and supports as needed and REMOVE SEDIMENT when it has accumulated over 1/3 of the height of the fence. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent

BMP Description: Vegetative Filter Strip (FS)

Installation Schedule: After rough grading of the lot, maintain vegetative filter strips as indicated on the BMP diagram, Appendix I. Should these areas be disturbed, install vegetative filter strips (minimum two rows of sod) as infiltration areas, intercept sediment and reduce stormwater flow and velocity. Vegetation must be permanent herbaceous vegetation of a single species or a mixture of grasses or legumes, which have stiff stems and a high stem density near the ground surface (see Appendix for Vegetation Installation).

Maintenance and Inspection: Inspect and maintain FS daily. Do not use filter strips for the storage of construction materials or as dumping grounds for construction debris.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: Staked Hay Wattles (WT) are designed for low surface flows. On slopes, wattles will be installed on contour with a slight downward angle at the end of the row in order to prevent ponding.

Installation Schedule: Before commencing any land disturbance activity, filter cloth and wattles will be laid and staked at each end and in the middle with stakes approximately 4 feet centers. Place a 6 foot wide section of geotextile (filter cloth) under the wattle to prevent scouring. Stakes will be placed in an X pattern over the wattle and will not pierce the wattle. Stakes must be driven 12 inches in the ground and wired together where they cross above the wattle. Use sod staple, at 2 foot intervals, to anchor the wattles to the ground. Wattles will have approximately one foot of overlap behind other wattles and have a diameter no less than 8".

Maintenance and Inspection: Inspect weekly and within 24 hours of a storm event 0.75 inches or greater. Split, torn, unraveled, slumping or clogged wattles will be replaced as soon as possible. Sediment collected adjacent to wattles will be removed once it reaches ½ the height. Following stabilization, wattles and sediment will be removed and disposed to the designated stockpile area.

Responsible Staff: Site Superintendent

In the event of an offsite impact, ADEM must be verbally notified of offsite impact within 24 hours of the event. Contact EcoSolutions immediately to develop a remediation plan. A written report must be submitted to the ADEM within 5 days of the non-compliant event. Emergency repairs must be made as soon as possible to prevent additional offsite impacts. Offsite sediment should be removed from the impacted area, other than wetlands, returned to the permitting area, and stabilized with seed and mulch. Contact the QCP to review any impacted wetlands and prepare a remediation plan as needed. See Section 5.4 of the BMP for specific corrective action required.

2.5 Minimize Generation of Dust

(NPDES General Permit Part III A 12)

No dust control is anticipated due to the minimal construction activities taking place onsite. If dust becomes an issue, site will be watered to minimize generation of dust. Dust control also by minimizing the exposure of bare soils. Utilize temporary vegetation and mulching to cover bare areas during construction. Utilize permanent vegetation to control dust from the site after construction is complete. All stormwater will be treated by sheet flow through permanent vegetation. Refer to section 2.3 for BMP specifics, as well as Appendix I for Vegetation Installation. See BMP diagram in Appendix I.

2.6 Minimize Stream Crossings

(NPDES General Permit Part III A 13)

This site has no stream crossings.

2.7 Stabilize all Construction Exits and Minimize Vehicle Tracking

(NPDES General Permit Part III A 14)

BMP Description: Construction Exit (CE)

Installation Schedule: Install construction exit at the location of the access driveway to reduce vehicle tracking. Install CE prior to site disturbance at the main entrance to the project. CE shall be a minimum of 20' long and 12 feet wide. It shall consist of filter cloth covered with a coarse aggregate gradation #1 (gravel ½" – 1 ½") to a minimum depth of 6 inches. Define the edges of the CE with silt fences to direct vehicular access to the site.

Maintenance and Inspection: Check daily to ensure adequate coverage to eliminate vehicle tracking. Remove mud or sediment tracked onto public road. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility. Top-dress with clean stone as needed to maintain effectiveness of the BMP. Reshape pad as needed for drainage runoff and control.

Responsible Staff: Site Superintendent or his/her designee
See BMP diagram in Appendix I.

BMP Description: Street Sweeping (SS)

Installation Schedule: Streets will be inspected daily and swept immediately by broom and dustpan when vehicle tracking noted.

Maintenance and Inspection: Streets must be inspected a minimum of twice daily for accumulated sediments. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent or his/her designee

2.8 Protect Storm Drain Inlets

(NPDES General Permit Part III A 15)

BMP Description: Inlet Protection (IP)

Installation Schedule: Inlet Protection (IP). Prior to land disturbance activities install Curb Inlet Protection of corrugated pipes filled with gravel and covered with woven geotex fabric (sock pipe). Place small spacer blocks between the sock pipe and the inlet and secure the ends of the pipe with concrete blocks. Sock pipes must be maintained and all sediment that gathers behind the fabric removed. The position of sock pipes shall be maintained in a manner to prevent the sock pipe from blocking the inlet, which may result in flooding. Hay bales must NEVER be used for this purpose as they may fall apart and block the inlet. Inlet protection may be removed where concerns of flooding or safety arise.

Maintenance and Inspection: Inspect weekly and after any qualifying rain event. Maintain all devices to allow adequate pooling of water to allow sediment to settle before reaching inlet and clear water to flow into the inlet. Remove sediment that accumulates behind device immediately to allow for adequate water flow. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent or his/her designee

2.9 Buffers and Stormwater Infiltration

(NPDES General Permit Part III A 16)

BMP Description: Vegetative Filter Strip (FS)

Installation Schedule: After rough grading of the lot, maintain vegetative filter strips as indicated on the BMP diagram, Appendix I. If these areas will be disturbed, install vegetative filter strips (minimum two rows of sod) as infiltration areas, intercept sediment and reduce stormwater flow and velocity. Vegetation must be permanent herbaceous vegetation of a single species or a mixture of grasses or legumes, which have stiff stems and a high stem density near the ground surface (see Appendix for Vegetation Installation).

Maintenance and Inspection: Inspect and maintain FS daily. Do not use filter strips for the storage of construction materials or as dumping grounds for construction debris.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: Buffer Zones (BZ) are a natural or cultivated strip of plants located adjacent to land disturbance or bordering streams, lakes and wetlands which provide streambank or site stability through the reduction of scour, erosion, and stormwater runoff velocities. They also act as filters to remove sediment from stormwater flows.

Installation Schedule: Maintain the 20 foot undisturbed vegetative area at the rear of the lot during all construction phases.

Maintenance and Inspection: Replant trees, grass, and shrubs to maintain cover for erosion control.

Responsible Staff: Site Superintendent or his/her designee

2.10 Minimize Soil Compaction and Preserve Topsoil

(NPDES General Permit Part III A 17)

Minimizing soil compaction and ensuring topsoil quality can reduce the rate of runoff by maintaining soil functions related to stormwater as well as improve water quality through infiltration and filtration. Limit construction traffic to areas within the footprint of the house and the access drives.

BMP Description: **Top Soiling (TS)** is the removal of a desirable soil surface at a site prior to construction and using it on areas to be vegetated.

Installation Schedule: Remove topsoil immediately after clearing of vegetation. Store topsoil in a designated stockpile and stabilize with temporary vegetation. Storage piles of soil left for longer than three (3) days shall be completely encircled with silt fence. If left inactive or unused for longer than thirteen (13) days the pile shall be seeded, sodded, or covered with a mulching fabric or tarpaulins. Locate stockpile out of drainage ways and traffic routes. Do not place stockpiles on steep slopes. Seed stockpile and install silt fences around base of stockpile to prevent sediment movement.

Maintenance and Inspection: Inspect top soiled areas weekly, or after any heavy rain event, until vegetation is established. Repair eroded or damaged areas and revegetate.

Responsible Staff: Site Superintendent

2.11 Soil Stabilization

(NPDES General Permit Part III C)

Permanent and Temporary vegetation are the most effective means of soil stabilization. Refer to section 2.3 for BMP specifics, as well as the Appendix I for Vegetation Installation and BMP diagram. Final stabilization of disturbed areas must be initiated immediately whenever clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site.

2.12 TMDLs and Additional BMPs

(NPDES General Permit Part III A 22)

BMP Description: Outfall Protection (OP)

Installation Schedule: Outfall Protection (OP). Outfall protection measures usually consist of a riprap-lined apron, a reinforced concrete flume with concrete baffles, a reinforced concrete box with chambers or baffles and possibly pre-manufactured products. This practice applies wherever high velocity discharge must be released on erodible material. The most commonly used structure for outlet protection is an erosion resistant lined apron. These aprons are generally lined with loose rock riprap, grouted riprap or concrete. They are constructed at zero grade for a distance which is related to the outlet flow rate and the tailwater level. Criteria for designing these structures are contained in this practice.

Maintenance and Inspection: Inspect weekly or after any heavy rain event. Repair erosion rills, replace torn fabric and reposition rocks as need. Remove sediment that accumulates in rocks to allow for adequate water flow. Sediment removed from the structure must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent or his/her designee

Proper implementation of Construction Exits (section 2.7), Inlet Protection (section 2.8), Silt Fences (section 2.4), Temporary and Permanent Vegetation (section 2.3), and Filter Strips (section 2.9) are effective BMP's to minimize sediment impacts to protected watershed.

Unless otherwise specified by the Alabama Handbook, sediment control measures, erosion control measures and other site management practices have been designed and shall be maintained to minimize erosion and maximize sediment removal resulting from a 2-year, 24-hour storm event. Contractor will continue to research and where possible utilize LID and green technologies. The Alabama

Low Impact Development Handbook for the State of Alabama (LID Handbook) can be found at the following link:

<http://adem.alabama.gov/programs/water/waterforms/LIDHandbook.pdf>

BMPs will be implemented and maintained according to AL Handbook, industry standards, ADEM Admin. Code and this CBMPP. Additional BMPs can be found at the following websites as well as in the Appendix.

The Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, at the State of Alabama Soil and Water Conservation Committee can be downloaded from the links below:

https://alabamasoilandwater.gov/wp-content/uploads/2022/08/20220801_HandBook_Vol_1.pdf

https://alabamasoilandwater.gov/wp-content/uploads/2022/07/2022_HandBook_Vol_2.pdf

Alabama Handbook Field Guide App <https://alabamasoilandwater.gov/alesc-app/>

Environmental Protection Agency NPDES menu of BMPs

<https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#edu>

SECTION 3: POLLUTION PREVENTION / HOUSEKEEPING BMPS

Install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. Allowable non-stormwater discharges on this site are building and pavement wash water (non-detergents), air conditioner condensate, and landscape irrigation. Building and pavement wash water, (air conditioner condensate, and landscape irrigation will be treated by diverted into vegetated areas and will pass through silt fence and filter strip before leaving the lot). No other discharges will be associated with this project.

3.1 Wash Water Handling

(NPDES General Permit Part III D 1, E 4k)

BMP Description: Concrete and Mortar Washout Facility

Installation Schedule: Install a concrete washout basin before concrete work begins. Do not place concrete washout facilities adjacent to storm drains, open ditches, or water bodies. Allow convenient access for concrete trucks, preferably near the area where the concrete is being poured. If trucks need to leave a paved area to access washout, prevent track-out with a construction exit. Vehicle tracking control will utilize exit pad with 1.5" – 3.5" crushed stones. Washout size is a minimum of 3' x 3' but it be sized to adequately retain solids, slurry and rainwater. Minimum depth of the washout is 2 feet. The impermeable plastic sheeting liner shall be a minimum of 10 millimeters thick and free of any holes or tears. Class A silt fence will be utilized for perimeter control. Signs will be placed to indicate location of wash out.

Maintenance and Inspection: During periods of concrete work, inspect daily to verify compliance. The facility needs to be cleaned or changed when 75% full. Inspect self-installed washouts daily to ensure that plastic linings are intact and sidewalls have not been damaged by construction activities. If contractors have washed out chutes or hoppers in other unapproved locations, set up a site meeting with the contractors, install additional signage, or place additional washouts in more convenient locations. Do not discharge liquids to waterways, storm drains or directly onto ground. Do not use sanitary sewer without local approval. Remove liquids or cover the structures before predicted storms to prevent overflows. When you remove materials from the concrete washout, inspect for signs of weakening or damage, and rebuild structure or make necessary repairs. Install a new plastic liner after every cleaning. Vacuum waste, liquids and slurry. Hardened concrete may be disposed of by a licensed hauler. Onsite inspections will be responsibility of the site contractor or his/her designee and must be made and logged daily.

Responsible Staff: Site Superintendent or his/her designee

See BMP Diagram in Appendix I

BMP Description: Paint and Drywall Washout Facility

Installation Schedule: Designate a paint and drywall wash area and basin as needed. On some sites the paint and drywall washout will be combined with the concrete and mortar washout. Check with the local water and sewer authority before disposing of water based paint wash water in the sanitary sewer. Oil based paint and solvents must be disposed of as required by local or state regulations. Paint wash water must not be allowed to leave the site or enter the storm drains. Size of washout is a minimum of 2' x 2' but shall be sized to adequately retain solids, slurry and rainwater. Minimum depth of the washout is 15 inches. The impermeable plastic sheeting liner will be a minimum of 10 millimeters thick and free of any holes or tears. The facility needs to be cleaned or changed when 75% full.

Maintenance and Inspection: Onsite inspections of areas where painting is taking place will be responsibility of the site contractor or his/her designee and must be made daily. Install a new plastic liner after every cleaning.

Responsible Staff: Site Superintendent or his/her designee

3.2 Material Handling and Waste Management

(NPDES General Permit Part III D 2, E 4k, E4p)

BMP Description: Building materials handling (including domestic and hazardous wastes)

Installation Schedule: Only store enough materials onsite to complete the job. Store all materials in an orderly fashion and assure proper labeling. Confirm appropriate MSDS are onsite for any hazardous or toxic materials. All hazardous materials must be tightly sealed and covered by a tarp. Once the roof of the structure is complete, store all paint and chemicals (tightly sealed) in the covered area. Any hazardous or toxic materials must be collected by a licensed or approved handler. All domestic, construction and demolition debris will be contained onsite in a dumpster and disposed of at a permitted landfill appropriate to the materials disposed. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Maintenance and Inspection: Inspect material staging area daily and repair material containers and covers as needed. Full dumpsters must be collected in timely manner and replaced with an empty dumpster as needed until construction is complete.

All state and local regulations pertaining to material storage areas must be researched and followed.

Responsible Staff: Site Superintendent or his/her designee

3.3 Spill Prevention and Chemical Handling

(NPDES General Permit Part III D 3, 4)

Minimal fueling operations will be conducted onsite. Additionally, all vehicles with hydraulic fluids shall keep a spill kit in their vehicle. If fueling operations occur, subcontractor will have a spill kit available in their vehicle. The following BMPs must be utilized if the need arises.

BMP Description: Vehicle Fuel Spill Kits

Installation Schedule: Fueling areas must be established before any fueling operations take place on the site. Spill kits must be available if fueling operations take place on site. At a minimum, the spill kit shall consist of sorbent socks or pads. All spills will be reported and appropriate remediation measures will be taken.

Maintenance and Inspection: Onsite inspections of fueling activities will be responsibility of the site contractor or his/her designee and must be made and logged daily.

Responsible Staff: Site Superintendent or his/her designee

3.4 Sanitary Wastes

(NPDES General Permit Part III D2d and E 4k)

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal. Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary waste systems. All food waste and household trash must be disposed of in appropriate containers and protected from rainfall. Construction dumpsters must not be used for the disposal of household trash.

BMP Description: Sanitary Waste Systems

Installation Schedule: Place sanitary facilities at least 10 feet from any inlets on a flat surface as soon as land clearing is complete.

Maintenance and Inspection: Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. Arrange for regular waste collection. If high winds are expected, portable sanitary facilities must be secured with spikes or weighed down to prevent over turning.

Responsible Staff: Site Superintendent or his/her designee

SECTION 4: TEMPORARY AND PERMANENT STABILIZATION / POST CONSTRUCTION BMPS

(NPDES General Permit Part III C and E 4 h)

Stormwater basin and collection system was designed for entire development. All sediment treatment will occur within the work area and before entrance into stormwater conveyance system.

Stormwater Basin serves as a post construction BMPs.

Temporary BMP's to be utilized for temporary stabilization include temporary Vegetation. Refer to section 2.3 for temporary and permanent vegetation BMP specifics, as well as Appendix I for Vegetation Installation.

Final stabilization (sod or other permanent landscaping) of disturbed areas must be initiated immediately whenever clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site. All of the areas disturbed by construction activities must be stabilized with vegetation, landscaping or other permanent ground cover. As stated in the general permit "Established vegetation will be considered final if 100% of the soil surface is uniformly covered in permanent vegetation with a density of 85% or greater."

Please note: ADEM requires a log be kept for grading and stabilization activity throughout the grading phase. Utilize Grading and Stabilization log in Appendix G for effective recordkeeping.

SECTION 5: CBBMP RECORDKEEPING AND BMP MAINTENANCE

5.1 CBMPP

(NPDES General Permit Part III E 5 a –d)

The Construction Best Management Practices Plan is designed to be a living document that may be modified due to changing conditions. ADEM requires the following:

(a) "The CBMPP shall be updated as necessary to address changes in the construction activity, site weather patterns, new TMDLs finalized or approved by EPA, new 303(d) listings approved by EPA, or manufacturer specifications for specific control technologies;

(b) The CBMPP shall be amended if inspections or investigations by site staff or by local, state, or federal officials determine that the existing sediment control measures, erosion control measures, or other site management practices are ineffective or do not meet the requirements of this permit. All necessary modifications to the CBMPP shall be made within seven (7) calendar days following notification of the inspection unless granted an extension of time by the Department;

(c) If existing sediment control measures, erosion control measures, or other site management practices prove ineffective in protecting water quality or need to be modified; or if additional sediment control measures, erosion control measures, or other site management practices are necessary to meet the requirements of this permit, implementation shall be completed as soon as possible, but not to exceed five (5) days of the observation or site inspection unless prevented by unsafe weather conditions. If unsafe weather conditions are present, they should be documented. If implementation before the next storm event is impracticable, then new land disturbance activities must cease until the modified or additional controls can be implemented; ..."

A log entry will be made to the Grading and Stabilization log in Appendix G when the following activities occur: Date(s) when major grading activities occur, Date(s) when construction activities temporarily or permanently cease on a portion of the site, Date(s) when an area is either temporarily or permanently stabilized.

A copy of the CBMPP will be maintained onsite or be available electronically upon request. Records are also stored electronically and kept at the EcoSolutions Inc. office.

5.2 Inspection Procedures and Requirements

(NPDES General Permit Part III H 1-3)

Before any land disturbing activities commence, a preconstruction inspection must be conducted by QCP or qualified person under the supervision of the QCP. Inspection will identify all areas of proposed land disturbance, storage of materials and stormwater conveyances to determine if there are any pre-existing areas of concern. The inspection must be documented, photographed and available to ADEM upon request. (NPDES General Permit Part III H 1 a-f)

Each day there is activity at the site, the operator, QCI, QCP, person under the direct supervision of the QCP, other qualified consultant, or other qualified persons, shall visually observe that portion of the construction project where active disturbance, work or construction occurred and report any BMP deficiencies observed to the operator, QCP, or QCI as stated in ADEM Admin. Code Ch. 335-6-6. Permittee shall maintain a log of all daily observations and records, as well as record any rainfall. Daily Log in Appendix D is available electronically. (NPDES General Permit Part III H 2)

Retain a qualified QCP to conduct precipitation and monthly inspections in compliance with NPDES General Permit Part III H 3. Inspections will be made monthly and after every 0.75" rain event, whichever occurs first by a qualified QCP, QCI, or person under the direct supervision of the QCP. Inspections will be initiated within 24 hours after resuming construction and completed within 72 hours of qualifying event. An inspection report will be sent to the responsible official with deficiencies noted and corrective action to

be taken. Inspection reports will be reviewed and corrective actions taken immediately upon receipt of report. (NPDES General Permit Part III H 3)

5.3 CBMPP Evaluations

(NPDES General Permit Part III H 4)

The QCP will meet with responsible official or their representative, on site, to evaluate and update necessary modifications of the CBMPP at a minimum of once every three months for priority watersheds and every six months for all other sites. All modifications or additions to erosion and sediment controls will be updated in accordance with NPDES Part III E 4

5.4 Corrective Action

(NPDES General Permit Part III I 1-3, Part IV J 1&2)

If for any reason, permittee discharge does not comply with any limitation or condition of this permit, permittee will verbally notify the Director within 24 hours of the noncompliant event followed by a the non-compliance notification written report within five (5) days of the event. All deficiencies will be corrected as soon as practicable, but not to exceed five (5) days of the inspection unless prevented by unsafe weather conditions. The operator shall promptly take all reasonable steps to remove, to the maximum extent practical, pollutants deposited offsite or in any waterbody or stormwater conveyance structure.

Contact QCP immediately for assistance in developing remediation plan to repair the damage to the offsite areas.

Corrective Action Log in Appendix E is available by contacting EcoSolutions Inc. office.

5.5 Records Retention

(NPDES General Permit Part IV K)

Retain records of all inspection records, monitoring information, copies of all reports required by the permit, and records of all data used to create such reports, for a period of three years from the date of the inspection or report.

All records and plans required under the permit will also be kept at the QCP office at 1290 Main Street, Suite D, Daphne AL 36526. The documents are available for review during business hours or by appointment.

SECTION 6: CERTIFICATION AND NOTIFICATION

I certify under penalty of law that a Comprehensive Construction Best Management Practices Plan (CBMPP) for the prevention and minimization of all sources of pollution in stormwater and authorized related process wastewater runoff has been prepared under my supervision for this site/activity, and associated regulated areas/activities. The CBMPP meets the requirements of this permit and if properly implemented and maintained by the Operator, discharges of pollutants in stormwater runoff can reasonably be expected to be effectively minimized to the maximum extent practicable according to the requirements of ADEM Administrative Code Chapter 335-6-6-.23 and this Permit. The CBMPP describes the erosion and sediment control measures that must be fully implemented and regularly maintained as needed at the permitted site in accordance with sound sediment and erosion control practices to ensure the protection of water quality.

QCP Designation/Description: Certified Professional in Erosion and Sediment Control

Name and Title: Lewis Cassidey, CPESC 8771

Signature **DRAFT**

Date Signed November 21, 2024

Prepared by Lewis Cassidey, CPESC 8771

CBMPP APPENDICES

Appendix A – General Location Map

Appendix B – Site Map

Appendix C – NOI and Acknowledgement Letter from ADEM

Appendix D – Inspection Reports and Logs

Appendix E - Corrective Action Log

Appendix F – CBMPP Amendment Log

Appendix G – Grading and Stabilization Activities Log

Appendix H – List of Subcontractors working under Permittee

Appendix I – BMP Installation Details, Maintenance and Inspection

Appendix J – Training Log

DAILY RAINFALL AND NPDES INSPECTION CHECKLIST

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

In an effort to improve compliance, Daily Rainfall and Inspection records are stored electronically. Please contact EcoSolutions Inc. at 251.621.5006 for copies of the report.

RECORDS WILL BE KEPT FOR:

Initial Preconstruction Inspection

Daily LOG

Monthly / Rainfall Driven Inspections

Appendix E

Corrective Action Log

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

The following information is recorded electronically. Please contact EcoSolutions Inc. at 251.621.5006 for access.

Inspection Date	Inspector Name	BMP deficiency (Attach additional sheets as needed)	Corrective Action (Planned Date/ Responsible Party)	Date Action was Taken/ Responsible Party
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Logs are maintained in the EcoSolutions office and are available upon request.

Appendix F**CBMPP Amendment Log**

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

Per the permit, the CBMPP is reviewed every three months and replaced in entirety.

Amendment #	Description of Amendment	Date	Amendment prepared by (Name and Title)

Appendix G

Grading and Stabilization Activities Log

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

Grading and stabilization activities are included within the corrective action Log of Appendix E

Appendix H List of Subcontractors Working under Permittee

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

To be determined: please contact site supervisor for list of subcontractors

Appendix I BMP Installation Details, Maintenance and Inspection

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

Appendix I contains the BMP's specific to this site.

Modifications to the CBMPP will be made to the CBMPP Log found in Appendix F.

BMP Installation Details, Maintenance and Inspection

The goal of construction phasing is to minimize onsite erosion and offsite sedimentation by establishing land disturbance activities on a pre-determined schedule. This coordinates the timing of activities with the installation of erosion and sediment control practices. The timeline below is a guideline for installation and phasing.

The most effective erosion and sediment control practice is preserving the existing vegetation on site through minimization of the area of ground disturbance. Vegetation provides erosion control, stormwater detention, biofiltration, and aesthetic values to a site during and after construction activities.

If work on the project temporarily cease for a period of 10 days or more, temporary stabilization of disturbed areas must be initiated immediately. (NPDES General Permit Part III B).

Phase I – Initial

☐ Duration of phase (tbd)

- Meet with EcoSolutions Inc. onsite for pre-construction conference to review CBMPP and construction phasing to minimize potential for offsite impacts.
- Ensure all NPDES permits and clearances are obtained.
- Construction exit (CE). See BMP diagram in Appendix I
- Maintain filter strips by clearing areas only necessary for home construction. See BMP diagram in Appendix I.
- Install Perimeter Controls. Install perimeter silt fence (SF) around all flat or downgrade sides of lot. See BMP diagram in Appendix I.
- Establish General Housekeeping Measures (GH). Designate onsite areas for equipment cleaning, maintenance and repair. Provide and identify sanitary facilities. Develop debris containment area. Establish concrete and paint wash areas. See BMP diagram in Appendix I.

Phase II – Land Clearing and Grading / Home Construction

☐ Duration of phase (tbd)

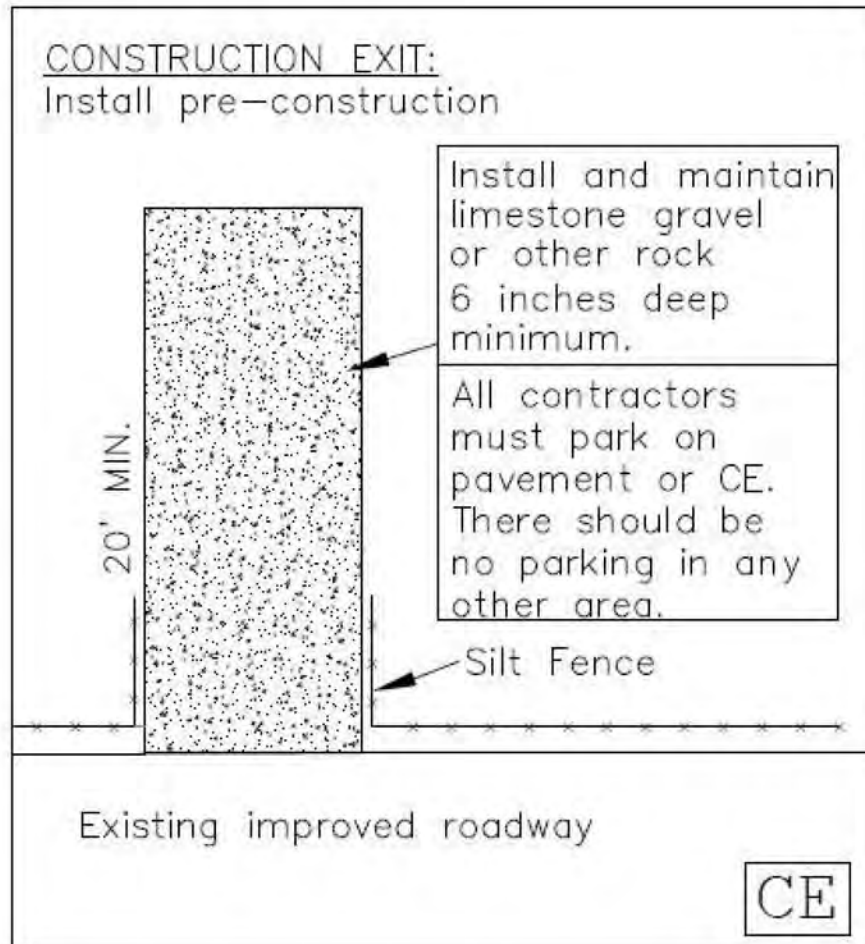
- Clear / Grub Construction area.
- Grade site to rough grades
- Install Curb Inlet Protection as indicated in BMP diagram in Appendix I.

- Maintain filter strips as indicated in BMP diagram in Appendix I.
- Maintain and/or repair perimeter controls on a daily basis. Check silt fence to determine if needs maintenance or repair. Confirm construction exit is functioning and there is no vehicle tracking off site. See BMP diagram in Appendix I.
- Maintain General Housekeeping Measures (GH). See BMP diagram in Appendix I.
- Install Temporary Vegetation (TV) on all slopes and bare areas that are left exposed 10 days or more. Seasonally appropriate vegetation must be installed. See Appendix for seeding rates and seasons. The site is located in the south zone.
- Install SOD in each disturbed area as soon as work is completed. See Appendix I for installation and maintenance details.
- Maintain General Housekeeping Measures (GH). See BMP diagram in Appendix I.

Phase III – Final phase

☐ Duration of phase (tbd)

- Review NPDES inspection reports and make corrections as indicated.
- Ensure that all disturbed areas have been graded and SOD is well established in all areas of the project.
- Ensure all construction debris has been removed.
- Ensure that all impacted areas are clear of sediment and debris.
- Ensure that all sediment and temporary erosion controls devices are removed (silt fences, inlet protection, etc.)
- Terminate permit with ADEM.



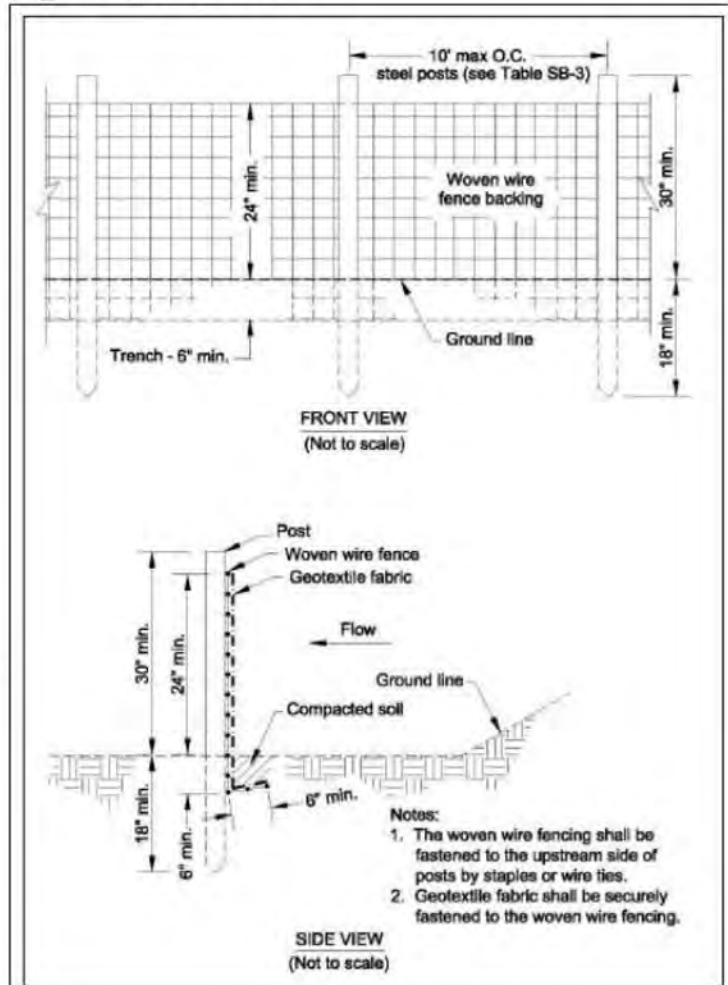
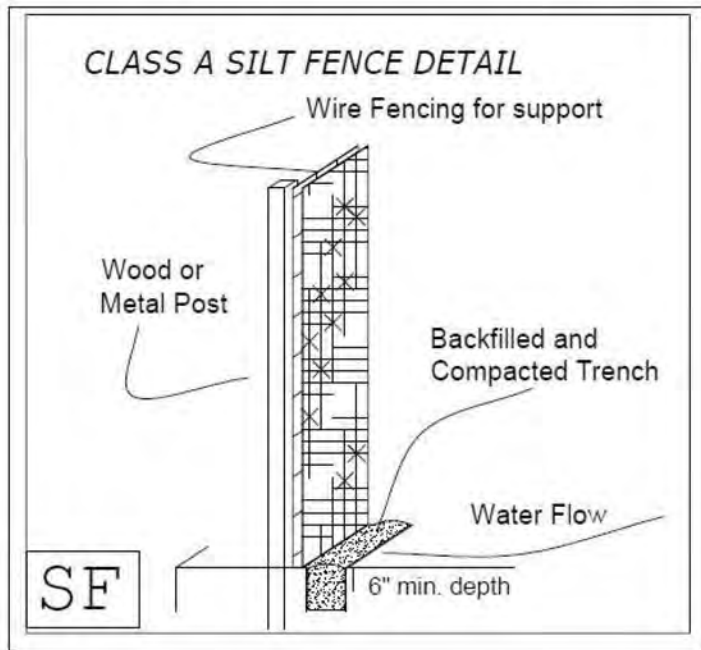
BMP Description: Construction Exit (CE)

Installation Schedule: Install construction exit at all locations where an unpaved road or vehicle access point meets a paved surface to reduce vehicle tracking. Install CE prior to lot disturbance at the main entrance to the project. CE shall be a minimum of 20' long and 12 feet wide. It shall consist of filter cloth covered with a coarse aggregate gradation #1 stone. It shall consist of filter cloth covered with a crushed aggregate to a minimum depth of 6 inches. Define the edges of the CE with SILT FENCING on each side to direct vehicular traffic and reduce erosion of slopes.

Maintenance and Inspection: Check daily to ensure adequate coverage to eliminate vehicle tracking. Remove mud or sediment tracked onto public road. Top-dress with clean stone as needed to maintain effectiveness of the BMP. Reshape pad as needed for drainage runoff and control.

Responsible Staff: Site Superintendent or his/her designee

Class A Silt Fence Installation Specifications



BMP Description: Silt Fence (SF)

Installation Schedule: Silt Fence must be installed to protect, inlets, wetlands, streams and other areas where sediment could have off-site impacts. SF can also be used to define work areas and project boundaries or as a sediment barrier. SF must always be a Type A, with support backing as needed, and must be trenched appropriately. SF must always be a Type A, with support backing as needed, and must be trenched appropriately. Where steel posts are used, use three plastic ties per post (50lb) located in the top 8" of the fabric, with each tie hung on a post nipple, placed diagonally to attach to as many threads as possible. All silt fences onsite must conform to slope limitations and specifications as defined in table SB-1 and SB-2 below.

Maintenance and Inspection: Inspect weekly or after any heavy rain event. Repair or replace damaged fabric and supports as needed and REMOVE SEDIMENT when it has accumulated over 1/3 of the height of the fence.

Responsible Staff: Site Superintendent

Table SB-1 Silt Fence Geotextile Fabric Requirements per AASHTO M288

Requirement	Test Methods	Units	Type A supported fence	Type B unsupported fence
Grab Strength Machine Direction X-Machine Direction	ASTM D4632/D4632M	N	400 400	550 450
Permittivity	ASTM D4491	sec ⁻¹	0.05	0.05
Apparent Opening Size	ASTM D4751	mm	0.60 max avg roll value	0.60 max avg roll value
Ultraviolet stability (retained strength)	ASTM D4355/4355M	%	70% after 500 h of exposure	70% after 500 h of exposure

Table SB-2 Post Size for Silt Fence

Silt Fence	Minimum Length	Type of Post	Size of Post
Type A	4 ft	Steel "T" Post	1.25 lb./ft min.
Type B	4 ft	Soft Wood Oak Steel	3 in. diameter or 2X4 1.5 in. X 1.5 in. 1.33 lb./ft min.

