



Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Fairhope Planning Commission Agenda

December 1, 2025 – 5:00 PM

1. CALL TO ORDER

Lee Turner, Chairman
Rebecca Bryant, Vice Chairman
Cindy Beaudreau, Secretary
Harry Kohler
Hollie MacKellar

Paul Fontenot
Kim McCormick
John Worsham
Erik Cortinas
Jimmy Conyers (CC)

(CC) City Council Representative

2. CONSENT AGENDA

- Approval of Minutes – November 6, 2025
- **UR 25.14** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 11,905 LF of buried cable at 8528 Lake View Drive.

3. REGULAR AGENDA

OLD BUSINESS

NEW BUSINESS

- A. SR 25.06** Request of the Applicant, Element 3 Engineering, LLC, on behalf of the Owner, Coast Properties LLC, for Site Plan Approval of Pelc Tire Auto Service Center. The property is approximately 1.22 acres and is zoned B-2 – General Business District. The property is located on Lot 7 of the Encounter Development on the northeast corner of State Highway 181 and State Highway 104. **PPIN #: 627497**
- B. SR 25.07** Request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Planters Pointe Partners LLC, for Site Plan Approval of Advanced Auto Parts. The property is approximately 1.09 acres and is zoned B-2 – General Business District. The property is located on Lot 9 of the Planters Pointe Development on the northwest corner of State Highway 181 and State Highway 104. **PPIN #: 626314**



Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

- C. SR 25.09** Request of the Applicant, HFA-AE LTD, on behalf of the Owner, Brew Horizons LLC, for Site Plan Approval of 7 Brew Fairhope. The property is approximately 1.01 acres and is zoned B-2 – General Business District. The property is located on Lot 5 of Planters Pointe on the northwest corner of State Highway 181 and State Highway 104. **PPIN #: 626310**
- D. SR 25.10** Request of the Applicant, Kadre Engineering, on behalf of the Owner, Fairhope Land LLC, for Site Plan Approval of Culver's Fairhope. The property is approximately 1.31 acres and is zoned B-2 – General Business District. The property is located on Lot 7 of Planters Pointe on the northwest corner of State Highway 181 and State Highway 104. **PPIN #: 626312**
- E. SR 25.08** Request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST SILDI, LLC, for Site Plan Approval of Fairhope Boarding House. The property is approximately 0.20 acres and is zoned B-2 – General Business District. The property is located at 301 Fairhope Avenue. **PPIN #: 14359**
- F. SD 25.16** Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST SILDI, LLC, for preliminary plat approval of Fairhope Boarding House, a 3-unit multiple occupancy project. The property is zoned B-2 – General Business District. The property is approximately 0.20 acres and is located at 301 Fairhope Avenue. **PPIN #: 14359**
- G. SD 25.17** Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, 68V Harvest Green West 2022, LLC, for Final Plat Approval of Harvest Green West, Phase 2, a 72-lot subdivision. The property is zoned PUD – Planned Unit Development. The property is approximately 41.65 acres and is located on the west side of State Highway 181 near The Waters Subdivision. **PPIN #: 17737**
- H. SD 25.19** Public hearing to consider the request of Dewberry, on behalf of the owners, James M and SM Scopolites, for preliminary plat approval of Dresden Woods, a 4-lot subdivision. The property is zoned R-1 – Low Density Single-Family Residential District. The property is approximately 4.62 acres and is located on the northeast corner of Bishop Road and Gayfer Road Extension. **PPIN #: 43888**

4. ADJOURN

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

Present: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Payton Rogers, Planning and Zoning Manager, and Cindy Beaudreau, Planning Clerk.

Absent: Hollie MacKellar

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

Consent Agenda

- Approval of the Minutes October 6, 2025
- Approval of Amended 2026 Meeting Schedule
- **UR 25.13** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 20,984 LF of buried cable at 9148 Fairhope Avenue.

Hunter Simmons, Planning and Zoning Director, presented the request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 20,984 LF of buried cable at 9148 Fairhope Avenue. Mr. Simmons shared the zoning map and aerial map.

Staff recommends approval of UR 25.13 with 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 technician for inclusion in GIS utility maps.
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.

John Worsham made a motion to approve the consent agenda including the minutes.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas

Nay: None

Old Business

- **ZC 25.06** 8505 County Road 34 – Request to withdraw by applicant

New Business

A. ZC 25.10 Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Bonnie Baker, to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District. The property is approximately 10 acres and is located at 19763 State Highway 181. **PPIN #: 15456**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Bonnie Baker, to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District. The property is approximately 10 acres and is located at 19763 State Highway 181. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of ZC 25.10 to City Council.

Larry Smith, S.E. Civil, explained that they had suggested R-2, but Planning and Zoning recommended R-1 and continued that the owner wants to build something that Fairhope would be proud of.

Will Hightower, Tower Homes, shared that they are a family owned and operated business in Birmingham. They noticed a gap of homes ranging from \$500,000 to \$1,000,000 and want to work on filling that gap with this project.

John Worsham made a motion to recommend approval of ZC 25.10 to City Council.

Erik Cortinas seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas

Nay: None

Adjournment

John Worsham made a motion to adjourn.

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

Adjourned at 5:10pm.

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.

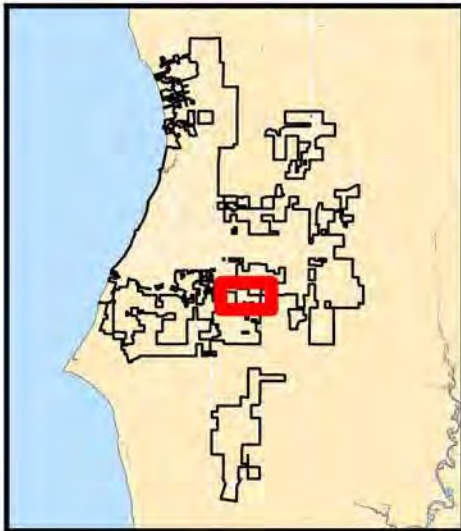
City of Fairhope

Planning Commission

December 1, 2025



UR 25.14 - 8528 Lake View Drive



Project Name:

8528 Lake View Drive

Site Data:

N/A

Project Type:

11,905 LF of buried cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

N/A

General Location:

North of Twin Beech, between Greeno and County Road 13

Surveyor of Record:

N/A

Engineer of Record:

N/A

Owner / Developer:

C-Spire

School District:

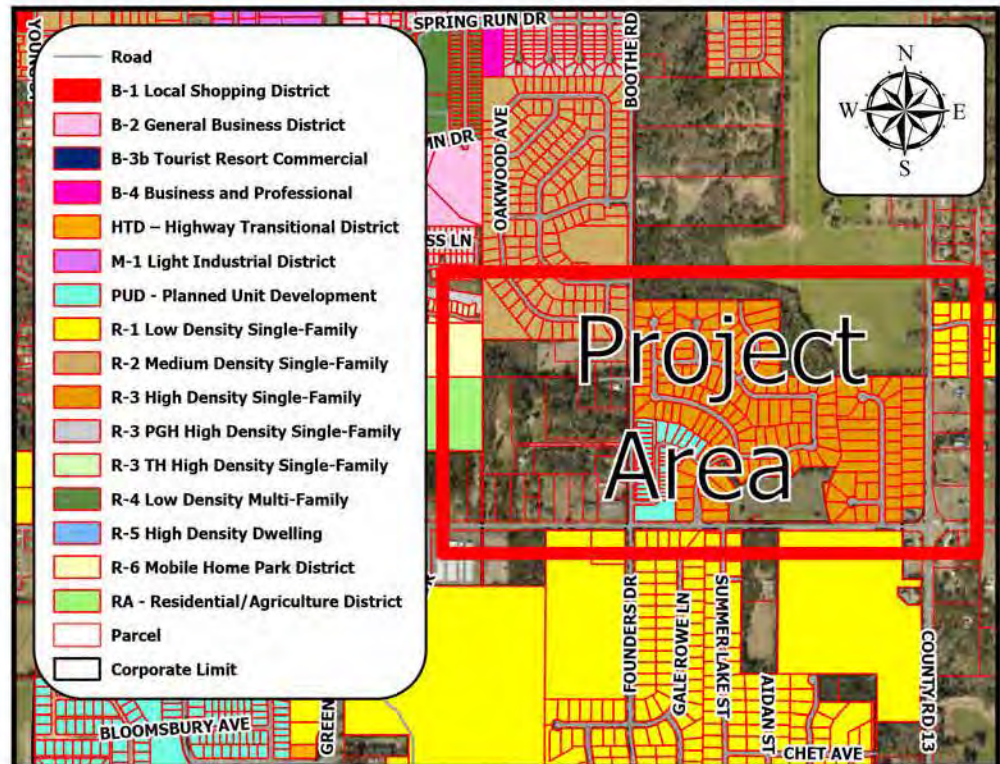
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

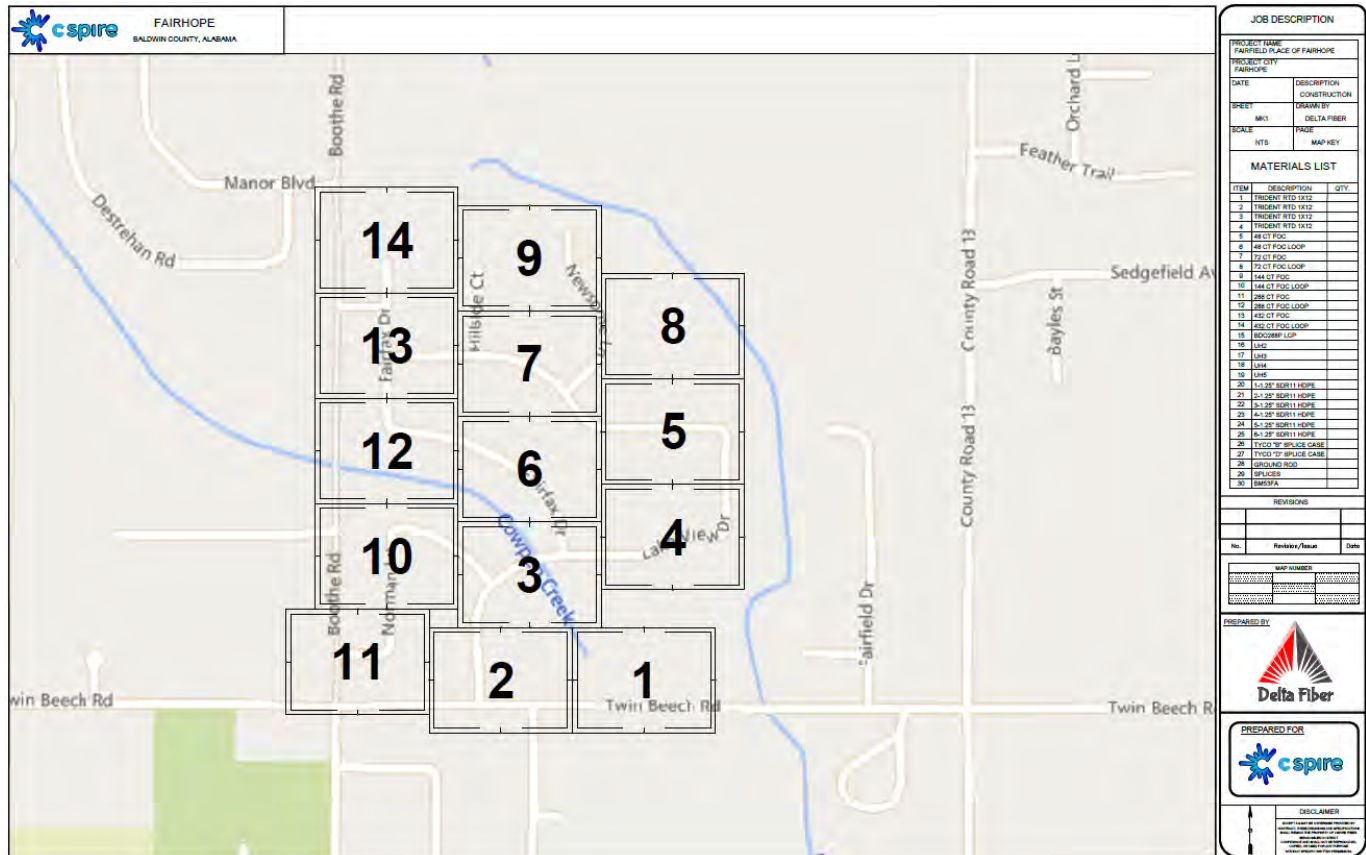
Mike Jeffries



SUMMARY OF REQUEST

Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 11,905 LF of buried cable at 8528 Lake View Drive.

Locator Image



STAFF COMMENTS

The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.

This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:

- 1) City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands;
- 2) City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas;
- 3) City of Fairhope Erosion and Sediment Control Ordinance (#1398); and
- 4) Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754).

Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.

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

Construction

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

Horticultural

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

Erosion Control

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

Project Completion, Punch List Walk, and As-Built

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

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

Recommendation:

Staff recommends **APPROVAL** of UR 25.14 – 8528 Lake View Drive Utility Review with 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 technician for inclusion in GIS utility maps.**
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.

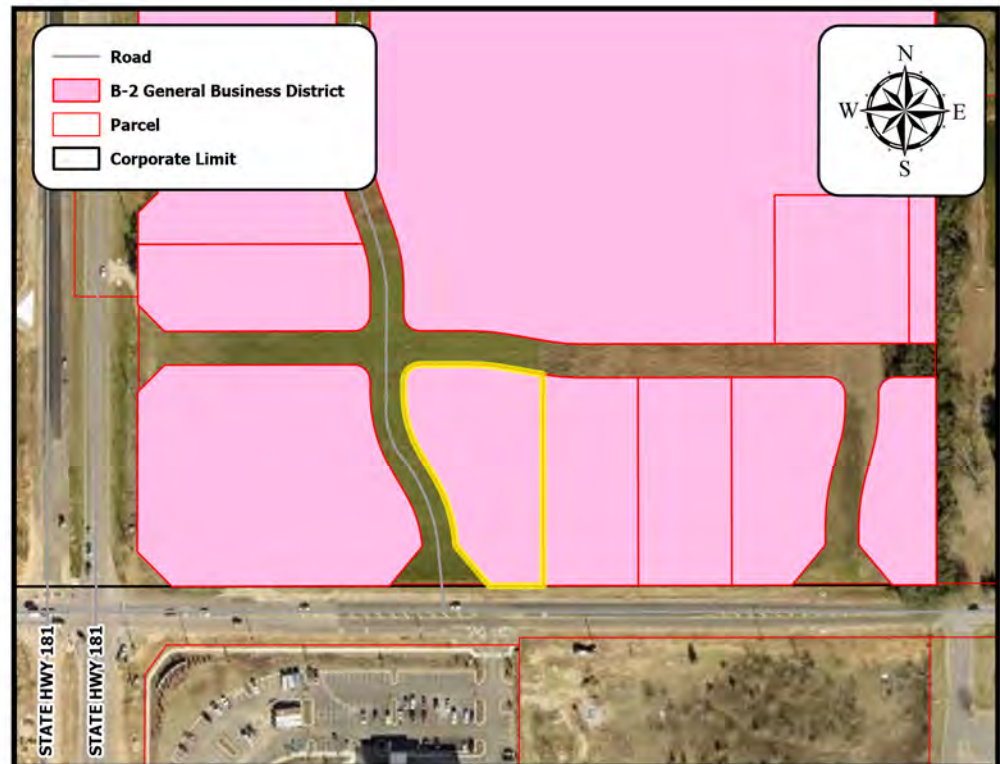
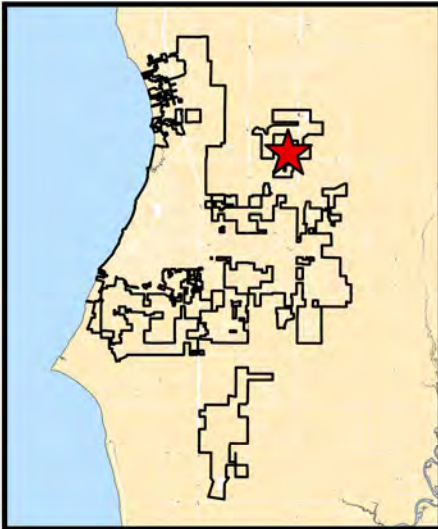
City of Fairhope

Planning Commission

December 1, 2025



SR 25.06 - Pelc Tire Auto Service Center



Project Name:

Pelc Tire Auto Service Center

Site Data:

1.22 acres

Project Type:

Site plan approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

627497

General Location:

Northeast corner of State Highway 181
and State Highway 104

Surveyor of Record:

Element 3 Engineering, LLC

Engineer of Record:

Element 3 Engineering, LLC

Owner / Developer:

Coast Properties, LLC

School District:

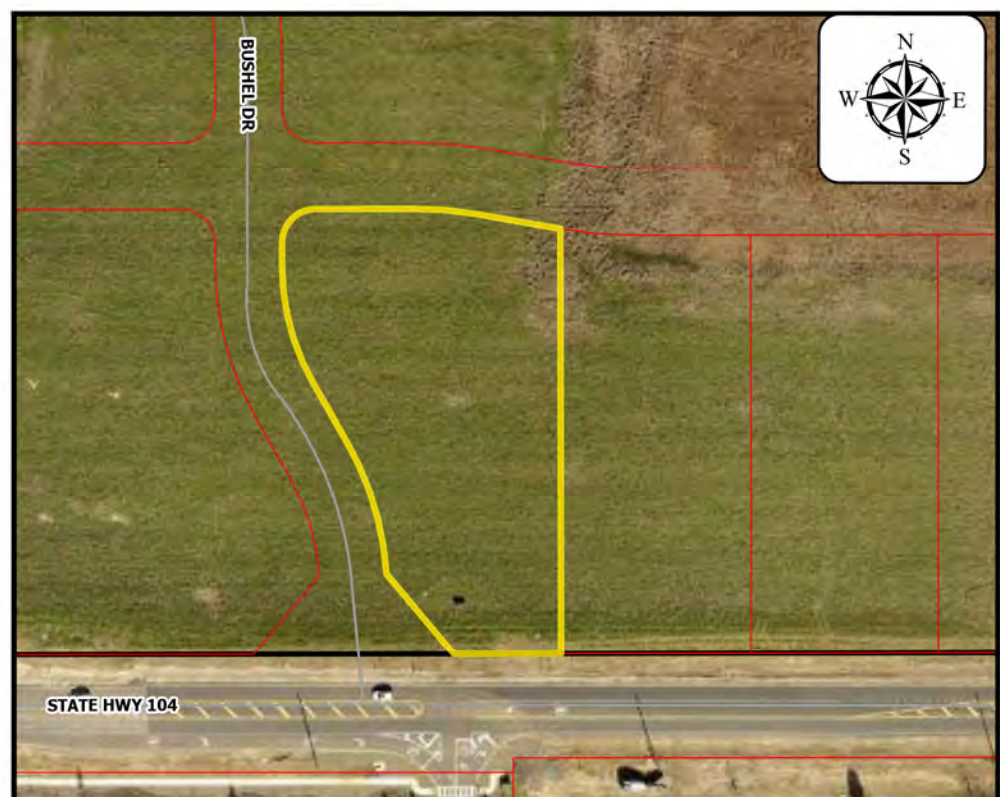
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name :Michelle Melton Null





APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: Coast Properties LLC Phone Number: 251-332-4413
Address of Property Owner: 67 Shell Road
City: Saraland State: AL Zip: 36571

Proposed Site Plan Name: Pelc Tire Auto Service Center
Site Acreage: 1.22 Sq. Footage: 53,181
Parcel No: 05-46-01-02-0-000-001.973 Current Zoning: B-2

Authorized Agent Information

Name of Authorized Agent: Element 3 Engineering LLC Phone Number: 251-287-1296
Address: 3938 Government Blvd. Bldg. A Suite 104
City: Mobile State: AL Zip: 36693
Contact Person: Dustin Britton

Engineer/ Architect Information

Name of Firm: Element 3 Engineering LLC Phone Number: 251-287-1296
Address: 3938 Government Blvd. Bldg. A Suite 104
City: Mobile State: AL Zip: 36693
Contact Person: Dustin Britton

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.

Toby Williams
Property Owner/ Leaseholder Printed Name


Signature

08/25/2025
Date

Fairhope Single Tax Corp. (If Applicable)

SUMMARY OF REQUEST

Request of the Applicant, Element 3 Engineering, LLC, on behalf of the Owner, Coast Properties LLC, for Site Plan Approval of Pelc Tire Auto Service Center. The property is approximately 1.22 acres and is zoned B-2 – General Business District. The property is located on Lot 7 of the Encounter Development on the northeast corner of State Highway 181 and State Highway 104.

SITE HISTORY

The Encounter Development was annexed into the City on March 22, 2023, via Ordinance #1772 (ZC 23.01). The Ordinance and ZC 23.01's NOA are within the packet.

SD 24.13 subdivided the subject property into the current existing lots in July 2024. SD 24.13's NOA is within the packet.

There are no other Planning Commission or Board of Adjustment cases associated with this site.

STAFF COMMENTS

Site Plan

The proposed site plan is attached to the end of this report as an exhibit.

Setbacks - **COMPLIANT**

The Encounter Development has the following setbacks: Front – 20'; Rear -0' (20' if abutting residential); Side – 0' (10' if abutting residential); Side Street – 20'; AL Hwy 104 – 100' from ROW centerline; and AL Hwy 181 – 125' from ROW centerline.

The building on Lot 7 is situated so that it faces Bushel Drive where the entrance is located. The side street is Encounter Drive where there is a 25' setback. The side street setback is the only setback that exceeds the minimum setbacks for Encounter Development.

Buildings - **COMPLIANT**

B-2, General Business District has a required maximum building height of 30'. The proposed building height for the one-story structure is 22'-8". The proposed building is 7,965 sf and occupies almost 15% of the site.

Building materials consist of EIFS siding and stacked stone veneer with metal flashing. Building elevations have been attached to the end of this report as an exhibit.

Parking - **COMPLIANT**

The site plan illustrates a surplus of parking with an acceptable 21 spaces. Twenty percent (20%) overage is allowed and is required to utilize pervious surfacing in accordance with Article IV Section E.4.c(2) of the Zoning Ordinance. The site plan provides three (3) pervious parking spaces facing Encounter Drive. There are seven (7) compact parking spaces. More than the 30% required.

Trees and Landscaping -**NON-COMPLIANT**

The City Horticulturist states that the proposed palm trees *do not* count towards the required perimeter trees. There are existing overstory (frontage) trees that *do* count towards the required perimeter trees. He further suggests spacing the proposed palm trees away from the existing frontage trees for optimum growth and to use appropriate tree protection during the construction phase.

Section 20.5-4(4) of the Tree and Landscape Ordinance (#1444) calls for “The required landscape area between vehicle use area and public right-of-way shall be planted with a solid unbroken visual screen at least forty-eight (48) inches in height at planting...”

The northern part of subject property that is adjacent to Encounter Drive is lacking the aforementioned requirement. Proposed sweet viburnum provides the “solid unbroken visual screen” along Bushel Drive and AL Hwy 104. Forty-eight inch (48”) plantings need to be added along Encounter Drive. This will help screen the dumpster enclosure as well. See *Exhibits*.

Connectivity -**COMPLIANT**

The site plan includes an existing concrete sidewalk along Encounter Drive. The concrete sidewalk connects with an existing asphalt path parallel to Bushel Drive. There is an additional access from the parking lot to the aforementioned asphalt path. There is a 5’ interior sidewalk or 6’ concrete apron around $\frac{3}{4}$ of the building.

Drainage -**COMPLIANT**

Drainage has been accounted for the entire Encounter Development in accordance with SD 24.13; thus, there are no retention/detention facilities required on individual lots. Stormwater from the site will be distributed to a pipe network that runs along the east property line that carries runoff to the existing shared detention pond on Lot 12.

Drainage Report included in the packet.

Exterior Lighting -**NON-COMPLIANT**

Per Article IV, Section B(3) parking lots with 50 or fewer spaces shall have light poles that do not exceed 10’ overall height. There are 21 proposed parking spaces. Sheet C1.2 is the photometric plan. The second light listed (Label G) on the Luminaire Schedule reads 14’ for mounting height. These lights shall be amended or replaced so as not to exceed 10’ overall height, and an amended photometric plan shall be submitted with the building permit.

Mechanical Equipment -**COMPLIANT**

The proposed mechanical equipment is included in the plans with proper screening. There is not any mechanical equipment located on the roof.

Dumpster -**COMPLIANT**

The Site Plan illustrates a dumpster with fenced screening just northwest of the proposed building. The dumpster enclosure is adjacent to Encounter Drive. Extending the aforementioned required “solid unbroken visual screen” along the northern property line adjacent to Encounter Drive beyond the vehicular use area to include the dumpster enclosure better satisfies screening requirements.

Signage -**TBD**

Signage will be reviewed at time of a sign permit submittal.

Erosion and Sediment Control **COMPLIANT** -

An erosion control plan was submitted with the application and is acceptable.

Utilities - **COMPLIANT**

A utility plan was submitted and has been reviewed and approved by the appropriate providers. No utility upgrades are required.

ADA Standards - **COMPLIANT**

ADA requirements are met and at time of building permit will be further verified.

Traffic - **COMPLIANT**

Note #8 on the Final Plat for Encounter Commercial Development requires a projected trip generation for each lot. Applicant provided a Trip Generation Memo that is included in the packet. The Memo concluded that the trip generation rates should not negatively impact the overall traffic flow within Encounter Development.

Three (3) turning radii are provided to illustrate how each type of vehicle will maneuver throughout the site. See *Sheets C1.3-C1.5*.

Lot Access - **COMPLIANT**

SD 24.13 provided certain road cuts for each lot within Encounter Commercial Development. Lot 7 may have up to two (2) turn-outs. One (1) from Encounter Drive and one (1) from Bushel Drive. The site has one (1) entrance/exit to Bushel Drive.

Comprehensive Plan - **COMPLIANT**

Encounter Development is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.

Impacts on Surrounding Neighborhood - **COMPLIANT**

As previously stated, the subject site is zoned B-2. Directly adjacent to the site are additional commercial uses.

Benefits to the Community - **COMPLIANT**

There are several residential units being built in the surrounding area. A commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.

SITE PLAN CONSIDERATIONS

Standards of Review:

Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth the following criteria for reviewing rezoning requests:

- 1) Compliance with the Comprehensive Plan;
- 2) Compliance with any other approved planning documents;
- 3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts;
- 4) Compliance with other laws and regulations of the City;
- 5) Compliance with other applicable laws and regulations of other jurisdictions;
- 6) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values;
- 7) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values;
- 8) Overall benefit to the community;
- 9) Compliance with sound planning principles;
- 10) Compliance with the terms and conditions of any zoning approval;
- 11) Any other matter relating to the health, safety, and welfare of the community;
- 12) Property boundaries with dimensions and setback lines;
- 13) Location of proposed buildings and structures indicating sizes in square feet;
- 14) Data to show percentage of lot covered with existing and proposed buildings;
- 15) Elevations indicating exterior materials;
- 16) The locations, intensity, and height of exterior lights;
- 17) The locations of mechanical equipment;
- 18) Outside storage and/or display;
- 19) Drive-up window locations (must be away from residential uses/districts and not in front of building);
- 20) Curb-cut detail and location(s);
- 21) Parking, loading, and maneuvering areas;
- 22) Landscaping plan in accordance with the City Landscape Ordinance;
- 23) Location, materials, and elevation of any and all fences and/or walls;
- 24) Dumpster location and screening; and
- 25) Location and size of all signage.

Recommendation:

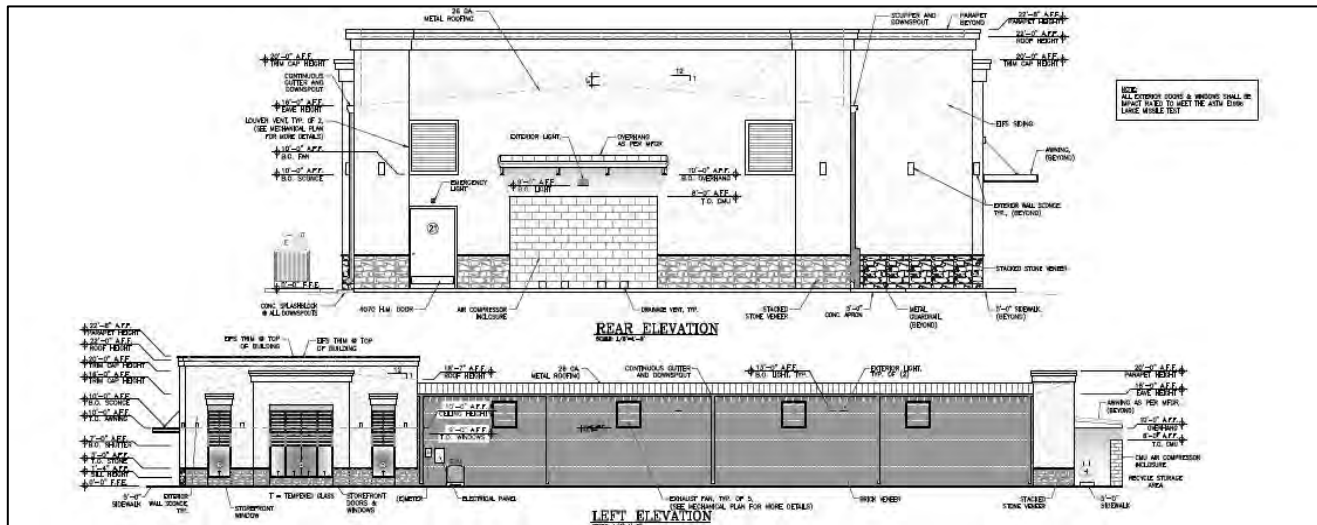
Staff recommends **APPROVAL** of SR 25.06 –Pelc Tire Auto Service Center Site Plan with the following conditions:

1. Revise landscape plans to add perimeter landscaping on property that is adjacent to Encounter Drive ROW (including screening the dumpster enclosure in that area) per Ordinance #1444 and staff comments; and
2. Revise photometric plan in compliance Article IV, Section B(3) (10' MAX height limit for parking lot lighting).

December 1, 2025

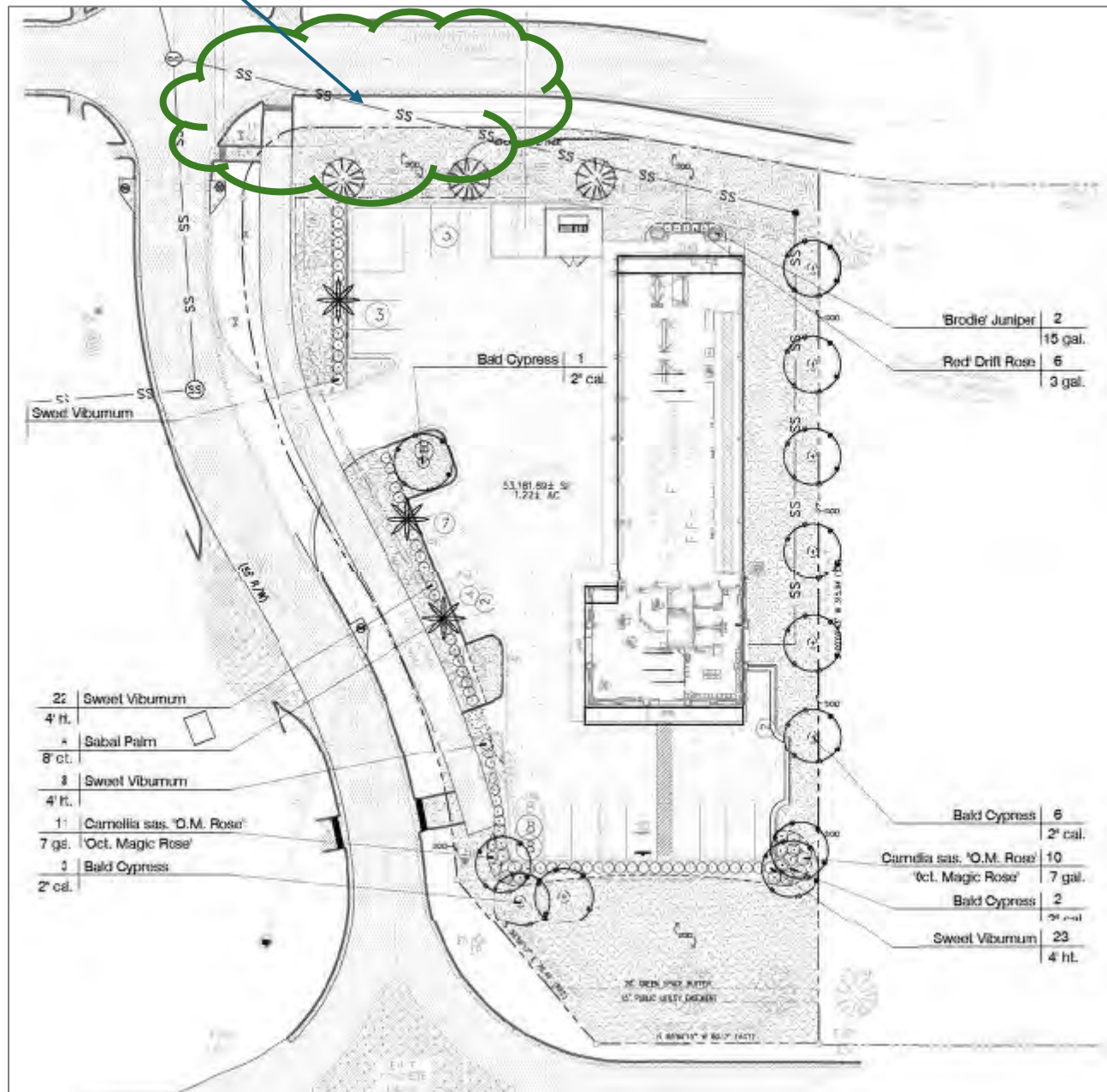
STATE HIGHWAY 104
(R/W VARIES)

Elevations



Proposed Landscape Plan

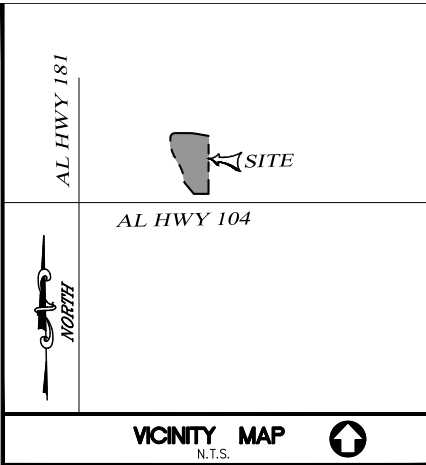
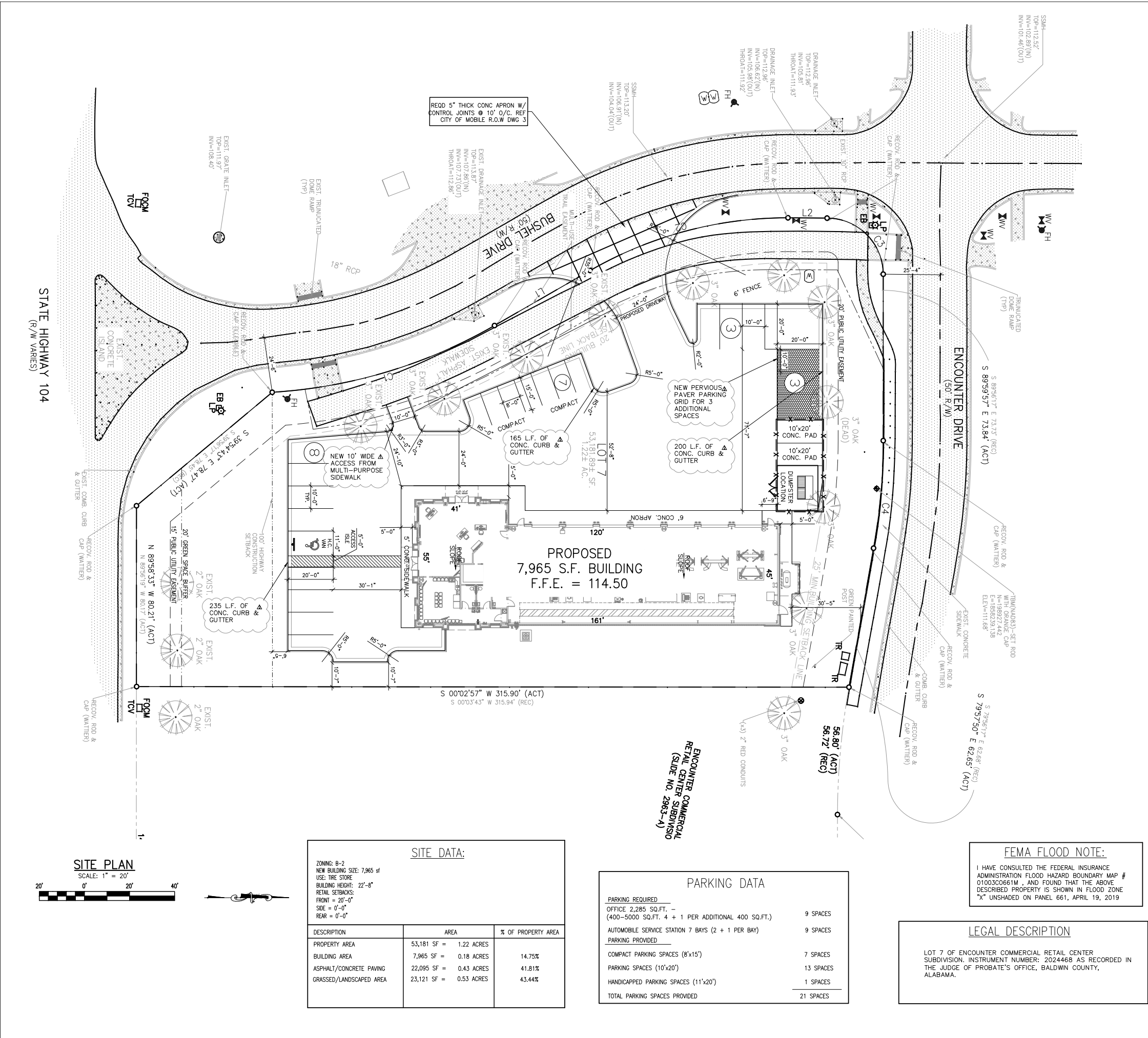
Add unbroken visual screen of 48" plantings to this area



EXHIBITS

SR 25.06 – Pelc Tire Auto Service center

December 1, 2025



Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS		Approved
Date	Description	DHB
9/25	ADDED MULTI-PURPOSE ACCESS	✓
10/27	REVISED PER CITY COMMENTS	✓

PELC TIRE (FAIRHOPE)
NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532

10/27/2025

JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: DHB
SCALE: SHOWN
SHEET NO. **C1.0**
SITE PLAN

FEMA FLOOD NOTE:
I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0661M . AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 661, APRIL 19, 2019

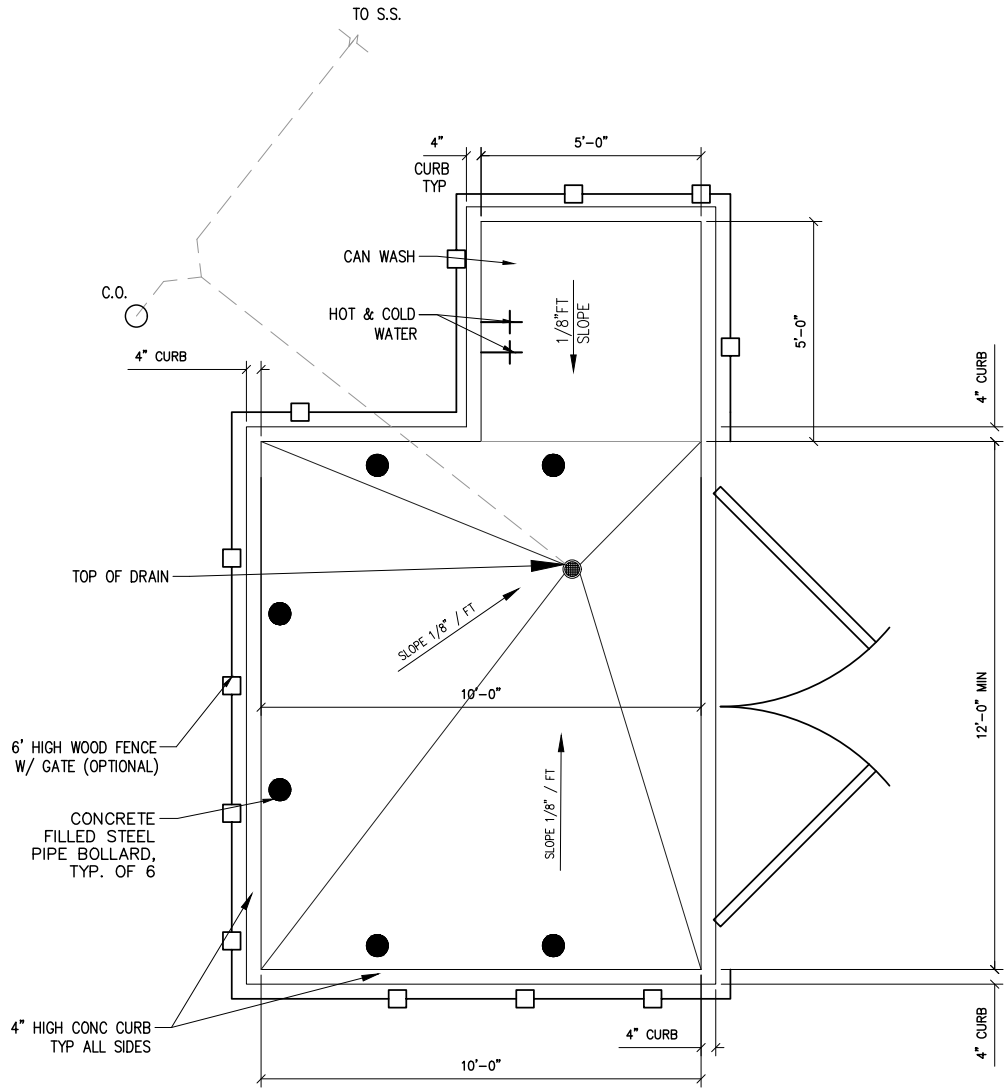
LEGAL DESCRIPTION
LOT 7 OF ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION. INSTRUMENT NUMBER: 2024468 AS RECORDED IN THE JUDGE OF PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

UTILITY NOTE:
SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

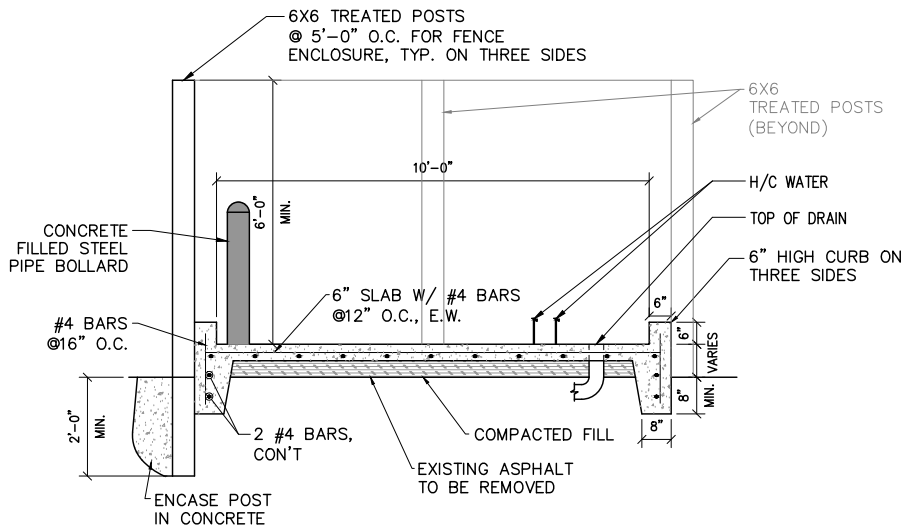
TRAFFIC CONTROL NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART VI, REV. 3, SECTION 6F, DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO ENCOUNTER DRIVE

PARKING DATA	
PARKING REQUIRED	
OFFICE 2,285 SQ.FT. - (400-5000 SQ.FT. 4 + 1 PER ADDITIONAL 400 SQ.FT.)	9 SPACES
AUTOMOBILE SERVICE STATION 7 BAYS (2 + 1 PER BAY)	9 SPACES
PARKING PROVIDED	
COMPACT PARKING SPACES (8'x15')	7 SPACES
PARKING SPACES (10'x20')	13 SPACES
HANDICAPPED PARKING SPACES (11'x20')	1 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES

SITE DATA:		
ZONING: B-2 NEW BUILDING SIZE: 7,965 sf USE: TIRE STORE BUILDING HEIGHT: 22'-8" RETAIL SETBACKS: FRONT = 20'-0" SIDE = 0'-0" REAR = 0'-0"		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	53,181 SF = 1.22 ACRES	
BUILDING AREA	7,965 SF = 0.18 ACRES	14.75%
ASPHALT/CONCRETE PAVING	22,095 SF = 0.43 ACRES	41.81%
GRASSED/LANDSCAPED AREA	23,121 SF = 0.53 ACRES	43.44%



PLAN VIEW
N.T.S



TYPICAL SECTION – DUMPSTER PAD
N.T.S

DUMPSTER PAD NOTES:

1. ALL CONCRETE TO BE 3000 PSI AND ALL REINFORCEMENT TO BE GRADE 60.
2. ALL WOOD FOR ENCLOSURE TO BE PRESSURE TREATED PINE AND SHALL BE PRIMED AND PAINTED. COLOR PER OWNER.
5. GATE FROM EXISTING DUMPSTER TO BE REUSED AT NEW DUMPSTER.
6. CURB AND GUTTER ON SOUTH SIDE OF NEW DUMPSTER SHALL REMAIN AS IS FOR PROPER DRAINAGE.

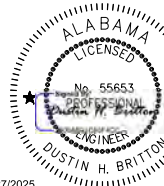


Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Approved				
	Description				
Date					

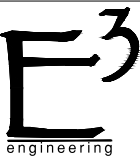
PELC TIRE (FAIRHOPE)

NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



JOB NO.	25-053
DATE:	09/22/2025
DRAWN BY:	SJF
SCALE:	SHOWN

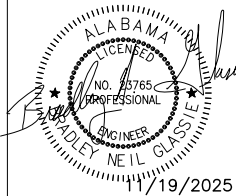
SHEET NO.
C1.1
DUMPSTER PLAN



Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS		Approved
Date	Description	
11/19	REVISED PER CITY COMMENTS	

PELC TIRE (FAIRHOPE)
NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532

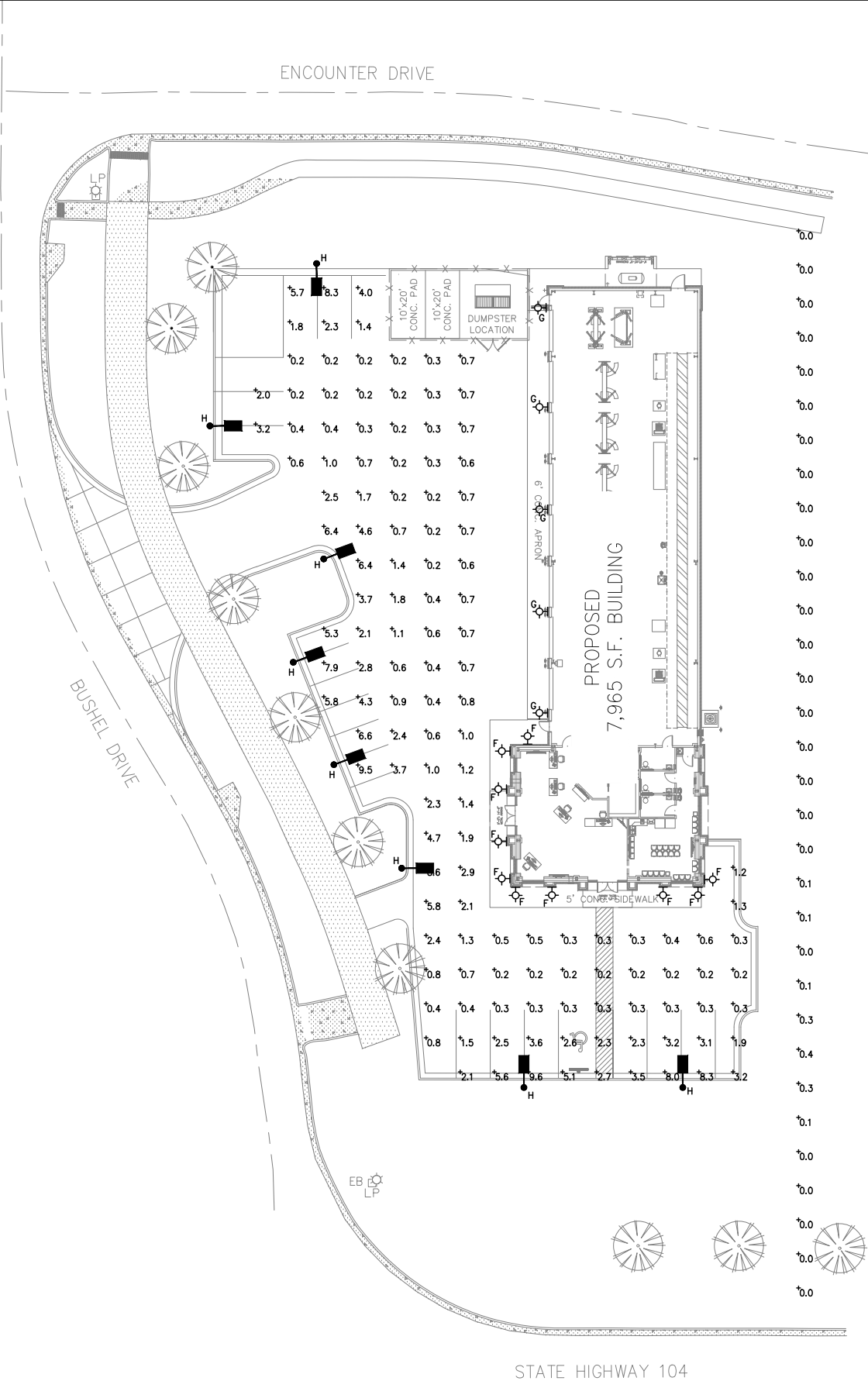


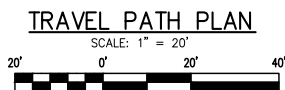
JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: BNG
SCALE: SHOWN

SHEET NO.
C1.2
PHOTOMETRIC PLAN

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Mounting Height	File	Lumens	LLF	Watts
	H	8	BLS-ARLM-140-27-LED DDK-D-SQ-T3-AD		10' AFG	BLS-ARLM-120-1-27-T3.ies	16985	0.32	120
	G	5	OWP-FC-201-LED-4500L-6000L-DIM10-MVOLT-30K-40K-50K-BZ(6000L)		14' AFF	OWP-FC-201-LED-4500L-6000L-DIM10-MVOLT-30K-40K-50K-BZ(6000L).IES	7242	0.80	55.9
	F	10	OWS-FC-213-LED-CCT-RD-2000L-DIMTR-MVOLT-2700K-3000K-3500K-4000K-5000K-BK		10' AFF	OWS-FC-213-LED-CCT-RD-2000L-DIMTR-MVOLT-2700K-3000K-3500K-4000K-5000K-BK.ies	1867	0.80	22.62

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.9 fc	9.6 fc	0.2	48.0:1	9.5:1
Property Line	+	0.0 fc	0.4 fc	0.0 fc	N / A	N / A





I HAVE CONSULTED THE FEDERAL INSURANCE
ADMINISTRATION FLOOD HAZARD BOUNDARY MAP #
01003C0661M , AND FOUND THAT THE ABOVE
DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE
"X" UNSHADED ON PANEL 661, APRIL 19, 2019

LOT 7 OF ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION. INSTRUMENT NUMBER: 2024468 AS RECORDED IN
THE JUDGE OF PROBATE'S OFFICE, BALDWIN COUNTY,
ALABAMA.

SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART VI, REV. 3, SECTION 6F, DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO ENCOUNTER DRIVE

GARBAGE TRUCK
TURN RADIUS
N.T.S.



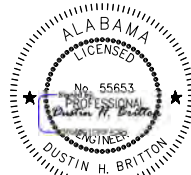
Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS		
Date	Description	Approved
9/25	ADDED MULTI-PURPOSE ACCESS	DHB
10/27	REVISED PER CITY COMMENTS	DHB
11/19	SHEET ADDED PER CITY COMMENTS	DHB

PELC TIRE (FAIRHOPE)

NEW BUILDING

ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



11/19/2023

JOB NO.	25-053
---------	--------

DATE: 09/22/2025

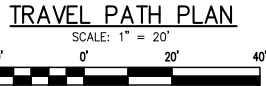
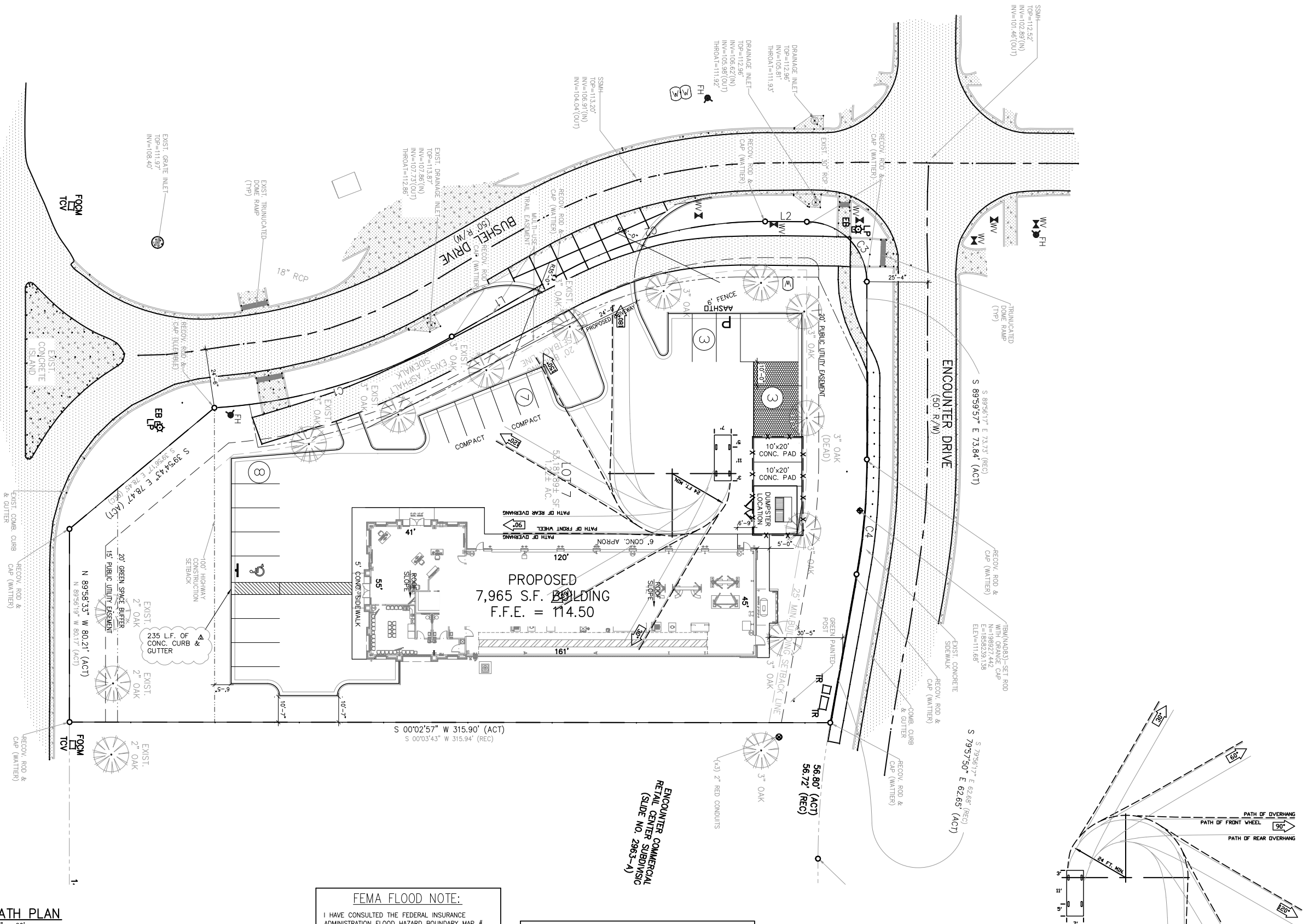
DRAWN BY: DHB

SHEET NO.

C1.3

TRAVEL PATH PLAN #1

STATE HIGHWAY 104
(R/W VARIES)



FEMA FLOOD NOTE:

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0661M, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 661, APRIL 19, 2019

LEGAL DESCRIPTION

LOT 7 OF ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION. INSTRUMENT NUMBER: 2024468 AS RECORDED IN THE JUDGE OF PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

UTILITY NOTE:

SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

TRAFFIC CONTROL NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART VI, REV. 3, SECTION 6F, DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO ENCOUNTER DRIVE

PASSENGER CAR
TURN RADIUS
N.T.S.

P
AASHTO

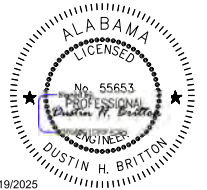


Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS		Approved
Date	Description	DHB
9/25	ADDED MULTI-PURPOSE ACCESS	DHB
10/27	REVISED PER CITY COMMENTS	DHB
11/19	SHEET ADDED PER CITY COMMENTS	DHB

PELC TIRE (FAIRHOPE)

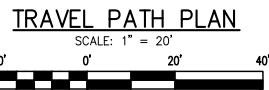
NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: DHB
SCALE: SHOWN

SHEET NO.
C1.4
TRAVEL PATH PLAN #2

STATE HIGHWAY 104
(R/W VARIES)



LEGAL DESCRIPTION

LOT 7 OF ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION. INSTRUMENT NUMBER: 2024468 AS RECORDED IN THE JUDGE OF PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

FEMA FLOOD NOTE:

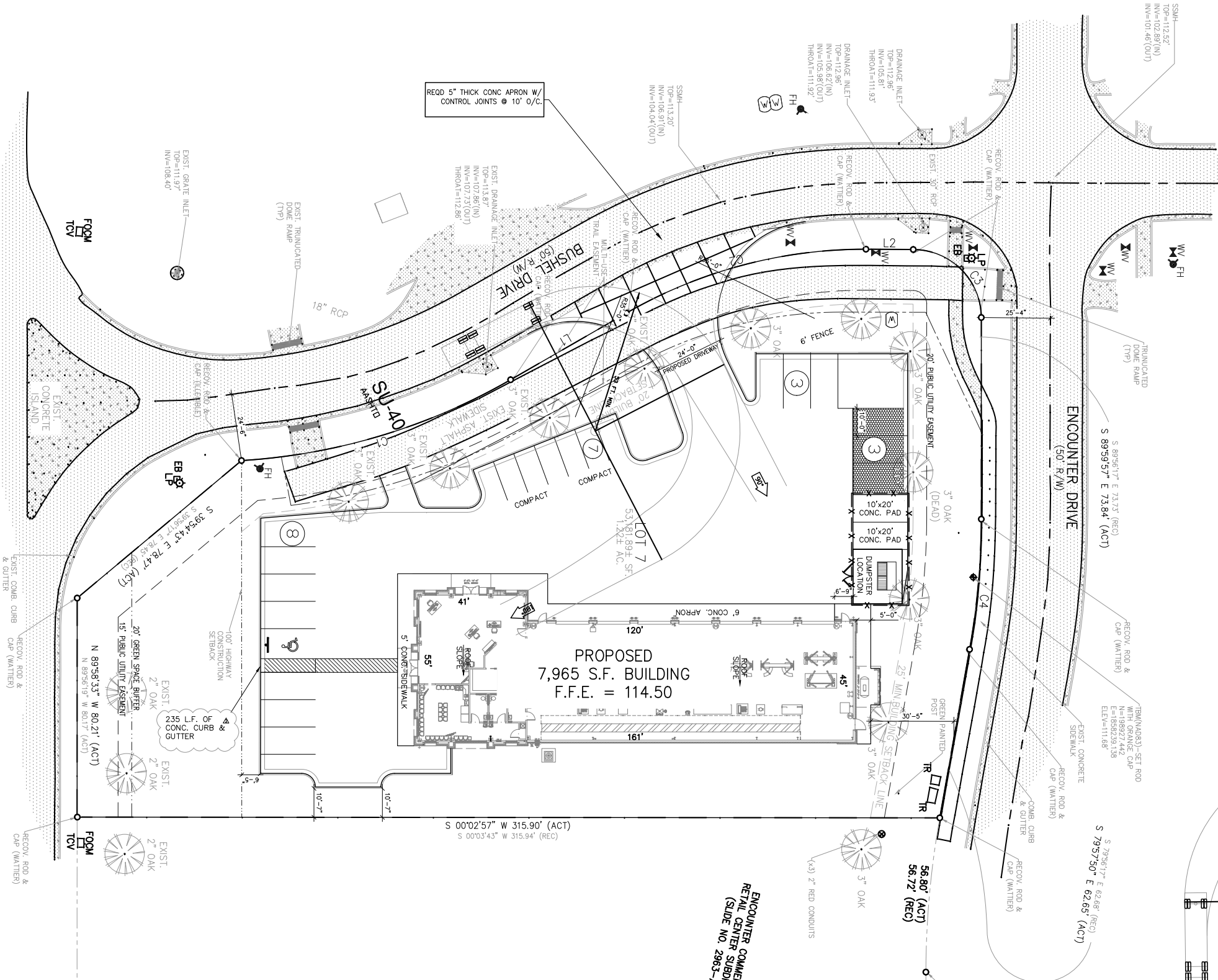
I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0661M, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 661, APRIL 19, 2019

UTILITY NOTE:

SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

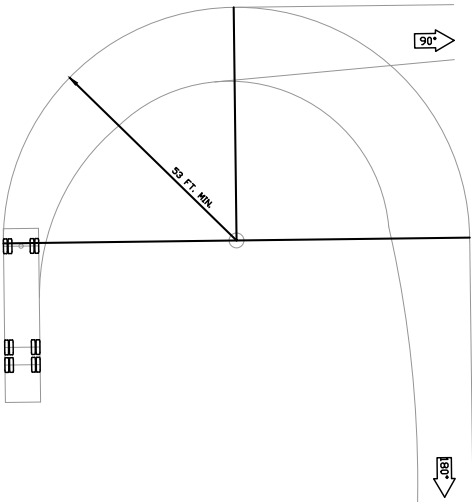
TRAFFIC CONTROL NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART VI, REV. 3, SECTION 6F, DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO ENCOUNTER DRIVE



SU-40
AASHTO

SU-40 TRUCK
TURN RADIUS
N.T.S.



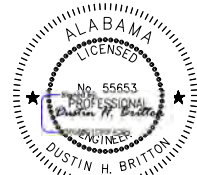
Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Date	Description	Approved	
	9/25	ADDED MULTI-PURPOSE ACCESS	DHB	
	10/27	REVISED PER CITY COMMENTS	DHB	
	11/19	SHEET ADDED PER CITY COMMENTS	DHB	

PELC TIRE (FAIRHOPE)

NEW BUILDING

ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



11/19/2025

JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: DHB
SCALE: SHOWN

SHEET NO.

C1.5

TRAVEL PATH PLAN #3

STATE HIGHWAY 104
(R/W VARIES)

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'



BEST MANAGEMENT PRACTICES

1.CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES AS DEFINED BY EPA WITH RESPECT TO STORM WATER MANAGEMENT DURING CONSTRUCTION AS SHOWN ON SITE PLAN OR AS OTHERWISE REQUIRED TO PREVENT EROSION OR SEDIMENT BEING WASHED FROM SITE. CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCES, HAY BALE BARRIERS, EARTH DIKES, STORM DRAIN INLET PROTECTION AND TEMPORARY SEDIMENT BASINS.

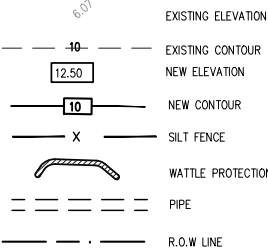
2.CONTRACTOR SHALL ADHERE TO THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT FOR CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL & WATER CONSERVATION COMMITTEE VOLUMES I & II, LATEST EDITION TO PREVENT SEDIMENT LADEN STORM WATER FROM LEAVING THE CONSTRUCTION SITE.

3. PERMIT TO DEVELOPMENT WILL BE ISSUED & MUST BE POSTED ON SITE. FAILURE TO DO SO WILL RESULT IN A STOP WORK ORDER BY THE CITY OF FAIRHOPE

SITE NOTES:

1. TOP SOIL MAY BE STOCKPILED ON SITE AND REUSED FOR AREAS TO BE GRASSSED. ALL UNSUITABLE MATERIAL TO BE REMOVED FROM SITE
2. STOCK PILES THAT ARE ON SITE TO HAVE SILT FENCE BARRIER
3. ANY STOCK PILES TO BE REMOVED FROM SITE ONCE CONSTRUCTION IS COMPLETE
4. ALL DISTURBED AREA SHALL BE COVERED WITH 2" OF TOP SOIL AND SODDED OR SEEDED AS PER OWNERS INSTRUCTIONS.
5. ALL DISTURBED AREAS IN THE ALDOT R.O.W. TO BE COVERED WITH 4" OF TOP SOIL & SODDED.
6. ALL CONCRETE FOR FLUMES, HEADWALLS, ETC. SHALL BE 3000 LB. ALL REBAR SHALL BE GRADE 60

CONTOUR LEGEND



ADEM NOTE:

ADEM NOTICE OF REGISTRATION WILL NOT BE REQUIRED FOR THIS SITE TOTAL DISTURBED AREA = 0.72 ACRES.

FEMA FLOOD NOTE:

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0661M , AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 661, APRIL 19, 2019



Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Date	Description	Approved
	9/25	ADDED MULTI-PURPOSE ACCESS	Surf
	10/27	REVISED PER CITY COMMENTS	DHB

PELC TIRE (FAIRHOPE)

NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



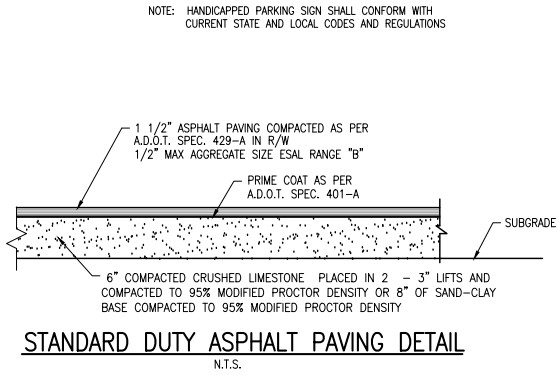
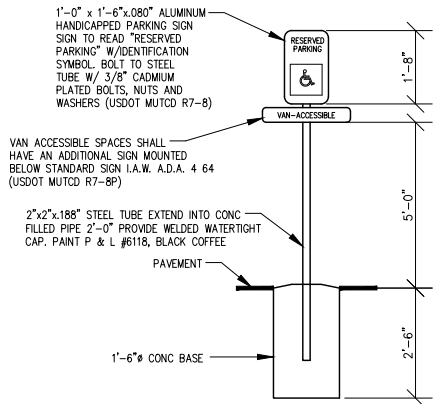
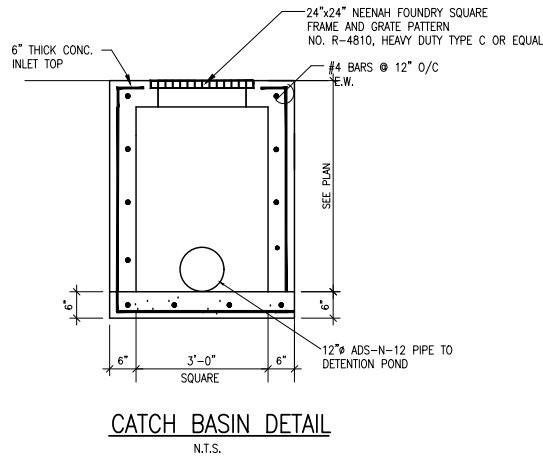
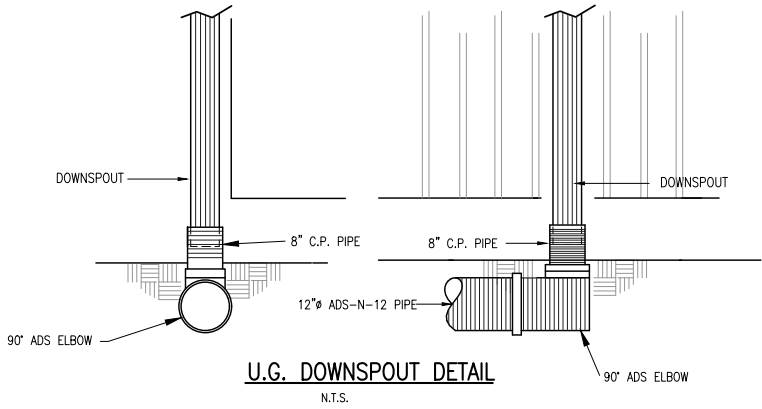
11/19/2025

JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: DHB
SCALE: SHOWN

SHEET NO.

C2.0

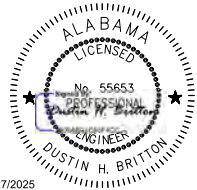
GRADING & DRAINAGE PLAN



Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Description	Approved
		DHB
	REVISED PER CITY COMMENTS	
Date	10/27	

PELC TIRE (FAIRHOPE)
NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532

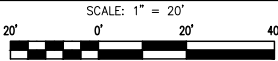


JOB NO.	25-053
DATE:	09/22/2025
DRAWN BY:	SJF
SCALE:	SHOWN

SHEET NO.
C2.1
GRADING & DRAINAGE DETAILS

STATE HIGHWAY 104
(R/W VARIES)

EROSION CONTROL PLAN



Material Handling and Waste Management

1. Contractor will maintain portable restroom facilities and dumpster for construction waste during entire project period.
2. All Portable toilets are to be kept away all storm drain/inlets.
3. Following completion of concrete slab, building construction materials (cmu block, steel beam, frames, wood structure, sheet rock, etc) will be stored on the slab to minimize exposure to storm water.

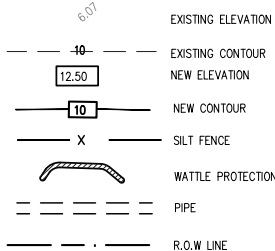
ADEM NOTE:

ADEM NOTICE OF REGISTRATION WILL NOT BE REQUIRED FOR THIS SITE. TOTAL DISTURBED AREA = 0.72 ACRES.

DAILY INSPECTION NOTE:

CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTIONS AND INSPECTIONS AFTER EACH RAINFALL EVENT. AS A MINIMUM, INSPECTIONS WILL BE CONDUCTED MONTHLY AND FOLLOWING EACH SIGNIFICANT RAIN EVENT. IF BMP'S ARE FOUND DEFICIENT, CONTRACTOR WILL BE NOTIFIED AND FOLLOW-UP INSPECTIONS WILL BE CONDUCTED TO ENSURE DEFICIENCIES HAVE BEEN CORRECTED.

CONTOUR LEGEND



GENERAL NOTES:

1. TOP SOIL MAY BE STOCKPILED ON SITE AND REUSED FOR AREAS TO BE GRASSED. ALL UNSUITABLE MATERIAL TO BE REMOVED FROM SITE
2. STOCK PILES THAT ARE ON SITE TO HAVE SILT FENCE BARRIER
3. ANY STOCK PILES TO BE REMOVED FROM SITE ONCE CONSTRUCTION IS COMPLETE
4. ALL DISTURBED AREA SHALL BE COVERED WITH 2" OF TOP SOIL AND SODDED OR SEEDDED AS PER OWNERS INSTRUCTIONS.
5. ALL DISTURBED AREAS IN THE ALDOT R.O.W. TO BE COVERED WITH 4" OF TOP SOIL & SODDED.

EROSION CONTROL NOTES:

1. SILT FENCE SHALL BE INSTALLED AS SHOWN ON PLAN PRIOR TO EXCAVATION AND/OR WHERE DEEMED NECESSARY BY ENGINEER. CONTRACTOR SHALL MAINTAIN SILT FENCE ON SITE UNTIL AN ACCEPTABLE STAND OF PERMANENT GRASS IS ESTABLISHED. CONTRACTOR SHALL USE ADEQUATE EROSION CONTROL PROCEDURES DURING
2. THE CONSTRUCTION PERIOD IN ORDER TO PREVENT SEDIMENTS FROM BEING WASHED FROM THE SITE DURING HEAVY RAINS. CONTRACTOR SHALL INSTALL WATTLE PROTECTION BARRIER AROUND ALL EXCAVATIONS
3. WHERE EROSION IS A POTENTIAL PROBLEM DURING CONSTRUCTION, WATTLES SHALL BE SECURELY TIED, EMBEDDED IN THE SOIL A MINIMUM DEPTH OF 3 INCH TRENCHES AND SECURELY ANCHORED IN PLACE WITH STAKES OR REBAR. SILT FENCES SHALL BE INSTALLED AS SHOWN AND IN OTHER PROBLEM AREAS AS REQUIRED.
4. ALL AREAS WHERE EROSION HAS OCCURRED SHALL BE PROPERLY REPAIRED.
5. ALL AREAS DISTURBED TO BE SOLID SODDED.
6. ANY DISTURBED AREAS MAY NOT REMAIN DENUDEED LONGER THAN 13 DAYS
7. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE ONTO ADJACENT PROPERTIES.
9. ALL SEDIMENT MUST BE REMOVED FROM ALL INLETS AND PIPES PRIOR TO ACCEPTANCE OF SITE
10. CONTRACTOR SHALL ADHERE TO THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORM WATER MANAGEMENT FOR CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL & WATER CONSERVATION COMMITTEE VOLUMES I & II, LATEST EDITION TO PREVENT SEDIMENT LADEN STORM WATER FROM LEAVING THE CONSTRUCTION SITE.

Phase Construction Activity

Phase I

- Installation of BMP's
- BMP's include installation of silt fencing around perimeter of work area
- Stabilization shall include all areas to be seeded prior to 13 days of no activity in that area using temporary seed methods.

Phase II

- Clearing and Grubbing
- BMP's include silt fencing around perimeter and excavated areas as needed.

Phase III

- BMP's include silt fencing around perimeter of excavated areas and wattles at all inlets
- All topsoil stockpiled from this site shall be properly maintained with silt fencing and temporary seeding for stabilization. Side slopes not to exceed 2:1 slope
- Stabilization shall include all areas to be seeded prior to 13 days of no activity in that area using temporary seed methods

PHASE IV

- Construction of building, paving & utilities

PHASE V

- Complete landscaping, establish grassing
- Uniformly spread top soil, 2" depth min. prior to seeding or sodding.
- Permanent seeding with Bermuda grass, common 5 lbs/acre
- Solid sod using Bermuda grass Hybrid.
- Mulching shall consist of bark (35 cyd/acre) or pine straw (45-90lbs/acre)

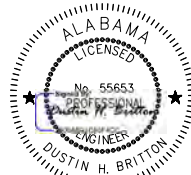


Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Date	Description	Approved	
	9/25	ADDED MULTI-PURPOSE ACCESS	DHB	
	10/27	REVISED PER CITY COMMENTS	DHB	

PELC TIRE (FAIRHOPE)

NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532

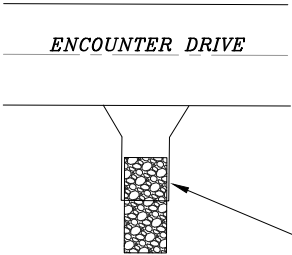


JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: DHB
SCALE: SHOWN

SHEET NO.

C3.0

EROSION CONTROL PLAN

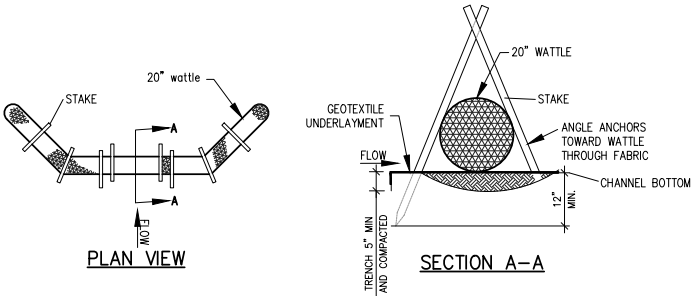


TEMPORARY CONSTRUCTION
DRIVEWAY: 12"min THICKNESS
ALDOT No.1 STONE 50' MIN.
LENGTH X 15' MIN. WIDTH (WIDTH
SHALL NOT BE LESS THAN FULL
WIDTH OF ACCESS) EXACT
LOCATION TO BE FIELD
DETERMINED (REF. ALD.O.T. SP
DWG EC-502)

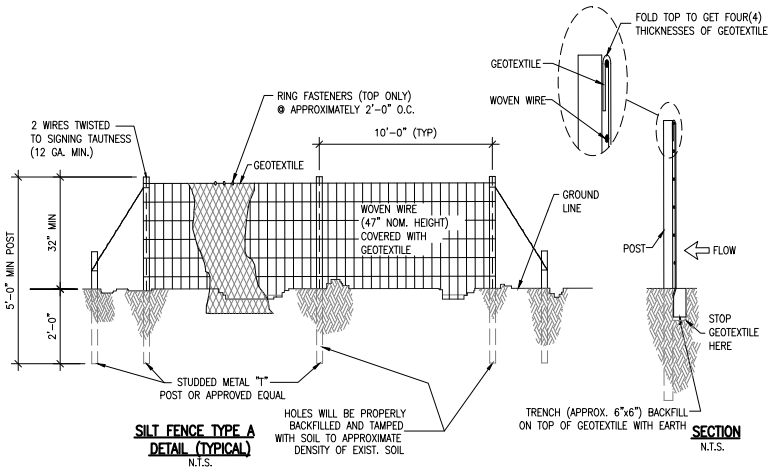
NOTE:

THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION
THAT WILL ALLOW IT TO PERFORM IT'S FUNCTION TO PREVENT OFF-SITE TRACKING.
THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE RINSED WHEN NECESSARY
TO MOVE ACCUMULATED MUD DOWNWARD THRU STONE. ADDITIONAL STABILIZATION
OF THE VEHICULAR ROUTE LEADING TO THE STABILIZED ENTRANCE MAY BE REQUIRED
TO LIMIT THE MUD TRACKED.

CONSTRUCTION DRIVEWAY DETAIL
N.T.S.



WATTLE PROTECTION DETAIL
N.T.S.

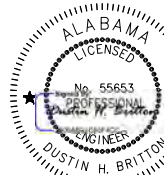


Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Approved				
	Description				
Date					

PELC TIRE (FAIRHOPE)

NEW BUILDING
ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



10/27/2025

JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: SJF
SCALE: SHOWN

SHEET NO.

C3.1

EROSION CONTROL DETAILS

STATE HIGHWAY 104
(R/W VARIES)

UTILITY SITE PLAN

SCALE: 1" = 20'



NOTE: VERIFY ALL EXISTING UTILITIES LOCATIONS WITH ALL UTILITY COMPANIES



FEMA FLOOD NOTE:

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 01003C0661M, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE "X" UNSHADED ON PANEL 661, APRIL 19, 2019

LEGAL DESCRIPTION

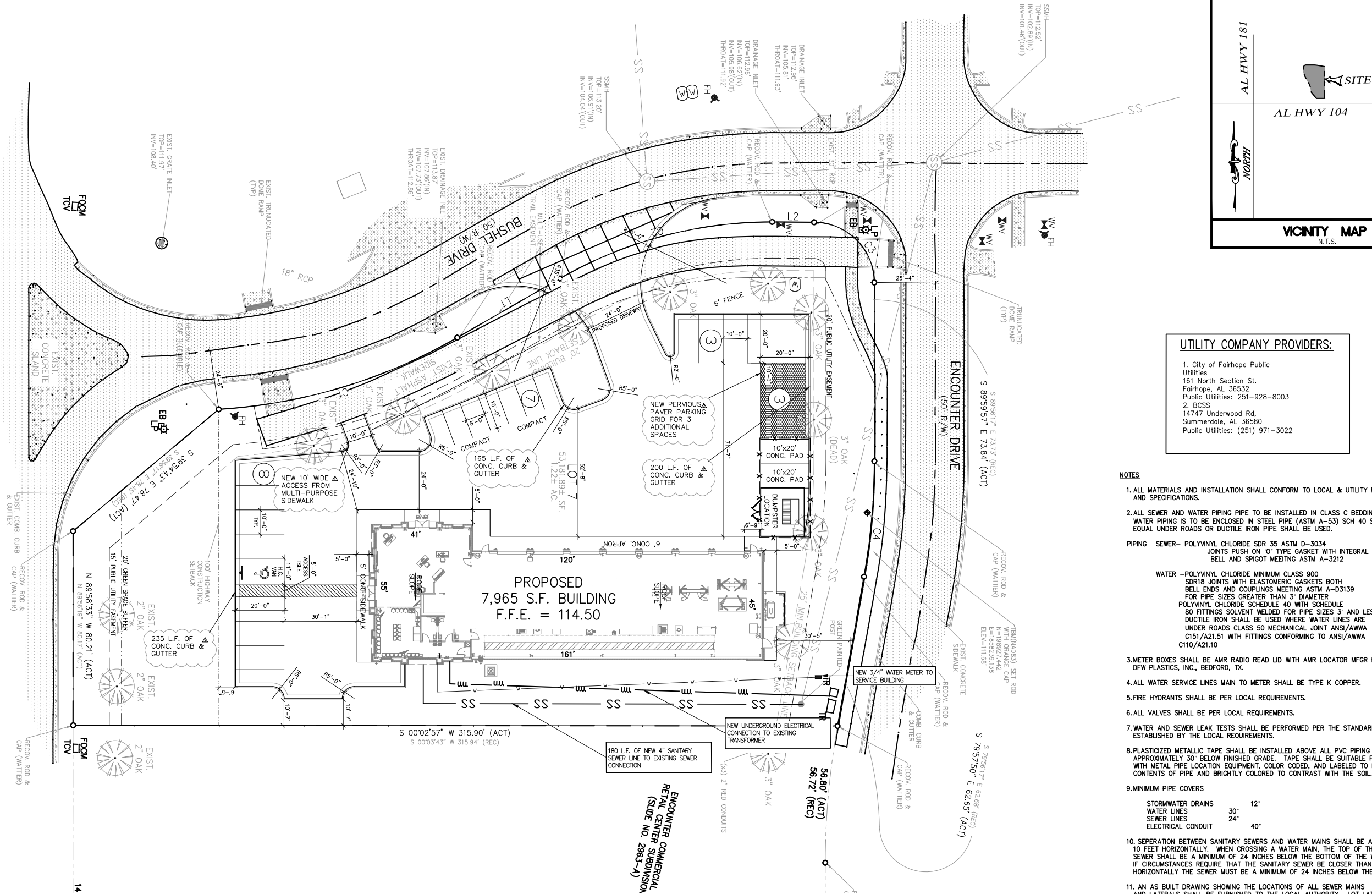
LOT 7 OF ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION. INSTRUMENT NUMBER: 2024468 AS RECORDED IN THE JUDGE OF PROBATE'S OFFICE, BALDWIN COUNTY, ALABAMA.

UTILITY NOTE:

SITE CONTRACTOR SHALL CONTACT ALABAMA 1 CALL AND HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION. ALL UTILITIES TO SERVE BUILDING SHALL BE COORDINATED WITH OWNER AND RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCEMENT OF SITE WORK.

TRAFFIC CONTROL NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, PART VI, REV. 3, SECTION 6F, DURING ANY CONSTRUCTION WITHIN RIGHT OF WAY ADJACENT TO ENCOUNTER DRIVE



UTILITY COMPANY PROVIDERS:

- City of Fairhope Public Utilities
161 North Section St.
Fairhope, AL 36532
Public Utilities: 251-928-8003
- BCSS
14747 Underwood Rd.
Summerdale, AL 36580
Public Utilities: (251) 971-3022

NOTES

- ALL MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL & UTILITY REQUIREMENTS AND SPECIFICATIONS.
- ALL SEWER AND WATER PIPING PIPE TO BE INSTALLED IN CLASS C BEDDING. WATER PIPING IS TO BE ENCLOSED IN STEEL PIPE (ASTM A-53) SCH 40 SLEEVE OR EQUAL UNDER ROADS OR DUCTILE IRON PIPE SHALL BE USED.

PIPING SEWER- POLYVINYL CHLORIDE SDR 35 ASTM D-3034
JOINTS PUSH ON "O" TYPE GASKET WITH INTEGRAL BELL AND SPIGOT MEETING ASTM A-3212

WATER -POLYVINYL CHLORIDE MINIMUM CLASS 900
SDR18 JOINTS WITH ELASTOMERIC GASKETS BOTH BELL ENDS AND COUPLINGS MEETING ASTM A-D3139 FOR PIPE SIZES GREATER THAN 3" DIAMETER
POLYVINYL CHLORIDE SCHEDULE 40 WITH SCHEDULE 80 FITTINGS SOLVENT WELDED FOR PIPE SIZES 3" AND LESS
DUCTILE IRON SHALL BE USED WHERE WATER LINES ARE UNDER ROADS CLASS 50 MECHANICAL JOINT ANSI/AWWA C151/A21.51 WITH FITTINGS CONFORMING TO ANSI/AWWA C110/A21.10

- METER BOXES SHALL BE AMR RADIO READ LID WITH AMR LOCATOR MFGOR BY DFW PLASTICS, INC., BEDFORD, TX.
- ALL WATER SERVICE LINES MAIN TO METER SHALL BE TYPE K COPPER.
- FIRE HYDRANTS SHALL BE PER LOCAL REQUIREMENTS.
- ALL VALVES SHALL BE PER LOCAL REQUIREMENTS.
- WATER AND SEWER LEAK TESTS SHALL BE PERFORMED PER THE STANDARDS ESTABLISHED BY THE LOCAL REQUIREMENTS.

8. PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE ALL PVC PIPING AT APPROXIMATELY 30" BELOW FINISHED GRADE. TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED, AND LABELED TO IDENTIFY CONTENTS OF PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL.

9. MINIMUM PIPE COVERS

STORMWATER DRAINS	12"
WATER LINES	30"
SEWER LINES	24"
ELECTRICAL CONDUIT	40"

10. SEPERATION BETWEEN SANITARY SEWERS AND WATER MAINS SHALL BE A MINIMUM OF 10 FEET HORIZONTALLY. WHEN CROSSING A WATER MAIN, THE TOP OF THE SANITARY SEWER SHALL BE A MINIMUM OF 24 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF CIRCUMSTANCES REQUIRE THAT THE SANITARY SEWER BE CLOSER THAN 10 FEET HORIZONTALLY THE SEWER MUST BE A MINIMUM OF 24 INCHES BELOW THE WATER LINE.

11. AN AS BUILT DRAWING SHOWING THE LOCATIONS OF ALL SEWER MAINS AND LATERALS SHALL BE FURNISHED TO THE LOCAL AUTHORITY. LOT LATERALS SHOULD BE SHOWN WITH DIMENSIONS FROM THE MANHOLES.

AL HWY 181



AL HWY 104

AL HWY 181

VICINITY MAP
N.T.S.



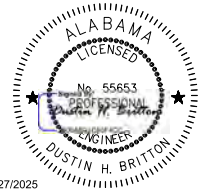
Element³
engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS	Date	Description	Approved
	9/25	ADDED MULTI-PURPOSE ACCESS	DHB
	10/27	REVISED PER CITY COMMENTS	DHB

PELC TIRE (FAIRHOPE)

NEW BUILDING

ENCOUNTER DRIVE,
FAIRHOPE, AL 36532



JOB NO. 25-053
DATE: 09/22/2025
DRAWN BY: DHB
SCALE: SHOWN

SHEET NO.

C4.0

UTILITY SITE PLAN

SR 25.06 Pelc Tire @ Encounter (Lot 7) Disposition

1. Updated landscaping plan per previous comments/requests;

The Landscape Architect is working diligently on completing these revisions.

2. Current fire flow letter and addressing any other comments from Erik Cortinas attached to the original DRC letter dated Sept. 11, 2025; and

Fire Flow test from Fairhope Utilities is attached in this resubmittal.

3. Direct access to existing asphalt multi-modal trail in the below section.

The access from the multi-use trail has been added to all the plan sheets in this resubmittal.

Pelc Tire (HWY 181 & HWY 104)

DRC Letter #2 Disposition

1. On Sheet C2.0, Site Note #4: remove reference to detention pond because there is not one on site.

Note has been removed from sheet C2.0.

2. Please include an additional turning radius for the dumpster enclosure as well as the ingress/egress to Bushel Drive (already provided).

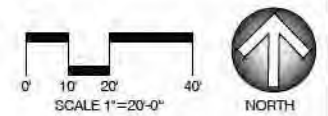
Three different turning radius layouts have been provided to show how each vehicle will maneuver through the site.

3. Please provide an updated photometric plan with ingress/egress to Bushel Drive as well as the heights of the poles (maximum is 10').

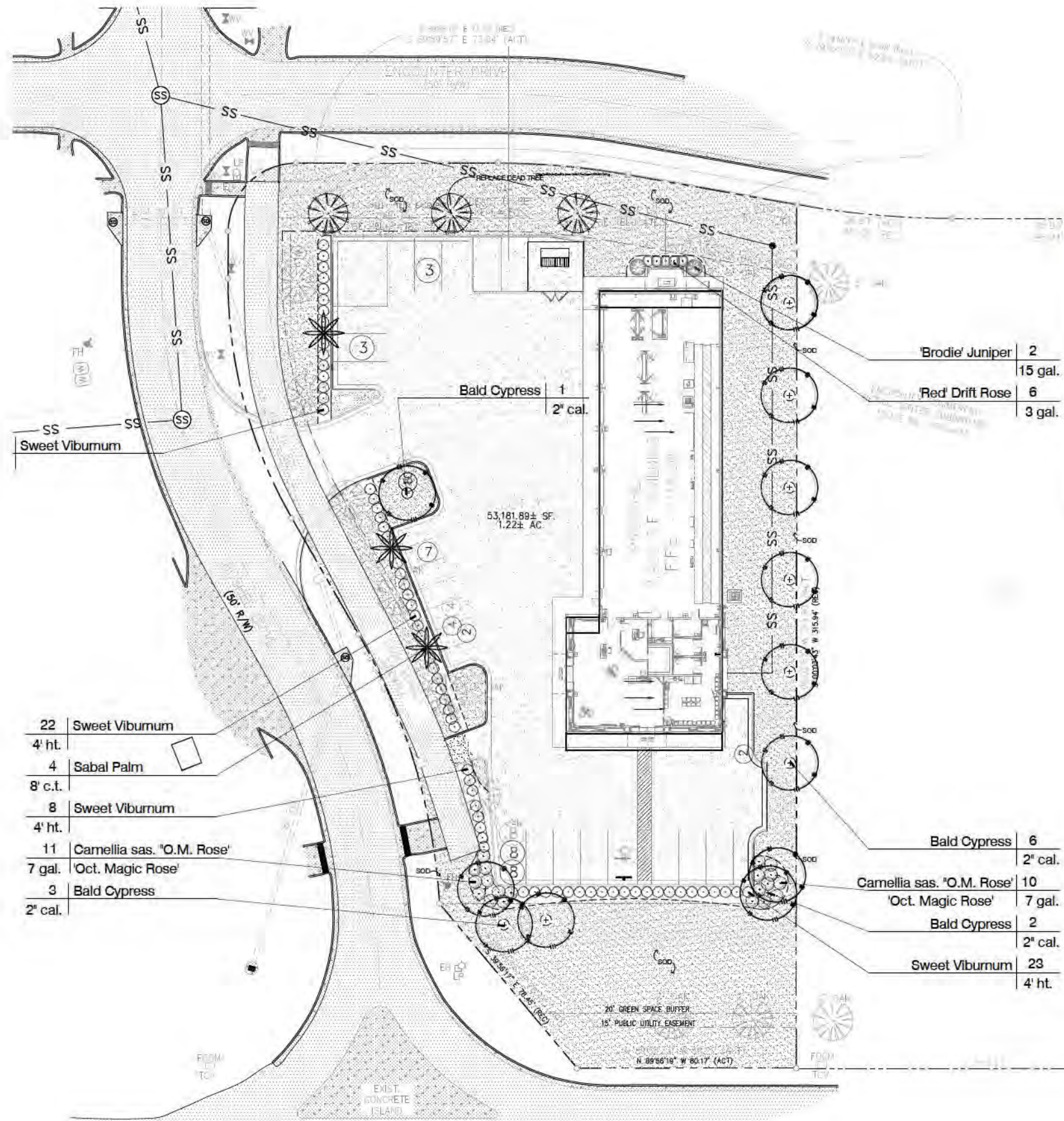
An updated Photometric Site plan has been included in this resubmittal with the heights shown on the pole lights in the parking lot.

4. Compliance with all other DRC Staff Review Comments attached to this Letter as exhibits.

All other comments have been addressed.



L1



LANDSCAPE ORDINANCE REQUIREMENTS

Description	Status	Requirement	Provided
FRONTAGE: 1 tree per 30 LF of frontage = 150 LF / 30 = 5 trees	Provided	5 Trees	5 Trees
PERIMETER: 1 tree per 30 LF of perimeter = 650 LF / 30 = 22 trees	provided	12 Tree Credit / 18 trees	12 Tree Credit / 18 trees
PARKING LOT trees: 1 tree per 12 parking spaces 24 / 12 = 2 trees	provided	2 Trees	2 Trees
PARKING SCREEN: 1 shrub per 4 LF of frontage = 77 shrubs	provided	77 Shrubs	77 Shrubs
TOTALS:			29 Trees / 77 Shrubs

Quantity	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	COMMENTS
5	Sabal palmetto	Sabal Palm	Tree	8' Clear Trunk, balled	Strong central leader, full head
12	Taxodium distichum	Bald Cypress	Tree	2" Caliper / 10' ht.	Strong central leader, full head
1	Shumard Oak	Quercus shumardi	Tree	2" Caliper / 10' M.	Strong central leader, full head
2	Juniperus virginiana 'Brodie'	'Brodie' Juniper	Tree	15 gallon	Matched full plant
20	Camellia sas. 'Oct. Magic Rose'	'Oct. Magic Rose' Camellia sas.	Tree	7 gallon	Full plant
68	Viburnum adpressum	Sweet Viburnum	Shrub	4' ht. min.	Full plant
6	Red Drift Rose	Red Drift Rose	Shrub	3 gallon	Full plant
Verify	Emerald Green	Emerald Green	Grass	5 gallon	Solid sod, no weeds

Note: Plant quantities are just a guide, contractor should verify plant counts from plan.



ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
6425 Jordan Road
Daphne, AL 36526
Ph 251-453-0217

LANDSCAPE DEVELOPMENT PLANS FOR PELC TIRE AUTO SERVICE CENTER

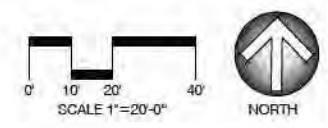
FAIRHOPE, AL

BUSHEL DRIVE

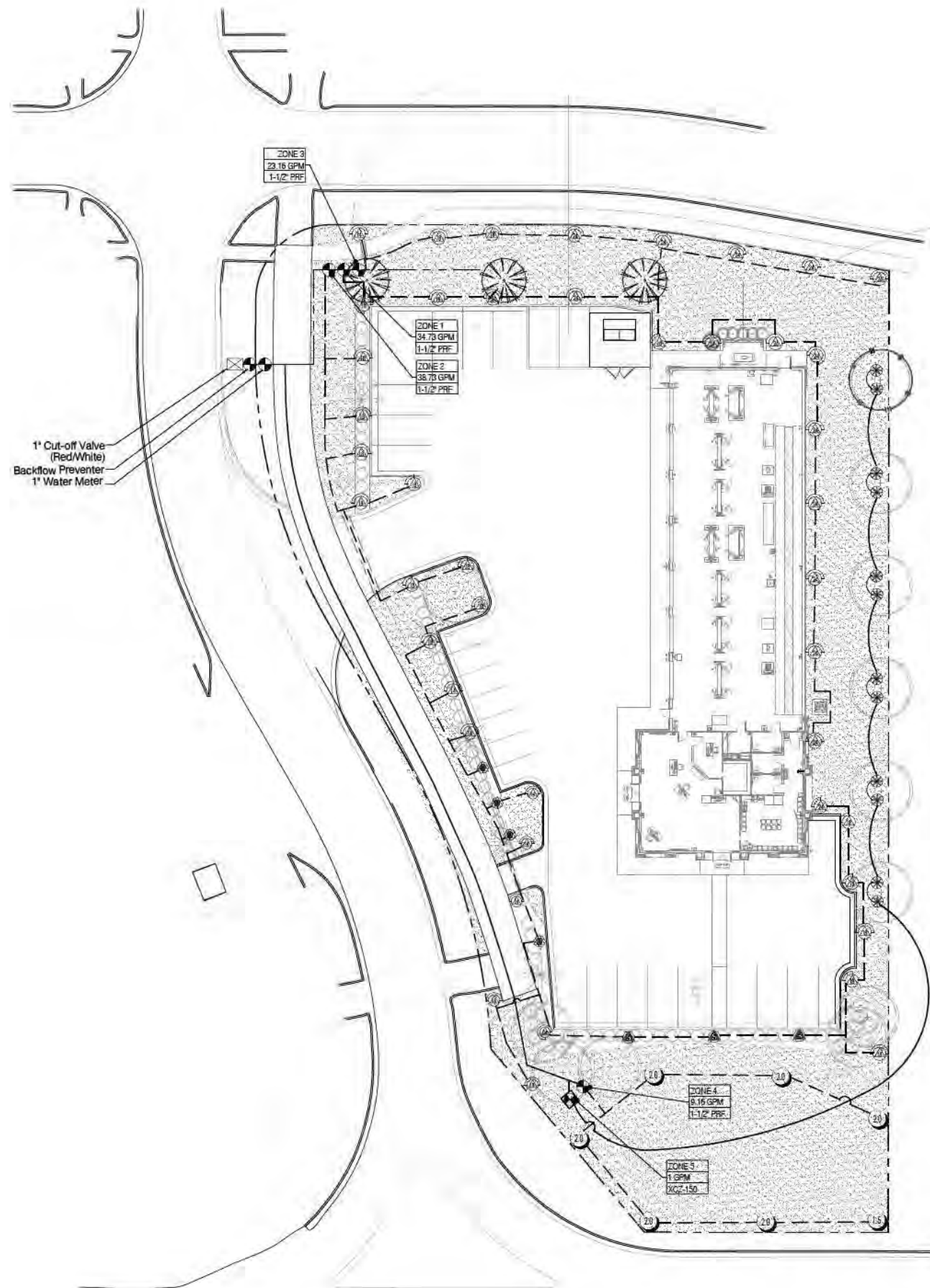


DATE: 8/25/25
DRAWN: CHL
CHECKED: CHL
TITLE: PLANTING PLAN

REVISION:
NO. DATE:
1 9.26.25
2 10.2.25
3 10.27.25
4 11.11.25
SHEET:



L2



0' 10' 20' 40'
SCALE 1"=20'-0"

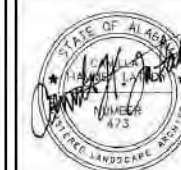


ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
6425 Jordan Road
Daphne, AL 36526
Ph 251-453-0217

LANDSCAPE DEVELOPMENT PLANS
FOR
PELC TIRE AUTO SERVICE CENTER

FAIRHOPE, AL

BUSHEL DRIVE



DATE: 8/25/25
DRAWN: CHL
CHECKED: CHL
TITLE: IRRIGATION PLAN

REVISION:

NO.	DATE
1	9.26.25
2	10.2.25
3	10.27.25
4	11.11.25

SHEET:

L3

DRAINAGE DESIGN PACKAGE

PROJECT NAME: PELC TIRE

PROJECT #: 25-053

08/25/2025



Element³
engineering

3938 GOVERNMENT BOULEVARD
BLDG. A SUITE 104
MOBILE, AL 36693
251-287-1296

DRAINAGE NARRATIVE

Pelc Tire (181 & 104)

Existing Conditions

Total lot area for this site is 1.22 acres. Existing runoff sheet flows southeast to northwest across the property. The only existing development on the property is .08 acres of shared asphalt sidewalk along the east and north property lines. Pre-construction flow calculations for all events are included in attached run-off calculations.

Proposed Design

New development consists of 1 building with a footprint of 8,493 square feet (0.19 acres). It also includes 0.45 acres of asphalt paving along with concrete sidewalk and concrete curb. The remaining .50 acres will remain undeveloped and covered with vegetation. Stormwater from this site will be distributed to a pipe network that runs along the east property line which carries all runoff to an existing shared detention pond that was designed to meet the needs for the entire subdivision. The maximum 10-yr post construction discharge from this site area is 6.80 cfs

Element3 Engineering
3938 Government Blvd Mobile, Alabama 36693
(251) 284-1296

DRAINAGE CALCULATION REPORT

for

Pelc Tire

25-053

August 25, 2025

COMPOSITE C CALCULATION

PROJECT:

Pelc Tire

0.00

Job #

25-053

Date

25-Aug-25

DESIGNED FOR A 10 YEAR STORM FREQUENCY

Initial Composite "C" Calculation

	=	<u>Area</u>			<u>"C"</u>	=	
BUILDING	=	0.00	ac	x	0.90	=	0.00
CONC/ASPHALT	=	0.08	ac	x	0.90	=	0.07
LIMESTONE PAVING	=	0.00	ac	x	0.70	=	0.00
UNDEVELOPED AREA	=	1.14	ac	x	0.25	=	0.29
		1.22					0.36

Initial Composite "C"

$$= \frac{0.36}{1.22} = \text{0.29}$$

Final Composite "C" Calculation

	=	<u>Area</u>			<u>"C"</u>	=	
BUILDING *	=	0.19	ac	x	0.90	=	0.18
CONC/ASPHALT	=	0.53	ac	x	0.90	=	0.48
LIMESTONE PAVING	=	0.00	ac	x	0.70	=	0.00
UNDEVELOPED AREA	=	0.49	ac	x	0.25	=	0.12
		1.22					0.78

Composite "C"

$$= \frac{0.78}{1.22} = \text{0.64}$$

FLOW DATA

PROJECT:

Pelc Tire

0.00

Job #

25-053

Date

25-Aug-25

1 YEAR STORM RUNOFF CALCULATION IN CFS

PRE-DEVELOPED

	<u>C</u>	<u>I</u>	<u>A</u>		<u>Q</u>	CFS
Q2	0.29	6.05	1.22	=	2.15	CFS
Q5	0.29	7.51	1.22	=	2.67	CFS
Q10	0.29	8.75	1.22	=	3.11	CFS
Q25	0.29	9.63	1.22	=	3.42	CFS
Q50	0.29	10.50	1.22	=	3.73	CFS
Q100	0.29	10.94	1.22	=	3.89	CFS

POST-DEVELOPED

	<u>C</u>	<u>I</u>	<u>A</u>		<u>Q</u>	CFS
Q2	0.64	6.05	1.22	=	4.70	CFS
Q5	0.64	7.51	1.22	=	5.84	CFS
Q10	0.64	8.75	1.22	=	6.80	CFS
Q25	0.64	9.63	1.22	=	7.49	CFS
Q50	0.64	10.50	1.22	=	8.16	CFS
Q100	0.64	11.00	1.22	=	8.55	CFS

Pelc Tire
Trip Generation Memo

Study Performed by:
ALCO ENGINEERING SERVICES



October 2025

The AES logo is located in the top right corner of the page. It consists of the letters "AES" in a bold, sans-serif font, positioned to the left of a stylized graphic element that resembles a folded corner or a series of overlapping triangles in shades of gray.

ALCO Engineering Services, LLC
8024 Tanner Williams Rd
Lucedale, MS 39452
(256) 542-7058
10/4/2025

Element 3 Engineering
C/O: Dustin Britton
3938 Government Blvd #104
Mobile, AL 36693

RE: Trip Generation Memo - Pelc Tire (Fairhope)

This analysis includes the trip generation for the proposed development for an outparcel within the Encounter Development located at the NE corner of AL 181/ AL 104 in Fairhope, AL.

General Project Information

The Pelc Tire development is located on the southeast corner of AL 181/ Bushell Drive. Bushell Drive is an east-west shared-access connection to AL 181 from the Encounter Development. The Pelc Tire site will have no direct access connection to AL 181. It will have sole access to Encounter Drive, which is a north-south internal shared-access road connecting to the south to AL 104. According to the Pelc Tire site plan, included in the Appendix, this development is planned to consist of a single structure 7,818 SQFT. This is a tire store and services offered are consistent with those of any typical tire store, selling tires and other related automotive services such as wheel alignment, brake repair, etc. Typical operating hours are Monday thru Friday: 7:30 AM - 5:30 PM, Saturday: 7:30 AM - 1:30 PM.

Trip Generation:

Trip generation estimates were derived using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, for Land Use Code 848 for Automotive Tire Store, this usage falls under the LU Code section 800 for Retail Services. Based on the applicable land use, the site is projected to generate trips as presented in the table below.

Land Use	Unit of Measure (units, sqft, etc.)	Daily Trips	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Tire Store (ITE 848)	7818 sqft	217	13	7	13	16

Conclusion:

Given the internal connections to the residential development to the north, this site may realize many of the estimated trips as internal capture. This would be an added benefit to the LOS operations of the main roadway access points. Based on the above trip generation rates the addition of this development should not add undo congestion or operational issues to the overall traffic flow of the Encounter Development.

Please contact me if further information or clarification is required.

Sincerely,

Michael Smith

Michael Smith, P.E.
Owner
AES



Appendix

EXHIBIT A – Pelc Tire Site Plan

ITE LAND USE CODE 848: Tire Store

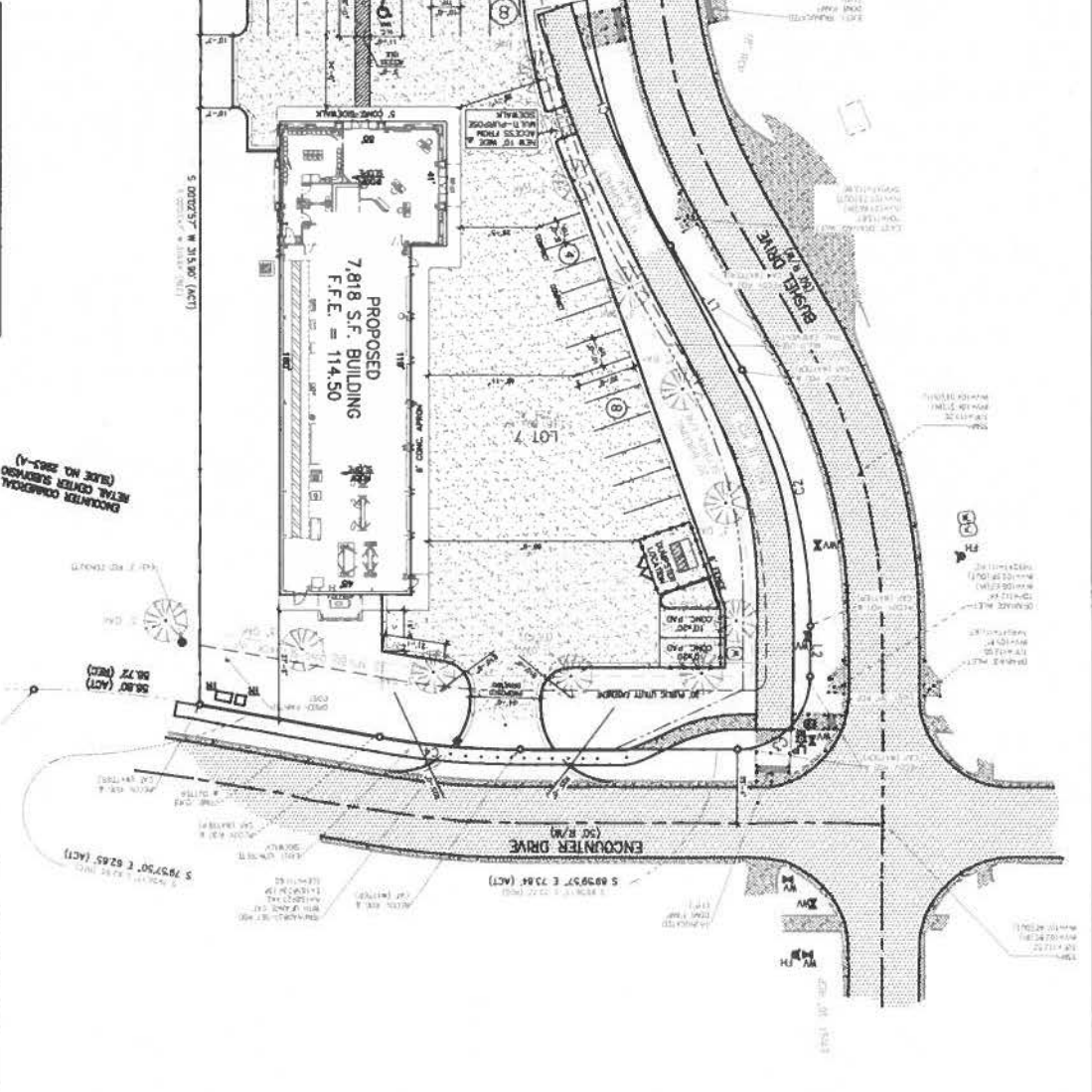
SITE DATA		
DATE: 03/24/2023	TIME: 10:11:11 AM	BY: J. H. HARRIS
PROJECT: PELC TIRE (FAIRHOPE)	LOT: 7	ACRES: 1.14
OWNER: PELC TIRE	DEVELOPER: J. H. HARRIS	DESIGNER: J. H. HARRIS
CONTRACT NO. 2023-01	DATE: 03/24/2023	TIME: 10:11:11 AM

PARKING DATA		
TYPE: PARKING	AREA: 1.14 ACRES	NO. OF SPACES: 114
TYPE: PARKING	AREA: 1.14 ACRES	NO. OF SPACES: 114
TYPE: PARKING	AREA: 1.14 ACRES	NO. OF SPACES: 114
TYPE: PARKING	AREA: 1.14 ACRES	NO. OF SPACES: 114
TYPE: PARKING	AREA: 1.14 ACRES	NO. OF SPACES: 114

LEGAL DESCRIPTION		
LOT 7 OF PARCEL 1, 1.14 ACRES, FAIRHOPE, AL.	DATE: 03/24/2023	TIME: 10:11:11 AM
LOT 7 OF PARCEL 1, 1.14 ACRES, FAIRHOPE, AL.	DATE: 03/24/2023	TIME: 10:11:11 AM
LOT 7 OF PARCEL 1, 1.14 ACRES, FAIRHOPE, AL.	DATE: 03/24/2023	TIME: 10:11:11 AM
LOT 7 OF PARCEL 1, 1.14 ACRES, FAIRHOPE, AL.	DATE: 03/24/2023	TIME: 10:11:11 AM
LOT 7 OF PARCEL 1, 1.14 ACRES, FAIRHOPE, AL.	DATE: 03/24/2023	TIME: 10:11:11 AM

UTILITY NOTE		
NO UTILITIES SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO UTILITIES SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO UTILITIES SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO UTILITIES SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO UTILITIES SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM

TRAFFIC CONTROL NOTE		
NO TRAFFIC CONTROL SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO TRAFFIC CONTROL SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO TRAFFIC CONTROL SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO TRAFFIC CONTROL SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM
NO TRAFFIC CONTROL SHOWN	DATE: 03/24/2023	TIME: 10:11:11 AM



REVISIONS		
Date	Description	Approved
9/25	ADDED MULTI-PURPOSE ACCESS	DHR

PELC TIRE (FAIRHOPE)
NEW BUILDING
XXXX XXX XXX.
FAIRHOPE, AL. XXXXX

Element3
engineering
7000 GOVERNMENT BLVD
MOBILE, AL 36688

Job No. 23-053
Date: 07/03/2023
Drawn by: DHR
Scale: SHOWN
Sheet No. C1.0

Land Use: 848

Tire Store

Description

The primary business associated with a tire store is the sale of tires for automotive vehicles. Services offered by these stores usually include tire installation and repair, as well as other automotive maintenance or repair services and customer assistance. These stores generally do not contain large storage or warehouse areas. Automobile parts sales (Land Use 843), tire superstore (Land Use 849), and automobile parts and service center (Land Use 943) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Florida, Minnesota, New Jersey, New York, Oregon, Pennsylvania, South Dakota, Texas, and Wisconsin.

Source Numbers

328, 359, 438, 555, 571, 583, 599, 870, 886, 887, 959, 1049

Tire Store (848)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 13

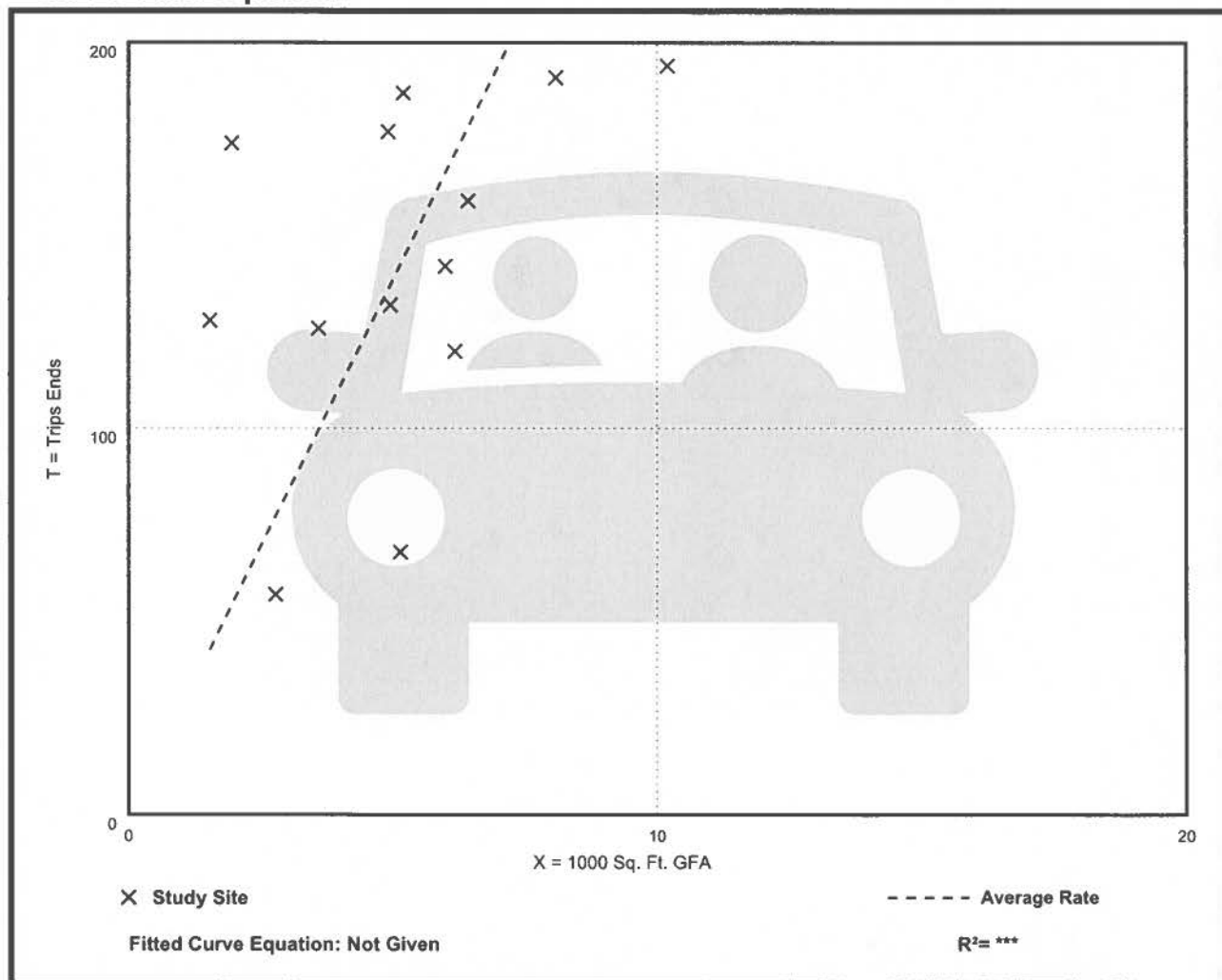
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
27.69	13.23 - 88.78	15.90

Data Plot and Equation



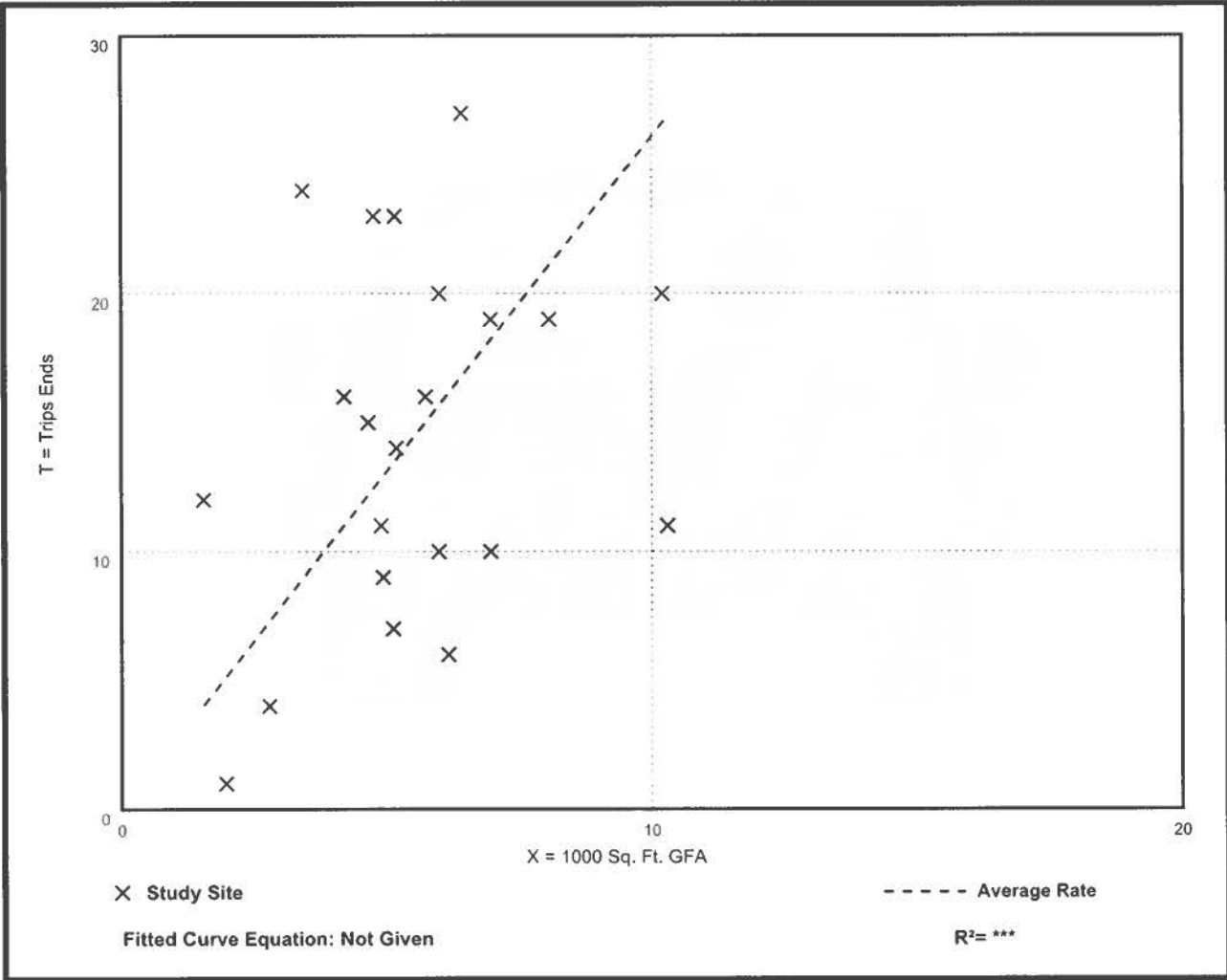
Tire Store (848)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.51 - 7.78	1.50

Data Plot and Equation



Tire Store (848)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

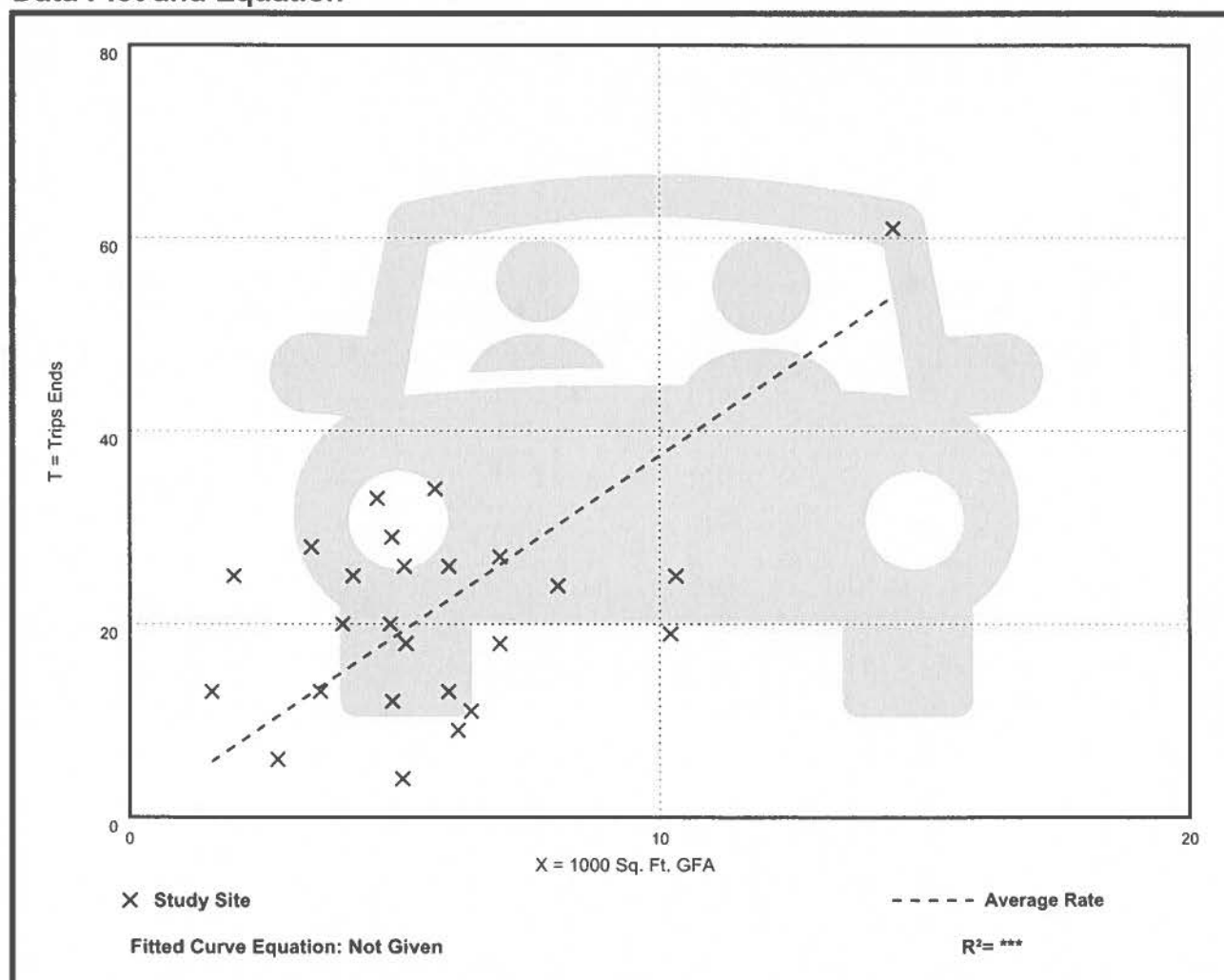
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.75	0.78 - 12.76	2.09

Data Plot and Equation





Fairhope Water Utility

Hydrant Flow Test

Date: September 19, 2025

Time: 1:15 PM

Flow Hydrant

Hydrant Location Planters Point, SR-181

Latitude: 30.547930

Longitude: -87.85346

Size of Water Main (Inches) 8

Type of Material: Ductile Iron

Pitot PSI 44

Outlet Diameter (in): 2.5

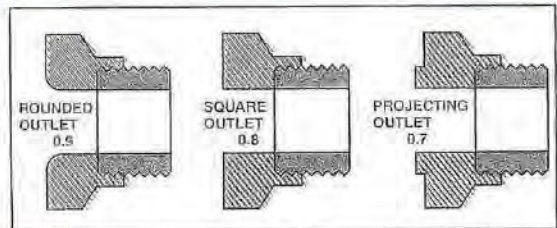
Number of Outlets Flowing 1

C factors for outlets of less than 4-inches in size and type are given below.

Outlet less than 4" in size, smooth and rounded: 0.90
Outlet less than 4" in size, square and sharp: 0.80

Select Appropriate C Value:

0.9



Calculated Flow (Q)

1113.02 GPM

Test Hydrant

Hydrant Location Planters Point, SR-181

Latitude: 30.549230

Longitude: -87.85306

Size of Water Main (Inches) 8

Type of Material: Ductile Iron

Static Pressure (PSI) 54

Residual Pressure (PSI) 47

Calculated Fire Flow @ 20 PSI (AFF): 2613.05 GPM

Signatures:

Operator:

Mike Bazinet

Engineer of Record:



Publix Pharmacy at Planters Pointe Shopping Center

4.0 ★★★★★ (12)

Pharmacy · 🚗

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share

✓ In-store shopping · ✓ In-store pickup >



9867 AL-104, Fairhope, AL 36532

Located in: Publix Super Market at Planters Pointe Shopping Center



Closed · Opens 9 AM

Confirmed by this business 2 weeks ago
See more hours >



publix.com



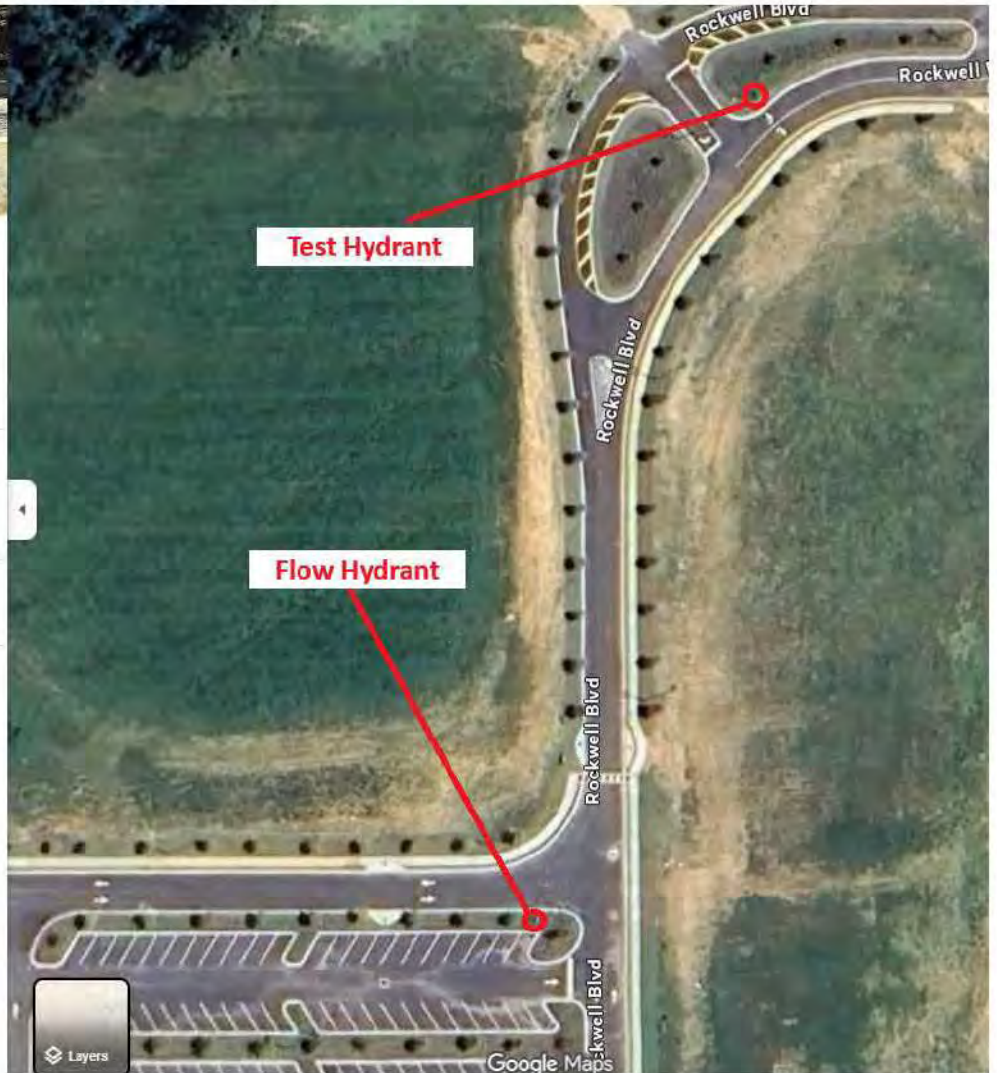
(251) 279-6157



G4WV+RW Fairhope, Alabama



LGBTQ+ friendly



AMENDED AND RESTATED
LIMITED LIABILITY COMPANY AGREEMENT
OF
COAST PROPERTIES, LLC
(An Alabama Limited Liability Company)

THIS AMENDED AND RESTATED LIMITED LIABILITY COMPANY AGREEMENT ("Agreement") is entered into and effective as of the 1st day of January, 2023, by and among MICHAEL G. ADAMS and TOBY D. WILLIAMS, JR., and such other persons who become parties hereto pursuant to the provisions hereof (such persons being sometimes hereinafter referred to collectively as the "Members" and individually as a "Member").

WHEREAS, the Company was organized in the State of Alabama on December 4, 2019 as Tire Group Properties, LLC; and

WHEREAS, the original Members of the Company entered a Limited Liability Company Agreement on December 5, 2019 (the "Original Agreement"); and

WHEREAS, since the date of formation the Company's name has changed from "Tire Group Properties, LLC" to "Coast Properties, LLC" and there have been other changes in its business model that have caused the Members to conclude that it would be in their best interests and the best interests of the Company to amend and restate the Company's Limited Liability Company Agreement; and

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Members hereto agree and certify that the Original Agreement is hereby amended and restated as follows:

"ARTICLE ONE

FORMATION OF THE COMPANY

1.1. Formation of Limited Liability Company. The Members organized the Company pursuant to the applicable provisions of the Alabama Limited Liability Company Law of 2014 (the "Law") and the Alabama Business and Nonprofit Entity Code (the "ABNE Code") and any act amendatory thereof, supplementary thereto or substituted therefor (hereinafter collectively referred to as the "Applicable Statutes"). Except as otherwise provided herein all rights, liabilities and obligations of the Members, both as among themselves and as to persons not parties to this Agreement, shall be as provided in the Applicable Statutes.

1.2. Principal Office. The principal and registered office of the Company shall be 4060 Tunbridge Wells Drive East, Semmes, Alabama 36575, or at such other place in the State of Alabama as may be designated by the Members. The registered agent shall be Toby D. Williams, Jr. until replaced by the Members.

(D) "Person" means any individual, corporation, trust, partnership, joint venture, limited liability company, association, cooperative or other entity.

(E) "Remaining Member" shall mean any Member who is not a Transferor with respect to a particular Transfer.

(F) "Representative" means the legal representative or successor of any Member that is not a natural person, the legally appointed guardian of a mentally incapacitated Member, the conservator of the estate of a mentally incapacitated Member or the legally appointed and qualified executor or personal representative of the estate of a deceased Member. In the event no such guardian, conservator, executor or personal representative is appointed and then serving, then the term "Representative" shall mean the spouse of such incapacitated or deceased Member, or if such Member does not have a spouse or the spouse is not then living or is unable or unwilling to act, such Member's then living lineal descendants who are willing and capable of acting, one at a time in descending order of age but in no event younger than twenty-one (21) years.

(G) "Transfer" means, with respect to an Interest, a sale, assignment, gift, bequest or any other disposition by a Member, whether voluntary, involuntary or by operation of law.

(H) "Transferable Interest" means a Member's right to (1) his, her or its distributive share of profits, losses and other items of income, gain, loss and deduction of the Company; and (2) his, her or its distributive share of Company property; a Transferable Interest is personal property.

(I) "Transferor" means a Member who proposes to make a voluntary Transfer of such Member's Interest, or a Divorced Member, or the Representative of a Deceased Member.

2.2. Requirements for Admission. No transferee of the whole or any portion of a Member's Transferable Interest shall have the right to become a Member unless and until all of the following conditions are satisfied:

(A) A duly executed and acknowledged written instrument of transfer approved by the Company has been filed with it setting forth (i) the intention, if any, of the transferee to be admitted as a Member; (ii) the notice address of the transferee; and (iii) the Transferable Interest transferred by the Transferor to the transferee;

(B) The Transferor and transferee execute and acknowledge, and cause such other persons to execute and acknowledge, such other instruments and provide such other evidence as the Company may reasonably deem necessary or desirable to effect such admission, including without limitation the written acceptance and adoption by the transferee of the provisions of this Agreement;

(C) The admission is approved by the unanimous consent of the Remaining Members, the granting or denial of which shall be within their sole and absolute discretion; and

2.3. Rights of Mere Assignees. If the transferee of a Transferable Interest is not admitted as a Member, he, she or it shall be entitled to receive the allocations and distributions

affirmative vote of a Majority In Interest it is determined that additional funds are required to pay the cost of operating the Company, such additional funds shall be contributed by the Members in proportion to their percentage Membership Interests.

3.4. Defaulting Members. If any Member is unwilling or unable to make, within thirty (30) days, any or all of such Member's proportionate contribution upon a capital call, then the other Members shall each have the right to make up such deficit amount in any proportion that they decide. If the other Members, or any one of them, make a contribution pursuant to the foregoing, such Member(s) shall have the option to treat the contribution as additional capital of the Company, or to treat the contribution as a loan to the defaulting Member. Such election shall be made, in writing, at the time the contribution is made.

(A) If the contributing Members elect to treat their contribution as additional capital, then after such contributions are made, each Member's Membership Interest in the Company (and their respective interests in the net profits, net losses and cash flow) shall be adjusted and determined by dividing the total amount of capital contributed to the Company by each Member since the Company's inception by the total amount of capital contributed to the Company since its inception by all Members. The resulting quotient, with respect to each Member, shall be the adjusted percentage Membership Interest of each Member in the capital of the Company (and in the net profits, net losses and cash flow).

(B) If the contributing Members elect to treat their contributions as a loan to the defaulting Member, then no adjustment shall be made to the percentage capital interest of the contributing Members, and each Member's share in the profits and losses and cash flow of the Company shall remain the same. The defaulting Member's capital account shall be increased in the same amount as would occur if the defaulting Member had made the additional capital contribution in the amount of the loan. In addition, the defaulting Member's share in the net profits, net losses and cash flow of the Company shall be adjusted, if necessary, as if he or she had made a contribution to the capital of the Company in the amount of such loan. The amount advanced by the Members on behalf of the defaulting Member shall be a debt of the defaulting Member to the contributing Members and shall bear interest at the prime rate or base lending rate as published in the Wall Street Journal as of the date such loan is made and shall be repaid on demand by contributing Members or out of available cash flow after the payment of all other amounts due on debt owed to third parties, but prior to any distributions to the Members.

(C) Each Member grants to the Company, and to the lending Member with respect to any loans made to that Member, as security, ratably for the payment of all capital contributions that such Member has agreed to make and the payment of all loans and interest accrued made by lending Members to that Member, a security interest in his or her Membership Interest under the Uniform Commercial Code of the State of Alabama. On any default in the payment of a required capital contribution or in the payment of a loan or interest accrued, the Company or the lending Member, as applicable, is entitled to all the rights and remedies of a secured party under the Uniform Commercial Code of the State of Alabama with respect to the security interest granted. Each Member shall execute and deliver to the Company and the other Members all financing statements and other instruments that the Manager or the lending Member, as applicable, may request to effectuate and carry out the preceding provisions of this section. At the option of the Manager or a lending Member, this Agreement or a carbon, photographic, or other copy of this Agreement may serve as a financing statement. The

No Member shall have the right to demand and receive any distribution in any form other than cash.

4.3. Tax Distributions. To the extent that funds are available, the Company shall make pro-rata distributions to the Members for the payment of taxes in accordance with the following:

(A) The amount distributable with respect to any year shall be equal to the aggregate amount of federal, state and local income taxes payable by the Members as a result of the Company being taxed as a partnership for federal income tax purposes, assuming, for purposes of determining the amount of such distribution, that each Member will be taxed on the net amount set forth in his or her respective K-1 at the highest marginal individual federal income tax rate for such year, and at the highest marginal individual state and local income tax rates applicable to any Member for each such taxable year; and

(B) Such distributions shall be payable at such time or times and in such amounts as will enable the Members to avoid penalties and interest otherwise payable on account of the failure to pay a sufficient amount of estimated taxes as required by law.

ARTICLE FIVE

MANAGEMENT

5.1. Management. The management of the Company, and all of the authority of the Company, shall be under the direction of, and shall be exercised by, the Members. Provided, however, the Members may designate one or more Members to act as Manager(s) of the Company by the affirmative vote of the Members holding a Majority in Interest, and all references herein to a "Manager" shall only be applicable in the event that the Members elect to appoint a Manager. A Manager shall cease being a Manager of the Company upon such Manager's death, adjudication of incompetency or removal by the Members pursuant to the provisions of this Agreement. Any action of the Managers must be made upon the unanimous agreement of all persons collectively acting as Managers.

5.2. Unanimous Member Approval for Certain Actions. Notwithstanding the provisions of Sections 5.1 above, each of the following actions shall require the unanimous vote of the Members:

(A) the lease, sale, exchange, transfer or other disposition of all, or substantially all, of the assets, with or without the goodwill, of the Company;

(B) a consolidation or a merger of the Company with any other entity, regardless of whether the Company is the surviving or the disappearing entity;

(C) the voluntary dissolution of the Company;

(D) any act which would make it impossible to carry on the business of the Company including any disposition of the goodwill of the business of the Company;

make such records and books of account available for inspection by any Member, or any Member's duly authorized representative, during regular business hours and at the principal office of the Company. Within seventy-five (75) days after the end of each calendar year, there shall be prepared and distributed to all Members reasonable tax-reporting information, in sufficient detail to enable such Member to prepare such Member's federal, state and local income tax returns. All books, records, tax reports, budgets and plans shall utilize the cash method of accounting.

5.9. Taxable Year. The taxable year of the Company shall be a calendar year, and the first taxable year shall end on December 31st of the year in which the Company is formed.

ARTICLE SIX

INDEMNIFICATION; CONFLICT OF INTEREST

6.1. Indemnification. The Company shall indemnify any present or former Member, or Manager (individually "Indemnified Party" and collectively "Indemnified Parties"), against expenses actually and reasonably incurred in connection with the defense of an action, suit, or proceeding, civil or criminal, in which any of the Indemnified Parties is made a party by reason of being or having been a Member or Manager, except in relation to matters as to which the Indemnified Party is determined in the action, suit, or proceeding to be liable for gross negligence, willful or reckless conduct in the performance of duty, or a knowing violation of the law. Additionally, the Company may purchase and maintain insurance on behalf of any of the Indemnified Parties against any liability asserted against and incurred by the Indemnified Party in any capacity arising out of his, her or its status as a Member or Manager of the Company, whether or not the Company would have the power to indemnify the Indemnified Party against that liability under this subsection.

6.2. Conflict of Interest.

(A) The Members or their respective Affiliates, or any shareholder, officer, director, or employee thereof, may not engage in or possess an interest in other business ventures of every nature and description, independently or with others, but not including the ownership, operation, management, or syndication of businesses the same or similar to that of the Company, unless such opportunity is first presented to the Company and the Company declines. A Member or any of their respective Affiliates shall be obligated to present any business opportunity, which is the same or similar to that of the Company, to the Company.

(B) A Member will not violate a duty or obligation owed to the Company merely because the conduct of the Member furthers his or her own interest. A Member may lend money to and transact other business with the Company. The rights and obligations of a Member who lends money to or transacts business with the Company are the same as those of a person who is not a Member, subject to other applicable law. No transaction with the Company shall be voidable solely because a Member has a direct or indirect interest in the transaction if the material facts of the transaction and the Member's interests have been disclosed to all Members and either (a) the transaction is fair to the Company, or (b) disinterested Members authorize, approve, or ratify the transaction.

settlement agreement or other action by which the Divorced Member's Spouse becomes entitled to all or any portion of the Divorced Member's Transferable Interest (the "Spouse's Interest"), the Divorced Member, for a period of ninety (90) days after the effective date of such transfer, shall have the option to purchase all or any portion of the Spouse's Interest, for the price and upon the terms set forth in Section 7.1(D). If the Divorced Member does not exercise his option to purchase all of the Spouse's Interest, for a period ending thirty (30) days after the close of the Divorced Member's ninety (90) day option period, the Company shall have an option to purchase the balance of the Spouse's Interest, and, if the Company does not exercise its option to purchase all of the balance of the Spouse's Interest, for a period ending thirty (30) days after the close of the Company's thirty (30) day option period, the Remaining Members other than the Divorced Member shall have an option to purchase the balance of the Spouse's Interest (in proportion to the Membership Interests of the Remaining Members exercising the option granted in this Section), at the price and upon the terms set forth in Section 7.1(D).

(3) If the Company fails to exercise its options to acquire all of a deceased or Divorced Member's Transferable Interest, the options provided in this Section shall be deemed unexercised with respect to the entire Transferable Interest; *provided, however*, that the applicable provisions of Article Two shall apply.

(D) Purchase Price and Terms.

(1) Purchase Price. If the Company and the Remaining Members (collectively, the "Optionor") exercise their options to acquire all of a Transferor's Transferable Interest, the purchase price shall be an amount equal to:

(a) the purchase price as stated in the Transfer Notice where (i) the proposed transfer is for full and adequate consideration, and (ii) the transferee identified in the Transfer Notice is not a member of the Transferor's family or an entity in which the Transferor directly or indirectly controls or holds more than ten percent (10%) of the power to vote the equity interests of such entity ("Affiliate") of the Transferor; or

(b) in all other cases the fair market value of the Transferor's Transferable Interest as mutually agreed upon by the Optionor and the Transferor. If the parties to the transaction cannot agree within ten (10) days after the date of the Exercise Notice, the fair market value of Membership Interest shall be the amount determined in accordance with the provisions of Exhibit B which is attached hereto and incorporated herein by this reference.

(2) Payment of Purchase Price and Closing. The closing of any sale and purchase of the Transferor's Transferable Interest shall occur within thirty (30) days from the later of (a) delivery of the final valuation performed pursuant to this Paragraph 1(b), above or notice of exercise to acquire pursuant to a Transfer Notice. The Optionor shall pay the purchase price: (a) in accordance with the terms set forth in the Transfer Notice; or (b) in all other cases by paying twenty percent (20%) of the purchase price in cash on the day of the closing, and with the balance of the purchase price to be paid in

bound by the provisions of this Section 7.4; or (3) of information received by a Member from a source independent of the Company that the Member reasonably believes to have been obtained without breach of any obligation of confidentiality. The Members acknowledge that breach of the provisions of this Section 7.4 may cause irreparable injury to the Company for which monetary damages are inadequate, difficult to compute, or both. Accordingly, the Members agree that the provisions of this Section 7.4 may be enforced by specific performance without posting bond.

7.5. Withdrawal. Except as otherwise permitted by unanimous consent of the Members or specifically provided herein, so long as a Member continues to hold any Membership Interests, such Member shall not have the right or power to withdraw from the Company or resign as a Member prior to the dissolution and winding up of the Company and any such withdrawal or resignation or attempted withdrawal or resignation by a Member prior to the dissolution or winding up of the Company shall be null and void.

7.6. Lack of Authority. No Member has the authority or power to act for or on behalf of the Company, to do any act that would be binding on the Company, or to incur any expenditures on behalf of the Company, except to the extent that such act or expenditure has been approved by the Manager.

ARTICLE EIGHT

DISSOCIATION

8.1. Events of Dissociation. A person ceases to be a Member of the Company (a “Dissociated Member”) upon the occurrence of one or more of the following events (an “Event of Dissociation”):

(A) With respect to the transfer of a Member’s entire Transferable Interest, (i) when the transferee of such Transferable Interest is another Member or upon any such transferee’s becoming a Member, or (ii) the Member is otherwise removed by the affirmative vote of a Majority Interest of the non-Transferring Members.

(B) The Member dies or is adjudicated incompetent by a court of appropriate jurisdiction.

(C) In the case of a Member who is a trustee or is acting as a Member by virtue of being a trustee of a trust, the death of the grantor of the trust or the termination of the trust (whichever first occurs), but not merely the substitution of a new trustee.

(D) In the case of a Member that is a partnership or separate limited liability company, the dissolution of the partnership or separate limited liability company.

(E) In the case of a Member that is a corporation, the filing of articles of dissolution or its equivalent for the corporation, or revocation of its charter and elapse of ninety (90) days after notice to the corporation of revocation without a reinstatement of its charter.

Agreement, the “bankruptcy” of a Member shall be deemed to have occurred upon the happening of any event described in the Applicable Statutes.

9.3. Withdrawals; Continuations. It is agreed that so long at least one Member remains after an event of dissolution described in Section 9.1, the Company shall be permitted to continue without being wound up, and the business of the Company shall be carried on by the Manager or a successor Manager appointed by such Member.

9.4. Effects of Dissolution. Upon the occurrence of a Dissolution Event, the Company shall cease carrying on its business, except insofar as may be necessary for the winding up thereof. The existence of the Company shall continue until the winding up of the affairs of the Company is completed and a certificate of dissolution has been issued by the probate judge in the county where the Certificate of Formation was filed.

9.5. Distribution of Assets on Dissolution. Upon the winding up of the Company, the Company’s property shall be liquidated and sold and any net profits or net losses shall be allocated among the Members in accordance with Article Four above. After such allocation the liquidation proceeds shall be distributed as provided in Section 9.2 hereof. Liquidation proceeds shall be paid within sixty (60) days of the end of the Company’s taxable year or, if later, within ninety (90) days after the date of liquidation. Such distributions shall be in cash or property (which need not be distributed proportionately) or partly in both, as determined by a Majority in Interest of the Members. Upon the approval of a Majority in Interest of the Members, the Company may distribute part or all of the Company’s property to the Members in kind in lieu of selling the property, provided that all such in kind distributions are made as if such distributed in kind property were hypothetically liquidated and sold at fair market value and the proper allocations of hypothetical net profits and net losses made.

9.6. Winding Up and Certificate of Dissolution. The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company have been paid and discharged or reasonably adequate provision therefor has been made, and all of the remaining Property and assets of the Company have been distributed to the Members. Upon the completion of the winding up of the Company, a certificate of dissolution shall be delivered to the probate judge in the county where the Articles were filed. The certificate of dissolution shall set forth the information required by the Applicable Statutes.

ARTICLE TEN

DISPUTE RESOLUTION

10.1. Disputes Among Members. The Members agree that in the event of any dispute or disagreement solely between or among any of them arising out of, relating to or in connection with this Agreement or the Company or its organization, formation, business or management (“Member Dispute”), the Members shall use their best efforts to resolve any dispute arising out of or in connection with the Agreement by good-faith negotiation and mutual agreement. The Members shall meet at a mutually convenient time and place to attempt to resolve any such dispute. However, in the event that the Members are unable to resolve any Member Dispute, such parties shall first attempt to settle such dispute through a non-binding mediation proceeding. In the event any party to such mediation proceeding is not satisfied with the results thereof, then

Majority in Interest. For each taxable year during which the Company is eligible to do so, the Company shall “elect out” of the partnership level audit rules as provided in section 6221(b) of the Code, and with respect to any notice of final partnership adjustment pertaining to a taxable year (the “Audit Year”) for which such an election has not been made, then except as otherwise unanimously agreed by the current Members of the Company, the Company shall make the “push out” election described in section 6226(a)(1) of the Code and provide the statements described in section 6226(a)(2) of the Code such that the adjustment is taken into account by those who were members of the Company during the Audit Year as provided in section 6226(b) of the Code.

ARTICLE TWELVE

MISCELLANEOUS

12.1. Amendment by Unanimous Consent of the Members. Without the approval of all the Members, no amendment may be made to the Certificate of Formation or this Agreement which shall: (i) change the limited liability of the Members; (ii) modify the provisions relating to the amount or character of the capital contribution of any Member or the obligation of a Member to make any type of contributions to the capital of the Company; (iii) modify the provisions of the Agreement relating to the allocation for the sharing of net profits or net losses of the Company unless specifically authorized hereunder; (iv) change the manner in which distributions of net cash flow and sale proceeds are to be distributed to the Members unless specifically authorized hereunder; (v) change the definition “fair market value” for purposes of determining the purchase price of a Membership Interest; or (vi) change the term set forth in Section 1.4 above.

12.2. Amendment by Majority of Member Approval. Other than as set forth in Section 12.1 above, the Certificate of Formation and the Agreement may be amended by the approval by the affirmative vote of a Majority In Interest.

12.3. Notices. Any notice, demand, or communication required or permitted to be given by any provision of this Agreement shall be deemed to have been sufficiently given or served for all purposes if delivered personally to the party or to an executive officer of the party to whom the same is directed or, if sent by registered or certified mail, postage and charges prepaid, addressed to the Manager’s, Member’s and/or Company’s address, as appropriate, which is set forth in this Agreement. Except as otherwise provided herein, any such notice shall be deemed to be given three (3) business days after the date on which the same was deposited in a regularly maintained receptacle for the deposit of United States mail, addressed and sent as aforesaid.

12.4. Meetings. The Applicable Statutes require no Member meetings, whether annual or special, therefore, nothing in this Agreement is to be construed as a requirement that the Members hold meetings. If, however, the Members elect to hold meetings, such meetings shall be held and conducted in the same manner as corporate meetings are held and conducted under the Alabama Business Corporation Law. In lieu of any meeting at which the Members are entitled to vote, the Members may take any action by written consent.

12.5. Construction. Whenever the context so requires, the gender of all words used in this Agreement includes the masculine, feminine, and neuter, and the singular shall include the

12.14. Entire Agreement. This Agreement contains the entire agreement among the Members with respect to the matters of this Agreement and shall supersede and govern all prior agreements, written or oral.

12.15. Further Action. The parties hereto shall execute and deliver all documents, provide all information and take or refrain from taking action as may be necessary or appropriate to achieve the purposes of this Agreement.

12.16. Waiver. No failure by any Member to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any breach or any other covenant, duty, agreement or condition.

12.17. Offset. Whenever the Company is to pay any sum to any Member, any amounts that Member owes the Company may be deducted from that sum before payment.

12.18. Disclosure. Each of the Members acknowledges that he (a) was urged in advance by the attorney who prepared this Agreement to secure separate independent legal counsel in connection with signing and making this Agreement and its effect upon him, (b) has carefully read and understood the provisions of this Agreement, (c) is signing and making this Agreement voluntarily, (d) has been provided a fair and reasonable disclosure of the property and financial obligations of the other Members as they might pertain to the Company, and (e) hereby voluntarily and expressly waives in this writing any right to disclosure of the property and financial obligations of the other Members beyond the disclosure provided.

IN WITNESS WHEREOF, each party has executed this Limited Liability Company Agreement on the day and year first written above.

MEMBERS:



MICHAEL G. ADAMS, Member



TOBY D. WILLIAMS, JR., Member

EXHIBIT B

The fair market value of all or any portion of a Membership Interest shall be determined by appraisal in accordance with the following procedure:

- (A) Each party shall appoint its own appraiser, each of whom shall independently determine the fair market value of the company's underlying real estate in writing. Each party appointing an appraiser shall pay the fees of that appraiser;
- (B) If there is no more than a five percent (5%) variance between the appraised value as determined under subsection (A) above, the average of the two values shall be the fair market value of the Membership Interest;
- (C) If there is more than a five percent (5%) variance between the appraised value as determined under subsection (A) above, the appraisers appointed by the parties shall, within ten (10) days following the completion of the initial appraisals, select a third appraiser, who shall proceed to appraise the company's property in writing. The parties shall share equally in the cost of the third appraisal. The three appraised values shall then be compared and the two values bearing the closest relationship to one another shall be averaged. The resulting amount shall be the fair market value of the member's interest;
- (D) All appraisals performed pursuant to this Exhibit B shall be directed to be completed within thirty (30) days following the appointment of the respective appraiser.

SIGNED FOR IDENTIFICATION

1 March 23
Date


MICHAEL G ADAMS

1 March '23
Date


TOBY D. WILLIAMS, JR.

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF AMENDMENT

PURPOSE: In order to amend a Limited Liability Company's (LLC) Certificate of Formation under Section 10A-5A-2.02 of the Code of Alabama 1975, this Certificate of Amendment and the appropriate filing fees must be filed with the Office of the Secretary of State.

INSTRUCTIONS: Mail 2 copies of this completed form along with a self-addressed, stamped envelope to:

*Secretary of State, Business Services, P.O. Box 5616, Montgomery, Alabama 36103.

*Include a check, money order, or credit card payment for the \$100.00 processing fee.

*The request is only accepted via mail or courier and will not be accepted via email.

*You may file the amendment online in the time it takes to type this request.

*Your filing will not be indexed if the credit/debit card does not authorize and will be removed from the index if the check is dishonored (\$30 fee).

This form must be typed and will not be accepted via email.

1. The current recorded name of the Limited Liability Company:

Tire Group Properties, LLC

2. The date the Certificate of Formation was filed: 12 / 04 / 2019 (MM/DD/YYYY)

3. Alabama Entity ID Number (Format: 000-000-000): 000 - 594 - 826 **TO OBTAIN ID NUMBER,** go to our website at www.sos.alabama.gov, click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. **This step is strongly recommended.**

This form was prepared by: (type name and full address)

John J. Crowley, Jr.
Coale, Dukes, Kirkpatrick & Crowley, P.C.
2610-B Dauphin St., Suite 101
Mobile, AL 36606

(For SOS Use Only)

Alabama
Sec. Of State
Entity Change
000-594-826 DLL
Date 7/15/2022
Time 11:15
220715 3 Pg

File \$100.00
County \$.00
Total \$100.00
06/014

DOMESTIC LIMITED LIABILITY COMPANY AMENDMENT

4. The following amendment was adopted on 07 / 11 / 2022 (MM/DD/YYYY):

The name of this Company is changed to "Coast Properties, LLC"

☐ Additional Amendments and the dates on which they were adopted are attached.

*Be very specific about what must be changed if you are amending existing information.

*If the amendment includes a name change, a copy of the **Name Reservation Certificate** issued by the Office of Secretary of State **must be attached**.

*Registered agents and registered agent addresses are changed by filing a Change Of Registered Agent Or Registered Office By Entity form directly with the Office of the Secretary of State (the new agent's signature is required agreeing to accept responsibility). **Agent information will NOT be changed with an amendment.**

5. The undersigned authorized signature certifies that the amendment or amendments have been approved in the manner required by Title 10A of the *Code of Alabama of 1975* and the governing documents of this entity.

07 / 11 / 2022

Date (MM/DD/YYYY)



Signature as required by 10A-5A-2.04

Toby D. Williams, Jr.

Typed name of above signature

Manager

Typed title/capacity to sign under 10A-5A-2.04

Secretary of State Credit Card or Prepaid Payment Option/Return/Hold Sheet: If you do not send an acknowledgement copy and a pre-addressed postage paid envelope with the filing you will not receive a receipt from the Secretary of State's Office. Hold for pickup request will have the receipt attached. The document of record will be stamped showing the receipt of the filing fee but will not show convenience fees (generally these fees are between 2% and 5% of the total charge).

Information MUST be typed or filing will be returned without review.

Entity Name: Tire Group Properties, LLC

AL Entity ID #, required for all filings other than formation/registration: 000 - 594 - 826
(ex: 000-000-000)

Service Requested: ☒ \$100.00 Amendment filing fee

Hold at Front Desk for pick-up by: _____

There is no notification service/call for pick-up.

Choose one of the following:

☒ Check/money order is attached-Please make one check payable for each filing to the Alabama Secretary of State. Do not use one check for multiple filings.

☐ Charge fees to prepaid account: Account Number _____
and Account Name _____

Typed Name & Signature of Authorized Individual on Account

☐ Credit Card Type: _____ (Visa, MC, Discover & AmEx)

Card Number: _____ Expiration Mo/Yr.: ____/____ (MM/YY)

Card Holder Name: _____

Complete Billing Address: _____
Street or PO Box

City State Zip

Signature of Card Holder: _____
MUST be Signature of Card Holder

John H. Merrill
Secretary of State

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

STATE OF ALABAMA

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

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

Coast Properties LLC

This name reservation is for the exclusive use of John J. Crowley, Jr., 2610-B Dauphin St., Suite 101, Mobile, AL 36606 for a period of one year beginning July 08, 2022 and expiring July 08, 2023



RES033317

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

July 08, 2022

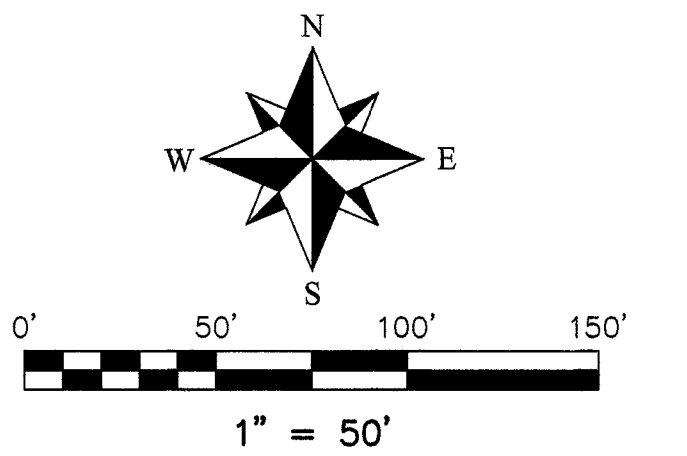
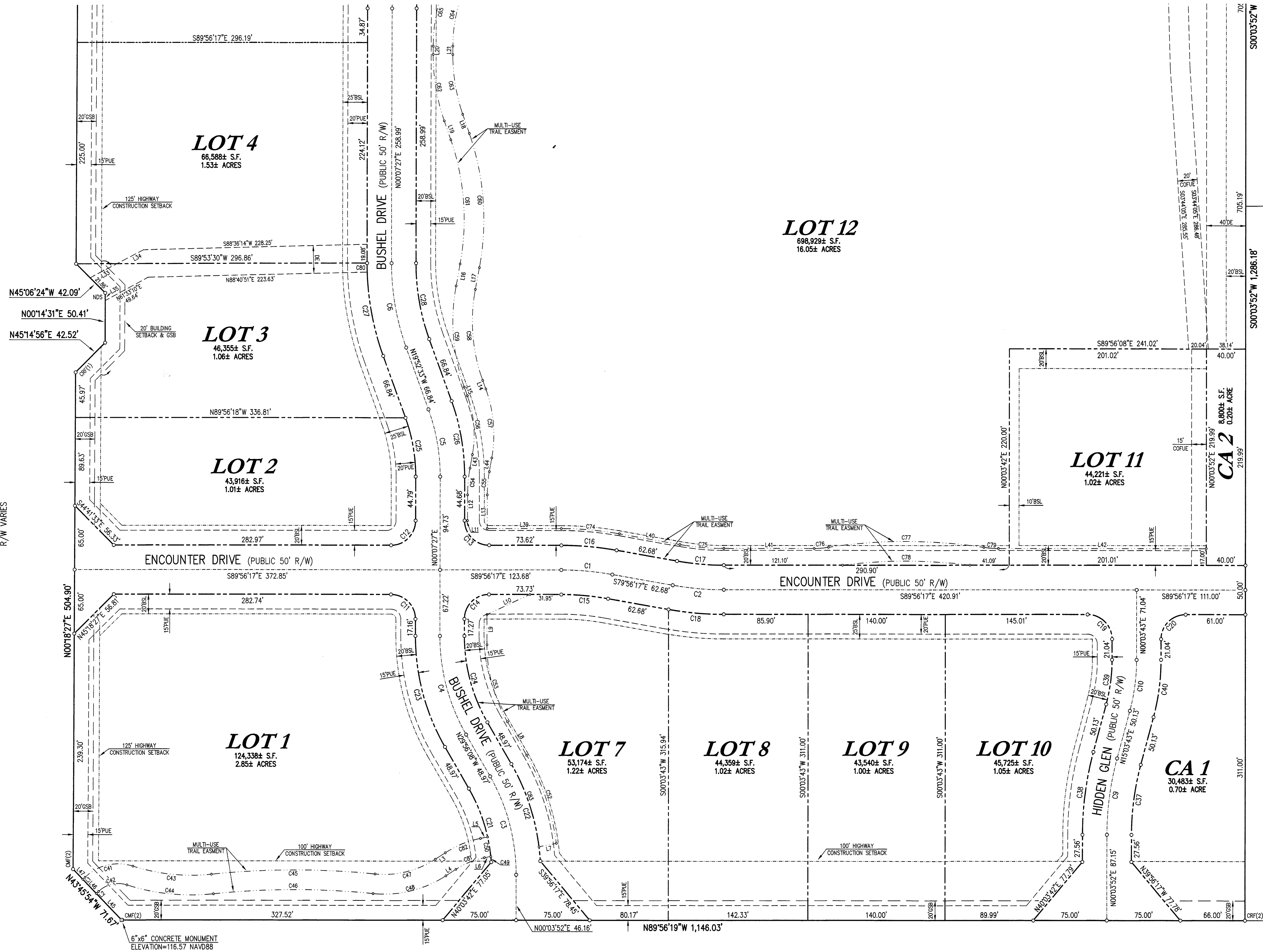
Date

J. H. Merrill

John H. Merrill

Secretary of State

STATE HIGHWAY 181
R/W VARIES



LEGEND

- CRF(1) CAPPED REBAR FOUND (WATTIER)
- CRF(2) CAPPED REBAR FOUND (MOORE)
- CRF(3) CAPPED REBAR FOUND (DEWBERRY)
- CMF(1) 4"x4" CONCRETE MONUMENT FOUND
- CMF(2) 6"x6" CONCRETE MONUMENT FOUND
- SBL SETBACK LINE
- GSB GREEN SPACE BUFFER
- COFUE CITY OF FAIRHOPE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT

ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION
PLAT OF SUBDIVISION

POINT OF BEGINNING
N.E. CORNER OF THE S.W. 1/4
OF THE S.W. 1/4, SECTION 2,
T-6-S, R-2-E

4"x4" CONCRETE MONUMENT
ELEVATION=100.07 NAVD85

UTILITY
EASEMENT

STATE HIGHWAY 181
R/W VARIES

LOT 6

LOT 5

LOT 4

LOT 12

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°00'00"	300.00'	52.36'	S84°56'17"E	52.29'
C2	10°00'00"	300.00'	52.36'	S84°56'17"E	52.29'
C3	30°00'00"	200.00'	104.72'	N14°56'08"W	103.53'
C4	30°03'35"	200.00'	104.93'	N14°54'21"W	103.73'
C5	20°00'00"	200.00'	69.81'	N09°52'33"W	69.46'
C6	20°00'00"	250.00'	87.27'	N09°52'33"W	86.82'
C7	25°00'00"	300.00'	130.90'	N12°37'27"E	129.86'
C8	25°00'00"	100.00'	43.63'	N12°37'27"E	43.29'
C9	14°59'51"	300.00'	78.53'	N07°33'47"E	78.30'
C10	15°00'00"	200.00'	52.36'	N07°33'43"E	52.21'
C11	90°03'44"	25.00'	39.30'	S44°54'25"E	35.37'
C12	89°56'16"	25.00'	39.24'	N45°05'35"E	35.34'
C13	90°03'44"	25.00'	39.30'	N44°54'25"W	35.37'
C14	89°56'16"	25.00'	39.24'	N45°05'35"E	35.34'
C15	10°00'00"	275.00'	48.00'	S84°56'17"E	47.94'
C16	10°00'00"	325.00'	56.72'	S84°56'17"E	56.65'
C17	10°00'00"	275.00'	48.00'	S84°56'17"E	47.94'
C18	10°00'00"	325.00'	56.72'	S84°56'17"E	56.65'
C19	90°00'00"	25.00'	39.27'	N45°03'43"E	35.36'
C20	90°00'00"	25.00'	39.27'	N45°03'43"E	35.36'
C21	25°47'03"	175.00'	78.75'	N17°02'33"W	78.09'
C22	26°26'52"	225.00'	103.86'	N16°42'42"W	102.94'
C23	30°03'35"	225.00'	118.04'	N14°54'21"W	116.69'
C24	30°03'35"	175.00'	91.81'	N14°54'21"W	90.76'
C25	20°00'00"	175.00'	61.09'	N09°52'33"W	60.78'
C26	20°00'00"	225.00'	78.54'	N09°52'33"W	78.14'
C27	20°00'00"	275.00'	95.99'	N09°52'33"W	95.51'
C28	20°00'00"	225.00'	78.54'	N09°52'33"W	78.14'
C29	17°01'24"	325.00'	96.56'	N08°38'09"E	96.21'
C30	25°00'00"	275.00'	119.99'	N12°37'27"E	119.04'
C31	07°58'36"	325.00'	45.25'	N21°08'09"E	45.21'
C32	25°00'00"	75.00'	32.72'	N12°37'27"E	32.47'
C33	25°00'00"	125.00'	54.54'	N12°37'27"E	54.11'
C34	29°03'54"	171.17'	86.83'	S75°22'04"E	85.91'
C35	29°06'28"	225.00'	114.31'	S75°20'37"E	113.08'
C36	89°23'29"	40.00'	62.41'	S44°29'05"E	56.27'
C37	14°59'51"	275.00'	71.98'	N07°33'47"E	71.78'
C38	14°59'51"	325.00'	85.07'	N07°33'47"E	84.83'
C39	15°00'00"	175.00'	45.81'	N07°33'43"E	45.68'
C40	15°00'00"	225.00'	58.90'	N07°33'43"E	58.74'
C41	61°34'29"	49.00'	52.66'	N77°01'21"E	50.16'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	61°34'29"	29.00'	31.17'	N77°01'21"E	29.69'
C43	23°42'06"	196.00'	81.08'	S84°02'28"E	80.50'
C44	23°42'06"	216.00'	89.35'	S84°02'28"E	88.72'
C45	11°32'34"	830.01'	167.21'	N89°52'46"E	166.93'
C46	11°32'34"	810.01'	163.18'	N89°52'46"E	162.91'
C47	38°28'33"	96.00'	64.47'	N76°24'47"E	63.26'
C48	38°28'33"	116.00'	77.90'	N76°24'47"E	76.44'
C49	01°53'00"	175.00'	5.75'	N05°05'36"W	5.75'
C50	06°33'20"	175.00'	20.02'	N09°18'46"W	20.01'
C51	---	---	---	---	---
C52	22°17'32"	244.47'	95.12'	N18°44'49"W	94.52'
C53	30°03'35"	156.00'	81.84'	N14°54'21"W	80.91'
C54	10°00'00"	156.00'	27.23'	N05°07'27"E	27.19'
C55	10°00'00"	136.00'	23.74'	N05°07'27"E	23.71'
C56	30°00'00"	116.00'	60.74'	N04°52'33"W	60.05'
C57	30°00'00"	136.00'	71.21'	N04°52'33"W	70.40'
C58	30°29'56"	176.00'	93.69'	N04°37'35"W	92.58'
C59	30°29'56"	196.00'	104.33'	N04°37'35"W	103.10'
C60	29°49'14"	266.00'	138.44'	N04°17'14"W	136.89'
C61	28°49'14"	246.00'	128.03'	N04°17'14"W	126.59'
C62	19°19'18"	184.00'	68.79'	N09°32'12"W	68.47'
C63	19°19'18"	184.00'	68.79'	N09°32'12"W	68.47'
C64	23°13'27"	156.00'	63.23'	N11°44'10"E	62.80'
C65	23°13'27"	176.00'	71.34'	N11°44'10"E	70.85'
C66	19°32'46"	176.00'	60.04'	N13°34'30"E	59.75'
C67	19°32'46"	196.00'	66.86'	N13°34'30"E	66.54'
C68	44°20'55"	76.00'	58.83'	N25°58'34"E	57.37'
C69	44°20'55"	56.00'	43.35'	N25°58'34"E	42.27'
C70	48°01'35"	56.00'	46.94'	N24°08'14"E	45.58'
C71	48°01'35"	76.00'	63.70'	N24°08'14"E	61.86'
C72	90°00'00"	28.00'	43.98'	N44°52'33"W	39.60'
C73	90°00'00"	16.00'	25.13'	N44°52'33"W	22.63'
C74	10°00'00"	342.00'	59.69'	S84°56'17"E	59.61'
C75	10°00'00"	258.00'	45.03'	S84°56'17"E	44.97'
C76	08°49'58"	96.00'	14.80'	N85°38'44"E	14.78'
C77	17°39'55"	516.00'	159.09'	S89°56'17"E	158.46'
C78	15°01'31"	496.00'	130.07'	S89°56'17"E	129.70'
C79	08°49'58"	96.00'	14.80'	S85°31'09"E	14.78'
C80	01°55'21"	275.00'	9.23'	S00°50'14"E	9.23'
C81	21°32'39"	84.00'	31.59'	N67°56'49"E	31.40'
C82	21°32'39"	104.00'	39.11'	N67°56'49"E	38.88'
C83	22°43'57"	225.00'	89.27'	N18°34'10"W	88.69'

LINE DATA

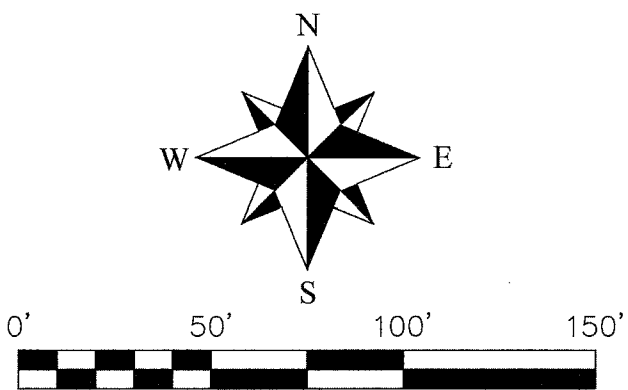
LINE	BEARING	DISTANCE
L1	N46°14'06"E	3.04'
L2	N46°14'06"E	3.04'
L3	N57°10'30"E	12.02'
L4	N57°10'30"E	12.02'
L5	N78°43'09"E	7.39'
L6	N78°43'09"E	6.70'
L7	N78°43'09"E	18.09'
L8	N29°56'08"W	39.27'
L9	N00°07'27"E	30.77'
L10	N65°03'43"E	48.30'
L11	S89°52'33"E	3.00'
L12	N00°07'27"E	26.16'
L13	N00°07'27"E	34.16'
L14	N19°52'33"W	9.28'
L15	N19°52'33"W	9.28'
L16	N10°37'23"E	22.54'
L17	N10°37'23"E	22.54'
L18	N19°11'51"W	20.41'
L19	N19°11'51"W	20.41'
L20	N00°07'27"E	8.50'
L21	N00°07'27"E	8.50'
L22	N23°20'53"E	10.46'
L23	N23°20'53"E	10.46'
L24	N03°48'07"E	22.84'
L25	N03°48'07"E	22.84'
L26	N48°09'02"E	14.37'
L27	N48°09'02"E	14.37'
L28	N00°07'26"E	38.75'

LINE DATA

LINE	BEARING	DISTANCE
L29	N00°07'26"E	46.75'
L30	N89°52'33"W	17.00'
L31	N89°52'33"W	9.00'
L32	N00°07'27"E	20.00'
L33	S62°27'33"W	31.06'
L34	S62°27'33"W	30.28'
L35	N00°14'31"E	7.75'
L36	S00°00'00"E	20.15'
L37	S00°00'00"E	19.85'
L38	N89°54'01"W	20.00'
L39	S89°56'17"E	75.63'
L40	S79°56'17"E	62.68'
L41	S89°56'17"E	91.98'
L42	S89°56'17"E	211.98'
L43	N10°07'27"E	14.10'
L44	N10°07'27"E	14.10'
L45	N43°45'54"W	37.21'
L46	N43°45'54"W	20.00'
L47	N43°45'54"W	14.45'
L48	S89°53'51"E	15.07'
L49	N89°54'01"W	36.76'
L50	S35°05'59"W	12.21'
L51	S00°05'59"W	18.00'
L52	N89°54'01"W	30.00'
L53	N00°05'59"E	18.00'
L54	S89°54'01"E	11.89'
L55	N35°05'59"E	12.21'
L56	S89°54'01"E	18.31'

NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- A PROPERTY OWNERS 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.
- STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FAIRHOPE TO MAINTAIN.
- THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1 AND 2.
- CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
- EACH LOT SHALL REQUIRE A MANDATORY SITE PLAN REVIEW.
- EACH LOT SHALL PROVIDE THE PROJECTED TRIP GENERATION DURING THE SITE PLAN REVIEW.
- NO DIRECT ACCESS FROM ANY LOT WITHIN THIS PLAT SHALL BE ALLOWED TO ALDOT HIGHWAY 104 OR ALDOT HIGHWAY 181. ALL LOTS SHALL ACCESS VIA ENCOUNTER DRIVE, BUSHEL DRIVE, OR HIDDEN GLEN.
- REFER TO THE JULY 2024 PLANNING COMMISSION MINUTES CASE SD 24.13 FOR ADDITIONAL ROAD CUT REQUIREMENTS.