Table SB-3 Wood Post Fasteners for Silt Fence

Fastener	Gauge	Crown	Legs	Staples/Post
Wire Staples	17 min.	¾" wide	½" long	5 min.
	Gauge	Length	Button Heads	Nail/Post
Nails	14 min.	1"	¾" long	4 min.

Table SST-1 Criteria for Straw or Hay Bale Placement

Land Slope (Percent)	Maximum Slope Length Above Bale (Feet)
<2	75
2 to 5	50
5 to 10	35
10 to 20	20
>20	10

BMP Description: Vegetative Filter Strip (FS)

Installation Schedule: After rough grading of the lot, install vegetative filter strips (minimum two rows of sod or 4 feet wide) on the north, east and south sides of the lot. These strips will serve as infiltration areas, intercept sediment and reduce stormwater flow and velocity. Vegetation must be permanent herbaceous vegetation of a single species or a mixture of grasses or legumes, which have stiff stems and a high stem density near the ground surface.

Maintenance and Inspection: Inspect and maintain FS daily. Do not use filter strips for the storage of construction materials or as dumping grounds for construction debris. The filter strip must be replaced when the vegetation has died or is damaged to the point where stem spacing exceeds one inch.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: Street Sweeping (SS)

Installation Schedule: Streets will be inspected daily and swept daily when vehicle tracking noted. Sweeping may be conducted either mechanically or with person utilizing dustpan and broom.

Maintenance and Inspection: Streets must be inspected daily for accumulated sediments. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: Top Soiling (TS) is the removal of a desirable soil surface at a site prior to construction and using it on areas to be vegetated.

Installation Schedule: Remove topsoil immediately after clearing of vegetation. Store topsoil in a designated stockpile and stabilize with temporary vegetation. Storage piles of soil left for longer than three (3) days shall be completely encircled with silt fence. If left inactive or unused for longer than thirteen (13) days the pile shall be seeded, sodded, or covered with a mulching fabric or tarpaulins. Locate stockpile out of drainage ways and traffic routes. Do not place stockpiles on steep slopes. Seed stockpile and install silt fences around base of stockpile to prevent sediment movement.

Maintenance and Inspection: Inspect top soiled areas weekly, or after any heavy rain event, until vegetation is established. Repair eroded or damaged areas and revegetate.

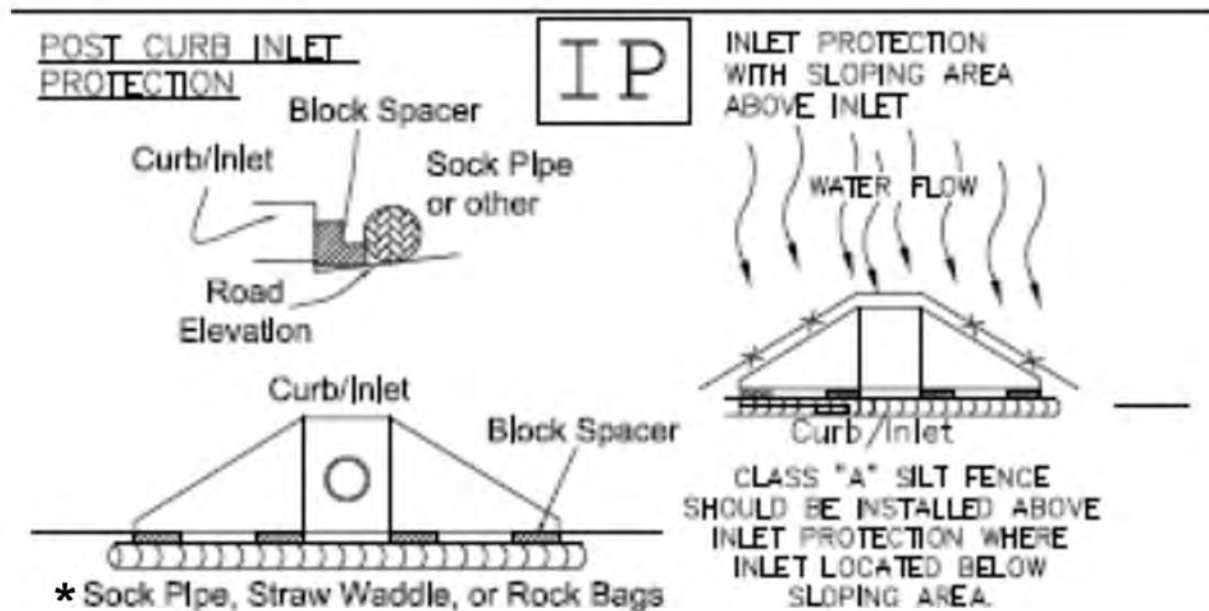
Responsible Staff: Site Superintendent

BMP Description: Building materials handling

Installation Schedule: Only store enough materials onsite to complete the job. Store all materials in an orderly fashion and assure proper labeling. All materials must be tightly sealed and covered by a tarp. Once the roof of the structure is complete, store all paint and chemicals (tightly sealed) in the garage area. All construction debris will be disposed of at a permitted construction and demolition landfill.

Maintenance and Inspection: Inspect material staging area daily and repair material containers and covers as needed. All state and local regulations pertaining to material storage areas must be researched and followed.

Responsible Staff: Site Superintendent or his/her designee



BMP Description: Curb Inlet Protection (IP)

Installation Schedule: Inlet Protection (IP). Prior to land disturbance activities install Curb Inlet Protection of corrugated pipes filled with gravel and covered with woven geotex fabric (sock pipe). Place small spacer blocks between the sock pipe and the inlet and secure the ends of the pipe with concrete blocks. Sock pipes must be maintained and all sediment that gathers behind the fabric removed. The position of sock pipes should be maintained in a manner to prevent the sock pipe from blocking the inlet, which may result in flooding. Hay bales must NEVER be used for this purpose as they may fall apart and block the inlet.

Maintenance and Inspection: Inspect weekly and after any qualifying rain event. Maintain all devices to allow adequate pooling of water to allow sediment to settle before reaching inlet and clear water to flow into the inlet. Remove sediment that accumulates behind device immediately to allow for adequate water flow. Sediment must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: Vehicle Fuel Spill Kits

Installation Schedule: Fueling areas must be established before any fueling operations take place on the site. Additionally, all vehicles with hydraulic fluids shall keep a spill kit in their vehicle. Spill kits located in the superintendent's vehicle must be available if fueling operations take place on site. At a minimum, the spill kit will consist of sorbent

socks or pads. All spills will be reported and appropriate remediation measures will be taken.

Maintenance and Inspection: Onsite inspections of fueling activities will be responsibility of the site contractor or his/her designee and must be made and logged daily.

Responsible Staff: Site Superintendent or his/her designee

BMP Description: Paint Wash Water

Installation Schedule: Designate a paint and drywall wash area and basin as needed. Paint wash water can be disposed of in the concrete wash area. Check with the local water and sewer authority before disposing of water based paint wash water in the sanitary sewer. Oil based paint and solvents must be disposed of as required by local or state regulations. Paint wash water must not be allowed to leave the site or enter the storm drains. Recommended size of washout is a minimum of 2' x 2' but will be sized to adequately retain solids, slurry and rainwater. Minimum depth of the washout is 15 inches. The impermeable plastic sheeting liner shall be a minimum of 10 millimeters thick and free of any holes or tears.

Maintenance and Inspection: Onsite inspections of areas where painting is taking place will be responsibility of the site contractor or his/her designee and must be made daily. Install a new plastic liner after every cleaning.

Responsible Staff: Site Superintendent or his/her designee

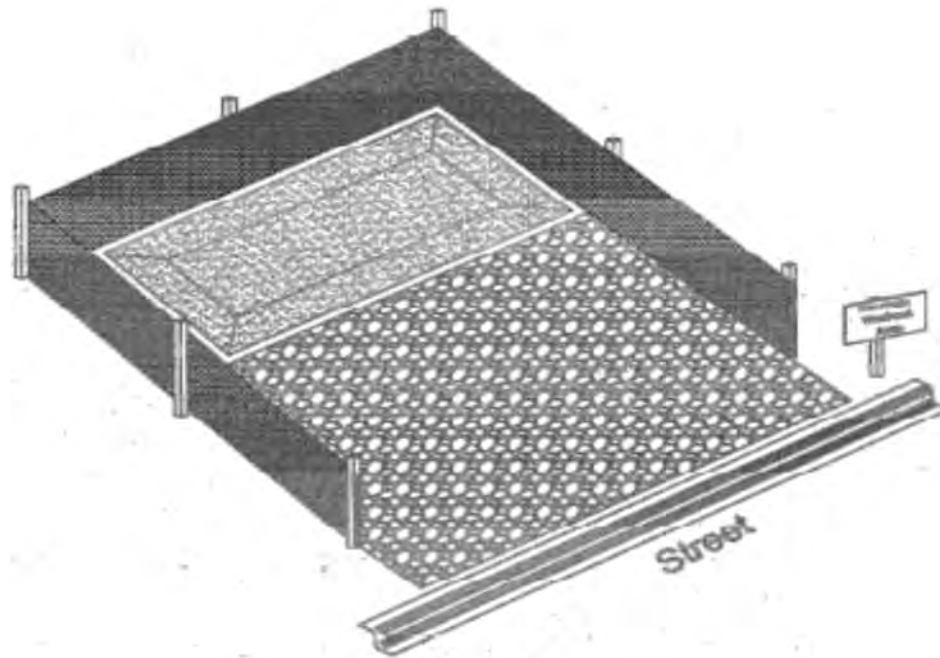
BMP Description: Sanitary Waste Systems

Installation Schedule: Place sanitary facilities at least 10 feet from any inlets on a flat surface as soon as land clearing is complete.

Maintenance and Inspection: Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. Arrange for regular waste collection. If high winds are expected, portable sanitary facilities must be secured with spikes or weighed down to prevent over turning.

Responsible Staff: Site Superintendent or his/her designee

Concrete Wash Area



LEGEND

	Stabilized Entrance Pad
	Pit
	Silt Fence

BMP Description: Concrete/ Paint Washout Facility

Installation Schedule: Install a concrete washout basin or prefabricated washout container before concrete work begins. Do not place concrete washout facilities adjacent to storm drains, open ditches, or water bodies. Allow convenient access for concrete trucks, preferably near the area where the concrete is being poured. If trucks need to leave a paved area to access washout, prevent track-out with a construction exit. Vehicle tracking control will utilize exit pad with 1.5" – 3.5" crushed stones. Recommended size of washout is a minimum of 10' x 10' but will be sized to adequately retain solids, slurry and rainwater. Minimum depth of the washout is 2 feet. The impermeable plastic sheeting liner will be a minimum of 10 millimeters thick and free of any holes or tears. Class A silt fence will be utilized for perimeter control. Signs will be placed to indicate location of wash out.

Maintenance and Inspection: During periods of concrete work, inspect daily to verify compliance. The facility needs to be cleaned or changed when 75% full. Inspect self-installed washouts daily to ensure that plastic linings are intact and sidewalls have not

been damaged by construction activities. If contractors have washed out chutes or hoppers in other unapproved locations, set up a site meeting with the contractors, install additional signage, or place additional washouts in more convenient locations. Do not discharge liquids to waterways, storm drains or directly onto ground. Do not use sanitary sewer without local approval. Remove liquids or cover the structures before predicted storms to prevent overflows. When you remove materials from the concrete washout, inspect for signs of weakening or damage, and rebuild structure or make necessary repairs. Install a new plastic liner after every cleaning. Vacuum waste liquids and slurry. Hardened concrete may be disposed of by a licensed hauler. Onsite inspections will be responsibility of the site contractor or his/her designee and must be made and logged daily.

Responsible Staff: Site Superintendent or his/her designee

VEGETATION INSTALLATION

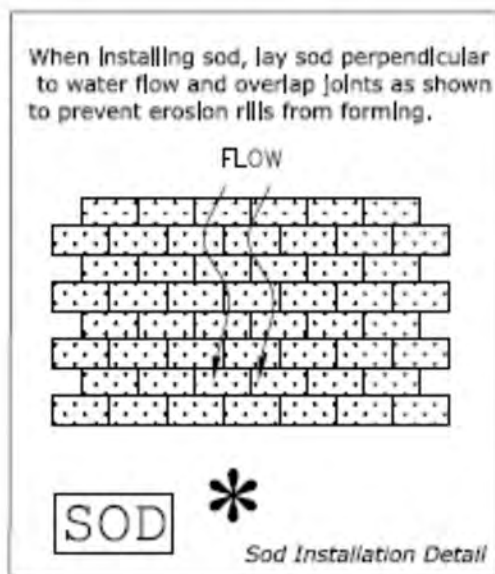
(from the Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban areas)

BMP Description: **SOD**

Installation Schedule: Prior to start of installation, plans and specifications will be developed by a qualified design professional. Ensure sod adequately laid on prepared or suitable soil, properly irrigated and anchored. Staple the corners and middle of each strip firmly.

Maintenance and Inspection: Keep sod moist until it is fully rooted. Mow and keep height of 2 – 3". Do not remove more than $\frac{1}{3}$ of the leaf blade in any mowing. Fertilize annually based on grass type.

Responsible Staff: Site Superintendent or his/her designee



Surface Preparation

Clear the area of clods, rocks, etc. and smooth the area. Grade and loosen the soil to a smooth firm surface to enhance rooting. Break up large clods and loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. Operate the equipment on the contour.

Where topsoiling is specified, additional steps will be done based on the design plan or, if not available, according to the Topsoiling practice.

Application of Soil Amendments

Apply fertilizer and lime according to the plan or by soil test recommendations. In the absence of a plan or soil test recommendations apply agricultural limestone at the rate of 2 tons per acre (100 lbs. per 1000 sq. ft.) and 10-10-10 fertilizer at the rate of 1000 lbs. per acre (25 lbs per 1000 ft.²) Apply ground agricultural limestone unless a soil test shows a pH of 6.0 or greater. Incorporate amendments to depth of 4" to 6" with a disk or rotary tiller.

Installing the Sod

Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger joints to create a brick-like pattern and promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight to prevent spaces which would cause drying of the roots (See Figure SOD-2).

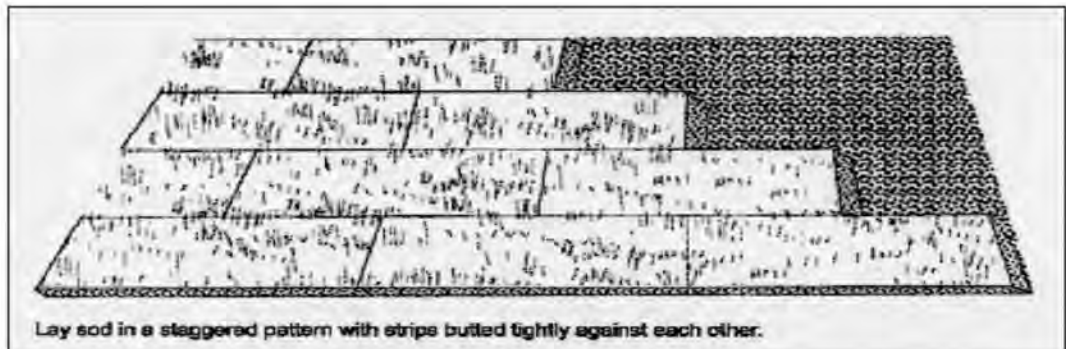


Figure SOD-2 Typical Installation of Grass Sod

On slopes 3:1 or steeper, or wherever concentrated flow may be a problem, lay sod with staggered joints and secure by stapling or pegging. Install sod with the length perpendicular to the water flow (on the contour). See Figure SOD-3. Staple firmly at the corners and middle of each strip. Jute or synthetic netting may be pegged over the sod for further protection against washout during establishment.

Irrigation

Immediately after laying the sod, roll or tamp it to provide firm contact between roots and soil, then irrigate sod deeply so that the underside of the sod pad and the soil 6" below the sod is thoroughly wet.

Until a good root system develops, water sod during dry periods as often as necessary to maintain moist soil to a depth of at least 4".

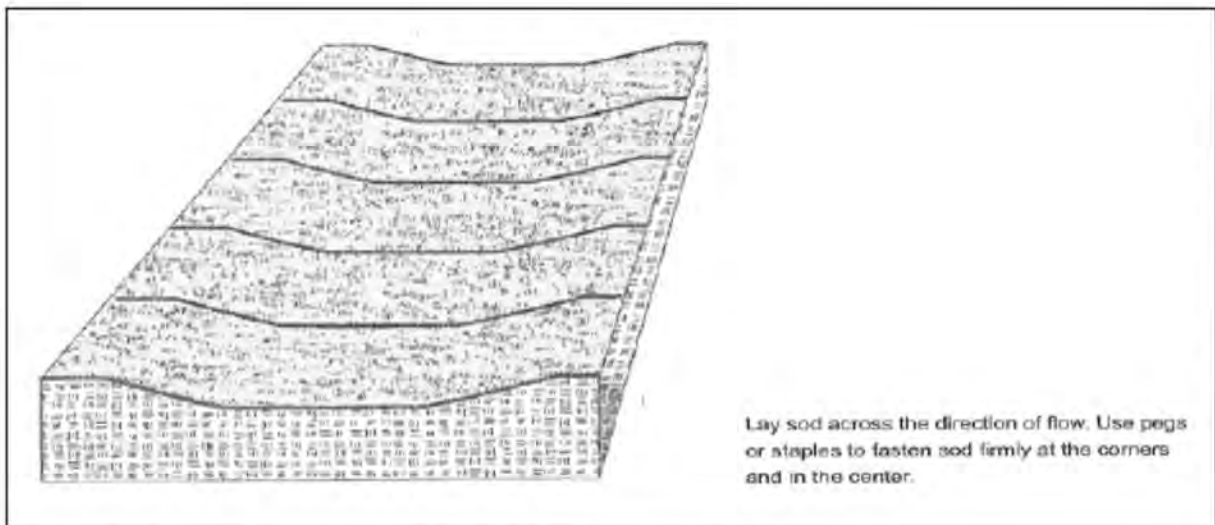


Figure SOD-3 Installation of Sod in Waterways

Table SOD-1 Grasses Adapted for Sodding in Alabama

Warm Season Species	Variety	Area Adapted
Bermudagrass	Tifway, Tifgreen, Tiflawn, Common	North, Central, South
Bahiagrass	Pensacola	Central, South
Centipede	No Improved Varieties	Central, South
St. Augustine	Bitterblue, Raleigh, Common	South
Zoysia	Emerald, Meyer	Central, South
Cool Season Species		
Tall Fescue	Kentucky 31	North

Table SOD-2 Adaptation and Maintenance of Grasses Used for Sodding

Species	Tolerance Ratings					Maintenance	
	Shade	Heat	Cold	Drought	Wear	Mowing Height	Mowing Frequency
Bermudagrass	No	Good	Poor	Excel.	Excel.	1"	High
Bahiagrass	Fair	Good	Poor	Excel.	Good	2-3"	High
Centipede	Fair	Good	Poor	Good	Poor	1 ½"	Low
Tall Fescue	Good	Fair	Good	Good	Good	3"	High
St. Augustine	Good	Good	Poor	Poor	Poor	2-3"	Medium
Zoysia	Fair	Good	Fair	Excel.	Good	1"	High

TEMPORARY VEGETATION

BMP Description: Temporary Vegetation (TV)

Installation Schedule: Prior to start of installation, plans and specifications will be developed by a qualified design professional.

Maintenance and Inspection: If vegetation fail to grow, test soil to determine pH and proper nutrient levels. Mow and keep height as indicated per species. Inspect weekly until stand develops and then monthly thereafter. Eroded areas will be refilled, fertilized and seeded upon identification.

Responsible Staff: Site Superintendent or his/her designee

Seedbed Preparation

- Grade and loosen soil to a smooth firm surface to enhance rooting of seedlings
- and reduce rill erosion. If compaction exists, loosen the surface to 6" to 8".
- Break up large clods and loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment.
- Avoid preparing the seedbed under excessively wet conditions.

For broadcast seeding and drill seeding

- loosen the soil to a depth of 6".

For no-till drilling

- The soil surface does not need to be loosened unless the site has surface compaction.
- If shallow compaction exists, the area will be chiseled across the slope at least 6".
- If compaction exists between 6" and 12" the area will be chiseled or subsoiled at least 12".

Fertilizing

- If vegetation fails to grow, have the soil tested to determine whether pH is in the correct range or nutrient deficiency is a problem.
- Satisfactory establishment may require refertilizing the stand, especially if the planting is made early in the planting season.
- Follow soil test recommendations or the specifications provided to establish the planting.

Mowing

- Temporary plantings may be mowed and baled or simply mowed to compliment the use of the site.
- Millet, sorghum-sudan hybrids, sudangrass, rye and wheat may be mowed, but no lower than 6" (closer moving may damage the stand).
- Ryegrass is tolerant of most mowing regimes and may be mowed often and as close as 4" to 6" if this regime is started before it attains tall growth (over 8").
- Bermudagrass is tolerant of most mowing regimes and can be mowed often and close, if so desired, during its growing season.

Reseeding

- Inspect seedlings weekly until a stand is established and thereafter at least monthly for stand survival and vigor. Also, inspect the site for erosion.
- Eroded areas will be addressed appropriately by filling and/or smoothing, and Re-application of lime, fertilizer, seed and mulch. A stand will be uniform and dense for best results. Stand conditions, particularly the coverage, will determine the extent of remedial actions such as seedbed preparation and reseedling.
- A qualified design professional will be consulted to advise on remedial actions. Consider no-till planting.

TS-1 Commonly Used Plants for Temporary Cover

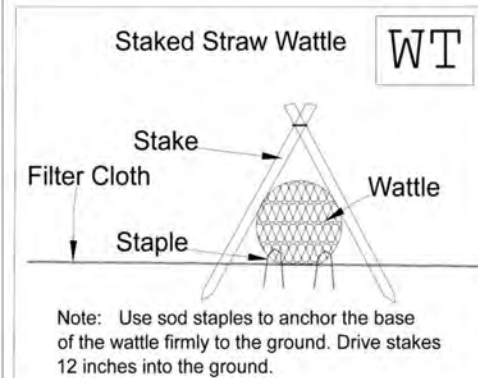
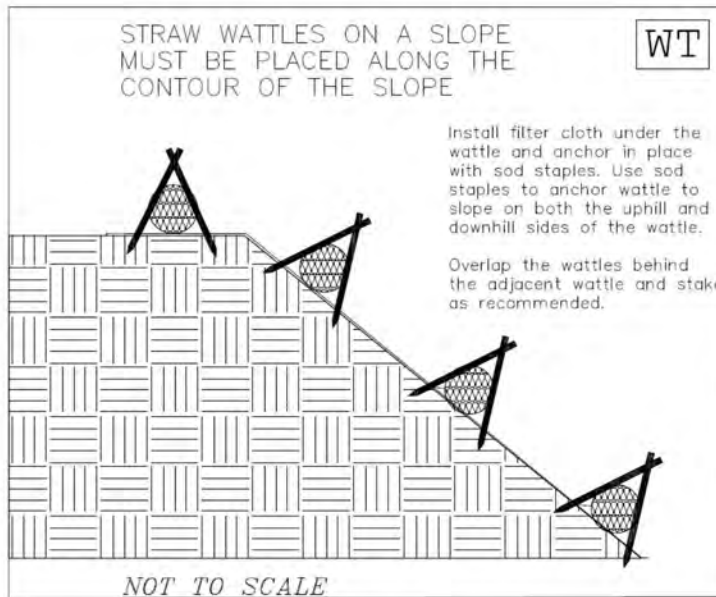
Species	Seeding Rate/Ac	North	Seeding Dates	
			Central	South
Millet, Browntop or German	40 lbs	May 1-Aug 1	Apr 1-Aug 15	Apr 1-Aug 15
Rye	3 bu	Sept 1-Nov 15	Sept 15-Nov 15	Sept 15-Nov 15
Ryegrass	30 lbs	Aug 1-Sept 15	Sept 1-Oct 15	Sept 1 -Oct 15
Sorghum-Sudan Hybrids	40 lbs	May 1-Aug 1	Apr 15-Aug 1	Apr 1-Aug 15
Sudangrass	40 lbs	May 1-Aug 1	Apr 15-Aug 1	Apr 1-Aug 15
Wheat Common	3 bu	Sept 1-Nov 1	Sept 15-Nov 15	Sept 15-Nov 15
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

Table MU-1 Mulching Materials and Application Rates

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

ZONE 3 - AREAS SUBJECT TO FREQUENT MOWING REQUIRED POUNDS PER ACRE {KILOGRAMS PER HECTARE} OF PURE LIVE SEED				
Date of Planting	Sept. 1 to Feb. 29		Mar. 1 to Aug. 31	Mar. 1. to Aug. 31
Annual Ryegrass	10 {11}	25 {28}		
Hulled Bermudagrass		*	18 {20}	
Unhulled Bermudagrass	30 {34}		12 {13}	12 {13}
Annual Lespedeza (Kobe)			38 {43}	24 {27}
Pensacola Bahia Grass				47 {53}
Reseeding Crimson Clover	5 {6}			
Notes	1	2	3	3
Required Permanent Plant	Bermudagrass			Pensacola Bahia Grass
1. During this season Ryegrass, Bermudagrass and Clover are required where vegetation must be established within an area no further than 15 feet {3 m} from the edge of mainline pavement. (This is usually required for short duration work that is done on pavement resurfacing projects.) 2. Annual Ryegrass is required where vegetation must be established within an area that extends further than 15 feet {3 m} from the edge of mainline pavement. Seeding in stubble for the establishment of permanent vegetation is required during the following month of March. 3. Bermudagrass will be required as the permanent plant if it is not shown on the plans that Pensacola Bahia Grass will be required as the permanent plant.				

ZONE 3 - AREAS NOT SUBJECT TO FREQUENT MOWING REQUIRED POUNDS PER ACRE {KILOGRAMS PER HECTARE} 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 {11}		10 {11}	10 {11}
Hulled Bermudagrass		12 {13}	12 {13}	
Unhulled Bermudagrass	29 {33}	18 {20}	12 {13}	29 {33}
Tall Fescue	29 {33}		35 {39}	29 {33}
Weeping Lovegrass		2 {2}	2 {2}	
Annual Lespedeza (Kobe)		50 {56}		
Reseeding Crimson Clover	29 {33}		29 {33}	29 {33}
Pensacola Bahiagrass	29 {33}	24 {27}	29 {33}	29 {33}
Required Permanent Plant	Mixed			



BMP Description: Staked Hay Wattles (WT) are designed for low surface flows. On slopes, wattles will be installed on contour with a slight downward angle at the end of the row in order to prevent ponding.

Installation Schedule: Before commencing any land disturbance activity, filter cloth and wattles will be laid and staked at each end and in the middle with stakes approximately 4 feet centers. Place a 6 foot wide section of geotextile (filter cloth) under the wattle to prevent scouring. Stakes will be placed in an X pattern over the wattle and will not pierce the wattle. Stakes must be driven 12 inches in the ground and wired together where they cross above the wattle. Use sod staple, at 2 foot intervals, to anchor the wattles to the ground. Wattles will have approximately one foot of overlap behind other wattles and have a diameter no less than 8".

Maintenance and Inspection: Inspect weekly and within 24 hours of a storm event 0.75 inches or greater. Split, torn, unraveled, slumping or clogged wattles will be replaced as soon as possible. Sediment collected adjacent to wattles will be removed once it reaches ½ the height. Following stabilization, wattles and sediment will be removed and disposed to the designated stockpile area.

Responsible Staff: Site Superintendent
See BMP Diagram

SPACING - DOWNSLOPE

Vertical spacing for slope installations will be determined by site conditions

A good rule-of-thumb is: 1:1 slopes = 10 feet apart, 2:1 slopes = 20 feet apart
3:1 slopes = 30 feet apart, 4:1 slopes = 40 feet apart, etc.

Soil types do effect installation, for soft loamy soils, rows will need to be closer together.

INSTALLATION

Place a 6 foot wide section of filter cloth under the wattle and anchor in place with sod staples. When installing running lengths of straw wattles, you must butt the second wattle tightly against the first wattle. **DO NOT overlap the ends on top of each other.** Overlapping behind each other has been done with some success. Stakes will be placed in an X pattern over the wattle and will not pierce the wattle. Stakes must be driven 12 inches in the ground and wired together where they cross above the wattle. Use sod staple, at 2 foot intervals, to anchor the wattles to the ground.

25 foot wattle uses 6 stakes

20 foot wattle uses 5 stakes

12 foot wattle uses 4 stakes

FLAT GROUND APPLICATIONS

For installations along sidewalks or behind curbs it may not be necessary to stake the wattles, however, trenches must still be dug. If you have not yet back-filled behind the sidewalk or curb, lay the wattle snugly against it first, then backfill behind the wattle.

STAKING

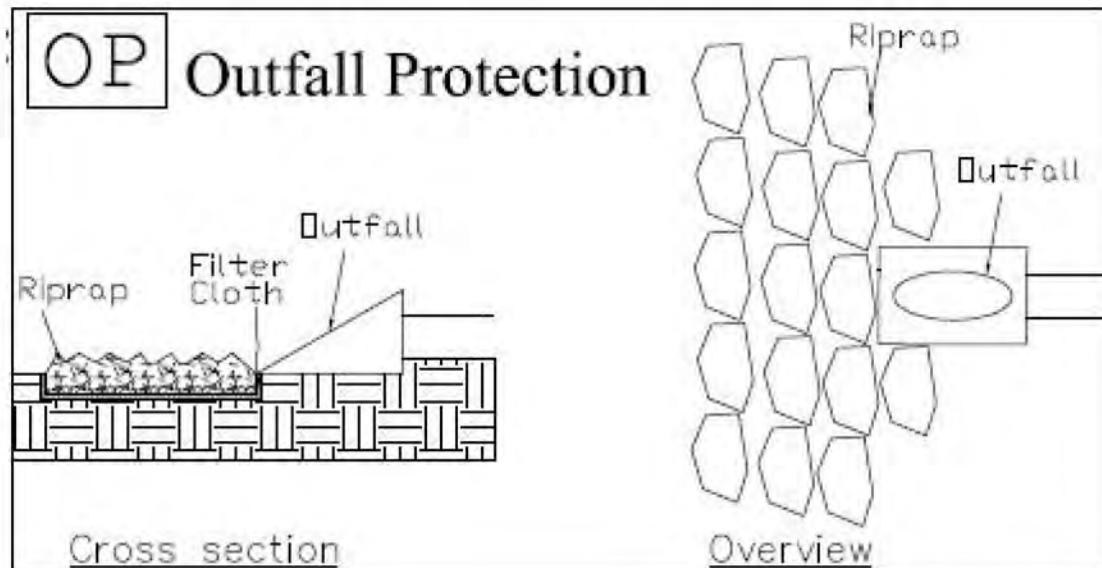
Utilize wood stakes to secure the straw wattles. Utilize stakes that are long enough to protrude several inches above the wattle: 18" is a good length for hard, rocky soil. For soft, loamy soil use a 24" stake for greater security. Drive the first end stake of the second wattle at an angle to help them about one another. The diameter of the stake will be approximately 1" for ease of driving through the soil.

BMP Description: **Buffer Zones (BZ)** are a natural or cultivated strip of plants located adjacent to land disturbance or bordering streams, lakes and wetlands which provide streambank or site stability through the reduction of scour, erosion, and stormwater runoff velocities. They also act as filters to remove sediment from stormwater flows.

Installation Schedule: Maintain the 20 foot undisturbed vegetative area at the rear of the lot during all construction phases.

Maintenance and Inspection: Replant trees, grass, and shrubs to maintain cover for erosion control.

Responsible Staff: Site Superintendent or his/her designee



BMP Description: Outfall Protection (OP)

Installation Schedule: Outfall Protection (OP). Outfall protection measures usually consist of a riprap-lined apron, a reinforced concrete flume with concrete baffles, a reinforced concrete box with chambers or baffles and possibly pre-manufactured products. This practice applies wherever high velocity discharge must be released on erodible material. The most commonly used structure for outlet protection is an erosion resistant lined apron. These aprons are generally lined with loose rock riprap, grouted riprap or concrete. They are constructed at zero grade for a distance which is related to the outlet flow rate and the tailwater level. Criteria for designing these structures are contained in this practice.

Maintenance and Inspection: Inspect weekly or after any heavy rain event. Repair erosion rills, replace torn fabric and reposition rocks as need. Remove sediment that accumulates in rocks to allow for adequate water flow. Sediment removed from the structure must be returned to suitable onsite sediment stockpile or trucked off site and deposited in an appropriate dirt storage facility.

Responsible Staff: Site Superintendent or his/her designee

Appendix J Training Log

Project Name: Windrow

CBMPP Contact: Lewis Cassidey, EcoSolutions, Inc.

(Supporting materials are noted behind where applicable)

Training Date	Topic



- | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) |
|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 |
| 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

SURVEYOR CERTIFICATION

WE HEREBY CERTIFY 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 OUR KNOWLEDGE, INFORMATION, AND BELIEF.



MARK A. WATTER, PLS
ILLINOIS SECRETARIAT, INC. 0386

LEGAL DESCRIPTION

- [illegible]

NOTES

- This study shows that even in the case of a single exposure, there may be a significant increase in the risk of developing a disease. The authors conclude that the risk of developing a disease is not only a function of the dose of the exposure, but also of the frequency of the exposure. The authors also note that the risk of developing a disease is not only a function of the dose of the exposure, but also of the frequency of the exposure.