LEGEND

CRF(1)	CAPPED REBAR FOUND (WATTIER)
CRF(2)	CAPPED REBAR FOUND (MOORE)
CRF(3)	CAPPED REBAR FOUND (DEWBERRY)
CMF(1)	4"x4" CONCRETE MONUMENT FOUND
CMF(2)	6"x6" CONCRETE MONUMENT FOUND
SBL	SETBACK LINE
GSB	GREEN SPACE BUFFER
COFUE	CITY OF FAIRHOPE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT

ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION
PLAT OF SUBDIVISION

JUNE 10, 2024

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

THIS IS TO CERTIFY THAT ENCOUNTER 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.

OWNER

STATE OF ALABAMA
COUNTY OF BALDWIN

THAT Scott Delaney, WHOSE NAME AS Manager OF ENCOUNTER 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.

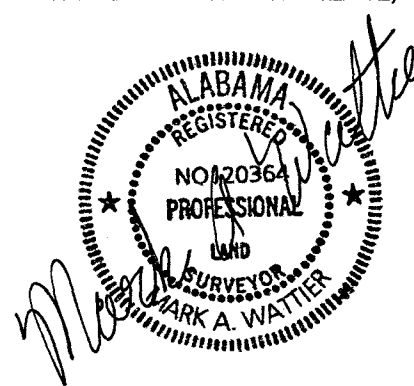
Leslie Vikes 11/20/17
NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

BEGINNING AT A 4"x4" CONCRETE MONUMENT AT THE NORTH-EAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-03'-52" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,286.18 FEET TO A CAPPED REBAR (MOORE) ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 104 (VARIABLE R/W); THENCE RUN NORTH 89°-56'-19" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,146.03 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 43°-45'-54" WEST ALONG SAID NORTH LINE A DISTANCE OF 71.67 FEET TO A 6"x6" CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 181 (VARIABLE R/W); THENCE RUN NORTH 00°-18'-27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 504.90 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 45°-14'-56" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 42.52 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 45°-14'-56" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 504.11 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 45°-14'-56" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2.09 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 00°-17°-39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 620.32 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 89°-54'-01" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,190.55 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 35.16 ACRES, MORE OR LESS.

WITNESS MY HAND THIS THE 25th DAY OF June, 2024

SURVEYOR Mark A. Wathe
ALABAMA LICENSE #20364



STATE OF ALABAMA
COUNTY OF BALDWIN


PROJECT ENGINEER

DATE 7/26/24

ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION
PLAT OF SUBDIVISION

THE WITHIN PLAT OF ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION, FAIRHOPE, ALABAMA IS HEREBY APPROVED BY THE CITY OF FAIRHOPE PLANNING AND ZONING COMMISSION, THIS THE 8th DAY OF August, 2024.

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 17TH DAY OF JULY, 2024.

Wes Beams
AUTHORIZED REPRESENTATIVE

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 26th DAY OF July, 2024.



AUTHORIZED REPRESENTATIVE

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 26th DAY OF July, 2024

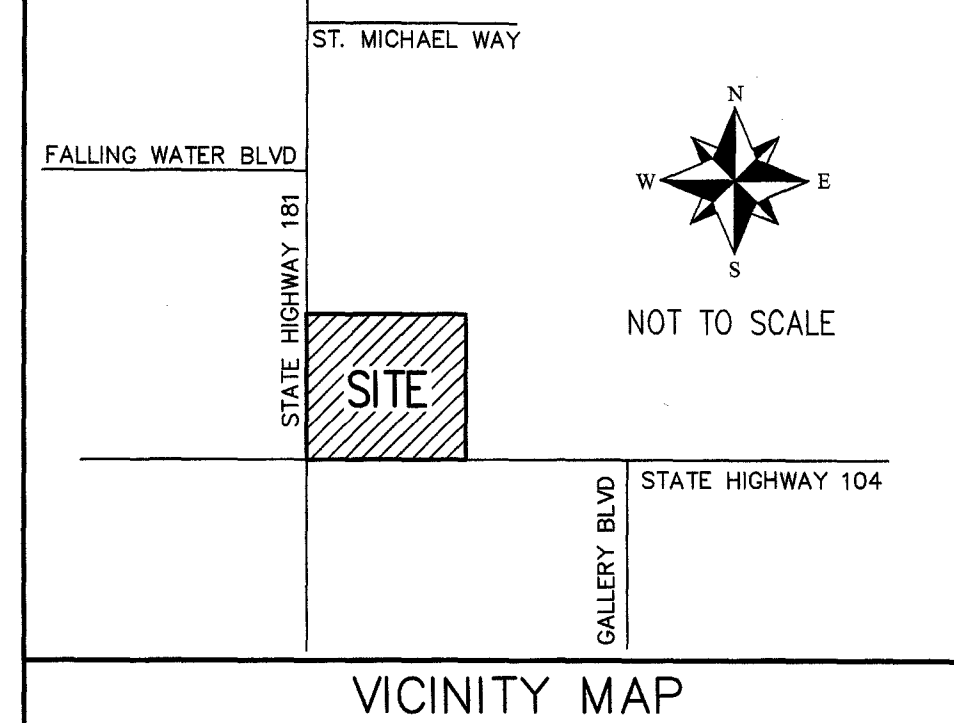
Sid Auer
AUTHORIZED REPRESENTATIVE

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 10th DAY OF July, 2024.


AUTHORIZED REPRESENTATIVE

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 9th DAY OF July, 2024.

Samantha Roberts *SR*
AUTHORIZED REPRESENTATIVE



THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 01003C0661 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".

CURRENT ZONING:	B2, GENERAL BUSINESS DISTRICT
LINEAR FEET OF STREETS:	2,808 LF
NUMBER OF LOTS:	13
LARGEST LOT SIZE:	16.045 AC
SMALLEST LOT SIZE:	0.962 AC
COMMON AREAS:	0.902 AC
TOTAL AREA:	±35.16 AC

ROADWAY FRONTAGES: 15' PUE ALONG ALL ROAD FRONTAGES
SIDE: AS SHOWN

AS SHOWN 5' / 12' MULTI-USE TRAIL

REQUIRED SETBACKS
(EXCEPT AS OTHERWISE SHOWN)

(EXCEPT AS OTHERWISE SHOWN)
 FRONT: 20'
 REAR: 0'/20' IF ABUT RESIDENTIAL
 SIDE: 0'/10' IF ABUT RESIDENTIAL
 SIDE STREET: 20'
 AL-104 HCS: 100' FROM R.O.W. CENTERLINE
 AL-181 HCS: 125' FROM R.O.W. CENTERLINE

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

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

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

SURVEYOR:
WATTIER SURVEYING, INC.
4318 DOWNTOWNER LOOP N., STE H
MOBILE, AL 36609
251-342-2640

DEVELOPER/OWNER:
ENCOUNTER DEVELOPMENT, LLC
1189 POST ROAD, STE 3B
FAIRFIELD, CT 06824
203-955-1978

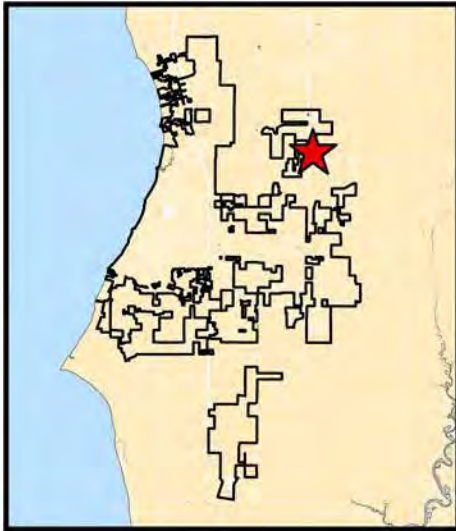
City of Fairhope

Planning Commission

December 1, 2025



SR 25.07 - Advanced Auto Parts



Project Name:

Advanced Auto Parts

Site Data:

1.09 acres

Project Type:

Site plan approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

626314

General Location:

Northwest corner of State Highway 181
and State Highway 104

Surveyor of Record:

Jade Consulting, LLC

Engineer of Record:

Jade Consulting, LLC

Owner / Developer:

Planters Pointe Partners, LLC

School District:

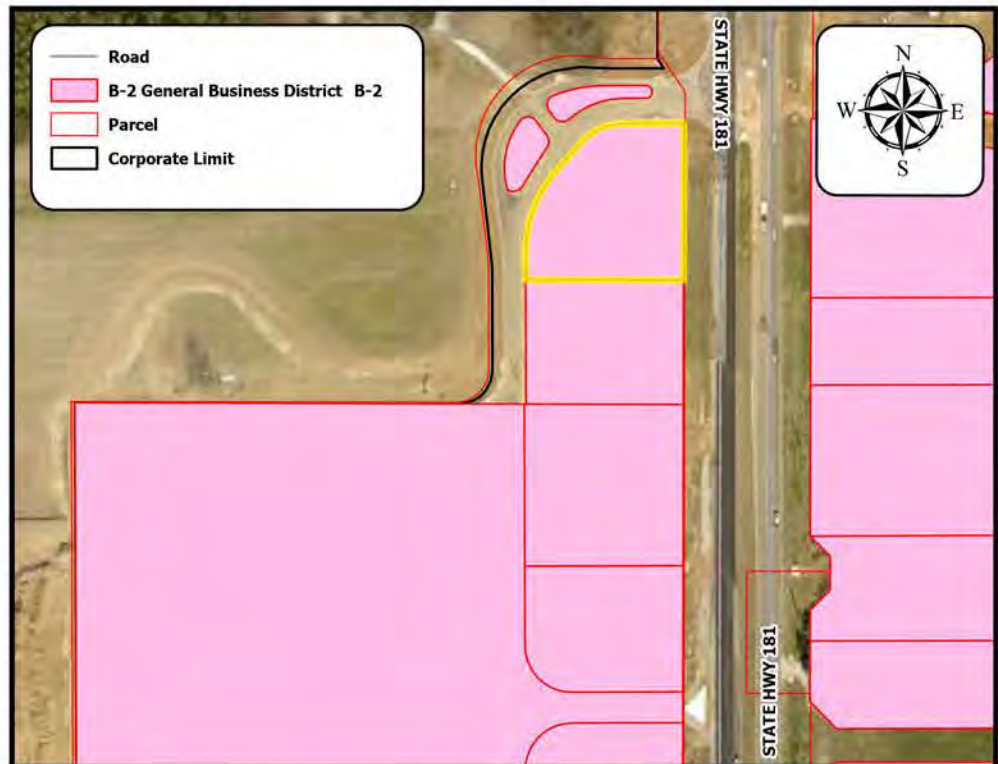
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Payton Rogers



SUMMARY OF REQUEST

Request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Planters Pointe Partners LLC, for Site Plan Approval of Advanced Auto Parts. The property is approximately 1.09 acres and is zoned B-2 – General Business District. The property is located on Lot 9 of the Planters Pointe Development on the northwest corner of State Highway 181 and State Highway 104.

SITE HISTORY

The subject site has been included in numerous Subdivision and Multiple Occupancy Project (MOP) requests since 2020. The Final Plat for Planter's Pointe Subdivision was approved in December 2023 and includes a note which requires mandatory Site Plan Review prior to the development of any lot.

This application came before the Planning Commission at its October 6, 2026 meeting and was requested to be tabled by the applicant due to unresolved conflicts between the site plan proposed at that time and the site plan for Lot 9 Planters Pointe which has already been approved by the City Council.

STAFF COMMENTS

As previously mentioned, this application came before the Planning Commission in October to request Site Plan approval. However, at that time the proposed site plan, which illustrated shared access between the subject site, Lot 9 Planters Pointe (Advanced Auto Parts), and the abutting property to the South, Lot 8 Planters Pointe (Express Oil Change). This was in direct conflict with the Site Plan that was approved for Lot 8 by the City Council in March, 2025. As such, the Applicant requested to table the application at the October meeting until such time that a shared access plan could be agreed upon by both parties.

Since that time, the current application has been modified by the Applicant to now include a revised site plan illustrating both Lots 8 and 9 Planters Pointe Subdivision with a proposed forty two (42)-foot wide shared access between the two (2) lots. The access consists of a standard 28-foot wide two-way driveway plus a 14-foot wide striped area to allow for maneuverability on site for delivery trucks (exhibits).

Article V-E.2.c of the Subdivision Regulations establishes driveway access widths for lots based on the street classification and provides three (3) possible options:

- (1) **Arterial streets** serving non-residential lots- 40 feet at the curb cut and 30 feet at the intersection with the sidewalk;
- (2) **Collector streets** serving non-residential lots- 30 feet at the curb cut and 20 feet at the intersection with the sidewalk; and
- (3) **Lanes** serving non-residential lots – 25 feet.

It's important to note, however, that this portion of Rockwell Boulevard, though public right-of-way (ROW), does not meet the definition of any of the above street classifications and as such the Subdivision Regulations do not explicitly provide a required driveway access width.

As the shared access is designed to provide ingress/egress to two (2) separate businesses' customer traffic, delivery vehicles, and feed directly into the three (3) bays for Express Oil Change, a wider access width may be

appropriate to accommodate vehicular needs. As such, Staff is in support of the proposed shared access plan.

Staff has received a letter from Mr. John Davis, Vice President of Engineering & Permitting with Express Oil, confirming the conceptual plan approval of the proposed shared site access (agenda package).

It's important to note that development permits for Lot 8 (Express Oil Change) have already been issued. As such, if approved, revised construction plans will be required for Express Oil Change in order to update their active permits.

Tree & Landscaping - MORE INFO NEEDED

The previous Tree & Landscape Plan submitted for the October meeting stated that four (4) trees were proposed for removal within Rockwell Boulevard right-of-way (ROW) but did not illustrate new trees to replace them. Other than this item the plan reviewed in October was compliant per the City of Fairhope Horticulturist.

The Applicant has not submitted a revised Tree & Landscape plan addressing the replacement trees. Additionally, the proposed shift in landscaping due to the new shared access would presumably have some effect on proposed tree plantings and total landscape area for the site. Both items, however, will have a minor effect on an otherwise compliant Tree & Landscape plan and as such can be addressed prior to City Council review. If approved, the Applicant should submit a revised Tree & Landscape Plan illustrating full compliance with the City of Fairhope Tree and Landscape Ordinance to be reviewed by the City of Fairhope Horticulturist prior to the application being presented to the City Council.

All other Site Plan review items included in the staff report for the October 6, 2025 Planning Commission meeting are copied below and remain the same.

SITE PLAN CONSIDERATIONS

Standards of Review:

Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing Site Plan requests.

Recommendation:

Staff recommends **APPROVAL** of SR 25.07 – Advanced Auto Site Plan with the following conditions:

1. Provision of a complete Tree & Landscape Plan for Advanced Auto Parts illustrating full compliance with the City of Fairhope Tree and Landscape Ordinance to be reviewed by the City of Fairhope Horticulturist prior to review of case SR 25.07 by the City Council;
2. Provision of a revised Site Plan and Tree and Landscape Plan for Express Oil Change, in association with SR 24.06, adjusted to accurately depict the final agreed upon proposal for shared access between Lot 8 and Lot 9 Planter's Pointe Subdivision, prior to review of case SR 25.07 by the City Council;
3. Provision of revised plans and submittal documents for Express Oil Change for all active development permits; and
4. If the Applicant elects not to pursue a proposal for shared access between Lot 8 and Lot 9 Planter's Pointe Subdivision, the application and all supporting documents for SR 25.07 – Advanced Auto Parts

must be revised and resubmitted in accordance with the next available standard submittal deadline, as outlined by the Fairhope Planning Commission Meeting and Deadline schedule.

STAFF COMMENTS (OCTOBER 6, 2025)

Site

The proposed site plan is attached to the end of this report as an exhibit.

Setbacks - COMPLIANT

The Final Plat recorded for Planter's Pointe Subdivision establishes setback requirements for Lot 9 to be 20 feet from the West property line along Rockwell Boulevard, 10 feet from the South property line, and 50 feet from the East property line along State Highway 181. All setbacks are illustrated as compliant on the proposed Site Plan.

Buildings - COMPLIANT

B-2, General Business District has a required maximum building height of 30 feet. The proposed building height for the one-story structure is 20 feet.

Tree & Landscaping - MORE INFO NEEDED

Per the City of Fairhope Horticulturalist's comments, the Tree Removal table listed on the Tree Preservation & Removal Plan is misleading. The applicant states that four (4) trees are proposed for removal within Rockwell Boulevard right-of-way (ROW), however, the Tree and Landscape Plan does not appear to include a credit of four (4) trees to offset the trees removed.

Parking - COMPLIANT

Table 4-3, *Parking Schedule* requires a minimum of 25 parking spaces for the subject site and allows for an overage of five (5) additional spaces not to exceed a total of 30 spaces for the site. As proposed, the Site Plan illustrates 27 parking spaces in total which includes two (2) handicap spaces and eight (8) compact spaces.

Connectivity - COMPLIANT

Sidewalks and pedestrian connectivity is illustrated along Rockwell Boulevard, as required. Additionally, the proposed Site Plan illustrates the extension of the 15-foot-wide multi-purpose trailway along State Highway 181.

Drainage - COMPLIANT

Drainage is unique within the Planter's Pointe development. Publix, the anchor store, provided underground drainage for itself and those stores connected to it. Notes on the Final Plat for Planter's Pointe Subdivision state that all other lots must have self-sufficient drainage addressing all post-development stormwater runoff on the individual lots.

The Applicant is proposing to use Low-Impact Development (LID) methods to control site run off by infiltrating storm water into the ground using bio-retention swales and ponds. Within the provided Stormwater Report the Applicant states that, "The project will include a storm water management system that regulates post-development run off release rates below its respective pre-development rates for all critical storm events".

Article IV Section E.4.c(2) of the Zoning Ordinance requires any parking provided that is more than what is required by Table 4-3 shall be designed with a pervious surfacing. As such, the site is required to provide a minimum of two (2) spaces utilizing pervious material. As illustrated, the applicant is proposing eight (8) parking spaces on the North side of the property to be surfaced with pervious concrete.

Exterior Lighting - COMPLIANT

As proposed, all exterior lighting is compliant with Article IV Section B.3 of the Zoning Ordinance.

Mechanical Equipment - COMPLIANT

All mechanical equipment is proposed to be located on the building's roof and is illustrated in the submitted plans.

Dumpster - COMPLIANT

The Site Plan illustrates a dumpster with compliant screening in the Southeastern corner of the subject site.

Signage - COMPLIANT

Signage will be reviewed at time of a sign permit submittal.

Erosion Control - COMPLIANT

An erosion control plan was submitted with the application and is acceptable.

Utilities - COMPLIANT

A utility plan was submitted and has been reviewed and approved by the appropriate providers. No utility upgrades are required.

ADA Standards - COMPLIANT

ADA requirements per the Architect are met and at time of building permit will be further verified.

Traffic - COMPLIANT

A Traffic Study was generated with the application for Planter's Pointe Subdivision in 2021. At that time there were not any determined land uses for each outparcel. As such, the trip generation analysis produced 395 entering trips and 302 exiting trips during a weekday AM peak hour; 573 entering trips and 559 exiting trips during a weekday PM peak hour. Per the applicant's submitted traffic letter the proposed Advanced Auto Parts will generate a total of 30 trips during the AM peak hour and a total of 44 trips during the PM peak hour.

Lot Access - NON-COMPLIANT

As illustrated, the subject site proposes two (2) access drives both entering the site from Rockwell Boulevard, one (1) on the North side of the property 220± feet from the intersection of Rockwell Boulevard and State Highway 181 and a second entrance on the South side of the property. If constructed the southern access drive would be a shared drive between the subject site, Lot 9 Planter's Pointe Subdivision, and Lot 8 abutting to the South.

A site plan comparison can be viewed as an exhibit at the end of this report.

It is important to note that Lot 8 was recently before the Planning Commission at its December 2, 2024 meeting where the Commission recommended approval of a Site Plan Review (SR 24.06) for Express Oil Change, which

was subsequently approved by the City Council. The Site Plan associated with SR 24.06 did not illustrate the aforementioned shared drive access between lots.

Despite the majority of items associated with this Site Plan Review being compliant, staff cannot recommend approval of a Site Plan which is in direct conflict with another Site Plan already approved by the City Council.

Staff has discussed this issue with the Applicant who has indicated a desire to work with Express Oil to address the need for a shared access drive. However, at the time of writing this report no plans detailing such have been submitted to staff.

Comprehensive Plan - COMPLIANT

Planters Pointe is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.

Surrounding Impacts - COMPLIANT

As previously stated, the subject site is zoned B-2. Directly adjacent to the site additional commercial uses.

Community Benefits - COMPLIANT

There are a lot of residential units being built in the surrounding area. A commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.

SITE PLAN CONSIDERATIONS (OCTOBER 6, 2025)

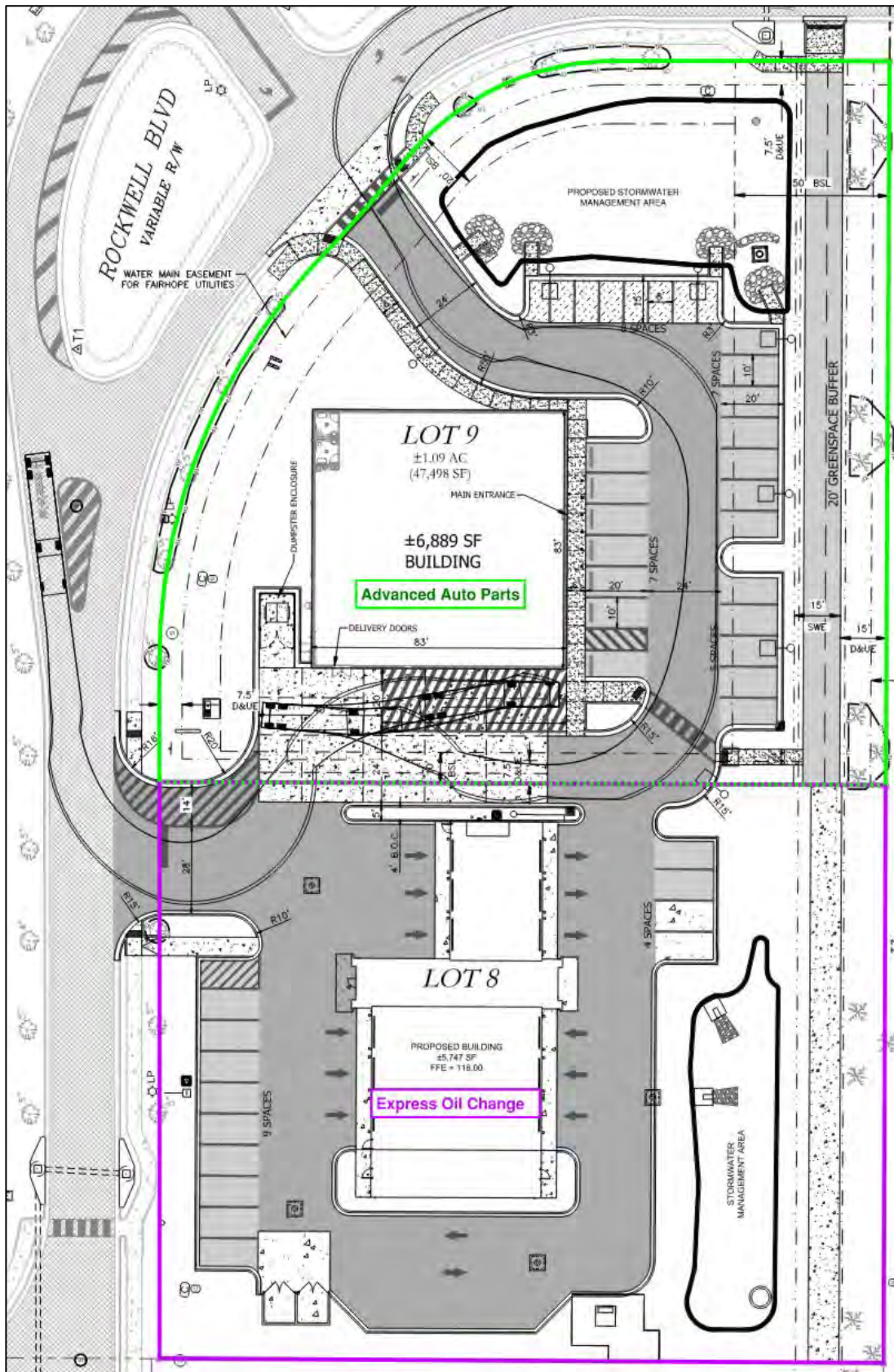
Standards of Review:

Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth the criteria for reviewing Site Plan requests.

Recommendation:

Staff recommends **DENIAL** of SR 25.07 – Advanced Auto Site Plan due to a direct conflict between the proposed lot access plan and the lot access plan for an abutting development recently approved by the City Council as SR 24.06 – Express Oil Change.

REVISED Site Plan for Lot 8 & Lot 9 Planter's Pointe





APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: 08/26/25

Property Owner / Leaseholder Information

Name of Property Owner: Planters Pointe Partners LLC Phone Number: (251) 243-0708
Address of Property Owner: 805 Trione Ave
City: Daphne State: AL Zip: 36526

Proposed Site Plan Name: Advanced Auto Parts
Site Acreage: 1.09 Sq. Footage: 6,889
Parcel No: 05-46-02-03-0-000-004.245 Current Zoning: B2

Authorized Agent Information

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

Engineer/Architect Information

Name of Firm: 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

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.

HAYMES S SNEDECKER
Property Owner/Leaseholder Printed Name

Date

8/25/25

Signature

Fairhope Single Tax Corp. (If Applicable)

NOTARIZED AUTHORIZATION OF OWNER

I/We, Vincent Cave Jr as the sole or joint fee simple title holder(s) of the property described as parcel 05-46-02-03-0-000-004.245, lot 9 in Planters Pointe Subdivision authorize Planters Pointe Partners LLC & JADE CONSULTING, LLC and/or their consultants to act as our agent to seek site plan/development plan approval, DOT approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: Cave/Mitchell 1 LLC

Vincent Cave Jr

dotloop verified
08/26/25 9:17 AM EDT
LHMQ-TE69-GK2T-8PAI

By:
As Its: Member

Address: PO Box 81322
Mobile, AL 36689

Phone: 251-421-2641 Fax: _____
Email: vwcave2@lwcrei.com

STATE OF Alabama
COUNTY OF Baldwin

The forgoing instrument was acknowledged before me this 26 day of Aug, 2025 by Vincent Cave Jr. who is personally known to me or who has produced _____ (type of ID) as identification and who did not take an oath.



Candy Lambeth
NOTARY PUBLIC - STATE OF Alabama
Candy Lambeth
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: N/A 7/9/28

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

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

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

Planter's Pointe Partners, LLC

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

3. The name of the registered agent (only one agent): Haymes S Snedeker

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

805 Trione St Daphne, AL 36526

***COUNTY** of above address: BALDWIN

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

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

(For SOS Office Use Only)

Alabama	
Sec. Of State	
001-195-755	DLL
Date	06/16/2025
Time	12:01:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

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

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

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

The undersigned specify 6 / 16 / 2025 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 12 : 01 ☐ AM or ☒ PM. (cannot be noon or midnight – 12:00)

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

6 / 16 / 2025
Date (MM/DD/YYYY)

Haymes S Snedeker

Signature as required by 10A-5A-2.04

Member

Typed title (organizer or attorney-in-fact)

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

Wes Allen
Secretary of State

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

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

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

Planter's Pointe Partners, LLC

This name reservation is for the exclusive use of Haymes S Snedeker, 805 Trione
St, Daphne, AL 36526 for a period of one year beginning June 16, 2025 and
expiring June 16, 2026



RES225021

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

June 16, 2025

Date

A handwritten signature in black ink, appearing to read 'Wes Allen', is written over a horizontal line.

Wes Allen

Secretary of State



July 8, 2025

Sherry Sullivan
Mayor

**Re: PPIN 626314, ADVANCED AUTO AT PLANTER'S POINTE SHOPPING CENTER
ROCKWELL BLVD AND HIGHWAY 181**

Council Members:

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

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another 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: Based upon a review of the proposed development, water service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Kimberly Creech
Treasurer

Sewer: Based upon a review of the proposed development, sewer service by Fairhope Public Utilities is currently available. Gravity sewer will be available on the west side of the property and will be private. Low pressure sewer is available on the east side of the property and is the City of Fairhope's sewer force main. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daryl Morefield", is written over a horizontal line.

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

August 25, 2025

City of Fairhope
Hunter Simmons
555 S. Section St
Fairhope, AL 36532

RE: Advance Auto Parts (Lot 9 - Planters Pointe)
Traffic Generation
Rockwell Blvd.
Fairhope, AL

Dear Mr. Simmons:

Please accept the below information in regards to your request for trip generation figures for the proposed Advance Auto Parts Store.

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 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.

This particular retail use actually has it very own Land use Code in the ITE manual. This proposed Advance Auto Parts Store (ITE Land Use Code 843) traffic characteristics are listed in the following table.

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
843	Automobile Parts Sales	6.89 KSF	426	N/A	N/A	30	22	22	44

Note: AM Peak Hour = $4.41 * 6,889 / 1000 = 30$ total Trips. Note: Directional Distribution not available for weekday AM Peak Hour.
PM Peak Hour = $6.44 * 6,889 / 1000 = 44$ total Trips

Respectfully,

JADE CONSULTING, LLC

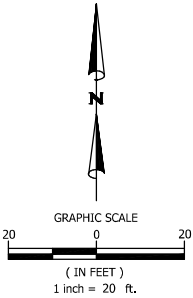


Paul W. Marcinko, P.E.



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

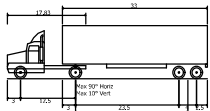
DATE: 11/21/2025



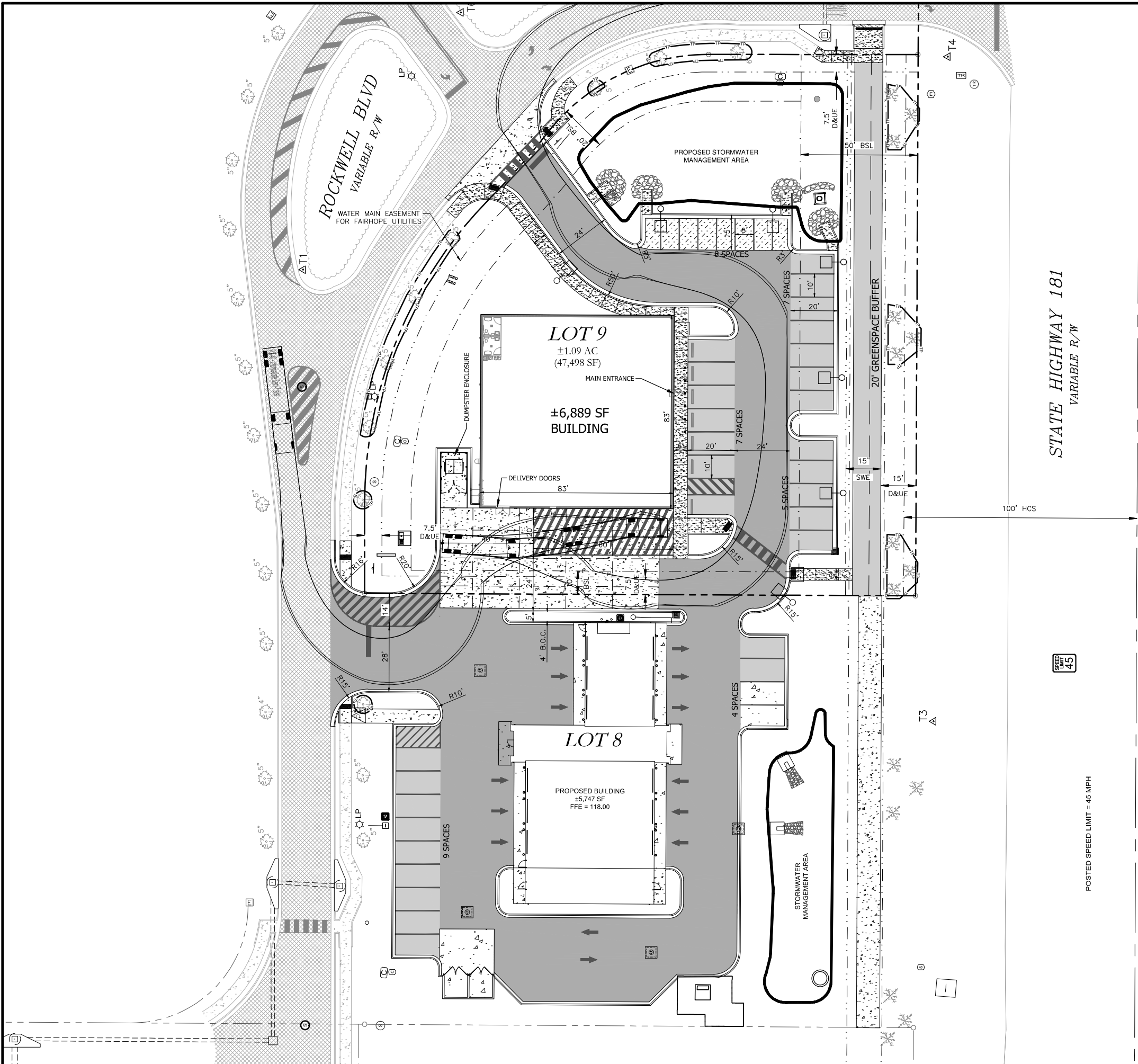
SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE LOT 9 PLANTERS POINTE SUBDIVISION	
TAX PARCEL ID:	05-46-02-03-0-000-004.245
PARCEL SIZE:	APPROX. 1.09 ACRES
EXISTING ZONING:	B-2 GENERAL BUSINESS DISTRICT
BUILDING SETBACKS:	
FRONT:	50'
SIDE:	10'
REAR:	20'
LANDSCAPE BUFFERS:	
FRONT:	20' GREENSPACE BUFFER
SIDE:	0'
REAR:	0'
PARKING STANDARDS:	
REQUIRED:	
VEHICLE PARKING:	0-400 SF = 4 SPACES
	400 SF GFA = 4 SPACES
	400-5000 SF = 1 SPACE/400 SF
	4600 SF / 400 SF = 11.5 SPACES
OVER 5000 = 1 SPACE/200 SF	
1889 SF / 200 SF = 9.5 SPACES	
= 25 TOTAL SPACES	
NO USE SHALL PROVIDE MORE THAN 20% MORE THAN THE PARKING REQUIRED BY TABLE 4-3	
25 * 1.2 = 30 SPACES (27 SPACES PROVIDED)	
COMPACT SPACES SHALL BE A MINIMUM OF 30% OF THE REQUIRED SPACES AND NO MORE THAN A MAXIMUM OF 40% OF THE REQUIRED SPACES	
25 * 0.30 = 7.5 SPACES (8 COMPACT SPACES PROVIDED)	
VEHICLE PARKING PROVIDED: 27 SPACES (INC. 2 H/C AND 8 COMPACT SPACES)	

LEGEND

- PROPERTY LINE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
- PROPOSED PERVIOUS CONCRETE



PRELIMINARY SITE PLAN
APPROX. 1.09 ACRES
PROPOSED COMMERCIAL DEVELOPMENT
AL HIGHWAY 181
AND
ROCKWELL BLVD
FAIRHOPE, AL





John Davis
Vice President of
Engineering & Permitting
1880 Southpark Drive
Birmingham, Alabama 35244
Direct Dial: 205.397.1164
jdavis@expressoil.com
www.expressoil.com

Via: Email

November 21, 2025

To Whom It May Concern:

Re: Conceptual Plan Approval and Shared Access Driveway Agreement

Express Oil Change hereby confirms that it has conceptually approved the site plan submitted by Advance Auto Parts for the proposed development adjacent to our parcel of land to be known as "Outparcel 7" and located on Highway 181, Fairhope, Alabama, consisting of approximately 1.00 acre of land.

Furthermore, Express Oil Change agrees in principle to the incorporation and use of a shared access driveway between the two properties, as depicted in the conceptual plans provided by Advance Auto Parts. This agreement is intended to facilitate coordinated site access, improved traffic flow, and mutual benefit for both businesses.

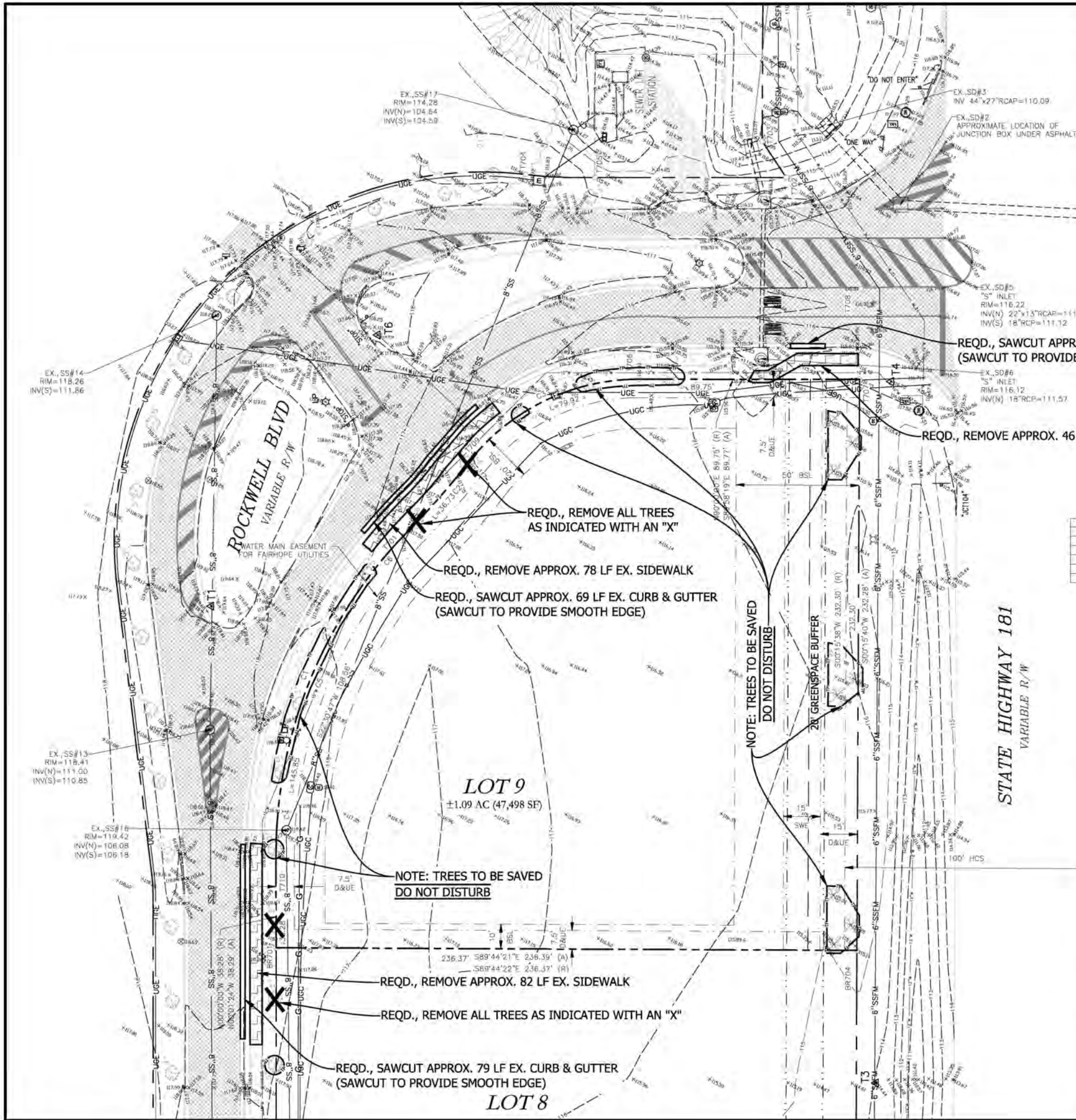
Please note that this letter reflects conceptual approval only. Final approval will be subject to review and execution of any required formal agreements, easements, legal documents, or engineering plans deemed necessary by Express Oil Change and applicable authorities.

If you have any questions or require additional information, please feel free to contact us.

Kindest regards,

A handwritten signature in blue ink, appearing to read "John Davis", with a long, sweeping underline.

John Davis



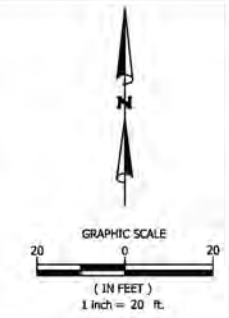
- NOTES:**
1. ALL NEW WORK SHOWN IN THESE PLANS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
 2. NO WORK SHALL COMMENCE, INCLUDING DEMOLITION, UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
 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. 01003C0661M, DATED APRIL 19, 2019, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD HAZARD AREA "X-UNSHADED" AS DETERMINED BY GRAPHIC SCALING.



LEGEND

- BENCHMARK
- EXISTING AXLE FOUND
- CONCRETE MONUMENT FOUND
- OPEN TOP IRON PIPE FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
- CENTERLINE
- EXIST. PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXIST. EASEMENT LINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GUY WIRE AND UTILITY POLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. UNDER GROUND CABLE LINE
- EXIST. FIBER OPTIC CABLE LINE
- EXIST. TELEPHONE LINE
- EXIST. FENCE LINE
- 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
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. SANITARY SEWER MANHOLE
- EXIST. GAS VALVE
- EXIST. GAS LINE HANGER
- EXIST. FIBER OPTIC CABLE BOX
- EXIST. FIBER OPTIC CABLE POST
- EXIST. TELEPHONE BOX
- EXIST. STORM SEWER MANHOLE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRAVEL
- TO BE REMOVED
- TO BE REMOVED
- TREE PROTECTION

CONTROL POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
T1	199,788.74	1,857,271.88	119.79	RED CAPPED REBAR (WATTIER)
T2	199,445.19	1,857,296.13	117.85	RED CAPPED REBAR (WATTIER)
T3	199,594.90	1,857,542.46	114.44	RED CAPPED REBAR (WATTIER)
T4	199,880.11	1,857,548.59	116.22	RED CAPPED REBAR (WATTIER)
T5	200,078.41	1,857,554.77	113.65	RED CAPPED REBAR (WATTIER)
T6	199,999.08	1,857,339.64	118.28	RED CAPPED REBAR (WATTIER)

PROPERTY CORNER DATA

POINT	NORTHING	EASTING	DESCRIPTION
BR701	199,649.84	1,857,298.28	CAPPED REBAR (THOMPSON)
BR702	199,464.90	1,857,298.28	CAPPED REBAR (THOMPSON)
BR703	199,463.43	1,857,533.83	CAPPED REBAR (THOMPSON)
BR704	199,648.78	1,857,534.67	CAPPED REBAR (THOMPSON)
T701	199,819.61	1,857,362.34	CAPPED REBAR (THOMPSON)
T702	199,963.07	1,857,505.88	CAPPED REBAR (DEWBERRY)
T703	199,977.79	1,857,496.14	CAPPED REBAR (THOMPSON)
T704	199,964.30	1,857,399.87	CAPPED REBAR (THOMPSON)
T705	199,963.04	1,857,428.04	CAPPED REBAR REF. (DEWBERRY)
T706	199,881.08	1,857,445.96	CAPPED REBAR (THOMPSON)
T707	199,881.04	1,857,535.73	5/8" REBAR
T708	199,917.84	1,857,536.30	NAIL & DISK (CA1007LS ALDOT)
T709	199,847.13	1,857,376.51	CAPPED REBAR (THOMPSON)
T710	199,688.13	1,857,298.27	CAPPED REBAR (THOMPSON)

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.



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/GAS:	FAIRHOPE PUBLIC UTILITIES 555 S SECTION ST, FAIRHOPE, AL 36532 DARYL MOREFIELD (WATER & SEWER) daryl.morefield@fairhopeal.gov WES BOYETT (GAS) wes.boyyett@fairhopeal.gov (251) 928-2136
ELECTRICAL:	RIVIERA UTILITIES 413 E LAUREL AVE, FOLEY, AL 36535 WES ABRAMS wabrams@rivierautilities.com (251) 943-5001
TELEPHONE:	AT&T ALABAMA 2155 OLD SHELL RD, MOBILE, AL 36607 WADE MITCHELL wm0395@att.com (251) 680-7402

SURVEY PROVIDED BY:

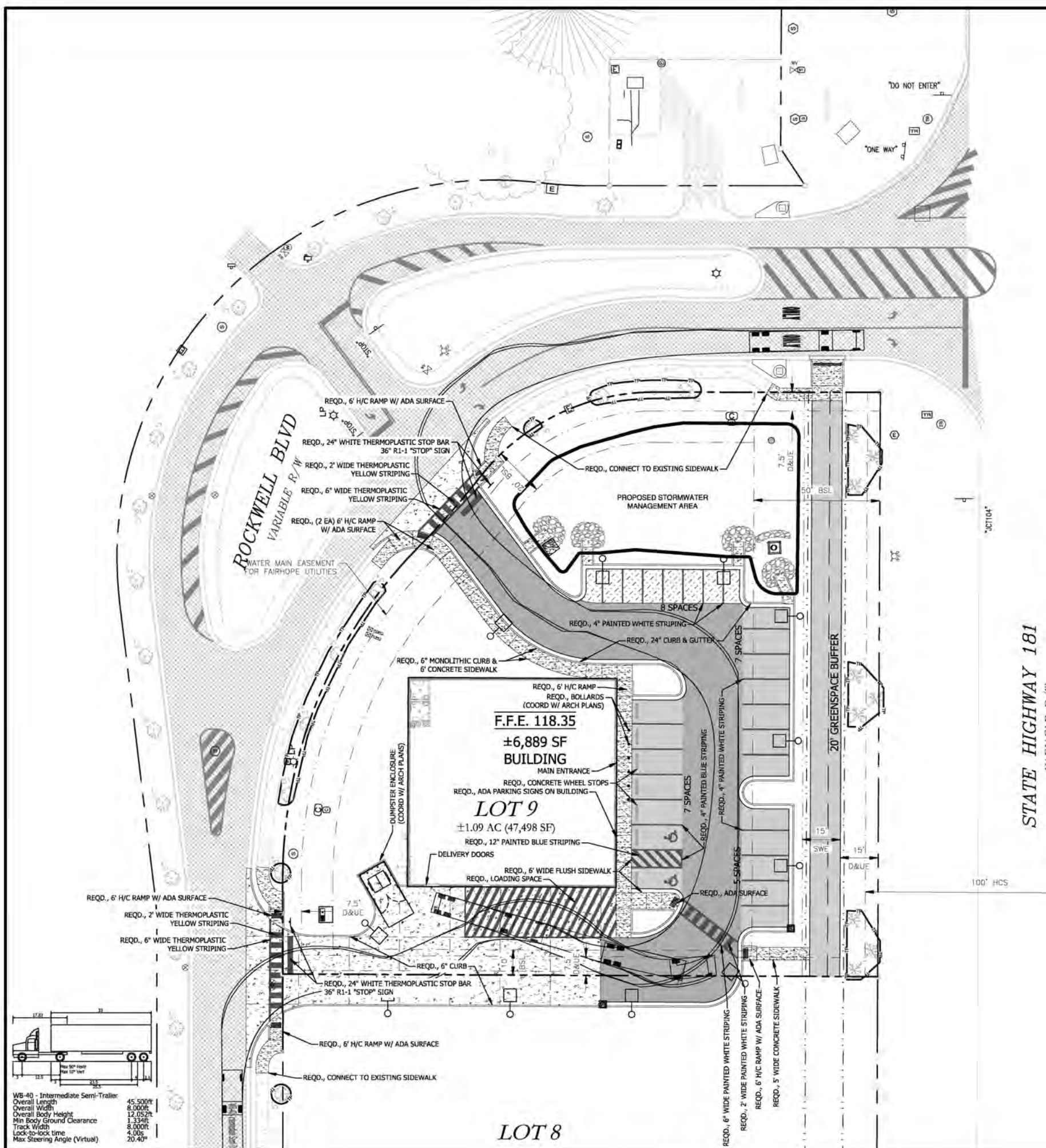
Wattier Surveying, Inc.
Professional Land Surveyors
4318 Downlamer Loop N., Suite H
Mobile, Alabama 36608 251-342-2640



NO.	REVISION	DATE	APPR.
	CITY RESUBMITTAL	9/17/25	
	VARIOUS SUBMITTALS	8/25/25	

EXISTING CONDITIONS/DEMOLITION PLAN
ADVANCE
AUTO PARTS

JOB NO: 25-1986.20
SCALE: 1" = 20'
DATE: SEPT 2025
DRAFTER: TVML
SHEET: C1



NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECTS LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECTS BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

PARKING STRIPING NOTE:

PARKING STRIPES ON CONCRETE SHOULD ALWAYS BE YELLOW AND PARKING STRIPES ON ASPHALT SHOULD ALWAYS BE WHITE UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

PROPOSED JOINT LAYOUT:

PROPOSED CONTRACTION/SAWJOINT
PROPOSED EXPANSION JOINT

SPEED LIMIT 25
ROCKWELL BLVD

SPEED LIMIT 55
AL-181

SITE DATA TABLE

STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE LOT 9 PLANTERS POINTE SUBDIVISION		
TAX PARCEL ID:	05-46-02-03-0-000-004.245	
PARCEL SIZE:	APPROX. 1.09 ACRES (±47,498 SF)	
EXISTING ZONING:	B-2 GENERAL BUSINESS DISTRICT	
BUILDING SETBACKS:		
FRONT:	50'	
SIDE:	10'	
REAR:	20'	
LANDSCAPE BUFFERS:		
FRONT:	20' GREENSPACE BUFFER	
SIDE:	0'	
REAR:	0'	
PARKING STANDARDS:		
VEHICLE PARKING:	REQUIRED:	
	0-400 SF = 4 SPACES	400 SF GFA = 4 SPACES
	+	+
	400-5000 SF = 1 SPACE/400 SF	4600 SF / 400 SF = 11.5 SPACES
	+	+
	OVER 5000 = 1 SPACE/200 SF	1889 SF / 200 SF = 9.5 SPACES
	= 25 TOTAL SPACES	
NO USE SHALL PROVIDE MORE THAN 20% MORE THAN THE PARKING REQUIRED BY TABLE 4-3 25 * 1.2 = 30 SPACES (27 SPACES PROVIDED)		
COMPACT SPACES SHALL BE A MINIMUM OF 30% OF THE REQUIRED SPACES AND NO MORE THAN A MAXIMUM OF 40% OF THE REQUIRED SPACES 25 * 0.30 = 7.5 SPACES (8 COMPACT SPACES PROVIDED)		
VEHICLE PARKING PROVIDED:	27 SPACES (INC. 2 H/C AND 8 COMPACT SPACES)	
BUILDING HEIGHT & AREAS:		
BUILDING HEIGHT:	20'	
GROSS FLOOR AREA:	6,889 SF	
BUILDING COVERAGE:	6,889 SF ± 14.5% OF SITE	
IMPERVIOUS:	22,848 SF ± 48% OF SITE (EXCLUDING BUILDING & INC. MULTI-USE PATH)	
GREENSPACE:	24,650 SF ± 52% OF SITE	

LEGEND

- BENCHMARK
- EXISTING AXLE FOUND
- CONCRETE MONUMENT FOUND
- OPEN TOP IRON PIPE FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
- CENTERLINE
- EXIST. PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXIST. EASEMENT LINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GUY WIRE AND UTILITY POLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. UNDER GROUND CABLE LINE
- EXIST. FIBER OPTIC CABLE LINE
- EXIST. TELEPHONE LINE
- EXIST. FENCE LINE
- EXIST. PIPE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED 24" CONCRETE CURB & GUTTER
- 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
- EXIST. GAS VALVE
- EXIST. GAS LINE MARKER
- EXIST. FIBER OPTIC CABLE BOX
- EXIST. FIBER OPTIC CABLE POST
- EXIST. TELEPHONE BOX
- EXIST. STORM SEWER MANHOLE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRAVEL
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
- PROPOSED PERVIOUS CONCRETE

WB-40 - Intermediate Semi-Trailer
Overall Length 45,000ft
Overall Width 8,000ft
Overall Body Height 12,052ft
Min Body Ground Clearance 1,334ft
Track Width 8,000ft
Lock-to-lock time 4,00s
Max Steering Angle (Virtual) 20.40°

JADE
CONSULTING

208 Green Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 192 36533
Fairhope, AL 36533
Phone: (251) 928-3443
jademc@jademc.com
(AL) CA-31517E

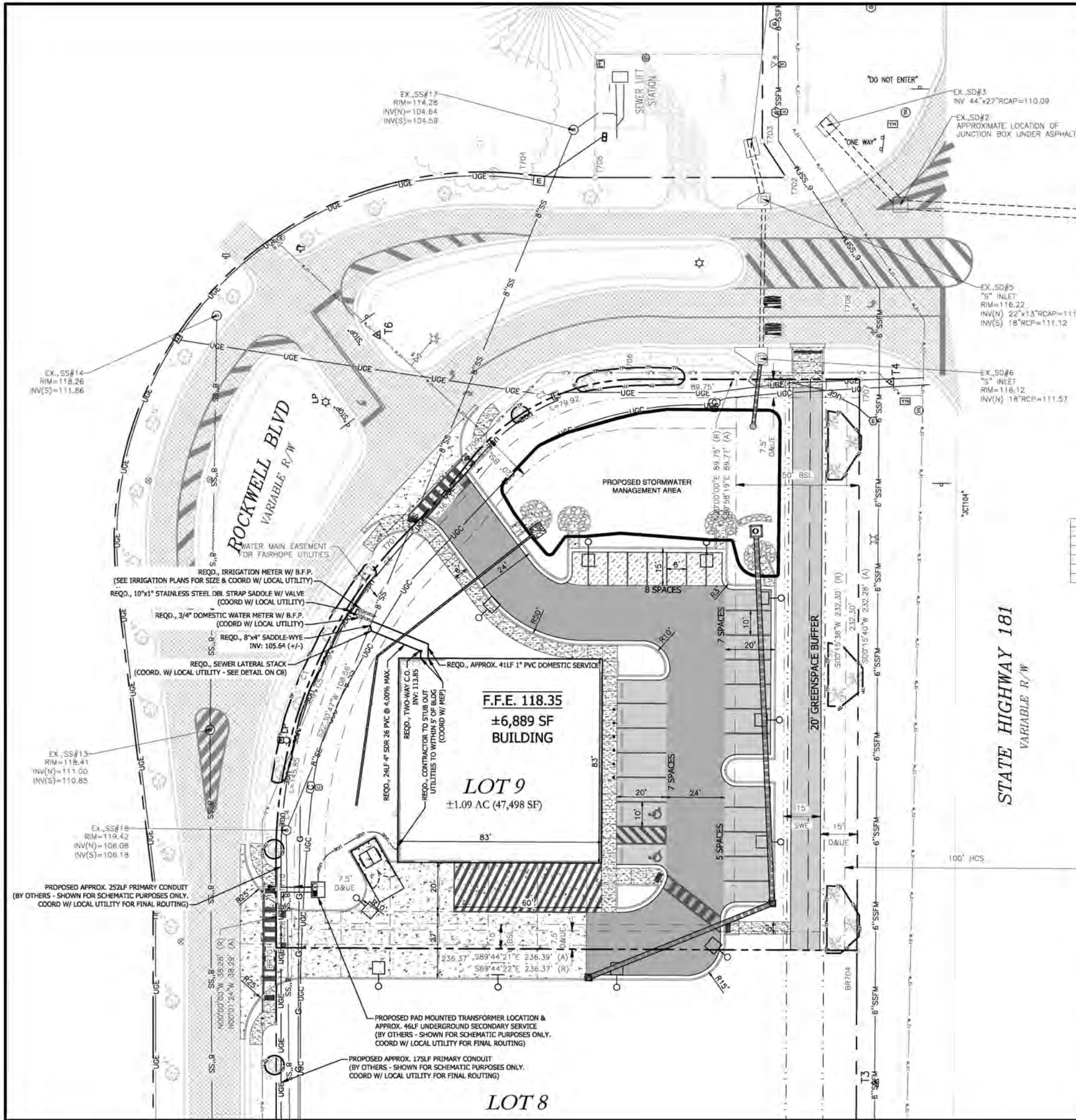
ALABAMA
LICENSED
PAUL MARCINDE
ENGINEER
NO. 37876E
DATE: 09/17/2025

NO.	REVISION	DATE	APPR.
	CITY RESUBMITTAL	9/17/25	
	VARIOUS SUBMITTALS	8/25/25	

SITE PLAN

ADVANCE
AUTO PARTS

JOB NO: 25-1986-20
SCALE: 1" = 20'
DATE: SEPT 2025
DRAFTER: TVML
SHEET: C2



NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECTS LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECTS BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

DIMENSION NOTE:
DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

UTILITY NOTE:
CONTRACTOR TO STUB OUT UTILITIES TO WITHIN 5' OF BUILDING. COORDINATE WITH PLUMBING PLANS FOR CONNECTION.

PROPOSED JOINT LAYOUT:
PROPOSED CONTRACTION/SAWJOINT
PROPOSED EXPANSION JOINT

LEGEND

	BENCHMARK
	EXISTING AXLE ROAD
	CONCRETE MONUMENT FOUND
	OPEN TOP IRON PIPE FOUND
	CAPPED ROAD FOUND
	CAPPED ROAD SET
	RIGHT-OF-WAY
	CENTERLINE
	EXIST. PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXIST. EASEMENT LINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
	EXIST. FIBER OPTIC CABLE LINE
	EXIST. TELEPHONE LINE
	EXIST. FENCE LINE
	EXIST. PIPE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24\"/>
	EXIST. POWER POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE MARKER
	EXIST. FIBER OPTIC CABLE BOX
	EXIST. FIBER OPTIC CABLE POST
	EXIST. TELEPHONE BOX
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	EXIST. GRAVEL
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
	PROPOSED PERVIOUS CONCRETE

CONTROL POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
T1	199,788.74	1,857,271.88	119.79	RED CAPPED REBAR (WATTIER)
T2	199,445.19	1,857,296.13	117.85	RED CAPPED REBAR (WATTIER)
T3	199,594.90	1,857,542.46	114.44	RED CAPPED REBAR (WATTIER)
T4	199,880.11	1,857,548.59	116.22	RED CAPPED REBAR (WATTIER)
T5	200,078.41	1,857,554.77	113.65	RED CAPPED REBAR (WATTIER)
T6	199,999.08	1,857,339.64	118.28	RED CAPPED REBAR (WATTIER)

PROPERTY CORNER DATA

POINT	NORTHING	EASTING	DESCRIPTION
BR701	199,649.84	1,857,298.28	CAPPED REBAR (THOMPSON)
BR702	199,464.90	1,857,298.28	CAPPED REBAR (THOMPSON)
BR703	199,463.43	1,857,533.83	CAPPED REBAR (THOMPSON)
BR704	199,648.78	1,857,534.67	CAPPED REBAR (THOMPSON)
T701	199,819.61	1,857,362.34	CAPPED REBAR (THOMPSON)
T702	199,963.07	1,857,505.88	CAPPED REBAR (DEWBERRY)
T703	199,977.79	1,857,496.14	CAPPED REBAR (THOMPSON)
T704	199,964.30	1,857,399.87	CAPPED REBAR (THOMPSON)
T705	199,963.04	1,857,428.04	CAPPED REBAR REF. (DEWBERRY)
T706	199,881.08	1,857,445.96	CAPPED REBAR (THOMPSON)
T707	199,881.04	1,857,535.73	5/8\"/>
T708	199,917.84	1,857,536.30	NAIL & DISK (CA1007LS ALDOT)
T709	199,847.13	1,857,376.51	CAPPED REBAR (THOMPSON)
T710	199,688.13	1,857,298.27	CAPPED REBAR (THOMPSON)

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.

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

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

UTILITY	CONTACT INFORMATION
WATER/SEWER/GAS:	FAIRHOPE PUBLIC UTILITIES 555 S SECTION ST, FAIRHOPE, AL 36532 DARYL MOREFIELD (WATER & SEWER) daryl.morefield@fairhopeal.gov WES BOYETT (GAS) wes.boyyett@fairhopeal.gov (251) 928-2136
ELECTRICAL:	RIVIERA UTILITIES 413 E LAUREL AVE, FOLEY, AL 36535 WES ABRAMS wabrams@rivierautilities.com (251) 943-5001
TELEPHONE:	AT&T ALABAMA 2155 OLD SHELL RD, MOBILE, AL 36607 WADE MITCHELL wm0395@att.com (251) 680-7402

SURVEY PROVIDED BY:
Wattier Surveying, Inc.
Professional Land Surveyors
4318 Downtown Loop N., Suite H
Mobile, Alabama 36608 251-342-2640

JADE CONSULTING

208 Greene Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 192 36533
Fairhope, AL 36533
Phone: (251) 928-3443
jademc@att.net
(251) 928-3443

ALABAMA LICENSED PROFESSIONAL ENGINEER
PAUL MARCINDE
No. 37816
PAUL MARCINDE
09/17/2025

NO.	REVISION	DATE	APPR.
		9/17/25	
		8/25/25	

GEOMETRIC LAYOUT & UTILITY PLAN

ADVANCE AUTO PARTS

JOB NO: 25-1986.20
SCALE: 1" = 20'
DATE: SEPT 2025
DRAFTER: TVML
SHEET: C3

PROJECT NOTES:

SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL LAWS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL OF THESE LAWS AND REGULATIONS HAVE BEEN MET.
2. THE CONTRACTOR SHALL NOTIFY JADE CONSULTING'S RESPECTIVE TESTING COMPANY AND ANY LOCAL JURISDICTIONAL INSPECTOR FOR APPROVAL 48 HOURS BEFORE THE BEGINNING OF ANY SUBSEQUENT PHASE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
4. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE ONE-CALL LINE LOCATE CENTER FOR THE MARKING OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RENEW CONFORMATION NUMBERS AS OFTEN AS REQUIRED DURING THE DURATION OF THE PROJECT. THE CURRENT CONFORMATION NUMBER SHALL BE ON PROJECT SITES AT ALL TIMES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY AND 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 CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR IS 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE.
7. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE **LATEST EDITION OF THE "STANDARDS AND SPECIFICATIONS" OF FAIRHOPE PUBLIC UTILITIES.**
8. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE **LATEST EDITION OF THE "STANDARDS AND SPECIFICATIONS" OF FAIRHOPE PUBLIC UTILITIES.**
9. ALL MANHOLES WITHIN THE 100 YEAR FLOOD PLAIN SHALL BE CONSTRUCTED THREE (3) FEET ABOVE GRADE.
10. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY MEASURES TO ENSURE THAT THE PROJECT IS OSHA COMPLIANT.
11. THE CONTRACTOR SHALL EXPLORE EXISTING STRUCTURES, UTILITIES AND PIPING SO THAT ANY REQUIRED ADJUSTMENT MAY BE MADE.
12. ANY EXCESS MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND INVERTS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK ITEM. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
14. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH ALL RESPECTIVE UTILITY PROVIDERS AND AUTHORITIES. PROPER NOTICE SHALL BE GIVEN PRIOR TO ANY WORK STARTING.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BEDDING AND HAUNCHING FOR ALL IMPROVEMENTS.
16. CONTRACTOR SHALL REPLACE ANY FAULTY OR IMPROPERLY INSTALLED IMPROVEMENTS AT THEIR EXPENSE.
17. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA TO RESET ANY PROPERTY MARKERS DAMAGED DURING CONSTRUCTION AT THEIR EXPENSE.
18. ALL PRESSURE PIPE FITTINGS, WATER AND SEWER SHALL BE DUCTILE IRON.
19. CONTRACTOR SHALL NOT DEVIATE FROM PLANS WITHOUT PROPER CONSENT.
20. NO SEPARATE PAY ITEM FOR REMOVAL OF ASPHALT, CONCRETE, PIPE, INLETS, ETC. WORK TO BE CONSIDERED A SUBSIDIARY ITEM OF CLEARING AND GRUBBING.
21. CONTRACTOR SHALL STRICTLY FOLLOW THE LOCAL AUTHORITIES AND/OR GEOTECHNICAL REPORTS FOR ALL GRADING, BACKFILLING, AND PAVING REQUIREMENTS. ALL RESPECTIVE TASKS SHALL BE APPROVED BY RESPONSIBLE INSPECTOR PRIOR TO ACCEPTANCE.
22. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED, REMOVED OR REGRADED AS REQUIRED BY THE ENGINEER.
23. ALL GRAVITY PIPES SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO DETECTABLE BENDS AT JOINTS.
24. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE A NEEVAH CAST IRON FRAME AND COVER, OR APPROVED EQUAL, FOR ACCESS.
25. SOIL 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. THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTICE TO SOILS ENGINEER FOR THE REQUIRED TESTING OF THE PROJECT.
26. 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 CONTRACTORS RESPONSIBILITY.

SEDIMENT CONTROL & STORMWATER MANAGEMENT NOTES:

1. ALL EROSION CONTROL PROCEDURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "ALABAMA HANDBOOK FOR EROSION CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS".
2. ALL BEST MANAGEMENT PRACTICES (BMP) PROCEDURES SHALL BE IN PLACE AND INSPECTED PRIOR TO ANY LAND DISTURBING ACTIVITY.
3. ALL DISTURBED AREAS SHALL BE TEMPORARILY GRASSED AND MULCHED IF THEY WILL BE LEFT UNATTENDED FOR 13 DAYS.
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
5. CONSTRUCTION ENTRANCE/EXIT PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. (NO DIRECT PAYMENT)
6. THE APPROVED BEST MANAGEMENT PRACTICES PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY HAS BEGUN.
7. SILT FENCE AND/OR EROSION CONTROL NETTING SHALL BE PLACED ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
9. WHEN REQUIRED CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY AND RAIN EVENT TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL PROPERLY MAINTAIN ALL BMPs IN ACCORDANCE WITH THE "HANDBOOK".
10. CONTRACTOR SHALL IMMEDIATELY REPAIR AND/OR REPLACE ANY DAMAGED OR IMPROPERLY FUNCTIONING BMP.
11. ANY SILT IN THE DETENTION POND SHALL BE REMOVED AS DIRECTED BY THE PROJECT ENGINEER OR LOCAL AUTHORITY. THE DETENTION POND SHALL ALSO BE REGRADED TO FINAL DESIGN PRIOR TO FINAL ACCEPTANCE OF PROJECT. THERE IS NO DIRECT PAYMENT FOR THIS ACTIVITY.
12. ALL DISTURBED AREAS MUST BE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE HANDBOOK PRIOR TO FINAL ACCEPTANCE.
13. CONTRACTOR SHALL ROUTINELY CLEAN OUT ANY SILT ACCUMULATION FROM THE PROJECTS DRAINAGE STRUCTURES AS REQUIRED BY PROJECT ENGINEER AND/OR LOCAL AUTHORITY.
14. CONTRACTOR IS SOLELY RESPONSIBLE FOR SEDIMENT CONTROL AND STORMWATER MANAGEMENT FOR PROJECT. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IMMEDIATELY OF ANY FAILING BMP.

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
- 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)
- BUILDING CONSTRUCTION BEGINS

PHASE SIX

- CONSTRUCT ROADS (PAVING, CURB AND GUTTER, SIDEWALKS)
- BUILDING CONSTRUCTION CONTINUES

PHASE SEVEN

- BUILDING CONSTRUCTION COMPLETED
- 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 CLEAN 6" FILTER MIX OF 50% COMPOST/50% SAND
- STABILIZE DISTURBED AREAS WITH SOLID SOD
- INSTALL PERMANENT LANDSCAPING

PHASE EIGHT

- REMOVE BMP MEASURES

PHASE NINE

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

PARKING STRIPING NOTE:

PARKING STRIPES ON CONCRETE SHOULD ALWAYS BE YELLOW AND PARKING STRIPES ON ASPHALT SHOULD ALWAYS BE WHITE UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

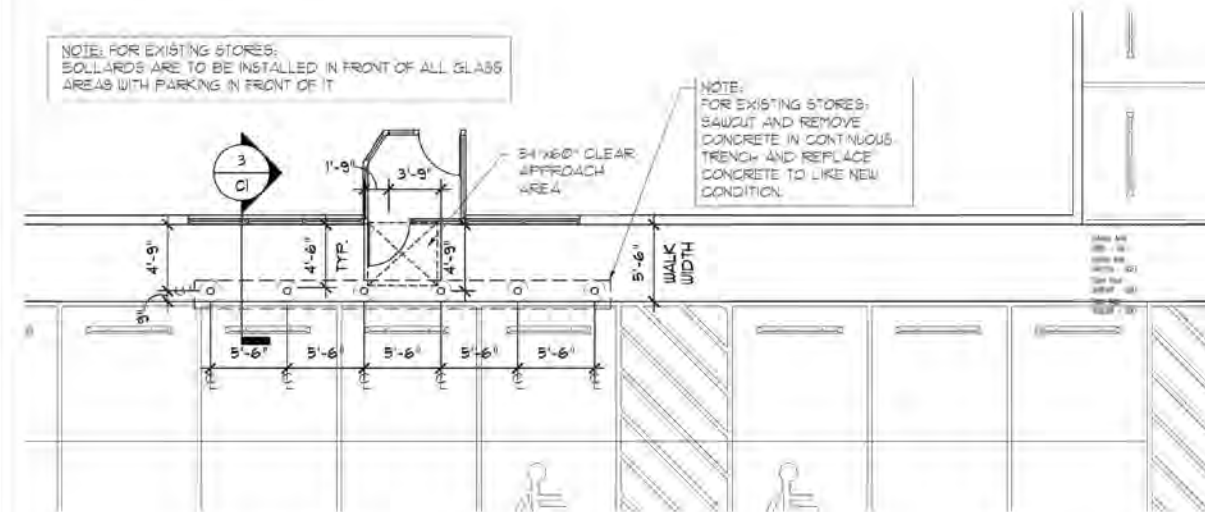
TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL TRAFFIC PLANS SHALL BE COORDINATED WITH THE CITY OF FAIRHOPE PUBLIC WORKS DEPARTMENT AND ALDOT.
3. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS MAY BE NECESSARY AS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART IV. THESE DEVICES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. **NO SEPARATE PAYMENT WILL BE MADE FOR TRAFFIC CONTROL REQUIREMENTS.**
4. ALL TEMPORARY TRAFFIC CONTROL SHALL COMPLY WITH PART VI OF THE MUTCD LATEST EDITION.

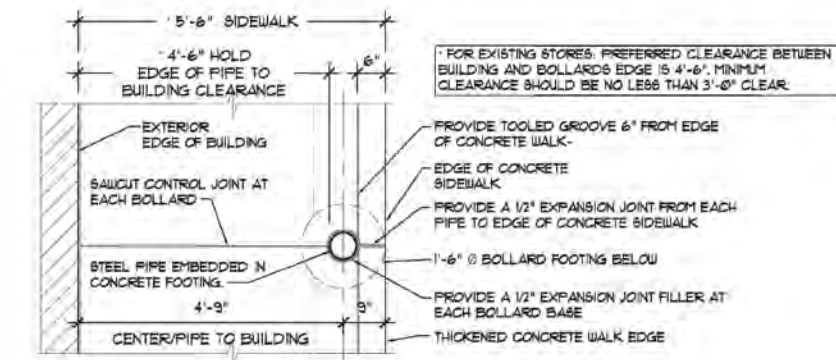
ADVANCE AUTO NOTES:

NOTES

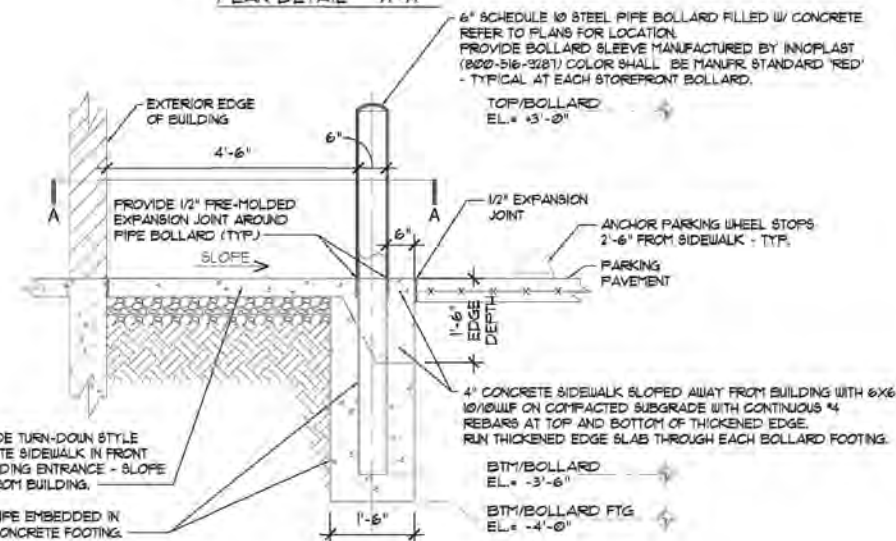
1. BELOW EXCERPT IS FROM ADVANCE AUTO PARTS Q2-23 83x83 PLANS AS REQUESTED BY TENANT. THEY ARE NOT SITE SPECIFIC.
2. THIS EXCERPT IS NOT TO SCALE ON THIS CIVIL PLANSET.
3. CONTRACTOR TO COORDINATE WITH TENANT IF NEEDING ANY CLARIFICATION AND NOTIFY PROJECT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



2 ENLARGED PLAN
C SCALE: NTS



PLAN DETAIL A-A



3 STOREFRONT BOLLARD DETAIL / PLAN
C SCALE: NTS

JADE
CONSULTING

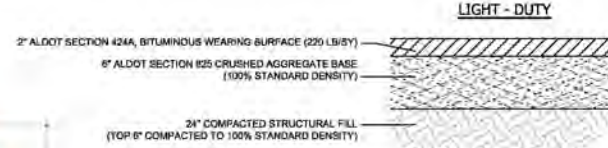
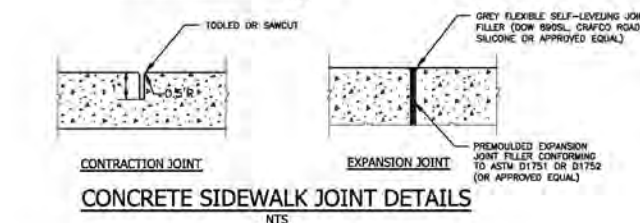
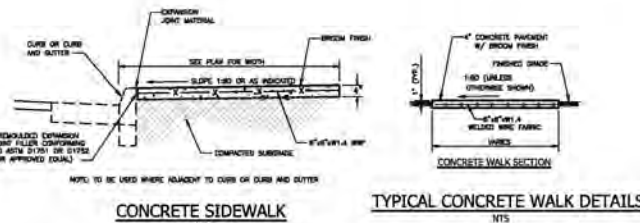
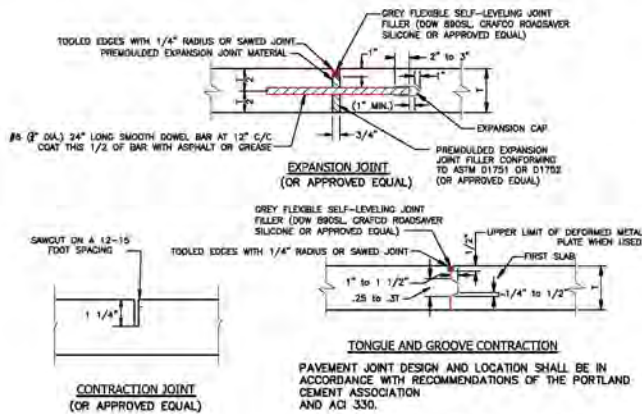
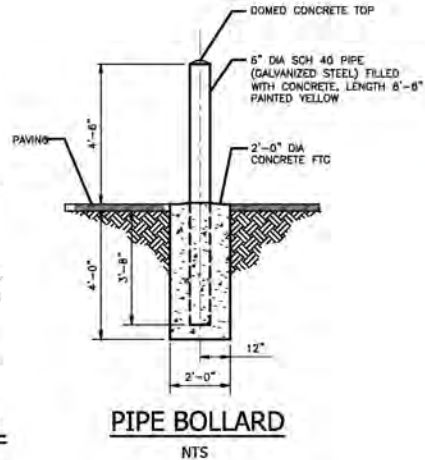
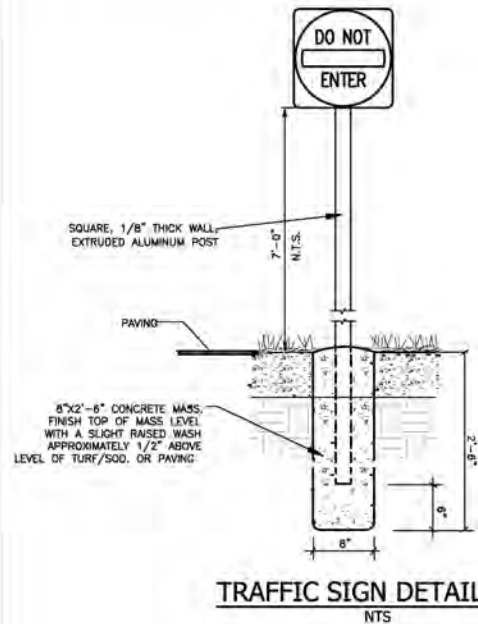
20208 Greene Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jaden@gccars.com
(A1) CA-3157-E

NO.	REVISION	DATE	APPR.
	CITY RESUBMITTAL	9/17/25	
	VARIOUS SUBMITTALS	8/25/25	

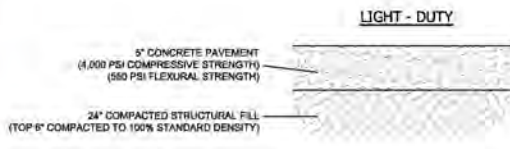
CIVIL CONSTRUCTION NOTES

JOB NO: 25-1986.20
 SCALE: N/A
 DATE: SEPT 2025
 DRAFTER: TVML
 SHEET: 05

C5

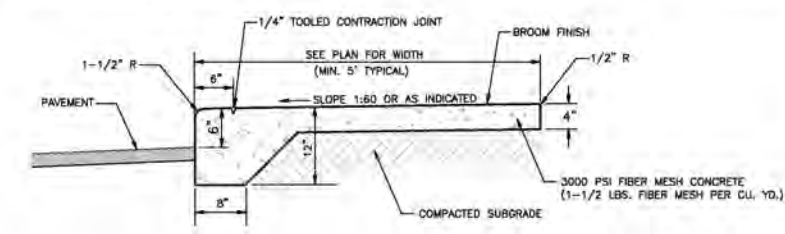
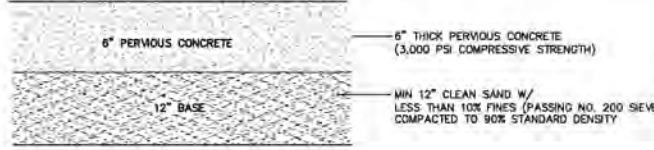


ALL GRADING AND PAVING SHALL CONFORM WITH GEOTECH REPORT PROVIDED BY 'GEOCON ENGINEERING & MATERIALS TESTING' DATED JULY 22, 2025.



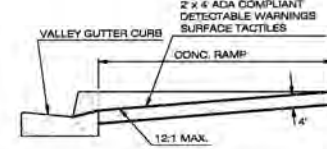
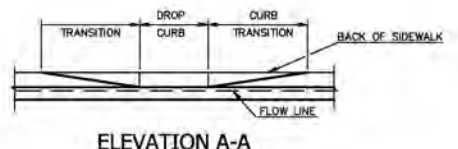
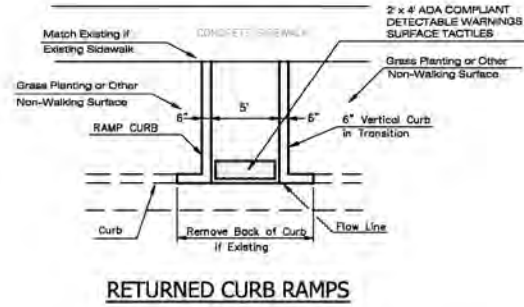
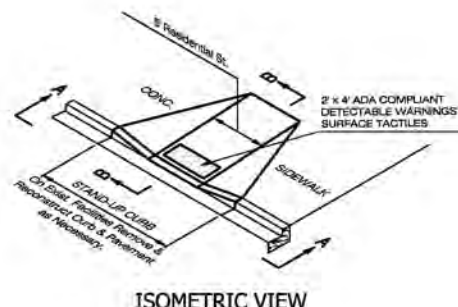
ALL GRADING AND PAVING SHALL CONFORM WITH GEOTECH REPORT PROVIDED BY 'GEOCON ENGINEERING & MATERIALS TESTING' DATED JULY 22, 2025.

REFER TO GEOTECH REPORT FOR DETAILS ON ALL CONCRETE CONSTRUCTION AND EXPANSION JOINTS



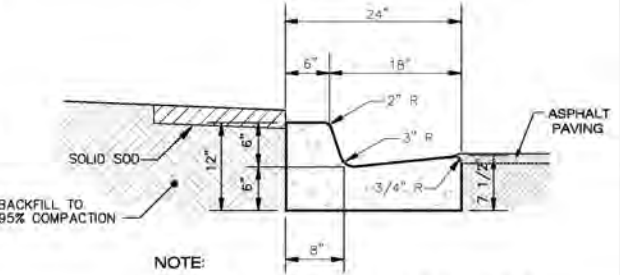
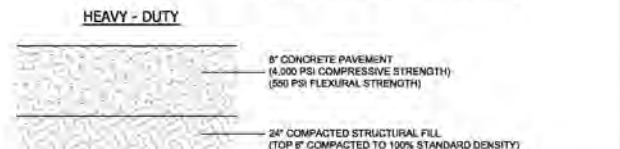
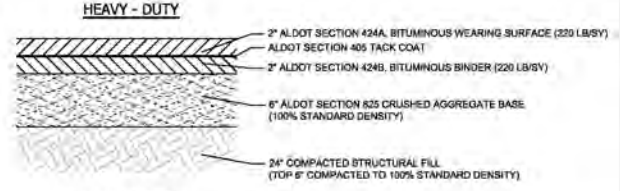
NOTE: 1. MONOLITH WALK AND CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT UNLESS CURB OR CURB AND GUTTER IS USED.

2. SIDEWALK MUST BE 6" MINIMUM THICKNESS AT DRIVEWAYS.



CONCRETE SIDEWALK CURB CUT RAMPS FOR PHYSICALLY HANDICAPPED

NTS



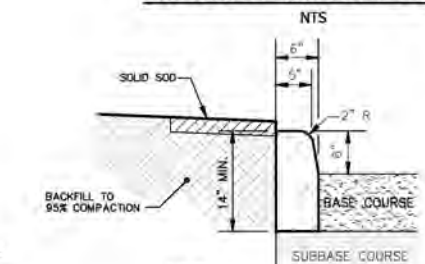
NOTE: 1. CURB TO BE PLACED BY SLIP FORM METHOD OR APPROVED EQUAL.

2. TRAVERSE JOINTS TO BE FORMED IN CONCRETE INTEGRAL CURB DIRECTLY OVER EACH TRAVERSE JOINT IN PAVING OR GUTTER.

3. CONTRACTION JOINTS TO BE PLACED AT 10' INTERVALS AND EXPANSION JOINTS TO BE PLACED AT 50' INTERVALS. ADDITIONALLY EXPANSION JOINTS TO BE PROVIDED AT ALL CURB PGS, PTS, AND AROUND ALL STRUCTURES.

4. GRADING AND SOD PLACEMENT SHALL BE INSTALLED TO ENSURE POSITIVE SURFACE WATER DRAINAGE OVER TOP OF CURB.

5. EXPANSION JOINTS: USE PREMOULDED EXPANSION JOINT FILLER CONFORMING TO ASTM D1751 OR D1752 (OR APPROVED EQUAL).



NOTE: 1. CURB TO BE PLACED BY SLIP FORM METHOD OR APPROVED EQUAL.

2. TRAVERSE JOINTS TO BE FORMED IN CONCRETE INTEGRAL CURB DIRECTLY OVER EACH TRAVERSE JOINT IN PAVING OR GUTTER.

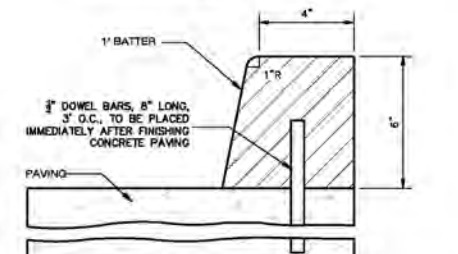
3. CONTRACTION JOINTS TO BE PLACED AT 10' INTERVALS AND EXPANSION JOINTS TO BE PLACED AT 50' INTERVALS.

4. GRADING AND SOD PLACEMENT SHALL BE INSTALLED TO ENSURE POSITIVE SURFACE WATER DRAINAGE OVER TOP OF CURB.

5. EXPANSION JOINTS: USE PREMOULDED EXPANSION JOINT FILLER CONFORMING TO ASTM D1751 OR D1752 (OR APPROVED EQUAL).

6" CONCRETE HEADER CURB (OR APPROVED EQUAL)

NTS



NOTE: 1. CURB TO BE PLACED BY SLIP FORM METHOD OR APPROVED EQUAL.

2. TRAVERSE JOINTS TO BE FORMED IN CONCRETE INTEGRAL CURB DIRECTLY OVER EACH TRAVERSE JOINT IN PAVING OR GUTTER.

3. CONTRACTION JOINTS TO BE PLACED AT 10' INTERVALS AND EXPANSION JOINTS TO BE PLACED AT 50' INTERVALS.

4. EXPANSION JOINTS: USE PREMOULDED EXPANSION JOINT FILLER CONFORMING TO ASTM D1751 OR D1752 (OR APPROVED EQUAL).

6" CONCRETE CURB (OR APPROVED EQUAL)

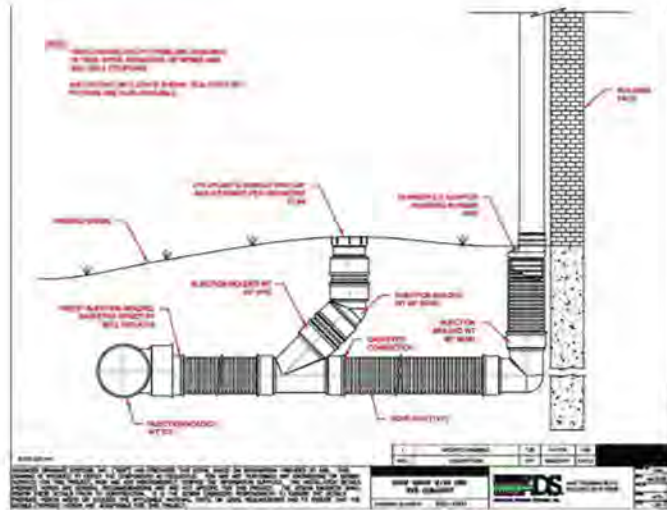
NTS

208 Green Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 928 36533
Fairhope, AL 36533
Phone: (251) 928-3443
jades@jadeconsulting.com
(AL) C-131373



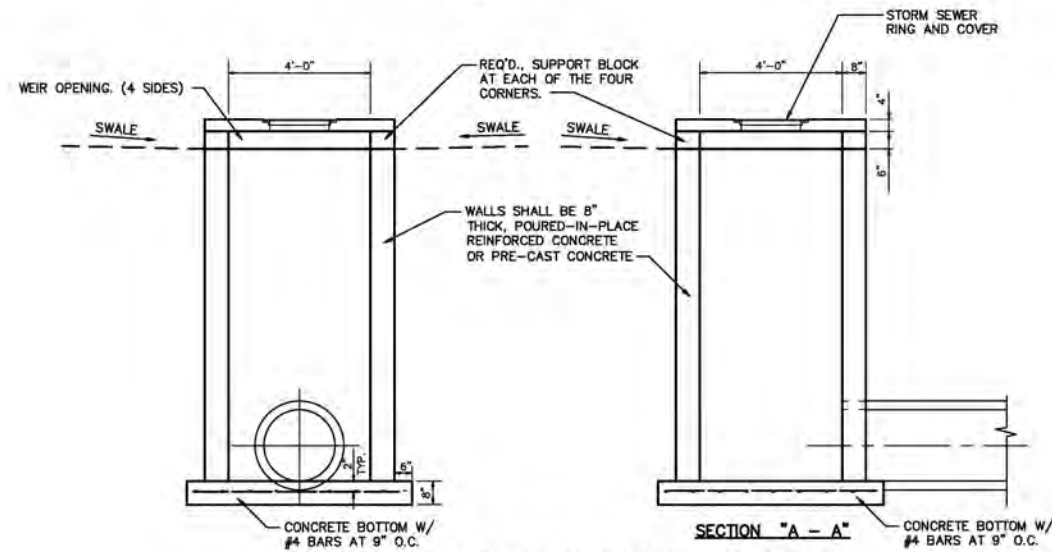
NO.	REVISION	DATE	APPR.
	CITY RESUBMITTAL	9/17/25	
	VARIOUS SUBMITTALS	8/25/25	

JOB NO: 25-1986.20
SCALE: NTS
DATE: SEPT 2025
DRAFTER: TVML
SHEET: C6



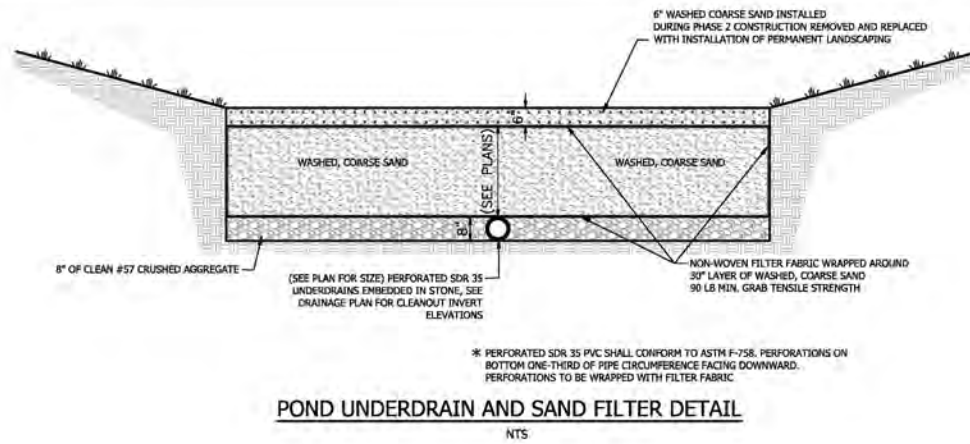
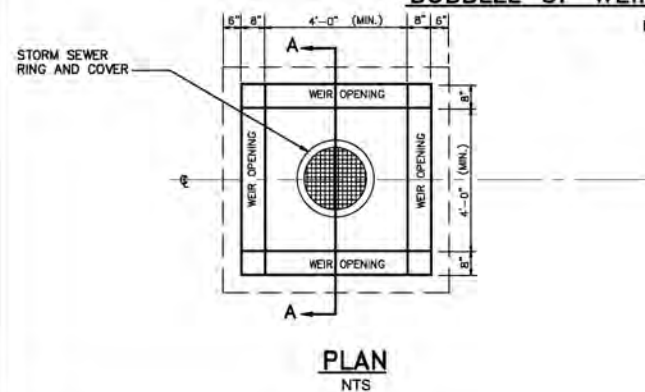
MONOLITHIC CURB AND SIDEWALK

NTS



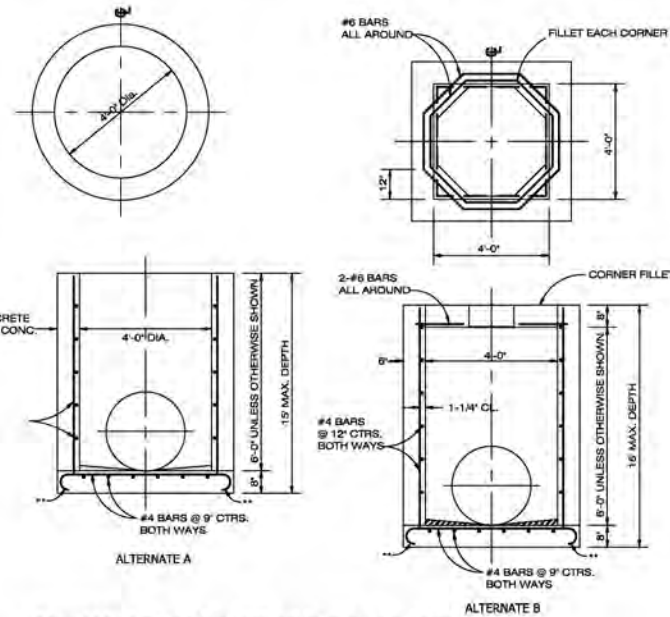
BUBBLE UP WEIR STRUCTURE DETAILS

NTS



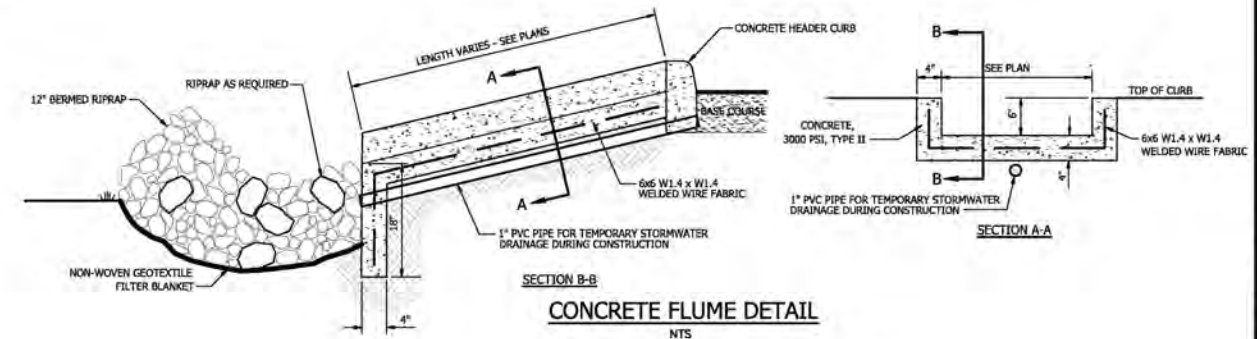
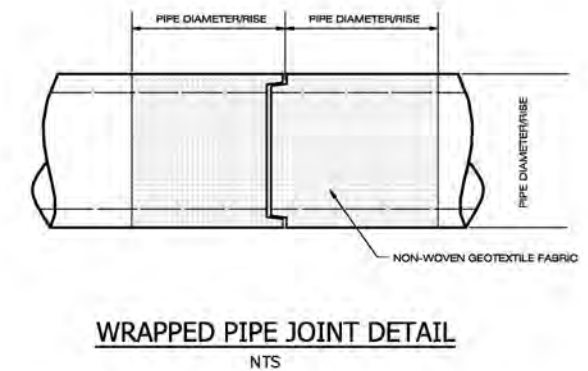
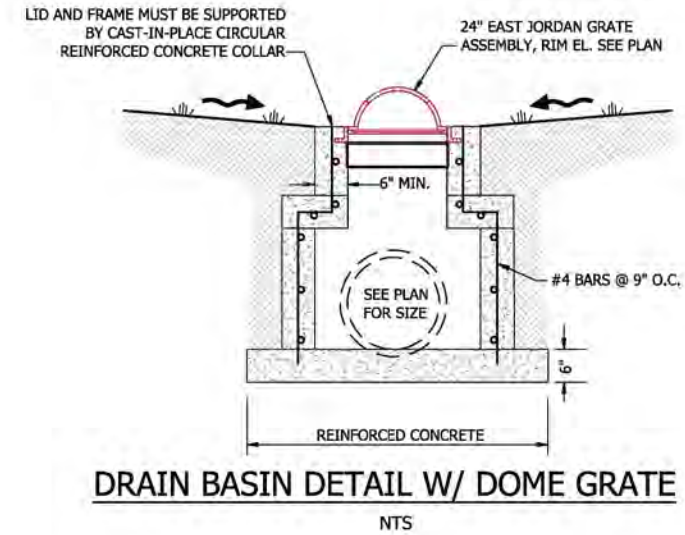
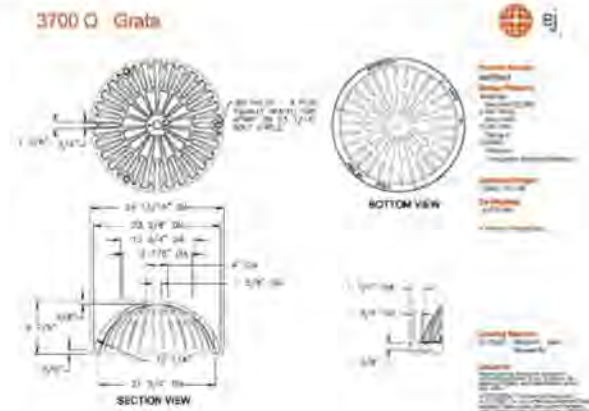
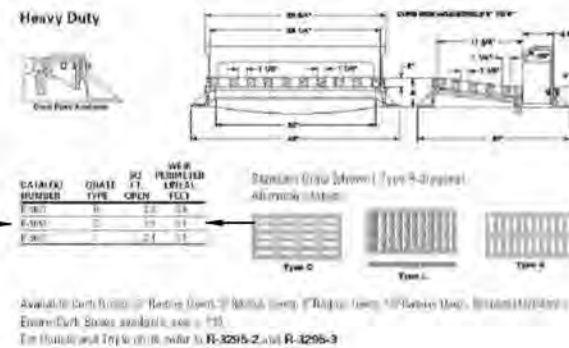
POND UNDERDRAIN AND SAND FILTER DETAIL

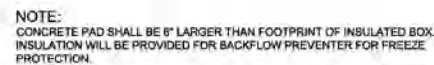
NTS



NEENAH R-3067 W/ TYPE C GRATE WITH TYPE "P" BOTTOM DETAIL

R-3067 Combination Inlet Frame, Grate, Curb Box Heavy Duty





NOTE:

1. NEW TRACER WIRE TO BE RUN ON OUTSIDE OF VALVE BOX
2. DRILL HOLE 1" MINIMUM AND 1 1/2" MAXIMUM IN VALVE BOX AND INSERT TRACER WIRE TO INSIDE OF BOX. PROVIDE A SMOOTH EDGED GRIMMET ON THE DRILLED HOLE TO PREVENT WIRE DAMAGE. HOLE TO BE 2" 4" BELOW BOTTOM OF VALVE PAD AND/OR VALVE COVER.
3. COILED CONTINUOUS TRACER WIRE TO EXTEND 2' MIN ABOVE SURFACE OF CONCRETE PAD. PROVIDE SUFFICIENT LENGTH OF CONTINUOUS WIRE INSIDE VALVE BOX TO ALLOW WIRE TO EXTEND A MINIMUM OF 2' ABOVE GROUND WHEN NECESSARY.



1. CURB STOPS SHALL BE DESIGNED FOR MINIMUM PRESSURE OF 175 PSI AND SUITABLE FOR SERVICE PIPING AND SHALL BE FORD B43-332 ROW-NL OR EQUIVALENT. CURB STOP SHALL HAVE PADLOCK WING AND 360° DEGREE VALVE OPERATION WITH NO STOPS
2. CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP THREAD ON INLET AS SPECIFIED BY AWWA C600, AND FOR TURBINE OR BALL VALVE, IT SHALL BE SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLOP-FB-1000 SERIES WITH GRIP NUT OR APPROVED EQUIVALENT. CORPORATION STOPS SHALL BE TAPPED INTO WATER MAINS ONLY BY MEANS OF A SERVICE GADOLE.
3. WATER METERS SHALL MEET OR EXCEED THE REQUIREMENTS OF AWWA SPECIFICATION C700, LATEST EDITION, AND SHALL HAVE CALIBRATION GUARANTEE AND CERTIFICATE OF TESTING FOR ACCURACY WILL BE FURNISHED. METERS MAY BE EITHER MUTATING DISC, POSITIVE DISPLACEMENT, OR OSCILLATING PISTON. PROTECT HOUSING WILL NOT BE REQUIRED. METERS SHALL BE HERMETICALLY SEALED, MAGNETIC DRIVE, WITH STRAIGHT READINGS IN U.S. GALLONS. SERIAL NUMBER WILL BE IMPRINTED ON THE CASE AS WELL AS ON THE REGISTER BOX LID. MATERIALS USED FOR METERS SHALL BE AS SPECIFIED IN AWWA SPECIFICATION C700
4. METER BOX AND COVER
 - a. BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE STANDARD SIZE TO HOUSE THE METER AND CURB STOP.



1. SANITARY SEWER LATERALS SHALL BE 4" SDR 26 UNLESS DIRECTED OTHERWISE BY THE OWNER.
2. DOUBLE SWEEP TEES SHALL HAVE SOLVENT WELD JOINTS FOR THE BRANCH CONNECTION AND GASKETED PUSH-ON JOINTS FOR THE RUN CONNECTIONS.
3. NON-SIZE GRADE SUITABLE FOR USE WITH PVC FITTING SHALL BE APPLIED TO THE THREADS OF THE CLEANOUT CAP.
4. WHERE THE SANITARY SEWER MAIN IS PVC 6080, THE TEE-WYVE SHALL BE GASKET C-900.
5. CLEANOUTS SHALL BE INSTALLED AS NEAR TO THE R/W PROPERTY OR EASEMENT LINE AS POSSIBLE. IF A CLEANOUT IS TO BE INSTALLED WHERE SIDEWALK IS EITHER EXISTING OR PROPOSED, IT SHALL BE PLACED WITHIN THE SIDEWALK OR AT THE R/W LINE WHERE PRACTICAL. IF THE SIDEWALK IS INSTALLED AT THE R/W LINE, THE CLEANOUT SHALL BE PLACED BETWEEN THE SIDEWALK AND THE EDGE OF PAVEMENT IMMEDIATELY ADJACENT TO THE R/W. IF THE CLEANOUT SHALL NOT BE PLACED IN THE SIDEWALK OR A PAVED DRIVEWAY, APPROXIMATE BENDS ARE BY THE FAIRHOPE UTILITIES AND THE CITY OF FAIRHOPE.
6. NO HORIZONTAL BENDS SHALL BE ALLOWED UNLESS THE MAIN AND THE CLEANOUT UNLESS APPROVED IN WRITING BY THE CITY OF FAIRHOPE. WHERE HORIZONTAL BENDS ARE ALLOWED, AN ADDITIONAL CLEANOUT SHALL BE INSTALLED AT EACH BEND.
7. PVC LATERALS SHALL BE MARKED WITH 1/4" GAUGE COATED COPPER WIRE 1/3 TO 2 INCHES FROM THE TOP OF THE PIPE IN ACCORDANCE WITH SECTION 460.07 OF FAIRHOPE UTILITIES STANDARD SPECIFICATIONS. THE END OF THE LOCATE WIRE SHALL STOP AT THE CLEANOUT INTO THE MOUNTAIN BOX.

EROSION CONTROL NOTES:

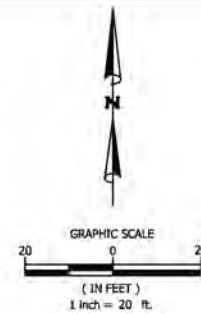
1. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST ADEM STANDARDS.
2. ALL AREAS LEFT UNATTENDED FOR LONGER THAN 13 DAYS SHALL BE COVERED WITH SEASONAL TEMPORARY SEEDING AND MULCHING.
3. ALL SLOPES SHALL BE TRACKED PERPENDICULAR TO THE SLOPE.
4. NO WORK SHALL 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 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.



EROSION CONTROL LEGEND

- IP - INLET PROTECTION
- OP - OUTLET PROTECTION
- DC - DEBRIS CONTAINMENT
- CWA - CONCRETE WASH-OUT AREA
- SBA - SEDIMENT BASIN (SILT FENCE, TYPE A)
- TP - TREE PROTECTION
- SDB - STORMWATER BASIN
- CEP - CONSTRUCTION EXIT PAD
- SS - SOLID SOD/SEED AND MULCH (ALL AREAS REQ'D TO BE PERMANENTLY STABILIZED)
- PP - POROUS PAVEMENT
- OPRS - RIP RAP OUTLET PROTECTION/RIP RAP LINED SWALE

LEGEND

- BENCHMARK
- EXISTING AXLE FOUND
- CONCRETE MONUMENT FOUND
- OPEN TOP IRON PIPE FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
- CENTERLINE
- EXIST. PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXIST. EASEMENT LINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GUY WIRE AND UTILITY POLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. UNDER GROUND CABLE LINE
- EXIST. FIBER OPTIC CABLE LINE
- EXIST. TELEPHONE LINE
- EXIST. FENCE LINE
- EXIST. PIPE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED 24" CONCRETE CURB & GUTTER
- 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
- EXIST. GAS VALVE
- EXIST. GAS LINE MARKER
- EXIST. FIBER OPTIC CABLE BOX
- EXIST. FIBER OPTIC CABLE POST
- EXIST. TELEPHONE BOX
- EXIST. STORM SEWER MANHOLE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRAVEL
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
- PROPOSED PERVIOUS CONCRETE
- EXIST. 1 FOOT CONTOUR
- EXIST. 5 FOOT CONTOUR
- EXIST. GRADE SPOT ELEVATION
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- FINISHED GRADE ELEVATION (TOP OF CURB)
- FINISHED GRADE ELEVATION
- DRAINAGE DIRECTION
- PROPOSED RIP RAP W/ FILTER BLANKET

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
- 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)
- BUILDING CONSTRUCTION BEGINS

PHASE SIX

- CONSTRUCT ROADS (PAVING, CURB AND GUTTER, SIDEWALKS)
- BUILDING CONSTRUCTION CONTINUES

PHASE SEVEN

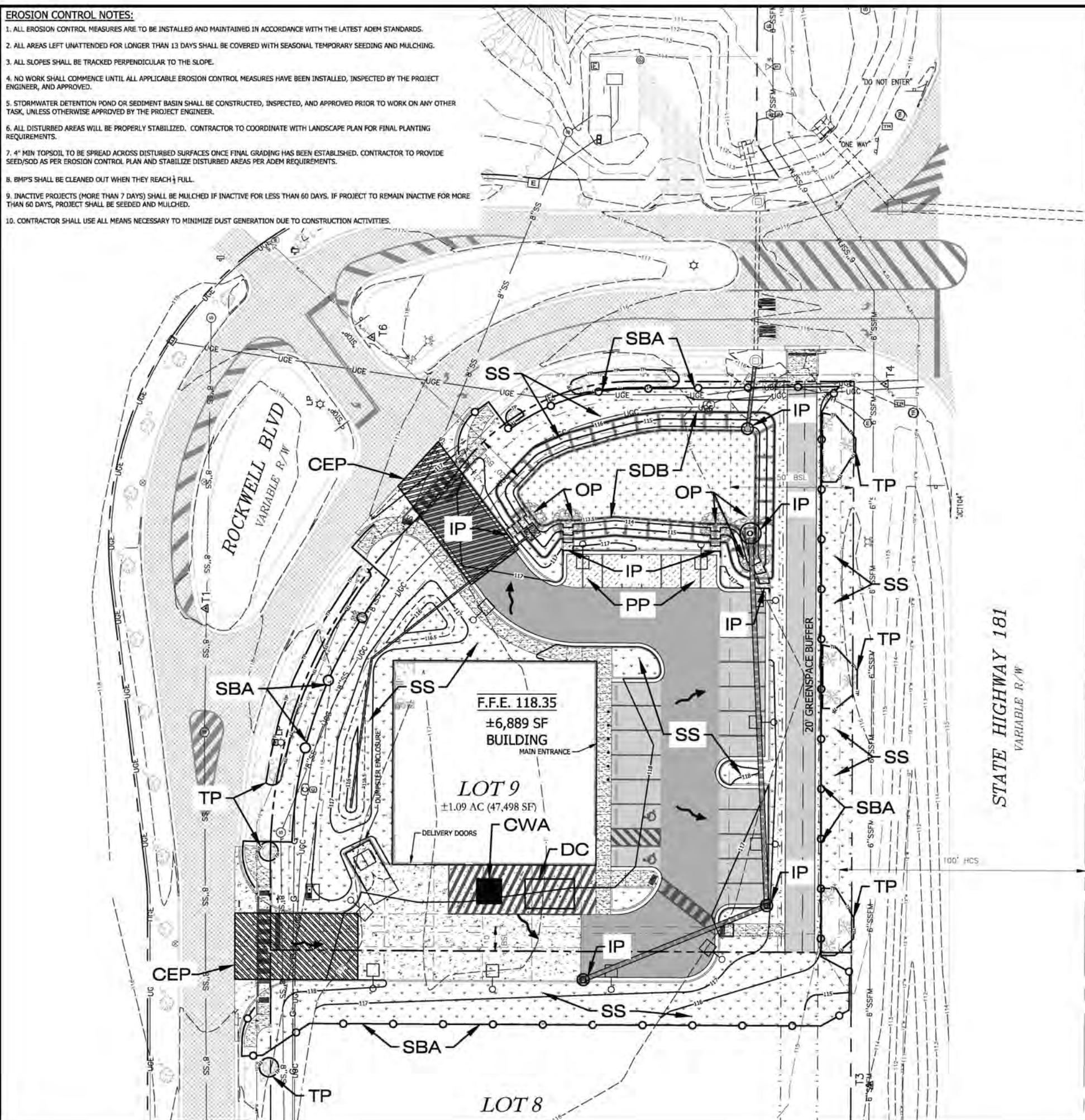
- BUILDING CONSTRUCTION COMPLETED
- CONVERT SEDIMENT BASINS TO PERMANENT FUNCTION BIO-RETENTION PONDS BY REMOVING CAPTURED SEDIMENT AND REPLACING THE TOP 6" OF FILTER MEDIA INSTALLED IN PHASE TWO WITH CLEAN 6" FILTER MIX OF 50% COMPOST/50% SAND
- STABILIZE DISTURBED AREAS WITH SOLID SOD
- INSTALL PERMANENT LANDSCAPING

PHASE EIGHT

- REMOVE BMP MEASURES

PHASE NINE

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



JADE
CONSULTING

208 Green Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 192 36533
Fairhope, AL 36533
Phone: (251) 928-3443
jades@jadeconsulting.com
(404) 313-1575

ALABAMA
LICENSED
PAUL MARCINDE
ENGINEER
PAUL MARCINDE
09/17/2025

NO.	REVISION	DATE	APPR.
	CITY RESUBMITTAL	9/17/25	
	VARIOUS SUBMITTALS	8/25/25	

EROSION CONTROL PLAN
ADVANCE
AUTO PARTS

JOB NO: 25-1986.20
SCALE: 1" = 20'
DATE: SEPT 2025
DRAFTER: TVML
SHEET: C9

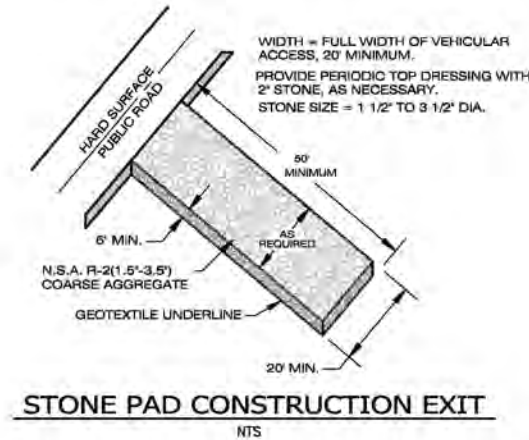
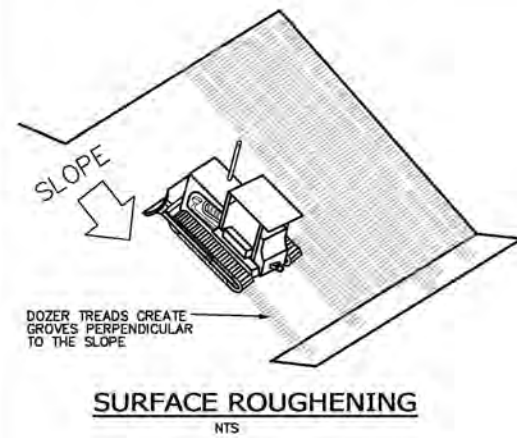


Table SB-1 Specifications for Silt Fence

Specifications	Type A
Tensile Strength (Lbs. Min. ASTM D-4632)	Warp - 260 Fill - 100
Elongation (% Max.) (ASTM D-4632)	40
ACS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	no.30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	70
Ultraviolet Stability (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3766 Diaphragm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

Minimum roll average of 5 specimens
Percent of required initial minimum tensile strength.

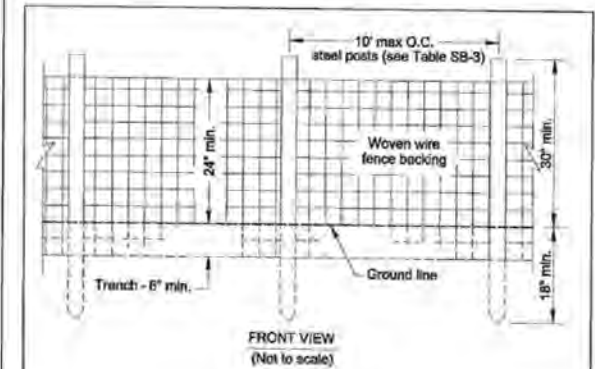
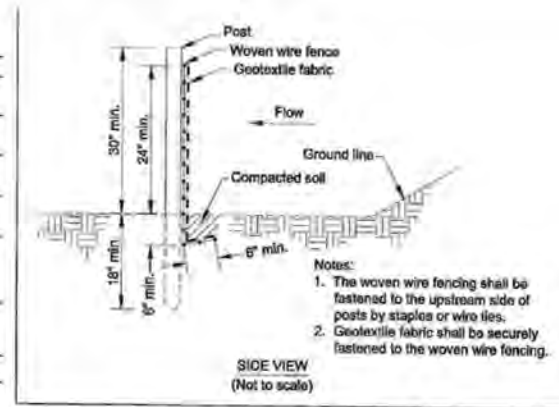


Figure SB-1 Silt Fence-Type A
(1) For fabric material requirements see Table SB-1
(2) For post material requirements see Tables SB-3 and SB-4

Table SB-3 Post Size for Silt Fence

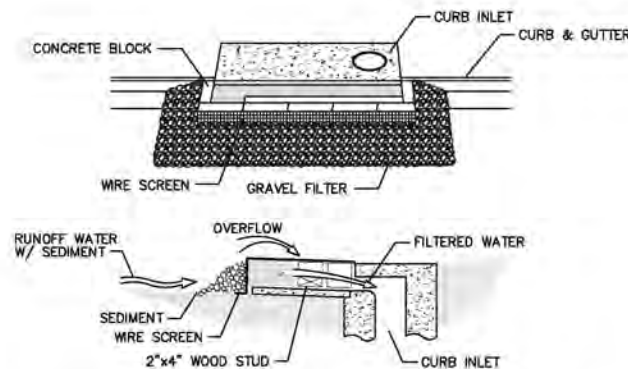
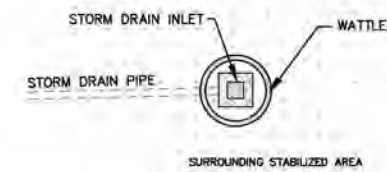
	Minimum Length	Type of Post	Size of Post
Type A	4'	Steel	1.38"/ft. min.

GENERAL NOTES

- TYPE "A" SILT FENCE SHALL BE USED IN AREAS OF CONCENTRATED FLOW.
- SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS THAT SHALL BE ERECTED OPPOSITE ERODIBLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
- SILT FENCE SHOULD BE PLACED WELL INSIDE PROPERTY BOUNDARY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR A BACK-UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
- WHEREVER POSSIBLE, SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
- AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.
- RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
- IF WOOD POSTS ARE USED, STAPLES FOR SECURING WOVEN WIRE TO POSTS SHALL BE NINE (9) GAUGE, GALVANIZED, 1 1/2" LONG, FIVE (5) PER POST @ APPROXIMATELY 1'-0" ON CENTER.
- WOVEN WIRE TO BE 12 1/2 GAUGE (MINIMUM).

SPECIFICATIONS

CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION AND THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS



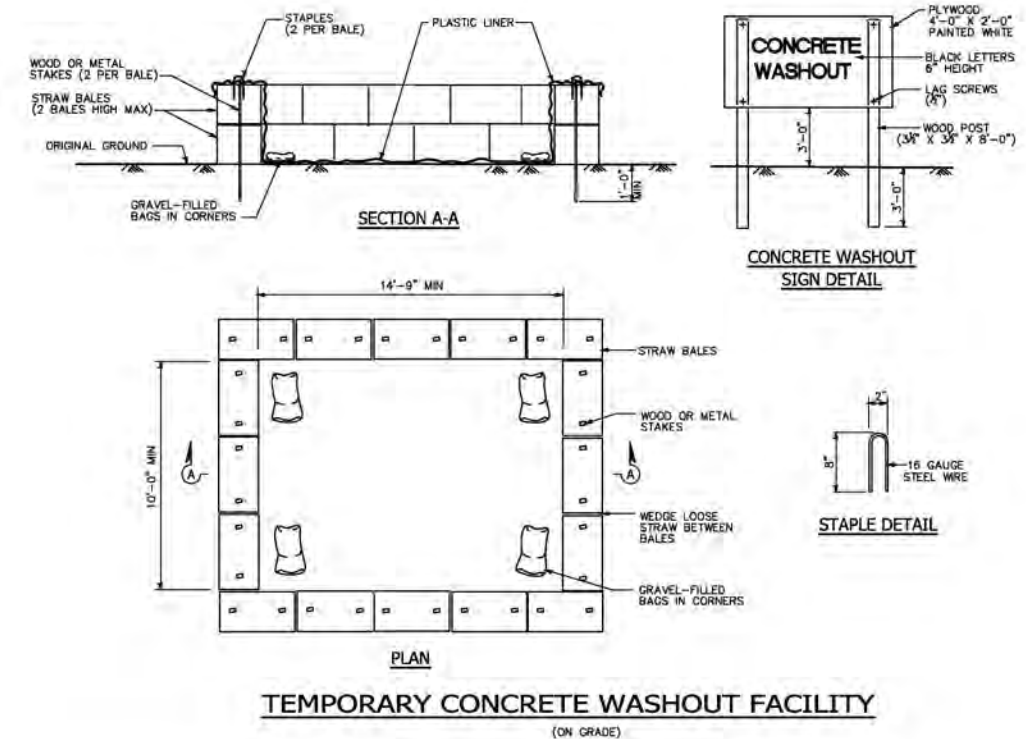
BLOCK & GRAVEL CURB INLET SEDIMENT FILTER

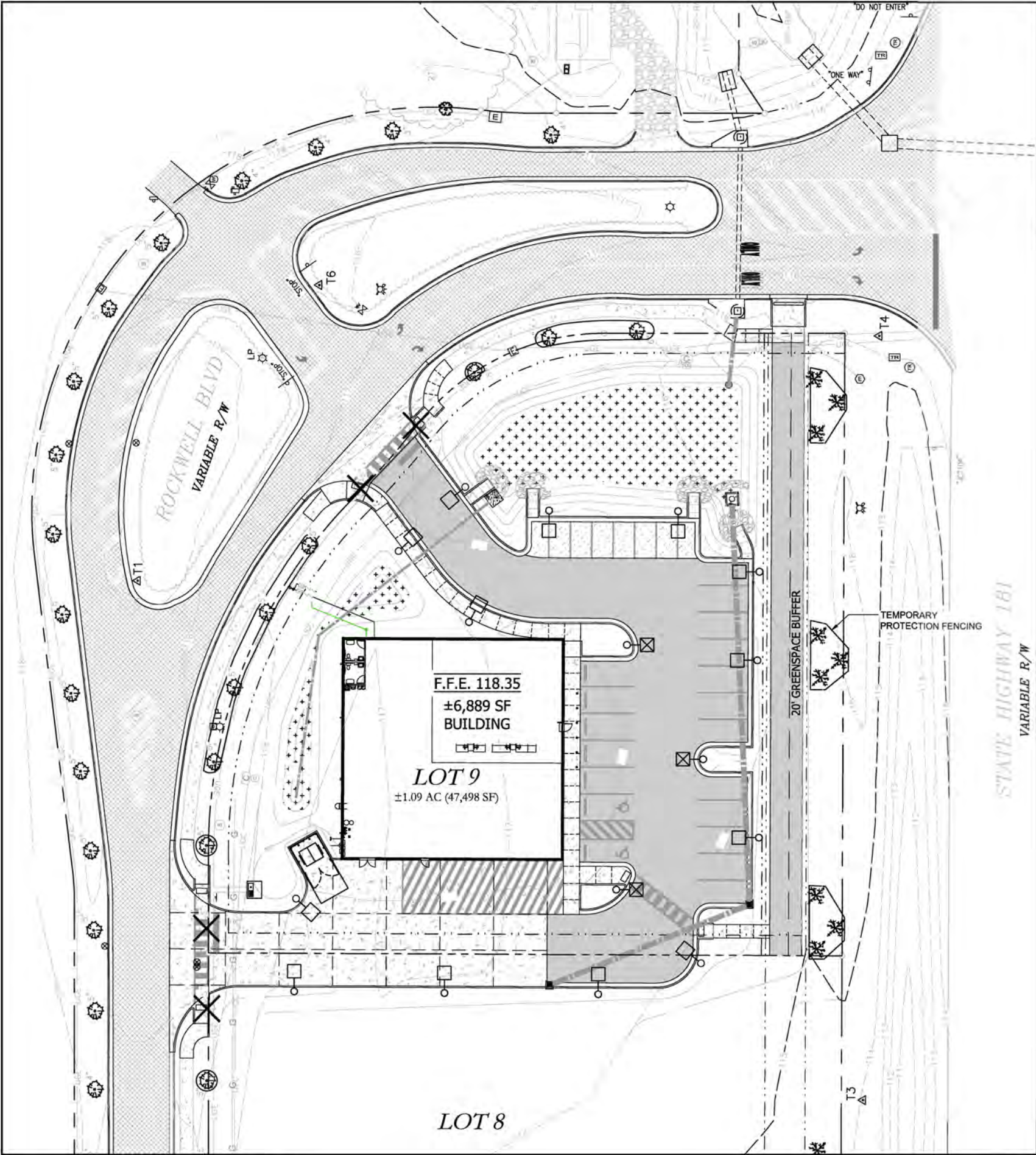
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

MAINTENANCE

- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.





1 TREE PRESERVATION & REMOVAL PLAN
Scale: 1"= 20'

TREE PRESERVATION CREDITS - Sec. 20.5-4(m)						
Total Trees To Be Preserved:						9 Trees
Total Tree Credits Earned:						0 Credits
DBH	GENUS	SPECIES	COMMON NAME	QTY	CREDITS PER TREE	TOTAL CREDITS
2"	Lagerstroemia	indica	Crape Myrtle	9	0	0
TREE REMOVAL						
Total Trees To Be Removed:						4 Trees
*All trees proposed for removal are located within Rockwell Blvd. ROW and require removal where driveways are proposed						
Total Tree Debits:						0 Debits
DBH	GENUS	SPECIES	COMMON NAME	QTY	DEBITS PER TREE	TOTAL DEBITS
5"	Taxodium	distichum	Bald Cypress	3	0	0
6"	Taxodium	distichum	Bald Cypress	1	0	0

TREE PRESERVATION NOTES

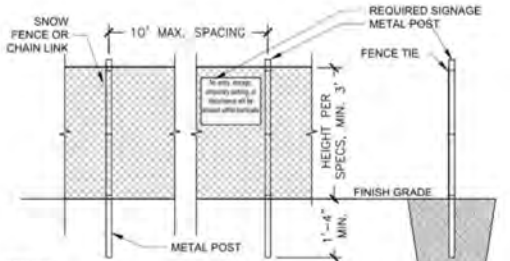
TREE SURVEY DISCLAIMER:

1. ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY JADE CONSULTING.

TREE PRESERVATION/REMOVAL NOTES:

1. ALL TREES PROPOSED FOR REMOVAL ARE SHOWN IN A SHADE OF GRAY W/ AN "X" ATOP. WHILE ALL TREES TO BE PRESERVED ARE SHOWN IN BLACK.

2. WHERE TREES ARE INDICATED TO BE SAVED, WE UNDERSTAND DURING CONSTRUCTION TREES MAY BE IMPACTED DUE TO UNFORESEEN ACTIVITY. IN THIS CASE, IF A DESIGNATED PRESERVED TREE IS REMOVED, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TO UPDATE PLANS ACCORDINGLY.



- NOTES:**
- Fencing to be installed prior to construction. Fencing type shall be chain link.
 - The fence shall be erected w/ a min. distance of 20' from the trunks of heritage trees & 10' from all other retained trees. If installing underground utilities near tree roots becomes a hardship, a soil auger shall be used to tunnel under tree roots.
 - All roots to be removed during site clearing &/or construction shall be severed cleanly at the perimeter of the protected radius.
 - Footers for walls shall end at the point where large roots are encountered, and the roots shall be bridged. Post holes and trenches located close to retained trees shall be adjusted to avoid damage to major roots.
 - Fencing cannot be removed until land alteration, site clearing, and construction activities are complete.

2 TREE PROTECTION FENCE - FAIRHOPE
1/2" = 1'-0" 329343.06-05



NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Advanced Auto
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
08.25.25		CITY SUBMITTAL
09.16.25		CITY SUBMITTAL

© Copyright 2025 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

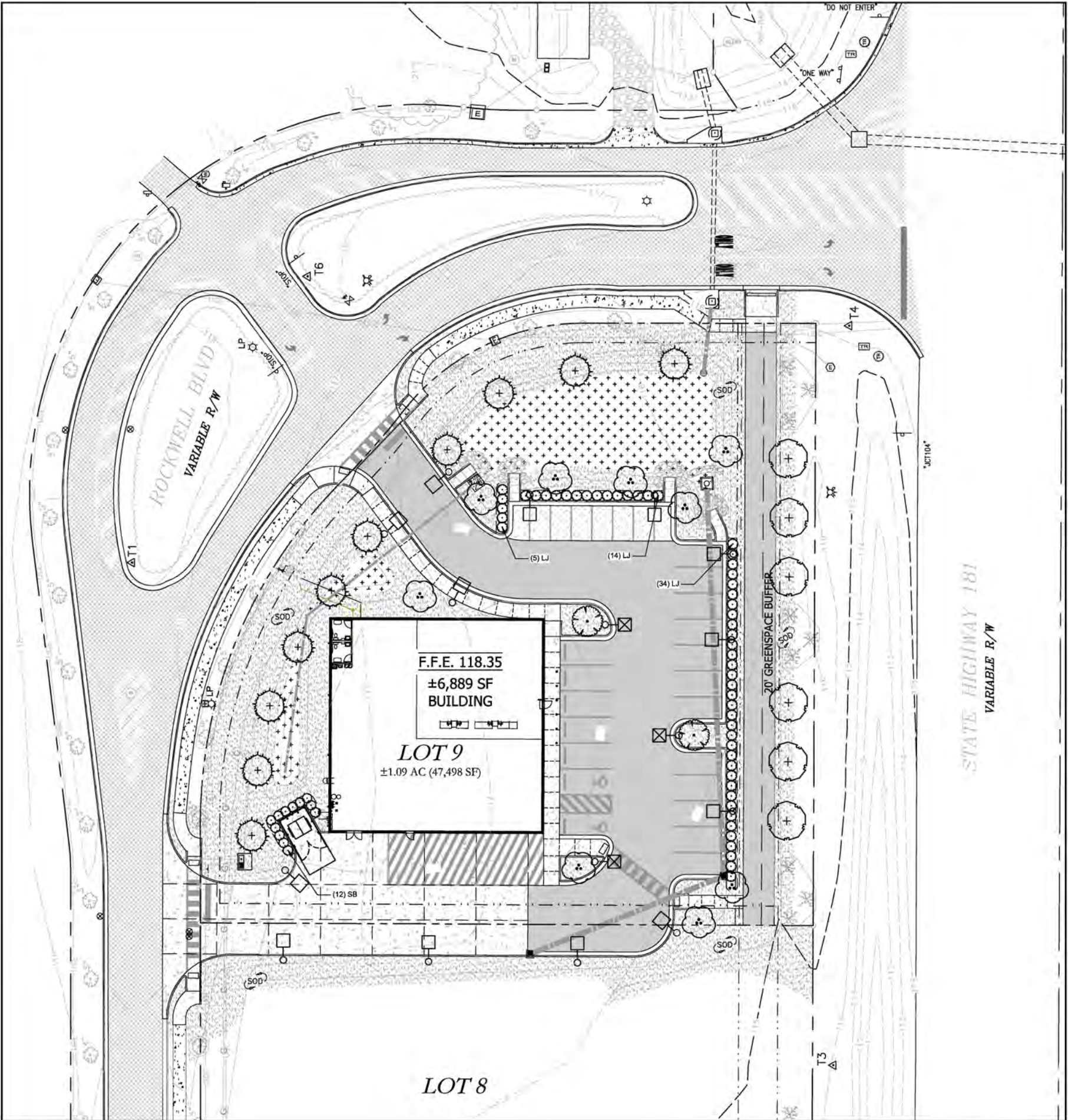
BB
Drawn
VW
Project Manager
CW
Principal
253097-225
Project No.
BB
Date

Registration
STATE OF ALABAMA
LISTER CHAD
REGISTERED LANDSCAPE ARCHITECT
NUMBER 518

Sheet Title

TREE PRESERVATION & REMOVAL PLAN

Sheet No. **TP200**



Landscape Adjacent to Public R.O.W. Requirements - Sec. 20.5-4 (4)			
Required: 48" high visual screen between vehicle use area & public R.O.W.			
Provided: 48" high visual screen between vehicle use area & public R.O.W.			
Perimeter Requirements - Sec. 20.5-4 (5)			
Road Frontage Overstory Trees			
Hwy. 181			
1 tree per 30 LF ROW	@	232.3 LF =	7.74 trees
Required Frontage Overstory Trees:			8 trees
Provided Frontage Overstory Trees:			6 trees
*Remaining 2 required overstory trees will be met from preservation of 9 Grape Myrtles			
Rockwell Blvd.			
1 tree per 30 LF ROW	@	296.5 LF =	9.88 trees
Required Frontage Overstory Trees:			10 trees
Provided Frontage Overstory Trees:			10 trees
Remaining Outside Lot Perimeter			
South Property Line			
1 tree per 30 LF Perimeter	@	236.4 LF =	7.88 trees
Required Trees:			8 trees
Provided Trees:			8 trees
*Due to driveway along South property line, provided trees are placed around site			
Internal Parking Requirements - Sec. 20.5-4 (6)			
1 tree per	12 spaces	@	27 spaces =
Required Parking Trees:			3 trees
Provided Parking Trees:			3 trees

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Advanced Auto
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
08.25.25		CITY SUBMITTAL
09.16.25		CITY SUBMITTAL

© Copyright 2025 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

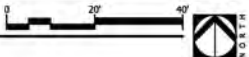
BB	Drawn	Registration
VW	Project Manager	STATE OF ALABAMA
CW	Principal	518
253097-225	Project No.	REGISTERED LANDSCAPE ARCHITECT
BB	Date	

Sheet Title

LANDSCAPE
PLANTING PLAN

Sheet No.

LP200



PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	LN	2	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' GRAPE MYRTLE	30 GAL		8'-10'	MINIMUM 3 TRUNKS; FULL HEAD
	LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B OR CONT	2"	10'	FULL HEAD, SPECIMEN QUALITY
	MA	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B OR CONT		8'-10'	3 TRUNKS; FULL HEAD
	PC	10	TAXODIUM ASCENDENS	POND CYPRESS	B&B OR CONT	2"	10'	FULL HEAD, SPECIMEN QUALITY
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
SHRUBS								
	LJ	53	LIGUSTRUM JAPONICUM	WAX LEAF LIGUSTRUM	CG	48"	48" o.c.	FULL TO GROUND
	SB	12	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL		48" o.c.	
SOD/SEED								
	SOD	17,305 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			

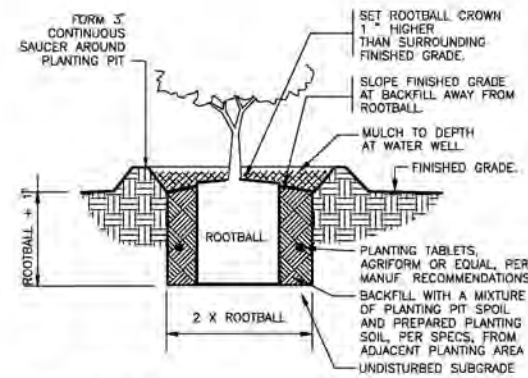
QUANTITY TAKEOFF DISCLAIMER:

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

800-292-6525
#DIG (Cellular)

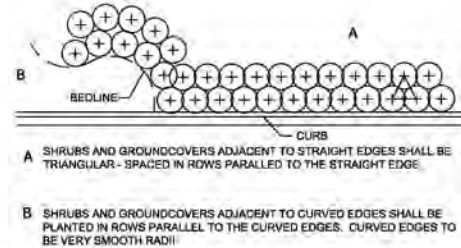
Dig Safely.

Alabama 1 Call



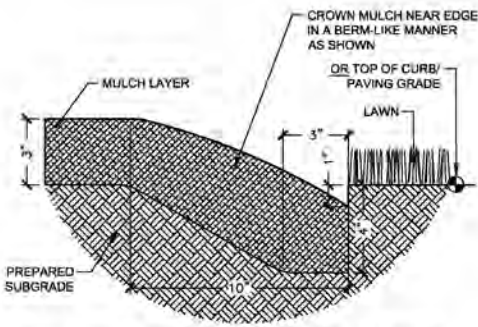
1 SHRUB PLANTING
1" = 1'-0"

329333.13-01



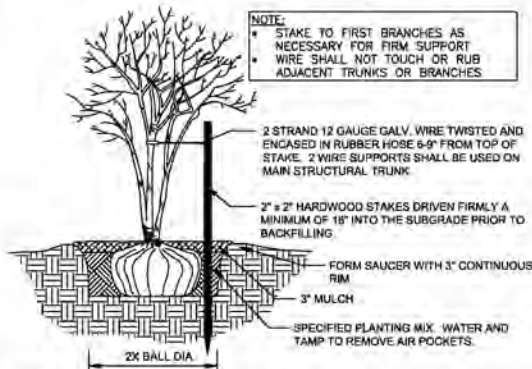
2 TYPICAL PLANT SPACING
NOT TO SCALE

329389-04



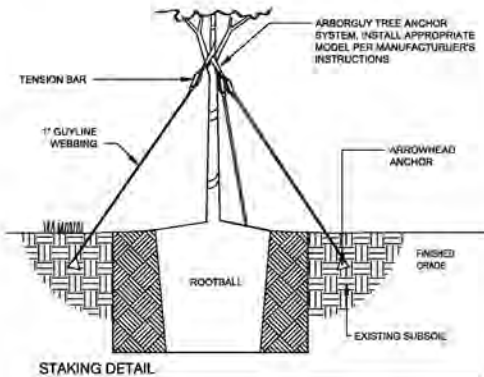
3 TRENCH EDGE
3" = 1'-0"

329413.23-02



4 MULTI-TRUNK TREE STAKING
1/2" = 1'-0"

329343-01



5 TREE PLANTING - GUY STRAP
1" = 1'-0"

329343.25-02

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS REQUIRED PER SOIL TEST (IF REQUESTED BY OWNER).
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.
- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT ANY TIME.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSESMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 1" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 30" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH.
- ☐ 3" DEPTH PINE BARK
☐ 4" DEPTH SHREDDED HARDWOOD MULCH
☒ 3" DEPTH LONG LEAF PINE STRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

6 GENERAL PLANTING NOTES
1" = 1"

329389-01

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Advanced Auto
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
08.25.25		CITY SUBMITTAL
09.16.25		CITY SUBMITTAL

© Copyright 2025 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproduction, revision, modification or use of these documents without the express written consent of WAS Design is prohibited by law.

BB	Registration
Drawn	
VW	
Project Manager	
CW	
Principal	
253097-225	
Project No.	
BB	
Date	



Sheet Title

**LANDSCAPE
PLANTING DETAILS**

800-292-8525
#DIG (Cellular)
Dig Safely.

Alabama 1Call

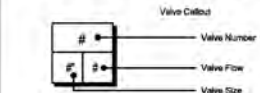
QUANTITY TAKEOFF DISCLAIMER:

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

NOTE:
MAINLINE AND VALVES SHOWN OUTSIDE OF TRENCH FOR GRAPHIC CLARITY. ALL EQUIPMENT AND PIPE SHALL BE WITHIN PROPERTY BOUNDARIES UNLESS OTHERWISE NOTED. SLEEVE SIZES TO BE DETERMINED BY CONTRACTOR.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30		
	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30		
	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	5	30		
	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30		
	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	49	30		
	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	16	30		
	RAIN BIRD 1812-SAM-PRS 5 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	1	30		
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	1	30		
	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	1	30		
	RAIN BIRD 1812-SAM-PRS 15 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	1	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	RAIN BIRD 5006-SAM-R-PC-FC-MPR 25 TURF ROTOR, 6.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	15	35		24'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	RAIN BIRD PGA 1" ELECTRIC REMOTE CONTROL VALVE	13			
	FEBCO 765 3/4" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1			
	RAIN BIRD ESPLXME2P 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER W/ FACTORY INSTALLED PRO SMART MODULE. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1			
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	2			
	WATER METER 3/4" BASIS OF DESIGN: 1" METER W/ 37.5 GPM @ 55 PSI. CONTRACTOR TO VERIFY & SIZE ACCORDINGLY.	1			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/2" ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	1,683 LF			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/2" ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	59.5 LF			
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1 1/2"	868.9 LF			
	PIPE SLEEVE: PVC SCHEDULE 40	133.4 LF			



landscape architecture
land planning
placemaking
Foley, Alabama
P. 251.848.7181
Mobile, Alabama
P. 251.544.4025
Jacksonville, Mississippi
P. 801.740.0781
Tampa, Florida
P. 813.233.8252
www.was-design.com

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Advanced Auto
Fairhope, Alabama

No.	Date	Revisions / Submissions
08.25.25		CITY SUBMITTAL
09.16.25		CITY SUBMITTAL

© Copyright 2025 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

BB
Drawn
VW
Project Manager
CW
Principal
253097-225
Project No.
BB
Date



Sheet Title

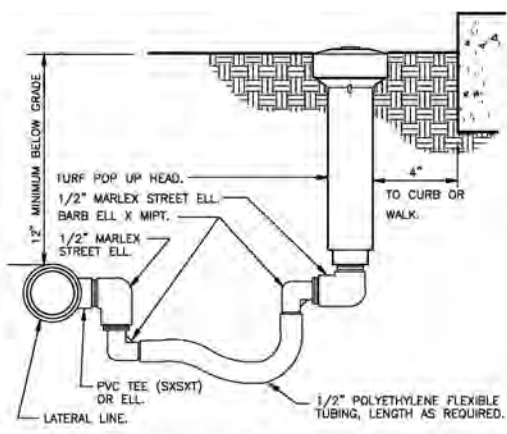
LANDSCAPE
IRRIGATION PLAN

Sheet No.

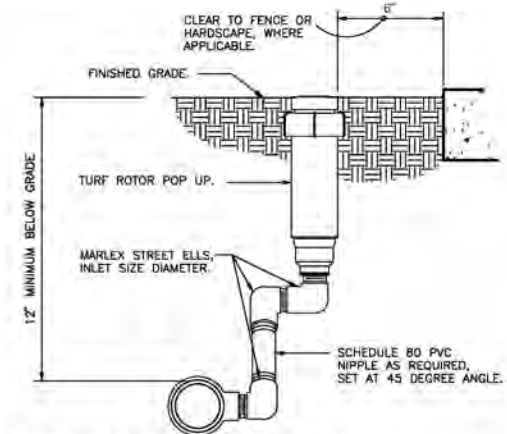
LI200

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

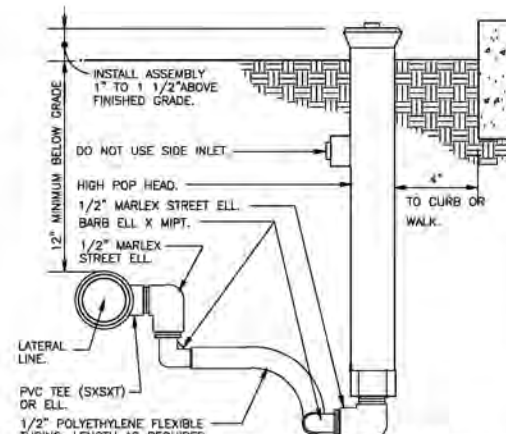
A Landscape Development Plan for
Advanced Auto
Fairhope, Alabama



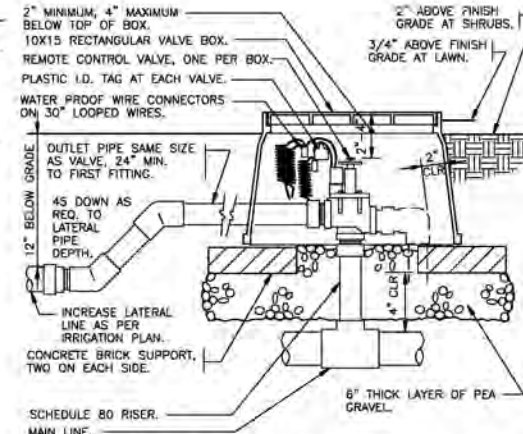
1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"
328403.13-02



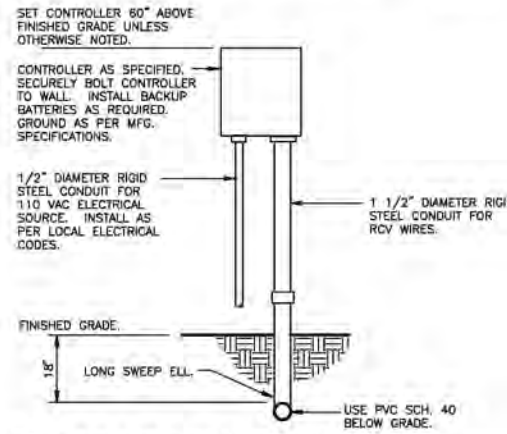
2 TURF ROTOR MARLEX ASSEMBLY
3" = 1'-0"
328403.16-01



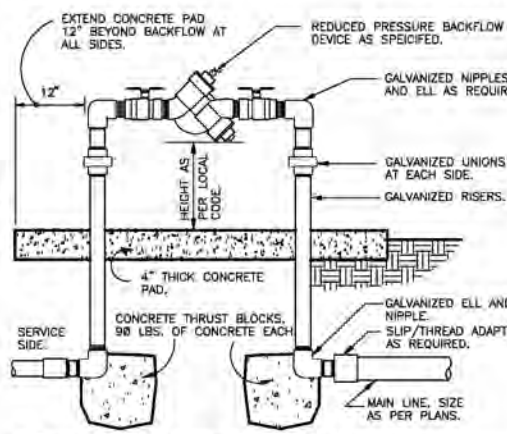
3 SHRUB SPRAY HIGHPOP W/ FLEX ASSEMBLY
3" = 1'-0"
328403.29-01



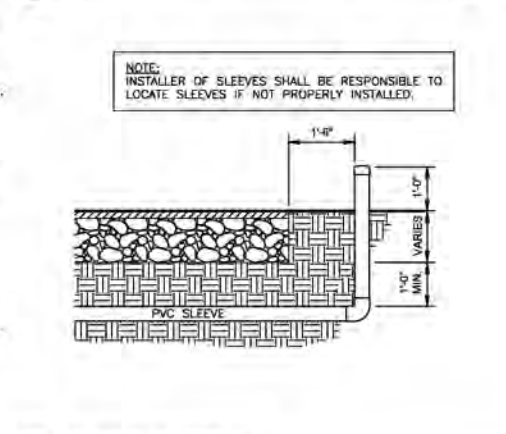
4 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"
328408.13-01



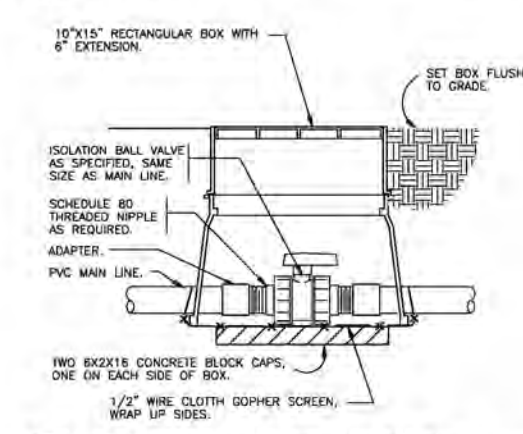
5 WALL MOUNT CONTROLLER
1" = 1'-0"
328409.13-01



6 REDUCED PRESSURE BACKFLOW
1 1/2" = 1'-0"
328409.43-02



7 SLEEVING DETAIL
1/2" = 1'-0"
328409.75-05



8 TRUE UNION BALL ISOLATION VALVE
1 1/2" = 1'-0"
328408.33-04

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER (CLASS 200 PVC PIPE).
2. ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
3. NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
4. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
5. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
6. ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
7. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
8. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
9. ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
10. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
11. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
12. ALL 24 VOLT WIRE SHALL BE #12 UFPL FOR COMMON WIRE, AND #14 UFPL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
13. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED, I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
14. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
15. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
16. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
17. CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
18. 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
19. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
20. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
21. ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
22. SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
23. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
24. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
25. PRIOR TO BID, IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.
26. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2000 FORMAT BEFORE FINAL ACCEPTANCE.
27. A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.

9 GENERAL IRRIGATION NOTES
1" = 1'
328415-01

Revisions		
No.	Date	Revisions / Submissions
08.25.25		CITY SUBMITTAL
09.16.25		CITY SUBMITTAL

© Copyright 2025 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

BB	Registration
Drawn	
VW	
Project Manager	
CW	
Principal	
253097-225	
Project No.	
BB	
Date	

Sheet Title

LANDSCAPE
IRRIGATION DETAILS

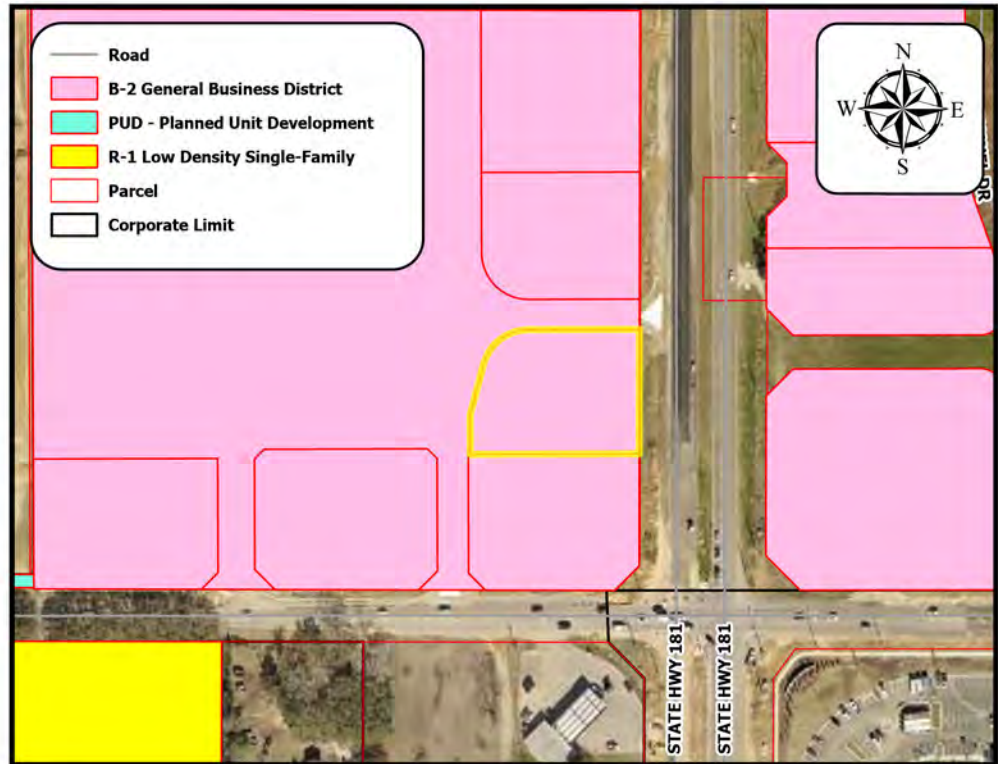
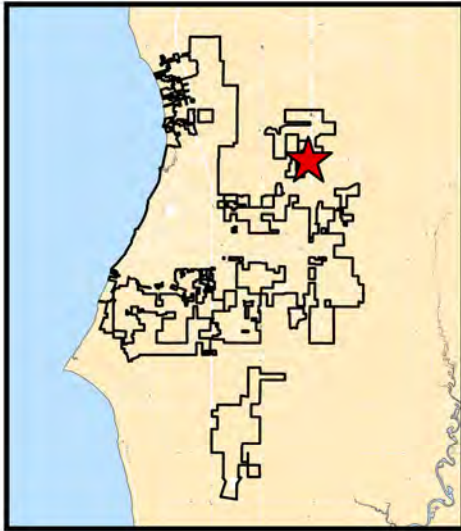
City of Fairhope

Planning Commission

December 1, 2025



SR 25.09 - 7 Brew Fairhope



Project Name:

7 Brew Fairhope

Site Data:

1.01 acres

Project Type:

Site plan approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

626310

General Location:

Northwest corner of State Highway 181
and State Highway 104

Surveyor of Record:

HFA-AE LTD

Engineer of Record:

HFA-AE LTD

Owner / Developer:

Brew Horizons LLC

School District:

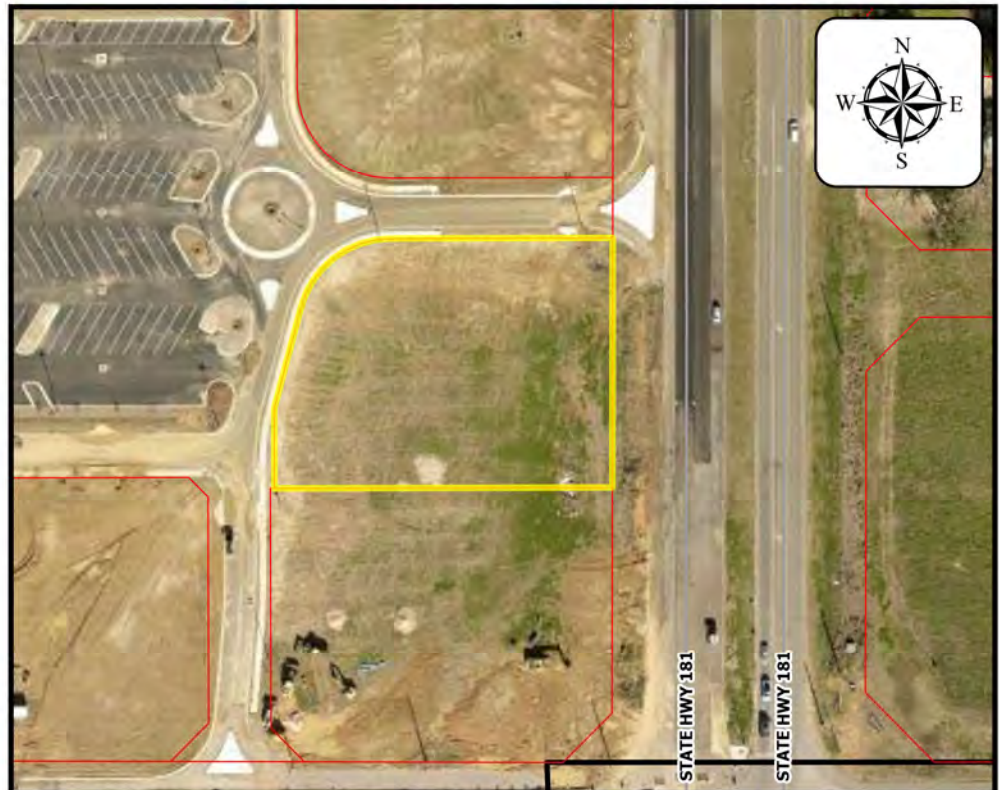
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Denial

Prepared by:

Payton Rogers



SUMMARY OF REQUEST

Request of the Applicant, HFA-AE LTD, on behalf of the Owner, Brew Horizons LLC, for Site Plan Approval of 7 Brew Fairhope. The property is approximately 1.01 acres and is zoned B-2 – General Business District. The property is located on Lot 5 of Planters Pointe on the northwest corner of State Highway 181 and State Highway 104.

SITE HISTORY

The subject site has been included in numerous Subdivision and Multiple Occupancy Project (MOP) requests since 2020. The Final Plat for Planter's Pointe Subdivision was approved in December 2023 and includes a note which requires mandatory Site Plan Review prior to the development of any lot.

There are no other Planning Commission or Board of Adjustment cases associated with this site.

STAFF COMMENTS

Site Plan

The proposed site plan is attached to the end of this report as an exhibit.

Setbacks - COMPLIANT

The Final Plat recorded for Planter's Pointe Subdivision establishes setback requirements for Lot 5 to be 10 feet from the North property line along Planter's Pointe Boulevard, 10 feet from the West property line along Rockwell Boulevard, 10 feet from the South property line, and 50 feet from the East property line along State Highway 181. All setbacks are illustrated as compliant on the proposed Site Plan.

Buildings - COMPLIANT

B-2, General Business District has a required maximum building height of 30 feet. The proposed building height for the one-story structure is 19± feet.

Tree & Landscaping - NON-COMPLIANT

The City of Fairhope Trees and Landscaping Ordinance details all tree planting and landscape area requirements for commercial development. As proposed, the Site Plan illustrates a compliant total landscape area and frontage landscape area. However, the plan appears to be non-compliant with the number of required tree plantings. According to Staff calculations (see exhibits), the subject site requires a total of six (6) overstory Frontage Trees to be planted within the front 25 feet of the site along State Highway 181 and 21 overstory Perimeter Trees to be planted elsewhere on site. As proposed, the Site Plan illustrates a total of one (1) overstory Frontage Trees and 16 overstory Perimeter Trees. The Tree and Landscape plan illustrates an additional ten (10) understory trees on site which do not count towards required tree plantings. However, it's important to note that these ten (10) understory trees are existing and were included in the original landscape plan approved with the Planter's Pointe Multiple Occupancy Project (MOP), and as such, cannot be removed and must be protected throughout construction.

As for the number of required tree plantings, there appears to be other areas within the subject site in which additional plantings could be proposed to bring the plan into compliance. Also, it's possible that an alternative tree selection may better allow for a greater number of trees to be planted on site. However the Applicant wishes to address these issues a revised Tree and Landscape plan should be submitted to staff illustrating full compliance with the Trees and Landscaping Ordinance and must be reviewed and approved by the City of Fairhope Horticulturist prior to the application being submitted to the City Council.

In addition to the non-compliant number of required tree plantings, the following comments were provided by the City Horticulturist with regard to the proposed Perimeter Trees and parking lot screening:

"All of the trees ... chosen for perimeter landscaping are deciduous trees - which means that all of the trees will lose all of their foliage in the winter months. So, there will be no evergreen canopy. I might suggest replacing the Ash trees that they are proposing with some variety of evergreen overstory tree. The reason that I suggest replacing the Ash is that the Emerald Ash Borer, an invasive bug devastating Ash trees, has been confirmed to be in Mississippi recently and is most certainly going to be a problem here soon."

"... regarding the landscape screening around the parking area. The Landscape Ordinance requires "a solid unbroken visual screen at least forty-eight (48) inches in height at planting." The Swamp Azalea that is specified (on the plans) is also a deciduous shrub species - while I appreciate the use of native plantings, this is not going to provide an unbroken visual screen as required ... I suggest using an evergreen species instead."

The other shrub that they are proposing is Compact Inkberry - which is a lovely native plant. The problem with this plant is that it maxes out at 48" height, if it ever reaches that. They will certainly not be that height in 3-gallon pots at planting, and it is a relatively slow grower. I suggest using a non-compact version of Inkberry holly or another evergreen plant that can be installed closer to the required 48" height."

It should also be noted that the storm water detention areas located along Rockwell Boulevard and Planter's Point Boulevard to the North and West of the proposed building, as proposed, are non-compliant with Section 20.5-4.11) of the Trees and Landscaping Ordinance as it relates to the screening of storm water detention/retention ponds. As such, the Tree and Landscape plan should be revised to illustrate full compliance with the aforementioned section.

Parking - COMPLIANT

Article IV-E.4 Table 4-3, *Parking Schedule* details the amount of on-site parking required for restaurants based on the number of seats provided. The proposed 7-Brew is a drive-thru only coffee restaurant which does not provide any indoor or outdoor seating. Drive-thru only businesses are omitted from Table 4-3, and as such, parking is not required at this time. However, the Site Plan does illustrate a surplus of nine (9) on-site parking spaces. Article IV Section E.4.c(2) of the Zoning Ordinance requires any parking provided that is more than what is required by Table 4-3 "shall be designed with a pervious surfacing". As such, if approved, the Site Plan should be revised to illustrate all proposed parking spaces to utilize pervious surfacing while maintaining compliance with ADA standards.

Connectivity - COMPLIANT

Sidewalks and pedestrian connectivity are illustrated along Rockwell Boulevard and Planter's Pointe Boulevard, as required. Additionally, the proposed Site Plan illustrates the extension of the 12-foot-wide multi-purpose trailway along State Highway 181.

Drainage - COMPLIANT

Drainage is unique within the Planter's Pointe development. Publix, the anchor store, provided underground drainage for itself and those stores connected to it. Notes on the Final Plat for Planter's Pointe Subdivision state that all other lots must have self-sufficient drainage addressing all post-development stormwater runoff on the individual lots.

Within the provided Drainage Report the Applicant states that, "The post development runoff conditions are not to exceed pre-development conditions, ensuring that the proposed work does not negatively impact the downstream conditions within the ALDOT right-of-way".

Exterior Lighting - NON-COMPLIANT

As proposed, exterior lighting is compliant with Article IV Section B.3 of the Zoning Ordinance as it relates to on-site lighting. However, the submitted Photometric Site Plan (see exhibits) illustrates photometric points greater than 0.0 Foot Candle within the ROW West of the subject site and onto the abutting property to the South. As such, if approved, the photometric Site Plan should be revised to illustrate 0.0 Foot Candle at all property lines.

Mechanical Equipment - COMPLIANT

All mechanical equipment is proposed to be located on the building's roof and is illustrated in the submitted plans.

Dumpster - MORE INFO NEEDED

The Site Plan illustrates a dumpster on the West side of the proposed building. It should be noted that if approved, the plans must be revised to include a dumpster detail illustrating dumpster screening in compliance with Article IV-B.2. of the Zoning Ordinance.

Signage - N/A

All Signage will be reviewed at time of a sign permit submittal.

Erosion Control - COMPLIANT

An erosion control plan was submitted with the application and is acceptable.

Utilities - COMPLIANT

A utility plan was submitted and has been reviewed and approved by the appropriate providers. No utility upgrades are required.

ADA Standards - COMPLIANT

ADA requirements per the Architect are met and at time of building permit will be further verified.

Traffic - COMPLIANT

A Traffic Study was generated with the application for Planter's Pointe Subdivision in 2021. At that time there were not any determined land uses for each outparcel. As such, the trip generation analysis produced 395 entering trips and 302 exiting trips during a weekday AM peak hour; 573 entering trips and 559 exiting trips during a weekday PM peak hour. Per the applicant's submitted traffic letter the proposed 7-Brew will generate a total of 91 trips (46 entry and 45 exit) during the Weekday AM peak hour and a total of 34 trips (17 entry and 17 exit) during the Weekday PM peak hour.

Lot Access - COMPLIANT

As illustrated, the subject site proposes one (1) access point to the site from Rockwell Boulevard.

Comprehensive Plan - COMPLIANT

Planters Pointe is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.

Impacts on Surrounding Neighborhood - COMPLIANT

As previously stated, the subject site is zoned B-2. Directly adjacent to the site are additional commercial uses.

Benefits to the Community - COMPLIANT

As the number of residential units being developed in the area continues to grow a commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.

SITE PLAN CONSIDERATIONS

Standards of Review:

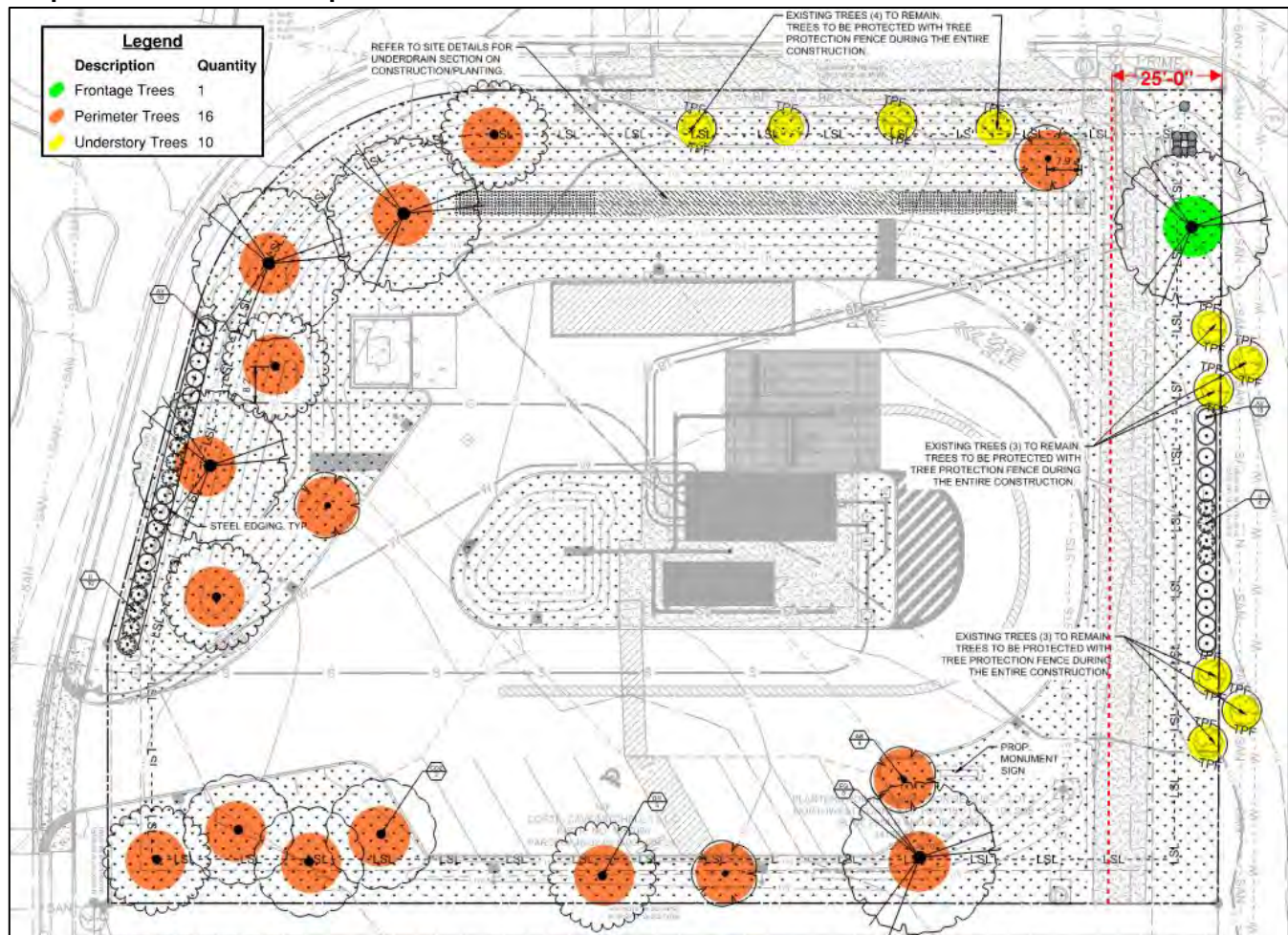
Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing rezoning requests.