WINDROW SUBDIVISION
A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

FAIRHOPE, AL

SECTION ST

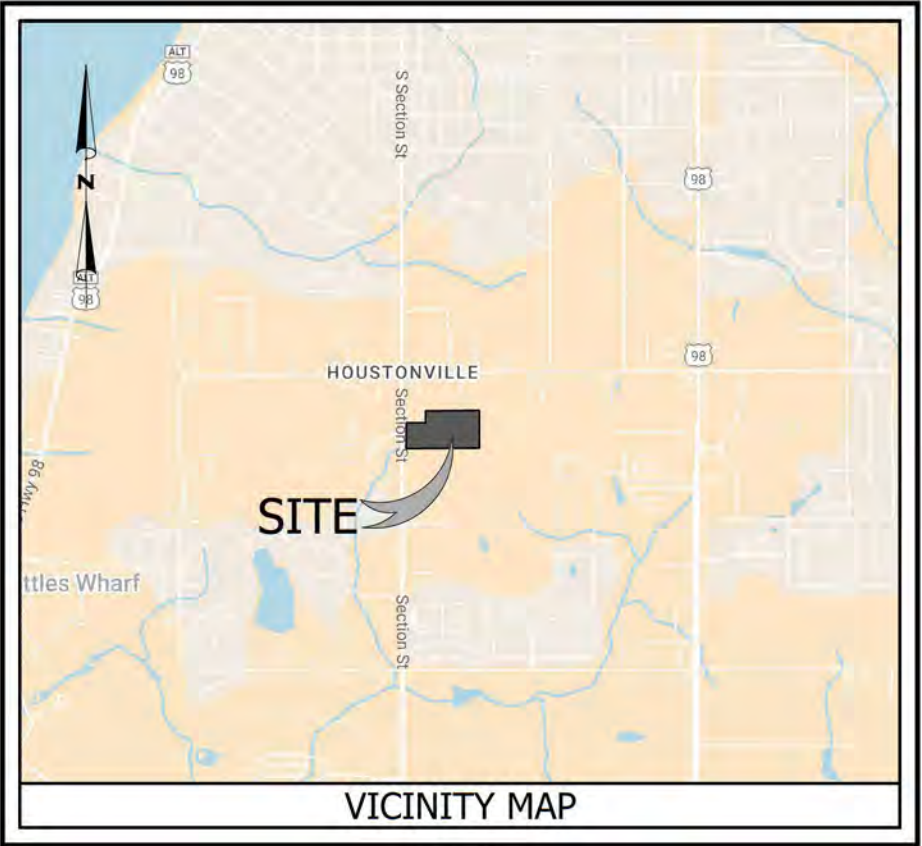
GRADE, DRAIN, BASE AND PAVE
WATER DISTRIBUTION
SEWAGE COLLECTION SYSTEM

JANUARY 2025

INDEX TO SHEETS:

SHEET	DESCRIPTION
C1.0	CIVIL COVER SHEET
C1.1-C1.2	PRELIMINARY PLAT
C2.0	EXISTING CONDITIONS/DEMOLITION PLAN
C3.0	GENERAL LAYOUT
C4.0-C4.2	TYPICAL ROADWAY SECTION
C5.0	ROADWAY ALIGNMENT PLAN
C6.0	SITE PLAN
C7.0	UTILITY PLAN
C8.0	GRADING AND DRAINAGE PLAN
C9.0	SANITARY AND STORM NETWORK TABLES
C10.0	PLAN AND PROFILE - TALL PAUL WAY
C10.1	PLAN AND PROFILE - TALL PAUL WAY (SPLIT)
C11.0	PLAN AND PROFILE - WINDROW CIRCLE
C12.0-C12.1	PLAN AND PROFILE - SANITARY SEWER NETWORK
C13.0	PLAN AND PROFILE - STORM NETWORK
C14.0	EROSION CONTROL PLAN
C15.0-C15.1	EROSION CONTROL DETAILS
C16.0	CIVIL CONSTRUCTION NOTES
C17.0-C17.9	CIVIL CONSTRUCTION DETAILS
C18.0	TRAFFIC CONTROL PLAN
C19.0-C19.4	CROSS-SECTION - TALL PAUL WAY
C19.5-C19.6	CROSS-SECTION - TALL PAUL WAY (SPLIT)
C20.0-C20.1	CROSS-SECTION - WINDROW CIRCLE
L-1.1 - L-1.7	LANDSCAPE PLAN

UTILITY INFORMATION	
CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-292-8925 (ALABAMA ONE-CALL) OR BY CONTACTING LOCAL UTILITY COMPANIES	
WATER & SEWER:	FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION ST., FAIRHOPE, AL, 36532 DARYL MOREFIELD (251)928-8003
GAS:	FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION ST. FAIRHOPE, AL, 36532 WES BOYETT (251)928-8003
POWER:	RIVIERA UTILITIES 413 E. LAUREL AVE, FOLEY, AL, 36535 STEPHEN TIRADOR (251)943-5001
TELEPHONE:	AT&T 2155 OLD SHELL ROAD, MOBILE, AL, 36607 WADE MITCHELL (251)471-8361



NOT TO SCALE



POSTED SPEED LIMIT
SECTION STREET



POSTED SPEED LIMIT
TALL PAUL WAY & WINDROW CIR.

PREPARED FOR:
TWO HANDS DESIGN & DEVELOPMENT, LLC
23389 MAIN ST.
FAIRHOPE, AL 36532
JASON TICKLE
251-278-5533

NOTE:
NO CONSTRUCTION AND/OR LAND DISTURBANCE, EXCEPT THOSE NECESSARY TO INSTALL THE BMP'S, SHALL BEGIN ON THIS PROJECT UNTIL THE BMP PLAN HAS BEEN INSTALLED AND APPROVED BY THE CITY/COUNTY.



Jinright & Associates Development Engineers
208 Greeno Road North Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
Phone: (251) 928-3443 Fax: (251) 928-3665
jadengineers.com (AL) CA-3157-E



WINDROW SUBDIVISION
TWO HANDS DESIGN & DEVELOPMENT, LLC



NOTES:

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

DEMOLITION NOTE:

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

FLOOD ZONE NOTE:

ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 010030757 L, DATED APRIL 19, 2019, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD HAZARD AREAS "X-UNSHADED" AS DETERMINED BY GRAPHIC SCALING.

EXISTING UTILITIES DISCLAIMER:

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

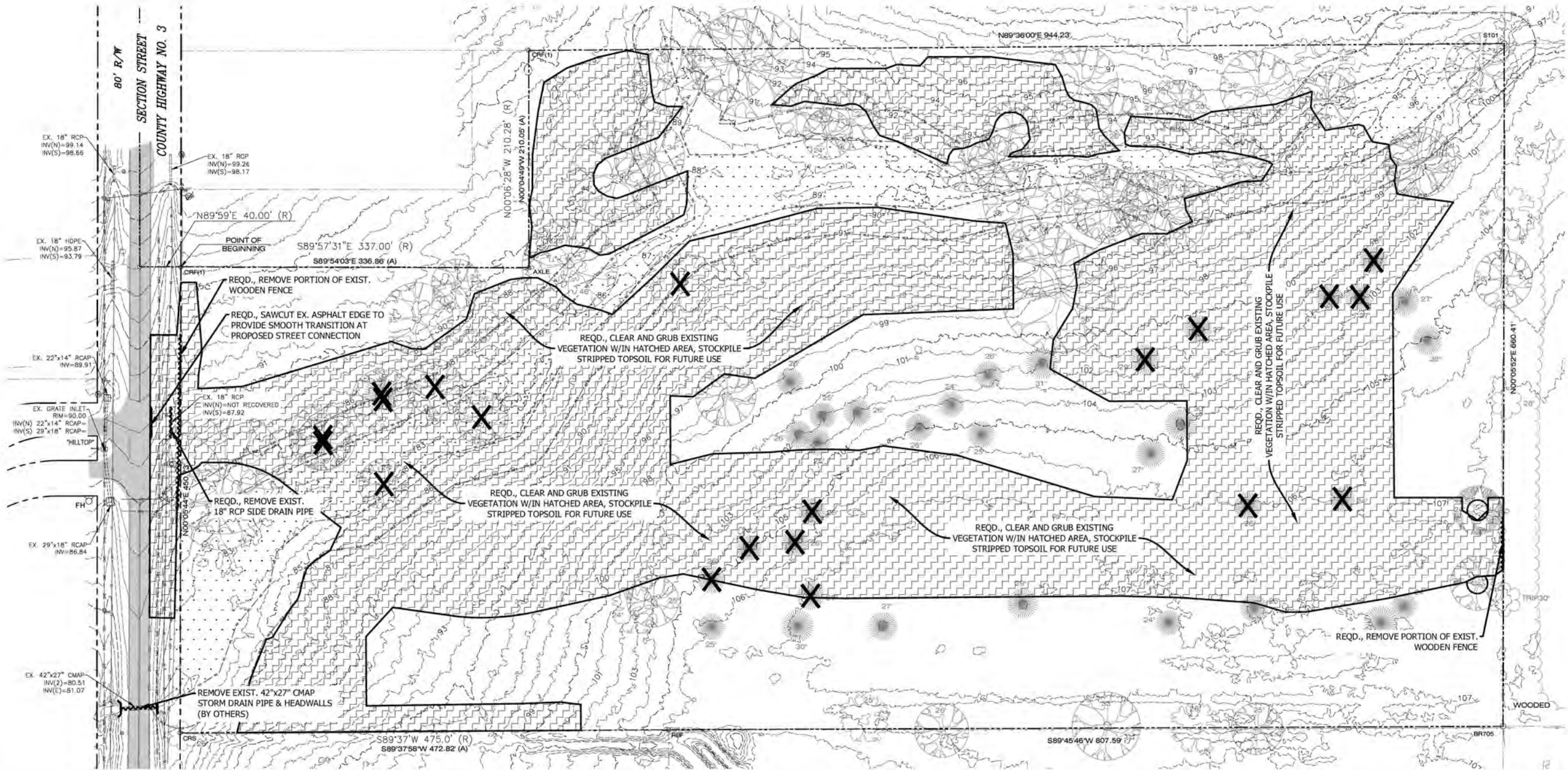
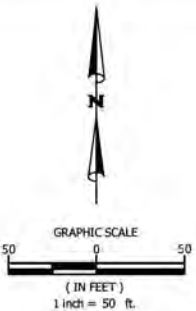


SURVEY PROVIDED BY:

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downtown Loop N, Suite H
Mobile, Alabama 36609 251-342-2640

LEGEND

	BENCHMARK		EXIST. WATER VALVE
	CAPPED ROD SET		EXIST. FIRE HYDRANT
	RIGHT-OF-WAY		EXIST. SANITARY SEWER MANHOLE
	CENTERLINE		EXIST. GAS VALVE
	EXIST. PROPERTY LINE		EXIST. GAS LINE MARKER
	PROPERTY LINE (ADJACENT)		EXIST. COMMUNICATIONS VAULT
	EXIST. EASEMENT LINE		EXIST. STORM SEWER MANHOLE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE		EXIST. ASPHALT PAVING
	EXIST. GUY WIRE AND UTILITY POLE		EXIST. CONCRETE
	EXIST. WATER LINE		EXIST. GRAVEL
	EXIST. SANITARY SEWER LINE		TO BE REMOVED
	EXIST. GAS LINE		TO BE REMOVED
	EXIST. UNDER GROUND CABLE LINE		TO BE REMOVED
	EXIST. FENCE LINE		TREE PROTECTION
	EXIST. PIPE		
	EXIST. 1 FOOT CONTOUR		
	EXIST. 5 FOOT CONTOUR		
	EXIST. GRADE SPOT ELEVATION		
	EXIST. POWER POLE		
	EXIST. LIGHT POLE		
	EXIST. ELECTRICAL BOX		
	EXIST. WATER METER		



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NO.	REVISION	DATE	APPR.
2	DRC COMMENTS	1/13/25	
1	DRC COMMENTS	12/17/24	

EXISTING CONDITIONS/DEMOLITION PLAN
WINDROW SUBDIVISION
TWO HANDS DESIGN & DEVELOPMENT, LLC

JOB NO: 23-1868-20
SCALE: 1" = 50'
DATE: JAN 2024
DRAFTER: WMG, SLR
SHEET: C2.0

SIGNAGE NOTES:

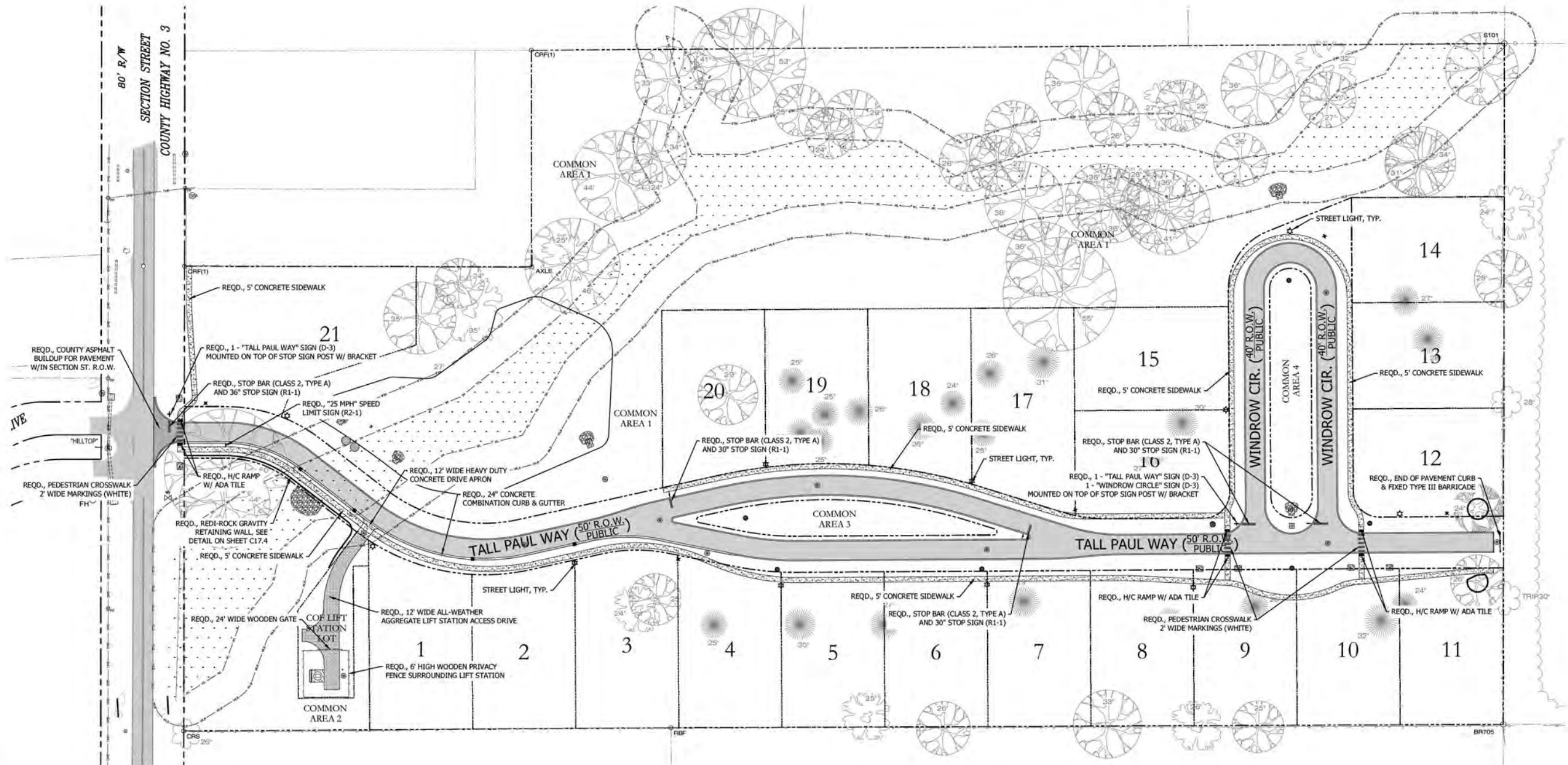
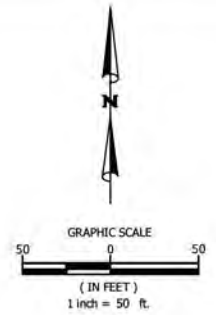
PROPER SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AS ADOPTED BY ALDOT SHALL BE INSTALLED PRIOR TO RECEIVING FINAL PLAT APPROVAL, AND MAINTAINED IN ALL SUBDIVISIONS, UNTIL SUCH TIME AS ROADS ARE ACCEPTED FOR MAINTENANCE BY THE CITY OF FAIRHOPE CITY COUNCIL. ALL PROPOSED SIGNAGE SHALL BE SHOWN AND DETAILED ON THE CONSTRUCTION PLANS. THE FOLLOWING MINIMUM STANDARDS SHALL BE ADHERED TO:

1. R1-1 STOP SIGN - DIAMOND GRADE - MINIMUM 0.080" THICK
30" FOR ALL INTERNAL STREET INTERSECTIONS
36" FOR ALL INTERSECTIONS WITH EXISTING COUNTY, STATE AND FEDERAL ROADS;
STREET NAME SIGN - 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC,
6" TALL WHITE CAPITAL AND 5" TALL LOWER CASE LETTERING ON GREEN BACKGROUND
BRACKETS - VULCAN TYPE VS-8 VANDAL PROOF OR APPROVED EQUIVALENT;
ALL OTHER SIGNS - HIGH INTENSITY PRISMATIC OR BETTER - MINIMUM 0.080" THICK;
POSTS FOR STREET SIGNS - #2 GALVANIZED U-CHANNEL (MINIMUM LENGTH 12 FEET) OF
APPROPRIATE HEIGHT EMBEDDED NOT LESS THAN 3 FEET BELOW THE FINISHED GRADE
ELEVATION, COMPLYING WITH MINIMUM 7 FOOT CLEARANCE BETWEEN GRADE LEVEL AND
THE BOTTOM OF THE SIGN (PER MUTCD). IN NO CASE SHALL THE STREET SIGN BE ATTACHED
DIRECTLY TO THE STOP SIGN, BUT INSTEAD IT MUST BE ATTACHED TO THE POST OF THE STOP
SIGN ON A SEPARATE BRACKET. NO DECORATIVE SIGN POSTS SHALL BE PERMITTED.

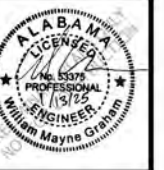


LEGEND

	BENCHMARK		EXIST. GAS VALVE
	CAPPED ROD SET		EXIST. GAS LINE MARKER
	RIGHT-OF-WAY		EXIST. COMMUNICATIONS VAULT
	CENTERLINE		EXIST. STORM SEWER MANHOLE
	EXIST. PROPERTY LINE		EXIST. ASPHALT PAVING
	PROPERTY LINE (ADJACENT)		EXIST. CONCRETE
	EXIST. EASEMENT LINE		EXIST. GRAVEL
	EXIST. OVERHEAD UTILITY AND UTILITY POLE		PROPOSED LIGHT DUTY ASPHALT
	EXIST. GUY WIRE AND UTILITY POLE		PROPOSED HEAVY DUTY ASPHALT
	EXIST. WATER LINE		PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	EXIST. SANITARY SEWER LINE		PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
	EXIST. GAS LINE		
	EXIST. UNDER GROUND CABLE LINE		
	EXIST. FENCE LINE		
	EXIST. PIPE		
	PROPOSED PROPERTY LINE		
	PROPOSED EASEMENT LINE		
	PROPOSED SETBACK LINE		
	PROPOSED 24" CONCRETE CURB & GUTTER		
	PROPOSED 12" CONCRETE RIBBON CURB		
	PROPOSED 6" CONCRETE CURB		
	EXIST. POWER POLE		
	EXIST. LIGHT POLE		
	EXIST. ELECTRICAL BOX		
	EXIST. WATER METER		
	EXIST. WATER VALVE		
	EXIST. FIRE HYDRANT		
	EXIST. SANITARY SEWER MANHOLE		



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NO.	REVISION	DATE	APPR.
2	DRC COMMENTS	1/13/25	
1	DRC COMMENTS	12/17/24	

SITE PLAN
WINDROW SUBDIVISION
TWO HANDS DESIGN & DEVELOPMENT, LLC

JOB NO: 23-1868-20
SCALE: 1" = 50'
DATE: JAN 2024
DRAFTER: WMG, SLR
SHEET: C6.0

UTILITY WATERLINE NOTES:

1. ALL FIRE HYDRANTS SHALL HAVE A BLUE REFLECTIVE PAVEMENT MARKER (TYPICAL) PLACED ON THE PAVEMENT IN FRONT OF THE HYDRANTS.
2. THE WATER LINE AND SERVICES ARE TO BE INSTALLED WITHIN THE RIGHT-OF-WAY OR UTILITY EASEMENTS. THE WATER LINE IS LOCATED 4' IN FRONT OF THE RIGHT-OF-WAY LINE (TYPICAL) AND WATER SERVICE METER BOX IS LOCATED 5' OFF THE BACK OF RIGHT-OF-WAY OR 2' OFF THE BACK OF SIDEWALK WHEN SIDEWALK IS BEYOND RIGHT-OF-WAY(TYPICAL). THE SERVICE SYMBOLS ARE NOT SHOWN TO SCALE.
3. ALL WATER LINE MATERIAL TO BE 8" D.I. CLASS 350. WATER SERVICE LINE TO BE 2" TYPE 'K' COPPER.
4. WATER LINE BURY DEPTH SHALL BE MIN. 36", WITH MIN. 48" BURY DEPTH UNDER PAVEMENTS.
5. MINIMUM 18 LF OF RESTRAINED PIPE SHALL BE INSTALLED IN EACH DIRECTION FROM ALL VALVES AND FITTINGS. ALL FIRE HYDRANT LEADS SHALL BE 6" RESTRAINED MJDP FROM MAIN LINE FITTING TO HYDRANT.
6. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL WATER SERVICES, CONNECTIONS, AND FITTINGS.
7. CONTRACTOR SHALL PROVIDE MARKINGS STAMPED INTO THE CURB INDICATING THE WATER SERVICE AND WATER VALVE LOCATIONS.

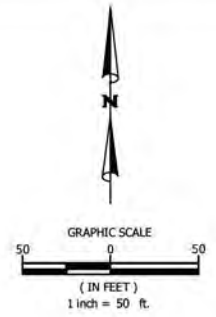
UTILITY SANITARY SEWER NOTES:

1. THE GRAVITY SANITARY SEWER LINE AND SERVICES ARE TO BE INSTALLED WITHIN THE RIGHT-OF-WAY OR UTILITY EASEMENTS. THE 4" SANITARY SEWER LATERAL CLEANOUT IS LOCATED 5' OFF THE BACK OF RIGHT-OF-WAY OR 2' OFF THE BACK OF SIDEWALK WHEN SIDEWALK IS BEYOND RIGHT-OF-WAY(TYPICAL). THE SERVICE SYMBOLS ARE NOT SHOWN TO SCALE.
2. GRAVITY SANITARY SEWER LINE MATERIAL TO BE 8" SDR 26 PVC, GREEN IN COLOR. SANITARY SEWER LATERAL MATERIAL TO BE 4" SDR 26 PVC, GREEN IN COLOR. SANITARY SEWER FORCE MAIN MATERIAL TO BE 4" PE 3408 IPS, DR 11, BLACK IN COLOR W/ GREEN STRIPES.
3. SANITARY SEWER LINE BURY DEPTH SHALL BE PER PLAN, WITH LATERAL MIN. 48" BURY DEPTH.
4. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL SANITARY SEWER SERVICES, CONNECTIONS, AND FITTINGS.
5. CONTRACTOR SHALL PROVIDE MARKINGS STAMPED INTO THE CURB INDICATING THE SEWER LATERAL LOCATIONS.

NOTES TO CONTRACTOR:

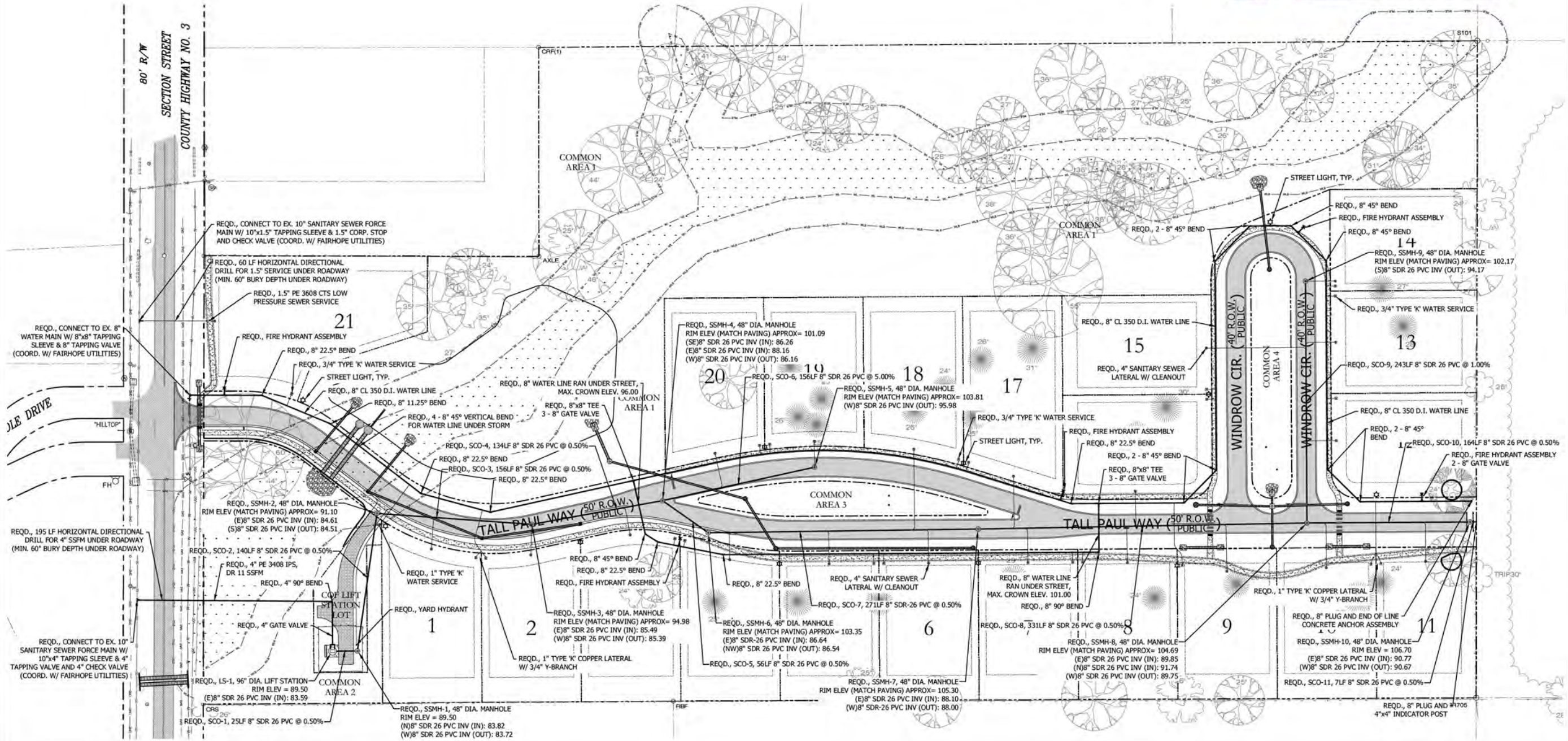
1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
2. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
4. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS.

LEGEND



EXISTING UTILITIES DISCLAIMER:

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



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NO.	REVISION	DATE	APPR.
2	DRC COMMENTS	1/13/25	
1	DRC COMMENTS	12/17/24	

UTILITY PLAN
 WINDROW SUBDIVISION
 TWO HANDS DESIGN & DEVELOPMENT, LLC

JOB NO: 23-1868-20
 SCALE: 1" = 50'
 DATE: JAN 2024
 DRAFTER: WMG, SLR
 SHEET: C7.0

NOTES TO CONTRACTOR:

1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
2. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THESE SYSTEMS AND SUBMIT VIDEO TO THE ENGINEER FOR REVIEW.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
4. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS.

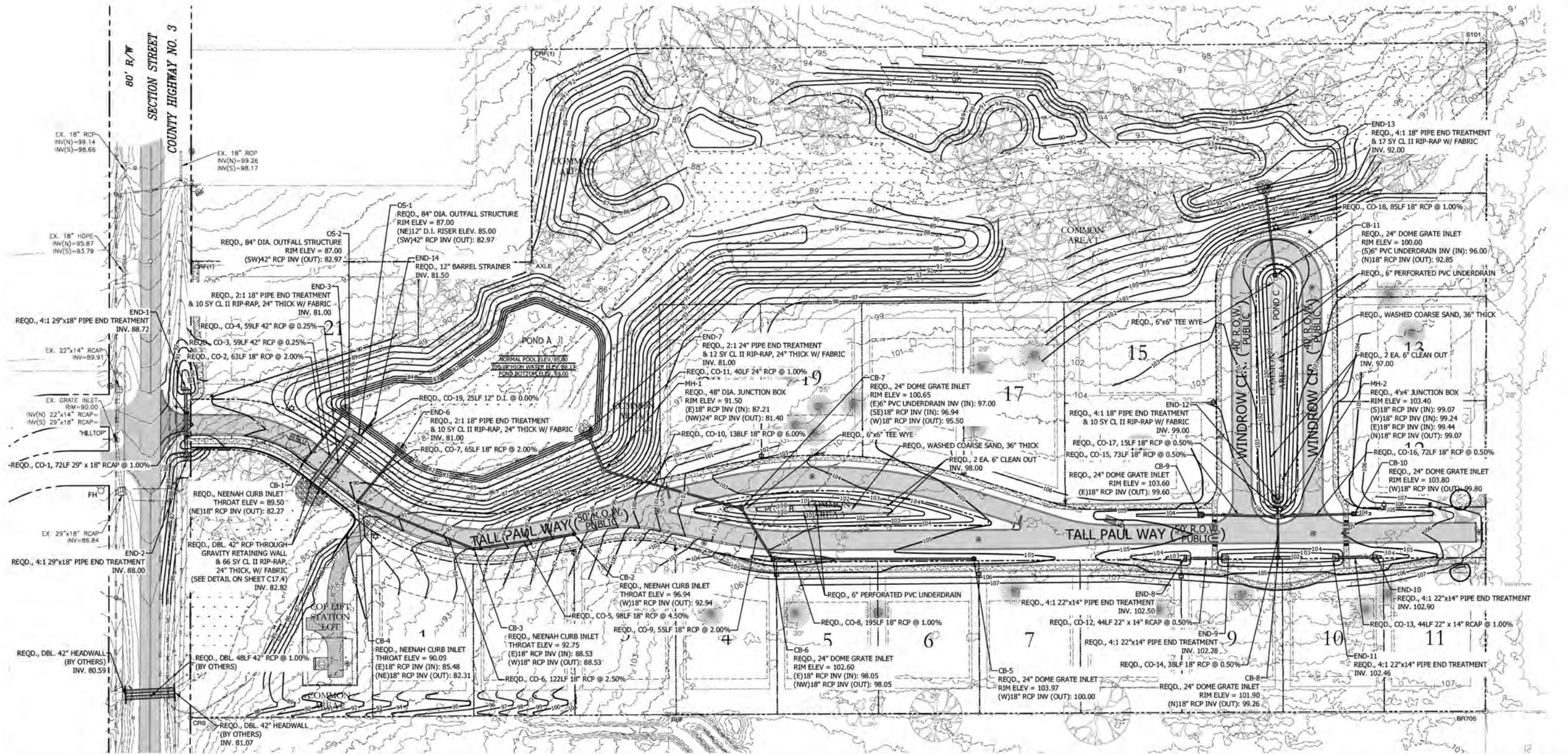
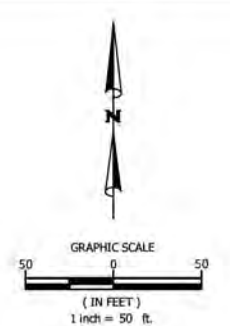
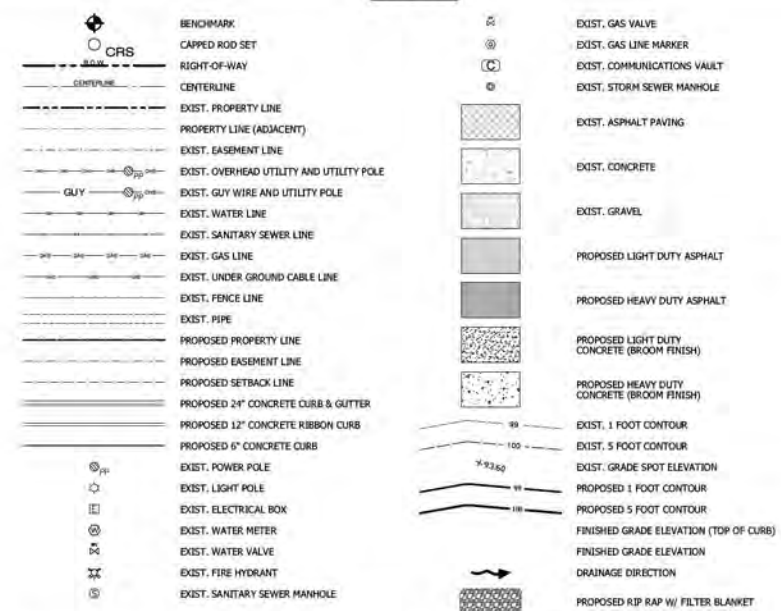
DRAINAGE NOTE:

1. FOR ALL CURB INLETS, THE THROAT ELEVATION CALLED OUT ON THE PLANS IS THE ACTUAL EDGE OF PAVEMENT ELEVATION.
2. MANHOLE STEPS SHALL BE PROVIDED FOR ALL STRUCTURES OVER 4' DEEP. STEPS MUST BE EASILY ACCESSIBLE FROM MANHOLE ACCESS.
3. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL STORM NETWORK STRUCTURE ELEVATIONS AND PIPE INVERTS.
4. THE GRADING PLAN AND ELEVATIONS SHOWN ARE PART OF THE APPROVED DRAINAGE PLAN AND SHALL BE GRADED AND PERMANENTLY STABILIZED PRIOR TO FINAL INSPECTION WITH THE CITY OF FAIRHOPE.