Recommendation:

Staff recommends **DENIAL** of SR 25.09 – 7-Brew Fairhope Site Plan due to the following deficiencies:

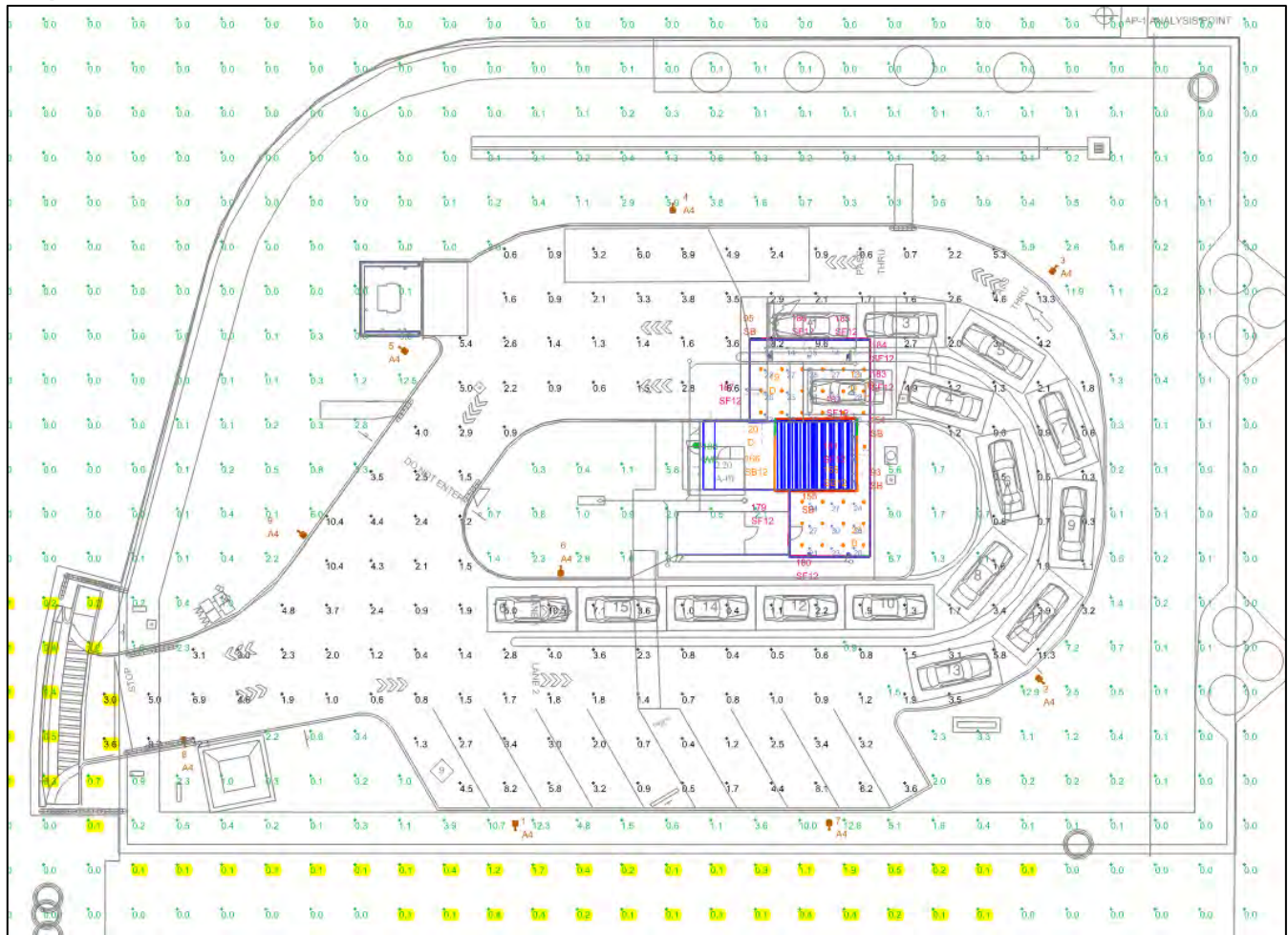
1. Insufficient tree plantings;
2. Insufficient landscaping adjacent to public right-of-way;
3. Insufficient stormwater detention/retention screening; and
4. Non-compliant exterior lighting.

Proposed Tree & Landscape Plan



TREE & LANDSCAPE COMPLIANCE TABLE			
Reviewed by Payton Rogers			
Date 11/24/25			
Total	Plan Required	Plan Provided	Plan Compliance?
Landscape Area			
Total Landscape Area	8818	24348	Yes
Front Landscape Area	5291	10610	Yes
Frontage Trees			
Frontage 1	6	1	No
Frontage 2	0	0	No
Frontage 3	0	0	
Frontage 4	0	0	
Perimeter Trees	21	16	No
Parking Trees			
Overstory	0	0	
Understory	0	0	
Total	27	17	No
Overstory	27	17	No
Understory	0	0	
Total Trees Saved (Credits)	0		
Total New Overstory Planted	17		

Proposed Photometric Site Plan





APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: 10/10/2025

Property Owner / Leaseholder Information

Name of Property Owner: Brew Horizons LLC Phone Number: 413-237-1984
Address of Property Owner: 2000 West Park Drive, Suite 130
City: Westborough State: MA Zip: 01581

Proposed Site Plan Name: 7 Brew Fairhope, AL
Site Acreage: 1.01 Sq. Footage: 44159.000 SqFt
Parcel No: 46-02-03-0-000-004.241 Current Zoning: B-2

Authorized Agent Information

Name of Authorized Agent: _____ Phone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Contact Person: _____

Engineer/Architect Information

Name of Firm: HFA-AE LTD Phone Number: 479-326-8218
Address: 1705 S. Walton Blvd, Suite 3
City: Bentonville State: AR Zip: 72712
Contact Person: Megan Broderick

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.

Dennis Proto
Property Owner/Leaseholder Printed Name

Dennis Proto Jr
Signature

10/14/2025
Date

Fairhope Single Tax Corp. (If Applicable)



Authorization Letter

To Whom it May Concern:

I, Dennis Proto, hereby authorize
Owner of Record

Megan Broderick of HFA-AE LTD
Authorized Agent Company

to represent me and to act on my behalf in regard to the application for

7 Brew Fairhope, AL.
Name of Development/Application

Sincerely,

Dennis Proto Jr, 10.15.25
Owner of Record Date

Delaware

The First State

Page 1

***I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF FORMATION OF "BREW HORIZONS LLC",
FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF SEPTEMBER, A.D.
2021, AT 1:59 O`CLOCK P.M.***



Jeffrey W. Bullock, Secretary of State

6235998 8100
SR# 20213252738

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 204165353
Date: 09-15-21

STATE of DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE of FORMATION

OF

BREW HORIZONS LLC

This Certificate of Formation of BREW HORIZONS LLC (the “Company”), is being duly executed and filed by an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act (6 Del. C. §18-101, et seq.) (the “Act”).

First: The name of the Company is BREW HORIZONS LLC

Second: The address of its registered office in the State of Delaware is 251 Little Falls Drive in the City of Wilmington, DE 19808. The name of its Registered Agent at such address is Corporation Service Company.

Third: The Company, in its limited liability company agreement, may establish one or more series pursuant to §18-215 of the Act, and, if established, then, pursuant to §18-215(b) of the Act, the debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to a particular series shall be enforceable against the assets of such series only, and not against the assets of the Company generally or the assets allocated to any other series of the Company, and none of the debts, liabilities, obligations and expenses incurred, contracted for or otherwise existing with respect to the Company generally or any other series thereof shall be enforceable against the assets of such series.

In Witness Whereof, the undersigned has executed this Certificate of Formation of BREW HORIZONS LLC this 15th day of September, 2021.

BY: /s/ Erin C. Joyce
Erin C. Joyce, Authorized Person



Payton Rogers, CAPZO
Planning & Zoning Manager
451 Pecan Ave
Fairhope, AL 36532

Mr. Rogers,
I have analyzed the 7 Brew site in question and provided the following ITE Trip Gen information below. Based on the Plat it is my understanding that the site will fall within the parameters outlined in the Plat. Thank you.

Weekday AM Peak Hour:
91 Total Trips, 46 (Entry), 45 (Exit)
w/ 50% Pass-By Rate: 46 Total, 23 (Entry), 23 (Exit)

Weekday PM Peak Hour:
34 Total Trips, 17 (Entry), 17 (Exit)
w/50% Pass-By Rate: 17 Total, 9 (Entry), 9 (Exit)

Thank you,

A handwritten signature in blue ink, appearing to read 'G. Small', with a long horizontal flourish extending to the right.

Garrett Small, PE

HFA



9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532
BALDWIN COUNTY



VICINITY MAP
1"=2000'

DEVELOPER
BREW HORIZONS, LLC
2000 W. PARK DR., SUITE 130
WESTBOROUGH, MA 01581
508-561-4903
MIKE TIERNEY
MTIERNEY@BREW-HORIZONS.COM

SURVEYOR
US SURVEYOR
9867 STATE HWY 104
FAIRHOPE, AL 36532
800-867-8783 X201
JENA WICKER
JWICKER@USSURVEYOR.COM

CIVIL ENGINEERING
HFA-AE, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780 x199
JASON PANICARO
JASON.PANICARO@HFA-AE.COM

BUILDING MANUFACTURER
ARNING
201 INDUSTRIAL PARK PL.
CASSVILLE, MO 65625
800-732-5074 X1326
JENNIFER PEEK
JPEEK@ARNINGCO.COM

FIRE
FAIRHOPE FIRE DEPARTMENT
198 SOUTH INGLESIDE
FAIRHOPE, AL 36532
251-990-0143
CHRIS ELLIS
FIRE CHIEF

SITE PLAN & BUILDING PERMIT REVIEW
CITY OF FAIRHOPE PLANNING AND ZONING
451 PECAN AVE STE. 200
FAIRHOPE, AL 36532
251-928-2136
HUNTER SIMMONS
HUNTER.SIMMONS@FAIRHOPEAL.GOV

HEALTH DEPARTMENT
BALDWIN COUNTY ENVIRONMENTAL OFFICE
DIVISION ON INSPECTION SERVICES
22251 PALMER STREET
ROBERTSDALE, AL 36567
251-947-3618

STATE HIGHWAY
AL DEPT. OF TRANSPORTATION
SOUTHWEST REGION - MOBILE AREA
CHASE CHITWOOD
AREA PERMIT MANAGER
251-470-8339
CHITWOODC@DOT.STATE.AL.US

CITY STREETS
DEPARTMENT OF PUBLIC WORKS
555 SOUTH SECTION STREET
FAIRHOPE, AL 36532
251-928-8003
DARYL MOREFIELD
DARYL.MOREFIELD@FAIRHOPEAL.GOV

SANITARY SEWER & WATER
DEPARTMENT OF PUBLIC WORKS
555 SOUTH SECTION STREET
FAIRHOPE, AL 36532
251-928-8003
DARYL MOREFIELD
DARYL.MOREFIELD@FAIRHOPEAL.GOV

NATURAL GAS
CITY OF FAIRHOPE GAS DEPARTMENT
DEPARTMENT OF PUBLIC WORKS
555 SOUTH SECTION STREET
FAIRHOPE, AL 36532
251-928-8003

ELECTRIC
CITY OF FAIRHOPE ELECTRIC DEPARTMENT
DEPARTMENT OF PUBLIC WORKS
555 SOUTH SECTION STREET
FAIRHOPE, AL 36532
251-928-8003

TELEPHONE
VERIZON
171 E I65 SERVICE ROAD
SOUTH MOBILE, AL 36606
251-327-3459

STORM SEWER
CITY OF FAIRHOPE PLANNING AND ZONING
451 PECAN AVE STE. 200
FAIRHOPE, AL 36532
251-928-2136
HUNTER.SIMMONS
HUNTER.SIMMONS@FAIRHOPEAL.GOV

LOT 5 OF PLANTERS POINTE SUBDIVISION RE-SUB OF LOT 2 NW CORNER HWY 181- HWY 104 SUB AS RECORDED ON SLIDE 2954-B AND SLIDE 2954-C, AND CORRECTED IN DOC # 2180244, BALDWIN COUNTY, ALABAMA.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT, FOR INGRESS, EGRESS, AND UTILITIES, OVER AND ACROSS LOT 1 OF THE NORTHWEST CORNER OF HWY 161-HWY 104 SUBDIVISION, AS RECORDED ON SLIDE 2725-E AND RATIFICATION OF PLAT RECORDED AS INSTRUMENT NUMBER 1857087 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, WHICH IS HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS FOR THE BENEFIT OF ITS ADJOINING PROPERTY AND ANY FUTURE DEVELOPMENT THEREOF, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, NW CORNER HWY 181 - HWY 104 SUBDIVISION; THENCE RUN N-00°04'20"-W, 863.28 FEET TO THE A POINT; THENCE RUN S-89°39'53"-E, 574.80 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CHORD OF WHICH BEARS N-45°10'03"-E, 70.92 FEET, AN ARC DISTANCE OF 78.83 FEET TO A POINT; THENCE RUN N-00°00'00"-E, 154.18 FEET TO A POINT; THENCE RUN NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 87.00 FEET, A CHORD OF WHICH BEARS N-03°26'37"-W, 10.45 FEET, AN ARC DISTANCE OF 10.46 FEET TO A POINT; THENCE RUN N-06°53'06"-W, 118.06 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CHORD OF WHICH BEARS N-44°54'29"-E, 235.73 FEET, AN ARC DISTANCE OF 271.19 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS 175.00 FEET, A CHORD OF WHICH BEARS S-86°38'58"-E, 20.45 FEET, AN ARC DISTANCE OF 20.47 FEET TO A POINT; THENCE RUN N-90°00'00"-E, 85.53 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROUTE 181; THENCE RUN S-33°25'46"-E ALONG SAID WEST RIGHT-OF-WAY OF STATE ROUTE 181, 54.46 FEET TO A POINT; THENCE RUN S-00°15'38"-W ALONG SAID WEST RIGHT-OF-WAY OF STATE ROUTE 181, 36.55 FEET TO A POINT; THENCE RUN N-90°00'00"-W LEAVING SAID WEST RIGHT-OF-WAY OF STATE ROUTE 181, 89.75 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.00 FEET, A CHORD OF WHICH BEARS S-63°58'56"-W, 77.20 FEET, AN ARC DISTANCE OF 79.92 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 313.00 FEET, A CHORD OF WHICH BEARS S-41°19'36"-W, 36.71 FEET, AN ARC DISTANCE OF 36.73 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS 187.00 FEET, A CHORD OF WHICH BEARS S-22°20'40"-W, 142.19 FEET, AN ARC DISTANCE OF 145.85 FEET TO A POINT; THENCE RUN N-00°00'00"-E 223.23 FEET TO A POINT; THENCE RUN N-89°39'53"-W, 100.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.17 ACRES, MORE OR LESS.

TOGETHER WITH A PERMANENT INGRESS/EGRESS ACCESS EASEMENT APPURTENANT DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, AS RECORDED ON SLIDE 2954-B IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA AND ALSO SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N-90°00'00"-W 35.00' TO A POINT; THENCE RUN S-00°00'00"-E FOR A DISTANCE OF 370.80'; THENCE RUN S-28°06'08"-W FOR A DISTANCE OF 54.29' TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 51.31', CHORD BEARING OF S-01°26'18"-W AND CHORD LENGTH OF 64.42'; THENCE RUN ALONG SAID CURVE 69.64' TO THE BEGINNING OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 137.02', A CHORD BEARING OF S-31°55'31"-E AND CHORD LENGTH OF 45.65'; THENCE RUN ALONG SAID CURVE 45.86' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 27.40', A CHORD BEARING S-03°01'40"-E AND CHORD LENGTH OF 16.10'; THENCE RUN ALONG SAID CURVE 16.34'; THENCE RUN S-15°07'31"-W FOR A DISTANCE OF 54.82' TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 174.50', A CHORD BEARING OF S-12°53'08"-W AND CHORD LENGTH OF 13.84'; THENCE RUN ALONG SAID CURVE 13.64' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 14.50', A CHORD BEARING S-50°19'22"-W AND CHORD LENGTH OF 18.52'; THENCE RUN ALONG SAID CURVE 20.08'; THENCE RUN N-90°00'00"-W FOR A DISTANCE OF 327.09'; THENCE RUN S-00°00'00"-E FOR A DISTANCE OF 219.85'; THENCE RUN S-45°10'03"-W FOR A DISTANCE OF 35.46' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALABAMA HWY 104; THENCE RUN S-89°39'55"-E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 110.00'; THENCE LEAVING SAID RIGHT OF WAY RUN N-44°49'57"-W FOR A DISTANCE OF 42.34'; THENCE RUN N-00°00'00"-E FOR A DISTANCE OF 165.96'; THENCE RUN N-45°00'00"-E FOR A DISTANCE OF 20.51'; THENCE RUN N-90°00'00"-E FOR A DISTANCE OF 244.33'; THENCE RUN S-45°00'00"-E FOR A DISTANCE OF 20.51'; THENCE RUN S-00°00'00"-E FOR A DISTANCE OF 168.94'; THENCE RUN S-45°10'03"-W FOR A DISTANCE OF 40.16' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALABAMA HWY 104; THENCE RUN S-89°39'55"-E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 100.00'; THENCE LEAVING SAID RIGHT OF WAY LINE RUN N-44°49'57"-W FOR A DISTANCE OF 35.25'; THENCE RUN N-00°11'11"-E FOR A DISTANCE OF 178.92'; THENCE RUN N-90°00'00"-E FOR A DISTANCE OF 2.50'; THENCE RUN N-00°00'00"-E FOR A DISTANCE OF 59.09'; THENCE RUN N-15°07'31"-E FOR A DISTANCE OF 77.22' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.82', A CHORD BEARING N-52°33'48"-E AND CHORD LENGTH OF 84.50'; THENCE RUN ALONG SAID CURVE 90.82'; THENCE RUN N-90°00'00"-E FOR A DISTANCE OF 166.44' TO A POINT ON THE WEST RIGHT OF WAY LINE OF ALABAMA HIGHWAY 181; THENCE RUN N-00°15'38"-E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 45.00'; THENCE LEAVING SAID RIGHT OF WAY RUN N-90°00'00"-W FOR A DISTANCE OF 166.58' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 69.50', A CHORD BEARING N-45°00'00"-W AND A CHORD LENGTH OF 98.29'; THENCE RUN ALONG SAID CURVE 109.17'; THENCE RUN N-00°00'00"-W FOR A DISTANCE OF 359.87' TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 1.70 ACRES, MORE OR LESS.

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 01003C0661M DATED 4/19/2019.

TEMPORARY BENCHMARK A: FROM SURVEY

TEMPORARY BENCHMARK B: FROM SURVEY

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	EROSION CONTROL PLAN
C4.0	SITE PLAN
C5.0	PAVING PLAN
C6.0	GRADING PLAN
C6.1	PRE DEVELOPMENT PLAN
C6.2	POST DEVELOPMENT PLAN
C7.0	UTILITY PLAN
C10.0	SITE DETAILS
C10.1	SITE DETAILS
C10.2	SITE DETAILS
C10.3	SITE DETAILS
C10.4	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
IRR1.0	IRRIGATION PLAN
IRR1.1	IRRIGATION DETAILS
ATTACH	ALTA_NSPS LAND TITLE SURVEY
ATTACH	PHOTOMETRIC PLAN

[illegible]

HFA
HFA-AE, LTD.

705 S. Walton Blvd., Suite 3
Fayetteville, Arkansas 72712
479.273.7780
800.420.9685
www.life-sc.com

CONTINUATION ONLY WITH ITS DESIGN
DATE ON 11/17/2025

AND IT IS NOT SUITABLE FOR USE ON A
THE USE OF THIS DRAWING FOR ANY
REFERENCE OR EXAMPLE ON ANOTHER
PROJECT REQUIRES THE SERVICES OF
A PROFESSIONAL ENGINEER. THE ENGINEER
ENGINEERING REPRODUCTION OF THIS
DRAWING FOR REUSE ON ANOTHER
PROJECT IS NOT AUTHORIZED AND MAY BE
CONSIDERED TO BE A VIOLATION OF THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
9807 AL-104 (LOT 5)
FAIRHOPE, AL 36532

[illegible]

DOCUMENT DATE 10/10/2025

CHECKED BY: JP

DRAWN BY: MPB



PRELIMINARY

COVER SHEET

C1.0

1. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS OF THE SITE TO VERIFY ALL CHARACTERISTICS THAT ARE PRESENT. HE/SHE SHALL UNDERSTAND THE DEMOLITION AREAS AND THE REQUIREMENTS FOR REMOVAL FOR ITEMS SUCH AS BUT NOT LIMITED TO: PAVEMENT, SURFACE STRUCTURES, VEGETATION, TREES, UTILITIES (ABOVE & BELOW GROUND), DRAINAGE OUTFALLS, ETC. VERIFICATION OF LOCATIONS AND ELEVATIONS OF EXISTING DRAINAGE AND UTILITIES (WATER, SEWER, POWER, TELEPHONE, CABLE, GAS, ETC.) AND ALL POINTS OF PROPOSED CONNECTIONS SHALL BE CONDUCTED BY CONTRACTOR PRIOR TO CONSTRUCTION. POTENTIAL CONFLICTS BETWEEN EXISTING AND PROPOSED FEATURES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES IN THESE CONSTRUCTION PLANS ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. PRIOR TO THE START OF ANY CONSTRUCTION IT SHALL BE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ALL PROTECTION OR RELOCATION TO THESE UTILITIES WITH OWNER OF THE UTILITY. CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER DISCOVERED, SHOWN ON THE PLANS, OR LOCATED BY THE UTILITY COMPANY. ANY DELAY OR INCONVENIENCE CAUSED TO CONTRACTOR BY THE PROTECTION OR RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL. WITH NO ADDITIONAL COMPENSATION ALLOWED. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN AND MAKE VERIFIED BIDS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND RESTORATION OF ANY PRIVATE OR PUBLIC PROPERTY AFFECTED BY CONSTRUCTION WORK. AT NO ADDITIONAL COST CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN EXISTING, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY CONTRACTOR. CONTRACTOR SHALL UTILIZE A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE TO LOCATE AND FLAG ALL PROPERTY CORNERS THREE (3) TIMES, PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO HAVE PROPERTY CORNERS THAT HAVE BEEN LOST DURING CONSTRUCTION REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE. ALL (P, R, M) IRREPARABLES AND DISCREPANCIES SHOWN ON THE PLANS OR FOUND WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PRESERVED AND PROTECTED. IF PROTECTED IRONS AND MONUMENTS ARE DESTROYED OR UNDER IMMEDIATE THREAT DURING CONSTRUCTION, ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS, REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR READING, UNDERSTANDING, AND OBTAINING CLARIFICATIONS FOR ALL DRAWINGS, REPORTS, PERMITS, AND APPROVAL CONDITIONS. CONTRACTOR IS ALSO RESPONSIBLE FOR COMPLYING WITH LOCAL A/HJ REQUIREMENTS TO DEPICT, DOCUMENT, AND CERTIFY FIELD CHANGES MADE AND AT OWNER'S OR ENGINEER'S REQUEST. CONTRACTOR SHALL PROVIDE APPROPRIATE DOCUMENTATION THAT ALL PERMIT REQUIREMENTS HAVE BEEN ADHERED TO.
4. CONTRACTOR SHALL FILE A NOTICE OF INTENT WITH APPLICABLE A/HJ'S A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS. SOODING INSTALLATION SHALL MEET OR EXCEED THE LANDSCAPE PLAN AND/OR ANY REQUIREMENTS ALL-102 IS TO BE MAINTAINED AND IRRIGATED BY CONTRACTOR UNTIL DEEMED ACCEPTED BY OWNER, REGULATORY AGENCIES, AND ENGINEER OF RECORD. ANY WASHOUTS, REGRADING, RESODDING, VEGETATIVE RE-ESTABLISHMENT WORK, AND OTHER REQUIRED SITE STABILIZATION WILL BE PERFORMED AT NO ADDITIONAL COST BY CONTRACTOR UNTIL THE STABILIZED SITE IS ACCEPTED BY THESE PERSONNEL IN WRITING.
6. CONTRACTOR TO PROVIDE THE REQUIRED AND APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES FOR THE CONSTRUCTION SITE AND POINTS OF STORMWATER DISCHARGE DURING ALL CONSTRUCTION ACTIVITIES. EROSION AND SEDIMENTATION PROTECTIONS ARE TO BE MAINTAINED THROUGH THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS, LANDSCAPING BEDS, OR SUITABLE PERMANENT EROSION PROTECTION TREATMENT. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH APPROVED STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLANS.
7. CONTRACTOR SHALL COMPLY WITH AND ENFORCE ALL WORK SITE SAFETY REGULATIONS AND BEST PRACTICES TO PROTECT THE PUBLIC AND CONSTRUCTION WORKERS DURING CONSTRUCTION AND MAINTENANCE OF THIS CONSTRUCTION SITE. THESE DRAWINGS DO NOT INCLUDE INSTRUCTIONS TO CONTRACTOR REGARDING SAFETY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING INSTALLED.
9. CONTRACTOR SHALL MAINTAIN ANY REQUIRED ACCESS TO ADJACENT PROPERTIES.
10. OWNER SHALL ACQUIRE ALL TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR PRIVATE WORK RELATED TO THE PROJECT. NO WORK WILL BE PERFORMED ON PRIVATE PROPERTY WITHOUT WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
11. CONTRACTOR SHALL COORDINATE MOBILIZATION AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
12. CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS AND WRITTEN PERMISSIONS OF THE AUTHORITIES CONCERNED.
13. SIGNS AND TRAFFIC CONTROL DEVICES TO FOLLOW THE GUIDELINES OF THE MUTCD AND/OR LOCAL A/HJ.
14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THERE ARE DISCREPANCIES DETERMINED BETWEEN PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A MAINTENANCE OF TRAFFIC CONTROL PLAN (MOTCP) IF REQUIRED FOR ANY CONSTRUCTION ACTIVITIES LOCATED WITHIN PUBLIC RIGHT-OF-WAY.

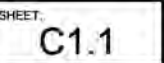
1. ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS DETAILED IN THE PLANS, GEOTECH REPORT, OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MOST STRINGENT.
2. CONTRACTOR SHALL UTILIZE AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY CONTRACTOR, AND APPROVED BY OWNER AND ENGINEER, TO PERFORM CONSTRUCTION TESTING OF SOIL COMPACTION, IN-PLACE ASPHALT COURSES, AND CONCRETE STRENGTH TO COMPLY WITH SPECIFICATIONS. REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS AS SPECIFIED IN THE PLANS.
3. CURBS MUST BE CAULKED BEFORE BACKFILLING AND STREET PAVING ACCORDING TO AHJ SPECIFICATIONS. THAT ARE ACCEPTABLE TO THE AHJ.
4. CONCRETE PIPE SHALL MEET LOCAL JURISDICTION OR DOT SPECIFICATIONS. NO DAMAGED OR REPAIRED PIPE IS ALLOWED.
5. CONCRETE PAVING AND STRUCTURES SHALL CONFORM TO PLANS AND LOCAL AHJ SPECIFICATIONS. DISCREPANCIES IN SPECIFICATIONS SHALL BE RESOLVED BY USING THE MOST STRINGENT SPECIFICATIONS.

1. CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVALS AND RELOCATIONS OF THE RESPECTIVE UTILITIES AS NOTED ON THE PLANS. CONTRACTOR SHALL VERIFY THAT ALL WORK COMPLETED BY UTILITY COMPANIES IS CONSISTENT WITH THE PLANS AND SHALL NOTIFY OWNER AND ENGINEER OF RECORD IF NOT.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR PROPER DISPOSAL OF MATERIALS RESULTING FROM CONSTRUCTION, CONSISTENT WITH PLAN APPROVAL CONDITIONS, AND AS REQUIRED BY THE AHJ. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL ENSURE THAT UTILITY SERVICE LINES REQUIRED TO BE ACTIVE DURING CONSTRUCTION, ABOVE AND BELOW GROUND, ARE MAINTAINED AND OPERATIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE THAT APPURTENANCES NOTED TO BE REMOVED, ARE REMOVED IN THEIR COMPLETENESS, UP TO AND INCLUDING THE ABOVE GROUND AND BELOW GROUND APPURTENANCES, POLES, STRUCTURES, BOXES, PIPING, ENCASEMENTS, OR WIRING AS DIRECTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR CLARIFYING LIMITS OF DEMOLITION WITH OWNER AND ENGINEER OF RECORD.
5. CONTRACTOR SHALL BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION WORK THAT MEETS OR EXCEEDS THE REQUIREMENTS FOR FILL OUTLINED IN THE PROJECT GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR PROPER REMOVAL AND ABATEMENT OF ASBESTOS AND ALL OTHER HAZARDOUS MATERIALS. CONTRACTOR SHALL REMOVE, ABATE, AND DISPOSE OF ALL HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.

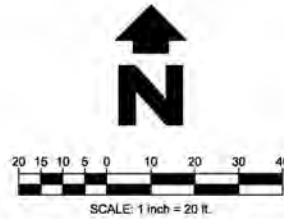
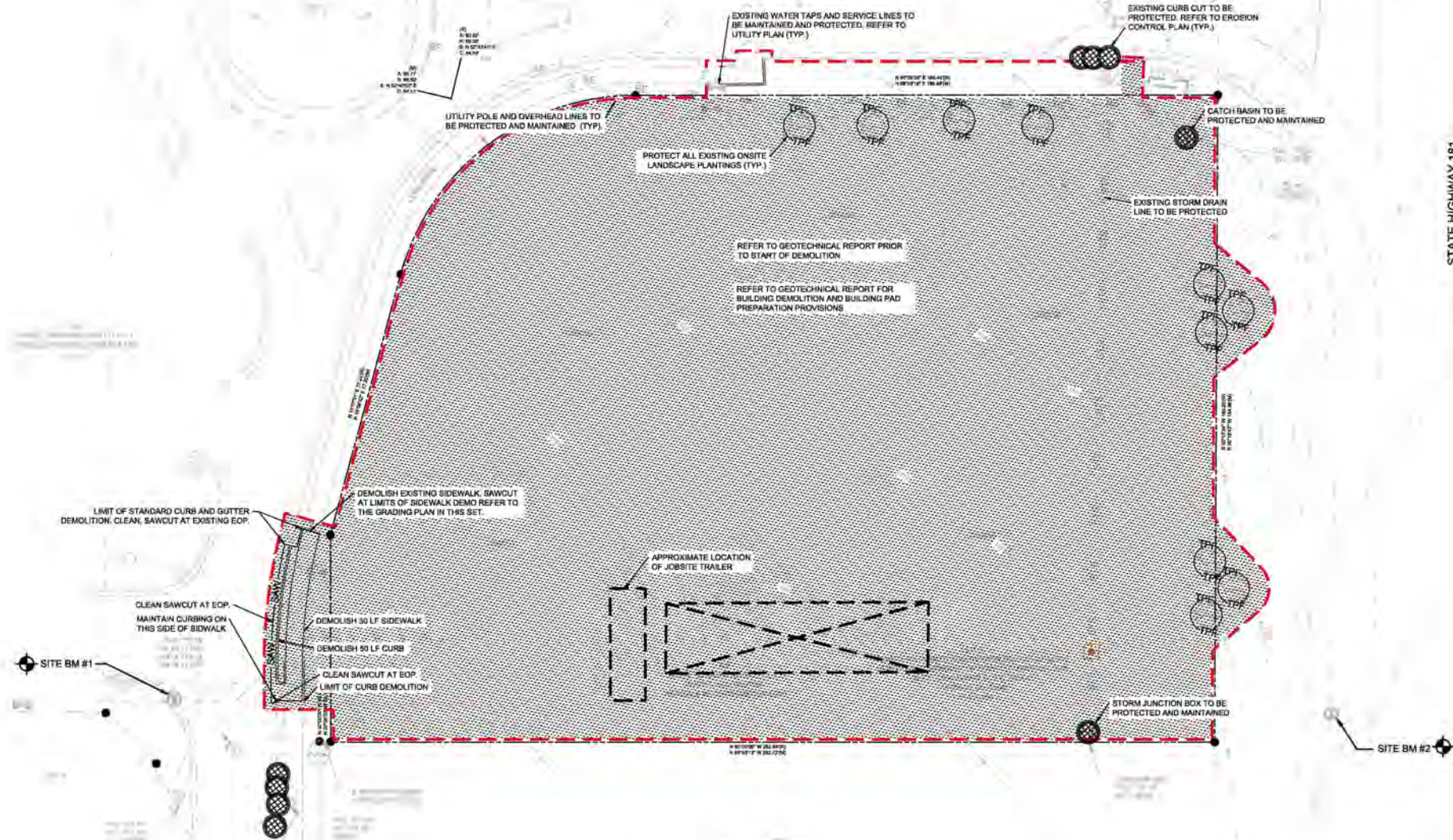
1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM AREAS TO BE OCCUPIED BY BUILDING AND PAVEMENT. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE WITH APPLICATION OF REQUIRED EROSION CONTROLS.
2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY OR IN ACCORDANCE WITH GEOTECH REPORT. UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE FILL MATERIAL CAN BE APPLIED. IN AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO OWNER AND CONTRACTOR ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
3. OFF-SITE FILL MATERIAL SHALL BE SUITABLE AND MEET OR EXCEED THE REQUIREMENTS IN THE PROJECT GEOTECHNICAL REPORT AND SHALL BE FREE FROM UNSUITABLE MATERIAL.
4. AREAS THAT ARE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
5. CONTRACTOR SHALL TEMPORARILY STABILIZE GRADED AND OTHERWISE DISTURBED AREAS WITHIN 15 DAYS, OR WITHIN TIMEFRAMES SET BY THE AHJ, WHICHEVER IS MORE STRINGENT, AFTER GRADING OR DISTURBANCE ACTIVITY HAS CEASED IN THAT AREA.
6. STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE ALL CONNECTIONS AT STRUCTURES ARE WATER TIGHT.
7. SOIL STOCK PILES OF IMPORTED FILL SHALL BE LIMITED TO 10-FOOT VERTICAL HEIGHT UNLESS APPROVED BY ENGINEER OF RECORD. CONTRACTOR SHALL PROVIDE A REQUEST FOR SUCH STOCK PILES WITH INFORMATION DEMONSTRATING PROPOSED SLOPE STABILITY, ADEQUATE EROSION CONTROLS, AND DRAINAGE CONTROLS.
8. CONTRACTOR SHALL PLACE EXPANSION JOINTS BETWEEN CONCRETE PAVING TRANSITIONS.
9. CONTRACTOR TO PROVIDE 45° CHAMFERED SHAPE AT CORNERS OF CONCRETE PAVING TO INCLUDE CONTROL JOINTS AT TRANSITIONS TO ABUTTING PAVEMENTS, UNLESS OTHERWISE SPECIFIED ON PLAN DETAILS - SEE DETAILS.
10. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO ENGINEER OF RECORD, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURED STRUCTURES. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO ENGINEER OF RECORD. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
11. PROPOSED DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC-RATED FOR H-20 LOADINGS.
12. PIPE LENGTHS SHOWN ARE THE MINIMUM REQUIRED TO THE INSIDE FACE OF THE DRAINAGE STRUCTURE OR END OF MITERED END SECTION.
13. CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL FLUSH EXISTING AND PROPOSED ONSITE STORM DRAIN PIPES AND STRUCTURES WITHIN WORK AREAS AS NEEDED DURING CONSTRUCTION TO PREVENT DEBRIS ACCUMULATION AND BLOCKAGE. DRAINAGE INFRASTRUCTURE IS TO BE CLEAR OF DEBRIS PRIOR TO CONTRACTOR'S REQUEST FOR ENGINEER'S FINAL INSPECTION. DEBRIS FROM FLUSHING IS TO BE CAPTURED, COLLECTED, AND REMOVED FROM SITE TO BE DISPOSED IN A PERMITTED AND APPROVED LOCATION. CONTRACTOR SHALL PUMP DRAINAGE SYSTEM DRY FOR FINAL INSPECTION ACCORDING TO AHJ REQUIREMENTS.
14. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) OR THE ARCHITECTURAL BARRIERS ACT (ABA) AS APPLICABLE TO THE PROJECT. HANDICAP ACCESSIBLE SIDEWALK RAMPS SHALL BE CONSTRUCTED PER PLAN AND LOCAL A/HJ STANDARDS.
15. DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS. AS DIRECTED BY ENGINEER OF RECORD, OR AS DESCRIBED BY THE PROJECT SOIL TESTING COMPANY, WITH OWNER APPROVAL. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE TO A PERMITTED AND APPROVED LOCATION, AND SUCH EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
16. CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE TO ANY BUILDING, STRUCTURE, OR UTILITY SERVICE PAD.
17. GREEN OPEN SPACE ELEVATIONS SHOWN ARE TO TOP OF SOD WITH ASSUMED 2" SOD THICKNESS. CONTRACTOR IS THEREFORE TO PREPARE SODDED AREAS TO A GRADE 2" BELOW OVERLAND FINISHED GRADES AND 2" BELOW ABUTTING PAVEMENT AND CURBING EDGES BEFORE LAYING SOD, OR INSTALLING LANDSCAPED MULCH BEDS. ALL AREAS TO BE GRADED AND SODDED MUST DRAIN WITHOUT ANY PONDING. CONTRACTOR WILL BE REQUIRED TO REGRADE AND RESOD ANY AREAS WHICH ARE PONDING OR DO NOT ACHIEVE POSITIVE DRAINAGE.
18. CONTRACTOR IS REQUIRED TO ADJUST SURFACE COVERS (VALVE COVERS, HANDHOLE BOXES, METER PITS, MANHOLE RIMS, ETC.) AS NECESSARY TO MATCH FINISHED GRADE SMOOTH IN LINE AND GRADE. ADJUSTMENTS SHALL BE MADE IN ACCORDANCE WITH THE PLANS AND LOCAL AHJ REQUIREMENTS.
19. BACKFILL MATERIAL SHALL BE COMPACTED TO THE PLANS AND PROJECT GEOTECHNICAL SPECIFICATIONS AROUND PIPES IN 6" LIFTS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND ONE FOOT BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE FILLED IN 12" MAXIMUM LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, MODIFIED PROCTOR. OTHER AREAS TO BE FILLED SHALL ADHERE TO GEOTECHNICAL REQUIREMENTS ON IMPORTED FILL.
20. DRAINAGE AND UTILITY LINE CLEAN OUT ACCESS PORTS IN HARDSCAPE AREAS SHALL HAVE HEAVY DUTY ADA-COMPLIANT RIMS, LIDS, AND COVERS SET FLUSH WITH ADJACENT GRADES; LIDS IN NON-HARDSCAPE LANDSCAPED AREAS SHALL BE PLACED IN A 24X24 SQUARE 4" THK. CONCRETE PAD.
21. CONTRACTOR SHALL COMPACT PERIMETER BERMS AND POND EMBANKMENTS THAT WILL SUPPORT STRUCTURES TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) UNLESS OTHERWISE SPECIFIED BY ARCHITECT OR GEOTECHNICAL ENGINEER. FOR ALL OTHER AREAS, CONTRACTOR SHALL COMPACT BERMS AND EMBANKMENTS TO 90 PERCENT OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) IN ACCORDANCE WITH ASTM D1557. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED GEOTECHNICAL TEST REPORTS CERTIFYING THAT PLACED EMBANKMENTS ARE COMPACTED TO THE FULL DEPTH OF FILL.
22. SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE PLANS; THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR MUTCD OF THE AHJ AS APPLICABLE. ONSITE PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT MEETING PROJECT SPECIFICATIONS AND LOCAL AHJ REQUIREMENTS UNLESS OTHERWISE NOTED. HANDICAP ACCESSIBLE REQUIREMENTS FOR SIGNAGE AND STRIPING WILL BE PER THE LATEST ADA/ABA CRITERIA USING THE APPROPRIATE TRAFFIC PAINT COLORS.

1. UNLESS OTHERWISE NOTED, UTILITY RELATED CONSTRUCTION MATERIALS, MATERIALS, TESTING AND RECORD KEEPING SHALL CONFORM TO ALL APPLICABLE AHJ STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS TO CONTACT THE UTILITY COMPANY AND ENGINEER OF RECORD TO ARRANGE AND SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
3. FOR GRAPHIC CLARITY, NOT ALL FITTINGS ARE DEPICTED ON THE PLANS. THE UTILITY LINE ALIGNMENTS AND CONFIGURATIONS ARE SHOWN FOR LOCAL SIZE. PROPOSED WATERMAIN AND SEWER FOREMAIN FITTINGS ARE SHOWN AT SIGNIFICANT BENDS AND MAINS. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND MAINS AS SHOWN. ADDITIONAL FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE INSTALLATION OF MAINS AND NO ADDITIONAL PAYMENT WILL BE MADE FOR ADDITIONAL FITTINGS. CONTRACTOR MAY DEFLECT PROPOSED MAINS TO ROUTE PIPES AS SHOWN, HOWEVER NO DEFLECTIONS SHALL EXCEED THE ALLOWABLE DEFLECTION LIMITS SET FORTH BY PIPE MANUFACTURERS.
4. UTILITY PIPE LENGTHS, NOT DRAINAGE, ARE APPROXIMATE AND ARE MEASURED CENTER TO CENTER.
5. CLEAN-OUTS AND VALVE COVERS SHALL BE OF HEAVY DUTY TYPE CASTINGS AND CONSTRUCTION WHEN LOCATED IN PAVEMENTS SET IN A CONCRETE PAD OR COLLAR. COVERS SHALL BE SET FLUSH WITH SURROUNDING PAD OR COLLAR, AND PAD OR COLLAR SET FLUSH WITH FINISHED GRADE.
6. SHOP DRAWINGS FOR WATER AND SEWER SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
7. IF CONTRACTOR CHOOSES TO IMPLEMENT APPURTENANCES OR TECHNIQUES SUCH AS TRENCH BOXES, SHEET PILING, DEWATERING, FLATTEN TRENCH SLOPES, ETC. TO FACILITATE CONSTRUCTION, THESE ITEMS SHALL BE INCORPORATED INTO THE BASE BID COST FOR EACH ITEM SUCH THAT NO ADDITIONAL COMPENSATION WILL BE PAID BY OWNER.
8. CONTRACTOR IS REQUIRED TO ADJUST EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADES. ADJUSTMENTS SHALL BE MADE IN ACCORDANCE WITH THE PLANS AND AHJ SPECIFICATIONS.
9. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, ATTACH PIPE TO, CONNECT HOSE TO, OR TAP WATER SUPPLIES FOR CONSTRUCTION UNLESS DULY AUTHORIZED TO DO SO BY THE AHJ AND WITH WRITTEN PERMISSION FROM THE WATER SUPPLY OWNER. CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ALL ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF WATER SERVICE TO THE PUBLIC, OR TO PRIVATE WATER SUPPLY OWNERS. HFA AND OWNER ARE TO BE HELD HARMLESS.
10. CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS FOR ALL TRENCHING, BACKFILLING AND PIPE LAYING.
11. CONTRACTOR SHALL ENSURE THAT CONSTRUCTED UTILITIES ARE VERIFIED INSTALLED, INSPECTED, AND TESTED PER AHJ REQUIREMENTS.
12. CONTRACTOR SHALL MAINTAIN MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN WATER, SEWER, DRAINAGE, ELECTRICAL, GAS, CONDUITS, WIRES AND ANY OTHER UNDERGROUND UTILITIES AS DEPICTED IN PLANS OR DISCOVERED, PER UTILITY OWNER AND AHJ REQUIREMENTS.
13. CONTRACTOR SHALL COORDINATE LOCATION AND MARKING OF EXISTING WIRES AND CONDUITS WITH UTILITY PROVIDERS AND SHALL COORDINATE CONSTRUCTION OF PROPOSED WIRES AND CONDUITS.
14. WATERMAIN AND SEWER FOREMAIN BENDS AND FITTINGS SHALL BE CONSTRUCTED WITH RESTRAINED JOINTS, THRUST BLOCKING OR APPROVED EQUAL PER AHJ SPECIFICATIONS.
15. EACH GOVERNING AHJ SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED BY CONTRACTOR WITH THE AHJ, AND CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF UTILITY ACCEPTANCES BY AHJ.
16. CONTRACTOR SHALL INSTALL OVERHEAD UTILITIES TO MEET OR EXCEED REQUIRED AHJ CLEARANCE HEIGHTS ABOVE FINISHED GRADE. IF CONSTRUCTED CLEARANCE IS LESS THAN 16.5', OR LESS THAN REQUIRED AHJ CLEARANCE, CONTRACTOR SHALL CONTACT UTILITY OWNER, AND ENGINEER OF RECORD. HFA IS NOT RESPONSIBLE FOR ANY DAMAGE TO OVERHEAD UTILITIES.
17. CONTRACTOR IS RESPONSIBLE FOR UTILITY COORDINATION, NOTIFICATION, AND SCHEDULING OF ALL PARTIES FOR CONSTRUCTION, TESTING, INSPECTION, AND CERTIFICATION.
18. CONTRACTOR SHALL NOTIFY AND DOCUMENT NOTIFICATION TO UTILITY OWNERS AND AGENCIES NOT LESS THAN (2) FULL BUSINESS DAYS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION. UTILITY OWNERS AND AGENCIES ARE LISTED ON THE COVER SHEET. NOTICE OF INTENT TO START CONSTRUCTION SHALL ALSO BE SENT TO ALL AVAILABLE INTER-AGENCY NOTIFICATION SYSTEMS THAT MAY EXIST, SUCH AS 811 ONE-CALL, MISS UTILITY, DIG SAFE, ETC. HFA AND OWNER ARE NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES.

1. WASH WATER FROM CLEANING CONCRETE TRUCKS; CONSTRUCTION VEHICLES, CONSTRUCTION EQUIPMENT, ETC. SHALL BE COLLECTED, DETAINED, AND PROPERLY TREATED OR DISPOSED ACCORDING TO AHJ DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL DEFINE AND DEPICT PLAN SHEET LAYOUTS OF ONSITE AND OFFSITE AREAS FOR THE TEMPORARY PARKING AND STORAGE AREAS, EQUIPMENT FUELING, MAINTENANCE, AND CLEANING AREAS, AND AREAS FOR PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
3. CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BMPs SHALL BE IMPLEMENTED AS NECESSARY TO MAINTAIN AHJ STANDARDS FOR STORMWATER RUNOFF AS THE PROJECT PROGRESSES AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. CONTRACTOR SHALL INSPECT, REPAIR, ADJUST, AND ADD EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AS NECESSARY TO MAINTAIN EFFECTIVE EROSION CONTROLS FOR ALL POINTS OF DISCHARGE.
5. CONTRACTOR SHALL VERIFY TEMPORARY STABILIZATIONS ARE EFFECTIVE AT THE END OF EACH WORKING DAY. THIS INCLUDES MAINTENANCE AND REPAIR OF PERIMETER CONTROLS, BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
6. WHEN TEMPORARILY STABILIZATION IS REQUIRED, AFTER 15-DAYS OF INACTIVITY, AND WHEN TRANSITIONING TO PERMANENT STABILIZATION, CONTRACTOR SHALL PROVIDE COMPLETE AND UNIFORM STABILIZATION COVERAGE THAT MINIMIZES EROSION AND SEDIMENT-LADEN RUNOFF ACCORDING TO THE FOLLOWING, OR AS SPECIFIED BY THE AHJ:
 - A. ZERO TO 10% SLOPES: TEMPORARY RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. PERMANENT STABILIZATION IS WITH SOD.
 - B. 10:1 UP TO 4:1 SLOPES: TEMPORARY RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER; SOD, OR GROUND COVER. PERMANENT STABILIZATION IS WITH SOD.
 - C. 4:1 TO 3:1 GRADE: THE TEMPORARY SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER. PERMANENT STABILIZATION IS WITH STAKED SOD, OR GROUND COVER PLANTINGS IN ACCORDANCE WITH THE LANDSCAPING PLAN.
 - D. GREATER THAN 3:1 GRADE: ANY TEMPORARY GRADES GREATER THAN 3:1 SHOULD NOT BE LEFT DENUDED OR UNSTABILIZED FOR MORE THAN 15 DAYS, SHOULD BE INSTEAD BROUGHT TO FINISHED GRADE WITH COMPACTION AS EARLY AS FEASIBLE, AND STABILIZED WITH ONE OF FOLLOWING, AS APPROVED BY ENGINEER OF RECORD.
7. TURF REINFORCEMENT MATTING, CRIBBING WITH LANDSCAPE FABRIC, TERRACING WITH GROUND COVER, RIPRAP, STAKED SOD (UP TO 2:1 SLOPE), IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND RESISTANCE TO EROSION MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
8. RETAINING WALL PER APPROVED PLANS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHERE DRY CONDITIONS GENERATE NUISANCE AIRBORNE DUST TRANSPORTING OFF THE SITE. IN SUCH CONDITIONS, CONTRACTOR SHALL DEVELOP A PLAN FOR SPRAYING WATER AS DUST CONTROL OR EMPLOY OTHER METHODS CONSISTENT WITH THE SWPPP.
10. A STABILIZED STONE CONSTRUCTION ENTRANCE/EXIT IS REQUIRED ON CONSTRUCTION SITES EACH CONSTRUCTION ENTRANCE/EXIT MUST BE ACCORDING TO AHJ DETAILS AND SPECIFICATIONS, OR AT LEAST 20' WIDE BY 50' LONG BY 6" THICK LAYER OF STONE (MINIMUM AVERAGE STONE DIAMETER OF 3") STABILIZED BY HEAVY DUTY GEOTEXTILE FABRIC UNDERLAYMENT. IF THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT IS AT AN EXISTING CURB, TEMPORARY WOODEN RAMPS ARE ACCEPTABLE, BUT LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP FROM THE STREET.
11. CONTRACTOR IS RESPONSIBLE FOR MINIMIZING DEBRIS, MUD AND SOIL IN THE PUBLIC WAY AND SHALL IMMEDIATELY CLEAN SUCH DEBRIS TRACKED ONTO PUBLIC STREETS FROM THE CONSTRUCTION SITE VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR PROTECTING STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE FROM DEBRIS, MUD, OR SOIL USING ADDITIONAL INLET PROTECTION METHODS AT INLETS RECEIVING DIRECT RUNOFF, IF NOT DEPICTED ON THE PLANS.
12. THE PROPERTY OWNER OR CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS AND STUBS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR KEEPING WEATHER, INSPECTION, AND REPAIR RECORDS OF EROSION CONTROLS ONSITE AT ALL TIMES TO COMPLY WITH NOTICES OF INTENT (NOIS) AND SWPPP REQUIREMENTS THROUGHOUT CONSTRUCTION.



Nov17, 2025-12:42pm - User: mika.buller
\\11212-25-50012 BH - 7Brew - Fairhope, AL04-Design\Civil\DWG\12-25-50012-SHEET.dwg



PROPOSED LEGEND

---	PROPERTY LINE
---	LIMIT OF WORK/LIMIT OF DISTURBANCE
○	PROTECT EXISTING OPEN GRATE DRAINAGE STRUCTURES. PROVIDE EROSION BELLS AROUND STRUCTURES.
---	TPF
---	TREE PROTECTION BOUNDARY

SHEET NOTES

1. REFER TO EROSION CONTROL DETAILS.
2. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING THE LENGTH OF THE PROJECT.
3. TOTAL LIMIT OF DISTURBANCE IS 45,004 SF (1.03 AC).
4. REFER TO EROSION CONTROL PLAN AND LANDSCAPE DETAILS FOR TREE PROTECTION MEASURES.

EXISTING LEGEND

---	PROPERTY LINE/R.O.W.
---	LOT LINE
---	EASEMENT LINE
---	FENCE
---	WATERMAIN
---	FORCEMAIN
---	REUSE WATERMAIN
---	SANITARY SEWER
---	STORM PIPE
---	BURIED ELECTRIC
---	BURIED FIBER
---	BURIED TELEPHONE
---	BURIED CABLE
---	BURIED TV
---	BURIED GAS
---	OVERHEAD ELECTRIC
---	STORM STRUCTURE
---	SANITARY MANHOLE
---	SANITARY CLEANOUT
---	FIRE HYDRANT
---	VALVE
---	METER
---	POWER POLE
---	GUY WIRE
---	BENCHMARK
---	MONUMENT
---	LIGHT
---	SIGN

SURVEY PROVIDED BY:

US SURVEYORS
4920 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-887-8783 X 201
DATED: JULY 17, 2025



1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
479.273.7780
688.520.9685
www.hfa-ae.com

2. UTILIZATION FOR REUSE
THESE MATERIALS ARE TO BE REUSED ON THE PROJECT OR AT THE DISCRETION OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR REUSE. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR REUSE. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR REUSE.

7 BREW COFFEE
BREW HORIZONS, LLC.
8837 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE BLOCK	TITLE	DATE
△	QTP	10/10/2025
△	PAVE	11/05/2025
△	PAVE	11/11/2025
△	CITY	11/14/2025

DOCUMENT DATE: 10/10/2025
CHECKED BY: JP
DRAWN BY: MPB



PRELIMINARY

EXISTING
CONDITIONS
AND
DEMO
PLAN

SHEET:
C2.0



STATE HIGHWAY 484



PROPOSED LEGEND



SHEET NOTES

1. PRIOR TO REMOVAL OF EROSION CONTROLS SHOWN FOR PHASE 1, THE FOLLOWING CONDITIONS ARE TO BE MET:
 - 1.1. LANDSCAPE AREAS TO BE SEEDED AND STABILIZED.
 - 1.2. INSTALLATION OF PAVEMENT IS TO BE COMPLETED.
 - 1.3. SILT TRAPS ARE INSPECTED, CLEANED, AND REPLACED AS REQUIRED TO MAINTAIN WORKING CONDITION.
 - 1.4. BUILDING MATERIALS AND MISCELLANEOUS ONSITE MATERIALS HAVE BEEN REMOVED FROM THE SITE.
2. DUST CONTROL IS TO BE MAINTAINED AT INGRESS/EGRESS TO THE SITE DURING THE LENGTH OF THE PROJECT.
3. CONTRACTOR IS TO LEGALLY DISPOSE OF CONSTRUCTION ENTRANCE ONCE CONSTRUCTION IS COMPLETE.

EXISTING LEGEND

	PROPERTY LINE, E.O.W.
	LOT LINE
	EASEMENT LINE
	FENCE
	WATERMAIN
	FORCEMAIN
	REUSE WATERMAIN
	SANITARY SEWER
	STORM PIPE
	BURIED ELECTRIC
	BURIED FIBER
	BURIED TELEPHONE
	BURIED CASING/CONDUIT
	BURIED TV
	BURIED CABLE
	BURIED GAS
	OVERHEAD ELECTRIC
	STORM STRUCTURE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	FIRE HYDRANT
	VALVE
	METER
	POWER POLE
	GUY WIRE
	BENCHMARK
	MONUMENT
	LIGHT
	SIGN

SURVEY PROVIDED BY:

US SURVEYORS
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-867-8783 X 201

DATED: JULY 17, 2025



1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: 1807 W. FAIRBOURNE AVE. DEDICATED CONTINUOUSLY WITH ITS ISSUE DATE ON: 11/17/2025

AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR FOR ANY OTHER TIME. USE OF THIS DRAWING FOR ANY REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. ANY REUSE OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
9857 AL-104 (LOT 5)
FAIRHOPE, AL 36532



PROJ NUMBER: 12-25-80012

ISSUE BLOCK

[illegible]

DOCUMENT DATE: 10/10/2025

CHECKED BY: JP

DRAWN BY: MBB

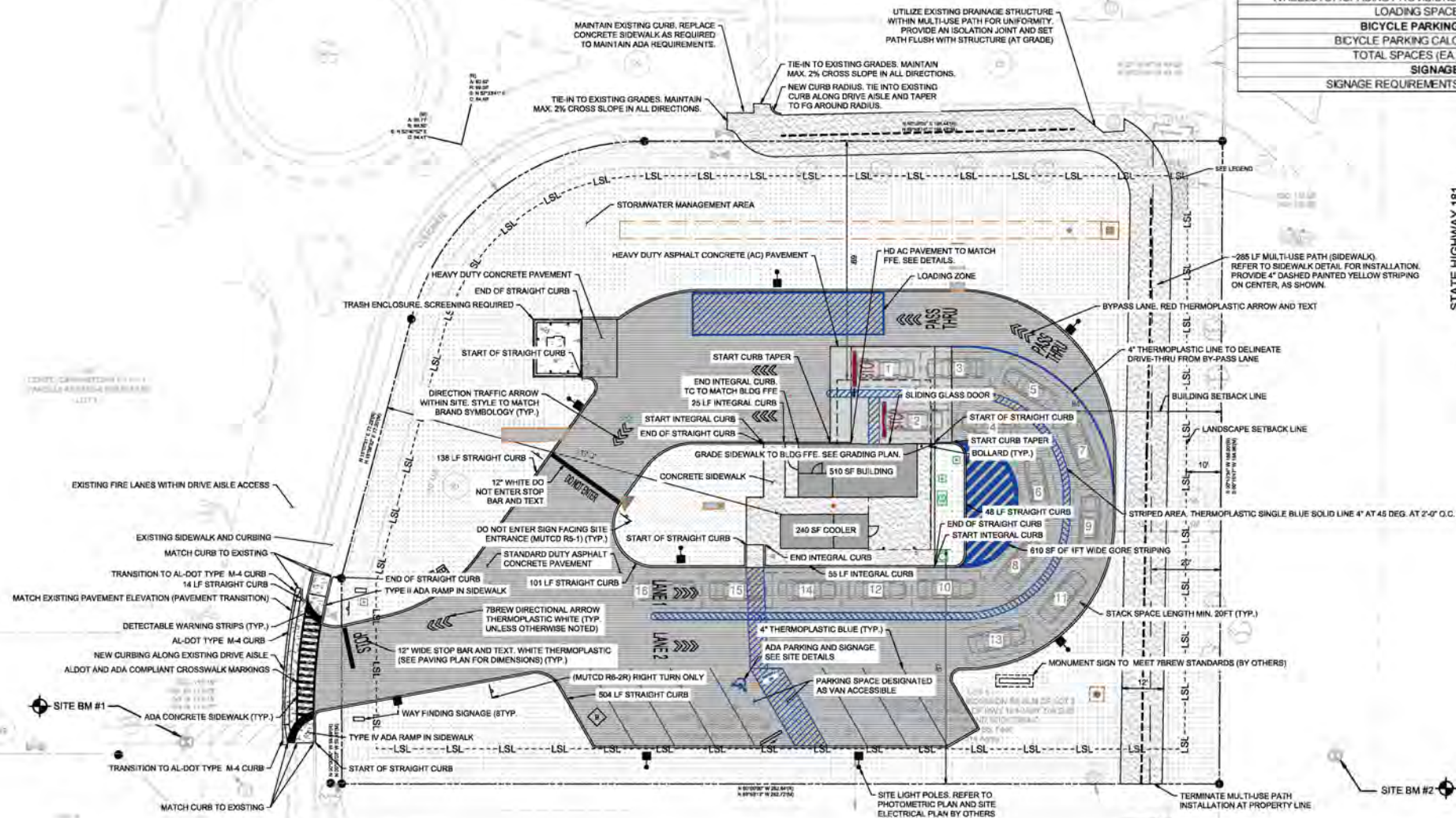


PRELIMINARY

EROSION
CONTROL
PLAN

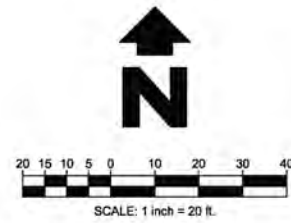
SHEET:
C3.0

Nov17, 2025-12:45pm - User: mike.buller
1/12/25-25-50012 BH - 7Brew - Fairhope, AL04-Design/Civil/DWG12-25-50012-SHEET.dwg



SITE DATA

OVERALL SITE DATA	REQUIRED	PROVIDED
SITE AREA (AC)	-	1.014
BUILDING GFA (SF)	-	44,168
ZONING	GENERAL BUSINESS (B-2)	GENERAL BUSINESS (B-2)
USE	-	SERVICE RESTAURANT
OVERLAY DISTRICT	NONE	NONE
MIN. LOT WIDTH (FT)	N/A	N/A
MIN. LOT DEPTH (FT)	N/A	N/A
MIN. LOT COVERAGE (SF)	N/A	N/A
MAX. IMPERVIOUS COVERAGE	NONE	58%
FLOOR AREA RATIO (UNO)	N/A	N/A
BUILDING HEIGHT (FT)	30 MAX.	20
SETBACKS	REQUIRED	PROVIDED
FRONT (FT)	20	84
SIDE INTERIOR (FT)	0	67
SIDE CORNER (FT)	0	69
SIDE REAR (FT)	0	117
PARKING (FT)	10	10
BUFFERS	REQUIRED	PROVIDED
LANDSCAPE	10	10
DRIVE THRU STACK	N/A	N/A
SCREENING	REQUIRED	PROVIDED
ALONG PROPERTY LINES	None	None
ONSITE MEP EQUIPMENT	N/A	N/A
TRASH ENCLOSURE/ACCESSORY USE	YES	YES
DRIVE THRU STACKING	REQUIRED	PROVIDED
STACKING SPACE SIZE (FT x FT)	None	10x20
STACKING CUE LENGTH (SPACES)	None	7 (Min.)
FACILITY INGRESS/EGRESS	Per code	Per code
LOCATION WITHIN SITE	Per code	Per code
PARKING	REQUIRED	PROVIDED
TOTAL SPACES (EA)	5	9
CALCULATION	1 per 100 SF plus 1	1 per 100 SF plus 1
DRIVE AISLE WIDTH AT STALLS (FT)	14	14
STALL ANGLE - 90 DEGREE (DEG)	N/A	N/A
STALL ANGLE - 60 DEGREE (DEG)	10 x 20 with stops	10 x 20 with stops
PARKING STALL DIMENSIONS (FT x FT)	10 x 20	10 x 20
WHEELSTOP/SPACING PROVISIONS	Per code	Per code
LOADING SPACE	YES (12'x5')	YES (12'x5')
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING CALC.	Per code	Per code
TOTAL SPACES (EA)	X	X
SIGNAGE	REQUIRED	PROVIDED
SIGNAGE REQUIREMENTS	Per code	Per code



PROPOSED LEGEND

---	PROPERTY LINE
---	EASEMENTS - SEE SURVEY PLAN SHEET
---	PROPOSED 6" CONCRETE CURB (SEE NOTES)
---	BUILDING OVERHANG
---	ADA PAVEMENT MARKINGS (SEE NOTES)
---	PARKING COUNT
---	BOLLARD
---	WHEEL STOP
---	PROPOSED MUTCD SIGNAGE (SEE NOTES)
---	PROPOSED PAVEMENT MARKINGS (SEE PAVING PLAN AND PLAN NOTES)
---	PROPOSED PASS THRU PAVEMENT MARKINGS (SEE PAVING PLAN AND PLAN NOTES)
---	PROPOSED STOP BAR LINE PAVEMENT MARKINGS (SEE PAVING PLAN AND PLAN NOTES)
---	PROPOSED SEWER CLEANOUT STRUCTURES (SEE UTILITY PLAN)
---	GREASE TRAP STRUCTURES (SEE MEP PLUMBING DETAILS)
---	APPROXIMATE PROPOSED SITE LIGHT POLE LOCATIONS (SEE ELECTRICAL PLANS)
---	MISC. PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
---	WATER SERVICE STRUCTURES (SEE UTILITY PLAN)
---	PROPOSED STANDARD DUTY ASPHALT CONCRETE PAVEMENT (SEE SITE DETAILS)
---	PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT (SEE SITE DETAILS)
---	PROPOSED STANDARD DUTY CONCRETE PAVEMENT (SEE SITE DETAILS)
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SITE DETAILS)
---	PROPOSED CONCRETE SIDEWALK PAVEMENT (SEE SITE DETAILS)
---	LANDSCAPE AREA (SEE LANDSCAPE PLAN)
---	BIOERODABLE ROLLED EROSION CONTROL SOIL STABILIZATION PRODUCT.

SHEET NOTES

1. REFER TO SITE DETAILS.
2. REFER TO PAVING PLAN FOR SITE LAYOUT AND DIMENSIONS.
3. REFER TO SITE LIGHTING PLAN FOR ADDITIONAL INFORMATION ON LIGHTING AND TRANSFORMER PAD DETAIL.
4. REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS.
5. REFER TO GRADING PLAN FOR ADDITIONAL DRAINAGE DETAIL.
6. REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAIL.
7. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON WAYFINDING SIGNAGE.

EXISTING LEGEND

X	PROPERTY LINE/O.W.
---	EASEMENT LINE
---	FENCE
---	WATERMAIN
---	FORCEMAIN
---	REUSE WATERMAIN
---	SANITARY SEWER
---	STORM PIPE
---	BURIED ELECTRIC
---	BURIED FIBER
---	BURIED TELEPHONE
---	BURIED CASING/CONDUIT
---	BURIED TV
---	BURIED CABLE
---	BURIED GAS
---	OVERHEAD ELECTRIC
---	STORM STRUCTURE
---	SANITARY MANHOLE
---	SANITARY CLEANOUT
---	FIRE HYDRANT
---	VALVE
---	METER
---	POWER POLE
---	GUY WIRE
---	BENCHMARK
---	MONUMENT
---	LIGHT
---	SIGN

SURVEY PROVIDED BY:

US SURVEYORS
4628 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-867-8783 x 201
DATED: JULY 17, 2025



1705 S. Walnut Blvd., Suite 3
Bentonville, Arkansas 72712
479.273.7780
888.520.5685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT FOR ANY OTHER PROJECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM HFA-AE, LTD. AND FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE APPROPRIATE AUTHORITIES. HFA-AE, LTD. SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DOCUMENT FOR ANY OTHER PROJECT.

7 BREW COFFEE
BREW HORIZONS, LLC.
5887 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE BLOCK	
DATE	TITLE
10/10/2025	OTP
11/05/2025	PAVE
11/11/2025	PAVE
11/14/2025	CITY

DOCUMENT DATE: 10/10/2025

CHECKED BY: JP

DRAWN BY: MPB

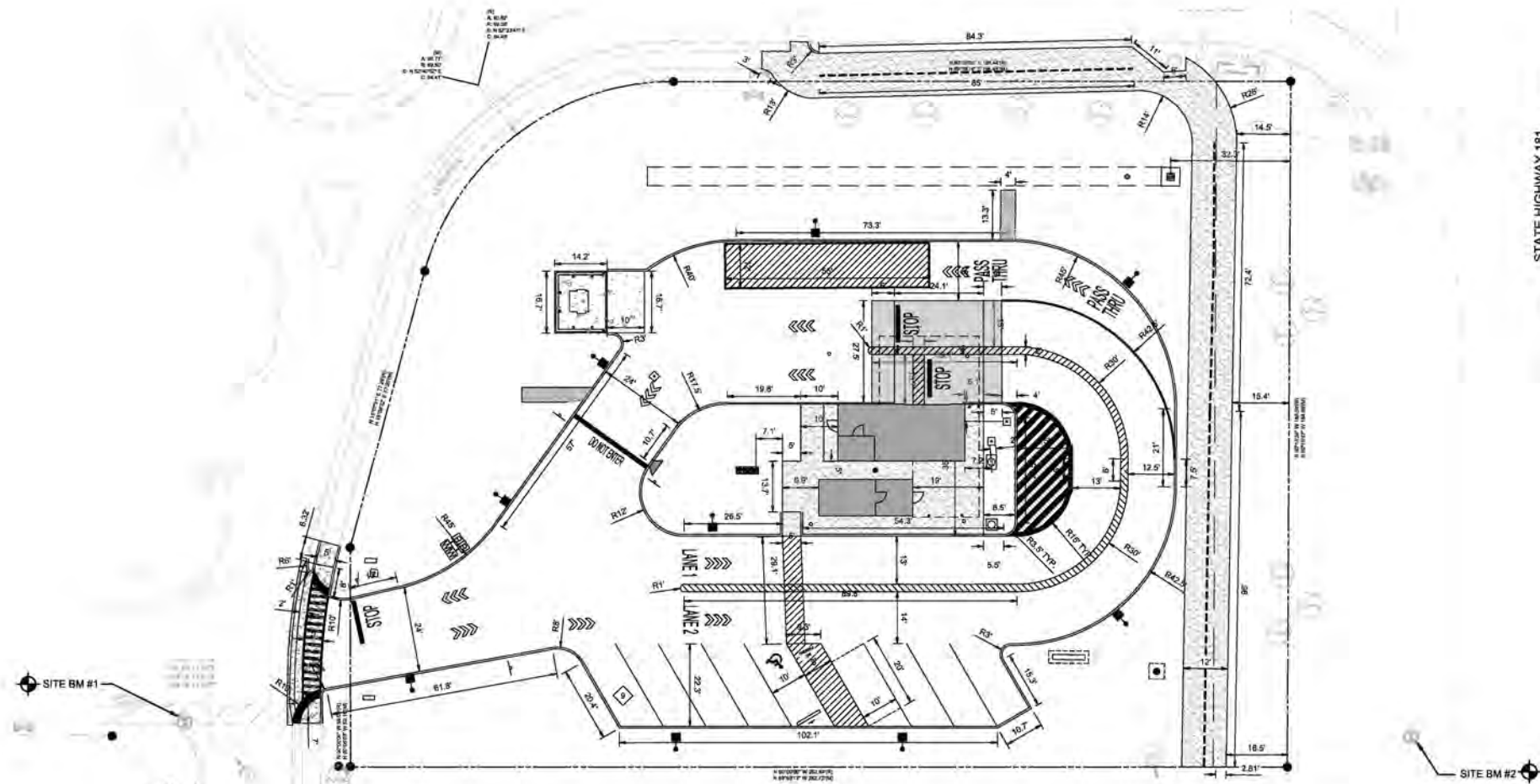


PRELIMINARY

SITE PLAN

SHEET:
C4.0

Nov17, 2025-12:45pm - User mika butler
\\1212-25-50012 BH - 7Brew - Fairhope, AL04-Design\Civil\DWG\12-25-50012-SHEET.dwg



20 15 10 5 0 10 20 30 40
SCALE: 1 inch = 20 ft.

PROPOSED LEGEND

- PROPERTY LINE
- EASEMENTS - SEE SURVEY PLAN SHEET
- PROPOSED 6" CONCRETE CURB (SEE NOTES)
- BUILDING OVERHANG
- ADA PAVEMENT MARKINGS (SEE NOTES)
- PARKING COUNT
- BOLLARD
- WHEEL STOP
- PROPOSED MUTCD SIGNAGE (SEE NOTES)
- PROPOSED PAVEMENT MARKINGS (SEE PAVING PLAN AND PLAN NOTES)
- PROPOSED PASS THRU PAVEMENT MARKINGS (SEE PAVING PLAN AND PLAN NOTES)
- PROPOSED STOP BAR LINE PAVEMENT MARKINGS (SEE PAVING PLAN AND PLAN NOTES)
- PROPOSED SEWER CLEANOUT STRUCTURES (SEE UTILITY PLAN)
- GREASE TRAP STRUCTURES (SEE MEP PLUMBING DETAILS)
- APPROXIMATE PROPOSED SITE LIGHT POLE LOCATIONS (SEE ELECTRICAL PLANS)
- MISC. PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER SERVICE STRUCTURES (SEE UTILITY PLAN)
- PROPOSED STANDARD DUTY ASPHALT CONCRETE PAVEMENT (SEE SITE DETAILS)
- PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT (SEE SITE DETAILS)
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (SEE SITE DETAILS)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SITE DETAILS)
- PROPOSED CONCRETE SIDEWALK PAVEMENT (SEE SITE DETAILS)
- LANDSCAPE AREA (SEE LANDSCAPE PLAN)

- SHEET NOTES**
1. REFER TO SITE DETAILS.
 2. REFER TO PAVING PLAN FOR SITE LAYOUT AND DIMENSIONS.
 3. REFER TO SITE LIGHTING PLAN FOR ADDITIONAL INFORMATION ON LIGHTING AND TRANSFORMER PAD DETAIL.
 4. REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS.
 5. REFER TO GRADING PLAN FOR ADDITIONAL DRAINAGE DETAIL.
 6. REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAIL.
 7. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON WAYFINDING SIGNAGE.

EXISTING LEGEND

- PROPERTY LINE/R.O.W.
- LOT LINE
- EASEMENT LINE
- FENCE
- WATERMAIN
- FORCEMAIN
- REUSE WATERMAIN
- SANITARY SEWER
- STORM PIPE
- BURIED ELECTRIC
- BURIED FIBER
- BURIED TELEPHONE
- BURIED CASING/CONDUIT
- BURIED TV
- BURIED CABLE
- BURIED GAS
- OVERHEAD ELECTRIC
- STORM STRUCTURE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
- METER
- POWER POLE
- GUY WIRE
- BENCHMARK
- MONUMENT
- LIGHT
- SIGN

SURVEY PROVIDED BY:

US SURVEYORS
4925 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-867-8783 X 201
DATED: JULY 17, 2025

HFA
HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 3
Brentwood, Arkansas 72712
+ 479.273.7780
+ 888.520.5685
www.hfa-ae.com

STATEMENT FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM HFA-AE, LTD.

7 BREW COFFEE
BREW HORIZONS, LLC.
8887 AL-104 (LOT 5)
FAIRHOPE, AL 36532

SEVEN BREW

PROJ NUMBER: 12-25-50012

ISSUE BLOCK	
TITLE	DATE
OTP	10/10/2025
PAVE	11/05/2025
PAVE	11/11/2025
CITY	11/14/2025

DOCUMENT DATE: 10/10/2025
CHECKED BY: JP
DRAWN BY: MFB

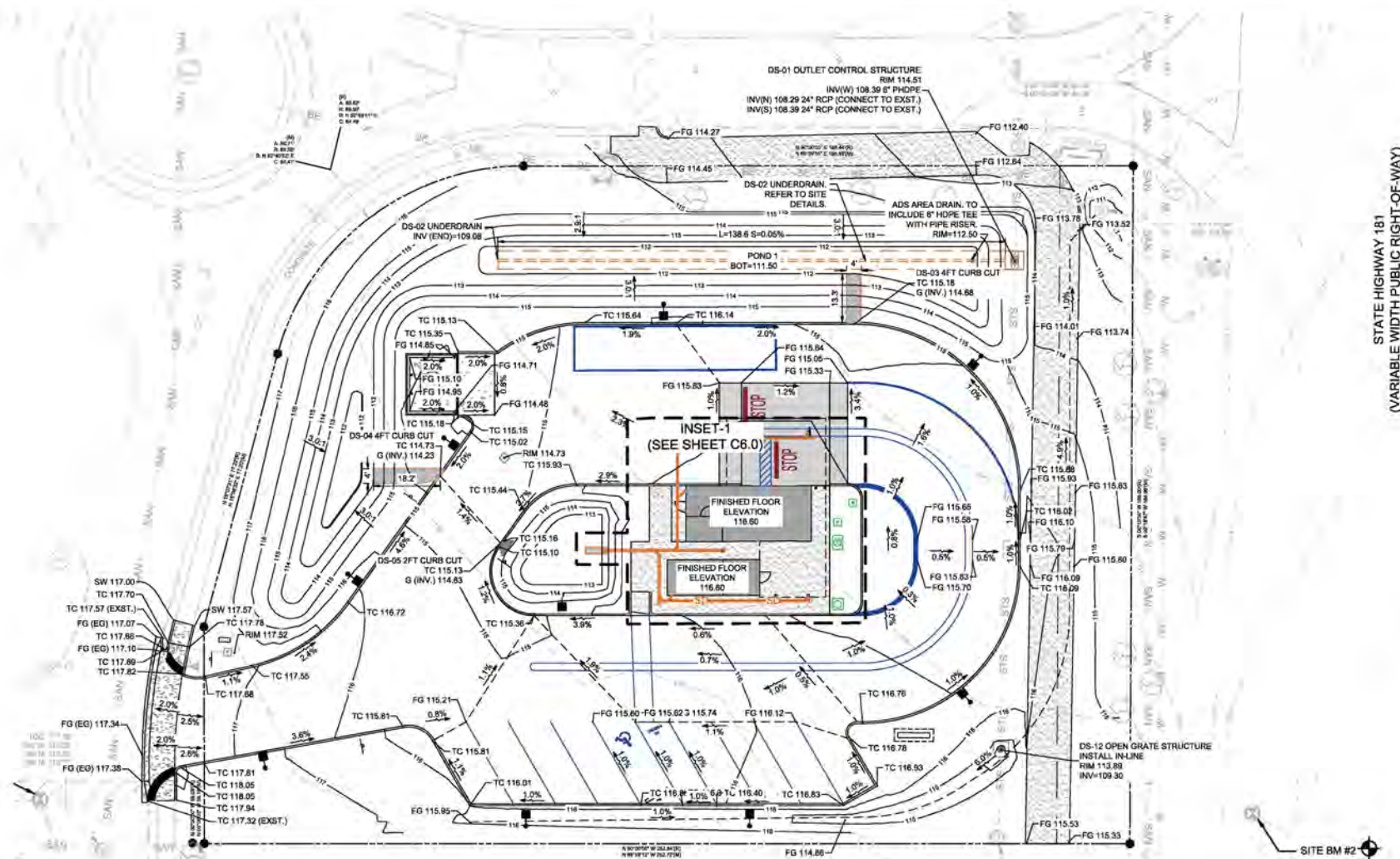


PRELIMINARY

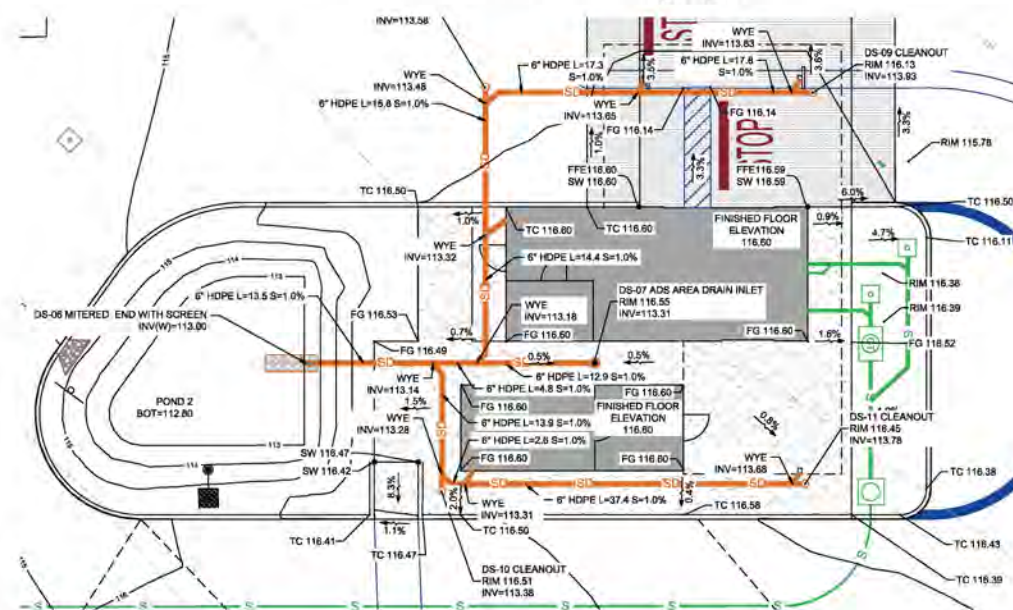
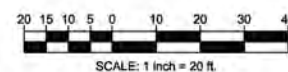
PAVING PLAN

SHEET: C5.0

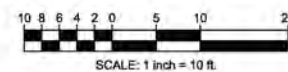
Nov17, 2025 3:37pm - User: mika.bulter
11/21/25 2:25-50012 BH - 7Brew - Fairhope, AL04-Design/Civil/DWG/12-25-50012-SHEET.dwg



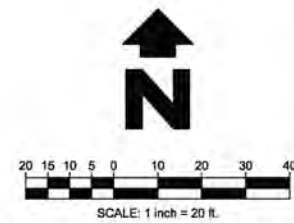
1 OVERALL GRADING PLAN
SCALE H1:20



2 GRADING INSET-1
SCALE H1:10



STATE HIGHWAY 181
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



PROPOSED LEGEND

XXX	PROPOSED CONTOUR
---	BREAKLINE
+	DRAINAGE SLOPE AND DIRECTION
FG XXXX	FINISHED GRADE
TC XXXX	TOP OF CURB
G XXXX	GUTTER
RM XXXX	RM ELEVATION
INV XXXX	INVERT ELEVATION
SUMP XXXX	SUMP ELEVATION
TC XXXX	TOP OF CURB ELEVATION
SW XXXX	SIDEWALK ELEVATION
FFE XXXX	FINISHED FLOOR ELEVATION
□	STORM SEWER JUNCTION BOX
○	ROOF DRAIN CLEANOUT
□	OPEN GRATE INLET
□	CURBED INLET
—	6" HDPE ROOF STORM DRAIN (INSET)

EXISTING LEGEND

---	PROPERTY LINE/R.O.W.
---	LOT LINE
---	EASEMENT LINE
---	FENCE
---	WATERMAIN
---	FORCEMAIN
---	REUSE WATERMAIN
---	SANITARY SEWER
---	STORM PIPE
---	BURIED ELECTRIC
---	BURIED FIBER
---	BURIED TELEPHONE
---	BURIED CASING/CONDUIT
---	BURIED TV
---	BURIED CABLE
---	BURIED GAS
---	OVERHEAD ELECTRIC
---	STORM STRUCTURE
---	SANITARY MANHOLE
---	SANITARY CLEANOUT
---	FIRE HYDRANT
---	VALVE
---	METER
---	POWER POLE
---	GUY WIRE
---	BENCHMARK
---	MONUMENT
---	LIGHT
---	SIGN

SURVEY PROVIDED BY:

US SURVEYORS
4925 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
606-967-8783 X 201
DATED: JULY 17, 2025

HFA
HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 3
Bentonville, Arkansas 72712
479.273.7780
888.520.5685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR A PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED IS PROHIBITED. THE USER OF THIS DOCUMENT FOR ANY OTHER PROJECT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM HFA-AE, LTD. AND FOR OBTAINING THE NECESSARY PROFESSIONAL ENGINEERING AND SURVEYING LICENSES FOR THE PROJECT.

7 BREW COFFEE
BREW HORIZONS, LLC.
5887 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE BLOCK	
△	TITLE
△	OTP
△	PAVE
△	PAVE
△	CITY

DOCUMENT DATE:	10/10/2025
CHECKED BY:	JP
DRAWN BY:	MPB

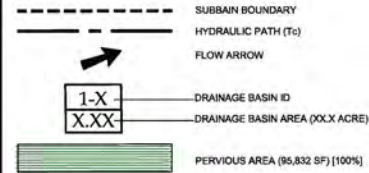
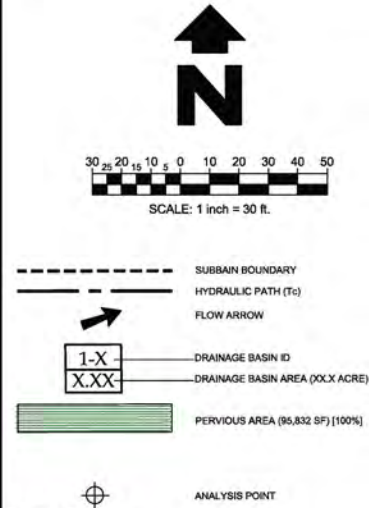
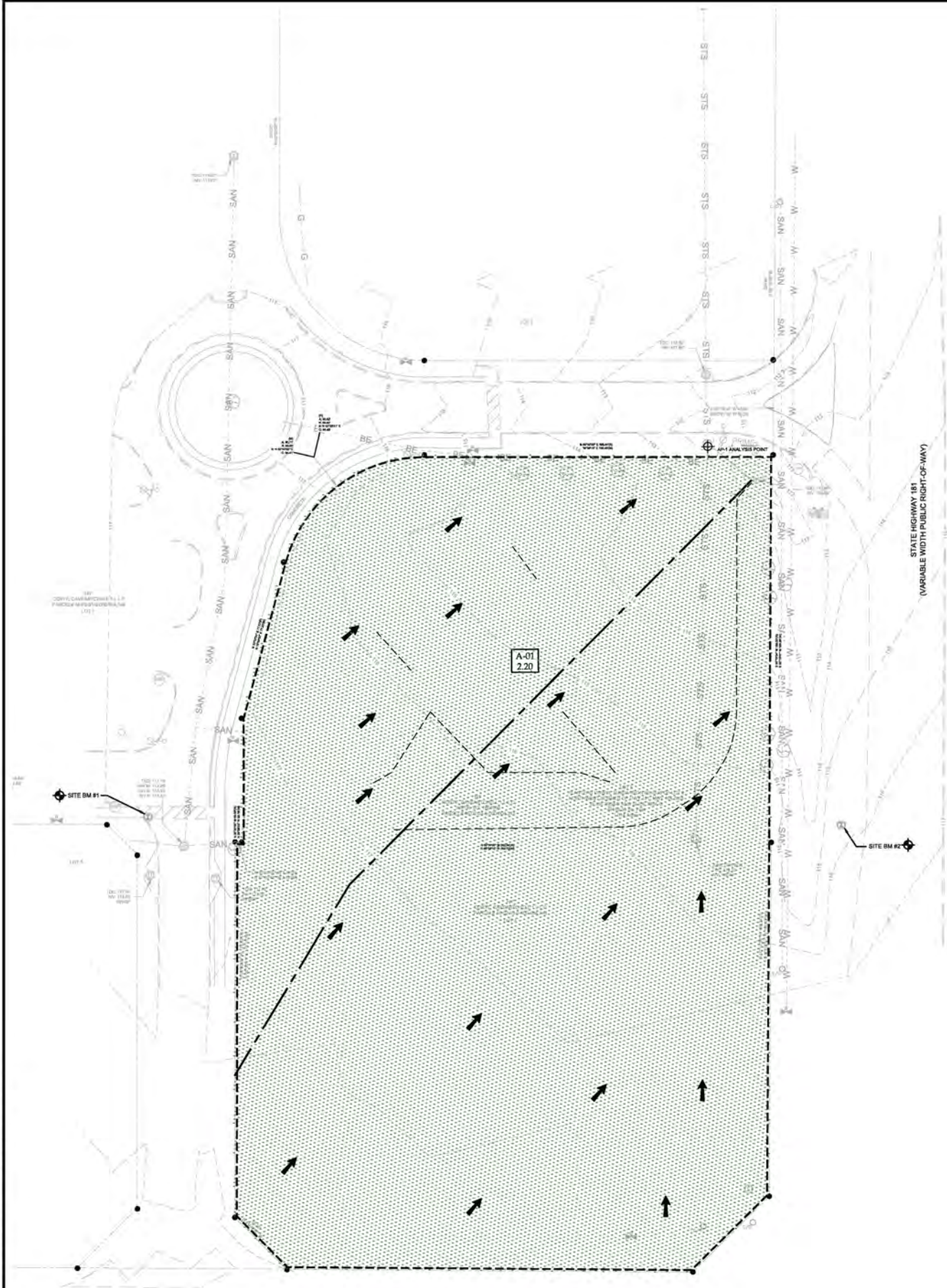


PRELIMINARY

GRADING
PLAN

SHEET:
C6.0

Nov17, 2025-12:45pm - User: mike.butler
1:1212-25-50012 BH - 7Brew - Fairhope, AL04-Design/Civil/DWG 12-25-50012-SHEET.dwg



ANALYSIS POINT

SHEET NOTES
1. REFER TO POST DEVELOPMENT PLAN FOR DRAINAGE CALCS ON DRAINAGE SUBBASINS, AS WELL AS PROPOSED SITE CONDITIONS.

EXISTING LEGEND	
---	PROPERTY LINE/R.O.W.
---	LOT LINE
---	EASEMENT LINE
---	FENCE
---	WATERMAIN
---	FORCEMAIN
---	REUSE WATERMAIN
---	SANITARY SEWER
---	STORM PIPE
---	BURIED ELECTRIC
---	BURIED FIBER
---	BURIED TELEPHONE
---	BURIED CASING/CONDUIT
---	BURIED TV
---	BURIED CABLE
---	BURIED GAS
---	OVERHEAD ELECTRIC
---	STORM STRUCTURE
---	SANITARY MANHOLE
---	SANITARY CLEANOUT
---	FIRE HYDRANT
---	VALVE
---	METER
---	POWER POLE
---	GUY WIRE
---	BENCHMARK
---	MONUMENT
---	LIGHT
---	SIGN

SURVEY PROVIDED BY:
US SURVEYORS
4629 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-867-8783 X 201
DATED: JULY 17, 2025

HFA

HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STATEMENT FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY UNAUTHORIZED REUSE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
8867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-50012

ISSUE BLOCK	
Δ	TITLE
Δ	OTP
Δ	PAVE
Δ	PAVE
Δ	CITY

DOCUMENT DATE: 10/10/2025
CHECKED BY: JP
DRAWN BY: MPS



PRELIMINARY

PRE
DEVELOPMENT
PLAN

SHEET:
C6.1

	1	2	3	4	5	6	DESCRIPTION							WALL THICKNESS IN FEET							
	AREA ID #	INLET LOCATION	INLET TYPE	AREA (sq)	P _s (CFF)	RUNOFF COEFF	FLOW LENGTH (ft)	OVERLAND SLOPE (%)	MANNINGS ROUGHNESS (n)	TIME OF CONC. (min.)	SURFACE TYPE	CHANNEL LENGTH (ft)	CHANNEL SLOPE (%)	MANNINGS ROUGHNESS (n)	VELOCITY (ft/sec)	TIME OF CONC. (min)	TOTAL TIME (min)				
1	A-01	NONE		2.20	5.10	0.20	250	1.00%	0.150	21.32	PAVED	126	1.00%	0.03	74.49	0.03	21				
2	B-01	NONE		1.42	5.10	0.20	250	1.00%	0.150	21.32	PAVED	150	1.00%	0.03	2.03	1.57	23				
3	B-02	D-502	AREASIDE	0.28	5.10	0.20	173	2.00%	0.010	1.39	PAVED	0	1.00%	0.013	2.03	0.00	5				
4	B-03	D-503	CURB	0.13	5.10	0.95	132	2.00%	0.010	1.11	PAVED	0	1.00%	0.013	2.03	0.00	5				
5	B-04	D-504	CURB	0.25	5.10	0.95	25	5.00%	0.150	1.77	PAVED	0	1.00%	0.013	2.03	0.00	5				
6	B-05	D-505	CURB	0.04	5.10	0.95	39	2.00%	0.150	3.65	PAVED	0	1.00%	0.013	2.03	0.00	5				
7	B-06	D-506	POD-CUTBACK	0.04	5.10	0.95	10	2.00%	0.150	2.98	PAVED	0	1.00%	0.013	2.03	0.00	5				
8	B-07	NONE	JUNCTION	0.03	5.10	0.30	12	2.00%	0.150	1.42	PAVED	0	1.00%	0.013	2.03	0.00	5				

Drawdown Time (Pond 1)		
$\text{Drawdown Time} = \text{Infiltration Area Storage Volume} / [\text{Design Infiltration Rate} \times \text{Infiltration Area Bottom Area}]$		
	Pond Infiltration	
Infiltration Area Storage Volume	cf	9,701
Design Infiltration Rate *	in/hr	3.5
Infiltration Bottom Area	sf	500
Drawdown Time (Hrs)		66.5

*Considers underdrain capture.

$WQv = P \times Rv = \frac{A}{12}$			
8 lines	WQv ₁	3.60	
	170v ₁	35.5	
	9v ₁	3.0	
	4.0v ₁	2.2	
	WQv ₂ (p=70)	0.05	
Required		90v ₂ (25)	7.25
Required		WQv ₂ (25)	8.08

		Peak Runoff Under Storm Return Periods											
		2-year		5-year		10-year		25-year		50-year		100-year	
	Peak Runoff	Q(cfs)	V(ft3)	Q(cfs)	V(ft3)	Q(cfs)	V(ft3)	Q(cfs)	V(ft3)	Q(cfs)	V(ft3)	Q(cfs)	V(ft3)
Pre-Development													
Subbasin(s)	A-01	6.16	28,847	8.61	40,422	10.99	51,799	14.76	70,235	18.01	86,391	21.56	104,232
	Subtotals	6.16	28,847	8.61	40,422	10.99	51,799	14.76	70,235	18.01	86,391	21.56	104,232
Post-Development													
Subbasin(s)	B-01	3.97	18,619	5.56	26,091	7.092	33,434	9.528	45,334	11.63	55,761	13.92	67,277
	B-02	2.18	6,062	2.76	7,761	3.342	9,387	4.24	11,969	5.016	14,201	5.866	16,646
	B-03	1.01	2,814	1.289	3,603	1.552	4,358	1.969	5,557	2.329	6,593	2.723	7,729
	B-04	1.01	3,251	1.403	4,555	1.784	5,837	2.389	7,915	2.91	9,735	3.477	11,946
	B-05	0.23	561	0.32	772	0.405	989	0.54	1,341	0.656	1,649	0.782	1,960
	B-06	0.31	896	0.397	1,109	0.477	1,341	0.606	1,710	0.717	2,029	0.838	2,378
	B-07	0.15	301	0.216	438	0.281	576	0.366	803	0.477	1,001	0.577	1,226
	Subtotals	8.87	32,464	11.96	44,329	14.93	55,922	19.66	74,629	23.74	90,969	28.18	108,994
Pre v. Post Summary													
	Runoff Impacts	2.72	3,617	3.35	3,907	3.94	4,123	4.90	4,394	5.73	4,578	6.62	4,762

		Peak Runoff Under Storm Return Periods											
		2-year		5-year		10-year		25-year		50-year		100-year	
	Peak Runoff	Q (cfs)	V (ft/3)	Q (cfs)	V (ft/3)	Q (cfs)	V (ft/3)	Q (cfs)	V (ft/3)	Q (cfs)	V (ft/3)	Q (cfs)	V (ft/3)
Pre-Development													
Analysis Point AP-01	A-01	6.16	28,947	8.61	40,422	10.99	51,799	14.76	70,235	18.01	86,391	21.56	104,232
	Subtotals	6.16	28,947	8.61	40,422	10.99	51,799	14.76	70,235	18.01	86,391	21.56	104,232
Post-Development													
Analysis Point AP-01	B-01	3.79	18,619	5.56	26,091	7.09	33,434	9.53	45,334	11.63	55,761	13.92	67,277
	Pond 1*	0.43	3,676	0.50	5,458	0.56	7,194	2.72	10,997	5.26	14,780	7.97	19,110
	Subtotals	4.23	22,295	6.06	31,549	7.65	40,628	12.25	56,331	16.89	70,541	21.89	86,387
Pre v. Post Summary													
	Runoff Improvements	-1.93	(6,552)	-2.55	(8,873)	-3.34	(11,171)	-2.61	(13,904)	-1.12	(15,850)	0.33	(17,845)

INLET FLOW CALCULATION TABLE FOR INLETS ON SAG 2-YEAR STORM							CURB/INLET								GRATE INLET			
1	2	3	4	5	6		7	8	9	10	11		12	13	14	15		
INLET LOCATION	INLET ID #	INLET TYPE	AREA	TOTAL FLOW CAPACITY	CLOGGING FACTOR		INLET ORNAMENT LENGTH	INLET CAPACITY Q (cfs)	PONDING DEPTH AT CURB (ft)	ROADWAY CROSS SLOPE	SPREAD AT INLET (ft)		ORNAMENT LENGTH (ft)	GRATE CAPACITY Q (cfs)	PONDING DEPTH AT GRATE (ft)	SPREAD AT GRATE (ft)		
1	B-03	DS-03	CURB	0.13	1.01	20	4	3.39	0.22	0.0200	11.17							
2	B-04	DS-04	CURB	0.25	1.01	20	4	3.39	0.22	0.0200	11.13							
3	B-05	DS-05	CURB	0.04	0.23	20	2	1.70	0.13	0.0200	6.60							
4	B-06	DS-06	ROOF DRAIN	0.04	0.31	20				0.0200			0.4	1.22	0.03	1.65		

INLET FLOW CALCULATION TABLE FOR INLETS ON SAG 5-YEAR STORM							CURBINLET					GRATE INLET				
1	2	3	4	5	6		7	8	9	10	11	12	13	14	15	
INLET ID #	INLET LOCATION	INLET TYPE	AREA	TOTAL FLOW	CLOSING FACTOR		INLET ORIGIN LENGTH	INLET CAPACITY (CFS)	PONDING DEPT. AT CURB SLOPE	ROADWAY CROSS SLOPE (%)	SPREAD AT INLET (ft)	OPENING AREA (sq. ft.)	GRATE CAPACITY (CFS)	PONDING DEPTH (ft)	SPREAD AT GRATE (ft)	
1	B-03	DS-03	CURB	0.13	1.29	20	4	3.39	0.26	0.0200	13.11					
2	B-04	DS-04	CURB	0.25	1.40	20	4	3.39	0.28	0.0200	13.67					
3	B-05	DS-05	CURB	0.04	0.32	20	2	1.70	0.16	0.0200	8.22					
4	B-06	DS-06	POND OUTFALL	0.04	0.40	20				0.0200			0.4	1.22	0.05 2.67	

INLET FLOW CALCULATION TABLE FOR INLETS ON SAG 10-YEAR STORM						CURB/INLET					GRATE INLET				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
INLET ID #	INLET LOCATION	INLET TYPE	AREA	TOTAL FLOW Q _T	CLOSING FACTOR	OPENING LENGTH	INLET CAPACITY Q _C	PONDING DEPTH AT CURB	ROADWAY CROSS SLOPE	SPREAD AT INLET	OPENING LENGTH	GRATE CAPACITY Q _G	PONDING DEPTH	SPREAD AT GRATE	
			(sq)	(cfs)	(%)	(ft)	(cfs)	(ft)	(%)	(ft)	(sq ft.)	(CFS)	(ft)	(ft)	
1	B-03	DS-03	CURB	0.13	1.55	20	4	3.39	0.30	0.0200	14.84				
2	B-04	DS-04	CURB	0.25	1.78	20	4	3.39	0.33	0.0200	16.28				
3	B-05	DS-05	CURB	0.04	0.41	20	2	1.70	0.19	0.0200	9.02				
4	B-06	DS-06	POND OUTFALL	0.04	0.48	20				0.0200		0.4	1.22	0.08 3.65	

INLET FLOW CALCULATION TABLE FOR INLETS ON SAG 25-YEAR STORM						CURBINLET					GRATE INLET				
1 INLET ID #	2 INLET LOCATION	3 INLET TYPE	4 AREA	5 TOTAL FLOW Q _T	6 CLOSING FAC	7 INLET OPENING LENGTH	8 9 CAPACITY Q _C	10 PONDING DEPTH AT CURB	11 ROADWAY CROSS SLOPE	12 SPREAD AT INLET	13 OPENING WIDTH W	14 GRADE DIFF. GSS	15 PONDING DEPTH D	16 SPREAD AT GRATE	
			(sq ft)	(cfs)	(%)	(ft)	(cfs)	(ft)	(%)	(ft)	(sq ft)	(%)	(ft)	(ft)	
1	B-03	DS-03	CURB	0.13	1.97	20	4	3.39	0.35	0.0200	17.39				
2	B-04	DS-04	CURB	0.25	2.96	20	4	3.39	0.40	0.0200	19.78				
3	B-05	DS-05	CURB	0.04	0.64	20	2	1.70	0.23	0.0200	11.65				
4	B-06	DS-06	POND OUTFALL	0.04	0.61	20				0.0200		0.4	1.22	0.12	5.22

INLET FLOW CALCULATION TABLE FOR INLETS ON SAG 50-YEAR STORM						CURB/INLET					GRATE INLET			
1 INLET ID #	2 INLET LOCATION	3 INLET TYPE	4 AREA (sq ft)	5 TOTAL FLOW Q _{TOT} (cfs)	6 CLOSING FACTOR (%)	7 INLET OPENING LENGTH L _O (ft)	8 9 INLET CROWDING COEFFICIENT C _D (cfs)	9 10 OPENING DEPTH AT CURB H _C (ft)	10 11 ROAD CROSS AREA SPREAD A _R (sq ft)	11 12 OPENING AREA A _O (sq ft)	12 13 GATE CROWDING COEFFICIENT C _G	13 14 OPENING DEPTH AT GRATE H _G (ft)	14 15 SPREAD AT GRATE S _G (ft)	
1	B-03	DS-03	CURB	0.13	2.33	20	4	3.39	0.39	0.0200	19.46			
2	B-04	DS-04	CURB	0.25	2.91	20	4	3.39	0.45	0.0200	22.55			
3	B-05	DS-05	CURB	0.04	0.66	20	2	1.70	0.27	0.0200	13.27			
4	B-06	DS-06	POND OUTFALL	0.04	0.72	20				0.0200		0.4	1.22 0.17 8.70	

[illegible]

Diagram illustrating the components of a drainage basin analysis:

- SUBBAN BOUNDARY**: Represented by a dashed line.
- HYDRAULIC PATH: (Tc)**: Indicated by a solid line with an arrow pointing left, labeled **FLOW ARROW**.
- DRAINAGE BASIN ID**: A box containing the text **1-X**.
- DRAINAGE BASIN AREA (XXX.ACRE)**: A box containing the text **X.XX**.
- PERVIOUS AREA**: A green shaded rectangular area.
- IMPERVIOUS AREA**: A red shaded rectangular area.
- ANALYSIS POINT**: A circular symbol with a crosshair.

1. REFER TO POST DEVELOPMENT PLAN FOR DRAINAGE CALCS ON DRAINAGE SUBBASINS, AS WELL AS PROPOSED SITE CONDITIONS.

	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS	
IMPERVIOUS AREA (SF)	0 SF	0%	22,434 SF	51%
PERVIOUS AREA (SF)	44,170	100%	21,736 SF	49%
TOTAL AREA (SF)	44,170	100%	44,170 SF	100%
NET IMPERVIOUS CHANGE		-		(51%)

		PROPERTY LINE R.O.W.
		LOT LINE
		EASEMENT LINE
X	X	FENCE
W	W	WATERMAIN
FM	FM	FORCEMAIN
NPW	NPW	REUSE WATERMAIN
SAN	SAN	SANITARY SEWER
STS	STS	STORM PIPE
BE	BE	BURIED ELECTRIC
BFOC	BFOC	BURIED FIBER
BT	BT	BURIED TELEPHONE
CAS	CAS	BURIED CASING/CONDUIT
BT	BT	BURIED TV
BTV	BTV	BURIED GAS
G	G	BURIED GAS
OE	OE	OVERHEAD ELECTRIC
		STORM STRUCTURE
		SANITARY MANHOLE
		SANITARY CLEANOUT
		FIRE HYDRANT
		VALVE
		METER
		POWER POLE
		GUY WIRE
		BENCHMARK
		MONUMENT
		LIGHT
		SIGN

US SURVEYORS
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-867-8783 X 201

DATED: JULY 17, 2025



1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: 8607 ACACIA LOT 61
A LINDSEY DRIVE
CHANDLER, AZ 85226
CONTRACT NO. 11172025
DATE: 01/11/2025
IT IS NOT SUITABLE FOR USE ON A
DIFFERENT SITE OR AT A LATER
DATE. THE USE OF THIS DRAWING FOR
ANY OTHER PROJECT REQUIRES THE SERVICES OF
AN ARCHITECT OR LICENSED ARCHITECT AND
ENGINEER. NO PART OF THIS DRAWING
SHOULD BE REPRODUCED OR REUSED FOR
ANOTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT. THIS
DRAWING IS NOT AUTHORIZED AND MAY BE
REPRODUCED OR REUSED FOR ANOTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL -104 (LOT 5)



ISSUE BLOCK		
#	TITLE	DATE
	OTP	10/10/2025
1	PAVE	11/05/2025
2	PAVE	11/11/2025
3	CITY	11/14/2025

DOCUMENT DATE: 10/10/2025

CHECKED BY: JP

DRAWN BY: MPB



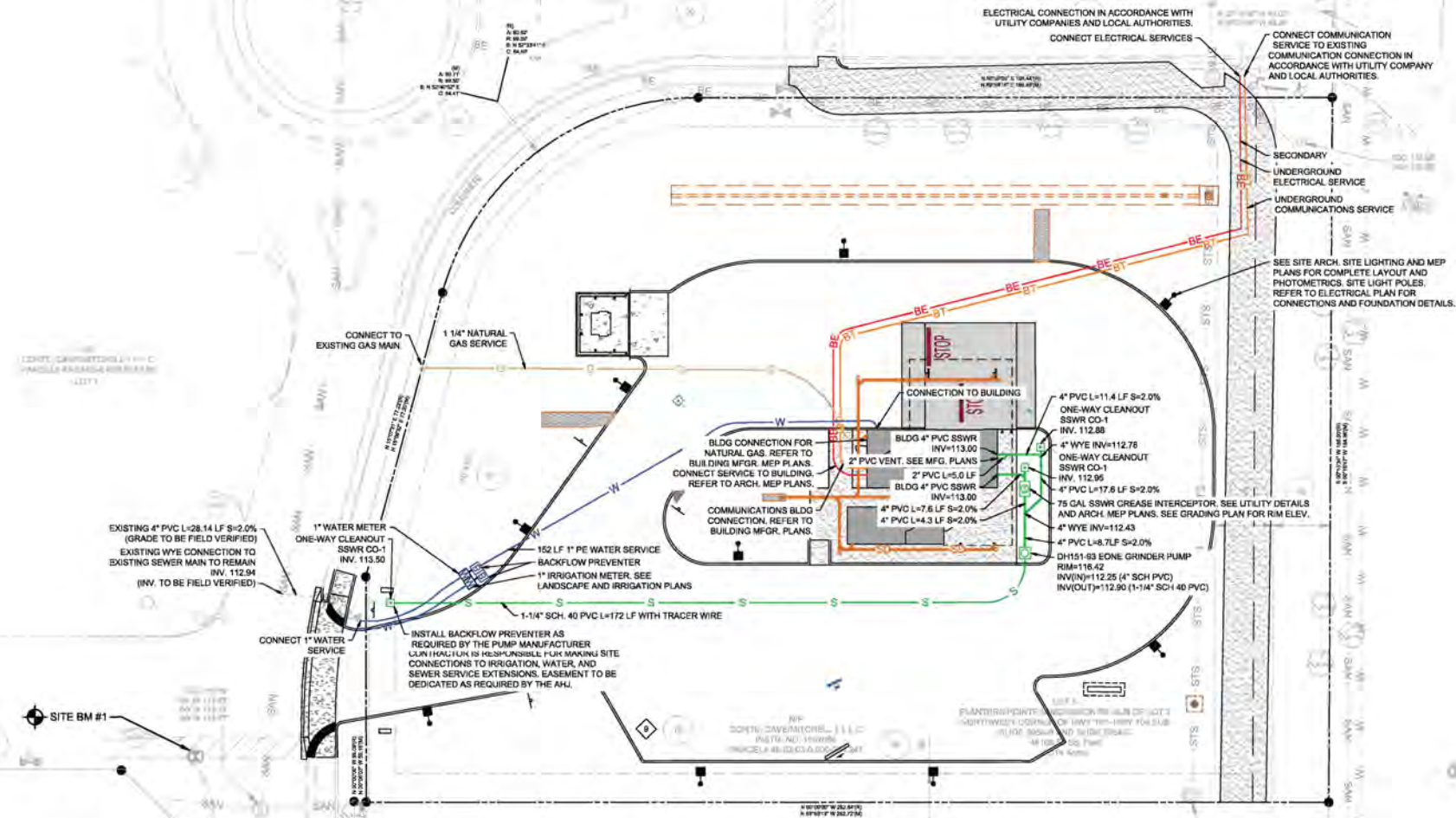
PRELIMINARY

POST DEVELOPMENT PLAN

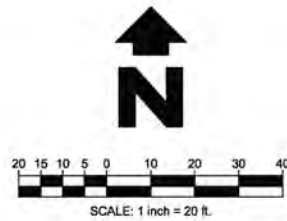
SHEET:

C6.2

Nov17, 2025-12:45pm - User: mika.tulifer
1/12/25-25-50012 BH - 7Brew - Fairhope, AL04-Design/Civil/DWG12-25-50012-SHEET.dwg



STATE HIGHWAY 181
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



PROPOSED LEGEND

- PROPERTY LINE
- EASEMENTS - SEE SURVEY PLAN SHEET
- PROPOSED 6" CONCRETE CURB (SEE NOTES)
- BUILDING OVERHANG
- WATER LINE
- SANITARY SEWER LINE
- BURIED ELECTRIC LINE
- BURIED TELECOMMUNICATION LINE
- NATURAL GAS LINE
- 8" PVC ROOF STORM DRAIN (SEE GRADING PLAN)
- STORM SEWER (SEE GRADING PLAN)
- PROPOSED WATER METER AND SERVICE VALVE (SEE KEY NOTES)
- SEWER CLEANOUT UNLESS NOTED OTHERWISE
- GREASE INTERCEPTOR
- PROPOSED SITE LIGHTING, LOCATIONS APPROXIMATE (SEE ARCH. MEP PLANS)
- MISC. PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)

EXISTING LEGEND

- PROPERTY LINE/R.O.W.
- LOT LINE
- EASEMENT LINE
- FENCE
- WATERMAIN
- FORCEMAIN
- REUSE WATERMAIN
- SANITARY SEWER
- STORM PIPE
- BURIED ELECTRIC
- BURIED FIBER
- BURIED TELEPHONE
- BURIED CASING/CONDUIT
- BURIED TV
- BURIED CABLE
- BURIED GAS
- OVERHEAD ELECTRIC
- STORM STRUCTURE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
- METER
- POWER POLE
- GUY WIRE
- BENCHMARK
- MONUMENT
- LIGHT
- SIGN

SURVEY PROVIDED BY:

US SURVEYORS
4625 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
800-867-8783 X 201
DATED: JULY 17, 2025

HFA
HFA-AE, LTD.
1705 S. Walnut Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.530.5685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR A PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED IS STRICTLY PROHIBITED. VIOLATION OF THIS STIPULATION IS A VIOLATION OF THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
5887 AL-104 (LOT 5)
FAIRHOPE, AL 36532

SEVEN BREW COFFEE

PROJ NUMBER: 12-25-50012

ISSUE BLOCK		
Δ	TITLE	DATE
Δ	OTP	10/10/2025
Δ	PAVE	11/05/2025
Δ	PAVE	11/11/2025
Δ	CITY	11/14/2025

DOCUMENT DATE: 10/10/2025	
CHECKED BY:	JP
DRAWN BY:	MPB



PRELIMINARY

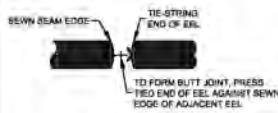
UTILITY PLAN

SHEET:
C7.0

NOTE: ALL EROSION EELS™ USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1 AND 1.2.



DETAIL E1-A: EROSION EELS™



DETAIL E1-B1

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROL AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE (%)	SINGLE EEL SPACING (IN)	*STACKED EEL SPACING (IN)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	80	N/A
5	40	N/A
6	30	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
30	N/A	+10
50	N/A	+5

GENERAL NOTES:

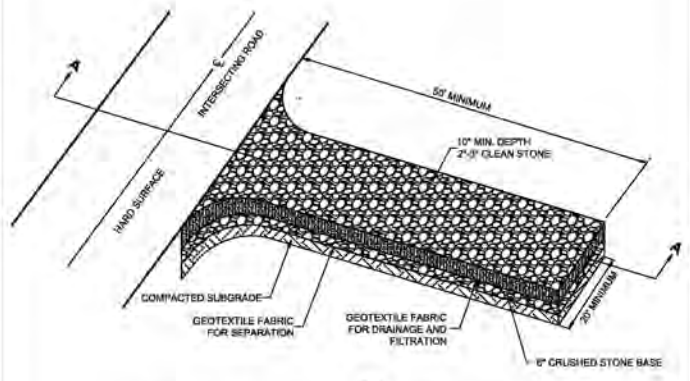
1. EROSION EELS™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
2. MIXTURE SPECIFICATION 1.1: A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICULATE BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF 4\"/>
3. MIXTURE SPECIFICATION 1.2: A FILTER MIXTURE COMPRISED OF 10% SHREDDED RUBBER, 10% WOOD CHIPS, AND 80% RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF 4\"/>
4. EROSION EELS™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% ASH/TO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1)).
5. LENGTHS OF EROSION EELS™ SHALL BE EITHER A NOMINAL 110 FT. OR 114.5 FT. NOMINAL DIAMETER SHALL BE 14.5 INCHES.
6. EROSION EELS™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
7. EROSION EELS™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
8. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS™.
9. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
10. MAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
11. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
12. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROL AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOOD CRADLE PER THE DETAILED DRAWINGS.
13. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
14. IF MORE THAN ONE EROSION EEL™ IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANICAL MEANS.
15. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
16. FOR CHECK DAM APPLICATIONS, EROSION EELS™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS™ SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
17. EROSION EELS™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONALITY HAS BEEN EXHAUSTED REQUIRING REPLACEMENT WITH NEW EELS.
18. ANCHORING POINTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT. STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
19. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS™. T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.
20. MAINTENANCE:
 1. INSPECT AND MAINTAIN THE EROSION EELS IN GOOD CONDITION. MAINTAIN THE INTEGRITY OF THE CONTROL, INCLUDING THE BAGS, FREE OF ACCUMULATED SILT, DEBRIS, ETC. UNTIL PERMANENT EROSION CONTROL FEATURES ARE IN PLACE, OR THE DISTURBED AREA HAS BEEN ADEQUATELY STABILIZED.
 2. STABILIZE THE AREAS DAMAGED BY THE REMOVAL PROCESS USING APPROPRIATE METHODS AS APPROVED.
 3. REPAIR OR REPLACE DAMAGED EROSION EELS AS REQUIRED AND AS DIRECTED. TEMPORARILY REMOVE AND REPLACE EROSION EELS AS REQUIRED TO FACILITATE WORK.
 4. REMOVAL OF SEDIMENT AND DEBRIS WHEN ACCUMULATION AFFECTS THE PERFORMANCE OF THE DEVICES, AFTER A RAIN, AND WHEN DIRECTED. DISPOSE OF SEDIMENT AND DEBRIS AT AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

EROSION EELS SEDIMENT CONTROL

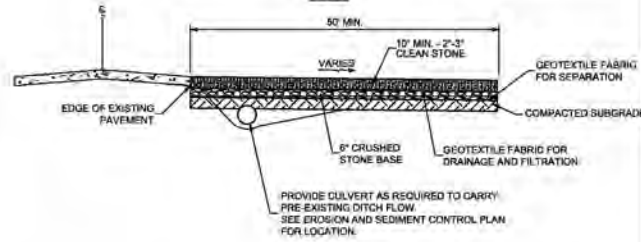
SCALE: N.T.S.

NOTES:

1. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING BYPASSING THE EXIT.



PLAN



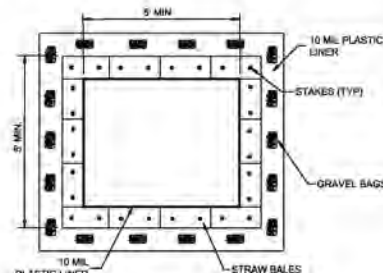
SECTION A-A

CONSTRUCTION EXIT

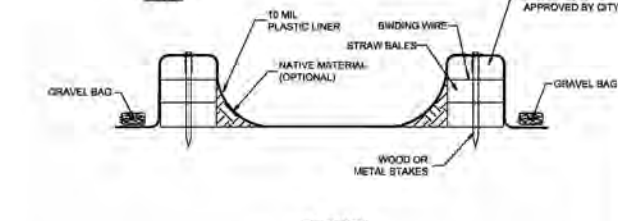
SCALE: N.T.S.

WASHOUT NOTES:

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT/PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL. POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



PLAN



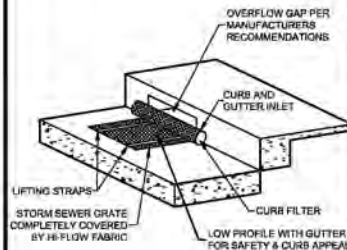
SECTION

CONCRETE WASHOUT

SCALE: N.T.S.



NOTE: INSTALL AND MAINTAIN PER MANUFACTURE SPECIFICATIONS

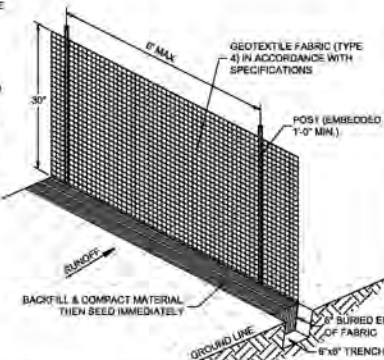


DANDY CURB BAG

SCALE: N.T.S.

NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (i.e. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SNEEPIG UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6\"/>
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3\"/>
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SILT FENCE

SCALE: N.T.S.



1795 S. Walnut Blvd., Suite 3
Brentwood, Arkansas 72712
479.273.7790
1.888.520.9485
www.hfa-ae.com

STIPULATION FOR REUSE:
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE TITLE SHEET. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO HFA-AE, LTD.

7 BREW COFFEE
BREW HORIZONS, LLC.
5887 AL-104 (LOT 5)
FAIRHOPE, AL 36525



ISSUE BLOCK:	
NO.	DATE
1	10/10/2025
2	11/05/2025
3	11/11/2025
4	11/14/2025

DOCUMENT DATE: 10/10/2025
CHECKED BY: JF
DRAWN BY: MPB

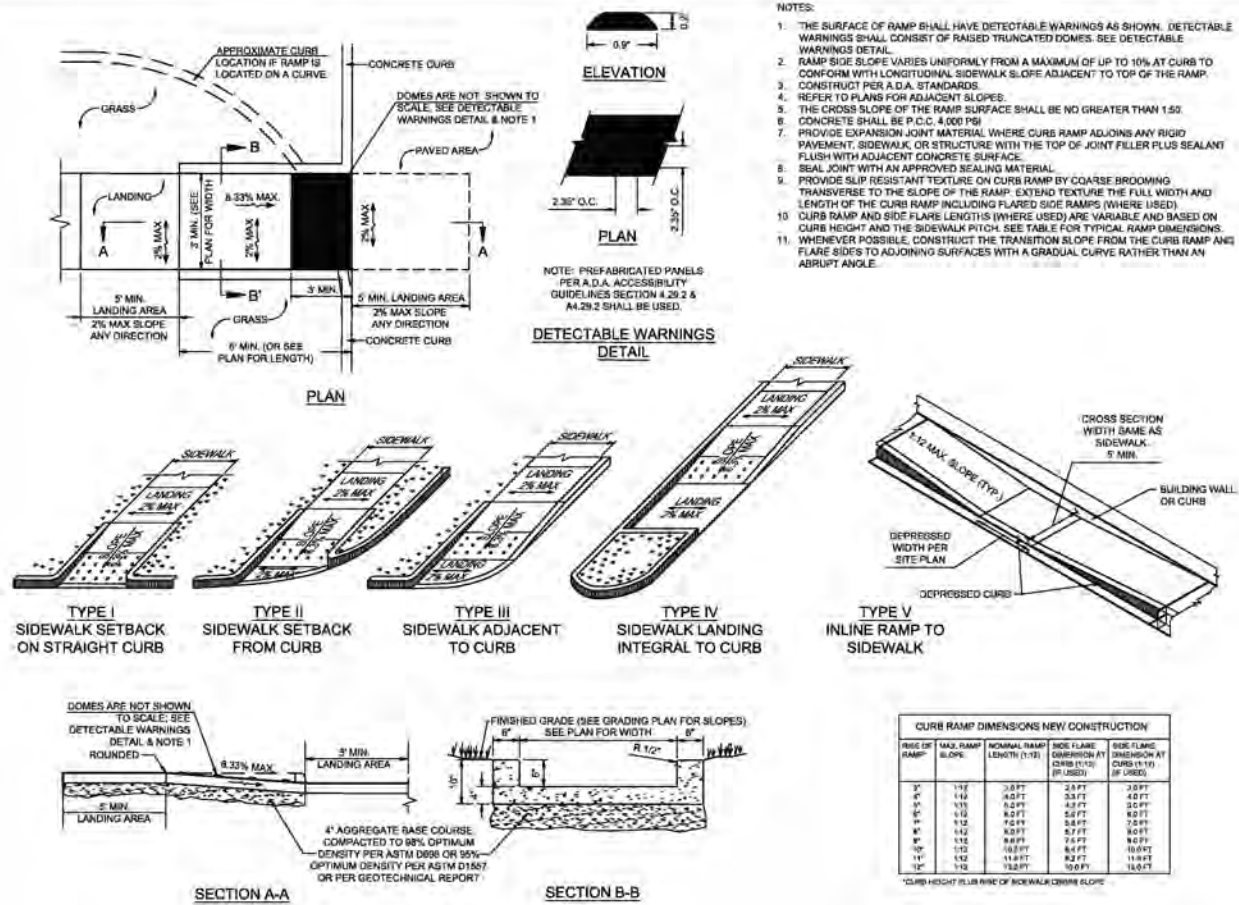


PRELIMINARY

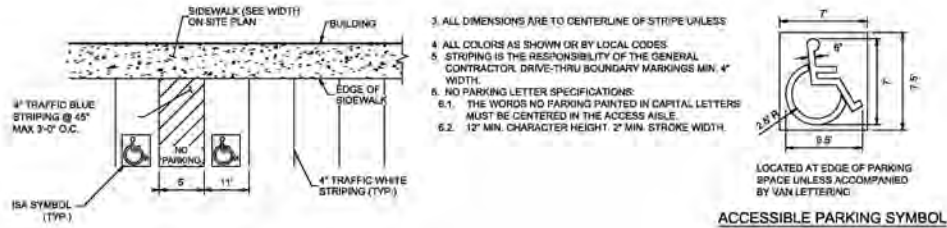
SITE
DETAILS

SHEET:
C10.0

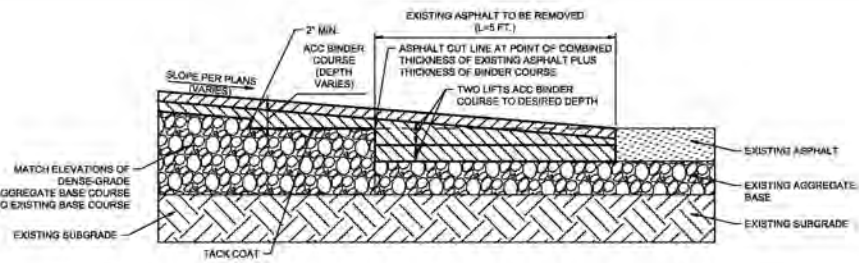
Nov17, 2025-12:44pm - User mika butler
11/12/25-5:0012 BH - 7Brew - Fairhope, AL 04-Design/Civil/03/12-25-50012-DET1-2.dwg



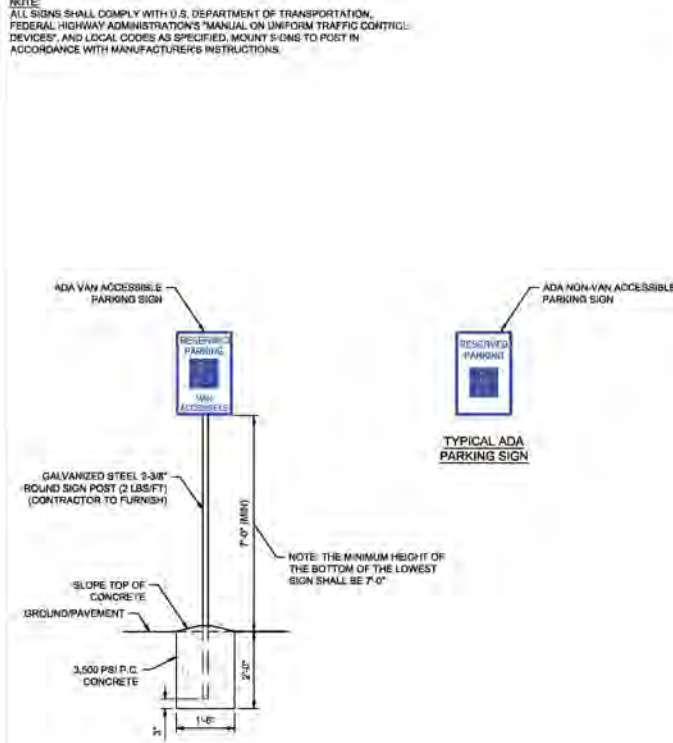
ADA SIDEWALK RAMP
SCALE: N.T.S.



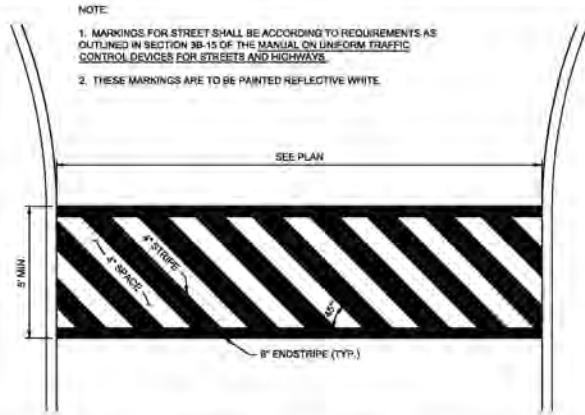
ADA PARKING STALL STRIPING
SCALE: N.T.S.



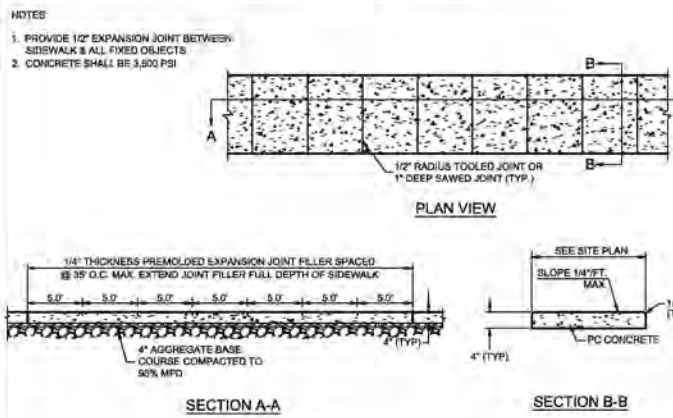
CONCRETE SIDEWALK
SCALE: N.T.S.



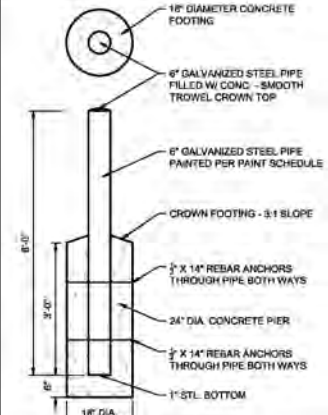
ADA PARKING SIGN & SITE SIGN BASE
SCALE: N.T.S.



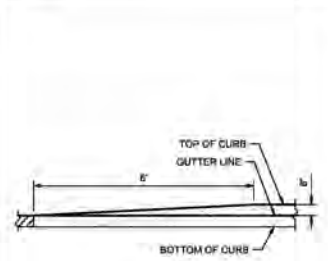
PEDESTRIAN CROSSWALK
SCALE: N.T.S.



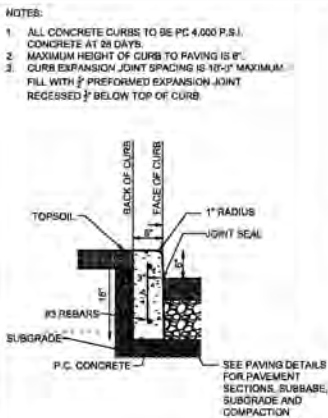
BOLLARD
SCALE: N.T.S.



STOP SIGN
SCALE: N.T.S.



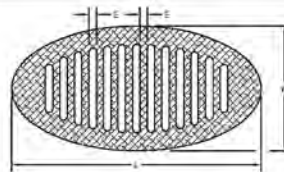
CURB TAPER
SCALE: N.T.S.



INTEGRAL CURB
SCALE: N.T.S.

STRAIGHT CURB
SCALE: N.T.S.

MATCH EXISTING PAVEMENT ELEVATION (PAVEMENT TRANSITION)
SCALE: N.T.S.



MITERED DRAIN

<http://www.mitereddna.com>

Misered DrainTM (pat. pending)

DIMENSION TABLE *

PIPE SIZE	SLOPE	MODEL NO.	GRATE MATERIAL	ATTACHED MITERED PIPE MATERIAL	A(in)	B(in)	D(in)	ED(in)	OD(in)	E(in)	F(in)	G(in)	H	APPROX WEIGHT (lbs.)	AREA OF GRATE OPENING (in ²)
3"	2:1	3MD2B	BRASS	PVC Sch 40	12	5	0.25	3.03	3.5	0.25	NA	4.2	28.5"	3	7
3"	3:1	3MD3P-G	GRAY HOPE	PVC Sch 40	15	4	0.875	2.85	3.5	0.375	11.8	4.0	15.5"	2	10.4
3"	3:1	3MD3P-B	BLACK HOPE	PVC Sch 40	15	4	0.375	2.85	3.5	0.375	11.8	4.0	15.5"	2	10.4
3"	3:1	3CM3-BN	BROWN HOPE	PVC Sch 40	14.7	3	NA	3.03	3.5	0.375	12.4	4.0	16.0"	1.4	9.86
3"	3:1	3CM3-GN	GREEN HOPE	PVC Sch 40	14.7	3	NA	3.03	3.5	0.375	12.4	4.0	16.0"	1.4	9.86
4"	3:1	4MD3P-G	GRAY HOPE	PVC Sch 40	18.8	4.5	0.375	3.77	4.5	0.375	14.7	5.0	15.5"	3.5	17.9
4"	3:1	4MD3P-B	BLACK HOPE	PVC Sch 40	18.5	4.5	0.375	3.77	4.5	0.375	14.7	5.0	15.5"	3.5	17.9
4"	3:1	4CM3-BN	BROWN HOPE	PVC Sch 40	18.5	3.5	NA	3.99	4.5	0.375	15.6	5.0	16.5"	2.3	15.71
4"	3:1	4CM3-GN	GREEN HOPE	PVC Sch 40	18.5	3.5	NA	3.99	4.5	0.375	15.6	5.0	16.5"	2.3	15.76
6"	3:1	6MD3P	GRAY HOPE	C900-CL-200	30	8	0.75	5.85	6.9	0.50	22.4	7.5	19.5"	13	41.9
8"	3:1	8MD3P	GRAY HOPE	C900-CL-150	43	16	0.75	7.97	9.1	0.75	29.3	9.7	18.5"	26	76.7
12"	3:1	12MD3P	GRAY HOPE	C900-CL-150	58	17	0.75	11.63	13.2	1.0	42.5	14	18.5"	66	165

^b ALL DIMENSIONS ARE IN INCHES AND ALL WEIGHTS ARE IN POUNDS, AND MAY VARY.

BASIC SPECIFICATIONS
Brass grates are made of copper alloy No. 636.
HOPE grates are made with UV inhibitor.
Set screws are type 18-8 stainless steel.
Not recommended for traffic loads. Made in the U.S.A.



HFA-AE, LTD.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hifa-az.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC LOCATION. IT IS NOT TO BE REPRODUCED OR REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

DATE: 01/11/2025

AND IT IS NOT SUITABLE FOR USE ON A SPECIFIC SITE AT A SPECIFIC LOCATION. IT IS NOT TO BE REPRODUCED OR REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT.

7 BREW COFFEE
BREW HORIZONS, LLC.
9857 AL-104 (LOT 5)
FAIRHOPE, AL 36532



PROJ NUMBER: 12-25-80012

[illegible]

DOCUMENT DATE: 10/10/2025
CHECKED BY: JP
DRAWN BY: MPB

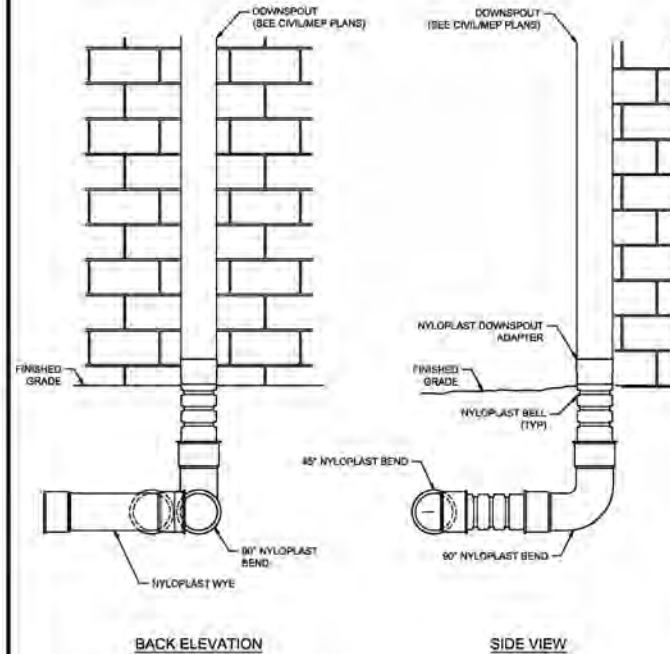


PRELIMINARY

SITE DETAILS

SHEET:
C10.2

Nov17, 2025-12:44pm - User: mika.buller
1/12/25-5:0012 BH - 7Brew - Fallhope, AL-04-Design-Civil-DWG-12-25-80012-DET-4.dwg

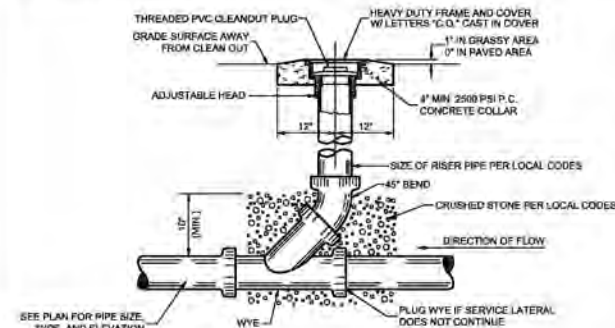


- NOTES:
1. INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, BENDS, AND COUPLERS.
 2. WATERTIGHT (WT) JOINTS SHOW, SOIL TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.
 3. SEE CIVIL GRADING AND DRAINAGE PLAN FOR DOWNSPOUT/ST AND PIPE SIZES.

DOWNSPOUT CONNECTION TO STORM PIPE

SCALE: N.T.S.

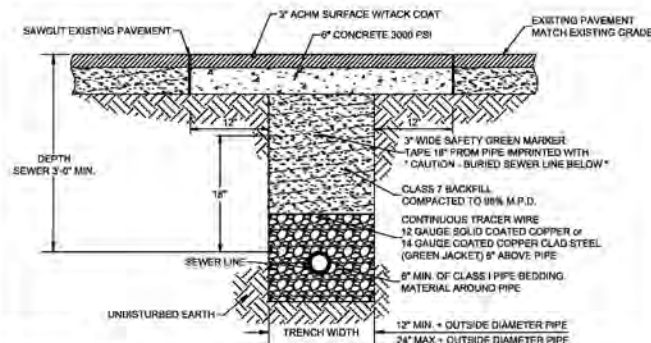
NOTE: SEE UTILITY TRENCH AND BEDDING DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.



SANITARY SEWER CLEANOUT

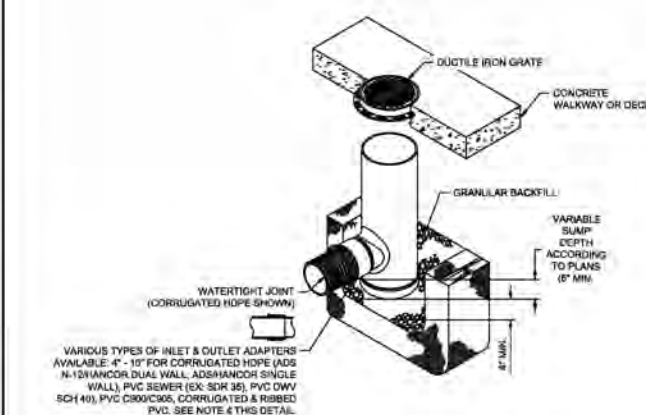
SCALE: N.T.S.

- NOTES:
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
 2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XV, SUBPART B).
 3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.



SEWER TRENCH (UNDER ASPHALT)

SCALE: N.T.S.



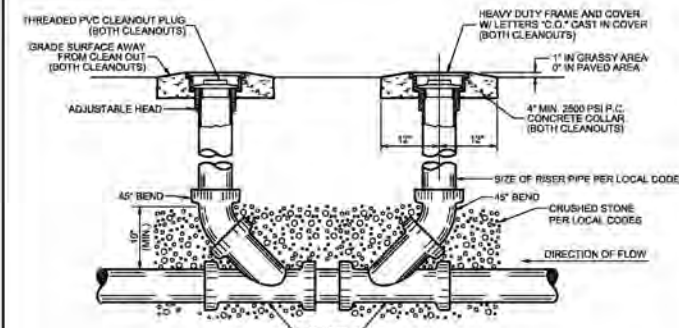
NOTES:

1. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D321.
2. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
3. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4. STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
5. MANUFACTURER TO PROVIDE MINIMUM ANGLE BETWEEN ADAPTERS.
6. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HOPE & PVC SEWER (4" - 10").
7. DRAIN INLET TO BE ADS 10" NYLOPLAST DRAIN BASIN 2810 AG OR EQUAL.

AREA DRAIN INLET (10")

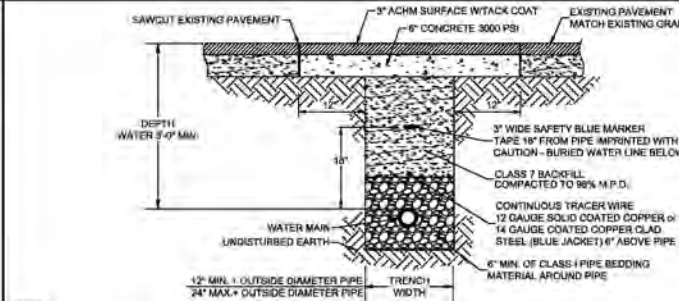
SCALE: N.T.S.

NOTE: SEE UTILITY TRENCH AND BEDDING DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.



TWO WAY SANITARY SEWER CLEANOUT

SCALE: N.T.S.

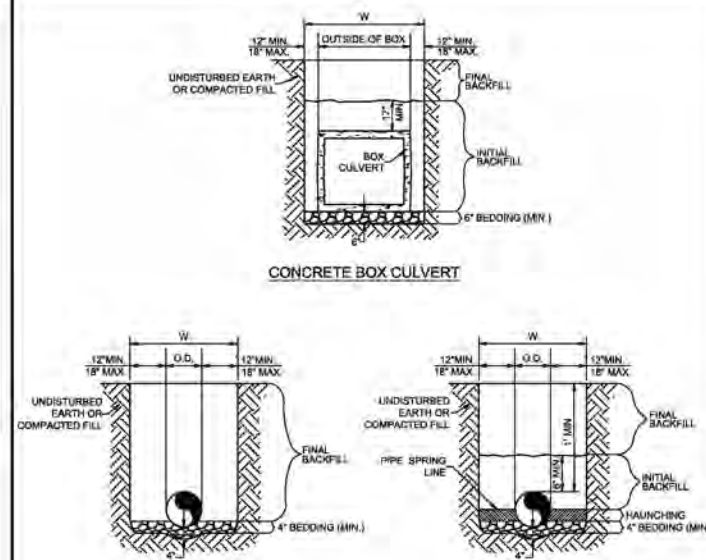


NOTES:

1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XV, SUBPART B).
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 80" UNDER NORMAL CONDITIONS. COVER GREATER THAN 80" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO INTRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

WATER TRENCH (UNDER ASPHALT)

SCALE: N.T.S.



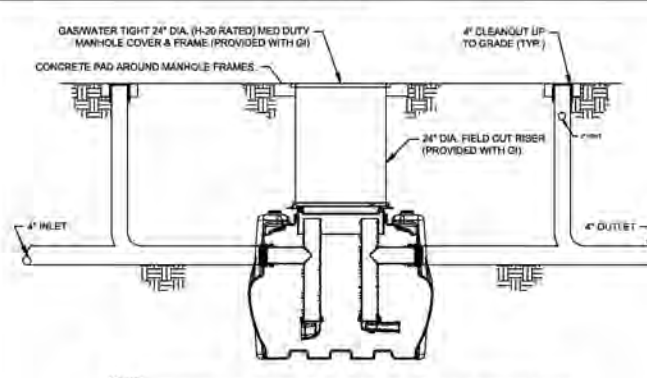
REINFORCED CONCRETE PIPE (RCP) & SPIRAL RIB PIPE SMALLER THAN 60" Ø

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. LAUNCHING SHALL BE WORKED AROUND THE PIPE (BY HAND) TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 80% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 80% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3, AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS I-A COMPACTED TO 85% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 898, CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHIELDED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM TRENCH AND BEDDING

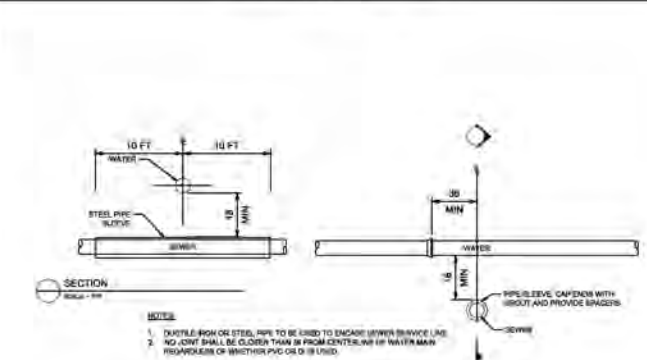
SCALE: N.T.S.



- NOTES:
1. SCHWER MODEL 5D-75 - PROVIDE WITH 'PUMP-OUT PORT' & FIELD CUT RISERS - P.C. SHALL COORDINATE RISER LENGTH WITH ACTUAL SITE CONDITIONS PRIOR TO PURCHASE.
 2. INSTALLATION PER LATEST ADOPTED CODE & AUTHORITY HAVING JURISDICTION (A.H.).

GREASE INTERCEPTOR

SCALE: N.T.S.



NOTES:

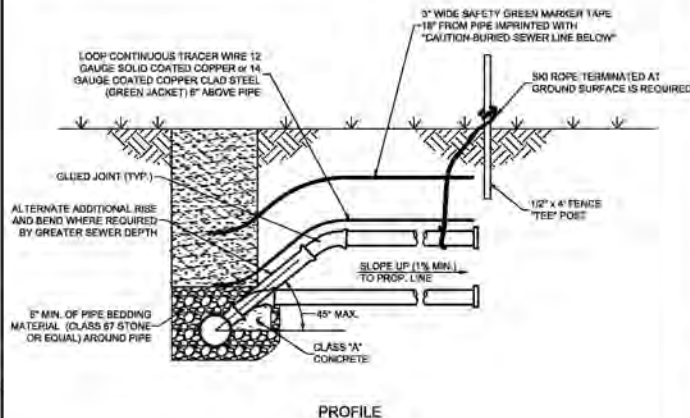
1. DUCTILE IRON OR STEEL PIPE TO BE USED TO ENCASE (UNDER SERVICE LINE).
2. NO CWT SHALL BE CLOSER THAN 18" FROM CENTERLINE OF WATER MAIN (REQUIREMENT OF MINIMUM 18" FROM CENTERLINE OF WATER MAIN).

SANITARY SEWER CROSSING UNDER WATER

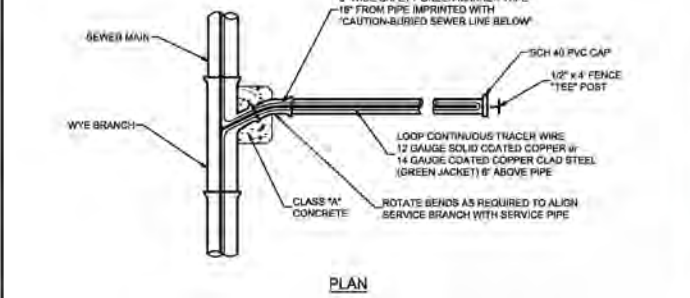
SCALE: N.T.S.

NOTES:

1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0".
2. PLACE CLASS 1A CONCRETE UNDER EACH WYE BRANCH TO PREVENT CRACKING OR TWISTING UNDER EARTH LOADS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 1/2" x 4" STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACKFILL TO FINISHED GRADE OF PROPERTY.
5. 4" DUCTILE IRON PIPE LINED FOR SANITARY SEWER AND 4" DUCTILE IRON M.A. FITTINGS, LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER.



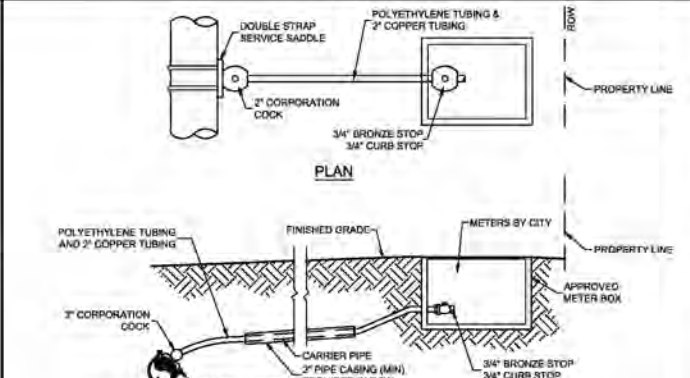
PROFILE



PLAN

SANITARY SEWER SERVICE LATERAL

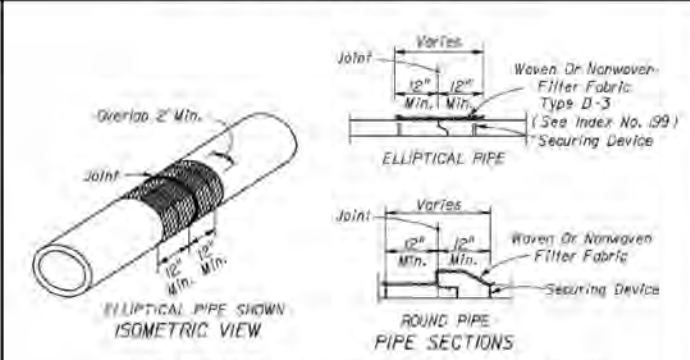
SCALE: N.T.S.



SECTION

SINGLE WATER SERVICE CONNECTION

SCALE: N.T.S.



Cost of filter fabric to be included to cost of pipe covers.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

STORM PIPE JOINT WRAPPING

SCALE: N.T.S.

HFA
HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 3
Monteville, Arkansas 72112
474.273.7790
1.888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE:
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD.

7 BREW COFFEE
BREW HORIZONS, LLC.
8867 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE LOG:	
TITLE	DATE
OTF	10/10/2025
PAVE	11/05/2025
PAVE	11/11/2025
OTF	11/14/2025

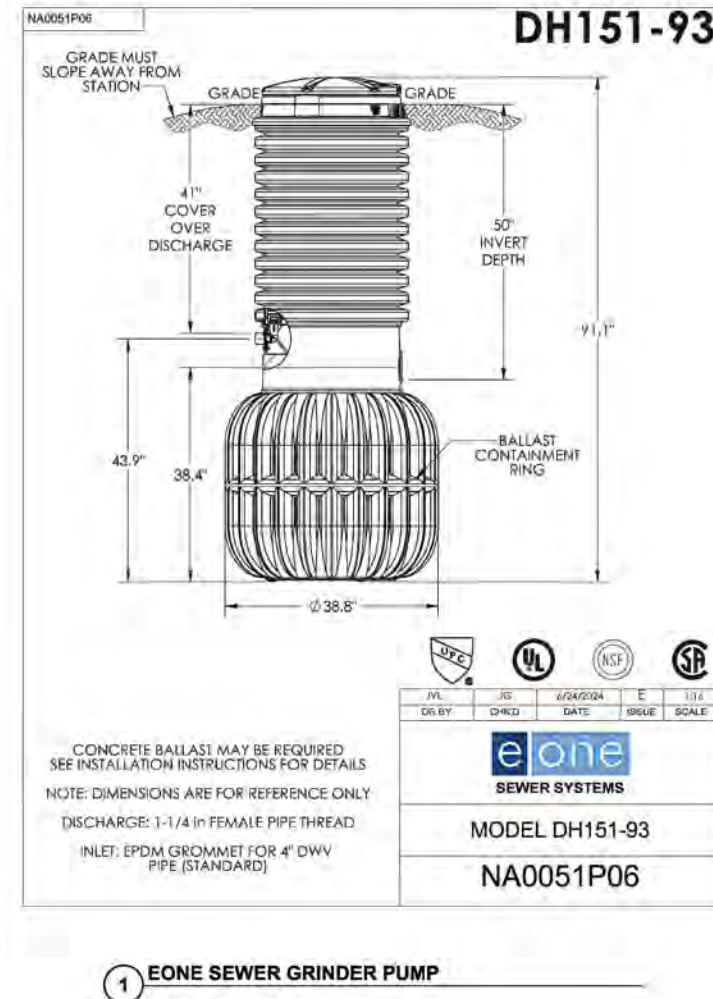
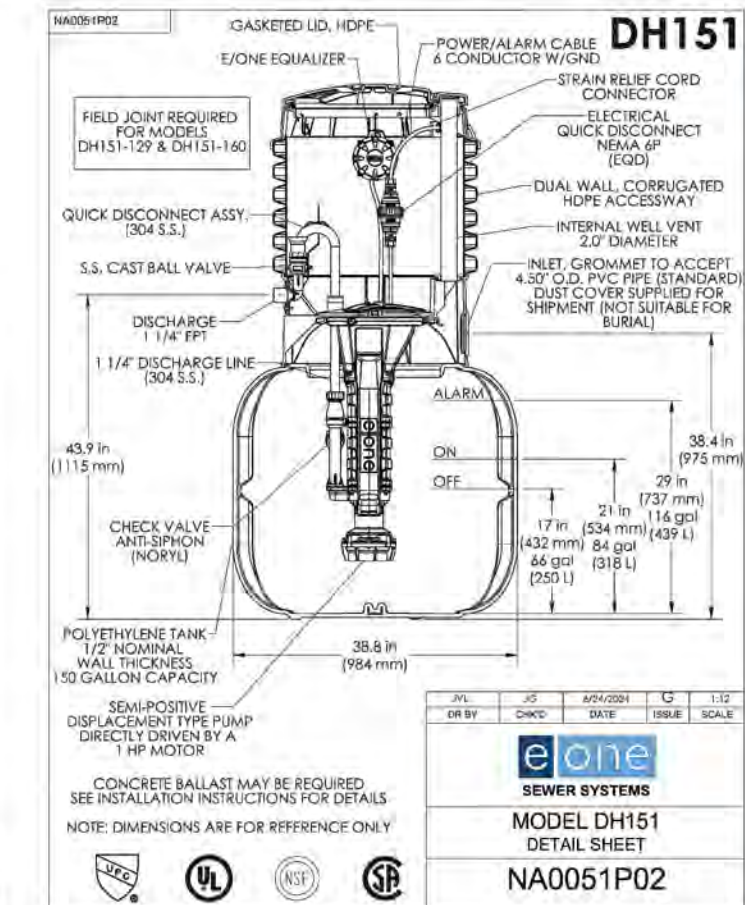
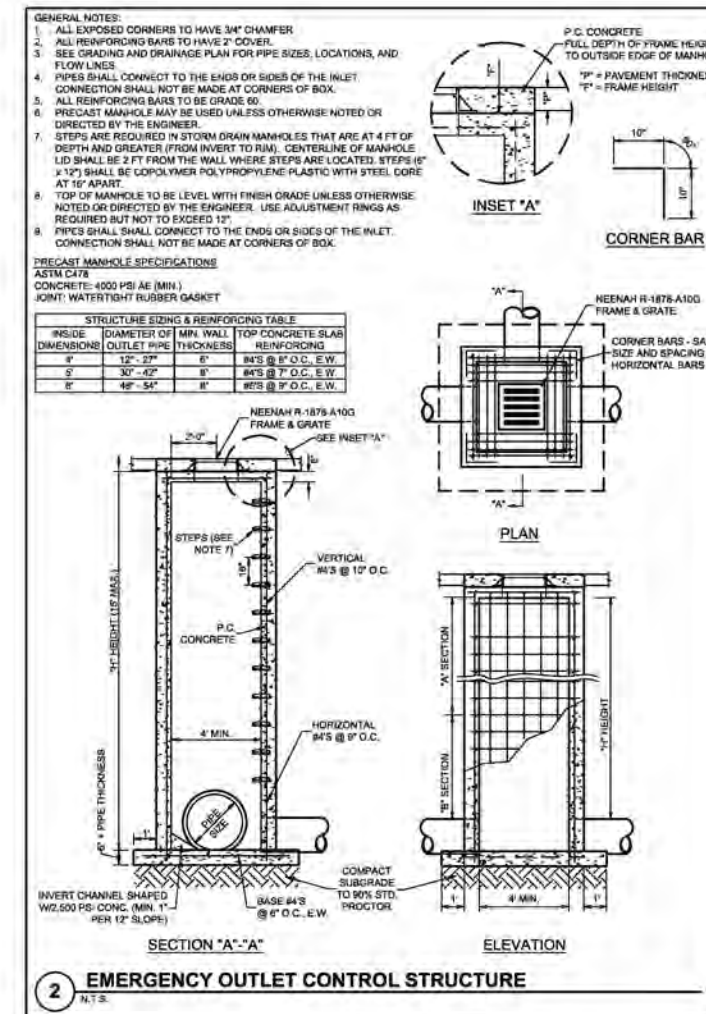
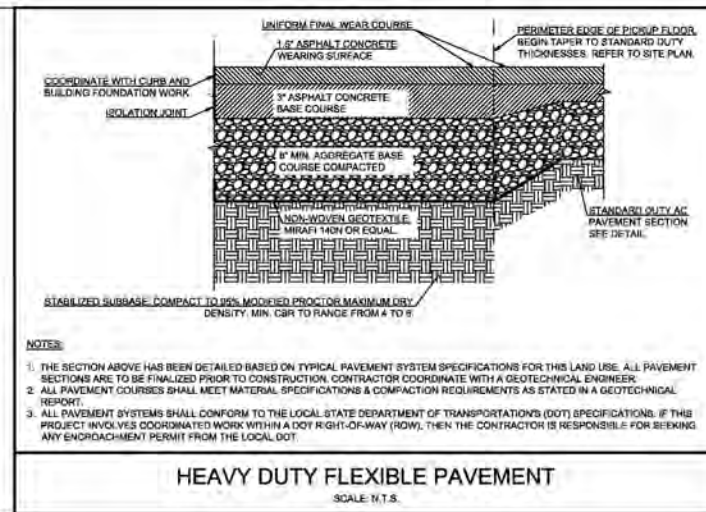
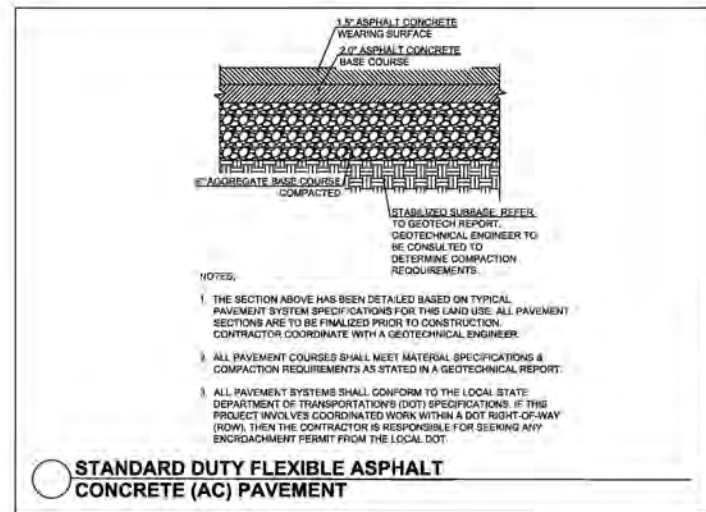
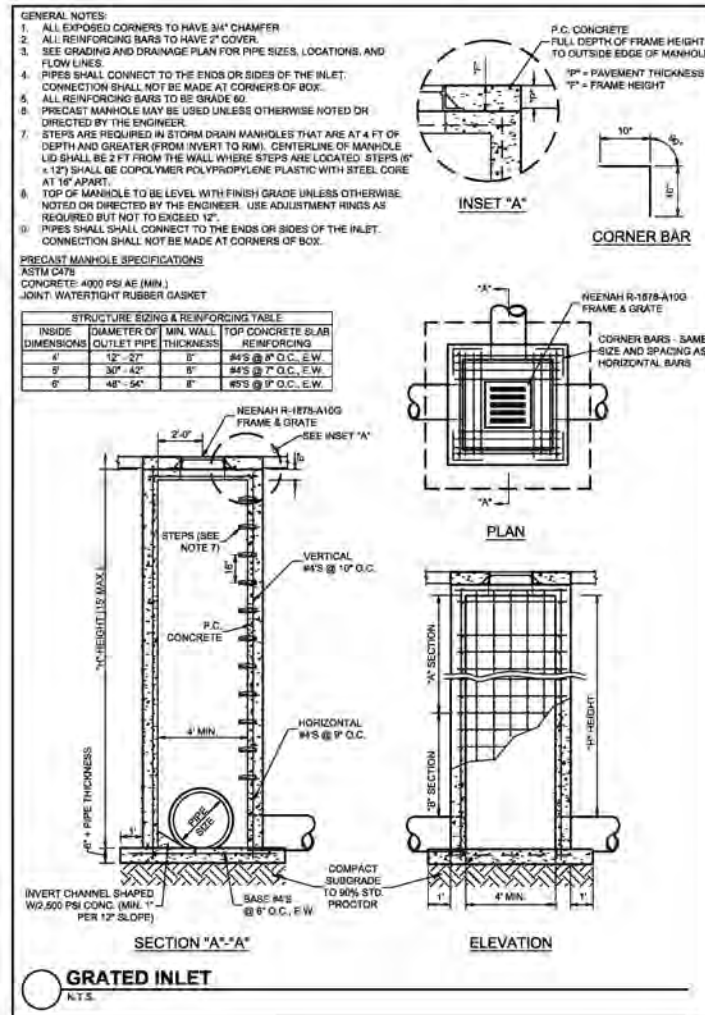
DOCUMENT DATE: 10/10/2025
CHECKED BY: JF
DRAWN BY: MPB



PRELIMINARY

SITE
DETAILS

SHEET:
C10.3



HFA
HFA-AE, LTD.

1795 S. Walton Blvd., Suite 3
Memphis, Arkansas 72712
1 479.273.7790
1 688.520.9485
www.hfa-ae.com

7 BREW COFFEE
BREW HORIZONS, LLC.
5887 AL-104 (LOT 5)
FAIRHOPE, AL 36532

SEVEN BREW

ALABAMA
LICENSED
No. 32178
PROFESSIONAL
ENGINEER
GARRETT DAVID SMALL

PRELIMINARY

SITE DETAILS

SHEET:
C10.4

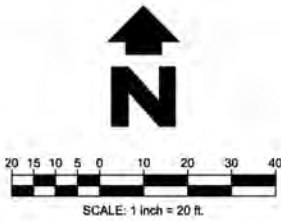
GENERAL IRRIGATION NOTES:

LINE LAYOUT AND EQUIPMENT PLACEMENT IS DIAGRAMMATIC. ADJUST HEAD AND LINE LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE 100% COMPLETE COVERAGE. ALL HEADS, LINES, VALVES, AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED AND ROUTED THROUGH LANDSCAPE AREAS WHENEVER POSSIBLE AND SHALL BE LOCATED WITHIN THE BOUNDS OF THE PROPERTY. LOCATION OF IRRIGATION CONTROLLER & WEATHER STATION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND/OR OWNER. SEE CIVIL UTILITY PLANS FOR EXACT LOCATION OF WATER METER.

SPRAY HEADS SHALL BE ADJUSTED SO AS TO NOT SPRAY UNDER PRESERVED TREES.

THE CONTRACTOR SHALL DISCUSS ANY IRRIGATION LOCATED WITHIN AN EASEMENT WITH THE OWNER AND FULLY INFORM THEM OF ALL LIABILITY OF FUTURE DAMAGE TO THEIR SYSTEM BY EASEMENT OWNER.

LATERAL LINES TO BE POLYFLEX PIPE SDR 8 CTS
MAIN LINE TO BE POLYFLEX PIPE SDR 9 CTS



PROPOSED LEGEND:

— TPF — TREE PROTECTION FENCE, SEE DETAIL.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device, install w/ PA-80 adapter.	4	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCZLF-100-PRF 1" Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	2	
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve, 0.8 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	447.7 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/2in., 2in. Brass Remote Control Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.	1	
	Shut Off Valve	1	
	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1	
	Watts 919QT 1" Backflow reduced pressure zone	1	
	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1	
	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXVM(P) LX2 LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1	
	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	90.2 lf	
	Irrigation Mainline: PVC Schedule 40 1"	315.6 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	22.4 lf	
	Valve Callout: Valve Number, Valve Flow, Valve Size		

CRITICAL ANALYSIS

Generated: 2025-09-26 09:42

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 70 PSI
Elevation Change: 5 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 66 PSI

DESIGN ANALYSIS
Maximum Station Flow: 2 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 16.2 GPM

Critical Station: 3
Design Pressure: 20 PSI
Friction Loss: 0.02 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.52 PSI
Pressure Req. at Critical Station: 24.5 PSI
Loss for Fittings: 0.02 PSI
Loss for Main Line: 0.21 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.5 PSI
Loss for Master Valve: 0.2 PSI
Loss for Water Meter: 0.2 PSI
Critical Station Pressure at POC: 37.7 PSI
Pressure Available: 66 PSI
Residual Pressure Available: 28.3 PSI

NOTE TO CONTRACTOR:

ALL DISTURBED AREAS SHALL RECEIVE SEED OR SOG ACCORDING TO LANDSCAPE PLAN. ALL AREAS RECEIVING SEED OR SOG AND NOT COVERED BY THE AUTOMATIC IRRIGATION SYSTEM SHALL BE HAND WATERED UNTIL VEGETATION IS ESTABLISHED AND ABLE TO SUSTAIN ITSELF IN A CONSISTENTLY HEALTHY CONDITION.

SURVEY PROVIDED BY:

US SURVEYOR
4629 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715
1-800-TO SURVEY

DATED: 06-09-2024

HFA
HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 5
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. IS STRICTLY PROHIBITED. VIOLATION OF THIS STIPULATION MAY RESULT IN LEGAL ACTION.

7 BREW COFFEE
BREW HORIZONS, LLC.
5867 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE BLOCK	
SYMBOL	TITLE DATE
	OTF 10/10/2025
	PAVE 11/05/2028
	PAVE 11/11/2025
	CITY 11/14/2025

DOCUMENT DATE	
CHECKED BY:	WDW
DRAWN BY:	JMS



PRELIMINARY

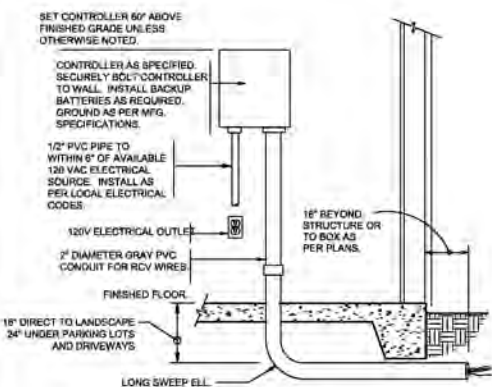
IRRIGATION
PLAN

SHEET:
IRR1.0

Nov17, 2025-12:45pm - User mika butler
1/12/25-50012 BH - 7Brew - Fairhope, AL04-DesignCv01DWG1 12-25-50012 LAND-IRR.dwg

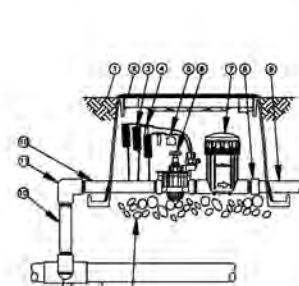
5 INTERIOR WALL MOUNT CONTROLLER

NTS



4 CZK-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT

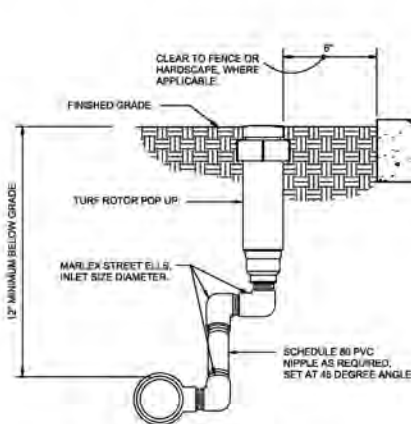
NTS



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER RAIN BIRD VIB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE COILED
- 4 WATERPROOF CONNECTION RAIN BIRD DS SERIES
- 5 ID TAG
- 6 REMOTE CONTROL VALVE RAIN BIRD 100-PCA (INCLUDED IN CZK-100-PRB-LC KIT)
- 7 PRESSURE REGULATING BASKET FILTER RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
- 8 PVC SCH 40 FEMALE ADAPTOR
- 9 LATERAL PIPE
- 10 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 11 PVC SCH 40 ELL
- 12 PVC SCH 80 NIPPLE (2 INCH LENGTH HIDDEN) AND PVC SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 MAINLINE PIPE
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

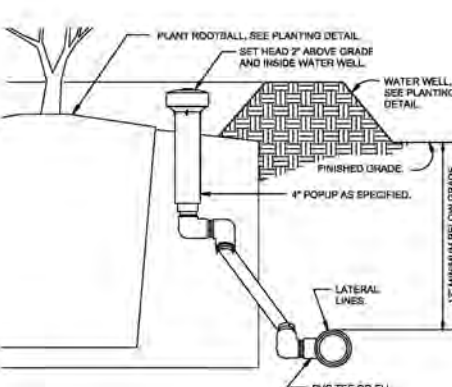
3 TURN ROTOR MARLEX ASSEMBLY

NTS



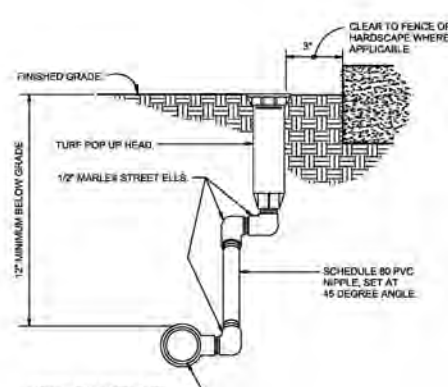
2 POPUP BUBBLER AT PLANT PIT W/ SWING JOINT

NTS



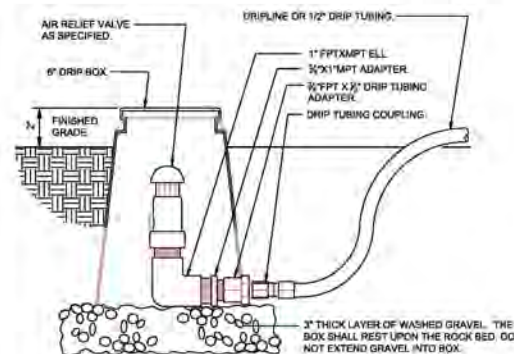
1 TURF SPRAY MARLEX ASSEMBLY

NTS



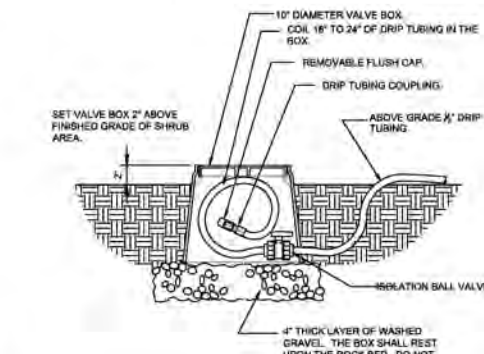
8 DRIP AIR RELIEF VALVE IN BOX

NTS



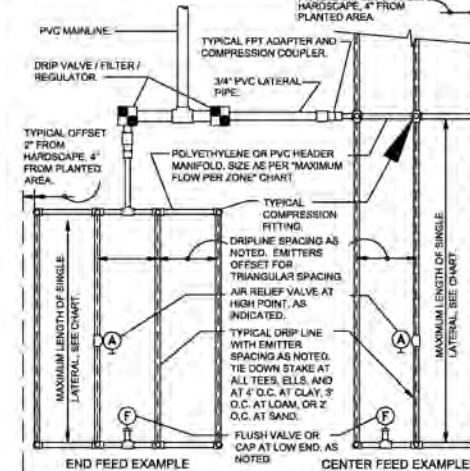
7 DRIP FLUSH CAP ASSEMBLY W/ BALL VALVE

NTS



6 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

NTS



MAXIMUM LATERAL LENGTH (FEET)				
EMITTER FLOW RATE GPH				
PSI	12" SPACING		16" SPACING	
	0.6	0.9	0.6	0.9
20	182	136	254	215
30	289	205	402	337
40	350	243	496	415
50	397	281	573	477
60	436	309	637	529

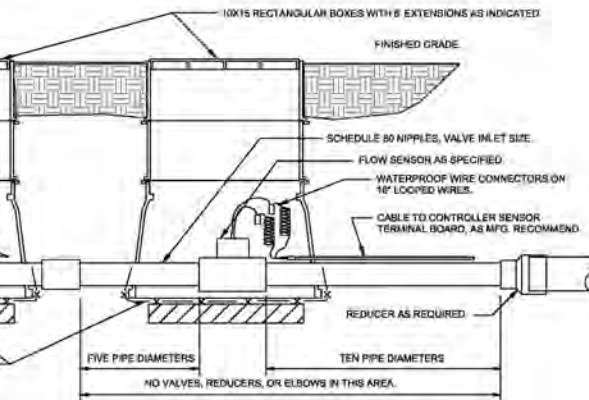
GRID PRECIPITATION RATES (IN/HR)			
EMITTER FLOW RATE			
EMITTER SPACING	12" SPACING	16" SPACING	24" SPACING
0.8	0.8	0.8	1.44
0.9	0.8	0.8	1.03
0.6	0.8	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW			
12" SPACING	16" SPACING	24" SPACING	
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

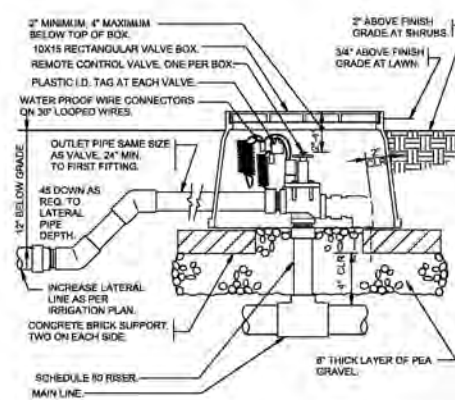
13 RAIN SENSOR

NTS



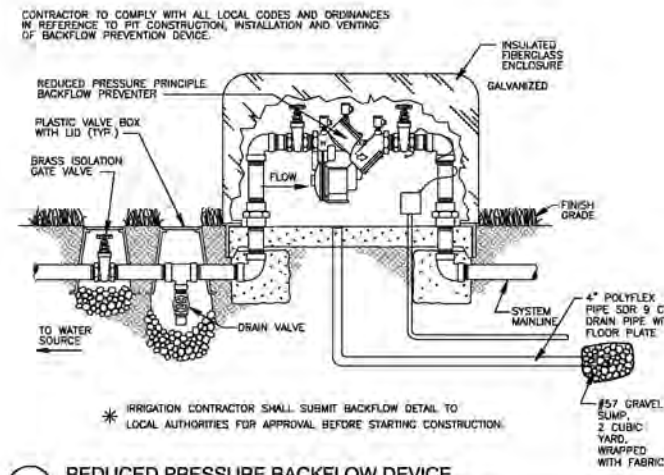
12 BRASS BALL ISOLATION VALVE

NTS



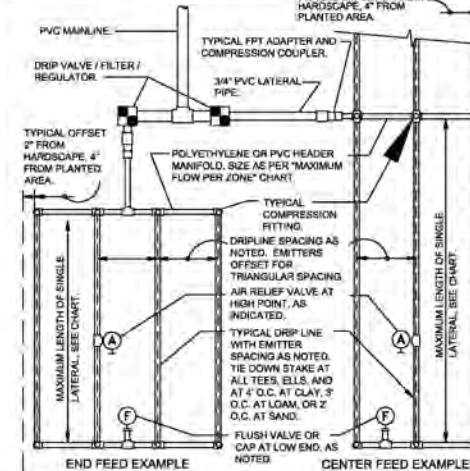
11 REDUCED PRESSURE BACKFLOW DEVICE

NTS



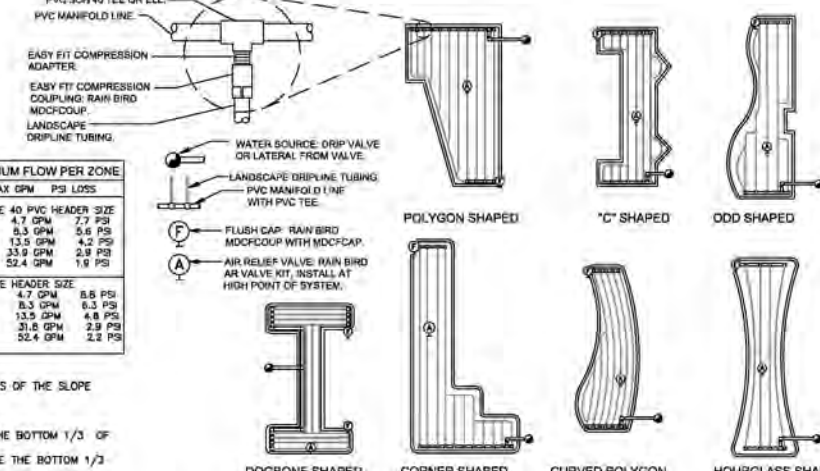
10 MASTER VALVE/FLOW SENSOR ASSEMBLY

NTS



9 ELECTRIC REMOTE CONTROL VALVE

NTS



HFA
HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 3
Bentonville, Arkansas 72712
(479) 273-7790
(888) 520-5685
www.hfa-ae.com

7 BREW COFFEE
BREW HORIZONS, LLC.
5867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

ISSUE BLOCK

NO.	TITLE	DATE
1	OTF	10/10/2025
2	PAVE	11/05/2025
3	PAVE	11/11/2025
4	CTY	11/14/2025

DOCUMENT DATE
CHECKED BY: WDW
DRAWN BY: JMS

PRELIMINARY

IRRIGATION DETAILS

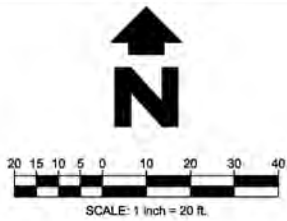
SHEET:
IRR1.1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
OVERSTORY TREES						
	AB	Acer rubrum 'Bowhall' / Bowhall Red Maple	2" Cal.	B&B	4	Mature Height 45' / Mature Width 15'
	BR	Betula nigra / River Birch	2" Cal.	B&B	5	Mature Height 40' / Mature Width 40'
	FG	Fraxinus pennsylvanica / Green Ash	2" Cal.	B&B	5	Mature Height 40' / Mature Width 40'
UNDERSTORY TREES						
	CO2	Cotinus obovatus / American Smoke Tree	2" Cal.	B&B	3	Mature Height 15' / Mature Width 25'
SHRUBS						
	AV	Azalea viscosum / Swamp Azalea	3 gal.		20	
	II	Ilex glabra 'Compacta' / Compact Inkberry	3 gal.		14	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	CD	Cynodon dactylon / Bermudagrass	sod			24,248 sf	
	PV	Panicum virgatum / Switch Grass	3 gal.			379 sf	
	SL	Schizachyrium scoparium / Little Bluestem	1 gal.			328 sf	

*ALL PROPOSED TREES COME FROM THE CITY OF FAIRHOPE TREE LIST PER ORDINANCE NO. 1444 AND THE ALABAMA FORESTRY COMMISSION RECOMMENDATIONS:
[HTTPS://FORESTRY.ALABAMA.GOV/PAGES/MANAGEMENT/FORMS/FOREST_TREES_ALABAMA.PDF](https://forestry.alabama.gov/pages/management/forms/forest_trees_alabama.pdf)



LANDSCAPE NOTES:

- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
 - QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
 - THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
 - STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
 - TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOSS OR MARSHES. PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
 - PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

80% TOPSOIL
20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
 - 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
 - 1 PART - STERILIZED COW MANURE (OR EQUAL)
 - COMMERCIALY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
 - LIME (AS RECOMMENDED IN SOIL ANALYSIS)
 - QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).

TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
 - INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE. PRIOR TO INSTALLATION, CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
 - NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
 - CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT.
 - MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE HARDWOOD MULCH FROM THE PLANTS.
 - BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL, TILL SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATERIAL.

SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.
 - MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
 - WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.
- THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

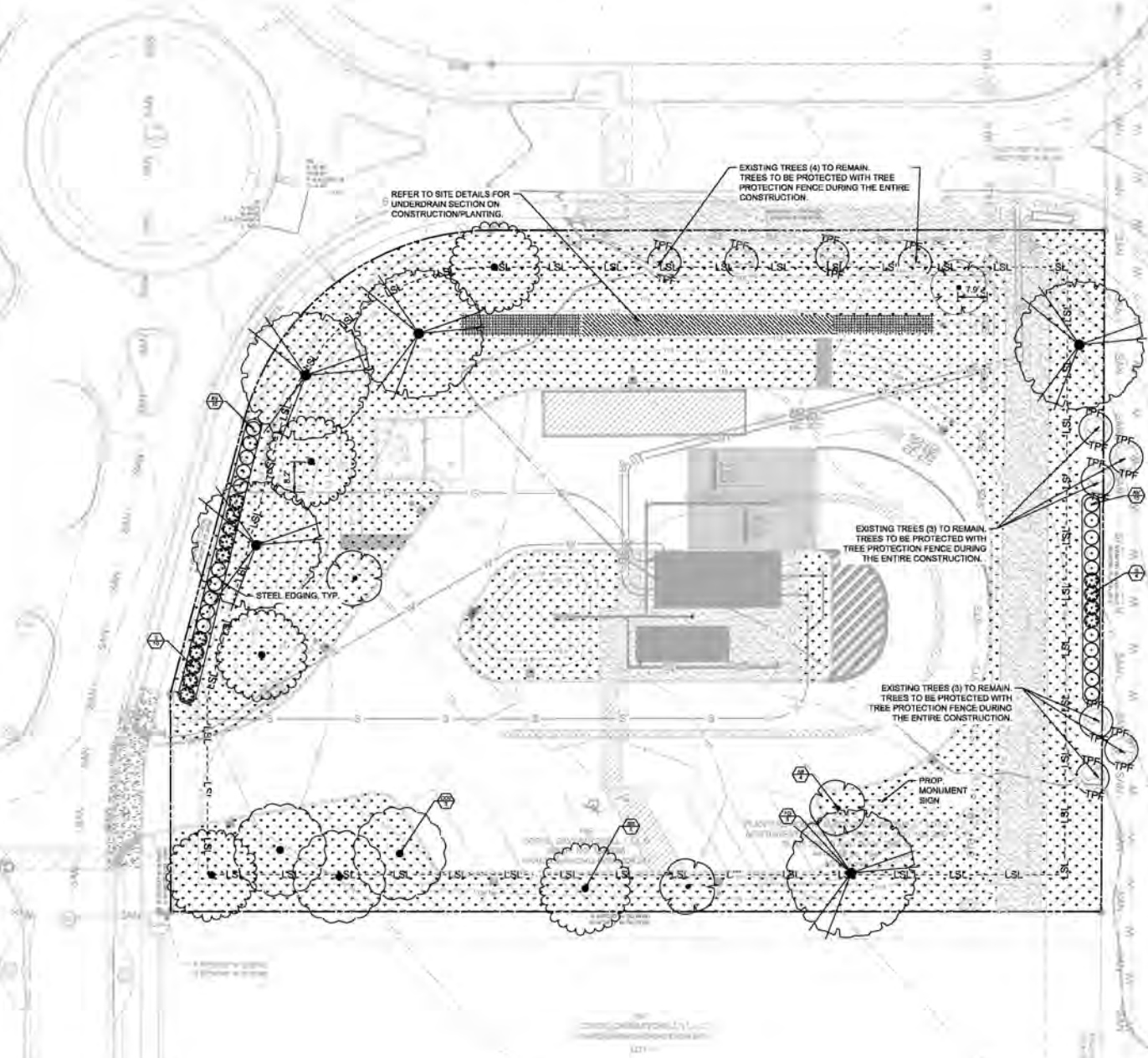
CITY OF FAIRHOPE LANDSCAPE NOTES:

- TREES MUST BE OBTAINED FROM A REPUTABLE SOURCE. TREES HAVE BEEN DUG IN THE WILD WILL NOT BE ACCEPTED.
- MAINTENANCE OF NEW PLANTINGS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THERE WILL BE (2) REQUIRED CONFORMANCE REVIEWS TO CONFIRM THE ESTABLISHMENT OF THE LANDSCAPE. THE FIRST WILL BE IN (6) MONTHS AND THE SECOND IN (12) MONTHS. ANY FAILURES OF THE LANDSCAPE MUST BE REPLACED BY A SPECIFIED DATE DETERMINED BY THE CITY HORTICULTURIST.
- ANY VEGETATION PLANTED OR RETAINED TO FULFILL THIS ORDINANCE, WHICH DIES, BECOMES DAMAGED OR DISEASED, MUST BE REPLACED BY THE PROPERTY OWNER. THE PROPERTY OWNER, THE PROPERTY OWNER MUST NOTIFY THE CITY HORTICULTURIST WHEN THE REPLACEMENT HAS BEEN SCHEDULED AND PLANTED. FAILURE TO REPLACE TREES THAT DIE WILL RESULT IN THE PENALTIES.

SITE DATA	
JURISDICTION	CITY OF FAIRHOPE
ZONING	B-2 DB
LOT SIZE	1.01 AC
LANDSCAPE	
BUFFER	REQUIRED: *ALL INTERIOR DEVELOPMENT & VEHICULAR USE AREAS (VUA) SHALL BE SEPARATED FROM ROW FRONTAGE VIA 10' LANDSCAPE BUFFER. *SECONDARY PERIMETER - ALL INTERIOR DEVELOPMENT & VUA LOCATED AT INTERSECTIONS SHALL BE SEPARATED BY 6' LANDSCAPE BUFFER. *THESE LANDSCAPE BUFFERS SHALL BE PLANTED WITH A SOLID UNBROKEN VISUAL SCREEN AT LEAST 48" H, EXCEPT 4' ON EACH SIDE OF PERMITTED ACCESS WAYS. *MIN. 60% LANDSCAPING BETWEEN BUILDING WALL AND PUBLIC ROW 1558 SF * .60 = 1175 SF PROVIDED: 10610 SF
PERIMETER	REQUIRED: FRONT SETBACK MUST CONTAIN AT LEAST ONE OVERSTORY (MATURE HEIGHT/WIDTH 40') FOR EVERY 30 LF OF ROAD FRONTAGE. MUST BE PLANTED WITHIN 25' OF PL. (155 LF/30 = 7 TREES) PROVIDED: HAS 6 EXISTING TREES; ONE PROPOSED TREE = 7 TOTAL TREES REQUIRED: MUST CONTAIN ONE OVERSTORY (MATURE HEIGHT/WIDTH 40') FOR EVERY 30' OF REMAINING OUTSIDE LOT PERIMETER. (559 LF/30 = 18 TREES) PROVIDED: HAS 4 EXISTING TREES ; 15 PROPOSED TREES = 19 TOTAL TREES
SITE	REQUIRED: MUST CONTAIN ONE OVERSTORY OR UNDERSTORY (MATURE HEIGHT/WIDTH 18' FOR EVERY 12 PARKING SPACES. AT LEAST HALF MUST BE OVERSTORY TREES. (7 PARKING SPACES WILL NEED ONE OVERSTORY TREE) PROVIDED: ONE OVERSTORY TREE REQUIRED: 20% OF THE TOTAL PROPERTY (NOT INCLUDING ROW) SHALL BE LANDSCAPED OR 44153.63 * .20 = 8830 SF PROVIDED: 24248 SF OF LANDSCAPING IS PROVIDED REQUIRED: VEHICLES ARE NOT ALLOWED TO HANG MORE THAN 2' INTO LANDSCAPING. A MIN. OF (4) DIFFERENT TREE SPECIES ON EACH SITE WITH AT LEAST (1) SPECIES BEING AN OVERSTORY TREE.

PROPOSED LEGEND:

	TREE PROTECTION FENCE, SEE DETAIL.
	LANDSCAPE SETBACK LINE



SURVEY PROVIDED BY:

US SURVEYOR
4826 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715
1-800-TO SURVEY

DATED: 06-09-2025

HFA
HFA-AE, LTD.

1705 S. Walnut Blvd., Suite 3
Bentonville, Arkansas 72712
+ 479.273.7780
+ 888.520.5685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. IS STRICTLY PROHIBITED. VIOLATION OF THIS STIPULATION IS A VIOLATION OF THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
5887 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE BLOCK	
Δ	TITLE DATE
Δ	OTF 10/10/2025
Δ	PAVE 11/05/2025
Δ	PAVE 11/11/2025
Δ	CITY 11/14/2025

DOCUMENT DATE	
CHECKED BY:	WDW
DRAWN BY:	JMS

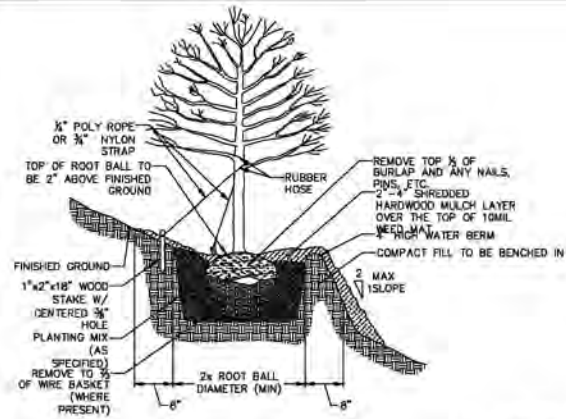


PRELIMINARY

LANDSCAPE
PLAN

SHEET:
L1.0

Nov17, 2025-12:45pm - User: mika.buttler
1/12/25-25-00012 BH - 7Brew - Fairhope, AL04-Design/Civil/DWG12-25-00012 LAND-IRR.dwg



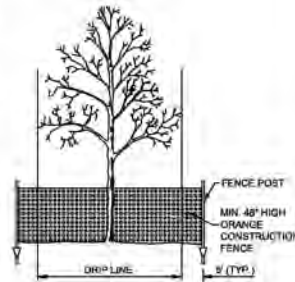
TREE PLANTING ON SLOPE

SCALE: NTS

- NOTES:
1. 1/2" NYLON STRAP MAY BE USED IN PLACE OF RUBBER HOSE (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
 2. REMOVE WIRE OR NYLON TWINE FROM BALL. INSTALL TOP OF BALL 2" ABOVE FINISHED GRADE (ADJACENT UPHILL GRADE).
 3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION OF PLANTING.
 4. LENGTH OF RUBBER HOSE TO BE 3/4 THE CIRCUMFERENCE OF TREE CALIPER.
 5. PLACE 2 WOOD STAKES PARALLEL TO STREET OR PARKING LOT.
 6. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
 7. SET TREE IN VERTICAL PRIOR TO STAKING.
 8. SEE LANDSCAPE SPECIFICATIONS FOR ANY OTHER PLANTING REQUIREMENTS.
 9. THIS DETAIL APPLIES TO BOTH SINGLE AND MULTI-STEM TREES.

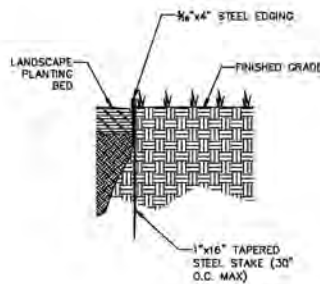
NOTES:

1. All trees shown on this plan to be retained shall be protected during all phases of demolition/construction with temporary fencing. It shall be the general contractor's responsibility to coordinate with landscape contractor.
2. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading). Clearing shall be done by hand.
3. Fences shall completely surround tree or clusters of trees. It shall be located 5' from the outermost limbs of the tree branches (drip line) and shall be maintained throughout the construction by contractor. Projected in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials.
 - B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill) or trenching.
 - C. Wounds to exposed roots, trunk or limbs by mechanical equipment.
 - D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
4. Exceptions to installing fences 5' from tree drip lines may be permitted in the following cases:
 - A. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
 - B. Where trees are close to the proposed building, erect the fence no closer than 5 feet to the building.
5. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planting to a height of 4 feet (or to the limits of lower branches) in addition to the reduced fencing provided.
6. Where any of the above exceptions result in areas of unprotected root zones (under drip lines), those areas should be covered with 4 inches of organic mulch to minimize soil compaction.
7. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area. No root over 1 inch diameter will be cut.
8. Any roots exposed by construction activity shall be pruned with a clean cut flush with the soil. Backfill root areas with good quality top soil immediately. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
9. Prior to excavation or grade cutting within tree drip lines, make a clean cut between the disturbed and undisturbed root zones with a rock jaw or similar equipment to minimize damage to remaining roots.
10. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot, dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
11. No conduit or utilities can be installed within tree protection areas. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
12. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root face of any tree. Grading limited to 3 inch cut.
13. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.
14. All pruning must be done according to recognized, approved standards of the industry (reference the national arborist association pruning standards for shade trees) by a certified arborist and shall be approved and supervised by owner representative or project landscape forester.
15. Damage to trees or any natural resource due to contractor's negligence during the construction phase shall be repaired, replaced, or compensated.



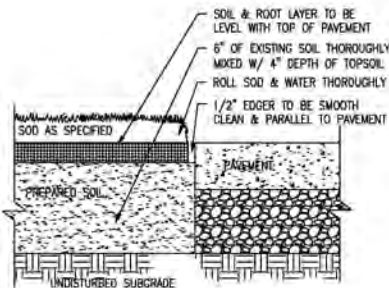
TREE PROTECTION FENCE

SCALE: NTS



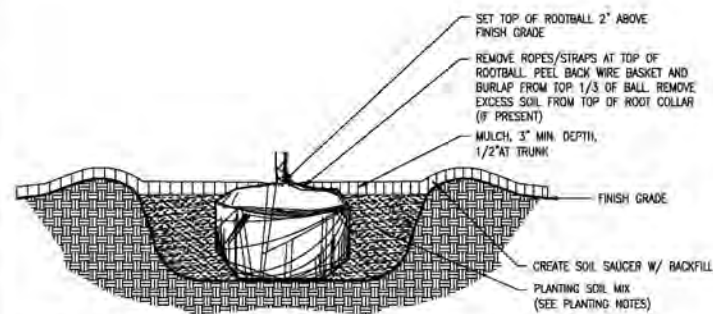
STEEL EDGING

SCALE: NTS



SHRUB & GROUNDCOVER PLANTING

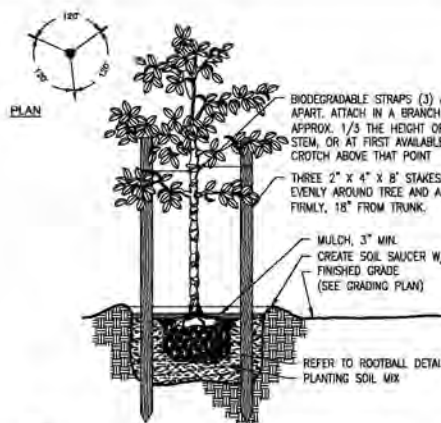
SCALE: NTS



NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.

ROOTBALL DETAIL

SCALE: NTS



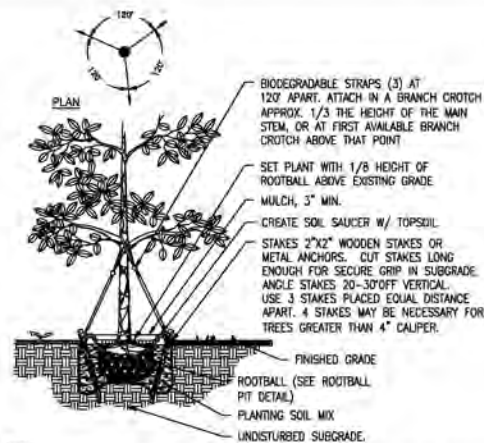
NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREES ARE ONLY TO BE STAKED/GUYED AS NECESSARY, AND ALL STRAPS ARE TO BE REMOVED AFTER ONE YEAR OF INSTALLATION.

SMALL TREE STAKING

SCALE: NTS



NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREES ARE ONLY TO BE STAKED/GUYED AS NECESSARY, AND ALL STRAPS ARE TO BE REMOVED AFTER ONE YEAR OF INSTALLATION.

HFA

HFA-AE, LTD.

1705 S. Walnut Blvd., Suite B
Bentonville, Arkansas 72712
(479) 273-7790
(888) 520-9485
www.hfa-ae.com

STIPULATION FOR REUSE:
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, LTD. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HFA-AE, LTD. SHALL BE CONSIDERED A VIOLATION OF THIS STIPULATION AND MAY BE SUBJECT TO LEGAL ACTION.

7 BREW COFFEE
BREW HORIZONS, LLC.
887 AL-104 (LOT 5)
FAIRHOPE, AL 36532



ISSUE BLOCK:		
Δ	TITLE	DATE
Δ	OTF	10/10/2025
Δ	PAVE	11/05/2025
Δ	PAVE	11/11/2025
Δ	CTRY	11/14/2025

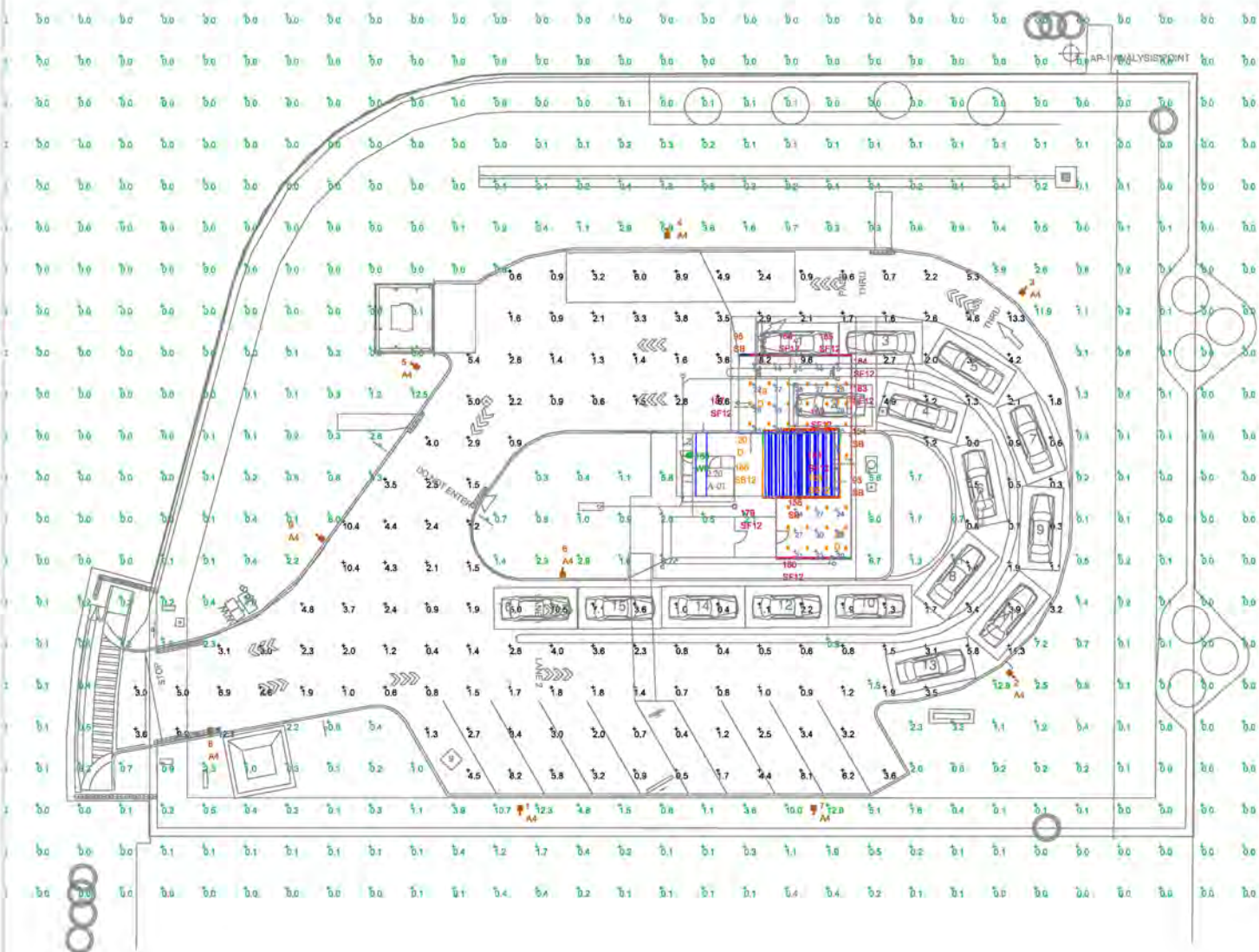
DOCUMENT DATE	
CHECKED BY:	WDW
DRAWN BY:	JMB



PRELIMINARY

LANDSCAPE
DETAILS

SHEET:
L1.1



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A4	10
2	A4	10
3	A4	10
4	A4	10
5	A4	10
6	A4	10
7	A4	10
8	A4	10
9	A4	10
10-40	D	8.5
41	SB	15.618
42	SB	15.76
43	SB	15.9
44	SB	16.055
45	SB	16.197
46	SB	16.336
47	SB	16.46
48	SB	16.584
49	SB	16.709
50	SB	16.831
51	SB	16.958
52	SB	17.083
53	SB	17.197
54	SB	17.297
55	SB	17.408
56	SB	17.504
57	SB	17.606
58	SB	17.7
59	SB	17.781
60	SB	17.87
61	SB	17.932
62	SB	18.01
63	SB	18.096
64	SB	18.149
65	SB	18.2
66	SB	18.297
67	SB	18.346
68	SB	18.397
69	SB	18.459
70	SB	18.506
71	SB	18.522
72	SB	18.553
73	SB	18.568
74	SB	18.599
75	SB	18.6
76	SB	18.614
77	SB	18.63
78	SB	18.646
79	SB	18.646

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
80	SB	18.646
81	SB	18.665
82	SB	18.645
83	SB	18.627
84	SB	18.607
85	SB	18.584
86	SB	18.552
87	SB	18.537
88	SB	18.49
89	SB	18.444
90	SB	18.397
91	SB	18.351
92	SB	18.32
93	SB	18.273
94	SB	14.512
95	SB	14.341
96	SB	14.69
97	SB	14.862
98	SB	15.76
99	SB	15.9
100	SB	15.024
101	SB	15.17
102	SB	15.313
103	SB	15.462
104	SB	15.618
105	SB	16.055
106	SB	16.197
107	SB	16.336
108	SB	16.46
109	SB	16.584
110	SB	16.709
111	SB	16.831
112	SB	16.958
113	SB	17.083
114	SB	17.197
115	SB	17.297
116	SB	17.408
117	SB	17.504
118	SB	17.606
119	SB	17.7
120	SB	17.781
121	SB	17.87
122	SB	17.932
123	SB	18.01
124	SB	18.149
125	SB	18.096
126	SB	18.2
127	SB	18.297
128	SB	18.346

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
129	SB	18.397
130	SB	18.459
131	SB	18.506
132	SB	18.522
133	SB	18.553
134	SB	18.599
135	SB	18.568
136	SB	18.6
137	SB	18.614
138	SB	18.63
139	SB	18.646
140	SB	18.646
141	SB	18.646
142	SB	18.665
143	SB	18.645
144	SB	18.627
145	SB	18.607
146	SB	18.584
147	SB	18.552
148	SB	18.537
149	SB	18.49
150	SB	18.444
151	SB	18.397
152	SB	18.351
153	SB	18.32
154	SB	18.273
155	SB	14.341
156	SB	14.512
157	SB	14.69
158	SB	14.862
159	SB	15.024
160	SB	15.17
161	SB	15.313
162	SB	15.462
163	SB04	18.2
164	SB04	14.23
165	SB12	18.2
166	SB12	14.23
167	SF	9.5
168	SF	9.5
169	SF	9.5
170	SF	9.5
171	SF	9.5
172	SF	9.5
173	SF	9.5
174	SF02	9.5
175	SF02	9.5
176	SF02	9.5
177	SF04	9.5

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
178	SF04	9.5
179	SF12	9.5
180	SF12	9.5
181	SF12	9.5
182	SF12	9.5
183	SF12	9.5
184	SF12	9.5
185	SF12	9.5
186	SF12	9.5
187	SF12	9.5
188	WP	8.5

NOTES:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 10FT POLE
ATOP A CONCRETE BASE.

FOOTCANDLES LEVELS CALCULATED AT GRADE USING INITIAL
LUMEN VALUES UNLESS OTHERWISE NOTED

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
UNDER SOFFIT	22.53	34	7	3.22	4.86
PAVED SURFACE	2.92	13.3	0.3	9.73	44.33
Undefined	0.57	12.9	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIM SETTINGS	BUG Rating	ARR. WATTS	TOTAL WATTS	MANUFACTURE	DESCRIPTION
	9	A4	Single	7189	1.030	1.000	B1-U0-G2	51.34	462.06	Lithonia Lighting	RSX1 LED P1 50K R4
	31	D	Single	966	1.000	1.000	N.A.	13.1	406.1	Juno Lighting	WF6 SSW5 90CRI MW
	122	SB	Single	133	1.000	1.000	N.A.	3.65	445.3	PLED	M-SV024-BL
	2	SB04	SF 4FT	133	1.000	1.000	N.A.	51.1	102.2	PLED	M-SV024-BL
	2	SB12	SF 12FT	133	1.000	1.000	N.A.	160.6	321.2	PLED	M-SV024-BL
	7	SF	Single	205	1.000	1.000	N.A.	3.79	26.53	P-LED	M-SX024-BL
	3	SF02	SF 2FT	205	1.000	1.000	N.A.	30.32	90.96	P-LED	M-SX024-BL
	2	SF04	SF 4FT	205	1.000	1.000	N.A.	53.06	106.12	P-LED	M-SX024-BL
	9	SF12	SF 12FT	205	1.000	1.000	N.A.	166.76	1500.84	P-LED	M-SX024-BL
	1	WP	Single	2913	1.030	1.000	B1-U0-G1	24.42	24.42	Lithonia Lighting	WPX1 LED 40K MVOLT EXXX DBLXD

DISCLAIMER

ANY SITE PLANS, FLOOR PLANS, RENDERINGS, LIGHTING LAYOUTS AND PHOTOMETRIC PLANS (INCLUDING BUT NOT LIMITED TO ANY PROJECTS) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES INC. HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY FURNISHED. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF, AND/OR INTEGRITY OF EXISTING BUILDINGS, SURROUNDING AREA FOR PROJECTS (SUCH AS EXISTING POLES, ANCHOR BOLTS, BASES, ARCHITECTURE, AND SURNAME STRUCTURES), LANDSCAPING, PLANS, LIGHTING PLANS, FUTURE SELECTIONS, AND PLACEMENT, MATERIALS, COLOR ACCURACY, TEXTURES, AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSONS, IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF DIRECTS VARYING WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE L. LEONARD IS STRICTLY PROHIBITED.

SCALE:
1" = 16'
DWG SIZE:
D

LAYOUT BY:
JRB
DATE:
09/22/25

PROJECT NAME:
7 BREW
FAIRHOPE, AL
DRAWING NUMBER:
RL-10650-S1-R1



1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV. BY DATE
R1 JRB 11/14/25

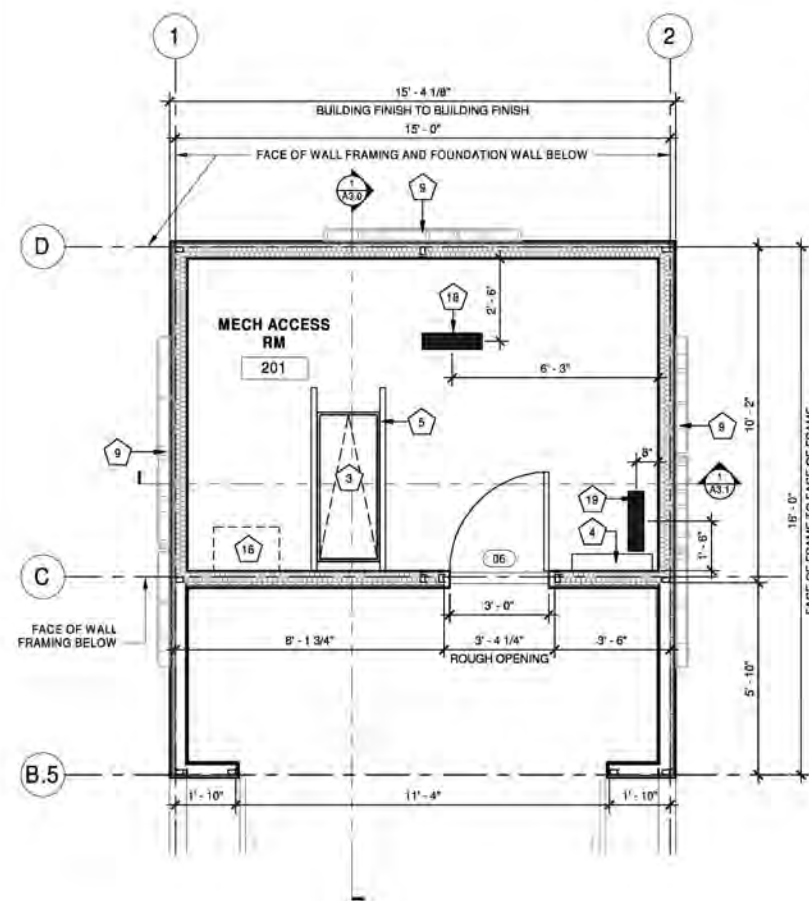
DESCRIPTION
REDUCED HEIGHT OF POLES TOP 10 FT

FLOOR PLAN KEYNOTES

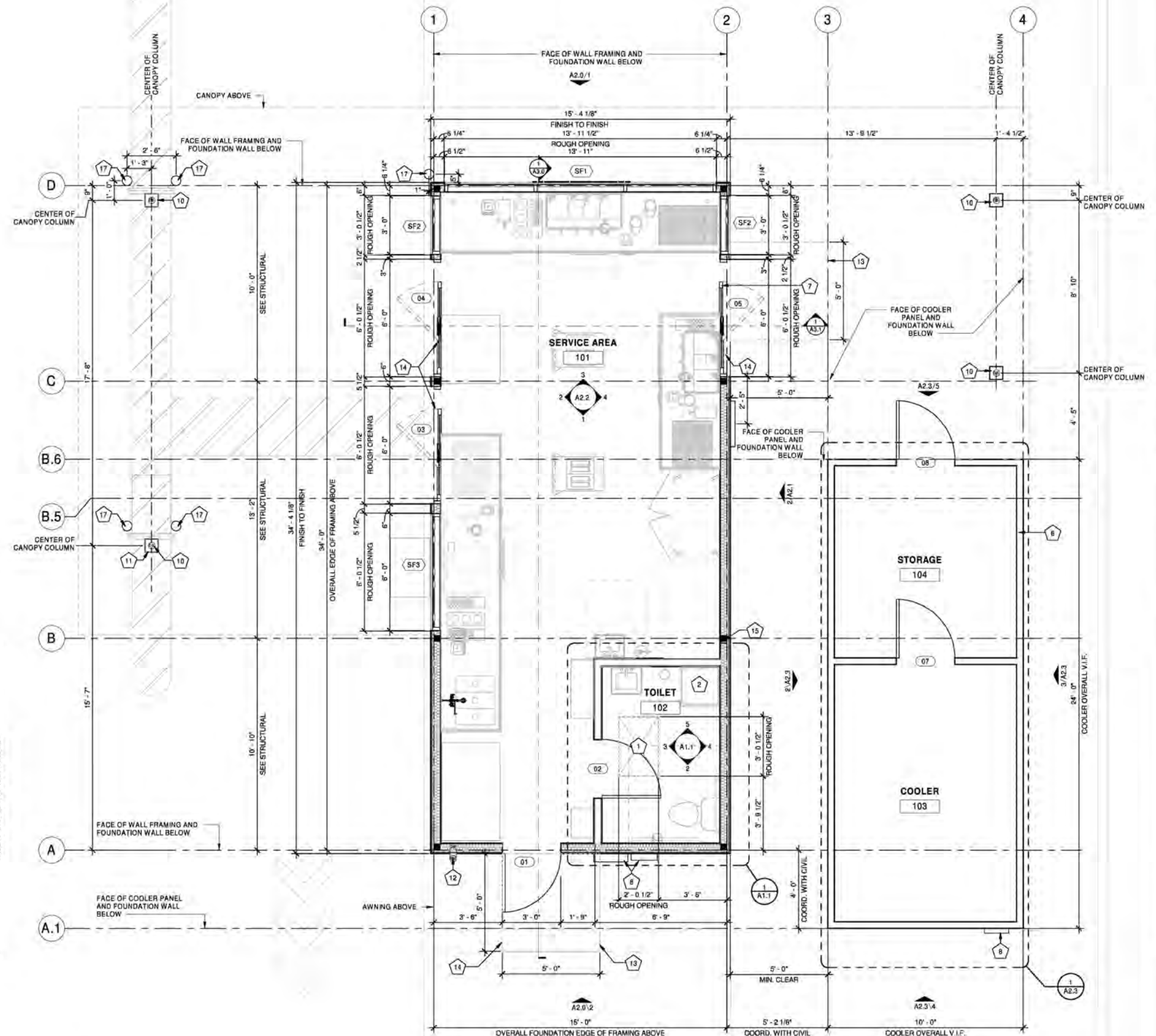
- | | |
|----|--|
| 1 | ACCESS DOOR FOR CRAWLSPACE ACCESS |
| 2 | MOP SINK RE: PLUMBING DRAWINGS |
| 3 | MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER |
| 4 | WATER FILTRATION SYSTEM |
| 5 | PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE |
| 6 | PREFABRICATED COOLER BY MANUFACTURER TO BE DETERMINED BY OWNER, G.C TO SUBMIT FORMAL RFI IMMEDIATELY TO ARCHITECT IF COOLER MANUFACTURER CONSTRUCTION VARIES FROM DETAILING PROVIDED IN DRAWING SET. |
| 7 | ADA AUTO/MANUAL EGRESS CAPABLE |
| 8 | ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF. ELECTRICAL |
| 9 | STOREFRONT SIGNS - SUPPLIED & INSTALLED BY SIGN CONTRACTOR |
| 10 | DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF. CIVIL |
| 11 | SITE CONTRACTOR TO COORDINATE CIVIL & STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES & BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP. |
| 12 | DOWNSPOUT OUTLET- STORMWATER CONNECTION |
| 13 | FROST-PROTECTED LANDING; REF. STRUCT.; FLUSH WITH SURROUNDING PAVEMENT; PROVIDE EXPANSION JOINTS AT EDGES |
| 14 | ALL EXIT DOOR LANDING AREAS CANNOT SLOPE MORE THAN 2% |
| 15 | HSS COLUMN; REF. STRUCT. |
| 16 | ENCLOSED 12U DATA RACK - PROVIDE 2x WOOD BLOCKING AS INDICATED FOR ADDITIONAL SUPPORT; REF. ELEC |
| 17 | 6" CONCRETE FILLED BOLLARD - TYP. G.C. TO COORDINATE WITH CIVIL |
| 18 | HEAVY DUTY LINEAR BAR GRILLE - SUPPLY; REF. MECH. |
| 19 | HEAVY DUTY LINEAR BAR GRILLE - RETURN; REF. MECH. |

NOTES:

1. ALL EXPOSED PLUMBING PIPES TO FIXTURES SHALL BE ROUTED AS CLOSE TO THE WALL SURFACE AS POSSIBLE TO MINIMIZE PROJECTED ITEMS. REF MECH.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE



2	MECH ACCESS RM 3/8" = 1'-0"
---	--------------------------------



1	FLOOR PLAN
	3/8" = 1'-0"

FINISH MATERIALS SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
BRK-1	FIBER CEMENT PANEL SIDING	BRAND: NICHHA COLOR: MIDNIGHT STYLE: MODERN BRICK	EXTERIOR WAINSCOT AND REAR WALL a.
BRK-2	FIBER CEMENT PANEL SIDING	BRAND: NICHHA COLOR: SHALE BROWN STYLE: CANYON BRICK	EXTERIOR WAINSCOT AND REAR MECHANICAL WELL WALL a.
FRP-1	FRP WALL COVERING	BRAND: MARLITE OR APPROVED EQUAL COLOR: P99 / F100 / B100 SIZE: 4'x8'x3/8"	SERVICE AREA AND TOILET b.
PT-1	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "SALTY DOG" SW 9177 FINISH: SATIN / SEMI-GLOSS FINISH	BOLLARDS b, c.
PT-2	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "FIRST STAR" SW 7946 FINISH: SATIN / SEMI-GLOSS FINISH	DOORS AND FRAMES b, c.
MP-1	METAL PANEL	BRAND: BERRIDGE - (ZEE-LOOK PANEL) COLOR: ROYAL BLUE FINISH: SMOOTH	STANDING SEAM METAL ROOF PANELS a.
MP-2	BRAKE METAL	BRAND: BERRIDGE COLOR: ROYAL BLUE FINISH: SMOOTH	METAL ROOF AND CANOPIES - SOFFIT PANELS a.
MP-3	CANOPY COLUMNS	CUSTOM POWDERCOATING COLOR: REGAL BLUE - RAL 5007 FINISH: SMOOTH	CANOPIES a.
MP-4	BRAKE METAL	BRAND: BERRIDGE COLOR: ZINC GRAY FINISH: SMOOTH	METAL COPING AT SIDE & REAR WALLS a.
WC-1	DECORATIVE WALL COVERING	CUSTOM VINYL WALL COVERING	COOLER WALLS d.
VT-1	RESILIENT VINYL FLOORING AND BASE	BRAND: AMARCO COLOR: DARK GRAY STYLE: PROTECT-ALL FLOORING	SERVICE AREA AND TOILET a.
VB-1	RESILIENT VINYL BASE	BRAND: AMARCO COLOR: LIGHT GRAY STYLE: PROTECT-ALL BASE	SERVICE AREA AND TOILET a.

FINISH MATERIALS SCHEDULE NOTES:

- a. PROVIDED BY 7 BREW AND INSTALLED BY 7 BREW
b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
c. PROVIDED BY 7 BREW AND INSTALLED BY GENERAL CONTRACTOR.
d. PROVIDED AND INSTALLED BY SIGN CONTRACTOR

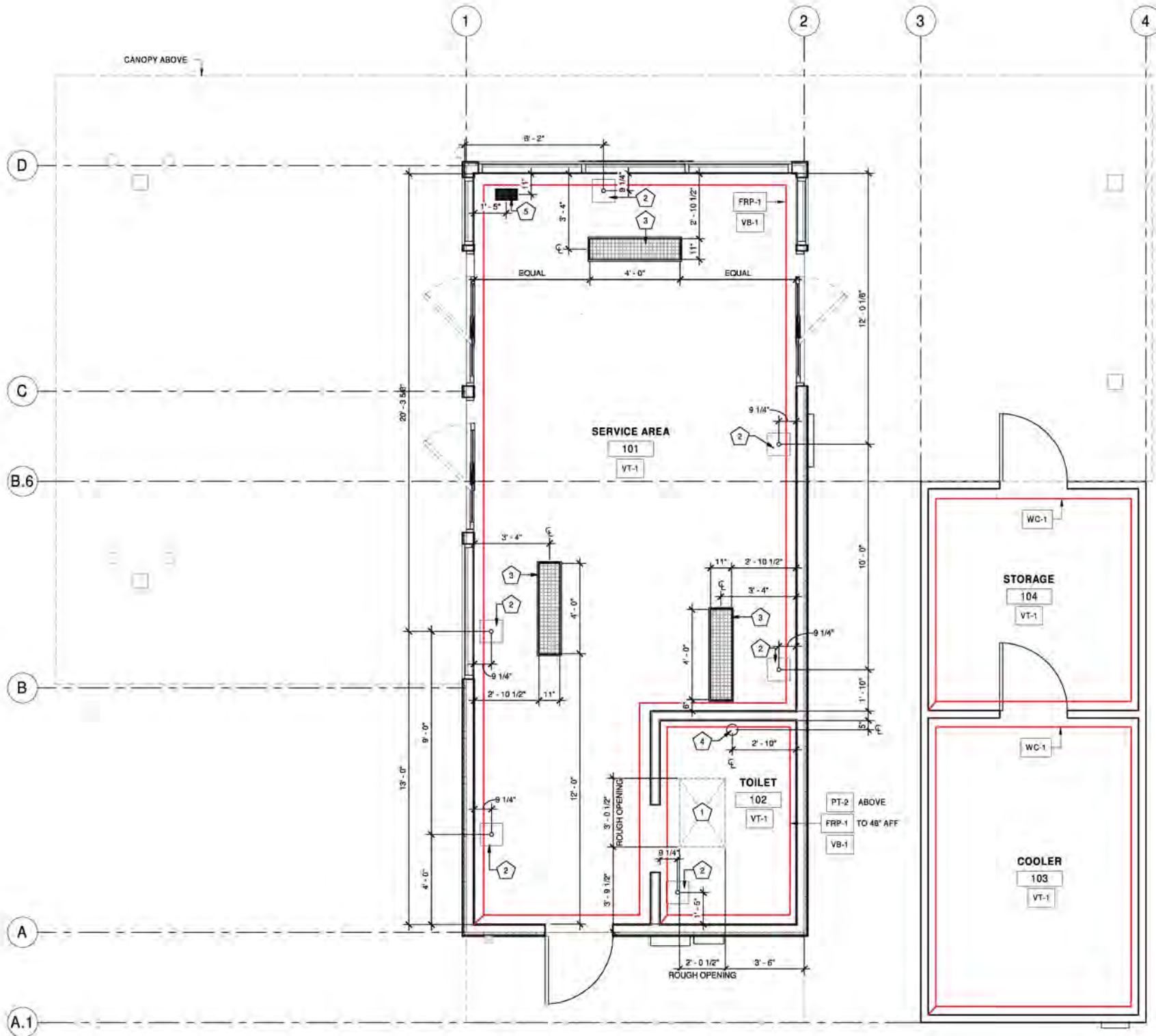
FLOOR FINISH GENERAL NOTES

1. PROTECT-ALL VINYL FLOORING AND COVE BASE
THROUGHOUT SERVICE AREA AND TOILET - TYP.

FLOOR FINISH KEYNOTES

1	ACCESS DOOR FOR CRAWL SPACE ACCESS
2	12"x12" FLOOR SINK WITH 3/4 GRATE
3	11"x48" FLOOR TRENCH DRAIN AND GRID GRATE
4	6" EXHAUST PIPE
5	12"x6" FLOOR MOUNTED TRANSFER GRILLE

NOTE: DIMENSION PROVIDED ON THIS PLAN ARE FROM FINISH FACE OF INTERIOR
SIDE OF WALL FRAMING UNLESS NOTED OTHERWISE.



1 FLOOR FINISH PLAN
3/8" = 1'-0"

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
THE PROJECT OF THE CLIENT AND IS
NOT TO BE REUSED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF HARRISON FRENCH
& ASSOCIATES, PLLC. ANY
REUSE OF THIS DRAWING FOR
ANY OTHER PROJECT WITHOUT
THE WRITTEN CONSENT OF
HARRISON FRENCH & ASSOCIATES,
PLLC, IS UNAUTHORIZED AND
MAY BE CONSIDERED AS
VIOLATION OF THE LAW.

7 BREW
MILK SIDE SERVICE COUNTER
9867 ALABAMA 104 LOT 5
FAIRHOPE, AL 36532
JOB NUMBER: 1625-00012

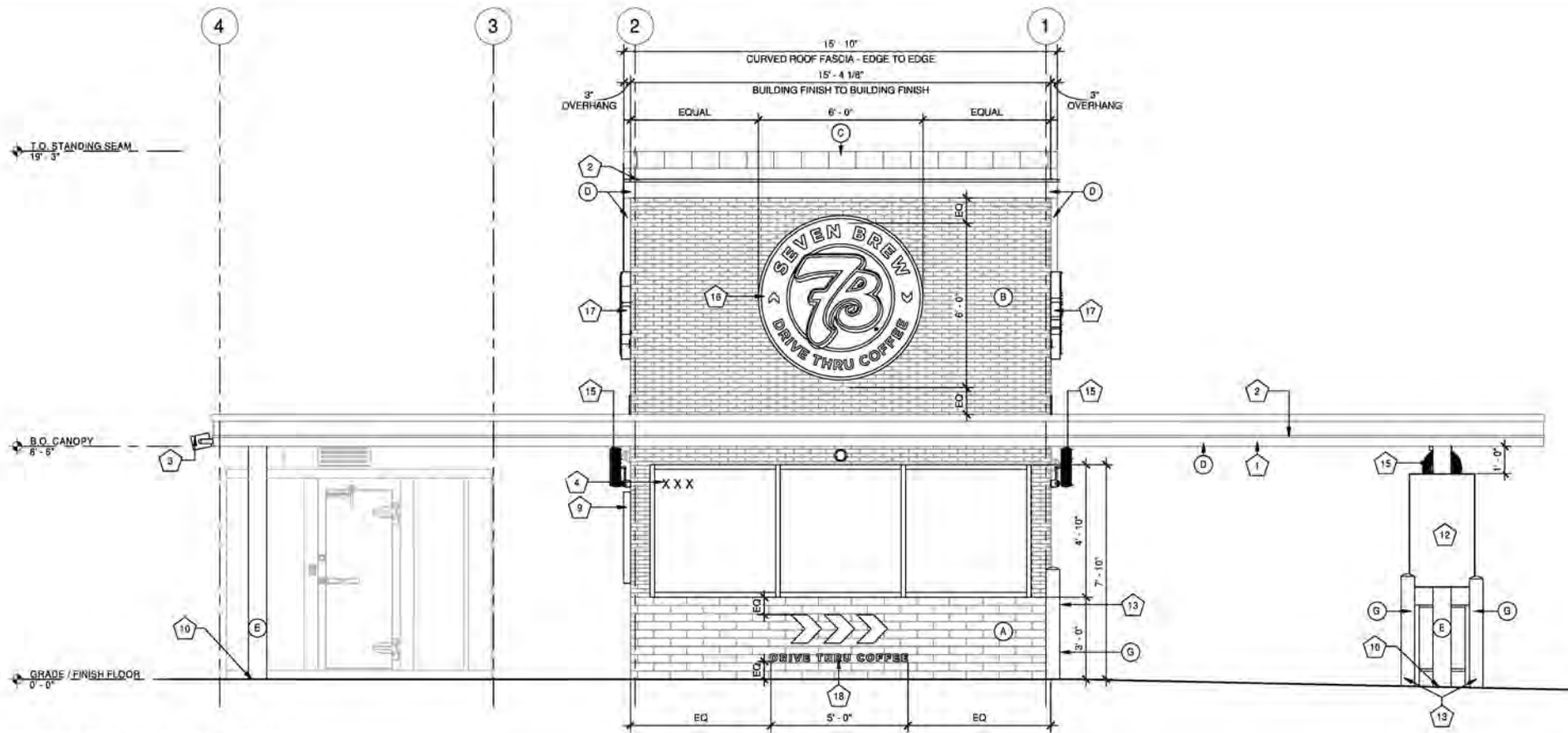
ISSUE BLOCK	
1 PERMIT SET	10/13/25

CHECKED BY: JM
DRAWN BY: RTM
DOCUMENT DATE: 10/13/25

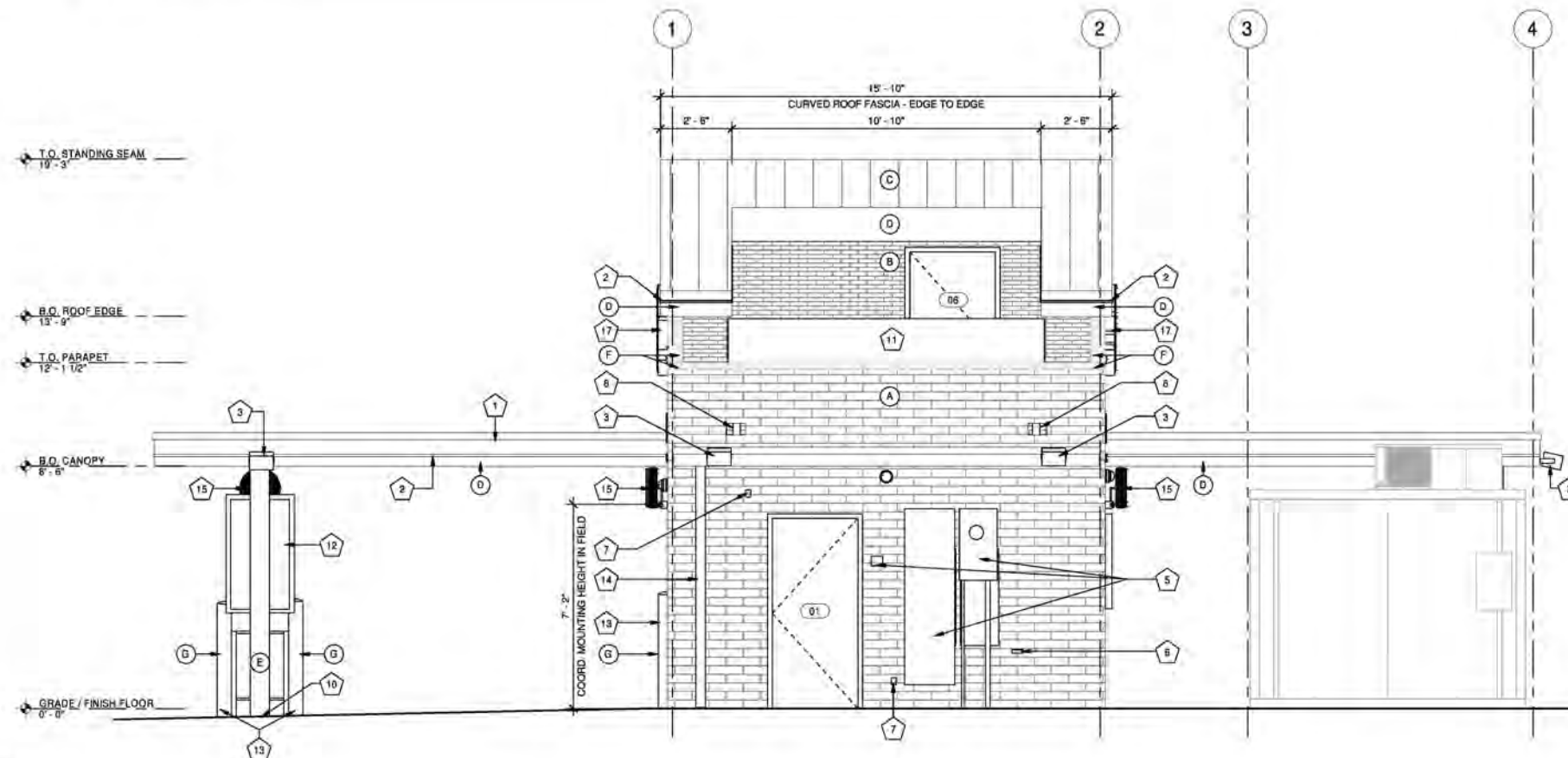


ARNING
1 BOREHAM DR.
CLARKSVILLE, AR 72830
WWW.ARNINGCO.COM

FINISH FLOOR
PLAN



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 PRE-ENGINEERED CANOPY AND FRAMING; REF. STRUCT.
- 2 LED FLEX LIGHT
- 3 OUTDOOR SPEAKERS MOUNTED TO CANOPIES - REF: SYSTEMS PLAN
- 4 ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
- 5 ELECTRICAL EQUIPMENT; SEE ELECTRICAL
- 6 FROST-PROOF HOSE BIBB
- 7 EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
- 8 ROOF SCUPPER DRAIN - TYP OF 2
- 9 SURFACE MOUNTED SIGN BOX
- 10 TOP OF FOOTER, COORDINATE WITH CIVIL
- 11 GUARDRAIL: 3' - 6" HIGH MANUFACTURED 3" x 3" x 1/4" SQUARE TUBE STEEL, PAINTED REGAL BLUE. ROOF EQUIPMENT SCREEN MOUNTED ON GUARDRAIL - PAINTED ZINC GRAY
- 12 SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
- 13 6" CONCRETE FILLED BOLLARD - TYP. G.C. TO COORDINATE WITH CIVIL
- 14 DOWNSPOUT CONNECTION TO STORMWATER SYSTEM TO BE PAINTED TO MATCH ADJACENT NICHHA PANEL; REF. CIVIL
- 15 LIGHT-DUTY INDUSTRIAL FAN
- 16 ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
- 17 ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
- 18 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE

EXTERIOR ELEVATION MATERIALS LEGEND

- | | |
|---|--|
| A | NICHHA PANEL - MODERN BRICK (BRK-1) |
| B | NICHHA PANEL - CANYON BRICK (BRK-2) |
| C | BERRIDGE - STANDING SEAM METAL ROOF PANEL (MP-1) |
| D | BERRIDGE - ROOF & CANOPY SOFFIT PANEL (MP-2) |
| E | CANOPY COLUMN - REGAL BLUE POWDERCOAT (MP-3) |
| F | BERRIDGE - METAL COPING (MP-4) |
| G | BOLLARD, PAINT (PT-1) |

MATERIAL HATCH LEGEND

- | | |
|--|---|
| | NICHHA PANEL - MODERN BRICK (BRK-1) |
| | NICHHA PANEL - CANYON BRICK (BRK-2) |
| | BERRIDGE STANDING SEAM - REGAL BLUE (MP-1) |
| | BERRIDGE - SOFFIT PANEL - REGAL BLUE (MP-2) |
| | BERRIDGE - METAL COPING - ZINC GRAY (MP-4) |

*REFER TO SHEET A1.2 FOR FINISH SPECIFICATIONS

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE PROJECT OF SEVEN 7B BREW, 9867 ALABAMA 104 LOT 5, FAIRHOPE, ALABAMA. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, PLLC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HARRISON FRENCH & ASSOCIATES, PLLC, IS UNAUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

SEVEN 7B BREW
DRIVE THRU COFFEE

7 BREW
MILK SIDE SERVICE 3 COUNTER

9867 ALABAMA 104 LOT 5
FAIRHOPE, AL 36532

JOB NUMBER: 1525-0012

ISSUE BLOCK	
1 PERMIT SET	10/13/25

CHECKED BY: JM
DRAWN BY: RTM
DOCUMENT DATE: 10/13/25



ARNING
1417.847.3131
1 BOREHAM DR.
CLARKSVILLE, AR 72830
WWW.ARNINGCO.COM

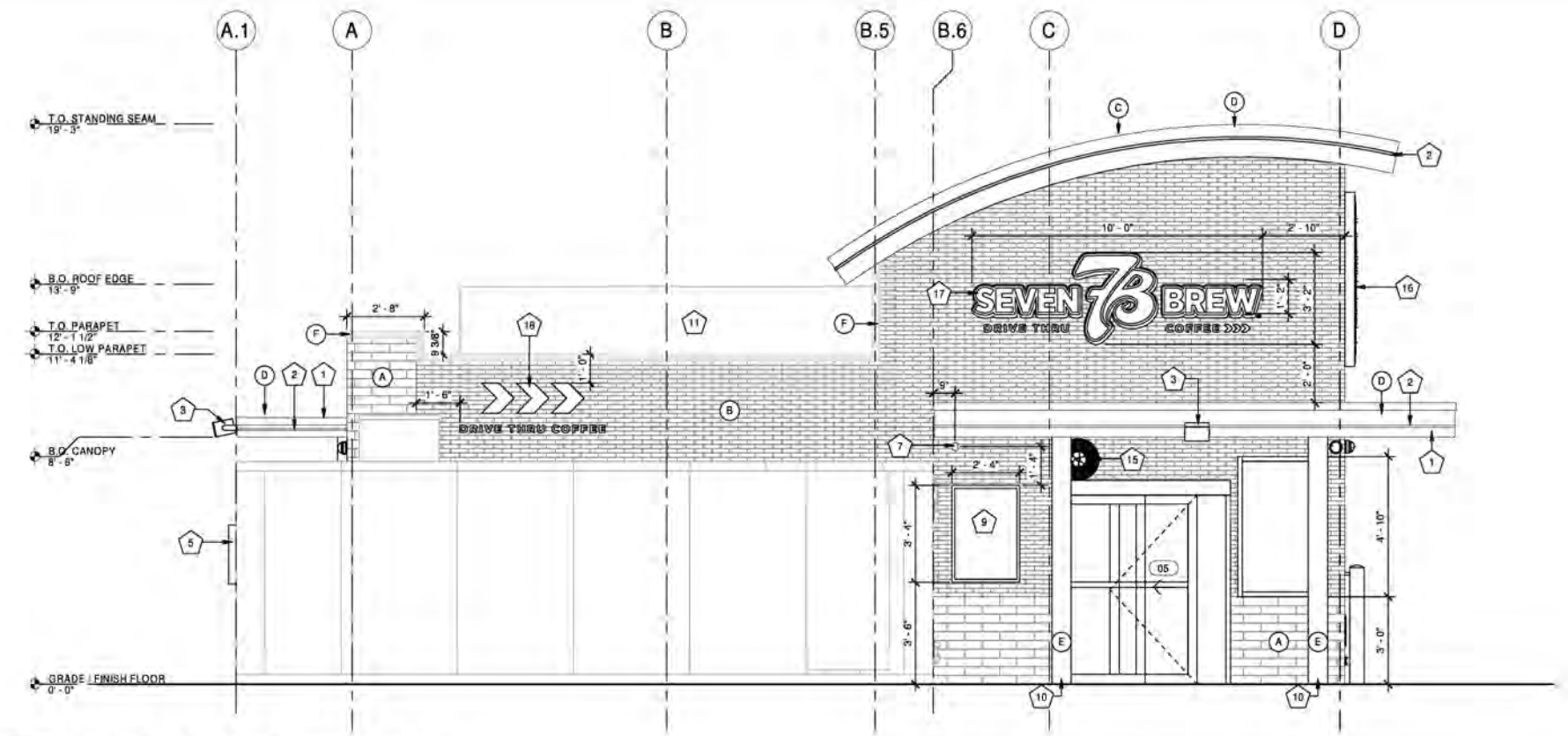
EXTERIOR ELEVATIONS

EXTERIOR ELEVATION KEYNOTES	
1	PRE-ENGINEERED CANOPY AND FRAMING; REF. STRUCT.
2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - REF. SYSTEMS PLAN
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
9	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER, COORDINATE WITH CIVIL
11	GUARDRAIL; 3' - 6" HIGH MANUFACTURED 3" x 3" x 1/4" SQUARE TUBE STEEL, PAINTED REGAL BLUE. ROOF EQUIPMENT SCREEN MOUNTED ON GUARDRAIL. PAINTED ZINC GRAY
12	SAMSUNG DIGITAL DISPLAYS - TYP. OF (2) REF. SYSTEMS PLAN
13	6" CONCRETE FILLED BOLLARD - TYP. G.C. TO COORDINATE WITH CIVIL
14	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM TO BE PAINTED TO MATCH ADJACENT NICHIA PANEL; REF. CIVIL
15	LIGHT-DUTY INDUSTRIAL FAN
16	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
17	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
18	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE

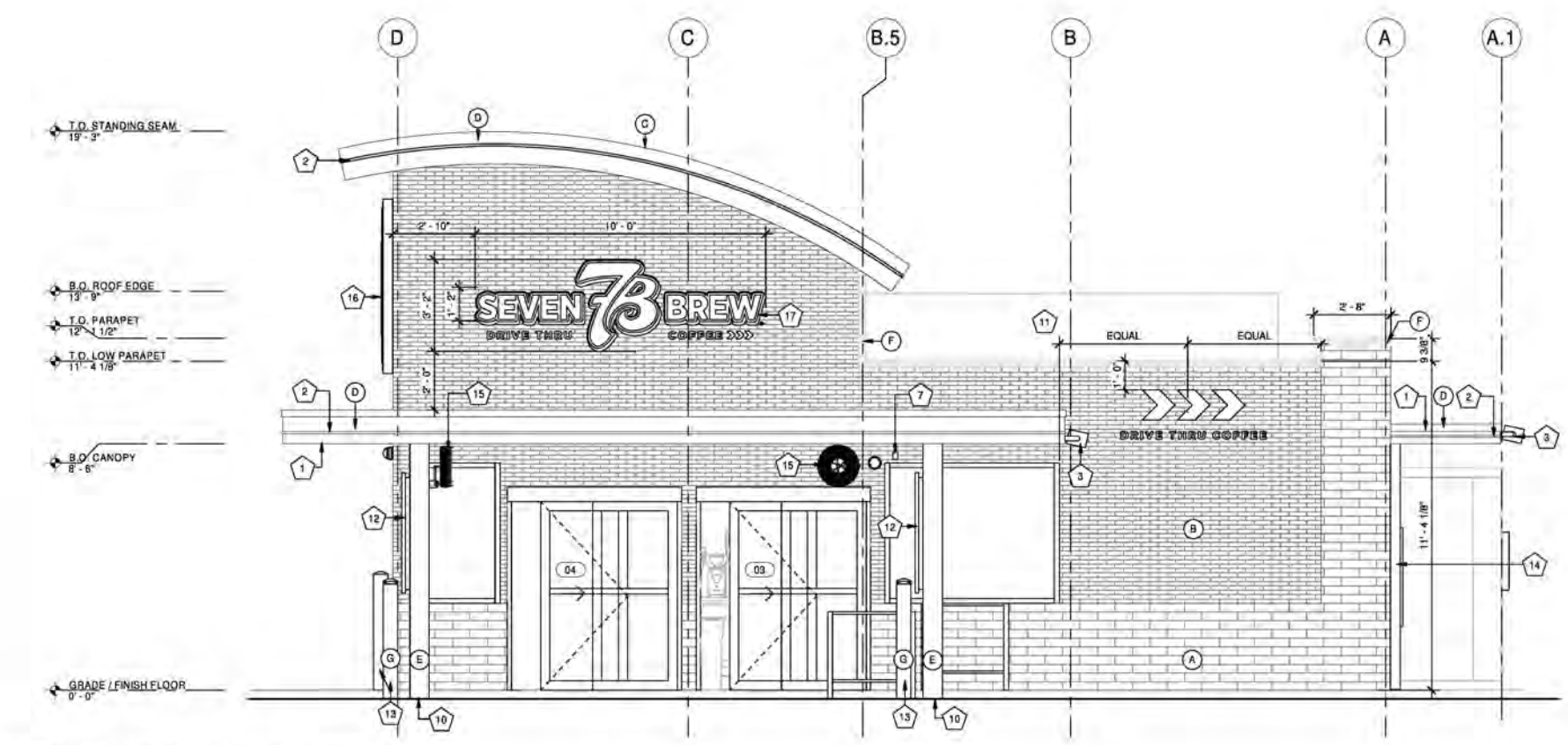
EXTERIOR ELEVATION MATERIALS LEGEND	
A	NICHIA PANEL - MODERN BRICK (BRK-1)
B	NICHIA PANEL - CANYON BRICK (BRK-2)
C	BERRIDGE - STANDING SEAM METAL ROOF PANEL (MP-1)
D	BERRIDGE - ROOF & CANOPY SOFFIT PANEL (MP-2)
E	CANOPY COLUMN - REGAL BLUE POWDERCOAT (MP-3)
F	BERRIDGE - METAL COPING (MP-4)
G	BOLLARD, PAINT (PT-1)

MATERIAL HATCH LEGEND	
	NICHIA PANEL - MODERN BRICK (BRK-1)
	NICHIA PANEL - CANYON BRICK (BRK-2)
	BERRIDGE STANDING SEAM - REGAL BLUE (MP-1)
	BERRIDGE - SOFFIT PANEL - REGAL BLUE (MP-2)
	BERRIDGE - METAL COPING - ZINC GRAY (MP-4)

*REFER TO SHEET A1.2 FOR FINISH SPECIFICATIONS



2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

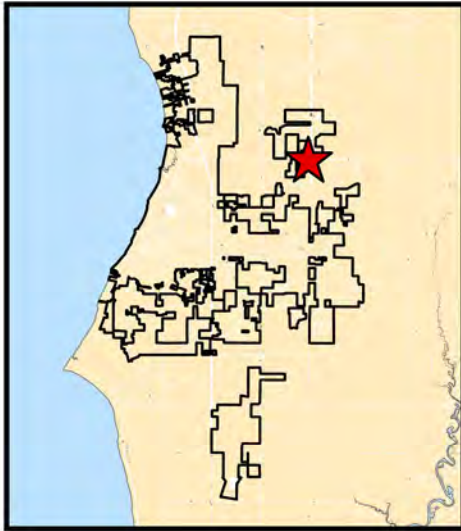
City of Fairhope

Planning Commission

December 1, 2025



SR 25.10 - Culvers Fairhope



Project Name:

Culvers Fairhope

Site Data:

1.31 acres

Project Type:

Site plan approval

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

626312

General Location:

Northwest corner of State Highway 181
and State Highway 104

Surveyor of Record:

Kadre Engineering

Engineer of Record:

Kadre Engineering

Owner / Developer:

Fairhope Land, LLC

School District:

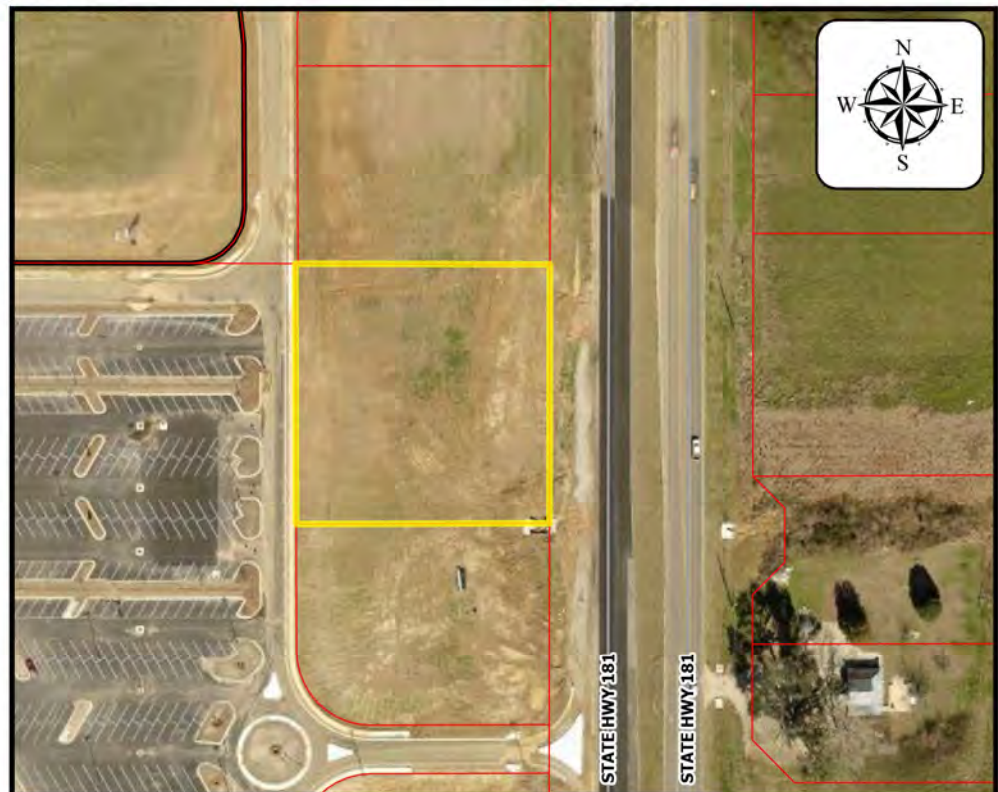
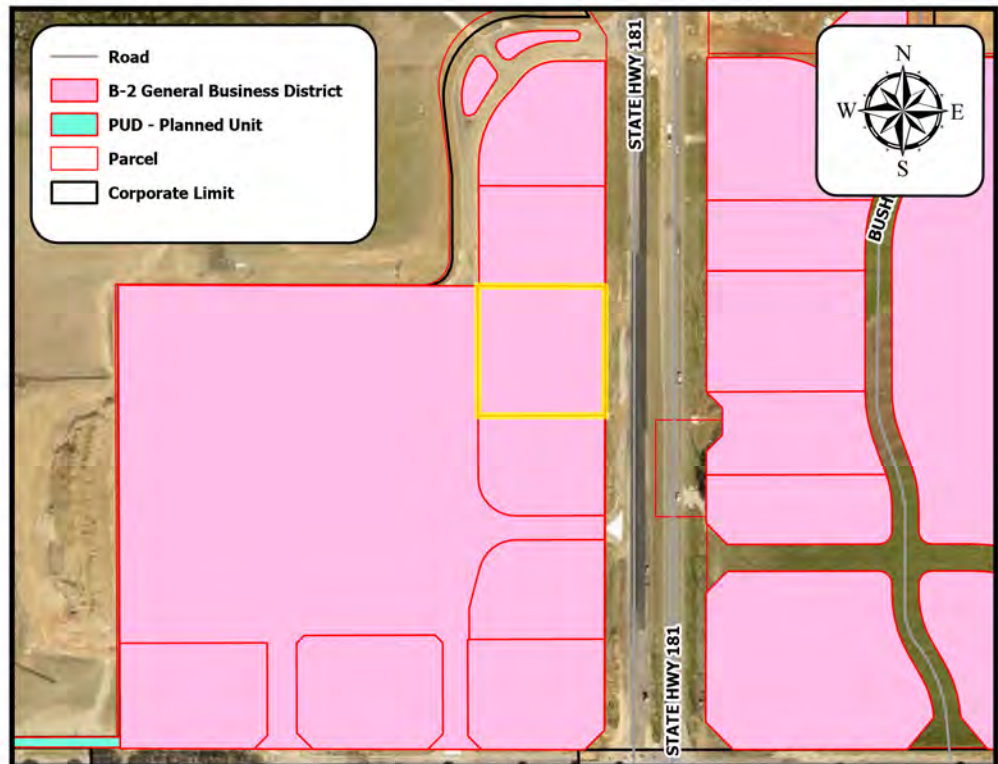
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Payton Rogers



SUMMARY OF REQUEST

Request of the Applicant, Kadre Engineering, on behalf of the Owner, Fairhope Land LLC, for Site Plan Approval of Culver’s Fairhope. The property is approximately 1.31 acres and is zoned B-2 – General Business District. The property is located on Lot 7 of Planters Pointe on the northwest corner of State Highway 181 and State Highway 104.

SITE HISTORY

The subject site has been included in numerous Subdivision and Multiple Occupancy Project (MOP) requests since 2020. The Final Plat for Planter’s Pointe Subdivision was approved in December 2023 and includes a note which requires mandatory Site Plan Review prior to the development of any lot.

There are no other Planning Commission or Board of Adjustment cases associated with this site.

STAFF COMMENTS

Site Plan

The proposed site plan is attached to the end of this report as an exhibit.

Setbacks - **COMPLIANT**

The Final Plat recorded for Planter’s Pointe Subdivision establishes setback requirements for Lot 7 to be 10 feet from the North property line, 10 feet from the West property line along Rockwell Boulevard, 10 feet from the South property line, and 50 feet from the East property line along State Highway 181. All setbacks are illustrated as compliant on the proposed Site Plan.

Buildings - **COMPLIANT**

B-2, General Business District has a required maximum building height of 30 feet. The proposed building height for the one-story structure is 24± feet.

Tree & Landscaping - **MORE INFO NEEDED**

The City of Fairhope Trees and Landscaping Ordinance details all tree planting and landscape area requirements for commercial development. As proposed, the Site Plan illustrates a compliant total landscape area and frontage landscape area. However, the plan appears to be non-compliant with the number of required tree plantings. According to Staff calculations (see exhibits), the subject site requires a total of eight (8) overstory Frontage Trees to be planted within the front 25 feet of the site along State Highway 181, 23 overstory Perimeter Trees to be planted elsewhere on site, and three (3) Parking Trees (a majority of which must be overstory). As proposed, the Site Plan illustrates a total of seven (7) overstory Frontage Trees, ten (10) overstory Perimeter Trees, and three (3) overstory Parking Trees. The Tree and Landscape plan illustrates an additional nineteen (19) understory trees which do not count towards required tree plantings.

The Applicant’s Tree & Landscape Plan currently proposes to remove and replace seven (7) existing understory trees (Crepe Myrtles) planted along the East property line abutting State Highway 181. It’s important to note that these trees were included in the original landscape plan approved with the Planter’s Pointe Multiple Occupancy Project (MOP), and as such, cannot be removed and must be protected throughout construction.

As for the number of required tree plantings, there appears to be other areas within the subject site in which additional plantings could be proposed to bring the plan into compliance. Also, it’s possible that an alternative tree selection may better allow for a greater number of trees to be planted on site. However the Applicant

wishes to address these issues, if approved, a revised Tree and Landscape plan should be submitted to staff illustrating full compliance with the Trees and Landscaping Ordinance and must be reviewed and approved by the City of Fairhope Horticulturist prior to the application being submitted to the City Council.

Parking - COMPLIANT

Table 4-3, *Parking Schedule* requires a minimum of 37 parking spaces for the subject site, 11 of which are required to be compact car spaces. The site allows for an overage of seven (7) additional spaces not to exceed a total of 44 spaces for the site. As proposed, the Site Plan illustrates 42 parking spaces in total which includes three (3) handicap spaces and 16 compact spaces.

The total number of spaces is compliant and does not exceed the maximum of 44 allowed. However, the plan does exceed the maximum of 14 compact car parking spaces allowed and as such should be reduced from 16 to 14 and revised on the Site Plan.

Connectivity - COMPLIANT

Sidewalks and pedestrian connectivity are illustrated along Rockwell Boulevard. Additionally, the proposed Site Plan illustrates the extension of the 12-foot-wide multi-purpose trailway along State Highway 181 as required.

Drainage - COMPLIANT

Drainage is unique within the Planter’s Pointe development. Publix, the anchor store, provided underground drainage for itself and those stores connected to it. Notes on the Final Plat for Planter’s Pointe Subdivision state that all other lots must have self-sufficient drainage addressing all post-development stormwater runoff on the individual lots.

Within the provided Hydrology Report the Applicant states that the subject site will utilize an underground detention pond system underneath the proposed hardscape surfacing which will then tie into the existing drainage system located in the Southeast corner of the site and discharging downstream across State Highway 181.

Exterior Lighting - COMPLIANT

As proposed, exterior lighting is compliant with Article IV Section B.3 of the Zoning Ordinance as it relates to on-site lighting.

Mechanical Equipment - MORE INFO NEEDED

The Applicant did not provide any plans that illustrate the proposed location of mechanical equipment.

Dumpster - MORE INFO NEEDED

The Site Plan illustrates a dumpster in the Southwest corner of the subject site. It should be noted that if approved, the plans must be revised to include a dumpster detail illustrating dumpster screening in compliance with Article IV-B.2. of the Zoning Ordinance.

Signage - N/A

All Signage will be reviewed at time of a sign permit submittal.

Erosion Control - COMPLIANT

An erosion control plan was submitted with the application and is acceptable.

Utilities - COMPLIANT

A utility plan was submitted and has been reviewed and approved by the appropriate providers. No utility upgrades are required.

ADA Standards - COMPLIANT

ADA requirements per the Architect are met and at time of building permit will be further verified.

Traffic - COMPLIANT

A Traffic Study was generated with the application for Planter’s Pointe Subdivision in 2021. At that time there were not any determined land uses for each outparcel. As such, the trip generation analysis produced 395 entering trips and 302 exiting trips during a weekday AM peak hour; 573 entering trips and 559 exiting trips during a weekday PM peak hour. Per the applicant’s submitted traffic letter the proposed Culver’s is only open for lunch and dinner, and as such, will generate a total of 150 trips during the PM peak hours.

Lot Access - COMPLIANT

As illustrated, the subject site proposes two (2) curb cuts for the site off of Rockwell Boulevard. One curb cut is a two-way access for ingress/egress. The second curb cut is a one-way access as an additional exit directly from the drive-thru line.

Comprehensive Plan - COMPLIANT

Planters Pointe is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.

Impacts on Surrounding Neighborhood - COMPLIANT

As previously stated, the subject site is zoned B-2. Directly adjacent to the site are additional commercial uses.

Benefits to the Community - COMPLIANT

As the number of residential units being developed in the area continues to grow a commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.

SITE PLAN CONSIDERATIONS

Standards of Review:

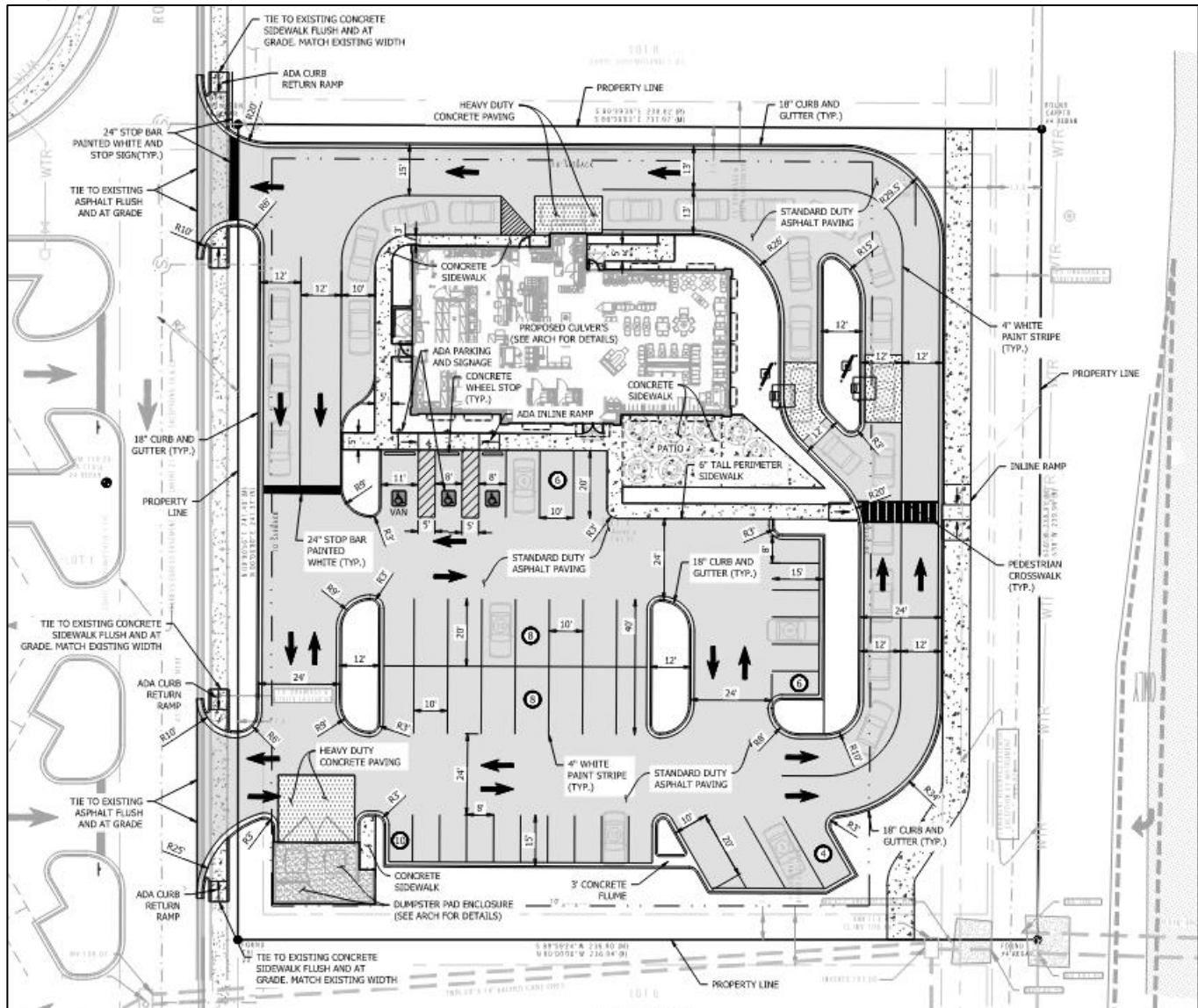
Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing rezoning requests.