SURVEY PROVIDED BY:

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 DOWNTOWN LOOP N., SUITE H
MOBILE, ALABAMA 36609 251-342-2640

LEGEND



NO.	REVISION	DATE	APPR.
2	DRC COMMENTS	1/13/25	
1	DRC COMMENTS	12/17/24	

STORM NETWORK TABLE

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
END-1	INV OUT = 88.72		CO-1, 28" RCAP INV OUT =88.72
END-2	INV IN = 88.00	CO-1, 28" RCAP INV IN =88.00	
END-3	INV IN = 81.00	CO-2, 18" RCP INV IN =81.00	
END-6	INV IN = 81.00	CO-7, 18" RCP INV IN =81.00	
END-7	INV IN = 81.00	CO-11, 24" RCP INV IN =81.00	
END-8	INV OUT = 102.50		CO-12, 22" RCAP INV OUT =102.50
END-9	INV IN = 102.28	CO-12, 22" RCAP INV IN =102.28	
END-10	INV OUT = 102.90		CO-13, 22" RCAP INV OUT =102.90
END-11	INV IN = 102.46	CO-13, 22" RCAP INV IN =102.46	
END-12	INV IN = 99.00	CO-17, 18" RCP INV IN =99.00	
END-13	INV IN = 92.00	CO-18, 18" RCP INV IN =92.00	

STORM NETWORK TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CB-5	RIM = 103.97 INV OUT = 100.00		CO-8, 18" RCP INV OUT = 100.00
CB-6	RIM = 102.60 INV IN = 98.05 INV OUT = 98.05	CO-8, 18" RCP INV IN =98.05	CO-9, 18" RCP INV OUT =98.05
CB-7	RIM = 100.65 INV IN = 96.94 INV OUT = 95.50	CO-9, 18" RCP INV IN =96.94	CO-10, 18" RCP INV OUT =95.50
CB-8	RIM = 101.90 INV OUT = 99.28		CO-14, 18" RCP INV OUT =99.28
CB-9	RIM = 103.60 INV OUT = 99.60		CO-15, 18" RCP INV OUT =99.60
CB-10	RIM = 103.80 INV OUT = 99.80		CO-16, 18" RCP INV OUT =99.80
CB-11	RIM = 100.00 INV OUT = 92.85		CO-18, 18" RCP INV OUT =92.85
MH-1	RIM = 91.50 INV IN = 87.21 INV OUT = 81.40	CO-10, 18" RCP INV IN =87.21	CO-11, 24" RCP INV OUT =81.40
MH-2	RIM = 103.40 INV IN = 99.07 INV IN = 99.24 INV IN = 99.44 INV OUT = 99.07	CO-14, 18" RCP INV IN =99.07 CO-15, 18" RCP INV IN =99.24 CO-16, 18" RCP INV IN =99.44	CO-17, 18" RCP INV OUT =99.07
OS-1	RIM = 87.00 INV IN = 81.50 INV OUT = 82.97	CO-19, 12" D.I. INV IN =81.50	CO-4, 42" RCP INV OUT =82.97
OS-2	RIM = 87.00 INV OUT = 82.97		CO-3, 42" RCP INV OUT =82.97

SANITARY NETWORK TABLE

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
LS-1	RIM = 89.50 INV IN = 63.59	SCO-1, 8" SDR 26 PVC INV IN =83.59	
SSMH-1	RIM = 89.50 INV IN = 83.82 INV OUT = 83.72	SCO-2, 8" SDR 26 PVC INV IN =83.82	SCO-1, 8" SDR 26 PVC INV OUT =83.72
SSMH-2	RIM = 91.10 INV IN = 84.61 INV OUT = 84.51	SCO-3, 8" SDR 26 PVC INV IN =84.61	SCO-2, 8" SDR 26 PVC INV OUT =84.51
SSMH-3	RIM = 94.98 INV IN = 85.49 INV OUT = 85.39	SCO-4, 8" SDR 26 PVC INV IN =85.49	SCO-3, 8" SDR 26 PVC INV OUT =85.39
SSMH-4	RIM = 101.09 INV IN = 86.26 INV IN = 88.16 INV OUT = 86.16	SCO-5, 8" SDR 26 PVC INV IN =86.26 SCO-6, 8" SDR 26 PVC INV IN =88.16	SCO-4, 8" SDR 26 PVC INV OUT =86.16
SSMH-5	RIM = 103.81 INV OUT = 95.98		SCO-6, 8" SDR 26 PVC INV OUT =95.98
SSMH-6	RIM = 103.35 INV IN = 86.64 INV OUT = 86.54	SCO-7, 8" SDR-26 PVC INV IN =86.64	SCO-5, 8" SDR 26 PVC INV OUT =86.54
SSMH-7	RIM = 105.30 INV IN = 88.10 INV OUT = 88.00	SCO-8, 8" SDR 26 PVC INV IN =88.10	SCO-7, 8" SDR-26 PVC INV OUT =88.00
SSMH-8	RIM = 104.69 INV IN = 89.85 INV IN = 91.74 INV OUT = 89.75	SCO-10, 8" SDR 26 PVC INV IN =89.85 SCO-9, 8" SDR 26 PVC INV IN =91.74	SCO-8, 8" SDR 26 PVC INV OUT =89.75
SSMH-9	RIM = 102.17 INV OUT = 94.17		SCO-9, 8" SDR 26 PVC INV OUT =94.17
SSMH-10	RIM = 106.70 INV IN = 90.77 INV OUT = 90.67	SCO-11, 8" SDR 26 PVC INV IN =90.77	SCO-10, 8" SDR 26 PVC INV OUT =90.67

STRUCTURE TABLE

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CB-1	THROAT = 89.50 INV OUT = 82.27		CO-2, 18" RCP INV OUT = 82.27
CB-2	THROAT = 96.94 INV OUT = 92.94		CO-5, 18" RCP INV OUT = 92.94
CB-3	THROAT = 92.75 INV IN = 88.53 INV OUT = 88.53	CO-5, 18" RCP INV IN = 88.53	CO-6, 18" RCP INV OUT = 88.53
CB-4	THROAT = 90.09 INV IN = 85.48 INV OUT = 82.31	CO-6, 18" RCP INV IN = 85.48	CO-7, 18" RCP INV OUT = 82.31



208 Greeno Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jadengineers.com
(AL) CA-3157-E



NO.	REVISION	DATE	APPR.
2	DRC COMMENTS	1/13/25	
1	DRC COMMENTS	12/17/24	

WINDROW SUBDIVISION
TWO HANDS DESIGN & DEVELOPMENT, LLC

JOB NO: 23-1868.20
SCALE: N/A
DATE: JAN 2024
DRAFTER: WMG, SLR
SHEET:

C9.0

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST ADEM STANDARDS.
2. ALL AREAS LEFT UNATTENDED FOR LONGER THAN 13 DAYS SHALL BE COVERED WITH SEASONAL TEMPORARY SEEDING AND MULCHING.
3. ALL SLOPES SHALL BE TRACKED PERPENDICULAR TO THE SLOPE.
4. NO WORK SHALL COMMENCE UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
5. STORMWATER DETENTION POND OR SEDIMENT BASIN SHALL BE CONSTRUCTED, INSPECTED, AND APPROVED PRIOR TO WORK ON ANY OTHER TASK, UNLESS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
6. ALL DISTURBED AREAS WILL BE PROPERLY STABILIZED. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLAN FOR FINAL PLANTING REQUIREMENTS.
7. 4" MIN TOPSOIL TO BE SPREAD ACROSS DISTURBED SURFACES ONCE FINAL GRADING HAS BEEN ESTABLISHED. CONTRACTOR TO PROVIDE SEED/SOD AS PER EROSION CONTROL PLAN AND STABILIZE DISTURBED AREAS PER ADEM REQUIREMENTS.
8. BMP'S SHALL BE CLEANED OUT WHEN THEY REACH $\frac{1}{2}$ FULL.
9. INACTIVE PROJECTS (MORE THAN 7 DAYS) SHALL BE MULCHED IF INACTIVE FOR LESS THAN 60 DAYS, IF PROJECT TO REMAIN INACTIVE FOR MORE THAN 60 DAYS, PROJECT SHALL BE SEED AND MULCHED.
10. CONTRACTOR SHALL USE ALL MEANS NECESSARY TO MINIMIZE DUST GENERATION DUE TO CONSTRUCTION ACTIVITIES.

SITE CONSTRUCTION DEBRIS DISPOSAL NOTE:

A DUMPSTER OF SUITABLE SIZE SHALL BE ON-SITE DURING ALL PHASES OF CONSTRUCTION ACTIVITIES AND EMPTIED AT A SUITABLE PERMITTED DISPOSAL SITE AND REPLACED AS NEEDED THROUGHOUT THE DURATION OF THE PROJECT. ALL DISPOSAL SHALL MEET ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.

RAINFALL INSPECTION NOTE:

ALL EROSION CONTROLS SHALL BE INSPECTED BY A QUALIFIED PERSON WITHIN 24 HOURS OF A RAINFALL EVENT OF 3/4 INCH OR GREATER AND REPAIRED AS NEEDED.

TEMPORARY & PERMANENT SEEDING RATES (REQUIRED POUNDS PER ACRE OF PURE LIVE SEED)			
DATE OF PLANTING	SEPT. 1 TO FEB. 29	MAR. 1 TO AUG. 31	MAR. 1 TO AUG. 31
ANNUAL RYEGRASS	10		
HULLED BERMUDAGRASS		18	
UNHULLED BERMUDAGRASS	30	12	12
PENSACOLA BAHIA GRASS			47
NOTES	1,2	3	3
REQUIRED PERMANENT PLANT	BERMUDAGRASS		
*ANNUAL RYEGRASS PLANTED FOR TEMPORARY VEGETATION SHALL BE OVER SEEDED IN STUBBLE FOR THE ESTABLISHMENT OF PERMANENT VEGETATION DURING THE FOLLOWING MONTH OF MARCH *SEEDING, MULCH, AND FERTILIZER APPLICATION TO MEET REQUIREMENTS OF ALDOT SECTION 860			

CONSTRUCTION PHASE SEQUENCE:

PHASE ONE

- INSTALL CONSTRUCTION ENTRANCE/EXIT
- CLEAR AREA REQUIRED FOR SILT FENCE PLACEMENT
- INSTALL SILT FENCE (SBA)

PHASE TWO

- CONSTRUCT AND STABILIZE WATER QUALITY PONDS/SEDIMENT BASINS
- WATTLES, INLET, AND OUTLET PROTECTION TO BE INSTALLED

PHASE THREE

- DEMOLITION AND REMOVAL OF DEMO DEBRIS
- CLEAR/GRUB REMAINING SITE AREAS

PHASE FOUR

- INSTALL STORM DRAINAGE MEASURES
- GRADE SITE TO ROUGH GRADES

PHASE FIVE

- CONSTRUCT UTILITIES (WATER, SEWER)

PHASE SIX

- CONSTRUCT ROADS (PAVING, CURB AND GUTTER, SIDEWALKS)

PHASE SEVEN

- STABILIZE DISTURBED AREAS WITH SOLID SOD
- INSTALL PERMANENT LANDSCAPING

PHASE EIGHT

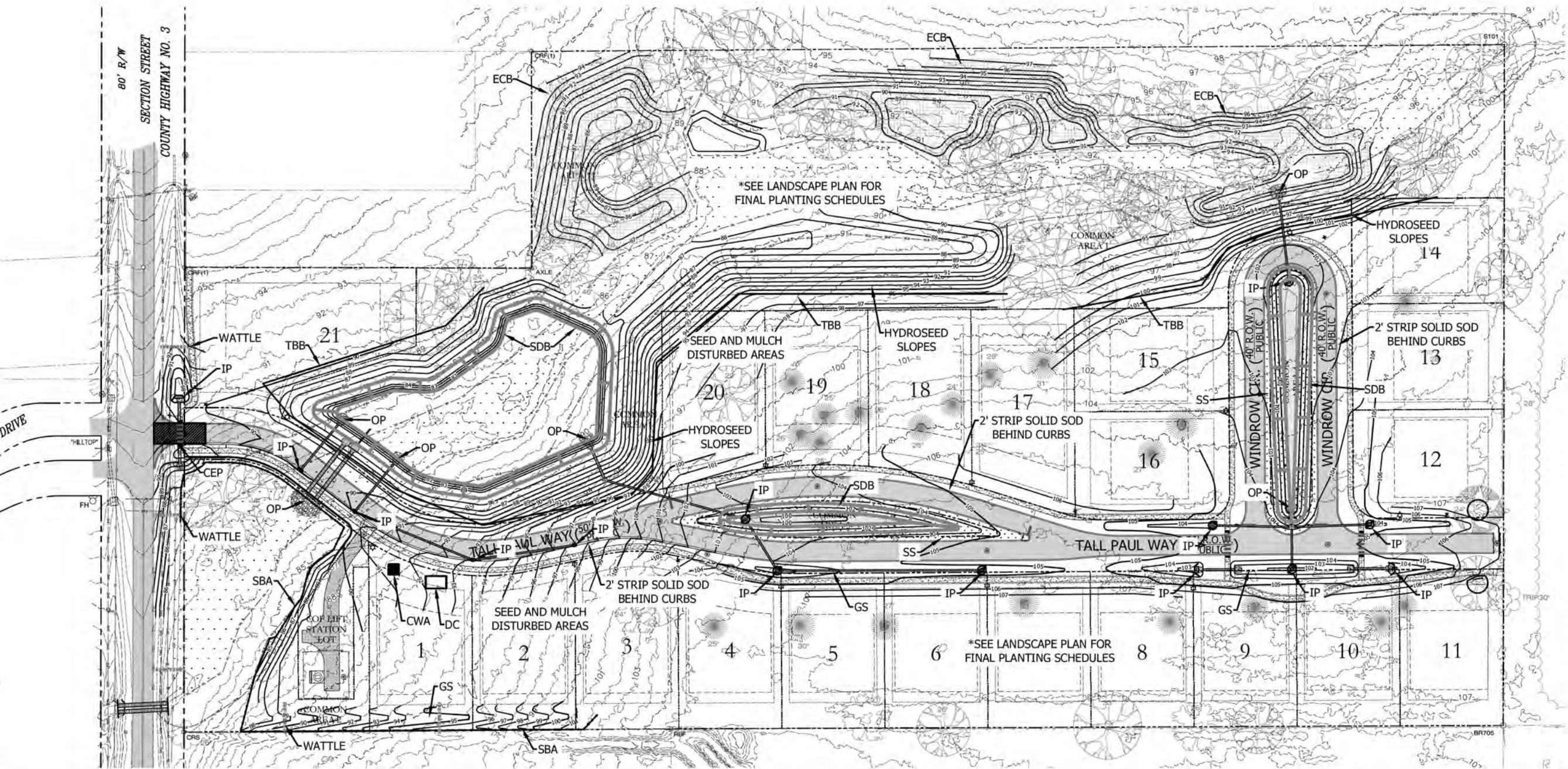
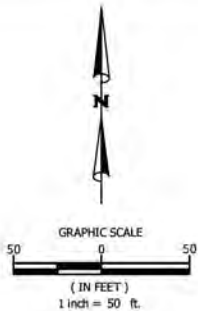
- CONVERT SEDIMENT BASINS TO PERMANENT FUNCTION BIO-RETENTION PONDS BY REMOVING CAPTURED SEDIMENT AND REPLACING THE TOP 6" OF FILTER MEDIA INSTALLED IN PHASE TWO WITH 6" OF CLEAN SAND
- REMOVE BMP MEASURES

PHASE NINE

- REMOVE SILT FENCE
- PROJECT COMPLETE, FINAL INSPECTION, FILE NOTICE OF TERMINATION

EROSION CONTROL LEGEND

- CD - CHECK DAM
GS - GRASS SWALE
IP - INLET PROTECTION
OP - OUTLET PROTECTION
DC - DEBRIS CONTAINMENT
CWA - CONCRETE WASHOUT AREA
TBB - TEMPORARY BRUSH BERM
SBA - SEDIMENT BARRIER (SILT FENCE, TYPE A)
TP - TREE PROTECTION
WTL - WATTLE
SDB - STORMWATER BASIN
CEP - CONSTRUCTION EXIT PAD
ECB - EROSION CONTROL BLANKET
SS - SOLID SOD/SEED AND MULCH
ALL AREAS REQD TO BE PERMANENTLY STABILIZED
OP/RS - RIP RAP OUTLET PROTECTION/RIP RAP LINED SWALE



NO.	REVISION	DATE	APPR.
2	DRC COMMENTS	1/13/25	
1	DRC COMMENTS	12/17/24	



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

January 10, 2025

Mr. Hunter Simmons
City of Fairhope
51 Pecan Ave Suite 200,
Fairhope, AL 36532

RE: Windrow Subdivision
ROW Waiver Letter

Dear Mr. Simmons:

We respectfully request a waiver to the City of Fairhope Subdivision Regulations Appendix A, Table 5.3 be granted for the referenced property for the proposed right-of-way of Windrow Circle.

Windrow Circle is a boulevard style loop with 40' wide right-of-way on either side of a 40' wide common area. The common area between the right-of-way will contain a privately maintained stormwater facility that implements low-impact development techniques. The stormwater facility remaining within a common area allows the area to be maintained by the subdivision POA. Due to the boulevard style of the right-of-way, the effective total width of right-of-way between the lots that front on Windrow Circle is 80'.

Respectfully,

JADE CONSULTING, LLC

A handwritten signature in blue ink, appearing to read 'William Graham', is written over the printed name.

William Graham, PE
Project Manager

Enclosure
WG\sr



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

December 17, 2024

Mr. Hunter Simmons
City of Fairhope
51 Pecan Ave Suite 200,
Fairhope, AL 36532

RE: Windrow Subdivision
Sidewalk Waiver Letter

Dear Mr. Simmons:

We respectfully request a waiver to the City of Fairhope Subdivision Regulations Article VI, Section D be granted for the referenced property along Section Street south of the subdivision entrance, as well as along a portion of the north side of the proposed Tall Paul Way.

On Section Street south of the proposed entrance the existing shoulder is minimal and quickly falls toward the existing wetlands east of Section Street allowing no suitable location to install a sidewalk. There are currently no sidewalks or major developments along the east side Section Street in the vicinity of the proposed subdivision to provide connectivity to.

Along Tall Paul Way sidewalk has only been proposed on the south side of the road from the entrance to Lot 20, the first lot that is proposed to front Tall Paul Way along the north. Sidewalk is not proposed on the north side for this portion in order minimize impacts to the wetlands on the north side of the road, as well as to avoid stormwater flow across the sidewalk as it flows into the pond and potentially creating dangerous conditions for pedestrians. Sidewalks have been provided across the frontage of all lots with connectivity to the entrance of the subdivision.

Respectfully,

JADE CONSULTING, LLC

A handwritten signature in blue ink, appearing to read 'William Graham', is written over the printed name.

William Graham, PE
Project Manager

Enclosure
WG\sr

January 27, 2025

City of Fairhope
Mike Jeffries
555 S. Section St
Fairhope, AL 36532

RE: Windrow Subdivision
Traffic Generation
Section St.
Fairhope, AL

Dear Mr. Jeffries:

Please accept the below information in regards to your request for trip generation figures for the proposed Windrow Subdivision.

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 9th Edition was applied to the proposed land use in order to estimate the daily vehicle trips and peak hour vehicle trips for the development. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

The traffic volumes for the Windrow Subdivision, listed in the below Table 1, are well below the trip counts that would require a full Traffic Study per the City of Fairhope Subdivision Regulations, Article IV, Section C.1.h.

Table 1 Trip Generation Table.

TRIP GENERATION VOLUME SUMMARY									
ITE CODE	LAND USE	UNIT	TOTAL TRIP GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Detached Housing	21	200	4	12	16	13	8	21

Note: Daily Trips = $9.52 \times 21 = 199.92$ total Trips. AM Peak Hour = $0.77 \times 21 = 16.17$ total Trips.
PM Peak Hour = $1.02 \times 21 = 21.42$ total Trips.

Respectfully,

JADE CONSULTING, LLC



William M. Graham, P.E.
Project Manager



JOINT APPLICATION AND NOTIFICATION
U. S. DEPARTMENT OF ARMY, CORPS OF ENGINEERS
ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

THIS FORM IS TO BE USED FOR PROPOSED ACTIVITIES IN WATERS OF THE UNITED STATES
WITHIN THE POLITICAL BOUNDARIES OF THE STATE OF ALABAMA.

PLEASE TYPE OR PRINT IN INK

1. DATE: <u>12</u> / <u>17</u> / <u>2024</u> month day year	Application Number: _____ (Agency Use Only)
2. APPLICANT INFORMATION: Name: <u>Jason Tickle</u> Company: <u>Two Hands Design and Development</u> Mailing Address: <u>23389 Main Street</u> <u>Fairhope, AL 36532</u> Telephone Number and Email (during business hours): A/C (251) <u>278-5533</u> Email: <u>ticklecreativecompany@gmail.com</u> <u>251 278-5533</u>	3. PROJECT LOCATION: Street Address: <u>Windrow sub: CR 3/S. Section St.</u> City/Community: <u>Fairhope</u> County: <u>Baldwin</u> Name of Waterway: <u>Point Clear Creek Watershed</u> Latitude: <u>30.499413</u> Longitude: <u>-87.901362</u> (Provide Lat/Long in decimal degrees, if available) Section <u>29</u> Township <u>6S</u> Range <u>2E</u> County Parcel Identification Number (PID): <u>05-46-09-29-0-000-047.000 PIN# 18518</u> (PID is typically located on property tax receipt)
4. DESIGNATION OF AGENT, STATEMENT OF AUTHORIZATION: N/A ☐ (check here if applicant is not designating an agent) I hereby designate and authorize <u>Tom Hutchings</u> (Print Name of Designated Agent) to act on my behalf in the processing of this permit application and to furnish, upon request, supplemental information in support of the application. <u>[Signature]</u> <u>12-17-24</u> Signature of Applicant Date	AGENT INFORMATION: Name: <u>Tom Hutchings</u> Company: <u>EcoSolutions, Inc.</u> Mailing Address: <u>P. O. Box 361</u> <u>Montrose, AL 36559</u> Telephone Number and Email (during business hours): A/C (251) <u>621-5006</u> Email: <u>ecosolutionsinc@bellsouth.net</u>
5. PROJECT DESCRIPTION: In addition to required attachments such as drawings/plans, provide a detailed narrative description of the project. Include <u>all</u> aspects of the project, describing completely and in detail. Provide the dimensions (in feet) of any structures such as piers, wharfs, bulkheads, pipelines, boathouses, boat ramps, groins, jetties, and appurtenances, as well as the dimensions (in feet/square feet) and volume (in cubic yards) of any dredging, excavation, or fill activities. Indicate the method(s) of construction and how the site would be accessed (i.e. by barge or land). Attach additional sheets if necessary. <u>Windrow Subdivision: Wetland Fill, see attached.</u> _____ _____ _____ _____ _____ _____ _____ _____ _____	

- 6. DREDGING:** For projects with dredging, show locations and dimensions of proposed dredge area(s) on attached plans. Include existing and proposed depths. N/A ☒ (check here if dredging is not proposed)
- a. New Work ☐ Maintenance Work ☐
- b. Volume (cubic yards) of material to be removed: _____
- c. Type of material (sand, muck, hard bottom, etc.): _____
- d. Surface area (square feet) impacted: _____
- e. Method of dredging or excavation (hydraulic pump, mechanical, etc.): _____
- f. Nature of area to be dredged (check all that apply) Upland ☐ Wetland ☐ Waterbottom ☐ Other ☐ (explain): _____

- 7. DISCHARGE OF DREDGED OR FILL MATERIAL:** For projects with discharge of dredged or fill material, show locations and dimensions of all disposal or fill areas on attached plans. N/A ☐ (check here if discharge of dredged or fill material is not proposed)
- a. Volume (cubic yards) of fill: 1,015 cubic yards of fill
- b. Type of fill (sand, clay, rip-rap, etc.): loam soil and rip rap
- c. Surface area (square feet) impacted: .465 acres
- d. Source of fill material (check all that apply): Commercially obtained ☒ Dredged material ☐ Borrowed on-site ☒ Other ☐ (explain): Rip rap will be commercially obtained; soil fill (loam) will be borrowed from on site
- e. How will discharge material be contained? Specify containment and/or erosion control measures (i.e. Best Management Practices): Spoil will be dewatered according to plan provided; best management practices will be followed
- f. Nature of disposal/fill area(s) (check all that apply.) Upland ☐ Wetland ☐ Waterbottom ☐ Other ☒ (explain): Spoil will be dewatered and left on site in an upland area, 25' from wetlands.

- 8. ADDITIONAL INFORMATION:** Provide information below relating to the proposed activity.
- a. Are oyster reefs located within or near the project area? Yes ☐ No ☒ If yes, explain: _____
- b. Will this project result in the siting, construction, and/or operation of an energy-related facility? Yes ☐ No ☒
- c. Is the project area greater than 5 acres in size? Yes ☐ No ☒
- d. Is any portion of the activity for which authorization is sought now complete? Yes ☐ No ☒ If yes, explain: _____
- Month and year activity took place: _____
- e. If project is for maintenance work of existing structures or channels, describe legal authorization for the existing work. Provide permit number, dates, or other form of authorization: _____

- 9. PURPOSE AND NEED:** Describe the purpose and need of the project. Describe any public benefit, if applicable. Describe the relationship between the project and any secondary or future development the project is designed to support: _____
- Wetland fill is for access road and for stormwater detention area in upcoming subdivision.

Intended use: Public ☐ Private ☒ Commercial ☐ Other ☐ (explain): subdivision "Windrow"

- 10. PROJECT SCHEDULE:**
- Proposed start date: 2/1/2025 Proposed completion date: 2/1/2026

- 11. ADJACENT PROPERTY OWNER NAMES AND MAILING ADDRESSES:** Provide the names and mailing addresses of adjoining property owners, lessees, etc. whose property adjoins the project. Also, identify the location of each owner's property on the plan view drawings. Attach additional sheets as needed.

Owner's Name: See attached Owner's Name: See attached

Mailing Address: _____ Mailing Address: _____

- 12. OTHER AUTHORIZATIONS OR CERTIFICATIONS:** List all authorizations or certifications requested, received, and/or required from other federal, state, or local agencies for any structures, construction, discharges, or other activities described in or directly related to this application. Note: The signature in Section 14 certifies that application has been made to or that permits are not required from the following agencies. *If permits are not required, place "N/A" in space for Type of Approval.*

Name of Federal, State, or Local Agency	Type of Approval	Identification No.	Date of Application	Date of Approval	Date of Denial
U.S. Army Corps of Engineers	Nationwide				
Alabama Dept. of Environmental Management (ADEM)	ALGP				
Alabama Dept. of Conservation and Natural Resources, State Lands Division (ADCNR-SLD)	ALGP				
Alabama State Docks	n/a				
City/County/Other: <u>City of Fairhope</u>	Land disturbance, wetland				

13. ATTACHMENTS: In addition to the completed application form, the following attachments are **REQUIRED**:

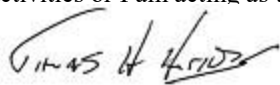
Vicinity Map: Show the location of the proposed site in relation to major highways, landmarks, and nearby streets.

Drawings: Provide plan view and cross-section or elevation view drawings of the project site. Drawings **must**:

1. Show fully-dimensioned and accurate representations of the existing and proposed structures and activities.
2. For projects located in or adjacent to waterways, clearly indicate the location of the Mean High Water and Mean Low Water lines (in tidally influenced areas) or the Ordinary High Water mark (in non-tidal creeks, rivers, etc.) along the shoreline or bank.
3. For projects located in or adjacent to waterways, include the width of the waterbody at the site location.

All attachments must be of reproducible quality. For hard copy applications, attachments must be on 8 ½ inch x 11 inch paper.

14. SIGNATURE OF APPLICANT OR AGENT (REQUIRED): Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. For projects within the coastal area of Mobile and Baldwin Counties, I certify that the proposed project for which authorization is sought complies with the approved Alabama Coastal Area Management Program and will be conducted in a manner consistent with the program. I agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or I am acting as the duly authorized agent of the applicant.



Signature of Applicant or Agent

1/2/2025

Date

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or make any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

15. APPLICATION SUBMISSION INFORMATION: Contact the U.S. Army Corps of Engineers prior to submitting the application if you have any questions or to request acceptable alternate content/format. **For electronic submittals (preferred method), please use the email addresses listed below.** An instruction package, example SPCC plans, and other information are available upon request.

NOTE: Fees may be required in conjunction with ADEM certification. ADEM will contact the applicant with fee requirements. Fees may also be required by the ADCNR-SLD for dredging activities and projects impacting State-Owned Submerged Lands. ADCNR-SLD will contact the applicant with fee requirements.

Submit the completed and signed application (with original or digital signature) and attachments to the appropriate U.S. Army Corps of Engineers office below:

For activities in the following counties in Alabama: <i>Baldwin, Butler, Choctaw, Clarke, Coffee, Conecuh, Covington, Crenshaw, Dale, Escambia, Geneva, Henry, Houston, Marengo, Mobile, Monroe, Washington, and Wilcox</i>	For activities in all other counties in Alabama: <i>(Portions of northern Alabama counties may be within the U.S. Army Corps of Engineers Nashville District area of responsibility. Please contact the Nashville District Regulatory Division at (615) 369-7500 for more information)</i>
U.S. Army Corps of Engineers, Mobile District Attention: CESAM-RD-A Post Office Box 2288 Mobile, Alabama 36628-001 Phone: (251) 690-2658 Web: www.sam.usace.army.mil Email: CESAM-RD@sam.usace.army.mil	U.S. Army Corps of Engineers, Mobile District Attention: Regulatory Division, North Branch 218 Summit Parkway, Suite 222 Homewood, Alabama 35209 Phone: (205) 290-9096 Web: www.sam.usace.army.mil Email: RD-N2@usace.army.mil

Additionally, submit a signed paper or electronic **copy** of the application package to the appropriate state agencies below:

For activities in the following counties in Alabama: <i>Baldwin, Mobile, and Washington</i>		For activities statewide in Alabama: <i>(For northern counties, contact the Nashville District as noted above)</i>	
Coastal Section-Mobile Branch Field Operations Division, ADEM 3664 Dauphin Street, Suite B Mobile, AL 36608 Phone: (251) 304-1176 Fax: (251) 304-1189 Web: www.adem.state.al.us Email: coastal@adem.alabama.gov	ADCNR, State Lands Division Coastal Section 3115 Five Rivers Boulevard Spanish Fort, AL 36527 Phone: (251) 621-1216 Fax: (251) 621-1331 Web: www.outdooralabama.com	Field Operations Division, ADEM Post Office Box 301463 Montgomery, AL 36110-2059 Phone: (334) 394-4311 Fax: (334) 394-4326 Web: www.adem.state.al.us Email: fieldmail@adem.alabama.gov	Alabama State Port Authority Attn: Harbormaster P.O. Box 1588 Mobile, AL 36633 Phone: (251) 441-7074 Fax: (251) 441-7390 Web: www.asdd.com Email: harbormaster@asdd.com



Windrow subdivision Wetland Fill – South Section Street, Fairhope, AL

Applicant Jason Tickle requests a permit to fill isolated wetlands, that may not be under USACE jurisdiction. If the wetlands are jurisdictional permitting is proposed through Nationwide permit 29 since fill will be less than 0.5 acres. Fill material will consist of rip rap and native loam soils.

Site Description: The applicant, Jason Tickle of Two Hands Design & Development LLC, is developing an 18 acre / 19 lot subdivision on South Section Street in Fairhope, AL. Property ID number is 18518, Parcel number 05-46-09-29-0-000-047.000. This property lies within the Point Clear Creek Watershed. The site is zoned R-1 in the City of Fairhope.

Description of the proposed activity:

The Windrow project is a residential subdivision with wetland areas incorporated into the design of the stormwater system. The existing wetlands are 1.73 acres which were delineated in March 2023 and it appears the wetlands are not under USACE jurisdiction due to Sackett, see jurisdictional opinion letter dated July 15, 2024 below. Please provided a written explanation of jurisdictional status of the wetlands on this site once the determination is completed. If the wetlands are determined to be under USACE jurisdiction then the client wants to move forward with wetland fill permitting under NWP 29.

Proposed Work: The proposed work includes the following:

1. Access road: Wetland fill for the access road is required to allow access to the majority of the uplands and the site from South Section Street.
2. Stormwater Detention: Wetland fill is required for the construction of the stormwater detention system and outfall structures. The remaining wetlands on the site will be enhanced by the removal of invasive species and replanting with native wetland species
3. Total wetland impact area (access road and stormwater detention) proposed is 0.465 acres. The wetland impact area have been minimized by using the dam of the southern stormwater basin as part the access road into the site.
4. Wetland fill quantities: 970 cubic yards of loamy soil; 45 cubic yard of rip rap.

See supporting documents attached.

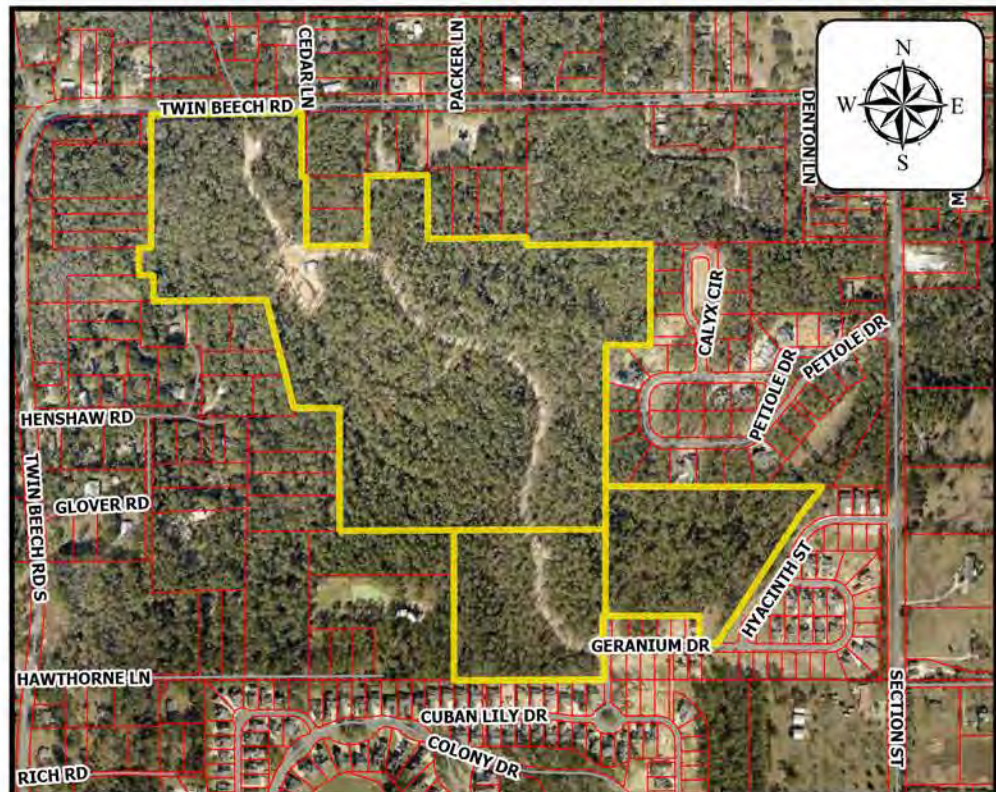
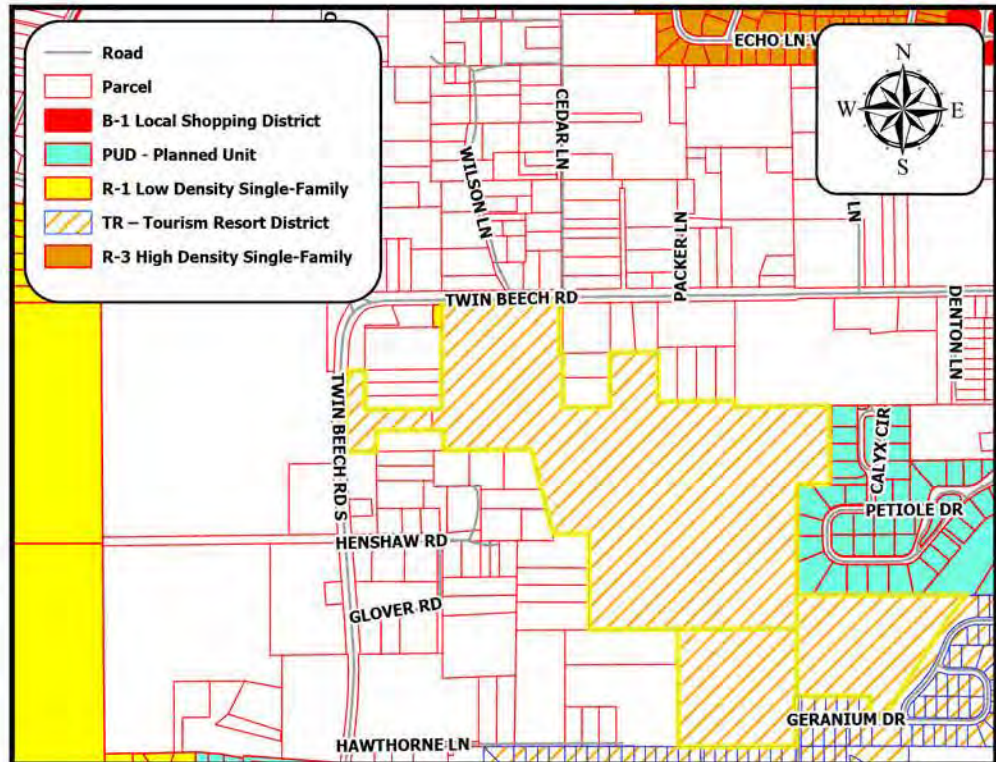
City of Fairhope

Planning Commission

February 3, 2025



SD 25.04 - Battles Trace Phase 9



Project Name:

Battles Trace Phase 9

Site Data:

22.4 acres

Project Type:

81-lot subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

TR - Tourist Resort District

PPIN Number:

5499, 20948, 286294

General Location:

East and west sides of Colony Drive

Surveyor of Record:

Sawgrass Consulting

Engineer of Record:

Sawgrass Consulting

Owner / Developer:

PCH Hotels and Resorts/RSA

School District:

Fairhope Elementary School

Fairhope Middle and High Schools

Recommendation:

Approve

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: PCH Hotels and Resorts /RSA Phone Number: _____
 Address of Property Owner: 201 Tallapoosa St. 2nd Floor
 City: Montgomery State: AL Zip: 36104

Proposed Subdivision Name: Battles Trace Phase 9
 No. Acres in Plat: 22.4 No. Lots/Units: 81
 Parcel No: 05-46-09-30-0-000-043.000 Current Zoning: TR
~~05-46-09-30-0-000-041.000~~
~~05-46-09-30-0-000-037.003~~

Authorized Agent Information

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

Name of Authorized Agent: Sawgrass Consulting Phone Number: 251-544-7900
 Address: 30673 Sgt E.I. Booth Thomas Drive
 City: Spanish Fort State: AL Zip: 36527
 Contact Person: Tim Lawley

Surveyor/Engineer Information

Name of Firm: Sawgrass Consulting, LLC Phone Number: 251-544-7900
 Address: 30673 Sgt E.I. Booth Thomas Drive
 City: Spanish Fort State: AL Zip: 36527
 Contact Person: Tim Lawley

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.

Tim Lawley
 Property Owner/Leaseholder Printed Name

Tim Lawley (Authorized Agent)
 Signature

12-20-24
 Date

 Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

Public hearing to consider the request of the Applicant, Sawgrass Consulting, on behalf of the Owner, PCH Hotels and Resorts/RSA, is requesting Preliminary Plat approval of Battles Trace Phase 9, an 81-lot major subdivision. The property is approximately 22.4 acres and is located on the north side of Battles Road, on the east and west sides of Colony Drive. The property is zoned TR – Tourism Resort District.

<u>SITE DATA</u>
NUMBER OF LOTS: 81 LOTS
LARGEST LOT SIZE: 0.29 A.± (12,424 S.F.±)
SMALLEST LOT SIZE: 0.05 AC± (2,112 S.F.±)
TOTAL AREA: 22.4 ACRES±
CURRENT ZONING: TR (PER CITY OF FAIRHOPE)
SETBACKS:
FRONT = 10 FEET
REAR = 5 FEET
NO SIDE SETBACK
HEIGHT LIMIT ON BUILDINGS = 35 FEET
OPEN SPACE/COMMON AREA: 352,805
S.F.± (8.1 ACRES±) = (36.2%)
GREEN SPACE 169,884 S.F.± (3.9 ACRES±) = (17.5%)
LINEAR FEET OF ROADWAY: 4,324 L.F.±
PARCEL NO.: 05-46-09-30-0-000-037.003
05-46-09-30-0-000-041.000
05-46-09-30-0-000-043.000
PPIN: 286294
20948
5499
<u>DEDICATED EASEMENTS</u>
10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES, EXCEPT FOR LOTS 397, 399, 400 & 402 AND SIDE LOT LINES OF LOTS 388 & 421.
5' UTILITY EASEMENT ALONG SIDE LOT LINE OF LOTS 388 & 421 (LOBELIA LANE).

Comments:

- The subject property is part of the TR District and if approved will be the next phase of Battles Trace. The TR District requires that the overall gross density for residential areas shall be no greater than 3.5 units per gross area and the TR District shall provide at least 20% open/green space. Both conditions are met. Currently “3-4 additional phases are anticipated to be similar in nature to phase 9 and other previous phases.”

Utilities:

- Water, Sewer, and Gas: City of Fairhope and aid to construction costs will be determined once the final construction designs have been reviewed.
- Power: Riviera Utilities
- Communications: AT&T

Drainage:

- Battles Trace PH 9 contains approximately 22.4 acres and is located to the North and West of the intersection of Geranium Dr. and Lobelia Ln. There is a ridge running through the middle of the site which generally separates the drainage to the east and the west directions. The site is currently wooded consisting mostly of planted pines. One detention pond is proposed in the SW corner of the site to detain the area that generally lies on the west side of the ridge. This pond will be routed to an existing 18” HDPE pipe that was stubbed out during the construction of PH 5 and will ultimately be

routed to the existing 18-acre lake and adjacent 1- acre pond prior to being discharged from the western portion of the development. Water quality requirements for the developed area (generally located on the west side of the ridge) will be accommodated by the existing 18-acre lake and 1-acre pond noted above. All water on the east side of the ridge will drain (un-detained) to the existing 2-acre wet detention pond located on the golf course (located NW of the intersection between Battles Road and Section St, and along the east side of Battles Trace PH 7 and PH 8). This detention pond was constructed during Battles Trace PH 7 and was designed to accommodate both water quality and detention requirements for the proposed developed area located within PH 9 (generally located on the east side of the ridge).

Citizen Comments:

- Staff has received several phone calls and emails regarding this next phase. Citizen correspondence is included in the packet along with two petitions that were received from the Hill Top Subdivision and Battles Trace Subdivision property owners.

*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

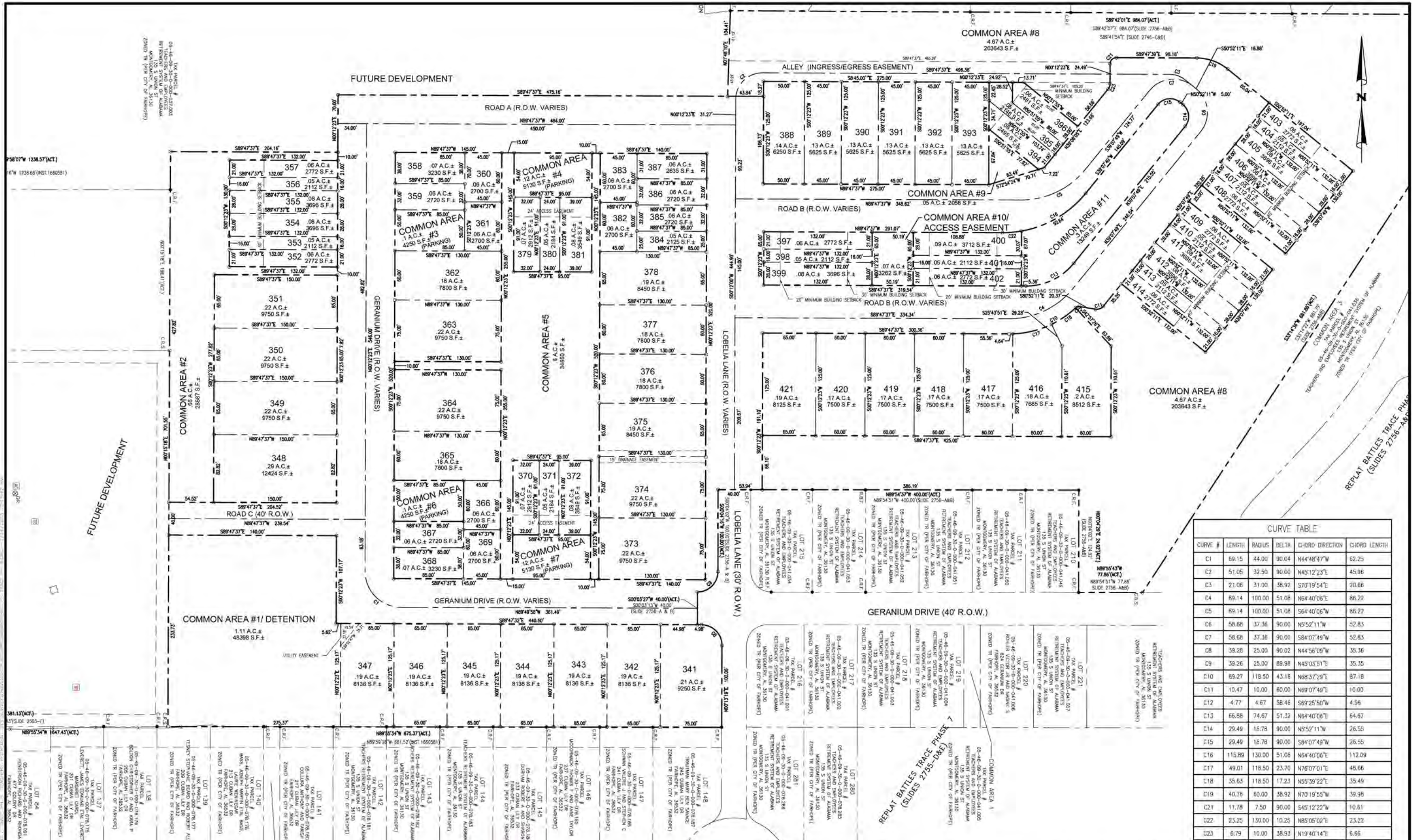
e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

- Meets

Recommendation:

Staff recommends approval SD 25.04 Battles Trace Phase 9 preliminary plat.

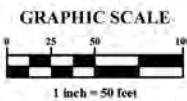
1.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	69.15	44.00	90.04	N44°48'47"W	62.25
C2	51.05	32.50	90.00	N45°12'23"E	45.96
C3	21.06	31.00	38.92	S70°19'54"E	20.66
C4	89.14	100.00	51.08	N64°40'06"E	86.22
C5	89.14	100.00	51.08	S64°40'06"W	86.22
C6	58.68	37.36	90.00	N5°52'11"W	52.83
C7	58.68	37.36	90.00	S84°07'49"W	52.83
C8	39.28	25.00	90.02	N44°56'09"W	35.36
C9	39.26	25.00	89.98	N45°03'51"E	35.35
C10	89.27	118.50	43.16	N68°37'29"E	87.18
C11	10.47	10.00	60.00	N69°07'49"E	10.00
C12	4.77	4.67	58.46	S69°25'50"W	4.56
C13	66.58	74.67	51.52	N64°40'06"E	64.67
C14	29.49	16.78	90.00	N5°52'11"W	26.55
C15	29.49	16.78	90.00	S84°07'49"W	26.55
C16	115.88	130.00	51.08	N64°40'06"E	112.09
C17	49.01	118.50	23.70	N76°07'01"E	48.66
C18	35.63	118.50	17.23	N55°39'22"E	35.49
C19	40.76	60.00	58.92	N70°19'55"W	39.98
C20	11.78	7.50	90.00	S45°12'22"W	10.61
C22	23.25	130.00	10.25	N85°05'02"E	23.22
C23	6.79	10.00	38.93	N19°40'14"E	6.66

SHEET 2 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 2 SHEETS) ATTACHED HERETO

NUMBER	REVISION	DATE





ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30573 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone (251) 544-7900

PRELIMINARY PLAT

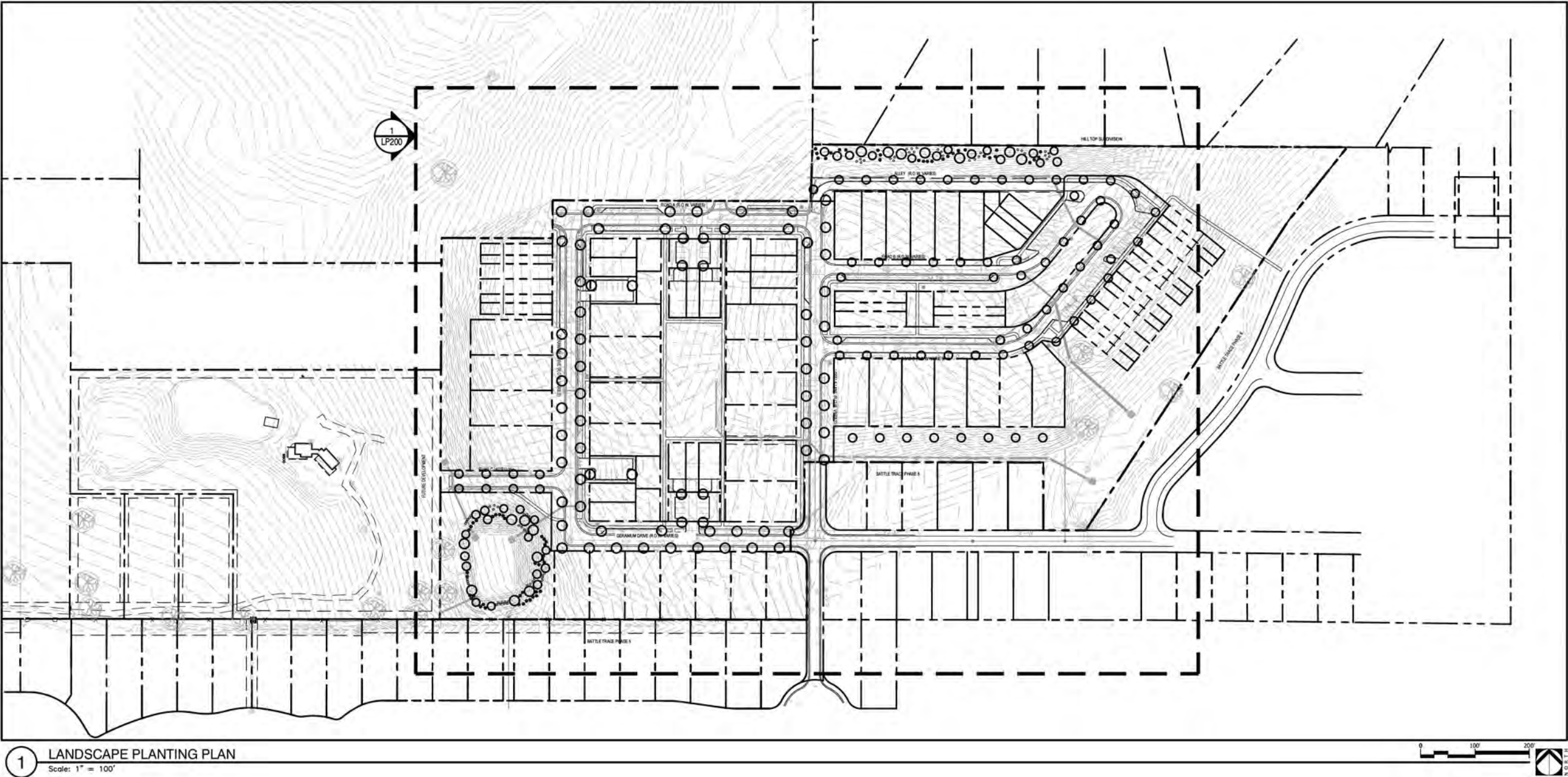
BATTLES TRACE, PHASE 9

RETIREMENT SYSTEM OF ALABAMA

SCALE: 1"=80'
DATE: JANUARY, 2025
DRAWN BY: JLC
CHECKED BY: EG
SHEET: 2 OF 2

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES						
	BH	15	BETULA NIGRA / RIVER BIRCH MIN 3 TRUNKS	B&B OR CONT	1.5'-2.5'	8'-10'
	LT	15	LIRODENDRON TULIPIFERA / TULIP TREE FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5'-2.5'	8'-10'
	QP	67	QUERCUS PHELLOS / WILLOW OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5'-2.5'	8'-10'
	QV	72	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5'-2.5'	8'-10'
	TD	15	TAXODIUM DISTICHUM / BALD CYPRESS FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5'-2.5'	8'-10'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SHRUBS						
	MC	63	MUHLBERGIA CAPILLARIS / PINK MUHLY	3 GAL		48" o.c.
	VM	63	MYRICA CERIFERA / COMMON WAX MYRTLE SHRUB FORM, FULL TO GROUND	3 GAL		60" o.c.
SOD/SEED						
	SOD	18,308 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD		

GENERAL NOTES	
TREE PLACEMENT NOTES:	
1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"-2.5" DIA AT THE TIME OF PLANTING.	
2.) TREES SHALL BE PLANTED EVERY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.	
3.) TREE SPECIES AND TREE PLACEMENT SHALL BE APPROVED BY THE CITY HORTICULTURIST.	
4.) ALL TREES SHALL BE PRUNED SO THAT NOT FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.	
5.) IN AREAS WHERE PLANTING STRIPS ARE OPTIONAL AND NOT PROVIDED, SIDEWALKS TEN FEET OR GREATER SHALL PROVIDE 4'X4' TREE WELLS ALONG THE CURB SO THE TREES MAY BE PLANTED IN CONFORMANCE WITH THESE REQUIREMENTS.	
6.) PER TREE ORDINANCE, SMALL TREES WILL BE PLANTED IN BETWEEN WALK AND CURB AREAS LESS THAN 5 FEET. MEDIUM TREES CAN BE PLANTED BETWEEN 5-7 FEET AND LARGE GROWING TREES CAN BE PLANTED IF AREA BETWEEN WALK AND CURB IS 7 FEET OR MORE (SEE ORDINANCE FOR LIST).	
7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBDIVISION ACCEPTANCE AND DURING 2-YEAR MAINTENANCE PERIOD.	





landscape architecture
and planning
placemaking

Foley, Alabama
P. 251.948.7183
Mobile, Alabama
P. 251.544.4078
Jackson, Mississippi
P. 601.709.9721
Birmingham, Alabama
P. 850.223.4322

www.was-design.com

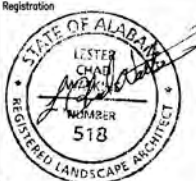
NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Battle Trace Phase 9
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
12.19.24		PERMIT SUBMITTAL
01.14.24		PERMIT RESUBMITTAL

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FA
Drawn
DM
Project Manager
CW
Principal
242027-093
Project No.
12.17.24
Date

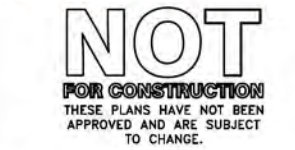


Sheet Title

LANDSCAPE
PLANTING PLAN

Sheet No.

LP100

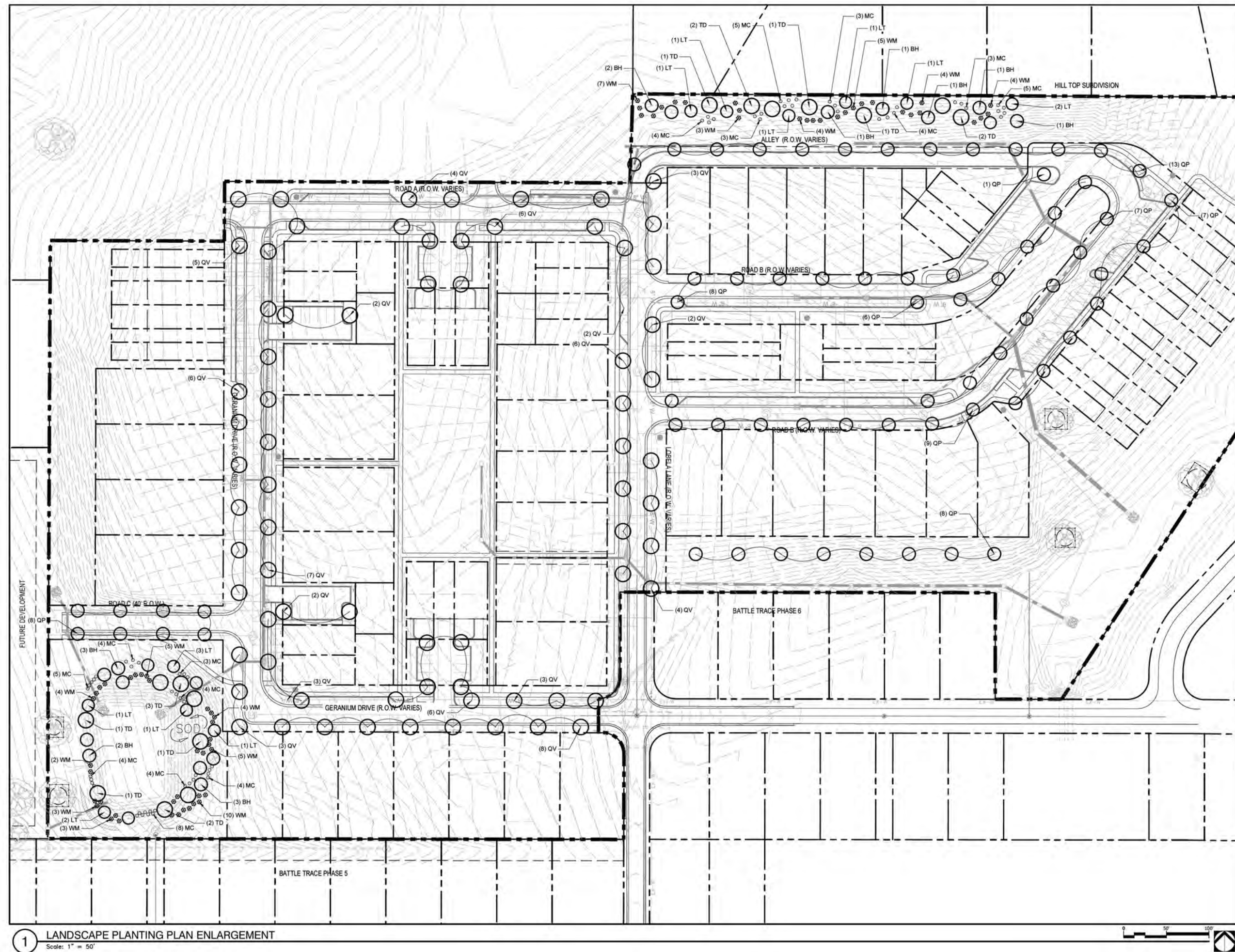
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FA _____
 Drawn _____
 DM _____
 Project Manager _____
 CW _____
 Principal _____
 242027-093 _____
 Project No. _____
 12.17.24 _____
 Date _____

Registration

STATE OF ALABAMA
 LISTER
 CHASE
 MEMBER
 518
 REGISTERED LANDSCAPE ARCHITECT

Sheet No. **LP200**



NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Battle Trace Phase 9
Fairhope, Alabama

Revisions		
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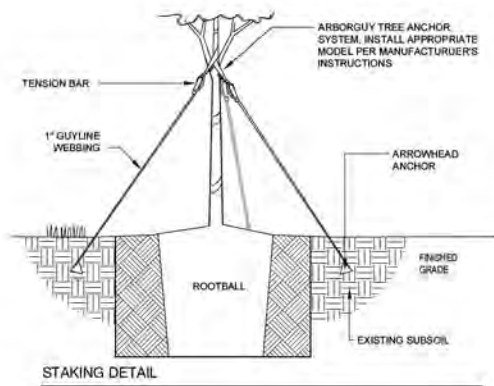
FA	Registration
Drawn	
DM	
Project Manager	
CW	
Principal	
242027-093	
Project No.	
12.17.24	
Date	

STATE OF ALABAMA
LESTER CHAD
518
REGISTERED LANDSCAPE ARCHITECT

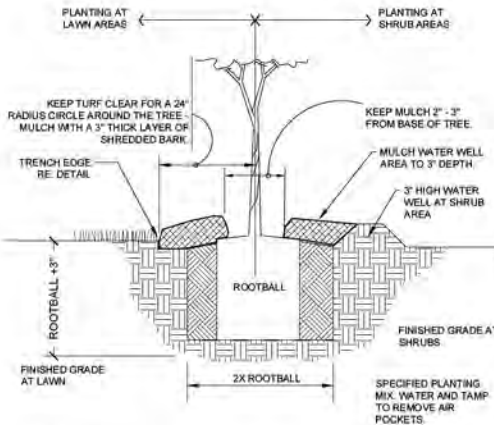
Sheet Title

**LANDSCAPE
PLANTING DETAILS**

Sheet No.
LP500



SET ROOTBALL CROWN 1 1/2" HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE.

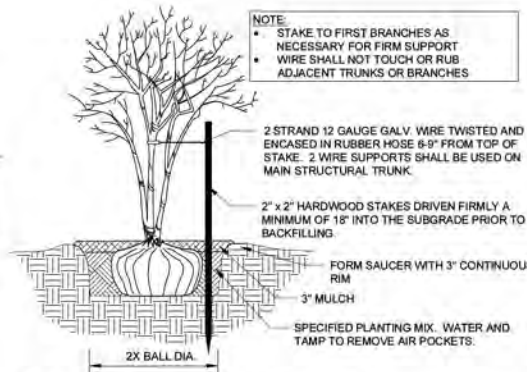


PLANT PIT DETAIL

1 TREE PLANTING - GUY STRAP

1" = 1'-0"

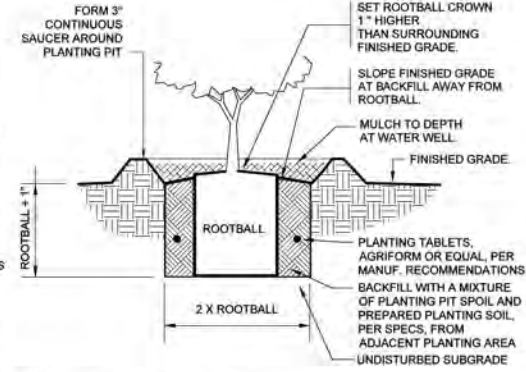
32 9343.26-02



2 MULTI-TRUNK TREE STAKING

1/2" = 1'-0"

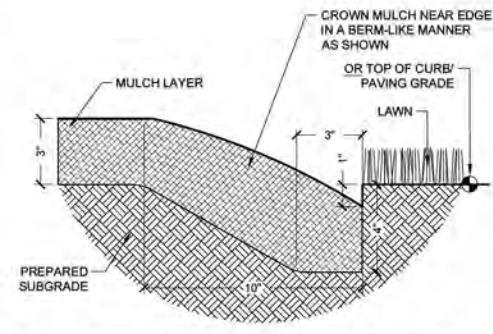
32 9543-01



3 SHRUB PLANTING

1" = 1'-0"

32 9333.13-01



4 TRENCH EDGE

3" = 1'-0"

32 9413.23-02

BATTLE TRACE PHASE 9

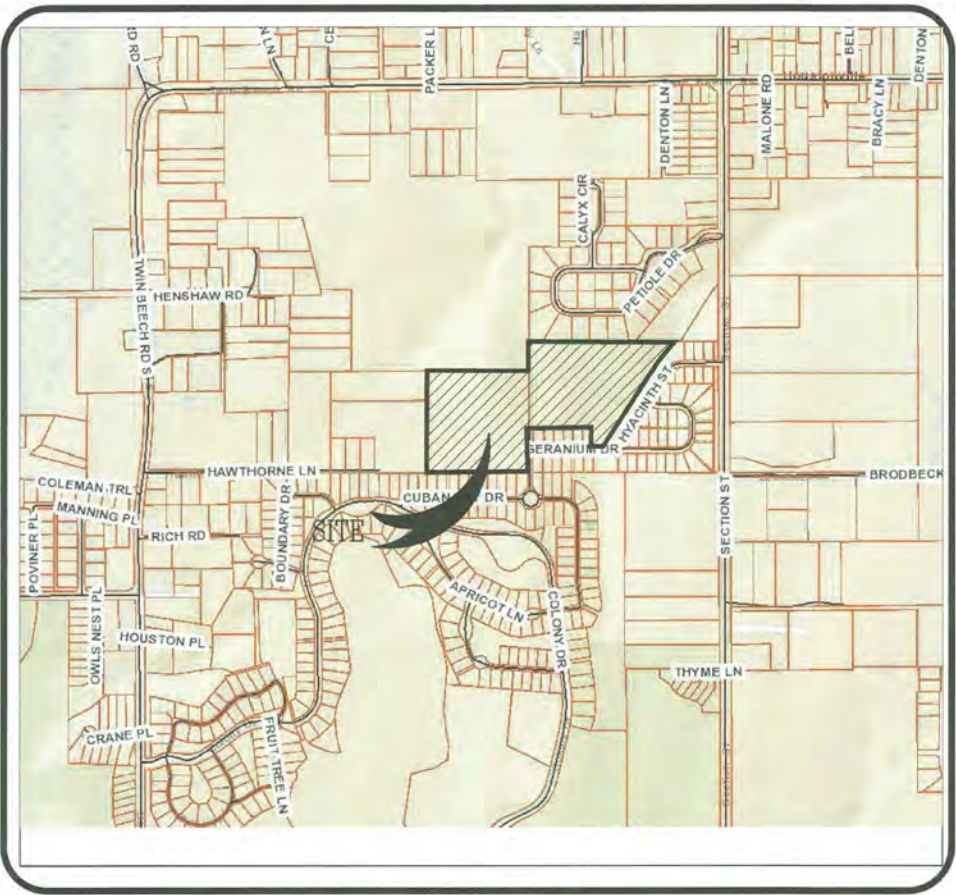
RETIREMENT SYSTEM OF ALABAMA

CIVIL CONSTRUCTION DRAWINGS

ROAD:	DESIGN SPEED:
LOBELIA LANE	20 MPH
GERANIUM DRIVE	20 MPH
ROAD A	20 MPH
ROAD B	20 MPH
ROAD C	20 MPH
ALLEY	20 MPH

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	PROJECT NOTES
3	TYPICAL SECTION
4	EXIST. COND. AND DEMO PLAN
5	GEOMETRY PLAN
6	GRADING AND DRAINAGE PLAN
7	LOBELIA LANE PLAN PROFILE
8	GERANIUM DRIVE PLAN PROFILE
9	ROAD A PLAN PROFILE
10	ROAD B PLAN PROFILE
11	ROAD C PLAN PROFILE
12	UTILITY PLAN
13	CROSS SECTIONS
14	CROSS SECTIONS
15	CROSS SECTIONS
16	CROSS SECTIONS
17	CROSS SECTIONS
18	CROSS SECTIONS
19	SIGNAGE, STRIPING & LIGHTING PLAN
20	PEDESTRIAN & GREENSPACE PLAN
21	CONSTRUCTION DETAILS
22	CONSTRUCTION DETAILS
23	WATER DETAILS
24	SEWER DETAILS
25	SEWER DETAILS
26	SEWER DETAILS
27	EROSION CONTROL PLAN
28	EROSION CONTROL DETAILS

JANUARY, 2025



VICINITY MAP

UTILITY PROVIDERS

SANITARY SEWER	FAIRHOPE WATER & SEWER
WATER	FAIRHOPE WATER & SEWER
POWER	RIVIERA UTILITIES
TELEPHONE	AT&T

SITE DATA

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05-46-09-30-0-000-041.000
05-46-09-30-0-000-043.000
PPIN: 285294
20948
5499

OWNER/DEVELOPER

THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA
THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

SURVEYOR/ENGINEER

SAWGRASS CONSULTING, LLC
30673 SGT E. I. "BOOTS" THOMAS DR
SPANISH FORT, AL 36527
SURVEYOR: ERIC E. COWEN, PLS
ALABAMA LICENSE NUMBER 26621
ENGINEER: TIMOTHY D. LAWLEY, P.E.
ALABAMA LICENSE NUMBER 30859

UTILITY PROVIDERS

WATER - FAIRHOPE WATER & SEWER
SEWER - FAIRHOPE WATER & SEWER
POWER - RIVIERA UTILITIES

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 30859, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

Timothy D. Lawley
PROJECT ENGINEER
01-14-25
DATE



PREPARED BY:



ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527

Phone: (251) 844-7900

UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL NOTIFY SAWGRASS CONSULTING LLC., AND LOCAL JURISDICTIONAL INSPECTOR (IF IN RIGHT-OF-WAY) 48 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
2. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLAN.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
5. THE CONTRACTOR IS REQUIRED TO USE ALABAMA ONE-CALL CENTER TELEPHONE NUMBER FOR THE PURPOSE OF COORDINATING THE MARKING OF UTILITIES.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS ARE NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS, HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE AS REQUIRED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY HIS EQUIPMENT TO EXISTING UTILITIES, CROSS-DRAIN PIPES AND HEADWALLS.
8. THE CONTRACTOR SHALL MEET OR EXCEED ALL REQUIREMENTS OF EACH UTILITIES' CONSTRUCTION SPECIFICATIONS.
9. THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER TO ELEVATIONS SHOWN ON PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES AND PIPING.
11. ALL EXCESS MATERIAL FROM EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
13. THE WATER SYSTEM IN THE PUBLIC RIGHT-OF-WAY WILL BECOME THE PROPERTY OF THE LOCAL UTILITIES BOARD UPON COMPLETION.
14. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHED AND WET AREAS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
15. ALL WATER MAINS SHOULD BE DUCTILE IRON PIPE IN ACCORDANCE WITH RIVIERA UTILITIES STANDARD SPECIFICATIONS.
16. THE FOLLOWING ITEMS SHALL BE PROVIDED TO THE ENGINEER FOR ASBUILTS PRIOR FINAL SUBMITTAL AND ACCEPTANCE OF UTILITY INFRASTRUCTURE BY RIVIERA UTILITIES OR CITY OF FAIRHOPE UTILITIES.
- VALVE LOCATIONS
 - SERVICES
 - CHANGES IN PIPE MATERIAL
 - FITTINGS
 - TAPS
- ALL INFORMATION SHALL BE PROVIDED IN DIGITAL FORMAT AND REFERENCED TO NAD 83, ALABAMA WEST ZONE STATE PLANE COORDINATES.
17. REQUIRED TESTING WILL BE PER BALDWIN COUNTY TESTING GUIDELINES.
18. UTILITY DEPTH SHALL BE A MINIMUM OF 48" UNDER THE ROAD, 36" UNDER THE DITCH, AND 30" IN THE SHOULDER.

GENERAL NOTES:

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL STATE AND LOCAL PERMITS AND EXPENSE THEREOF. ALL PERMITS MUST BE OBTAINED PRIOR TO APPROVAL BY BALDWIN COUNTY ENGINEERING AND THE CITY OF FOLEY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF PROJECT AND ALL COST ASSOCIATED THEREWITH BASED UPON CONTROL POINTS PROVIDED BY THE ENGINEER AS SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / ENGINEER WITH A LIST OF THREE NAMES AND TELEPHONE NUMBERS TO BE UTILIZED DURING EMERGENCIES OR DURING DAYS WHEN THE CONTRACTOR IS NOT WORKING ON SITE. NAMES AND TELEPHONE NUMBERS SHALL BE LISTED IN THE ORDER OF PREFERENCE THAT THE CONTRACTOR WOULD PREFER TO BE CONTACTED.
4. ALL WORK SHALL BE ACCOMPLISHED UNDER THE DIRECT SUPERVISION OF A CONTRACTOR PROPERLY LICENSED UNDER A MAJOR CLASSIFICATION AS DESIGNATED UNDER SECTION 230-X-1-27 OF THE STATE LICENSING BOARD FOR GENERAL CONTRACTORS IN THE STATE OF ALABAMA.
5. THE CONTRACTOR SHALL OBTAIN PERMISSION AND APPROVAL FOR ALL PROPOSED SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ALL PHASES OF THE PROJECT INCLUDING THE SUBCONTRACTOR'S WORK.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TESTING LAB A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING ANY MAJOR PHASE OF THE PROJECT.
7. THE OWNER / ENGINEER RESERVES THE RIGHT TO ALTER AND MODIFY PORTIONS OF THE PROJECT AS DEEMED NECESSARY DURING CONSTRUCTION TO ENHANCE OR IMPROVE THE OVERALL PROJECT AND MEET BUDGET CONSTRAINTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LINE LOCATION OF ALL EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE REPAIRED AND/OR REPLACED AT THE EXPENSE OF THE CONTRACTOR OR UTILITY COMPANY AND SHALL NOT BE THE RESPONSIBILITY OF THE OWNER.
9. ALL MATERIALS SHALL BE NEW AND SHOP DRAWINGS PROVIDED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
10. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. ALL MATERIALS AND WORKMANSHIP SHALL ADHERE TO THE ALABAMA DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE COUNTY ENGINEER IF ANY WORK IS REQUIRED TO OBSTRUCT OR DEVIATE NORMAL TRAFFIC OPERATIONS ON COUNTY PUBLIC STREETS. THE TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE LATEST M.U.T.C.D.
13. THE CONTRACTOR SHALL NOTIFY THE BALDWIN COUNTY PUBLIC WORKS ENGINEERING MANAGER, AT 251-943-8897 TO DISCUSS CONDITION OF COUNTY MAINTAINED ROAD LEADING TO THE SITE PRIOR TO COMMENCING WORK IN BALDWIN COUNTY RIGHT-OF-WAY.
14. MAINTENANCE OF THE DETENTION POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND NOT BALDWIN COUNTY OR THE CITY OF FOLEY.
15. LAND DISTURBANCE PERMIT AND A.D.E.M. N.O.I. MUST BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
16. ALL COMMON & DETENTION AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND NOT BY BALDWIN COUNTY OR THE CITY OF FOLEY.
17. INACTIVE PROJECTS MORE THAN 7 DAYS REQUIRE TEMP STABILIZATION. TEMP MULCH SHALL BE APPLIED OF THE EXPOSED AREA WILL REMAIN INACTIVE FOR LESS THAN 60 DAYS. TEMP SEED AND MULCH SHALL BE APPLIED IF IT WILL REMAIN INACTIVE 60 DAYS OR MORE.

CONCRETE NOTES:

1. CONCRETE SHALL BE A MIX DESIGNED BY A RECOGNIZED TESTING LAB TO ACHIEVE A STRENGTH OF 3,000 PSI IN 28 DAYS WITH A PLASTIC AND WORKABLE MIX. ALL CONCRETE USED TO FILL MASONRY UNITS SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/8" UNLESS OTHERWISE NOTED.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL MEETING A.S.T.M. A-615 GRADE 60 LATEST AND DEFORMED IN ACCORDANCE WITH A.S.T.M. A-305 LATEST. STEEL SHALL BE CLEANED, FREE FROM OIL, SCALE AND RUST. STEEL SHALL BE BENT, LAPPED, PLACED IN ACCORDANCE WITH A.C.I. STANDARDS AND SPECIFICATIONS.
3. ANCHOR BOLTS AND REINFORCING DOWELS SHALL BE SET IN FORMS AND HELD SECURELY IN PLACE BY TEMPLATES PRIOR TO THE PLACING OF THE CONCRETE. ANCHOR BOLTS SHALL BE AS SCHEDULED. REINFORCING DOWELS SHALL BE SAME SIZE AND SPACING AS VERTICAL REINFORCING.
4. SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE AND SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE THAT HAS A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI, AND SHALL BE IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND REGULATIONS.
5. ALL CONCRETE SLABS, APRONS, AND RIGID PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE - A.C.I. 318-08 FOR REINFORCED CONCRETE CONSTRUCTION.
6. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT A.D.A. REQUIREMENTS.

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 306 OF CURRENT EDITION OF ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OR PROJECT GEOTECHNICAL REPORT WHICHEVER IS GREATER. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED IN ACCORDANCE WITH SECTION 306 OF CURRENT EDITION OF ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OR PROJECT GEOTECHNICAL REPORT WHICHEVER IS GREATER.
4. MAXIMUM SLOPE OF EMBANKMENT WITHIN R.O.W. SHALL BE 4.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL. ALL OTHER SLOPES SHALL NOT EXCEED 3.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
5. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADES.
6. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR RE-GRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
7. EXCESS EARTH CUT OR UNSUITABLE MATERIALS, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.
8. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS. ALL PIPE UTILIZED IN THE R.O.W. SHALL BE CLASS 3 (MIN.) REINFORCED CONCRETE PIPE W/ RUBBER GASKET JOINTS. ALL ARCH PIPE UTILIZED IN THE R.O.W. SHALL BE CLASS 3 (MIN.) W/ RAM NECK JOINTS, UNLESS OTHERWISE NOTED. ALL JOINTS SHALL BE WRAPPED WITH NON-WOVEN GEOTEXTILE FABRIC. ALL STORM DRAIN PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT ALDOT SPECIFICATIONS AND STANDARD DRAWINGS.
9. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL FRAME AND COVER FOR ACCESS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS OR THE ENGINEER'S OFFICE IF COVER REQUIRES A COUNTY STAMP.
10. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. AT LEAST A 48 HOUR NOTIFICATION IS REQUIRED.
11. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
12. ALL SIDE DRAIN PIPE END TREATMENTS TO BE PER ALABAMA DEPT. OF TRANSPORTATION DESIGN BUREAU DRAWING HW-614-SP. ALL ROADWAY PIPE END TREATMENTS TO BE PER A.L.D.O.I. DESIGN BUREAU DRAWING HW-614-B.

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT FOR CONSTRUCTION SITES AND URBAN AREAS, VOLUME 1 AND 2, CURRENT EDITION.
2. THE MEASURES SET FORTH IN THE EROSION CONTROL PLAN ARE INTENDED AS THE MINIMUM STANDARDS. ANY EROSION CONTROL MEASURE BEYOND THAT SPECIFIED IN THE PLAN, THAT IS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW, SHALL BE IMPLEMENTED.
3. IN THE EVENT THAT EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THE EROSION CONTROL PLAN PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ALL ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE REVIEWED AND APPROVED BY LOCAL AND STATE COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
4. THE CONTRACTOR SHALL INSPECT INSTALLED BMP'S AT LEAST ONCE EVERY SEVEN (7) DAYS AND REPAIR OR REPLACE DAMAGED OR INEFFECTIVE DEVICES.
5. THE CONTRACTOR SHALL INSPECT INSTALLED BMP'S WITHIN 24 HOURS AFTER PRECIPITATION EVENTS OF 0.50 INCHES OR GREATER AND REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE DEVICES.
6. DISTURBED AREAS SHALL BE GRADED, SODDED, OR VEGETATED (SEEDED AND MULCHED) WITHIN 13 DAYS OF ANY CONSTRUCTION ACTIVITY FOR AN EFFECTIVE BMP.

7. ALL AREAS IDENTIFIED TO HAVE SOID SODDING, SHALL BE VEGETATED WITH PERMANENT SEEDING (SEASONAL MIX) IN ACCORDANCE WITH SECTION 860, TABLE FOR ZONE 3 IN THE ALABAMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS HIGHWAY CONSTRUCTION (CURRENT EDITION).
8. EROSION CONTROL DEVICES; SILT FENCES, HAY BALES, WATTLES, RECP'S OR PINNED SAID SOD SHALL BE NECESSARY TO REESTABLISH VEGETATION WHERE DITCHES AND SLOPES ARE SUBJECT TO DRAINAGE VELOCITIES.
9. SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY, SAID REQUIREMENTS AS SHOWN BY THESE PLANS.
10. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:

- A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
- B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.

11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

13. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

14. ALL EASEMENTS DISTURBED MUST BE GRADED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR ACCEPTANCE.

15. TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

16. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.

17. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

18. ALL SLOPES SHALL BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE. USE EROSION CONTROL BLANKET (ECB) WHERE GRASSING SLOPES ARE INTERMITTENT.

19. GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH GRASS IN KIND. IN AREAS OF INDECIPHERABLE GRASSES-USE CENTIPEDE.

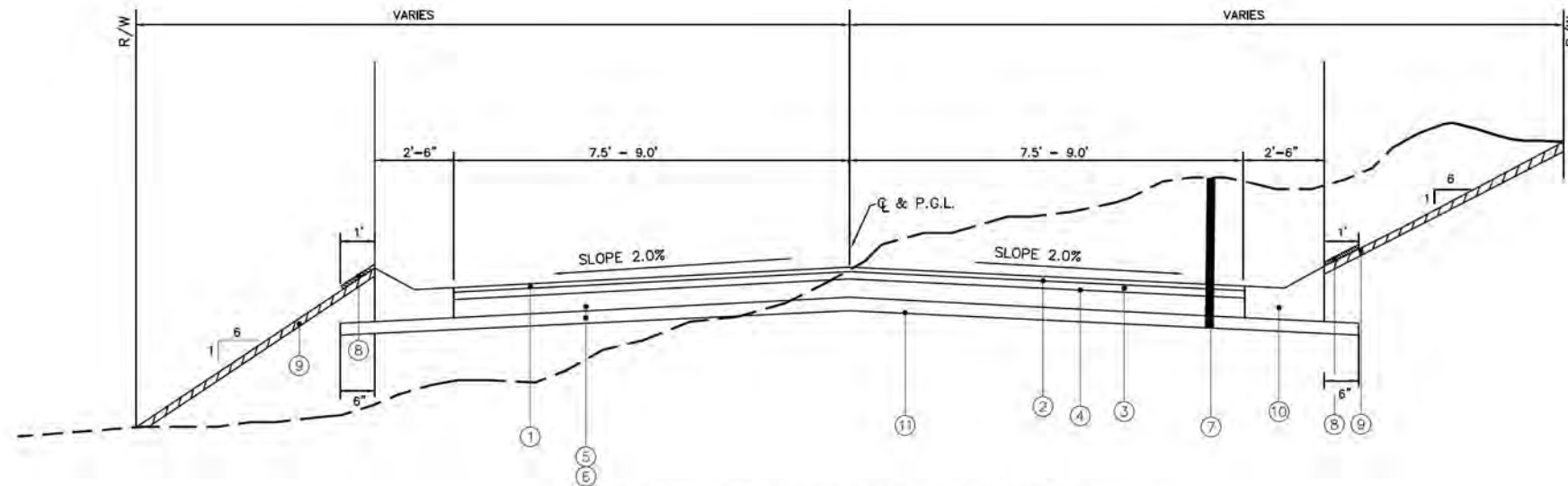
20. LENGTH OF RIP RAP AREA SHALL BE 6(SIX) TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE THREE(3) TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO(2) TIMES THE DIAMETER AT THE DOWNSTREAM END.

21. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM THE DETENTION POND AND ANY OTHER ACCUMULATED COLLECTION AREAS UPON PROJECT COMPLETION.

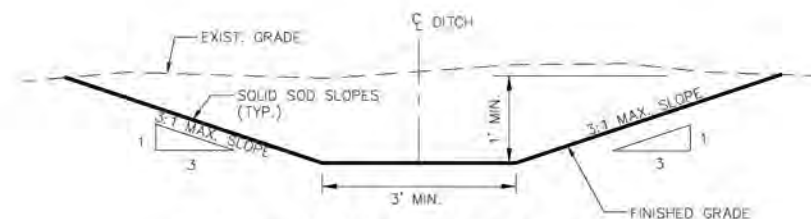
22. ALL CONSTRUCTION WASTE AND DEBRIS, SILT FENCES, HAY BALES, AND INLET PROTECTION AND OTHER TEMPORARY BMP'S SHALL BE REMOVED FROM THE SITE UPON CONSTRUCTION COMPLETION.

ON-SITE CONTACT:
ENGINEER: SAWGRASS CONSULTING, LLC.
(251) 544-7900 (OFFICE)

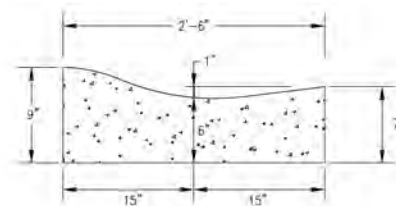
NUMBER:	REVISION:	DATE:	 ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT 30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900 202 Government Street, Suite 225, Mobile, AL 36602	PROJECT NOTES			DATE: JANUARY, 2025
				BATTLE TRACE PHASE 9			DRAWN BY: JLC
				RETIREMENT SYSTEM OF ALABAMA			CHECKED BY: TL
							SHEET: 2 OF 28



TYPICAL ROADWAY SECTION (CROWNED) *
15' - 18' DRIVING SURFACE



TYPICAL COMMON AREA SWALE DETAIL
N.T.S.



R-3 ROLL TYPE CURB DETAIL
N.T.S.

REFER TO THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 623

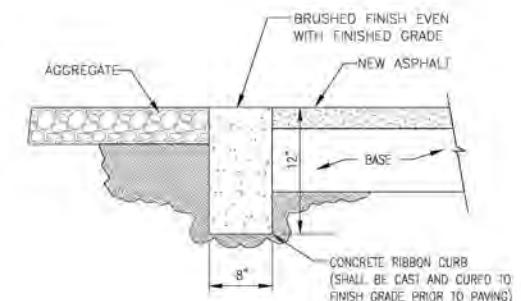
NOTES:

1. PROVIDE 10 FEET BETWEEN CONTROL JOINTS AND 40 FEET BETWEEN EXPANSION JOINTS.
2. ALL EXPANSION JOINTS SHALL BE 1/2" THICK, NEOPRENE MATERIAL.
3. EXPANSION MATERIAL TO BE USED AT ALL PC'S, PT'S AND STRUCTURES.
4. REFER TO THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 623.

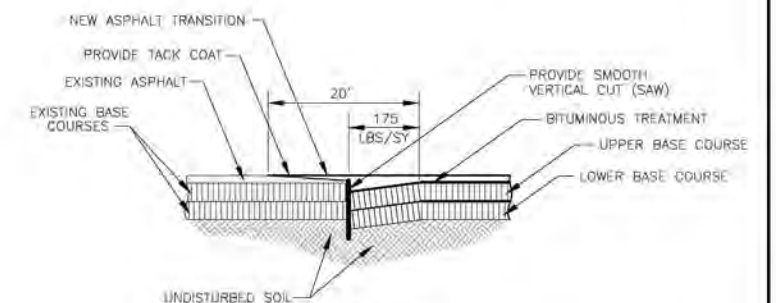
- ① ITEM 424-A, SUPERPAVE BITUMINOUS CONCRETE WEARING LAYER, 1/2" MAXIMUM AGGREGATE SIZE, ESAL RANGE B, 110 LB/SY
- ② ITEM 405-A, TACK COAT (0.03 GAL/SY) (PER GALLON)
- ③ ITEM 424-B, SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 3/4" MAXIMUM AGGREGATE SIZE, ESAL RANGE B, 165 LB/SY
- ④ ITEM 401-A, BITUMINOUS TREATMENT TYPE "A" (PER SQ. YD.)
- ⑤ ITEM 301-A, GRANULAR SOIL BASE COURSE, UPPER LAYER, TYPE "A", ROAD MIXED, 4" COMPACTED THICKNESS (PER SQ. YD.)
- ⑥ ITEM 301-A, GRANULAR SOIL BASE COURSE, LOWER LAYER, TYPE "A", ROAD MIXED, 4" COMPACTED THICKNESS (PER SQ. YD.)
- ⑦ ITEM 210-A, UNCLASSIFIED EXCAVATION (PER CY)
- ⑧ ITEM 654-A, SOLID SOD, (PER SQ. YD.)
- ⑨ ITEM 650-A, TOPSOIL (4" COMPACTED THICKNESS) (PER CU. YD.)
- ⑩ ITEM 623-C, 30" ROLL TYPE CURB (TYPE M-14)(PER LIN. FT.) **
- ⑪ ITEM 230-A, ROADBED PROCESSING (PER STATION)

* NOTE: REAR ALLEY WAY AND ONE-WAY LOOP (ROAD B) ARE HIGHSIDED (NOT CROWNED)

** NOTE: RIBBON CURB SHALL BE INSTALL IN LIEU OF 30" ROLL TYPE CURB IN LOCATIONS SPECIFIED.



RIBBON CURB DETAIL
N.T.S.

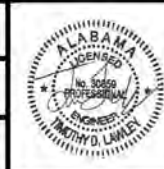


BUTT JOINT DETAIL
N.T.S.

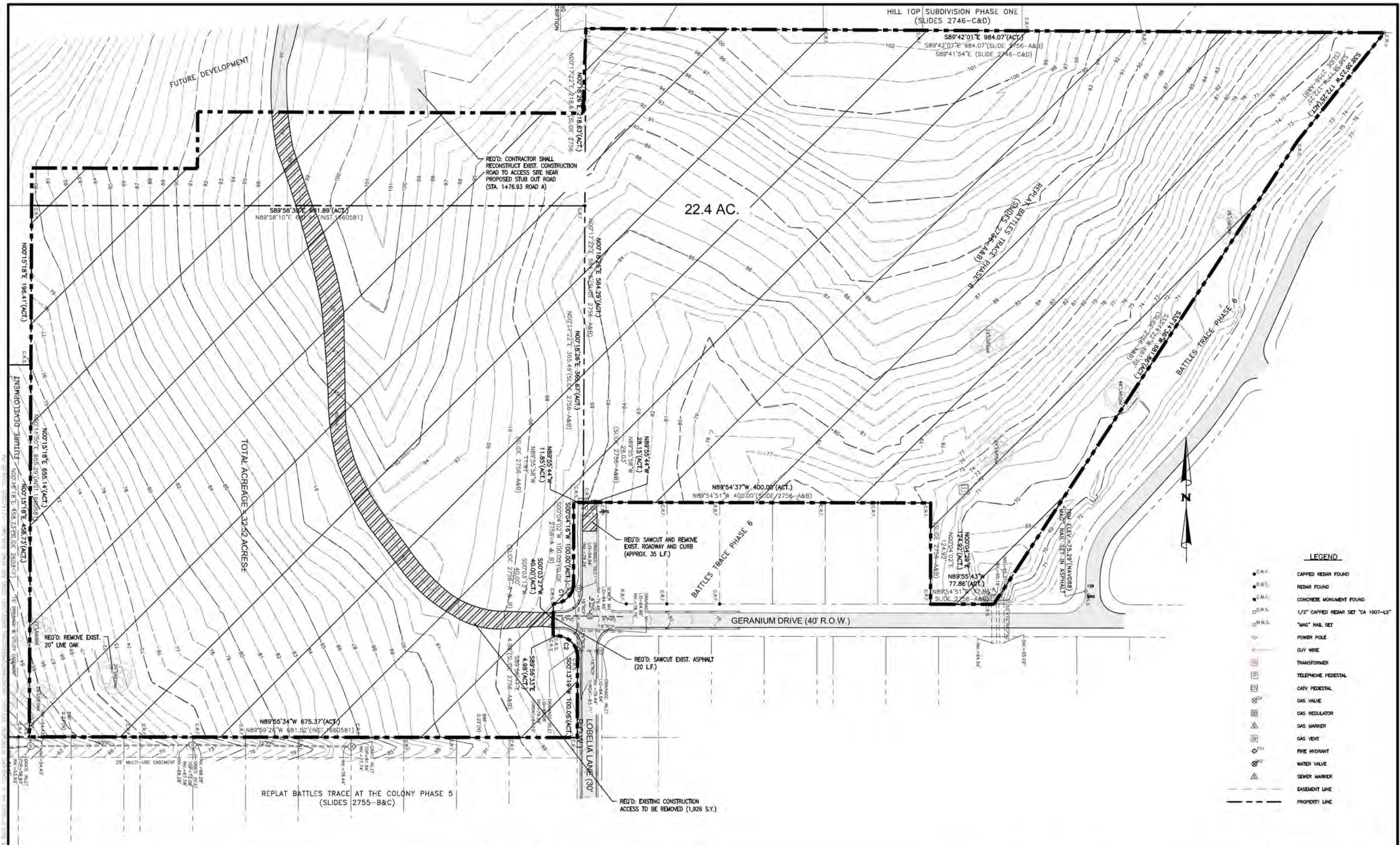
NUMBER	REVISION	DATE
A	REVISED PER FOLEY COMMENTS	2/7/2022



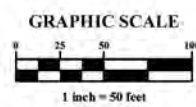
TYPICAL SECTION
BATTLE TRACE PHASE 9
RETIREMENT SYSTEM OF ALABAMA



DATE	JANUARY, 2025
DRAWN BY:	JLC
CHECKED BY:	TL
SHEET:	3 OF 28



NUMBER	REVISION	DATE





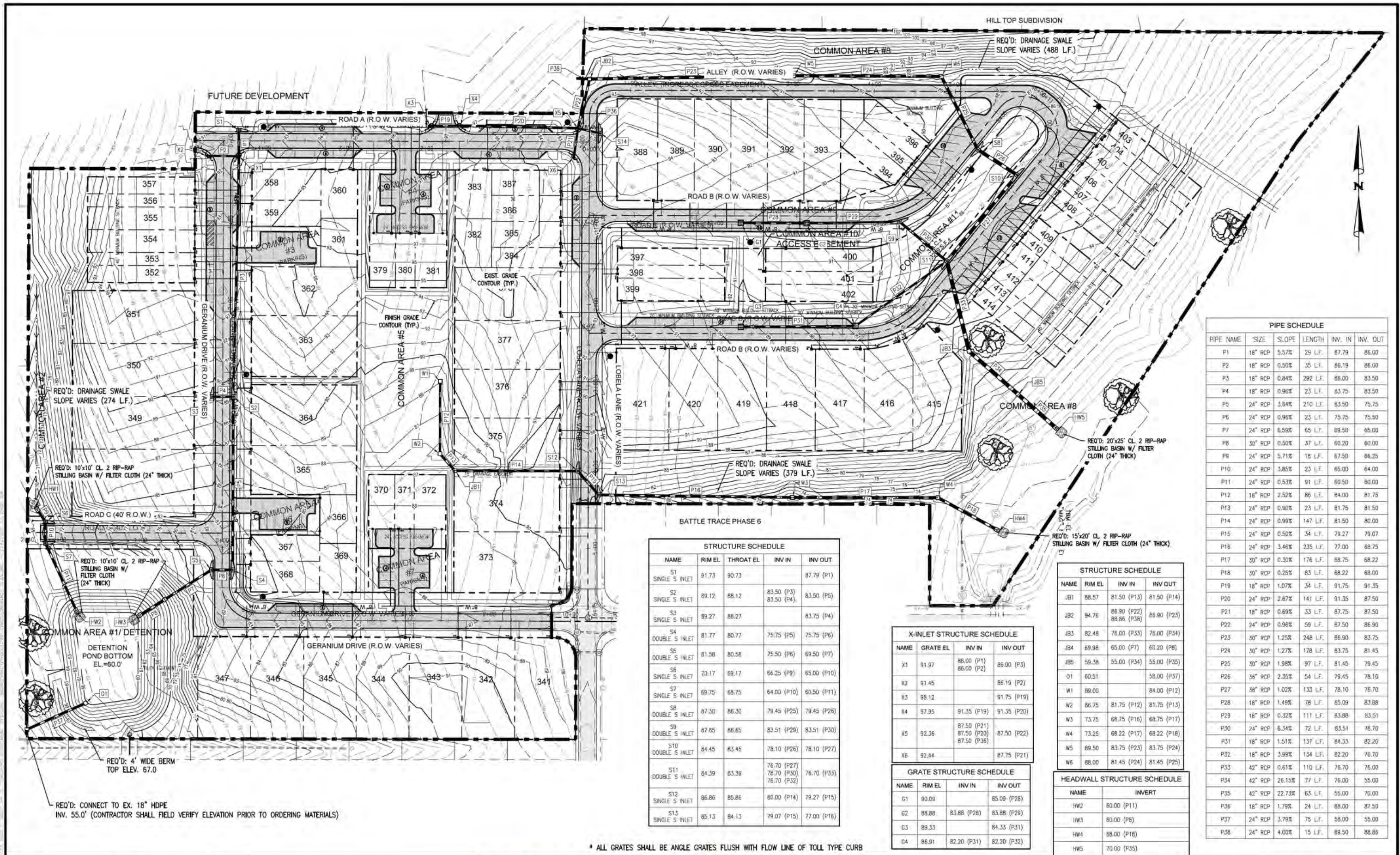
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

EXIST. COND. AND DEMO PLAN
BATTLE TRACE PHASE 9
RETIREMENT SYSTEM OF ALABAMA



SCALE: 1"=50'
DATE: JANUARY, 2025
DRAWN BY: JLC
CHECKED BY: TL
SHEET: 4 OF 28



PIPE SCHEDULE					
PIPE NAME	SIZE	SLOPE	LENGTH	INV. IN	INV. OUT
P1	18" RCP	5.57%	29 L.F.	86.79	86.00
P2	18" RCP	0.50%	35 L.F.	86.19	86.00
P3	18" RCP	0.84%	292 L.F.	86.00	83.50
P4	18" RCP	0.96%	23 L.F.	83.75	83.50
P5	24" RCP	3.84%	210 L.F.	83.50	75.75
P6	24" RCP	0.96%	23 L.F.	75.75	75.50
P7	24" RCP	6.59%	65 L.F.	69.50	65.00
P8	30" RCP	0.50%	37 L.F.	60.20	60.00
P9	24" RCP	5.71%	18 L.F.	67.50	66.25
P10	24" RCP	3.85%	23 L.F.	65.00	64.00
P11	24" RCP	0.53%	91 L.F.	60.50	60.00
P12	18" RCP	2.52%	86 L.F.	84.00	81.75
P13	24" RCP	0.90%	23 L.F.	81.75	81.50
P14	24" RCP	0.99%	147 L.F.	81.50	80.00
P15	24" RCP	0.50%	34 L.F.	79.27	79.07
P16	24" RCP	3.46%	235 L.F.	77.00	68.75
P17	30" RCP	0.30%	176 L.F.	68.75	68.22
P18	30" RCP	0.25%	83 L.F.	68.22	68.00
P19	18" RCP	1.07%	34 L.F.	91.75	91.35
P20	24" RCP	2.67%	141 L.F.	91.35	87.50
P21	18" RCP	0.69%	33 L.F.	87.75	87.50
P22	24" RCP	0.96%	59 L.F.	87.50	86.90
P23	30" RCP	1.25%	248 L.F.	86.90	83.75
P24	30" RCP	1.27%	178 L.F.	83.75	81.45
P25	30" RCP	1.98%	97 L.F.	81.45	79.45
P26	36" RCP	2.35%	54 L.F.	79.45	76.10
P27	36" RCP	1.02%	133 L.F.	76.10	76.70
P28	18" RCP	1.49%	78 L.F.	85.09	83.88
P29	18" RCP	0.32%	111 L.F.	83.88	83.51
P30	24" RCP	6.34%	72 L.F.	83.51	78.70
P31	18" RCP	1.51%	137 L.F.	84.33	82.20
P32	18" RCP	3.99%	134 L.F.	82.20	76.70
P33	42" RCP	0.61%	110 L.F.	76.70	76.00
P34	42" RCP	26.15%	77 L.F.	76.00	55.00
P35	42" RCP	22.73%	63 L.F.	55.00	70.00
P36	18" RCP	1.79%	24 L.F.	88.00	87.50
P37	24" RCP	3.79%	75 L.F.	58.00	55.00
P38	24" RCP	4.00%	15 L.F.	89.50	88.86

STRUCTURE SCHEDULE				
NAME	RIM EL.	THROAT EL.	INV. IN	INV. OUT
S1 SINGLE S INLET	91.73	90.73		87.79 (P1)
S2 SINGLE S INLET	89.12	88.12	83.50 (P3) 83.50 (P4)	83.50 (P5)
S3 SINGLE S INLET	89.27	88.27		83.75 (P4)
S4 DOUBLE S INLET	81.77	80.77	75.75 (P5) 75.75 (P6)	
S5 DOUBLE S INLET	81.58	80.58	75.50 (P6) 69.50 (P7)	
S6 SINGLE S INLET	70.17	69.17	66.25 (P9) 65.00 (P10)	
S7 SINGLE S INLET	69.75	68.75	64.00 (P10) 60.50 (P11)	
S8 DOUBLE S INLET	87.30	86.30	79.45 (P25) 79.45 (P26)	
S9 DOUBLE S INLET	87.65	86.65	83.51 (P29) 83.51 (P30)	
S10 DOUBLE S INLET	84.45	83.45	78.10 (P26) 78.10 (P27)	
S11 DOUBLE S INLET	84.39	83.39	76.70 (P27) 76.70 (P33) 76.70 (P32)	
S12 SINGLE S INLET	86.86	85.86	80.00 (P14) 79.27 (P15)	
S13 SINGLE S INLET	85.13	84.13	79.07 (P15) 77.00 (P16)	

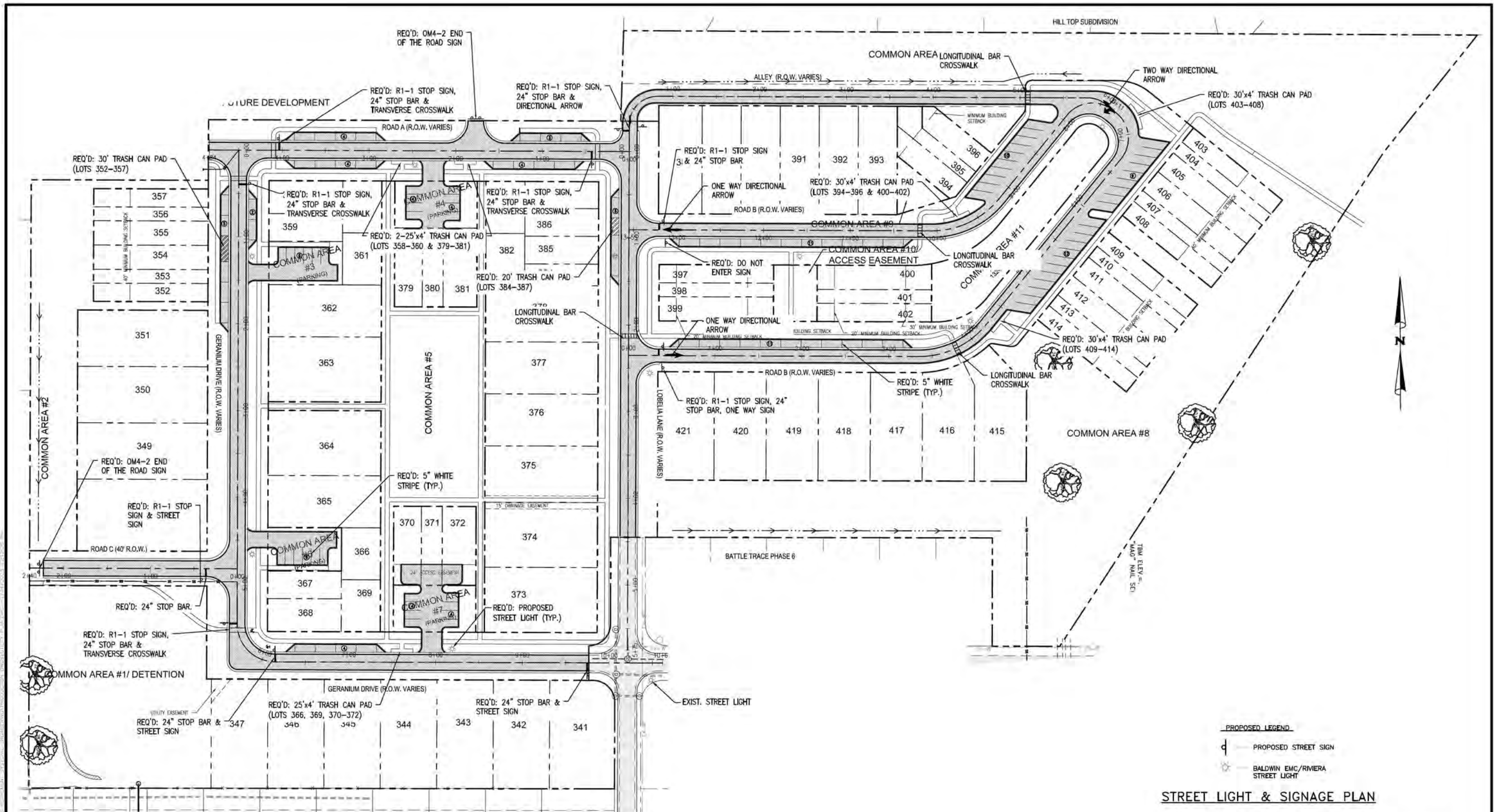
X-INLET STRUCTURE SCHEDULE			
NAME	GRATE EL.	INV. IN	INV. OUT
X1	91.97	86.00 (P1) 86.00 (P2)	86.00 (P3)
X2	91.45		86.19 (P2)
X3	98.12		91.75 (P19)
X4	97.95	91.35 (P19) 91.35 (P20)	
X5	92.36	87.50 (P21) 87.50 (P20) 87.50 (P36)	87.50 (P22)
X6	92.44		87.75 (P21)

GRATE STRUCTURE SCHEDULE			
NAME	RIM EL.	INV. IN	INV. OUT
G1	90.09		85.09 (P28)
G2	88.88	83.88 (P28) 83.88 (P29)	
G3	89.33		84.33 (P31)
G4	86.91	82.20 (P31) 82.20 (P32)	

STRUCTURE SCHEDULE			
NAME	RIM EL.	INV. IN	INV. OUT
JB1	88.57	81.50 (P13) 81.50 (P14)	
JB2	94.76	86.90 (P22) 88.86 (P38)	86.90 (P23)
JB3	82.48	76.00 (P33) 76.00 (P34)	
JB4	69.98	65.00 (P7) 60.20 (P8)	
JB5	59.38	55.00 (P34) 55.00 (P35)	
O1	60.51		58.00 (P37)
W1	89.00		84.00 (P12)
W2	86.75	81.75 (P12) 81.75 (P13)	
W3	73.75	68.75 (P16) 68.75 (P17)	
W4	73.25	68.22 (P17) 68.22 (P18)	
W5	89.50	83.75 (P23) 83.75 (P24)	
W6	88.00	81.45 (P24) 81.45 (P25)	

HEADWALL STRUCTURE SCHEDULE	
NAME	INVERT
HW2	60.00 (P11)
HW3	60.00 (P6)
HW4	68.00 (P18)
HW5	70.00 (P35)

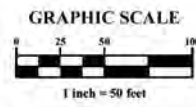
* ALL GRATES SHALL BE ANGLE GRATES FLUSH WITH FLOW LINE OF TOLL TYPE CURB



STREET LIGHT & SIGNAGE PLAN

- NOTES:
- 1. ALL STRIPING SHALL BE CLASS 2, TYPE A THERMOPLASTIC.
 - 2. REFER TO ALDOT STATE STANDARDS SPECIAL DRAWINGS FOR REFLECTIVE PAVEMENT MARKER LAYOUT, CURRENT EDITION.

NUMBER	REVISION	DATE





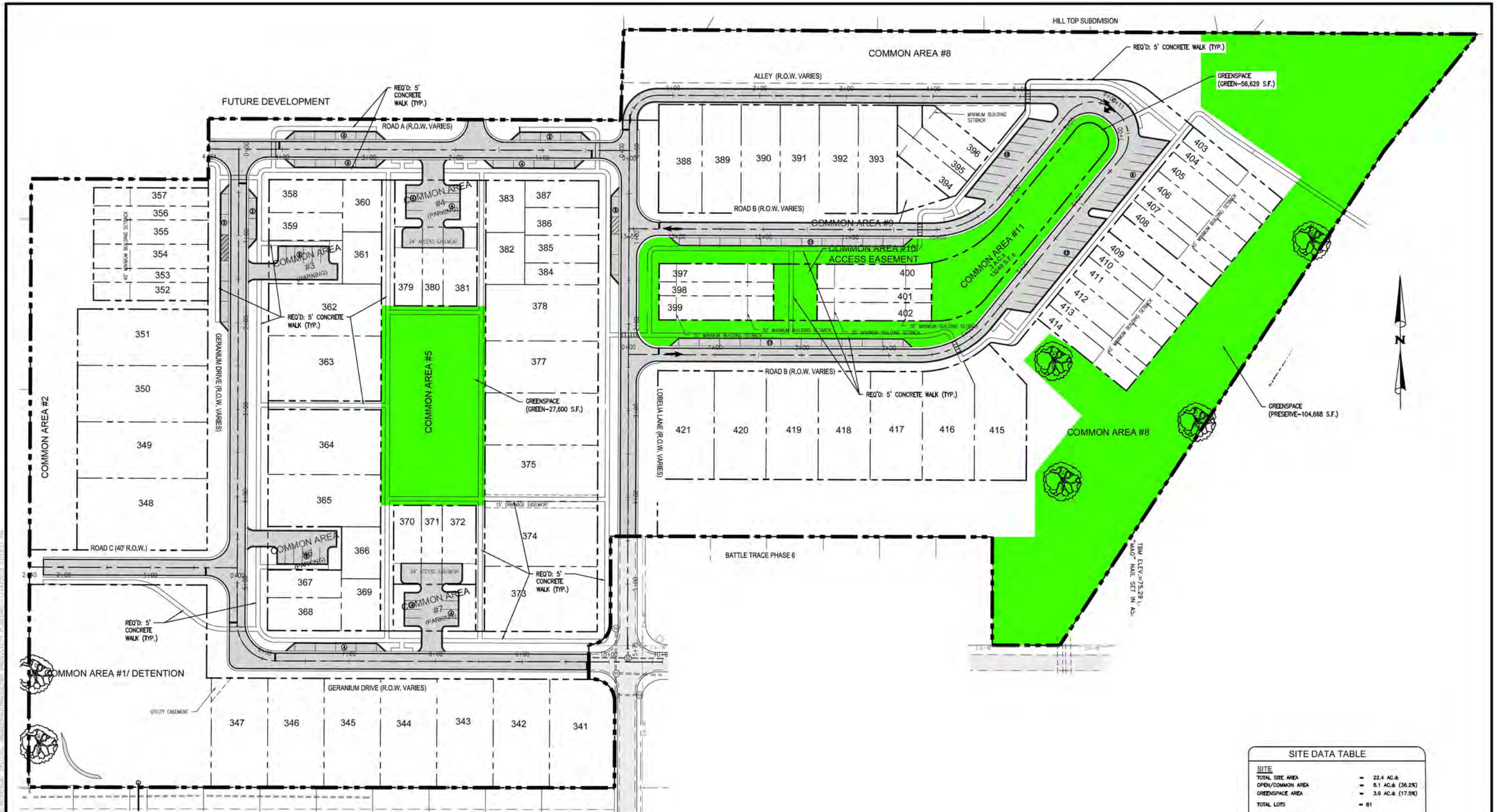
Sawgrass
ENGINEERING • SURVEYING • CONSTRUCTION MANAGEMENT

30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7800

SIGNAGE, STRIPING & LITHTING PLAN
BATTLE TRACE PHASE 9
RETIREMENT SYSTEM OF ALABAMA

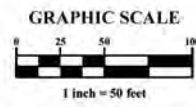


SCALE: 1"=50'
DATE: JANUARY, 2025
DRAWN BY: JLC
CHECKED BY: TL
SHEET: 19 OF 28



SITE DATA TABLE	
SITE	
TOTAL SITE AREA	= 22.4 AC.±
OPEN/Common AREA	= 8.1 AC.± (36.2%)
GREENSPACE AREA	= 3.9 AC.± (17.5%)
TOTAL LOTS	= 81
SINGLE FAMILY LOTS	= 34
SINGLE FAMILY CARRIAGE HOUSE LOTS	= 12
SINGLE FAMILY TOWNHOMES LOTS	= 35
TOTAL LOTS	= 81
TOTAL PARKING	= 128

NUMBER	REVISION	DATE





ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

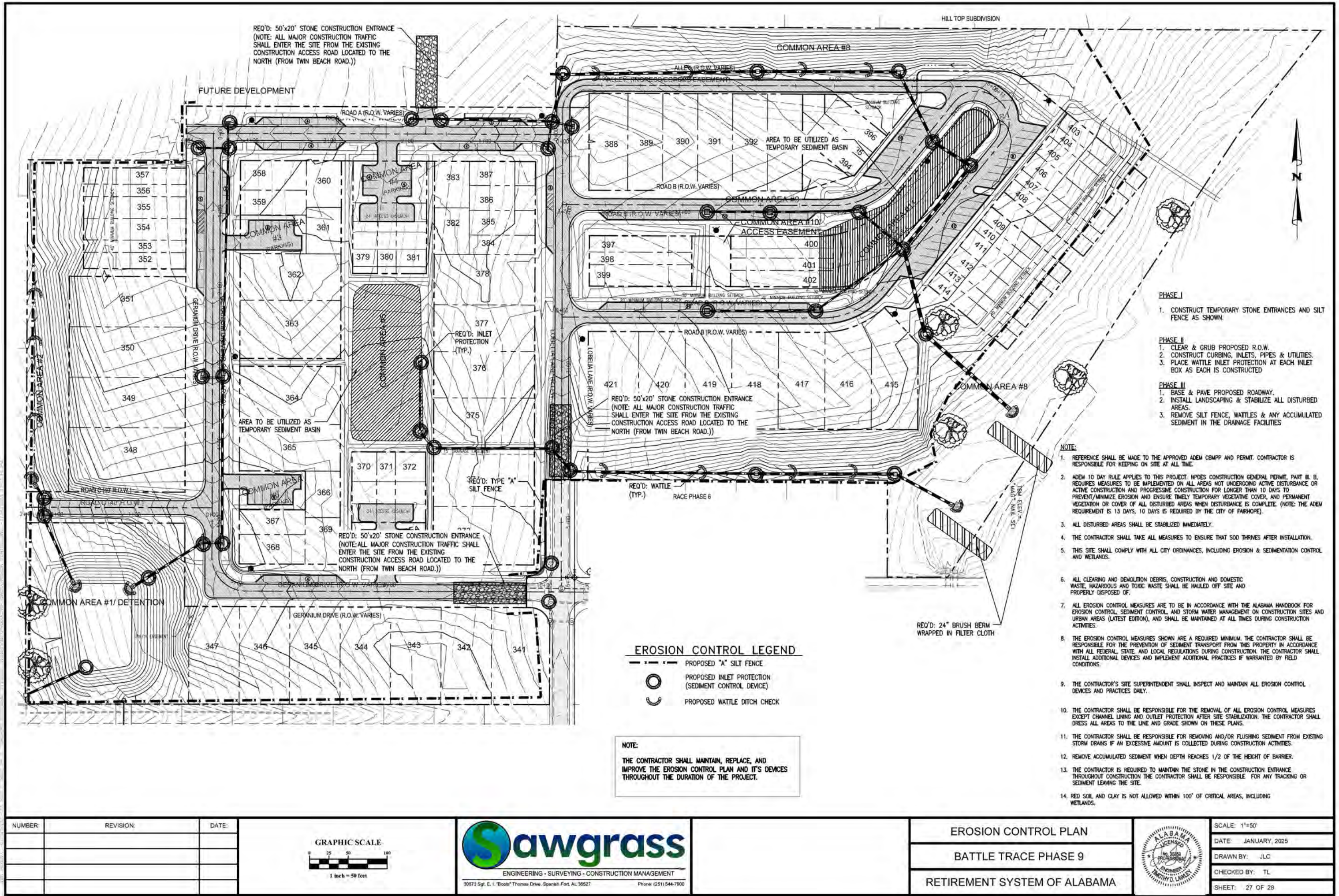
PEDESTRIAN & GREENSPACE PLAN

BATTLE TRACE PHASE 9

RETIREMENT SYSTEM OF ALABAMA



SCALE: 1"=50'
DATE: JANUARY, 2025
DRAWN BY: JLC
CHECKED BY: TL
SHEET: 20 OF 28





November 5, 2024

Tim Lawley
Sawgrass Engineering

RE: Service Availability – Battles Trace, Phase 9

Dear Mr. Lawley,

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 handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office



October 19, 2023

Sherry Sullivan
Mayor

Sawgrass Consulting, LLC
30673 SGT EI Boots Thomas Dr
Spanish Fort, AL 36527

Council Members:

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

RE: Battles Trace Phase 9, PPINs 378695, 373725, 373726, 373727, 63315, 5499, 20948

Water, Sewer and Gas are available with Fairhope Public Utilities. Aid to construction will be determined once the final construction designs have been reviewed.

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

Tim Manuel
Water/Wastewater Assistant Superintendent
Fairhope Public Utilities

Wes Boyett
Gas Superintendent
Fairhope Public Utilities

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

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

* Sawgrass attend the City of Fairhope Utility Review meeting on 11-7-24. An updated availability Letter for Fairhope Water, Sewer, & gas will be submitted upon receipt.



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

11/6/2024

Heather Bell
Sawgrass
30673 SGT E.I. "Boots" Thomas Drive
Spanish Fort, AL 36527

RE: Battles Trace Ph.9

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Wes Abrams	Electric	wabrams@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



30673 Sgt E.I. "Boots" Thomas Dr
Spanish Fort, AL 36527
P: 251-544-7900
www.sawgrassllc.com

November 21, 2024

MARY BLACKWOOD
811 GERANIUM DR
FAIRHOPE, AL 36532

Hello MARY,

Sawgrass Consulting, LLC would like to invite you to a community meeting on Tuesday, December 3, 2024. The meeting will be held at the Lakewood Tennis Building, 6515 Battles Road, Fairhope, AL 36526 to review and discuss a single-family subdivision (Battles Trace Phase 9). Phase 9 of Battles Trace will be located to the north of Battles Trace Phase 5 and to the west of Battles Trace Phase 6.

You are being contacted due to being an adjacent property owner to the residential subdivision, and we would like the opportunity to present the preliminary plat to you and answer any questions you may have.

If you can't attend, please email any questions or concerns you have to my assistant Heather Bell at hbell@sawgrassllc.com, we can also be reached at 251-544-7900.

Thank you and we look forward to hearing from you.

Sincerely,

Timothy D. Lawley, PE
Vice President



30673 Sgt E.I. "Boots" Thomas Dr.
Spanish Fort, AL 36527
P: 251-544-7900
www.sawgrassilc.com

November 26, 2024

TWO HANDS DESIGN AND DEVELOPMENT
23389 MAIN ST
FAIRHOPE, AL 36532

Hello TWO HANDS DESIGN,

The previous letter you received from Sawgrass inviting you to a community meeting on Tuesday, December 3, 2024 inadvertently left off the time of the meeting. The meeting will be held **at 1:30 p.m.** at the Lakewood Tennis Building, 6515 Battles Road, Fairhope, AL 36526 to review and discuss a single-family subdivision (Battles Trace Phase 9). Phase 9 of Battles Trace will be located to the north of Battles Trace Phase 5 and to the west of Battles Trace Phase 6.

You are being contacted due to being an adjacent property owner to the residential subdivision, and we would like the opportunity to present the preliminary plat to you and answer any questions you may have.

If you can't attend, please email any questions or concerns you have to my assistant Heather Bell at hbell@sawgrassilc.com, we can also be reached at 251-544-7900.

Thank you and we look forward to hearing from you.

Sincerely,

Timothy D. Lawley, P.E.
Vice President



Date: December 3, 2024

Time: 1:30 PM

Battles Trace Ph. 9 Community Meeting @ 6515 Battles Rd. Point Clear, AL 36535

Tim introduces himself as the Engineer of record from Sawgrass Consulting.

This is Phase 9 of Battles Trace, located on the south end of the property that's left to be developed on Twin Beach Road. Proposing 80 -90 units on 23 acres, single family residential, the only difference is there will be some townhomes and carriage houses. Square footage of the townhomes and carriages houses ranging from 1500-1800 SQ FT. The houses will be very similar to what is built in the current development.

Opened for questions

Q- Will you be using Twin Beech entrance and exit for all the construction equipment?

A-Yes, that would be the plan for the rest of the development

Q-Has this always been apart of the master plan, the carriage homes and townhomes?

A- This is what is allowed by the zoning, this was RSAs choice to go in a different direction and see how it goes.

Q-What is the purpose of this meeting other than you telling us this happening?

A- It is a requirement from the City of Fairhope for the submittal process and a chance for you to ask questions.

Q-Is there a plan for green space? Are you exceeding the green space that is required?

A- Yes, there is a lot of green space in this plan. There are 2 large green areas. We have already exceeded the green space requirements. For the entire development with the green space that has been established in previous phases.

Q-Have you done any studies for water run off?

A- Yes, were in the process of designing. We will submit complete drainage report and drainage plan.

Q- When do you plan to present this to the City?

A-The submittal deadline is in a couple of weeks, and we plan to submit before that deadline that would put that on the Planning Commission meeting Agenda.

Q- Plans for the trees, will you doze the whole area?

A- Most of the area is planted pines, yes most of the pines will be cut down.

Q- What is the height limits on townhomes? How many townhomes in each building?

A- It's the same, I'm not on the building side. Theres a 3 unit town home and a 6 unit townhome.



Q- Is that a variance that was approved?

A- No, its apart of the approved zoning already.

Q- What is a carriage house?

A- It's a smaller lot, its very similar to a townhome

Q-What is the perimeter/stand off to the adjacent properties. What's the barrier? How many feet?

A- It depends, the rear lot lines on geranium are 60-70 ft . If you go back west, the lot lines match up. We specifically designed those lots to be the exact width and dimension and style homes that are in the previous adjoining phase.

Q- So there's no buffer?

A- No

Q- Since your introducing townhomes is there going to be any new pool since there will be more people?

A- Not that is proposed in this phase, but I know there was some talk about amenities in the future phases.

Q- Will they pay the same dues and fees as the current owners?

A- I am not aware of who pays what.

Q- What is the setback along the perimeter of each property?

A-It varies, the setbacks on the actual lots are typically 5-10 ft. On the hilltop side were about 65-75 ft from the rear lines as far as exterior properties.

Q- How many more entrances?

A-There are 4 total

Q- Is there any property on the construction road in wetlands

A- No

Q- What's the time frame for construction?

A-The earliest would-be March 2025

Q- Where does it drain

A-Theres a ridge that runs through this phase a portion will drain to the lake that's out on the golf course

A portion will drain back through this big lake here which drains west and then back to the west.

The pond on the golf course was designed for everything on the east side of that ridge.

Phase 5 there was a pipe subbed out connection of this phase

Q-Do y'all have a storm water connection program for construction, to maintain the silt fences?

A- That is the responsibility of the site contractor. It will be designed for the City's and States standards, of erosion control.



Q-Does Sawgrass have a website

A- Yes, we do

Q-Why do you have a plan to build but not a plan for drainage?

A- The drainage plan is 70% complete

Q- Is Phase 9 everything north of twin beach

A- No, there's approximately 100 total left to develop, we are developing approximately 23 acres in phase 9

Q-Is there any plan to redo any recreational facilities?

A- Not in this Phase particularly, but I know it has been a discussion for the future

Q-Have you guys bought any materials?

A- We don't do the construction

Q-Do you know who know who's doing the construction?

A- It will be bid out.

After hearing the concerns from the residents/meeting attendees. Sawgrass revised the proposed layout to eliminate 3 townhomes and on street parking located near the intersection of Geranium Dr. and Lobelia Ln. Both the original site plan (presented at the community meeting) and the revised site plan references above are attached.

ORIGINAL SITE PLAN

REVISED SITE PLAN

COLONY AT THE GRAND RESIDENT ISSUES & CONCERNS – PHASE 9

The following points are submitted to the Fairhope Planning Commission by Colony residents regarding the current development and future planning of The Colony at the Grand. The homeowners of The Colony at The Grand respectfully request that the current plan submitted to the City of Fairhope for Phase 9, which includes multi-family units and carriage homes, be disapproved. The homeowners would like the developer to continue the original plan for development of single-family homes. The following points by the residents' Phase 9 petition are underscored by the fact most residents have not been able to obtain a current Phase 9 development plan through either the developer or the City Planning Commission.

1. With the proposed Phase 9 planning underway, it is our understanding that townhomes and carriage homes will be included in the plan. If this is the case, The Colony at the Grand has evolved far away from what was originally promised to the City and residents/homeowners. The original vision of a community of single family homes will be lost.
2. Phase 9 infrastructure concerns:
 - a. Housing density:
 - i. Townhomes and carriage homes will increase the area population and density, while changing the promised subdivision build-plan. Large parking lots are unsightly and noisy in a subdivision setting.
 - ii. Very narrow two-lane roads provide entry into the proposed Phase 9 subdivision. There is currently no room for turn-offs into the subdivision, creating a congestion and safety problem. Has the City conducted feasibility studies for the large increase in traffic flow on small two-lane roads with no shoulders (i.e. Section Street)?
 - iii. Close housing would increase susceptibility and risk to loss by fire. Has access by fire trucks been studied for human and property safety? Fire department response to a recent house fire was delayed by at least 5 minutes due to subdivision entry issues.
 - iv. The City has viewed a proposed rezoning for an apartment complex on Greeno Road north of Publix at Point Clear in a negative way. Primary reasons included over-burdening existing infrastructure and community support. The proposed apartment complex was less than .7 miles from the proposed Phase 9 on a much better road system (Greeno Rd).
 - v. One comment from a recent home purchaser regarding Phase 9 development: "...there was never any mention of the planned development less than 100 yards from our front door. We had conversations with the sales office about the road that has been cut into the woods - meaning more homes in the near future; however, there was never mention that this next phase would be any different than what we have seen throughout this development."
 1. This is at best a failure to properly disclose material information to a buyer and at worst a deceptive omission by the developer's sales office.

2. Note: The Colony website and marketing media for The Colony at the Grand continue to portray only single-family homes in future phases.

b. Retention Lakes/Pond:

- i. Retention lakes/ponds: Additional high volume rainwater run-off will affect the surrounding areas and retention ponds/Sweetwater Lake. This run-off is exacerbated by the proposed development forestry clearcutting.
- ii. Sweetwater retention lake is already stressed by current phases. After several past rain events, the levee has seeped water for days. Water run-off is close to reaching maximum capacity of the existing lake. With the potential of up to five more retention ponds draining into Sweetwater, residents neighboring Sweetwater Lake have major concerns over a levee breach and residential flooding in the future.
- iii. Sweetwater Lake has been filled with run-off, silt and construction debris, and no action or mitigation plan has been put in place by the developer to fix the issues.
- iv. Mobile Bay Keeper issues from previous complaints regarding drainage and runoff have not been corrected.

3. Other concerns:

- a. During Phase 8 construction, many additional trees were clear cut other than originally projected to the residents. Will the City follow-up to ensure the builders and contractors adhere to the approved plan for Phase 9?

The residents of the Colony are tax paying citizens of Fairhope and would like the City Planning Commission to not permit the Retirement Systems of Alabama (RSA) and their contractors considerations and approvals other builders would not receive, without serious consideration of public opinion.

Residents are concerned of the perceived inappropriate relationship between Sawgrass and the City of Fairhope. Sawgrass should not receive any preferred treatment for approval of the Phase 9 development. (Refer to pro-Sawgrass comments made by the Mayor at the January 13, 2025 Fairhope City Council Meeting.) There also exists a perception of a potential conflict of interest in approval of this project as RSA holds the city employees' retirement fund.

The Planning Commission should also be aware that the residents have the following issues with Retirement Systems of Alabama (RSA), resulting in the residents' initiating petitions like these:

- Colony at the Grand residents have not been told what the plan for Lakewood expansion and fee impact would be if Phase 9 is approved. The Lakewood facilities are at or near their current capacity limits, per local fire codes. Moving away from single family homes as proposed in the Phase 9 plan would greatly impact current residents' quality of life and facility use.
- Will Phase 9 allow leasing and short-term rentals?
- How will current resident HOA fees be impacted by Phase 9, since the facility and greenspace support have a different construct from single family homes?

- RSA does not allow residents a voice at the table to express concerns regarding on-going development, maintenance, and issues impacting The Colony at the Grand. To date, none of the seven completed Phases within The Colony have been turned over to the residents, nor does a resident have a seat on the HOA board, contrary to what is stated in their own Colony at the Grand brochure. This has resulted in a gradual erosion of trust and sense of community that was once an attraction to reside in The Colony. Moreover, RSA continues to hurt their reputation by this no-contact, "do it our way" conduct, which has unfortunately forced this petition.
- The citizens of The Colony want the City to be aware of these issues the residents have repeatedly attempted to address.

Sincerely,

~ Signed ~

Phase 9 Petition Signers

January 23, 2025

Attachments:

- 1) Phase 9 marketing materials 1
- 2) Phase 9 marketing materials 2
- 3) Signed petitions

THE COLONY AT THE GRAND



- SOLD
- AVAILABLE LOTS
- COMMON SPACE W/ POTENTIAL TRAIL
- A EXISTING LAKEWOOD CLUB
- B EXISTING RIVERVIEW CONDOMINIUMS
- C SWEET WATER LAKE
- D EXISTING GOLF COURSE

NOTE: Map is for informational purposes only. Actual boundaries and lot numbers may vary. Please refer to the official plat map for the project.



W
WILSON
DESIGN

STUART
CONSTRUCTION, LLC

HMR
HOMES & MORE REALTY

FAIRHOPE, ALABAMA

FCH Hotels & Resorts

Colony at the Grand marketing materials 1/23/2025

Atch 1



Copy of Colony at the Grand marketing materials

for Phase 9

from website 1/23/2025

Atch 2

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

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Homeowner(s) Name (Printed)	Address	Signature
David Tellene		David Tellene
Theresa Tellene	746 Boundary Dr	Theresa Tellene
Gina Boyd		Gina Boyd
FRANK BOYD	719 Boundary Dr.	Frank Boyd
CAROL LAZENBY		Carol Lazenby
Jana LAZENBY	817 APRICOT	Jana Lazenby
Steve Schwann	241 Cuban Lily	Steven Schwann
JAN REED	432 Colony Dr	Jan Reed - Theresa
Tom & Debbie Shea	888 Geranium Dr.	Tom & Debbie Shea
Eric & Rachael Knoll	855 Apricot Ln	Rachael Knoll
Allison & William Castle	837 Apricot Ln	Allison Castle
Albert W. Britt	861 Geranium Dr.	Albert W. Britt

To: Planning and Zoning
Commission
City of Fairhope, Alabama

January 6, 2025

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Homeowner(s) Name (Printed)

Address

Signature

CHERYL KIEFER

Cheryl Kiefer

143 Mulberry LN

CHARLES KIEFER

Charles Kiefer

143 Mulberry Lane

To: Planning and Zoning Commission
City of Fairhope, Alabama

January 6, 2025

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Homeowner(s) Name (Printed)

Thomas L. Callicott, Jr.
Brenda Ward Callicott

Address

841 Apricot Lane

Signature

Thomas L. Callicott, Jr.
Brenda Ward Callicott

To: Planning and Zoning Commission
2025

January 6,

City of Fairhope, Alabama

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Homeowner(s) Name (Printed)
Signature

Address

William R. Holman
William R. Holman

134 MULBERRY LANE
FAIRHOPE, AL. 36532

Elizabeth A. Holman
Elizabeth Holman

134 Mulberry Lane
Fairhope, AL 36532

To: Planning and Zoning
Commission
City of Fairhope, Alabama

January 6, 2025

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Homeowner(s) Name (Printed)
Signature

Address 541 Artesian Spring Dr

- 1) PETER C. COATS Peter C Coats
- 2) KARA C. COATS Kara C Coats

To: Planning and Zoning Commission
City of Fairhope, Alabama

January 6, 2025

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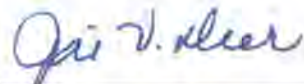
Homeowner(s) Name (Printed)

Address

Signature

Jill V. Deer

518 Artesian Spring Drive



January 6, 2025

Ashley Guy
J. Stacy Guy
~~\$500~~

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

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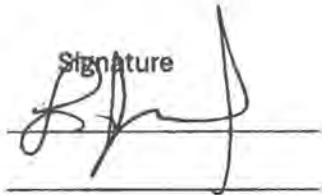
Homeowner(s) Name (Printed)

LEE ROBINSON

Address

444 COLONY DR.

Signature



To: Planning and Zoning Commission

January 6, 2025

City of Fairhope Alabama

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Homeowner(s) Name (Printed)

Address

Signature

Eva Norton

William Norton

Elizabeth Grove

Garvin Grove

Molly Norton

Reid Norton

Andrew Lewis

Hope Lewis

Jani Brazil

Howard Brown

Geoffrey Mynck

Chrissa Mynck

935 Hibiscus Way

854 Apricot Ln

"

950 Hibiscus

"

958 Hibiscus Way

"

818 Apricot Lane

818 Apricot Lane

"

829 Apricot Ln.

Eva Norton

William Norton

Elizabeth Grove

Garvin Grove

Molly Norton

Reid Norton

Andrew Lewis

Hope Lewis

Jani Brazil

Howard Brown

Geoffrey Mynck

Chrissa Mynck

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[illegible]

To: Planning and Zoning Commission
2025

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Homeowner(s) Name (Printed)
Signature

Address

LETTY PRATT SCHIESZ
Letty Pratt Schiesz
DON F. SCHIESZ
Don F. Schiesz

LOT 13
210 CENTENNIAL OAKS DR.
FAIRHOPE, AL 36532

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

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Homeowner(s) Name (Printed)

LAWRENCE OERTLING
KAREN OERTLING

Address

381 FRUIT TREE LANE

Signature

Lawrence Oertling
Karen M Oertling

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

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Homeowner(s) Name (Printed)

Address

Signature

Richard R. Setliff

938 Hibiscus Way

Richard R. Setliff

Beverly Setliff

Fairhope, AL 36532

Beverly Setliff

To: Planning and Zoning Commission
2025

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Homeowner(s) Name (Printed)

Address

Signature

Robert Durham
Robert

233 Cuban Lily Dr.

Sharon Durham
Sharon Durham

Stephanie Tesney
Stephanie

209 Cuban Lily Dr.

Robert Tesney
Robert

Joseph Bass
Joseph Bass

213 Cuban Lily Dr.

To: Planning and Zoning Commission

January 6, 2025

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Homeowner(s) Name (Printed)

George Lupton

Address

460 Colony Dr.

Signature

George Lupton

To: Planning and Zoning
Commission
City of Fairhope, Alabama

January 6, 2025

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Homeowner(s) Name (Printed)

Address

Signature

	906 APRICOT LN, FAIRHOPE AL 36532
	906 APRICOT LN, FAIRHOPE, AL 36532
_____	_____
_____	_____
_____	_____
_____	_____

To: Planning and Zoning Commission

January 6, 2025

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Homeowner(s) Name (Printed)

Address

Signature

Gusina Brish

John Wood

Samy Saleeb

155 Mulberry Lane

Jeff Bruner

Finca Laura

Tracy Lank

Chadwick Pace

Deer Waller

Deer Waller

505 Artesian Sp

521 Artesian Sp

720 Boudier

543 Artesian

537 Artesian

Spring Dr.

549 Artesian

Spring Dr.

Kimberly

John Wood

Samy Saleeb

Jeff Bruner

Finca Laura

Tracy Lank

Chadwick Pace

Deer Waller

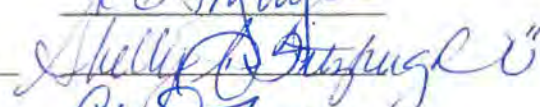
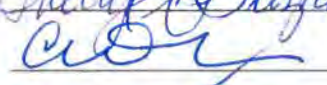
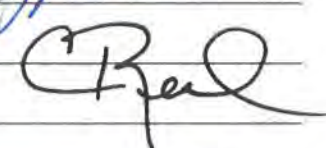
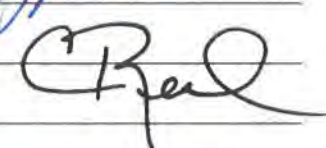
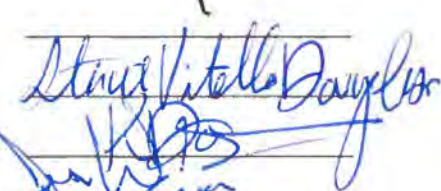
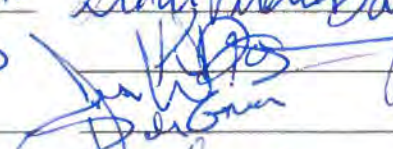
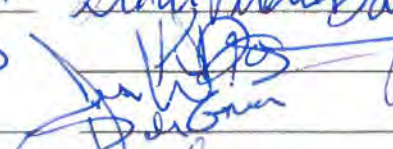
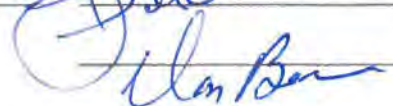
Deer Waller

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Homeowner(s) Name (Printed)	Address	Signature
Richard E Fitzhugh		
Shelly A. Fitzhugh	424 Colony	
Cecilia McGLEN		
JOHN LINNARTZ	426 COLONY	
CARL REED		
KAREN REED	914 Hibiscus	
Stacie Vitello Douglass		
Kendall Douglas	147 Hyacinth St.	
JESSIE GREAR	454 Colony D	
DEBRA GREAR		
Don BARR		
JAMIE BARR	862 APRICOT	

To: Planning and Zoning Commission
2025

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Homeowner(s) Name (Printed)
Signature

Address

DAVID WITTENDORFER
David Witte

LINDA WITTENDORFER
Linda Witte

MAURICE HUTCHESON
Maurice

FRANCIS HUTCHESON
Francis

859 APRICOT LANE

308 Cuban Lilly

To: Planning and Zoning
Commission
City of Fairhope, Alabama

January 6, 2025

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Homeowner(s) Name (Printed)

Address

Signature

Joseph Brooks Sullivan
[Signature] 743 Colony Dr. Fairhope, AL
36532

Leslie Gaye Magee
[Signature] 743 Colony Dr. Fairhope, AL
36532

To: Planning and Zoning Commission
2025

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Homeowner(s) Name (Printed)
Signature

Address

Linda K. Hogg
LINDA K. HOGG

Brian D. Hogg
BRIAN D. HOGG

456 COLONY DRIVE

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

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Homeowner(s) Name (Printed)

Bob Hamlin

Susan Hamlin

Address

Lot 26
377 Fruit Tree

Signature



Susan Hamlin

To: Planning and Zoning
Commission
City of Fairhope, Alabama

January 6, 2025

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We want the Geranium Dr. green space that is against Phase 9 to be lushly landscaped as was sold to Phase 1-8 residents, like Cabin Lily.

Homeowner(s) Name (Printed)

Address

Signature

sign on back →

NAME	ADDRESS	PHONE NUMBERS	SIGNATURE
Amy Siembida	807 Geranium Dr. 36532		Amy Siembida
Shawn Cushing	452 Colony Dr 36532	shawn.cushing420@gmail.com	Shawn Cushing
Candy Strickland	4631 Beaver Creek Dr 36532	carolundavisstrickland@gmail.com	Candy Strickland
Connie Youngers	846 Apricot Lane, Fairhope AL 36532		Connie Youngers
THOMAS COLLA	896 GERANIUM DR 36532		Thomas Colla
JANINE SAYKES	896 GERANIUM DR 36532		Janine Saykes
Charles Laber	808 Geranium Dr 36532		Charles Laber
Susan Laber	808 Geranium Dr. 36532		Susan Laber
Steve Dunnead	823 Geranium Dr. 36532		Steve Dunnead
RENEE DUNNEAD	823 GERANIUM DR. 36532		Ree Dunnead
VICTOR ROHLER	824 GERANIUM DR 36532		Victor Rohler
NADINE S. ROHLER	824 GERANIUM DR 36532		Nadine S. Rohler
ERIC DUNCAN	811 Geranium 36532		Eric Duncan
GENEVA DUNCAN	811 Geranium 36532		Geneva Duncan
MIKE NEWSOME	804 GERANIUM 36532		Mike Newsome
PEGGY NEWSOME	804 GERANIUM 36532		Peggy Newsome

To: Planning and Zoning Commission

January 6, 2025

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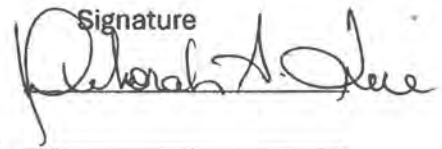
Homeowner(s) Name (Printed)

Address

Signature

DEBORAH A. TICE

304 Cuban Lily Dr.



WARREN PARHAM

463 Colony Drive



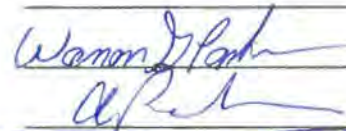
Angela Parham

Donnie Colvin

Corey Pinkston

743 Boundary Dr

~~643~~ Boundary Dr.







Natalie Jones

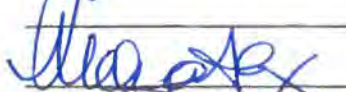
Melissa Alvarez

MICHAEL ALVAREZ

723 Boundary Dr

711 Boundary Dr.







To: Planning and Zoning Commission
2025

January 6,

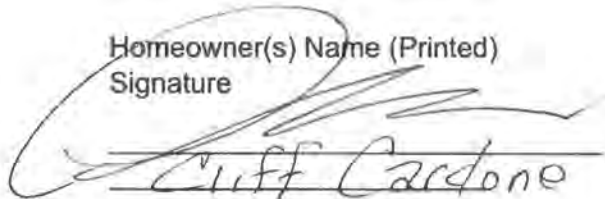
City of Fairhope, Alabama

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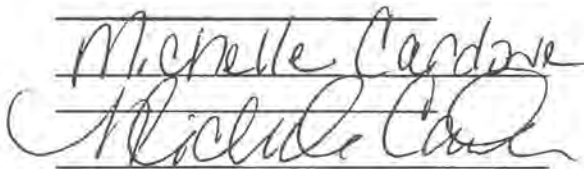
Homeowner(s) Name (Printed)

Address

Signature


Cliff Cardone

438 Colony Dr.


Michelle Cardone

438 Colony Dr.

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

We, the undersigned of this petition, being residents of The Colony at The Grand, (hereafter known as The Colony) located in the city of Fairhope, AL, do hereby request that the application by Retirement Systems of Alabama, Stuart Construction and Sawgrass Engineering for development of Phase 9 of the Colony at The Grand be disapproved under the current plan as submitted. Phase 9 is a 25-acre parcel of a larger 100-acre tract to be developed by RSA. Phases 1-8 of The Colony consists of single-family homes, apart from the original condominium building, Bayview II. The plan for Phase 9 as proposed will consist of multi-family housing and carriage homes, multiple large parking areas and high-density occupancy as compared to the current single-family housing in The Colony. Phase 9 will completely change the appearance of the current neighborhood and devalue existing homes, which currently range in value from \$600,000 to well over \$1 million. Moreover, this current plan will also put additional strain on city infrastructure, emergency services, medical services, schools and traffic in an already well-traveled thoroughfare. We ask the planning commission to require the developer and builder to continue building Phase 9 of The Colony under its original plan of single-family homes, which is what was presented to purchasers of homes in Phases 1-8 and as depicted on their website as of January 3, 2025.

Homeowner(s) Name (Printed)	Address	Signature
Jessica Norrell	755 Colony Dr.	Jessica Norrell
Erik Norrell	755 Colony Dr.	Erik Norrell
EDDIE SOLEY	751 COLONY DR	Eddie Soley
Osman Altun	735 Colony Dr.	Osman Altun
JOHN CUTRIGHT John Cutright	434 Colony Dr.	John Cutright

Stephen Chiepalich
475th Colony Dr.
Susan Chiepalich
475th Colony Dr.
Michael and Lisa Hellman
828 Geranium Drive

A.W. Chiepalich
Susan C. Chiepalich
[Signature]
L. Hellman

Homeowner(s) Name (Printed)
Signature

Address

Homeowner(s) Name (Printed)

Address

Signature

Steve Chipeleich 475 Colony Steve Chipeleich

Susan Chipeleich 475 Colony Susan Chipeleich

Scott Ritter 471 Colony _____

Sandra Ritter 471 Colony _____

Guy Fullan 469 Colony MA

Cathy Fullan 469 Colony Dr. Cathy Fullan

DANIEL MATTHEWS 922 HIBISCUS WAY Daniel Matthews by DLM
per text request 1/22/2024

CATHY MATTHEWS 922 HIBISCUS WAY Cathy Matthews by DLM
per text request 4/20/2024

Homeowner(s) Name (Printed)

Address

Signature

Sandra Rozen

838 Apricot Lane

Sandra Rozen

Barbara Hoffman

842 Apricot Lane

Barbara Hoffman

Jack Hoffman

845 Apricot Ln

Jack Hoffman

RICHARD RUTH BAKER

845 Apricot Ln

Ruth Baker

Donna J Baker

Lois B Phelps

849 Apricot Ln

Lois B Phelps

Elsa Lingvall Allen

T

735 Colony drive

Elsa Lingvall Allen

Donna Nichols

850 Apricot Lane

Donna Nichols

James R Nichols

814 Apricot Lane

James R Nichols

Fran Kouri

802 Apricot Lane

Fran Kouri

Beverly Stabler

834 Apricot Lane

Beverly Stabler

RICHARD STABLER

James Robinson

LUCAS MARTIN

953 Hibiscus Way

Lucas Martin

Julie Martin

Gordon Stimpson

957 Hibiscus Way

Gordon Stimpson

Judson Menefee

918 Hibiscus Way

Judson Menefee

Loni Menefee

813 APRICOT LANE

Nancy Farrar

Nancy Farrar

JOHN FARRAR

Homeowner(s) Name (Printed)

Address

Signature

Scott Luth
Michelle Luth
Vickie + Jon Weyand

712 Boundary Dr.

107 Mulberry Lane

528 ARTESIAN SPRINGS DR

910 HIBISCUS WAY
FAIRHOPE, AL

Scott Luth
Michelle Luth
Vickie Weyand
Jon Weyand

Norman Tiller

Joyce Tiller
Jon Elliott
Laura Elliott

NORMAN TILLER

JOYCE TILLER

NEEL ELLIOTT

LAURA ELLIOTT

Carol Leverett
Carol Leverett

J. M. Leverett
J. M. Leverett

Mary Corbitt
Mary Corbitt

Walter Corbitt
Walter Corbitt

Walter Corbitt
Walter Corbitt

Homeowner(s) Name (Printed)

Signature

Taylor McCormack
Taylor McCormack

Marshall W. Kendall
Marshall W. Kendall

Ophele W. Kendall
Ophele W. Kendall

Linda Metzger
Linda Metzger

Linda Metzger
Linda Metzger

Harriett Hopkins
Harriett Hopkins

Harriett Hopkins
Harriett Hopkins

Wing Fred W. Dowdle
Wing Fred W. Dowdle

Wing Fred W. Dowdle
Wing Fred W. Dowdle

Judy Cooner
Judy Cooner

Judy Cooner
Judy Cooner

Steve Cooner
Steve Cooner

Steve Cooner
Steve Cooner

201 Chinaherry Dr

236 Cuban Lily Dr.

Address

✓ 237 Cuban Lily Dr.

✓ 221 Cuban Lily Dr.

✓ 225 Cuban Lily Dr.

232 Cuban Lily Dr.

✓ 252 Cuban Lily Dr.

✓ 946 Hibiscus Way

✓ Lisa Sibrel
~~Lisa Sibrel~~
 ✓ North Sibal
~~North Sibal~~
 - Lisa Bolton
~~Lisa Bolton~~
 - Chris Bolton
~~Chris Bolton~~
 D. Troy Vickers
 D. Troy Vickers
 Diane D. Vickers
 Diane D. Vickers
 Peggy R. Watler
 Peggy R. Watler

- Danya Davis
~~Danya Davis~~
 Ron Davis
~~Ron Davis~~

Julie Martin
~~Julie Martin~~

Hollie McClay
~~Hollie McClay~~
 Adam McClay
~~Adam McClay~~

Homeowner(s) Name (Printed)
 Signature

✓ Lisa Sibrel
 212 Cuban Lily Dr Fairhope 36532

✓ 205 Cuban Lily Dr. Fairhope
 36532

248 Cuban Lily Dr, Fairhope
 36532

216 Cuban Lily Dr Fairhope AL
 36532

229 Cuban Lily Dr. AL
 36532

115 Malberry Lane, Fairhope AL
 36532

844 Geranium Drive Fairhope,
 AL 36532

Address

Mary Ben Savage Trautman

Kimberly T. Pennington
Kimberly T. Pennington

Dana Bridgen
Dana Bridgen
Foby Bridgen
Z. Dan

245 Cuban Lily Drive

305 Cuban Lily Dr.

240 Cuban Lily Drive

Homeowner(s) Name (Printed)

DAVID TRENTTEL

ANNA TRENTTEL

Kathleen Neal

Deer Butler

Wendy Butler

Thomas M. Hagg

Florence Cleveland

Janet J. Hagg

Sharon J. Glenn

Susan Bonds

Address

941 Hibiscus Way

622 Lupine Dr

426 Colony Dr

812 Geranium Dr

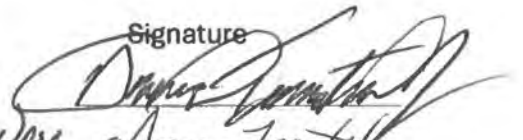
472 Colony Dr

812 Geranium

833 Apricot Lane

390 Fruit Tree Ln

Signature



Anna Trenttel

Kathleen Neal

Deer Butler

Wendy Butler

Thomas M. Hagg

Florence Cleveland

Janet J. Hagg

Sharon J. Glenn

Susan Bonds

Homeowner(s) Name (Printed)

Address

Signature

Carolyn Walker
Jennifer Gordy

540 Artesian Springs
Gaines

Carolyn S. Walker
Jennifer Gordy

536 Artesian
Springs

3 MARGHERITA RIGGALL
George Riggall

524 ARTESIAN SPRINGS

Margherita Riggall

Shelly West

159 Mulberry Ln

George Riggall
Shelly West

5. DEBRA MANNING
MICHAEL MANNING

934 HIBISCUS WAY

Debra
Michael

Homeowner(s) Name (Printed)

Address

Signature

ALICE CUTRIGHT

434 Colony Dr. Alice Cutright

Judith R. Weber

446 Colony Dr. Judith Weber

Shelley Stallwood

450 Colony Dr. Shelley Stallwood

Amy Norris

462 Colony Dr. Amy Norris

R M Kirkpatrick

466 Colony Dr. R M Kirkpatrick

* LEO A. HUBERT JR

437 COLONY DR

Carolyn Hupp

436 Colony Dr. Carolyn Hupp

Kathy Bertram Wetzel

926 Hibiscus Kathy Wetzel

Donna Cohen

277 Cuban Alley. Donna Cohen

Don Oh

277 Cuban Alley. Don Oh

Rusty Allman

Mary Allman

130 Mulberry Ln. Mary T. Allman

Rusty Allman

130 Mulberry Ln. Rusty Allman

Leslie Merritt

473 Colony Dr. Leslie Merritt

Gus Merritt

473 Colony Dr. Greg Merritt

To: Planning and Zoning Commission

January 6, 2025

City of Fairhope, Alabama

We, the undersigned of this petition, being residents of The Colony at The Grand, (hereafter known as The Colony) located in the city of Fairhope, AL, do hereby request that the application by Retirement Systems of Alabama, Stuart Construction and Sawgrass Engineering for development of Phase 9 of the Colony at The Grand be disapproved under the current plan as submitted. Phase 9 is a 25-acre parcel of a larger 100-acre tract to be developed by RSA. Phases 1-8 of The Colony consists of single-family homes, apart from the original condominium building, Bayview II. The plan for Phase 9 as proposed will consist of multi-family housing and carriage homes, multiple large parking areas and high-density occupancy as compared to the current single-family housing in The Colony. Phase 9 will completely change the appearance of the current neighborhood and devalue existing homes, which currently range in value from \$600,000 to well over \$1 million. Moreover, this current plan will also put additional strain on city infrastructure, emergency services, medical services, schools and traffic in an already well-traveled thoroughfare. We ask the planning commission to require the developer and builder to continue building Phase 9 of The Colony under its original plan of single-family homes, which is what was presented to purchasers of homes in Phases 1-8 and as depicted on their website as of January 3, 2025.

Homeowner(s) Name (Printed)

Address

Signature

Joseph Bibb Cain

Evelyn Register Cain

545 Artesian
Spring Drive
Fairhope

Joseph Bibb Cain
Evelyn Register Cain

From: [Robert Newsome](#)
To: [planning](#)
Subject: Case SD25 04 Battles Trace Phase 9
Date: Wednesday, January 22, 2025 4:44:42 PM

I received the Sawgrass Consulting Information on Fairhope City Letter-head Dated 1/20/25 via certified mail on the afternoon of 1/22/25 with a response deadline of 1/24/25. This is an insufficient timeline for owners and stakeholders to make serious evaluations and responses. It smacks of last minute trickery in the hopes that people will not have sufficient time or information to make thoughtful evaluations and timely responses.

1st) The map attached is too small to read and understand. A 27 acre development is crammed into the top left 1/4 of an 8 1/2 by 11 piece of paper. (Really) When I asked Sawgrass people at their initial meeting for a copy of their proposal they declined and said I could take a picture on my phone. When I asked if the plat was on their website they said NO.

2nd) When I purchased lot BT 216 in Battles Trace nobody ever mentioned that future phases would have substantial increased density changes. (Patio Homes or Carriage Houses were not discussed or contemplated) This is inconsistent with existing build outs.

3rd) I see no added amenities only Detention ponds. You can't just keep cramming people and houses into a small area and not add pools, dog parks, walking paths etc. if they are on the attached plat you can't read it or see them.

4th) There are already drainage issues in the Colony. The houses on the slope north of the road near the entrance from CR 3 will add to the existing drainage problems.

I am opposed to the plan as presented but I understand and appreciate that the developer has the right to build and add new phases to the Colony. I just think they should be more in line with the plans and lot sizes like in the earlier phases 1-6.

Thank You,

Robert Newsome

To: Planning and Zoning Commission
City of Fairhope, Alabama

January 6, 2025

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Homeowner(s) Name (Printed)

Address

Signature

Anya Scott
Miles Beckel-Scott

857 Geranium Dr

Anya Scott

From: [Amy Siembida](#)
To: [Amy Siembida](#); [planning](#)
Subject: Battles Trace Phase 9
Date: Friday, January 24, 2025 11:37:09 AM



I am writing to voice concern for Phase 9.

-The gates are rarely working and it is already backed up on Section Street entrance. They aren't shut at the times the sales office isn't opened after hours.

-There is NO PEDESTRIAN entrance or way to exit the development off of Section St. if you are not in a vehicle.

-The additional 81 homes in Phase 9 that will utilize this gate as their primary entrance and exit will be a major congestion problem.

-Phase 6 was sold lots on Geranium Dr. with the map that showed a lushly landscaped area between Phase 9. It was sold to us that it would look like the area behind Cubin Lily. That is not what they are proposing.

-RSA as a private entity are developing each phase, not adhering to current city codes regarding widths, lanes for roadways and sidewalks. But as a tax paying citizen it is your responsibility, as the City of Fairhope to the Colony residence' if you are approving these phases to ensure that these developments you are approving has standards that homebuyers will be able to live with.

-There is already a drainage problem behind Phase 6 which was a known problem as they built Phase 6. It is now Phase 9 and they are finally suggesting a fix, but we are still in the dark as to what that fix is. Why are they not doing these fixes as they sell these homes? If Phase 6 was approved why was the drainage not addressed with the City of Fairhope at that time?

-As the City of Fairhope, you are responsible for ensuring the plans that you approve meet codes and safety for your tax paying residence regardless of who the developer is.

-The original agreement to develop The Colony in conjunction with the purchase of Lakewood Country Club has far exceeded the size and scope of the original agreement. It is the responsibility of the City of Fairhope to ensure the residence of The Colony have each continuing phase meet the standards of the original agreement.

HILLTOP AT FAIRHOPE

Hilltop Residents Petition to the City of Fairhope Planning Commission

I-24-2025

The residents of the Hilltop subdivision located in the City of Fairhope, AL, request that the permit application for the development of Battles Trace Phase 9 be disapproved as currently submitted. The application proposes 100% clearing of all trees and natural growth in the designated "Common Areas" abutting the Hilltop development, which we oppose.

We are asking the planning commission to require the preservation of all trees 6" in diameter and larger in the "Common Areas" shown in the attached supporting document. The area of concern, which we have had surveyed by a Certified Arborist, is approximately 2 acres in size and contains 109 hardwoods and pines between 6" and 28" in diameter. Ninety (90) of those mature trees are 10" and larger in diameter.

Today, this area provides natural stormwater drainage mitigation that would work in concert with manmade stormwater management systems. In addition, this area significantly adds to the beauty of the area and is home to a wide variety of wildlife, including fox, fox squirrels, raccoons, opossums, owls, hawks, cardinals, woodpeckers, wrens, bluebirds, and many, many more.

We've been told by the developer that clear cutting this area is needed to facilitate grading. We believe destroying decades of natural habitat to facilitate grading is unnecessary, irresponsible, and unneighborly.

We understand that Battles Trace Phase 9 is in a Tourism Resort District which allows extensive exemptions relative to the ordinances of the City of Fairhope. However, we also understand that when the TR District was created and exemptions were granted 15 years ago, buffer zones were set aside to preserve trees. Ostensibly this was done to naturally enhance the beauty of the area, provide a natural shield with neighbors and to support the spirit of the Fairhope tree ordinances. We believe that similar solutions and compromises be required by the planning committee for the Battles Trace Phase 9 development.

PO BOX 669 - DAPHNE, AL 36526
HILLTOPATFAIRHOPE@GMAIL.COM - 251.210.1818

HILLTOP AT FAIRHOPE

Endorsements Signatures

Name:	Lot:	Signature:
Andy Callahan	01	<u>Andy Callahan</u>
Chris Knight	02	<u>Chris Knight</u>
Dennis Gibson	03	<u>Dennis Gibson</u>
Craig Miller	04	<u>Craig Miller</u>
Cynthia Phillips	05	<u>Cynthia Phillips</u>
Jim Ellis	06	<u>Jim Ellis</u>
Becky Feltus	07	<u>Becky Feltus</u>
Lynn Cummings	08	<u>Lynn Cummings</u>
Steve Cowles	09	<u>Steve Cowles</u>
Alex Mirakian	10	<u>Alex Mirakian</u>
Timothy Nicoud	11	<u>Timothy Nicoud</u>
David Ingram	12	<u>David Ingram</u>
Clark Burrow	13	<u>Clark Burrow</u>
Lisa Frank	14	<u>Lisa Frank</u>
Stephen Ballard	15	<u>Stephen Ballard</u>
Cynthia Jackson	16	<u>Cynthia Jackson</u>
Jaime Lyon Cooper	17	<u>Jaime Lyon Cooper</u>
Garfield Johnson, III	18	<u>Garfield Johnson</u>
Leif Jensen	19	<u>Leif Jensen</u>

PO BOX 669 - DAPHNE, AL 36526
HILLTOPATFAIRHOPE@GMAIL.COM - 251.210.1818

HILLTOP AT FAIRHOPE

Libby Sykora	20	<i>Libby Sykora</i>
Michael Baine	21	<i>Michael Baine</i>
Larry Cerf	22	<i>Larry Cerf</i>
Sterling S. Willis	23	<i>Sterling S. Willis</i>
Frank Boyd	24	<i>Frank Boyd</i>
Mary Ann Scarborough	25	<i>Mary Ann Scarborough</i>
Karst Revocable Trust	26	<i>Karst</i>
Rhonda Blocker	27	<i>Rhonda Blocker</i>
Claude Rodriguez	28	<i>Claude Rodriguez</i>
Angie Janes	30	<i>Angie Janes</i>
Susan Prouse Stringer	31	<i>Susan Prouse Stringer</i>
Milam Cotten	32	<i>Milam Cotten</i>
Kathleen Manley	33	<i>Kathleen Manley</i>
Point Jubilee, LLC	34	<i>Point Jubilee, LLC</i>
Ann White-Spunner	35	<i>Ann White-Spunner</i>
Gregory Scott Spehar	36	<i>Gregory Scott Spehar</i>
Julie Martin	37	<i>Julie Martin</i>

Intermittent Stream

PHASE 9 COMMON AREA

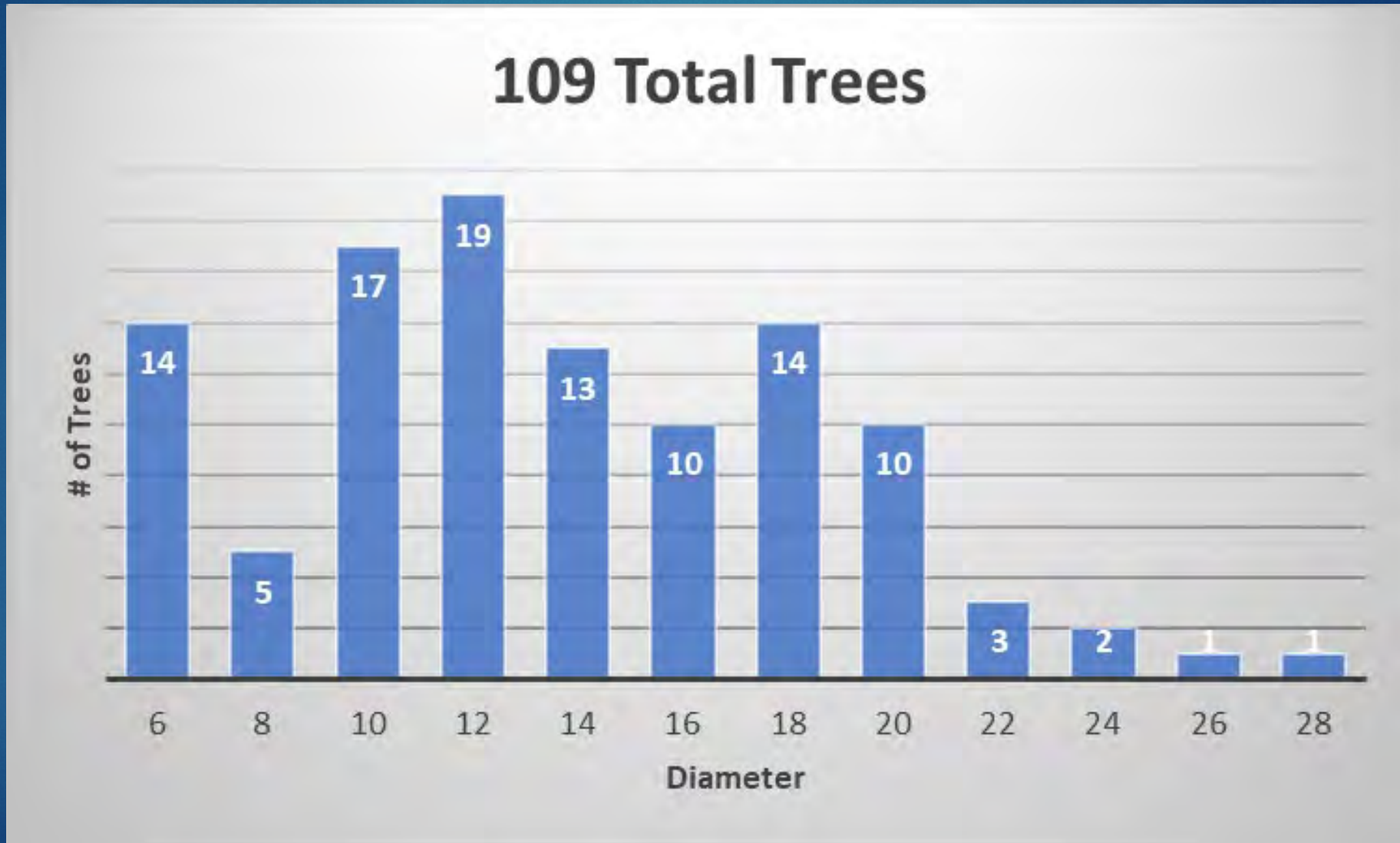
FLOWING 2 DAYS POST RAIN



Phase 9 “Common Area” Adjacent to Hilltop



Common Area Tree Count and Size



Additional Concerns

- ▶ Removal of natural screening increases runoff
- ▶ History of excessive erosion from home sites
- ▶ Sediment accumulation at Lilly Lake outflow sites



**Existing brush provides ideal
Visual screen at 65'**



Completed Document Audit Report

Completed with SignWell.com

Title: Petition to City of Fairhope - Battles Trace Phase 9 R1

Document ID: 23ab672d-9cf6-476f-989e-b0825916a3b3

Time Zone: (GMT+00:00) Coordinated Universal Time

Files

Petition to City of Fairhope - Battles Trace Phase.pdf - 3 pages	Jan 22, 2025 18:25:07 UTC
Phase 9 copy.pdf - 4 pages	Jan 22, 2025 18:25:14 UTC

Activity

 Stacy Cramton	created the document (sacmanagement2@gmail.com)	Jan 22, 2025 18:36:18 UTC
IP: 2600:1700:5621:5bc0:39cf:caff:361c:3fce		
 Stacy Cramton	sent the document to andy.callahan@greif.com, cwknight3@gmail.com, dhgttri@gmail.com, cmiller@craighomesinc.com, c3sulli12@gmail.com, james.w.ellis54@gmail.com, becky@ashurstandniemeyer.com, lynn Cummings@hotmail.com, scowler1@comcast.net, alexmirakian@yahoo.com.au, tjnicoudjr@gmail.com, davidandsusan@2ingrams.com, gsclarkburrow@aol.com, lisa@lisafrankhomes.com, stephenballard1988@gmail.com, cc711al@aol.com, jlyon13@aol.com, drjohnson@texasent.com, leif12782020@gmail.com, elsnyder2@gmail.com, mbaine1@yahoo.com, larry@cerfinc.com, sterlingswillis@me.com, boyd.rusty@gmail.com, maryannscarborough@gmail.com, kckarst@gmail.com, rhonda@rhondahice.com, clauderod15@gmail.com, angiejanes@gmail.com, sp.stringer88@gmail.com, milamcotten3@gmail.com, katemanley2000@yahoo.com, scowlesp@yanet.com and julie@useiim.com danielcharlin@gmail.com,	Jan 22, 2025 19:54:09 UTC

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👁	Angie Janes	first viewed document (angiejanes@gmail.com)	Jan 22, 2025 19:56:44 UTC
	IP: 104.56.53.176		
👁	Susan Prouse Stringer	first viewed document (sp.stringer88@gmail.com)	Jan 22, 2025 19:56:52 UTC
	IP: 50.83.156.164		
✓	Jim Ellis	signed the document (james.w.ellis54@gmail.com)	Jan 22, 2025 19:57:05 UTC
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👁	Michael Baine	first viewed document (mbaine1@yahoo.com)	Jan 22, 2025 19:58:04 UTC
	IP: 2600:387:f:815::8		
✓	Angie Janes	signed the document (angiejanes@gmail.com)	Jan 22, 2025 19:58:09 UTC
	IP: 104.56.53.176		
✓	Michael Baine	signed the document (mbaine1@yahoo.com)	Jan 22, 2025 19:58:26 UTC
	IP: 2600:387:f:815::8		
👁	Lynn Cummings	first viewed document (lynn Cummings@hotmail.com)	Jan 22, 2025 19:58:31 UTC
	IP: 172.4.158.38		
✓	Lynn Cummings	signed the document (lynn Cummings@hotmail.com)	Jan 22, 2025 19:59:04 UTC
	IP: 172.4.158.38		
👁	Timothy Nicoud	first viewed document (tjnicoudjr@gmail.com)	Jan 22, 2025 19:59:48 UTC
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✓	Timothy Nicoud	signed the document (tjnicoudjr@gmail.com)	Jan 22, 2025 20:00:07 UTC
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	IP: 206.204.59.88		
✓	Garfield Johnson	signed the document (drjohnson@texasent.com)	Jan 22, 2025 20:05:15 UTC
	IP: 73.166.74.72		
👁	Ann White-Spunner	first viewed document (annwhitespunner@me.com)	Jan 22, 2025 20:07:24 UTC
	IP: 68.253.246.127		
✓	Ann White-Spunner	signed the document (annwhitespunner@me.com)	Jan 22, 2025 20:10:51 UTC
	IP: 68.253.246.127		
👁	Rhonda Blocker	first viewed document (rhonda@rhondahice.com)	Jan 22, 2025 20:12:54 UTC
	IP: 162.238.88.191		

✓ Rhonda Blocker	signed the document (rhonda@rhondahice.com)	Jan 22, 2025 20:13:38 UTC
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👁 Jaime Lyon Cooper	first viewed document (jlyon13@aol.com)	Jan 22, 2025 20:22:02 UTC
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✓ Jaime Lyon Cooper	signed the document (jlyon13@aol.com)	Jan 22, 2025 20:22:29 UTC
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👁 Gregory Scott Spehar	first viewed document (scott.spehar@yahoo.com)	Jan 22, 2025 20:24:37 UTC
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✓ Gregory Scott Spehar	signed the document (scott.spehar@yahoo.com)	Jan 22, 2025 20:25:44 UTC
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👁 Keith C. Karst Revocable Trust	first viewed document (kckarst@gmail.com)	Jan 22, 2025 20:32:25 UTC
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👁 Becky Feltus	first viewed document (becky@ashurstandniemeyer.com)	Jan 22, 2025 20:39:35 UTC
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👁 Libby Sykora	first viewed document (elsnyder2@gmail.com)	Jan 22, 2025 20:50:48 UTC
IP: 2600:100d:b10f:64c:8c0d:4d59:9a94:9c7		
👁 Cynthia Phillips	first viewed document (c3sulli12@gmail.com)	Jan 22, 2025 20:51:46 UTC
IP: 2600:1700:5f6c:a460:29ce:ed04:8b2c:396b		
✓ Libby Sykora	signed the document (elsnyder2@gmail.com)	Jan 22, 2025 20:51:47 UTC
IP: 2600:100d:b10f:64c:8c0d:4d59:9a94:9c7		
✓ Cynthia Phillips	signed the document (c3sulli12@gmail.com)	Jan 22, 2025 20:52:34 UTC
IP: 2600:1700:5f6c:a460:29ce:ed04:8b2c:396b		
👁 Sterling S. Willis	first viewed document (sterlingswillis@me.com)	Jan 22, 2025 21:08:20 UTC
IP: 24.252.101.35		
👁 Frank Boyd	first viewed document (boyd.rusty@gmail.com)	Jan 22, 2025 21:08:23 UTC
IP: 107.115.147.134		
✓ Sterling S. Willis	signed the document (sterlingswillis@me.com)	Jan 22, 2025 21:10:36 UTC
IP: 24.252.101.35		
✓ Frank Boyd	signed the document (boyd.rusty@gmail.com)	Jan 22, 2025 21:21:47 UTC
IP: 107.115.147.134		

👁	Steve Cowles	first viewed document (scowler1@comcast.net)	Jan 22, 2025 21:22:55 UTC
	IP: 2600:387:15:3812::2		
✓	Steve Cowles	signed the document (scowler1@comcast.net)	Jan 22, 2025 21:24:06 UTC
	IP: 2600:387:15:3812::2		
👁	David Ingram	first viewed document (davidandsusan@2ingrams.com)	Jan 22, 2025 21:30:59 UTC
	IP: 4.43.109.42		
✓	David Ingram	signed the document (davidandsusan@2ingrams.com)	Jan 22, 2025 21:31:32 UTC
	IP: 4.43.109.42		
👁	Andy Callahan	first viewed document (andy.callahan@greif.com)	Jan 22, 2025 21:33:20 UTC
	IP: 2a01:111:f400:7eae::100		
👁	Larry Cerf	first viewed document (larry@cerfinc.com)	Jan 22, 2025 21:36:43 UTC
	IP: 2600:1700:5f67:ec00:852a:4c99:1094:8873		
✓	Larry Cerf	signed the document (larry@cerfinc.com)	Jan 22, 2025 21:37:27 UTC
	IP: 2600:1700:5f67:ec00:852a:4c99:1094:8873		
✓	Andy Callahan	signed the document (andy.callahan@greif.com)	Jan 22, 2025 22:39:24 UTC
	IP: 2600:1700:5f67:ec00:6950:93ae:ad1d:337d		
👁	Kathleen Manley	first viewed document (katemanley2000@yahoo.com)	Jan 22, 2025 22:58:56 UTC
	IP: 208.104.57.135		
✓	Kathleen Manley	signed the document (katemanley2000@yahoo.com)	Jan 22, 2025 22:59:24 UTC
	IP: 208.104.57.135		
👁	Milam Cotten	first viewed document (milamcotten3@gmail.com)	Jan 22, 2025 23:19:56 UTC
	IP: 2600:387:2:805::bc		
✓	Milam Cotten	signed the document (milamcotten3@gmail.com)	Jan 22, 2025 23:20:25 UTC
	IP: 2600:387:2:805::bc		
✓	Becky Feltus	signed the document (becky@ashurstandniemeyer.com)	Jan 22, 2025 23:56:42 UTC
	IP: 2604:2d80:be7e:e400:a4ba:7d56:c655:8baf		
👁	Mary Ann Scarborough	first viewed document (maryannscarborough@gmail.com)	Jan 23, 2025 00:28:00 UTC
	IP: 2600:1700:5f61:93a0:f8bd:4aa9:a409:74		
✓	Mary Ann Scarborough	signed the document (maryannscarborough@gmail.com)	Jan 23, 2025 00:28:31 UTC
	IP: 2600:1700:5f61:93a0:f8bd:4aa9:a409:74		
👁	Stephen Ballard	first viewed document (stephenballard1988@gmail.com)	Jan 23, 2025 02:56:06 UTC

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✓	Stephen Ballard	signed the document (stephenballard1988@gmail.com)	Jan 23, 2025 02:57:44 UTC
	IP: 2604:2d80:be01:700:c476:72b9:da2e:e402		
👁	Leif Jenson	first viewed document (leif12782020@gmail.com)	Jan 23, 2025 14:09:02 UTC
	IP: 99.38.17.226		
✓	Leif Jenson	signed the document (leif12782020@gmail.com)	Jan 23, 2025 14:11:17 UTC
	IP: 99.38.17.226		
👁	Craig Miller	first viewed document (cmiller@craighomesinc.com)	Jan 23, 2025 14:43:45 UTC
	IP: 104.9.137.165		
✓	Craig Miller	signed the document (cmiller@craighomesinc.com)	Jan 23, 2025 14:44:44 UTC
	IP: 104.9.137.165		
✓	Susan Prouse Stringer	signed the document (sp.stringer88@gmail.com)	Jan 23, 2025 14:55:21 UTC
	IP: 50.83.156.164		
👁	Dennis Gibson	first viewed document (dhgtri@gmail.com)	Jan 23, 2025 15:00:52 UTC
	IP: 2604:2d80:b107:3b00:9d68:d165:5cc3:2b9b		
✓	Dennis Gibson	signed the document (dhgtri@gmail.com)	Jan 23, 2025 15:03:48 UTC
	IP: 2604:2d80:b107:3b00:9d68:d165:5cc3:2b9b		
👁	Alex Mirakian	first viewed document (alexmirakian@yahoo.com.au)	Jan 23, 2025 15:47:14 UTC
	IP: 97.112.216.161		
✓	Alex Mirakian	signed the document (alexmirakian@yahoo.com.au)	Jan 23, 2025 15:48:35 UTC
	IP: 97.112.216.161		
👁	Lisa Frank	first viewed document (lisa@lisafrankhomes.com)	Jan 23, 2025 16:12:18 UTC
	IP: 2600:8803:d804:8300:94e4:aced:e6bd:520e		
👁	Clark Burrow	first viewed document (gsclarkburrow@aol.com)	Jan 23, 2025 16:29:01 UTC
	IP: 2601:3cb:d01:b9b0:5c93:7339:df7b:fe19		
👁	Chris Knight	first viewed document (cwknigh3@gmail.com)	Jan 23, 2025 16:29:58 UTC
	IP: 69.223.216.27		
✓	Chris Knight	signed the document (cwknigh3@gmail.com)	Jan 23, 2025 16:31:57 UTC
	IP: 69.223.216.27		
👁	Point Jubilee, LLC	first viewed document (danielcharlin@gmail.com)	Jan 23, 2025 16:44:14 UTC
	IP: 64.239.198.6		
✓	Point Jubilee, LLC	signed the document (danielcharlin@gmail.com)	Jan 23, 2025 16:44:36 UTC

IP: 64.239.198.6

	Julie Martin	first viewed document (julie@useiim.com)	Jan 23, 2025 16:45:49 UTC
	IP: 2600:1700:5f61:73a0:1ab:6afb:402f:45b		
	Julie Martin	signed the document (julie@useiim.com)	Jan 23, 2025 16:46:59 UTC
	IP: 2600:1700:5f61:73a0:1ab:6afb:402f:45b		
	Cynthia Jackson	first viewed document (cc711al@aol.com)	Jan 23, 2025 18:35:20 UTC
	IP: 2600:1700:5f64:60b0:1114:83a7:1206:50da		
	Cynthia Jackson	signed the document (cc711al@aol.com)	Jan 23, 2025 18:35:57 UTC
	IP: 2600:1700:5f64:60b0:1114:83a7:1206:50da		
	Clark Burrow	signed the document (gsclarkburrow@aol.com)	Jan 23, 2025 18:54:44 UTC
	IP: 2601:3cb:d01:b9b0:5c93:7339:df7b:fe19		
	Claude Rodriguez	first viewed document (clauderod15@gmail.com)	Jan 23, 2025 19:43:53 UTC
	IP: 2604:2d80:b104:cd00:60e5:63fa:34b1:3c2b		
	Claude Rodriguez	signed the document (clauderod15@gmail.com)	Jan 23, 2025 19:45:30 UTC
	IP: 2604:2d80:b104:cd00:60e5:63fa:34b1:3c2b		
	Lisa Frank	signed the document (lisa@lisafrankhomes.com)	Jan 23, 2025 20:08:16 UTC
	IP: 2600:8803:d804:8300:402d:3d93:501f:d42f		

City of Fairhope
Planning Commission
February 3, 2025



ZC 25.01 Zoning Amendment

The following is a proposed amendment to change and alter the City of Fairhope Zoning Ordinance.

The Planning Commission will review the proposed language and take one of the following actions:

- (a) Recommend approval to the City Council;
- (b) Recommend approval to the City Council, conditioned on specific revisions;
- (c) Recommend denial to the City Council; or
- (d) Continue discussion of the proposed amendments for further study.

Any zoning amendment must be approved by the City Council. During the Planning Commission Hearing, as well as the City Council Hearing, all persons shall have an opportunity to be heard in opposition to or in favor of the proposed amendment. Comments may also be emailed to planning@fairhopeal.gov.

Summary of Amendment

This proposed amendment would alter Table 3-1 of the Zoning Ordinance to remove a Boarding House/Dormitory Use from Zoning Districts B-2, B-3b, B-4, M-1, M-2, NVC, and CVC. Effectively, this would prohibit new boarding houses and dormitories within the City of Fairhope corporate limits. Table 3-1, as this amendment proposed, is included on the following page.

Table 3-1: Use table

Zoning District																					
Uses Categories / Specific Uses	R-A	R-1 (a,b,c)	R-2	R-3 TH	R-3 P/GH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	M-1	M-2	PUD	VRM	NVC	CVC	HTD
Dwelling																					
Single-family	●	●	●			●	●	●		●	●	●	●	●				●			●
Two-family							●	●		●	●	●	●					●			●
Townhouse				3			3	3		3	3			3				3	●	●	●
Patio Home					3													3			
Multiple-family / Apartment							3	●				○	○					3	3	3	○
Manufactured Home									3												
Mixed-use										●	●	●	●	●							●
Accessory Dwelling										3	3	3	3	3				3	3	3	3
Estate																		●			
Civic																					
Elementary School		●	●			●	●	●		●	●	●	●	●	●	●		●	●	●	●
Secondary School		●	●			●	●	●		●	●	●	●	●	●	●		●	●	●	●
Education Facility		●	●			●	●	●		●	●	●	●	●	●	●		●	●	●	●
Library		●	●			●	●	●		●	●	●	●	●	●	●		●	●	●	●
Place of Worship																		●	○	○	○
Cemetery	○	○	○			○	○	○		○	○	○			○	○	○		○	○	○
Hospital										○	○	○		○		○			○	○	○
Public Open Space	●	●	●			●	●	●		●	●	●		●	●	●		●	●	●	●
Common Open Space	●	●	●			●	●	●		●	●	●		●	●	●		●	●	●	●
Community Center or Club	○	○	○			○	○	○		○	○	○			○	○		○	○	○	○
Public Utility	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		○	○	○	○
Office																					
General										●	●		●	●	●	●			●	●	●
Professional															●	●			●	●	●
Home Occupation	3	3	3	3	3	3	3	3	3	3	3	3	3	3				3	3	3	3
Retail																					
Grocery										●	●		●			●			●	●	
Convenience Store										3	3		3		3	3			3	3	3
General Merchandise										●	●		●		●	●			●	●	○
Shopping Center											●										
Automobile Service Station										○	○				○	○			3	3	
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		3	3					
Restaurant										○	●	○	●		○				●	●	
Bar											●	○	●						○	○	
Entertainment Venue											●		○			○			○	○	
Marina												○	○			○			○	○	
Kennel or Animal Hospital											○	○			○	○			○	○	
Warehouse															●	●					
Junk Yard or Salvage Yard															○	○					
Manufacturing																					
Limited											○			○	●	●			●	●	○
Light															○	○					
General															○	○					
Food Processing																○					
Rural																					
Agriculture	●																				
Rural Market	●																				
Plant Nursery	●																				

Uses in the PUD District shall be specified based on a development plan according to the standards and procedures of this ordinance

Uses in the PUD District shall be specified based on a development plan according to the standards and procedures of this ordinance

- Permitted subject to general ordinance standards and conditions.
- 3 Permitted subject to special conditions listed in the ordinance
- Permitted only on appeal and subject to special conditions