Recommendation:

Staff recommends **APPROVAL** of SR 25.10 – Culver’s Fairhope Site Plan with the following conditions:

1. Revision of the Tree and Landscape to illustrate full compliance with the Trees and Landscaping Ordinance and submittal to Staff for review and approval by the City of Fairhope Horticulturist, prior to the application being submitted to City Council;
2. Revision of the plans to include a detail illustrating dumpster screening in compliance with Article IV-B.2. of the Zoning Ordinance, prior to the application being submitted to City Council; and
3. Revision of the plans to include a detail illustrating the location of all proposed mechanical equipment, prior to the application being submitted to City Council.

Proposed Site Plan



SITE DATA TABLE

STATE OF ALABAMA

CITY OF FAIRHOPE

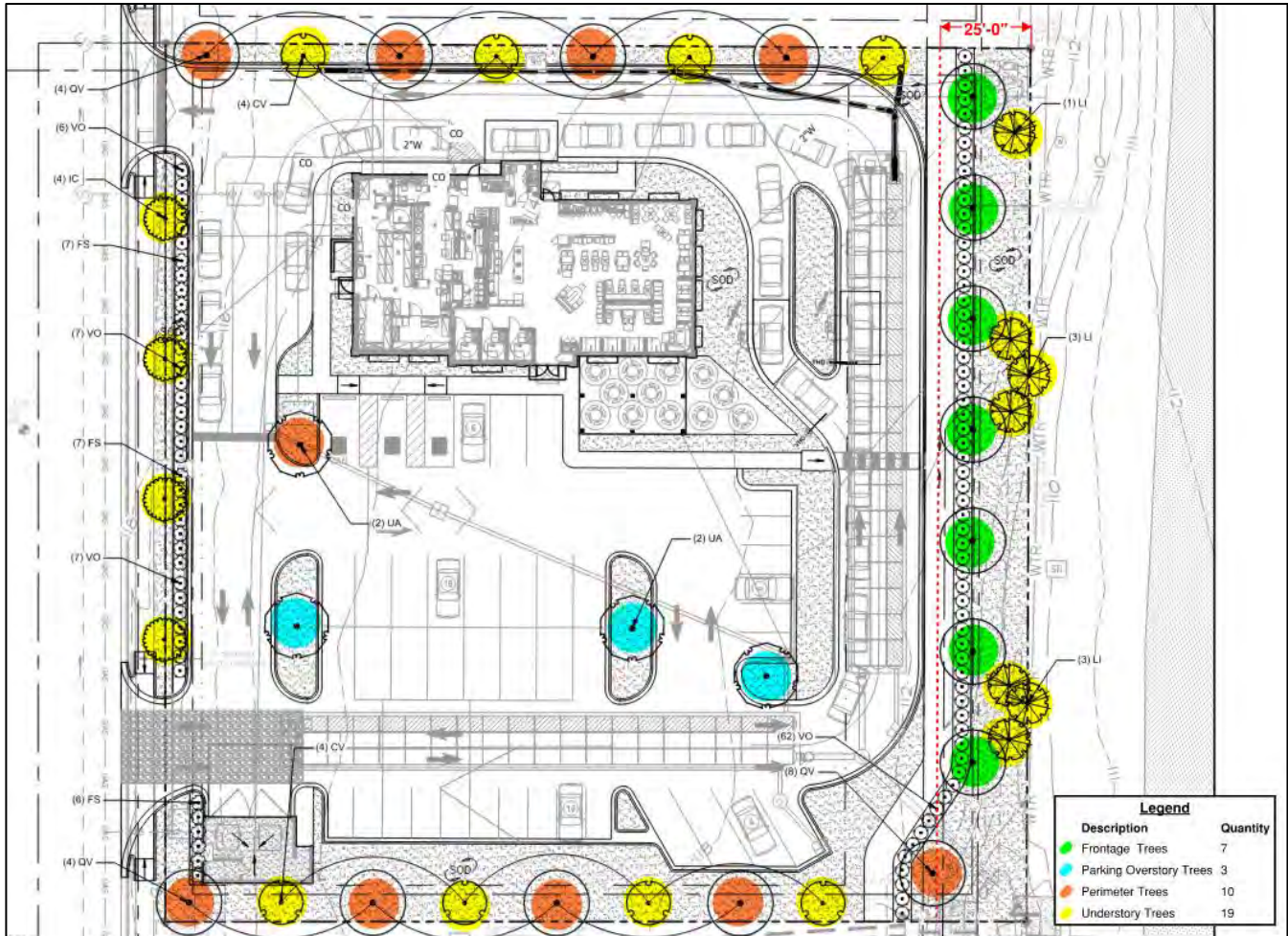
PROPOSED USE	RESTAURANT
LOT SIZE	±1.31 AC
PLANNING JURISDICTION	CITY OF FAIRHOPE
ZONING	B-2 (GENERAL BUSINESS DISTRICT)
PROPOSED BUILDING HEIGHT	24'-3"
FRONT YARD SETBACK	20'
REAR/SIDE YARD SETBACK	0'
PARKING REQUIRED	1 SPACE PER 4 SEATS UP TO 52 SEATS, AND 1 SPACE PER 6 SEATS THEREAFTER (37 SPOTS REQUIRED)
PARKING PROVIDED	42 TOTAL
PERCENTAGE OF IMPERVIOUS AREA (EXCLUDING BUILDING)	72%
LANDSCAPE AREA	± 16,502 SF (26%)
COMPACT CAR PARKING	16 SPACES (38%)
PROPOSED BUILDING COVERAGE	4,488 SF

EXHIBITS

SR 25.09 – 7-Brew Fairhope

December 1, 2025

Proposed Tree & Landscape Plan



TREE & LANDSCAPE COMPLIANCE TABLE			
Reviewed by Payton Rogers			
Date 11/24/25			
Total	Plan Required	Plan Provided	Plan Compliance?
Landscape Area			
Total Landscape Area	11428	16502	Yes
Front Landscape Area	6857	9521	Yes
Frontage Trees			
Frontage 1	8	7	No
Frontage 2	0	0	No
Frontage 3	0	0	
Frontage 4	0	0	
Perimeter Trees			
Perimeter Trees	23	10	No
Parking Trees			
Overstory	3	3	Yes
Understory	2	3	Yes
Understory	1	0	No
Total			
Total	34	20	No
Overstory	33	20	No
Understory	1	0	No
Total Trees Saved (Credits)			
Total Trees Saved (Credits)	0		
Total New Overstory Planted			
Total New Overstory Planted	20		

EXHIBITS

SR 25.09 – 7-Brew Fairhope

December 1, 2025

Proposed Elevations



Front



Rear

EXHIBITS

SR 25.09 – 7-Brew Fairhope

December 1, 2025

Proposed Elevations (cont.)



Side



Side



APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: 10/06/2025

Property Owner / Leaseholder Information

Name of Property Owner: Fairhope Land LLC Phone Number: 262-436-4760

Address of Property Owner: 461 Rivercrest Court

City: Mukwonago State: WI Zip: 53149

Proposed Site Plan Name: Culver's Fairhope

Site Acreage: 1.31 AC Sq. Footage: 57,141 SF

Parcel No: 4602030000004243 Current Zoning: B-2

Authorized Agent Information

Name of Authorized Agent: Kadre Engineering Phone Number: (205) 777-9064

Address: 28678 Sampson Avenue

City: Orange Beach State: AL Zip: 36561

Contact Person: David Dichiaro

Engineer/Architect Information

Name of Firm: Kadre Engineering Phone Number: (205) 777-9064

Address: 28678 Sampson Avenue

City: Orange Beach State: AL Zip: 36561

Contact Person: David Dichiaro

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.

Curtis Herbig

Property Owner/Leaseholder Printed Name

Signature

10/06/2025

Date

Fairhope Single Tax Corp. (If Applicable)



State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

Article 1. **Name of the limited liability company:**

Fairhope Land LLC

Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**

Article 3. **Name and email address of the initial registered agent:**

JAY CAMPBELL

jay@campbellconstructionbbg.com

Article 4. **Street address of the initial registered office:**

461 River Crest Ct.

Mukwonago, WI 53149

United States of America

Article 5. **Street address of the principal office:**

461 River Crest Ct.

Mukwonago, WI 53149

United States of America

Article 6. **Name and complete address of each organizer:**

JAY CAMPBELL

461 River Crest Ct.

Mukwonago, WI 53149

United States of America

Other provisions (optional). (No other provisions declared.)

Other Information. **This document was drafted by:**

Reza Hajisanei

Organizer Signature:

JAY CAMPBELL

Date & Time of Receipt:

7/17/2025 8:36:10 AM

Order Number:

202507176720538

ARTICLES OF ORGANIZATION - Limited Liability Company(Ch. 183)

Filing Fee: \$130.00
Total Fee: \$130.00

ENDORSEMENT

State of Wisconsin
Department of Financial Institutions

EFFECTIVE DATE	
7/17/2025	

FILED	Entity ID Number F079061
--------------	-----------------------------

11/19/2025

City of Fairhope
Planning and Zoning Department
451 Pecan Ave, PO Box 429
Fairhope, AL 36532

Attn: Payton W. Rogers, CAPZO, Planning & Zoning Manager

RE: Development Review Committee Letter
SD 25.10: Culver's; Site Plan Review

This letter is being submitted to your office in response to the below comment from the Development Review Committee Letter related to project traffic/trip generation.

Comment: Provision of a letter from a registered engineer providing cumulative trip generation at peak hours for the site, not to exceed platted amounts.

We referenced 4 other existing Culver's and their traffic studies in order to provide an estimate of the requested information. The below table is the data from the 4 other Culver's locations similar in size to this proposed project which reference the ITE Trip Generation Manual.

LOCATION	BLDG SF	TRIP COUNT	
		PM PEAK	TOTAL
JACKSONVILLE	4,570	151	2,136
ORLANDO	4,578	144	2,039
ST. AUGUSTINE	4,443	149	2,104
TITUSVILLE	4,443	147	2,085

Culver's open business hours are during the lunch and dinner hours and therefore we anticipate that there will be no significant trips generated before 11 am other than staff arriving in preparation of work.

Based on the above, we anticipate that a **PM Peak hour Trip count be 150.**

Please call if you have any further questions.

Sincerely,



David Dichiarà, PE

Principal
ddichiarà@kadre-eng.com
(205) 777-9064

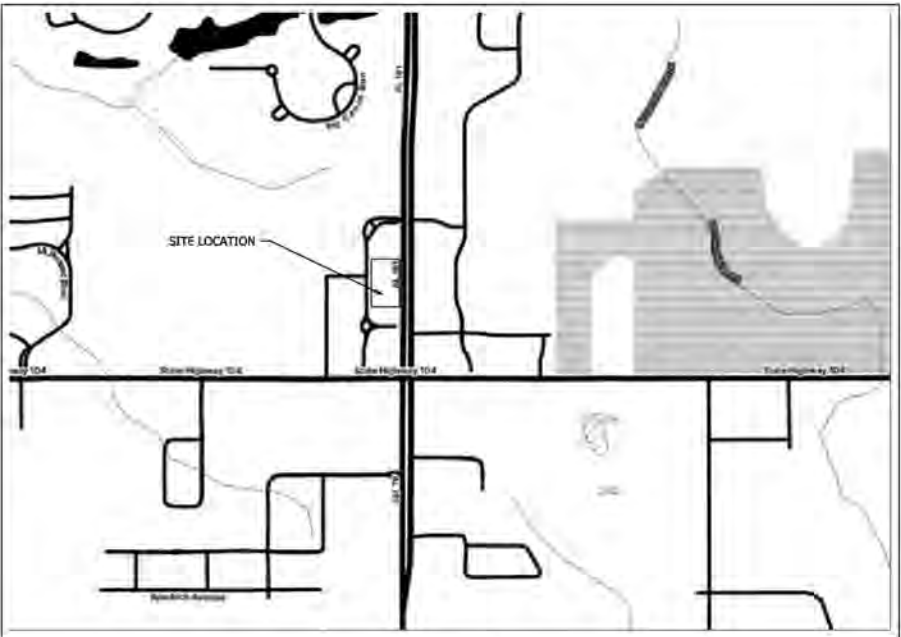
CONSTRUCTION PLANS
FOR

FAIRHOPE CULVER'S

LOT 7, PLANTER'S POINTE SUBDIVISION
PARCEL # - 05-46-02-03-0-000-004.243
PIN # - 626312



VICINITY MAP



LOCATION MAP

DRAWING INDEX			
SHEET NO.	SHEET TITLE	ISSUE DATE	REV. DATE
C0.0	TITLE PAGE	10/28/25	
C0.1	GENERAL CIVIL NOTES	10/28/25	
C0.2	GENERAL CIVIL NOTES	10/28/25	
C1.0	SITE DEMOLITION PLAN	10/28/25	
C2.0	SITE LAYOUT PLAN	10/28/25	
C3.0	SITE GRADING AND DRAINAGE PLAN	10/28/25	
C4.0	SITE UTILITY PLAN	10/28/25	
C5.0	EROSION AND SEDIMENT CONTROL (INITIAL PLAN)	10/28/25	
C6.0	EROSION AND SEDIMENT CONTROL (ITM/FIN PLAN)	10/28/25	
C6.1	CIVIL DETAILS	10/28/25	
C6.1	CIVIL DETAILS	10/28/25	

SUPPLEMENTAL INFORMATION			
SHEET NO.	SHEET TITLE	ISSUE DATE	REV. DATE
---	SURVEY	10/28/25	
---	LANDSCAPING SITE PLAN	10/28/25	
---	ADS UNDERGROUND DETENTION DETAILS	10/28/25	

Project Contacts:

DEVELOPER

CAMPBELL CONSTRUCTION JC
161 RIVER CREST CT.
MUKWONAGO, WI 53149
TEL: (262) 436-4760
CONTACT: JAY CAMPBELL

ARCHITECT

OLIVER ARCHITECTS
1004 INDIANA AVE
PALM HARBOR, FL 34683
TEL: (727) 781-7525
CONTACT: SEAN HARRISON

ENGINEER

KADRE ENGINEERING
2447 ALTON RD, SUITE 101
BIRMINGHAM, AL 35210
TEL: (205) 777-9064
CONTACT: DAVID DICHIARA

SURVEYOR

WEYGLAND WILSON
SURVEYORS
229 E. 20TH AVE, SUITE 10
GULF SHORES, AL 36542
TEL: (251) 975-7555
CONTACT: TRENT WILSON

LANDSCAPE ARCHITECT

WAS DESIGN
218 NORTH ALSTON ST
FOLEY, AL 36535
TEL: (251) 948-7181
CONTACT: CHAD WATKINS

GEOTECHNICAL ENGINEER

GEOCON
22830 MCAULIFFE DRIVE
ROBERTSDALE, AL 36567
TEL: (251) 947-1035
CONTACT: CHRISTOPHER REA

Prepared For:
CULVER'S FRANCHISING SYSTEM, LLC.
OCTOBER 2025

Authorities Having Jurisdiction:

CITY OF FAIRHOPE
PLANNING AND ZONING
451 PECAN AVE
FAIRHOPE, AL 36533
TEL: (251) 990-0214

CITY OF FAIRHOPE
PUBLIC UTILITIES
555 S. SECTION STREET
FAIRHOPE, AL 36533
TEL: (251) 928-8003



© copyright 2025
These drawings and design
intent are the sole property of
Kadre Engineering, LLC
which may not be reproduced
without the written permission.

Date	Revision	No.
10/28/25	SITE PLAN APPLICATION	

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:
TITLE PAGE

DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER:

C0.0

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY THE OWNER AND PREPARED BY WEYGAND WILSON SURVEYORS, DATED 09/10/2025. TOPOGRAPHIC INFORMATION WAS PERFORMED VIA GROUND RUN FORMAT. CONTRACTOR SHOULD VISIT THE SITE AS NECESSARY TO VERIFY SITE BOUNDARY AND EXISTING TOPOGRAPHY PRIOR TO BIDDING OR CONSTRUCTION. NOTIFY KADRE ENGINEERING OF ANY DISCREPANCIES PRIOR TO SUBMITTING BIDS OR ORDERING OF MATERIALS.
- THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SITE LAYOUT. IN THE EVENT THE CONTRACTOR WILL PERFORM THEIR OWN LAYOUT AND/OR UTILIZE GPS GRADING CONTROLS, THE CONTRACTOR WILL BE RESPONSIBLE FOR HIRING A LICENSED SURVEYOR TO PROVIDE THE NECESSARY CONTROL POINTS AND PROVIDE 3RD/ PARTY VERIFICATION OF LAYOUT AND GRADE CONTROL WORK PERFORMED BY THE CONTRACTOR.
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK WILL BE SECURED PRIOR TO BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL FEES ARE PAID PRIOR TO COMMENCING CONSTRUCTION AND THE CONSTRUCTION INSPECTION SCHEDULED IS ADHERED TO PER AGENCY REQUIREMENTS.
- ALL WORK PERFORMED MUST COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
- THE CONTRACTOR MUST USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATION WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
- PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR MUST CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. ALL REPAIRS MUST BE MADE IN A MANNER THAT ENSURES THE REPAIRED ITEM TO BE BE EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION.
- ALL WORK MUST BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND MUST COMPLY WITH ALL REGULATORY AGENCY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE CONTRACTOR MUST REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST WITHIN OR ADJACENT TO THE LIMITS OF CONSTRUCTION. ALL UTILITIES MUST BE LOCATED BY UNDERGROUND LINE LOCATORS AS WELL AS FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT. REPORT DISCREPANCIES IMMEDIATELY.
- WORK PERFORMED UNDER THIS CONTRACT MUST BE COORDINATED WITH OTHER WORK BEING PERFORMED OR SCHEDULED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.

SITE DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, NOTIFICATIONS, PERMITS, FEES, DUMP FEES AND CHAIN OF CUSTODY TRACKING REQUIRED TO REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION MATERIALS OFF OF THE OWNER'S PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION/DISPOSAL OF ALL DEMOLITION MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE PROJECT SITE AND VERIFYING EXTENTS AND ASSOCIATED QUANTITIES OF REQUIRED DEMOLITION WORK AND UTILITY REMOVAL PRIOR TO BID DATE.
- SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS MUST BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER MUST BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING PAVING, CURBS, HARDSCAPE, ETC. MUST BE SAW CUT AT THE LIMITS OF REMOVAL IN ORDER TO PROVIDE A CLEAN EDGE. EXISTING PAVING AT EDGE MUST BE MILLED BACK A MINIMUM OF 1.5' TO ENSURE SMOOTH TRANSITION. LIMITS OF REMOVALS SHOWN ARE APPROXIMATE AND THE CONTRACTOR WILL REMOVE PAVING AS REQUIRED TO INSTALL PROPOSED IMPROVEMENTS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF ANY BUILDINGS. THE CONTRACTOR MUST COORDINATE WITH OWNER, KADRE ENGINEERING, AND RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, UTILITIES AND OTHER EXISTING ITEMS AS REQUIRED TO INSTALL IMPROVEMENTS SHOWN IN THE CONSTRUCTION DOCUMENTS. IF REMOVAL OF EXISTING IMPROVEMENTS RESULTS IN AN LOOSE, SOFT OR OTHERWISE UNSTABLE SUBGRADE CONDITION, UNSTABLE MATERIALS MUST BE UNDERCUT TO FIRM AND STABLE SUBGRADE AND BROUGHT TO GRADE WITH COMPACTED STRUCTURAL FILL PER THE GEOTECHNICAL ENGINEER, GRADING NOTES, AND/OR SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
- THE CONTRACTOR MUST MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT PROPERTIES OR TENANTS AT ALL TIMES. THE CONTRACTOR MUST COORDINATE WITH THE OWNER, TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICES MUST NOT BE INTERRUPTED WITHOUT APPROVAL.
- THE CONTRACTOR MUST PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. ALL DEMOLITION AND CONSTRUCTION DEBRIS MUST BE TRANSPORTED AND DISPOSED OF AT LEAST WEEKLY IN A LEGAL AND APPROVED MANNER.
- IT IS UNDERSTOOD THAT ALL ABOVE GROUND ITEMS TO BE REMOVED INCLUDE THEIR ASSOCIATED BELOW GROUND COMPONENTS (I.E. FOUNDATIONS, UTILITY CONNECTIONS, ETC.).
- ALL TREES INSIDE THE LIMITS OF DISTURBANCE ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
- THE CONTRACTOR MUST PROTECT ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND ANY REQUIRED COORDINATION OF REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.

SITE LAYOUT NOTES:

- CONSTRUCTION MUST COMPLY WITH, AND BE CONSTRUCTED IN ACCORDANCE WITH, ALL REQUIRED AND GOVERNING CODES.
- ALL ADA AREAS, ROUTES, AND PARKING INCLUDING RAMPs, SIGNS, SYMBOLS, AND PAINTED ISLANDS MUST CONFORM TO THE LATEST ADA REQUIREMENTS.
- ADA PARKING AREAS MUST NOT EXCEED 2.0% GRADE IN ANY DIRECTION. ADA ACCESS ROUTES MUST NOT EXCEED 5.0% RUNNING SLOPE AND 2.0% CROSS SLOPE.
- DIMENSIONS SHOWN WITHIN THESE DOCUMENTS ARE TO THE BACK OF CURB OR EDGE OF HARDSCAPE UNLESS NOTED OTHERWISE.
- DIMENSIONS TO BUILDINGS ARE TO THE OUTSIDE FACE OF BUILDING OR COLUMN LINES AS NOTED. THE CONTRACTOR MUST VERIFY EXTERIOR BUILDING FACING THICKNESSES PRIOR TO LAYOUT. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION.
- ALL PAVEMENT STRIPING AND ROADWAY SIGNAGE MUST BE PER THE LATEST EDITION OF THE MUTCD UNLESS SPECIFICALLY NOTED.
- THE CONTRACTOR MUST REPAIR ANY DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, NOT LIMITED TO DRAINAGE CONVEYANCE OR STRUCTURES, UTILITIES, HARDSCAPE, PAVING, STRIPING, LANDSCAPE, ETC. ALL REPAIRS MUST RETURN THE DAMAGED AREA TO BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR MUST COORDINATE THE INSTALLATION OF UNDERGROUND WORK WITH FINISHED GRADE. ALL UNDERGROUND INFRASTRUCTURE MUST BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING ANY REQUIRED CONSTRUCTION TRAFFIC CONTROL PLANS AND ANY REQUIRED APPROVALS FOR GOVERNING AUTHORITIES. ALL TRAFFIC CONTROL PLANS MUST BE PER THE LATEST EDITION OF THE MUTCD.
- ALL MATERIALS REQUIRED FOR PAVING IMPROVEMENTS MUST BE TESTED BY A 3RD PARTY AGENCY, APPROVED OR PROVIDED BY THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT ACCORDING TO STANDARD TESTING PROCEDURES INCLUDING ANY AUTHORITIES HAVING JURISDICTION TESTING REQUIREMENTS.
- ALL PAVEMENT STRIPING WITHIN RIGHTS-OF-WAY MUST BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL PAINT STRIPING MUST BE APPLIED IN TWO EQUAL COATS WITH A MINIMUM TOTAL THICKNESS OF 15 MILS.

GRADING NOTES:

- THE CONTRACTOR MUST ADJUST THE FINAL ELEVATIONS OF ALL EXISTING AT-GRADE STRUCTURES AND

UTILITIES TO MATCH PROPOSED FINISHED GRADES.

- THE CONTRACTOR MUST VISIT THE SITE AND DO ANY REQUIRED SITE RECDNAISSANCE TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND OR PREPARING A QUOTE
- A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY GEOCON ENGINEERING & MATERIALS TESTING, INC., PROJECT NUMBER 5001-25, DATED 09/12/2025 IS AVAILABLE FOR REFERENCE. THE CONTRACTOR MUST REVIEW THE REPORT, VISIT THE SITE AND COMPLETE ANY ADDITIONAL EXPLORATIONS / INVESTIGATIONS THAT IT DEMS NECESSARY IN ORDER TO PROVIDE A COMPLETE BID.
- THE CONTRACTOR MUST VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MUST NOTIFY KADRE ENGINEERING OF ANY EXISTING CONDITION OR UTILITY CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CLEARING LIMITS ARE DEFINED AS 5' OUTSIDE OF ALL PROPOSED GRADED AREAS OR NOT BEYOND THE PROPERTY LINES WHICHEVER IS LESS.
- CLEARING AND GRUBBING LIMITS INCLUDE ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY MONUMENTS, AND RESTORATION OF ANY AREAS CLEARED OR DEMOLISHED WITHOUT AUTHORIZATION.
- ALL TOPSOIL MUST BE STRIPPED PER GEOTECHNICAL RECOMMENDATIONS WITHIN THE LIMITS OF GRADING AND STOCKPILED FOR LATER USE WITH ALL EXCESS TO BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THE PLANS.
- PROOF ROLL SUBGRADE WITH A LOADED DUMP TRUCK IN A MANNER APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY DEFICIENT AREAS, OR ANY UNSUITABLE (ORGANIC, SOFT, LOOSE) MATERIAL FOUND MUST BE UNDERCUT AND REPLACED OR MOISTURE CONDITIONED PER THE GEOTECHNICAL ENGINEER.
- SCARIFY SUBGRADE TO A MINIMUM DEPTH OF 12". MOISTURE CONDITION AND RECOMPACT AS REQUIRED TO ACHIEVE REQUIRED DENSITY AND MOISTURE CONTENT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING PREPARED SUBGRADES. RESTORE TO PROJECT SPECIFICATIONS IF DAMAGED OR COMPROMISED DUE TO INCLEMENT WEATHER AND/OR CONSTRUCTION TRAFFIC.
- DEWATERING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS AND PONDING ON PREPARED SUBGRADES. PROTECT SUBGRADES FROM DAMAGE BY RAIN OR WATER ACCUMULATION. INSTALL A DEWATERING SYSTEM AS REQUIRED TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM GRADING OPERATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED. CONTRACTOR IS RESPONSIBLE FOR TREATING ANY DISCHARGE FROM DEWATERING OPERATIONS TO ENSURE NO SEDIMENT IS DISCHARGED FROM THE PROJECT SITE. CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERING EFFLUENT.
- WHERE ROCK IS ENCOUNTERED WITHIN 18" OF PAVING SUBGRADE AND 36" OF BUILDING SUBGRADE, THE "CUT LINE" WILL BE PER THE SPECIFICATIONS. SEE THE SPECIFICATIONS FOR "CUT LINE" DIMENSIONS BELOW BUILDING PADS AND PARKING AREAS. SUITABLE MATERIAL WILL BE REPLACED TO THE PROPOSED SUBGRADE ELEVATION.
- FILL MATERIAL MUST MAINTAIN THE FOLLOWING PROPERTIES: VIRTUALLY FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4" OF FINISH GRADE, EXHIBIT SM OR SC CLASSIFICATION ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, HAVE A MINIMUM OF 20% AND MAXIMUM OF 35% SOIL FINES PASSING THE NO. 200 SIEVE, MAX LIQUID LIMIT OF 25, MAX PLASTICITY INDEX OF 5, MAX DRY DENSITY GREATER THAN 105PCF PER ASTM D-698, STANDARD PROCTOR, AND WITHIN +/- 3.0% OF OPTIMUM MOISTURE CONTENT DURING COMPACTION OPERATIONS.
- PLACE FILL MATERIAL IN 8" MAXIMUM LOOSE LIFTS AND COMPACT TO PROJECT REQUIREMENTS.
- COMPACTION TESTS MUST BE TAKEN AT A MINIMUM EVERY 2,500 SQUARE FEET OF AREA PER 8" LIFT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- MINIMUM COMPACTION REQUIREMENTS OF MAX DRY DENSITY PER ASTM D-698, STANDARD PROCTOR.
 - STRUCTURAL AREAS 98%
 - DEFINED AS ZONES OF INFLUENCE AROUND BUILDING, PAVEMENT AREAS, FILL SLOPES, ETC.
 - LANDSCAPE AREAS 85% TOP 2' (95%)
 - LIMITED SPACES 98%
 - DEFINED AS MANHOLES, INLETS, UTILITY TRENCHES
- STONE BACKFILL MUST BE INSTALLED IN 12" MAX LOOSE LIFTS AND COMPACTED BY VIBRATORY COMPACTOR.
- ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATIONS MUST RECEIVE FOUR INCHES (4") OF TOPSOIL, SEED, MULCH, WATER, ETC. TO ENSURE THE ESTABLISHMENT OF A PERMANENT STAND OF GRASS. CONTRACTOR MUST GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN AND CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
- PROPOSED ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTOR MUST MILL, TACK, AND ENSURE FLUSH CONDITION WITH NO PONDING OF WATER AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS WILL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
- EXISTING DRAINAGE STRUCTURES TO REMAIN WITHIN THE PROJECT LIMITS ARE TO BE INSPECTED AND REPAIRED AS NECESSARY. EXISTING PIPES TO BE CLEANED OF ANY SILTS AND DEBRIS.
- THE CONTRACTOR MUST ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
- MAXIMUM FILL AND CUT SLOPE GRADES MUST BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- FILL SLOPES MUST BE BLENCHED INTO EXISTING SLOPES PER THE GEOTECHNICAL ENGINEER.
- RETAINING WALL GRADES:
 - GTW = FINISHED GRADE AT TOP OF WALL
 - GBW = FINISHED GRADE AT BOTTOM OF WALL
 - ACTUAL WALL HEIGHT MUST BE A MINIMUM OF 6" ABOVE FINISHED GRADE AT TOP OF WALL.
 - SEE STRUCTURAL PLANS FOR WALL DESIGN AND FOOTING ELEVATIONS RELATIVE TO FINISHED GRADE.
- ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACED ADJACENT TO RETAINING WALLS.
- THE OWNER WILL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.

MODULAR WALL NOTES:

- MSE RETAINING WALLS WILL BE A TOTAL DESIGN BUILD BY THE CONTRACTOR. THE FOLLOWING REQUIREMENTS MUST BE PROVIDED AND APPROVED BY THE CIVIL ENGINEER OF RECORD PRIOR TO WALL CONSTRUCTION.
 - WALL DESIGNER/INSTALLER MUST HAVE A MINIMUM OF 10 YEARS OF EXPERIENCE IN THE DESIGN AND INSTALLATION OF PROPOSED RETAINING WALL TYPE.
 - SHOP DRAWINGS, INCLUDING WALL DETAILS AND DESIGN PARAMETERS, STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT SITE.
 - WALL LOADINGS MUST BE NOTED, INCLUDING ADJACENT TRAFFIC, BUILDINGS AND ANY ASSOCIATED SURCHARGE LOADS.
 - DESIGN MUST INCLUDE THE EVALUATION OF INTERNAL STABILITY, EXTERNAL STABILITY, AND OVERALL GLOBAL STABILITY.
 - SAFETY FACTORS MUST MEET NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL WALLS AND AASHTO REQUIREMENTS.
 - DESIGN MUST ACCOUNT FOR STORMWATER DRAINAGE CONDITIONS ABOVE THE WALL AND ENSURE WATER IS NOT DIRECTED OVER THE TOP OF THE WALL.
- INDEPENDENT GEOTECHNICAL ENGINEER TO PERFORM REQUIRED SITE EXPLORATION CONCERNING SUBSURFACE SOILS TO BE USED IN THE DESIGN OF THE WALL INCLUDING A WALL SPECIFIC GEOTECHNICAL REPORT STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT SITE.
- WALLS THAT EXCEED 30 INCHES IN HEIGHT WILL REQUIRE A 4" HIGH BLACK VINYL CHAIN LINK FENCE ALONG THE TOP OR AS INDICATED ON THE PLAN.

STORM DRAINAGE NOTES:

- EXISTING STORM INFRASTRUCTURE SHOWN ON PLANS IS APPROXIMATE. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS AND CONNECTION POINTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

- SUBMIT PROJECT SPECIFIC SHOP DRAWINGS TO THE ENGINEER FOR ALL STORM PIPE MATERIALS AND STRUCTURES PRIOR TO FABRICATION.
- STORM DRAINAGE CONVEYANCE SYSTEMS MUST BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM WITH ALL INLETS BEING LOCATED AT LOWPOINTS.
- ALDOT REFERENCE SPECIFICATIONS:
 - RIP RAP: CLASS 2 PER SECTION 610
 - STORM MANHOLES (PRECAST WITH GASKETS): SPECIAL DWG MH-621-2
 - SLOPE PAVED HEADWALLS: SPECIAL DWG HW-614-SP
 - FLARED END SECTIONS: SPECIAL DWG FE-619
 - PRECAST HEADWALLS: HW-614-B (PC)
 - IMPACT DISSIPATING HEADWALLS: ID-621
 - WING CURB INLETS: SPECIAL DWG I-621-5
 - TYPE S3 FOR 15" TO 30" STORM PIPES
 - TYPE S4 FOR 36" TO 54" STORM PIPES
 - ROADSIDE DITCH INLETS: SPECIAL DWG I-621-C
 - CONCRETE COLLARS: SPECIAL DWG CC-530
 - BURIED JUNCTION BOX: JB-620-B/TB-620-C ACCORDING TO FILL HEIGHT
- STORM PIPES:
 - 15" AND LESS:
 - HDPE (SMOOTH LINED) OR PVC SCHD 40 WITH WATERTIGHT JOINTS
 - 18" AND GREATER:
 - RCP CLASS 3 BELL AND SPIGOT WATERTIGHT JOINTS
 - SEE PLANS FOR SPECIFIC PIPE MATERIAL VARIATIONS NOTED.
 - BEDDING:
 - 24" AND LESS BEDDED IN 4" OF CRUSHED AGGREGATE
 - 30" AND GREATER BEDDED IN 6" OF CRUSHED AGGREGATE
 - PROVIDE DOWNSPOUT BOOTS, CLEANOUTS AND ROOF DRAIN PIPING FROM DOWNSPOUTS TO CONNECT TO STORM CONVEYANCE SYSTEM. COORDINATE WITH ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATION AND BOOT MODEL. COORDINATE WITH STRUCTURAL PLANS FOR FOOTING ELEVATIONS TO ENSURE A MINIMUM ROOF DRAIN PIPING COVER OF 18".
 - INSTALL DRAINAGE PIPING (4" MIN PVC) AS REQUIRED FROM BELOW GRADE UTILITY VAULTS TO NEAREST INLET OR DAYLIGHT.
 - THE CONTRACTOR MUST ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION. THIS MAY INCLUDE, BUT NOT LIMITED TO, PHASED CONSTRUCTION SEQUENCING WITH GRADING AND STORM DRAINAGE WORK.

EROSION CONTROL NOTES:

- ALL WORK PERFORMED MUST BE IN CONFORMANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL PROJECT SITES WITH GREATER THAN 1 ACRE OF DISTURBANCE WILL REQUIRE A "NOTICE OF INTENT" (NOI) FROM ADEM. THE OWNER IS RESPONSIBLE FOR OBTAINING THE NOI AND ANY LOCAL EROSION CONTROL PERMITTING INCLUDING ALL APPLICATION AND PERMITTING FEES. CONTRACTOR IS RESPONSIBLE TO ENSURE COMPLIANCE WITH ALL PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO INSPECTION REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN ACCEPTABLE OPERATING CONDITION PER ADEM REQUIREMENTS DURING ALL CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL MAINTENANCE REQUIRED INCLUDING CLEAN-UP, REPAIRS, OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR MUST REVIEW AND COORDINATE PROPOSED GRADING SEQUENCE TO LIMIT AS PRACTICAL THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME WITHOUT PERMANENT STABILIZATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST AT A MINIMUM INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND INITIAL SEDIMENT CONTROL MEASURES SHOWN IN THE PLANS. CLEARING AND GRUBBING MUST ONLY BE ENGAGED AS NECESSARY TO INSTALL INITIAL MEASURES. MINIMIZE LAND DISTURBANCE AND NO LAND DISTURBANCE MAY OCCUR BEYOND LIMITS SHOWN WITHIN THE PLANS.
- EROSION CONTROL PHASING SHOWN WITHIN THE PLANS ARE INDEPENDENT OF THE CONTRACTOR'S CONSTRUCTION PHASING. CONTRACTOR MUST REVIEW PLANS AND ADJUST PHASING AS REQUIRED BASED ON THEIR CONSTRUCTION SCHEDULE. ADDITIONAL MEASURES MAY BE REQUIRED TO PREVENT EROSION, CONVEYANCE OF SILTS, DEGRADATION, OR POLLUTION THROUGHOUT THE SITE OR TO ADJACENT PROPERTIES OR CONVEYANCE SYSTEMS. ANY ADDITIONAL MEASURES TO MEET THE REQUIREMENTS OF THE ADEM PERMIT ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NO ADDITIONAL COST TO THE OWNER.
- SEDIMENT AND EROSION CONTROL MEASURES MUST BE INSPECTED ON A DAILY BASIS AND PER ADEM REQUIREMENTS. ALL MEASURES MUST BE REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ALL UNSURFACED AREAS MUST RECEIVE 4 INCHES OF TOPSOIL AND TEMPORARY GRASS OR SOD UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN. IF TEMPORARY GRASS IS APPLIED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY PERMANENT SEED OR SOD AT THE APPROPRIATE TIME OF YEAR.
- ALL DISTURBED AREAS LEFT UNDISTURBED FOR 13 DAYS MUST BE SEEDD AND MULCHED PER ADEM REQUIREMENTS AND PER ALDOT SPECIFICATION SECTION 652 AND 656.
- INLET PROTECTION MUST BE INSTALLED AT INLETS UPON THE COMPLETION OF EACH INLET.
- UTLET PROTECTION MUST BE INSTALLED AT EACH HEADWALL UPON THE COMPLETION OF EACH HEADWALL.
- FILL SLOPES SHOULD BE PLANTED AT THE TIME THE SLOPE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF MUST BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES AS TO NOT ALLOW WATER FLOW OVER THE SLOPE FACE. GEOTEXTILE MUST BE PLACED ON SLOPE FACES AS FOLLOWS: 2:1 SLOPES - NORTH AMERICAN GREEN SC150; 3:1 SLOPES - NORTH AMERICAN GREEN S150 OR APPROVED EQUALS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- STORMWATER CONVEYANCE DITCHES MUST BE STABILIZED AT THE TIME OF INSTALLATION TO PREVENT SILTATION AND THE TRANSPORT OF POLLUTANTS. GEOTEXTILE MUST BE PLACED ON ALL DITCH BOTTOMS AND SIDES. AT A MINIMUM GEOTEXTILE MUST BE NORTH AMERICAN GREEN SC150.
- ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED AT THE COMPLETION OF CONSTRUCTION ONCE ALL AREAS ARE STABILIZED. COMPLETION OF CONSTRUCTION IS NOT DEFINED AS THE COMPLETION OF GRADING AND STORM DRAINAGE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION WASTE AND TEMPORARY BMPS MUST BE REMOVED FROM THE SITE UPON PROJECT COMPLETION.
- THE CONTRACTOR MUST REMOVE DEBRIS AND SEDIMENT FROM TEMPORARY SEDIMENT PONDS AND PERMANENT PONDS AS REQUIRED BY THE ENGINEER OR LOCAL JURISDICTION INSPECTOR.
- DUST CONTROL MUST BE MAINTAINED PER ADEM REQUIREMENTS TO REDUCE MOVEMENT OF WIND-BORNE PARTICLES DURING LAND DISTURBANCE ACTIVITIES. TEMPORARY METHODS MAY INCLUDE MULCHES, TEMPORARY SEEDING AND VEGETATIVE COVER, SPRINKLING OR IRRIGATION, AND BARRIERS. SPRAY-ON ADHESIVES OR CHEMICAL STABILIZATION MAY BE REQUIRED DUE TO EXCESSIVE DUST AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PERMANENT METHODS MAY INCLUDE VEGETATIVE COVER, TOPSOILING, OR STONE AS REQUIRED.



© copyright 2025
These drawings and design
intent are the sole property of
Kadre Engineering, LLC
which may not be reproduced
without the written permission.

Date	10/28/25								
Revision									
No.									

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:	GENERAL CIVIL NOTES
DRAWN BY:	BAN
CHECKED BY:	DAD
DATE:	10/28/25
PROJECT NUMBER:	24112
SCALE:	AS SHOWN
SHEET NUMBER:	

C0.1

1. LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) SHOWN IN PLANS ARE APPROXIMATE AND BASED UPON AVAILABLE DATA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR WILL UTILIZE GPR, HYDRO VAC AND OR POT-HOLING TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF UTILITIES. ANY AND ALL DAMAGE MADE TO ANY EXISTING UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE OR REMOVE ANY UTILITIES REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS. ANY DEVIATIONS FROM DESIGN PLANS MUST BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY, DOMESTIC AND FIRE WATER, ELECTRICAL, COMMUNICATIONS, ETC. COORDINATE AND SCHEDULE UTILITY INSTALLATION TO ENSURE REQUIRED DEPTHS ARE MET AND TO AVOID CONFLICTS WITH OTHER UTILITIES AND BELOW GRADE CONSTRUCTION.
4. THE CONTRACTOR MUST COORDINATE INSTALLATION AND FINAL SITE ROUTING WITH AUTHORITIES HAVING JURISDICTION FOR POWER, COMMUNICATIONS, AND GAS SERVICE ROUTINGS PRIOR TO INSTALLATION OF OTHER SUBSURFACE UTILITIES. INFORMATION SHOWN ON THE PLANS IS "FOR REFERENCE ONLY."
5. UNDERGROUND ELECTRICAL AND COMMUNICATIONS MUST BE INSTALLED IN PVC SCHD 40 CONDUIT OR DUCT BANK WITH FILL WIRE PER AUTHORITY HAVING JURISDICTION REQUIREMENT. INFORMATION SHOWN ON THE PLANS IS "FOR REFERENCE ONLY."
6. THE CONTRACTOR MUST REVIEW AND UNDERSTAND AUTHORITIES HAVING JURISDICTION REQUIREMENTS FOR OBSERVATION AND OVERSIGHT ON ALL UTILITIES. COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
7. THE CONTRACTOR IS REQUIRED TO CONDUCT ALL REQUIRED WORK AND TESTING TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
8. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER LINES MUST BE TEN (10) FEET HORIZONTALLY OR TWO (2) FEET VERTICALLY.
9. SANITARY SEWER LINES MUST BE PVC (SDR 26) UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION.
10. GRAVITY SANITARY SEWER SYSTEMS MUST BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM AND IN ACCORDANCE WITH ALL UTILITY COMPANY STANDARDS AND REQUIREMENTS. ALL EXCAVATION, SHORING AND BRACING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL PIPE ENTRANCE CONNECTIONS TO SANITARY SEWER MANHOLES MUST BE MADE WITH NEOPRENE BOOTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO ASSURE CONNECTION IS WATER TIGHT.
12. WATER LINES MUST BE THE FOLLOWING MATERIALS:
 - a. 4" DIAMETER AND LARGER: PVC (C900)
 - b. LESS THAN 4" DIAMETER: PVC (SCHD 40)
13. WATER LINES MUST BE INSTALLED PER AUTHORITY HAVING JURISDICTION REQUIREMENTS. ALL MAINS AND SERVICES MUST BE MAINTAIN 36" OF MINIMUM COVER UNLESS SPECIFICALLY NOTED OTHERWISE.
14. METERING AND BACKFLOW PREVENTION MUST BE PROVIDED ON ALL WATER SERVICES (DOMESTIC, FIRE, IRRIGATION) PER AUTHORITY HAVING JURISDICTION REQUIREMENTS.
 - a. DOMESTIC SYSTEM: DOUBLE CHECK VALVE (DCV)
 - b. FIRE SYSTEM: DOUBLE DETECTOR CHECK VALVE (DDCV)
 - c. IRRIGATION SYSTEM: REDUCED PRESSURE ZONE (RPZ)
 - d. METERS AND BACKFLOW PREVENTION DEVICES MUST BE IN BELOW GRADE BOXES OR ABOVE GRADE HEATED ENCLOSURES PER LOCAL AUTHORITY REQUIREMENTS.
 - e. CONTRACTOR MUST INCLUDE AND COORDINATE ALL POWER AND COMMUNICATION REQUIREMENTS TO BOXES INCLUDING BUT NOT LIMITED TO SUMP PUMPS, HEATERS, SCADA, ETC.
15. PROVIDE TAMPER SWITCHES AND ASSOCIATED INFRASTRUCTURE ON FIRE SERVICE POST INDICATOR VALVES AND VALVES IN PIT PER LOCAL AUTHORITY REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR CONDUIT, WIRING, ETC. FROM ANY TAMPER SWITCH LOCATION TO POWER SERVICE AND/OR REPORTING LOCATION. COORDINATE WITH FIRE PROTECTION AND ELECTRICAL PLANS FOR POWER SERVICE AND/OR REPORTING LOCATIONS.
16. TRENCHES IN EXISTING UNSURFACED AREAS MUST BE BACKFILLED PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS OR AT A MINIMUM WITH FILL PLACED IN MAX 6" LOOSE LIFTS, COMPACTED TO 98% STANDARD PROCTOR AT +/- 2.0% OPTIMUM MOISTURE CONTENT.
17. TRENCHES IN EXISTING PAVED AREAS MUST BE NEATLY SAWCUT AND BACKFILLED FULL DEPTH WITH CRUSHED AGGREGATE. REPLACE SURFACING AND PAVEMENT SECTION IN LIKE KIND AND RESTRIPE AS NECESSARY TO RETURN AREA TO PRE-CONSTRUCTION CONDITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL MODIFICATIONS REQUIRED TO ENSURE ALL AT-GRADE EXISTING AND PROPOSED UTILITY STRUCTURES (MANHOLES, VALVES, VALVE BOXES, ETC.) MATCH FINISHED GRADE UPON CONSTRUCTION COMPLETION.

1. THE CONTRACTOR MUST 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.
2. PERMANENT ROADWAY SIGNS OR TEMPORARY CONSTRUCTION SIGNS WHICH ARE NOT APPLICABLE OR INAPPROPRIATE FOR THE CURRENT CONDITIONS WILL BE COVERED OR REMOVED.
3. THE DIMENSIONS SHOWN OR DESCRIBED FOR LOCATING CONSTRUCTION SIGNS ARE NOMINAL. THE ACTUAL DIMENSIONS MUST BE ADJUSTED TO BEST FIT LOCAL CONDITIONS AND PROVIDE MAXIMUM VISIBILITY.
4. IF TRAFFIC CONTROL DEVICES ARE NECESSARY FOR PROPER WARNING AND TRAFFIC CONTROL AFTER SUNSET, THEN AS A MINIMUM, TYPE "B" WARNING LIGHTS WILL BE PLACED ON THE FIRST WARNING SIGN AND CHANNELIZING DRUM AND TYPE "A" REFLECTIVE SHEETING WILL BE REQUIRED ON ALL SIGNS.
5. 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 WILL NOT BE ALLOWED UNLESS THE CONTRACTOR IS ON SITE AND WORKING, AND PROPER TRAFFIC CONTROL MEASURES ARE BEING TAKEN.
6. THE CONTRACTOR MUST KEEP OPEN ROADWAYS CLEAN AND FREE OF CONSTRUCTION DEBRIS, DIRT, LOOSE GRAVEL OR OTHER MATERIAL THAT MAY CAUSE HAZARDOUS DRIVING CONDITIONS.
7. TRAFFIC CONTROL DEVICES MUST MEET THE STANDARD MATERIAL AND INSTALLATION REQUIREMENTS SPECIFIED IN THE CURRENT EDITION OF THE A.L.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
8. ROADWAYS AND DRIVEWAYS WILL REMAIN OPEN DURING CONSTRUCTION. CHANNELIZING DEVICES MUST BE PLACED AT 10' ON CENTER ALONG MINIMUM 20' RADIUS 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 MUST BE PLACED AS NECESSARY FOR PROPER TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD.

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND AND COMPLY WITH THE TESTING REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AS WELL AS ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO PERFORM ALL NECESSARY QUALITY CONTROL TESTING, AND TO OBTAIN ANY NECESSARY INSPECTIONS AND APPROVALS OF WORK PERFORMED OR MATERIALS UTILIZED.

2. THE CONTRACTOR MUST PAY ALL COSTS ASSOCIATED WITH TESTING, INSPECTION, AND APPROVAL OF WORK AND WILL PROVIDE TO THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES FOR TESTING, INSPECTIONS, OR APPROVALS. ALL TEST RESULTS (PASSING AND FAILING) WILL BE PROVIDED TO THE OWNER AND ENGINEER IMMEDIATELY UPON RECEIPT.

3. TESTING MUST INCLUDE AT A MINIMUM:

- a. CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING;
- b. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS;
- c. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS;
- d. PRESSURE AND LEAKAGE TESTING AS REQUIRED FOR WATER DISTRIBUTION, SANITARY SEWER, AND STORM SEWER LINES.
- e. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR

5. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR MUST BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, AND MUST BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEGINNING WORK. THE LAB MUST COMPLY WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

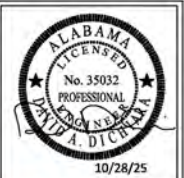
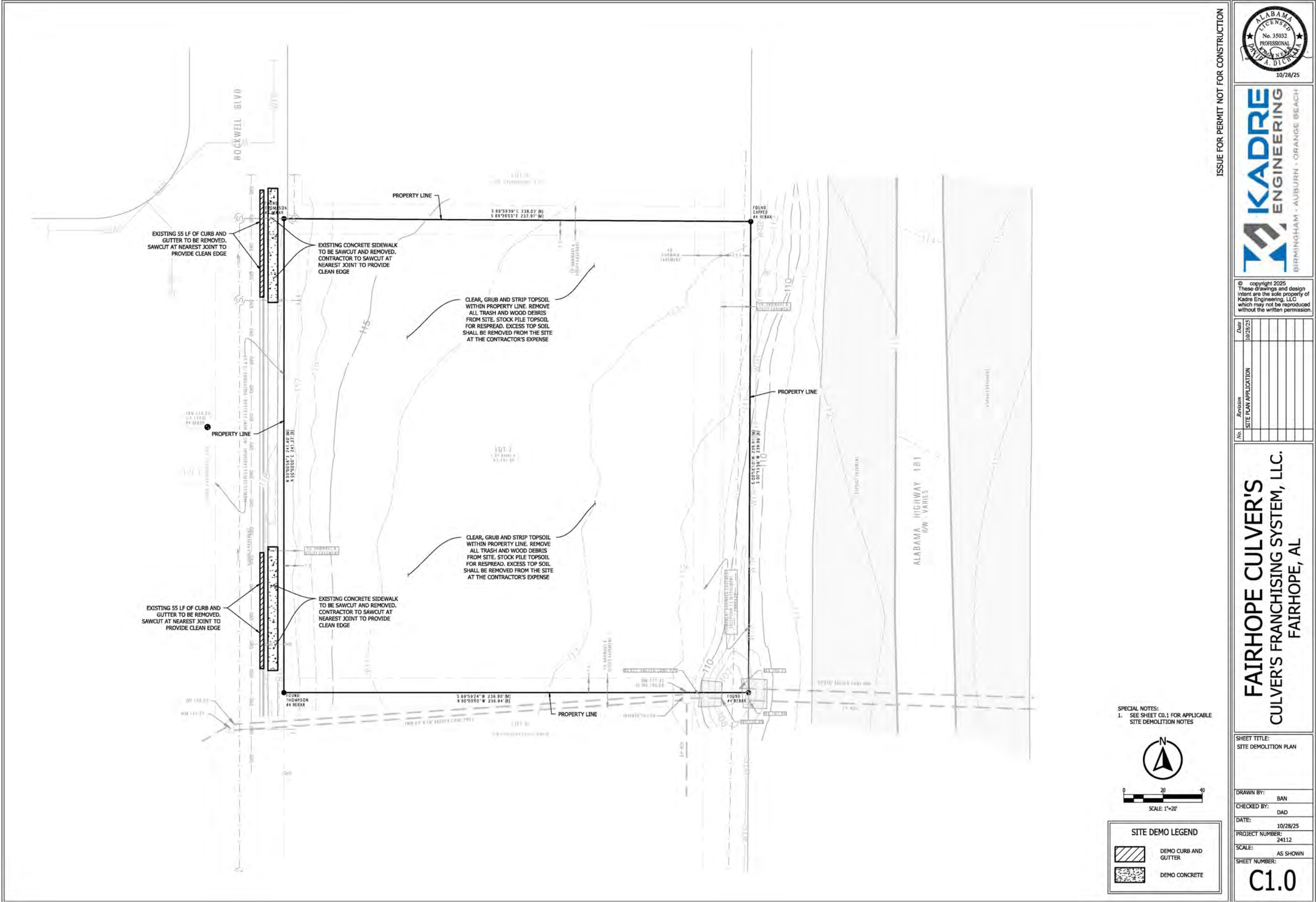
3. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR MUST HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR. THE INSPECTION MUST BE RECORDED AND ALL FEATURES MUST BE MEASURED AND LOGGED AS THE CAMERA PROGRESSES THROUGH THE PIPE. INSPECTION REPORTS MUST INCLUDE PIPE SIZE, PIPE MATERIAL, LOCATION OF CHANGES IN MATERIAL, BRANCH OR CONNECTION LOCATIONS AND LOCATIONS OF DEFECTS.

[illegible]

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET NUMBER:

C0.2



© copyright 2025
These drawings and design
intent are the sole property of
Kadre Engineering, LLC
which may not be reproduced
without the written permission.

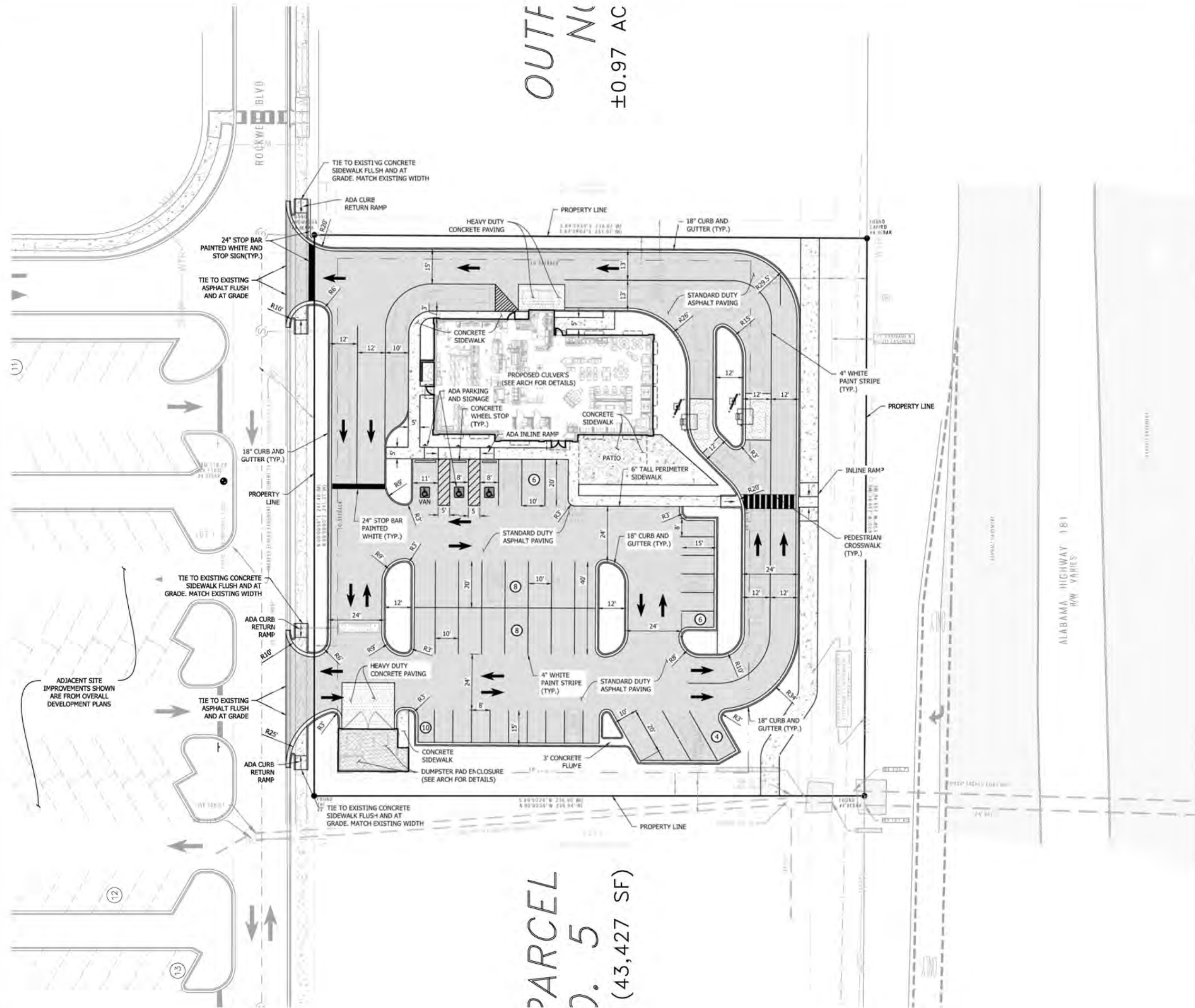
No.	Revision	Date
1	SITE PLAN APPLICATION	10/28/25

FAIRHOPE CULVER'S CULVER'S FRANCHISING SYSTEM, LLC. FAIRHOPE, AL

SHEET TITLE:
SITE DEMOLITION PLAN

DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER:

C1.0



OUTLINE
±0.97 AC

PARCEL
5
(43,427 SF)

SITE DATA TABLE	
STATE OF ALABAMA CITY OF FAIRHOPE	
PROPOSED USE	RESTAURANT
LOT SIZE	±1.31 AC
PLANNING JURISDICTION	CITY OF FAIRHOPE
ZONING	B-2 (GENERAL BUSINESS DISTRICT)
PROPOSED BUILDING HEIGHT	24'-3"
FRONT YARD SETBACK	20'
REAR/SIDE YARD SETBACK	0'
PARKING REQUIRED	1 SPACE PER 4 SEATS UP TO 52 SEATS, AND 1 SPACE PER 6 SEATS THEREAFTER (37 SPOTS REQUIRED)
PARKING PROVIDED	42 TOTAL
PERCENTAGE OF IMPERVIOUS AREA (EXCLUDING BUILDING)	72%
LANDSCAPE AREA	± 16,502 SF (28%)
COMPACT CAR PARKING	16 SPACES (38%)
PROPOSED BUILDING COVERAGE	4,488 SF

SPECIAL NOTES:
1. SEE SHEET C0.1 FOR APPLICABLE SITE LAYOUT NOTES



SITE LAYOUT LEGEND	
	STANDARD DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PARKING COUNT



KADRE ENGINEERING
BIRMINGHAM • AUBURN • ORANGE BEACH

© copyright 2025
These drawings and design intent are the sole property of Kadre Engineering, LLC which may not be reproduced without the written permission.

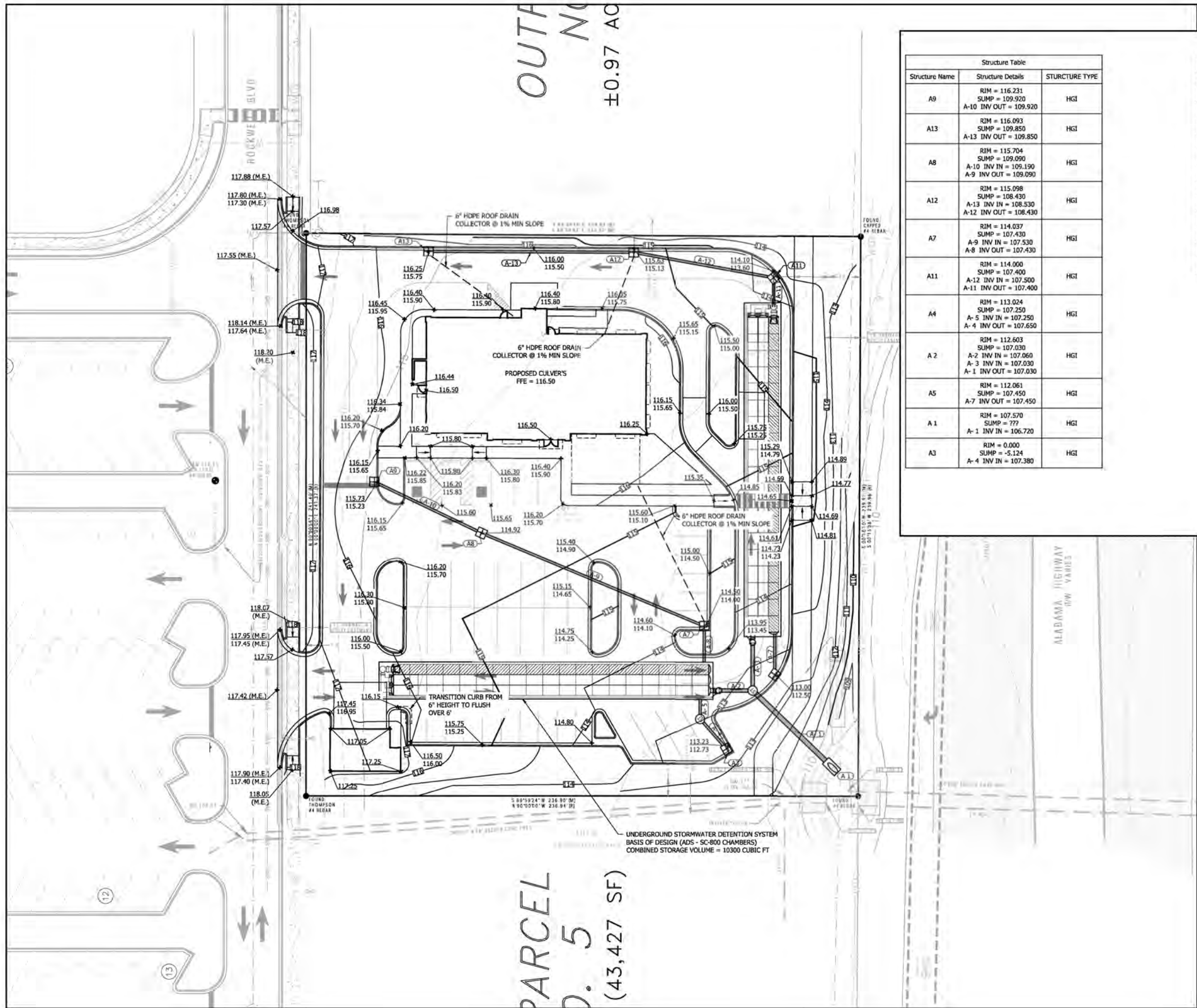
No.	Revision	Date
1	SITE PLAN APPLICATION	10/28/25

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:
SITE LAYOUT PLAN

DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER:

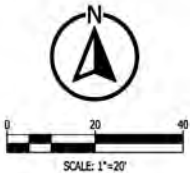
C2.0



Structure Table		
Structure Name	Structure Details	STRUCTURE TYPE
A9	RIM = 116.231 SUMP = 109.920 A-10 INV OUT = 109.920	HGI
A13	RIM = 116.093 SUMP = 109.850 A-13 INV OUT = 109.850	HGI
A8	RIM = 115.704 SUMP = 109.090 A-10 INV IN = 109.190 A-9 INV OUT = 109.090	HGI
A12	RIM = 115.098 SUMP = 108.430 A-13 INV IN = 108.530 A-12 INV OUT = 108.430	HGI
A7	RIM = 114.037 SUMP = 107.430 A-9 INV IN = 107.530 A-8 INV OUT = 107.430	HGI
A11	RIM = 114.000 SUMP = 107.400 A-12 INV IN = 107.500 A-11 INV OUT = 107.400	HGI
A4	RIM = 113.024 SUMP = 107.250 A-5 INV IN = 107.250 A-4 INV OUT = 107.650	HGI
A2	RIM = 112.603 SUMP = 107.030 A-2 INV IN = 107.060 A-3 INV IN = 107.030 A-1 INV OUT = 107.030	HGI
A5	RIM = 112.061 SUMP = 107.450 A-7 INV OUT = 107.450	HGI
A1	RIM = 107.570 SUMP = ??? A-1 INV IN = 106.720	HGI
A3	RIM = 0.000 SUMP = -5.124 A-4 INV IN = 107.380	HGI

PROPOSED STORM NETWORK				
Pipe Name	Pipe Material	Size	Length	Slope
A-10	RCP (CL III)	12.000	50.8808	1.435%
A-9	RCP (CL III)	12.000	103.5903	1.506%
A-8	RCP (CL III)	12.000	15.4776	1.163%
A-13	RCP (CL III)	12.000	88.0324	1.499%
A-12	RCP (CL III)	12.000	61.0718	1.523%
A-11	RCP (CL III)	12.000	12.4879	1.201%
A-4	RCP (CL III)	12.000	17.0821	1.581%
A-5	RCP (CL III)	12.000	8.5035	1.529%
A-2	RCP (CL III)	18.000	14.5429	0.619%
A-3	RCP (CL III)	18.000	20.5434	0.584%
A-7	RCP (CL III)	12.000	17.3191	1.155%
A-1	RCP (CL III)	24.000	50.6421	0.612%

GRADING LEGEND	
	MINOR CONTOUR
	MAJOR CONTOUR
	SPOT ELEVATION
	TOP OR CURB ELEV
	BOTTOM OF CURB ELEV
	TOP OF WALL ELEV
	GTW FINISHED GRADE ELEV ON HIGH SIDE OF WALL
	GBW FINISHED GRADE ELEV ON LOW SIDE OF WALL
	ME MATCH EXISTING ELEV
	HGI HOODED GRATE INLET



FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:
SITE GRADING AND
DRAINAGE PLAN

DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER:

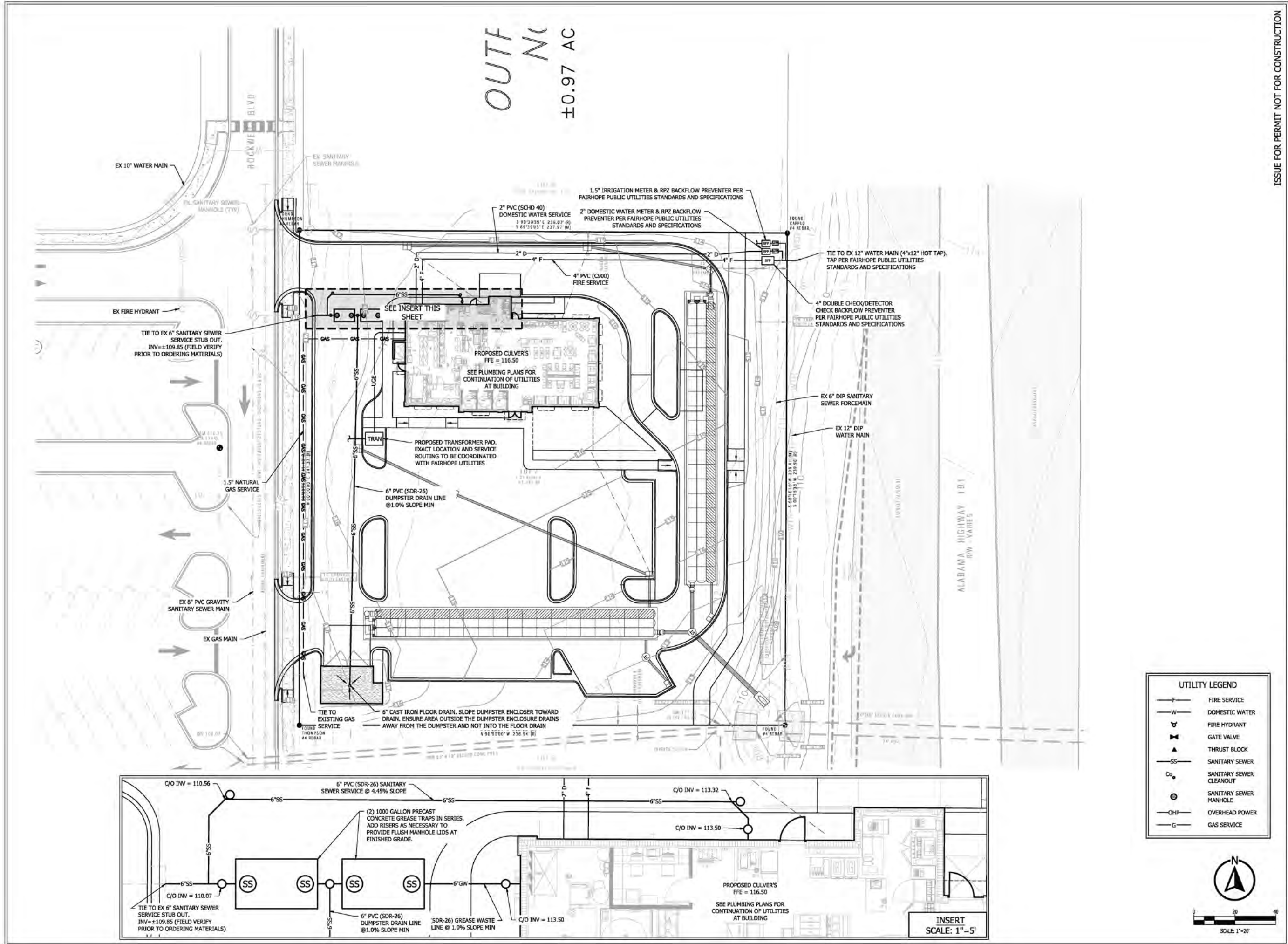
C3.0



© copyright 2025
These drawings and design
intent are the sole property of
Kadre Engineering, LLC
which may not be reproduced
without the written permission

No.	Revision	Date
1	SITE PLAN APPLICATION	10/28/25

ISSUE FOR PERMIT NOT FOR CONSTRUCTION



KADRE ENGINEERING
BIRMINGHAM • AUBURN • ORANGE BEACH

© copyright 2025
These drawings and design intent are the sole property of Kadre Engineering, LLC which may not be reproduced without the written permission.

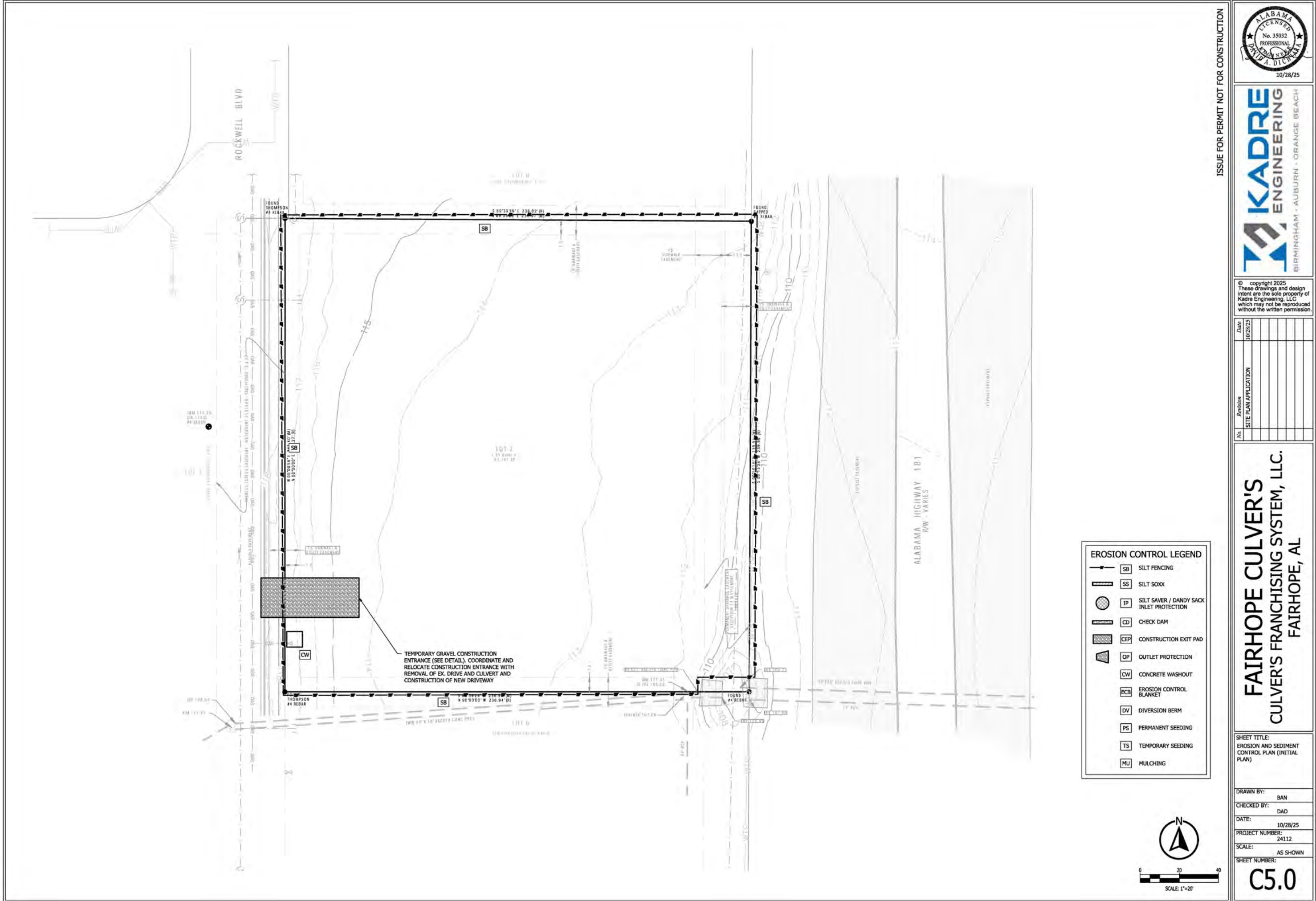
No.	Revision	Date
1	SITE PLAN APPLICATION	10/28/25

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:
SITE UTILITY PLAN

DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER:

C4.0



EROSION CONTROL LEGEND		
	SB	SILT FENCING
	SS	SILT SOXX
	IP	SILT SAVER / DANDY SACK INLET PROTECTION
	CD	CHECK DAM
	CEP	CONSTRUCTION EXIT PAD
	OP	OUTLET PROTECTION
	CW	CONCRETE WASHOUT
	ECB	EROSION CONTROL BLANKET
	DV	DIVERSION BERM
	PS	PERMANENT SEEDING
	TS	TEMPORARY SEEDING
	MU	MULCHING



ISSUE FOR PERMIT NOT FOR CONSTRUCTION

KADRE ENGINEERING
BIRMINGHAM • AUBURN • ORANGE BEACH

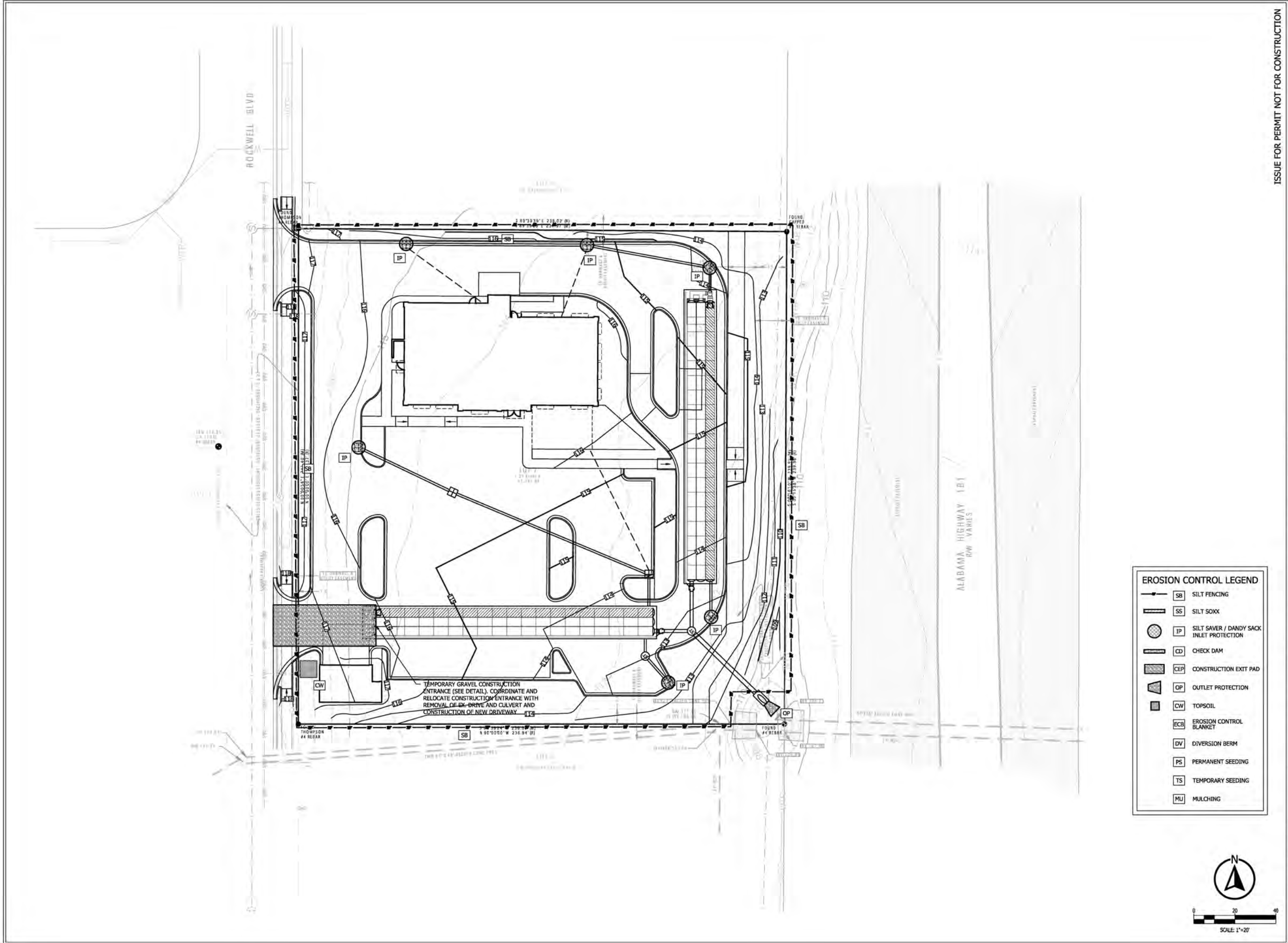
© copyright 2025
These drawings and design intent are the sole property of Kadre Engineering, LLC which may not be reproduced without the written permission.

No.	Revision	Date
	SITE PLAN APPLICATION	10/28/25

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN (INITIAL PLAN)

DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER: C5.0



EROSION CONTROL LEGEND

	SB	SILT FENCING
	SS	SILT SOXX
	IP	SILT SAVER / DANDY SACK INLET PROTECTION
	CD	CHECK DAM
	CEP	CONSTRUCTION EXIT PAD
	OP	OUTLET PROTECTION
	CW	TOPSOIL
	ECB	EROSION CONTROL BLANKET
	DV	DIVERSION BERM
	PS	PERMANENT SEEDING
	TS	TEMPORARY SEEDING
	MU	MULCHING

0 20 40
SCALE: 1"=20'

FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

© copyright 2025
These drawings and design
intent are the sole property of
Kadre Engineering, LLC
which may not be reproduced
without the written permission.

No.	Revision	Application	Date
		SITE PLAN APPLICATION	10/28/25

SHEET TITLE:
EROSION AND SEDIMENT
CONTROL PLAN (INITIAL
PLAN)

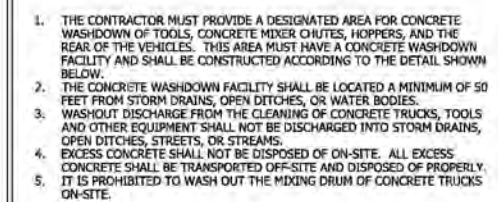
DRAWN BY: BAN
CHECKED BY: DAD
DATE: 10/28/25
PROJECT NUMBER: 24112
SCALE: AS SHOWN
SHEET NUMBER:

C5.0

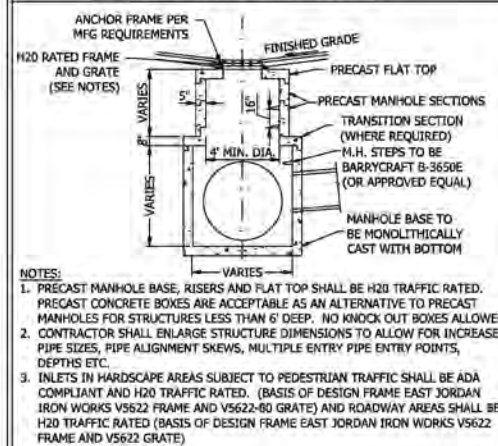
KADRE ENGINEERING
BIRMINGHAM • AUBURN • ORANGE BEACH

ALABAMA
LICENSED
No. 35032
PROFESSIONAL
ENGINEER
JAMES A. DICER
10/28/25

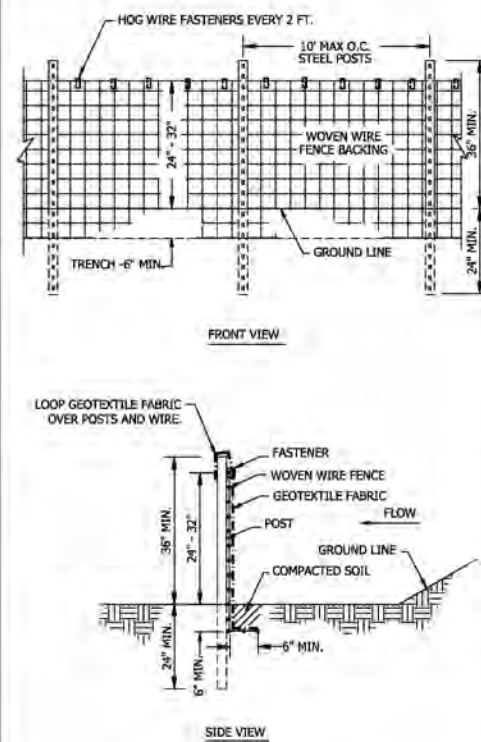
ISSUE FOR PERMIT NOT FOR CONSTRUCTION



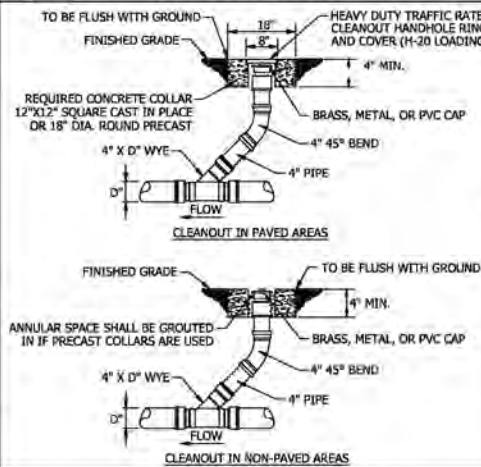
CW CONCRETE WASHOUT AREA



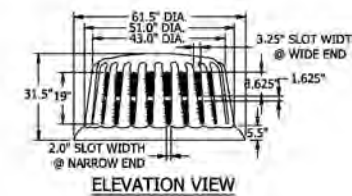
GRATE INLET IN PAVING OR HARDSCAPE



SB	SILT FENCE WITH WIRE BACKING
----	------------------------------

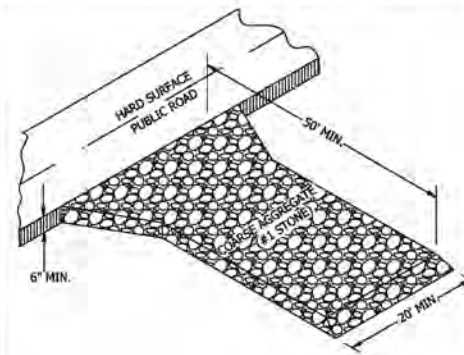


SANITARY SEWER CLEANOUT



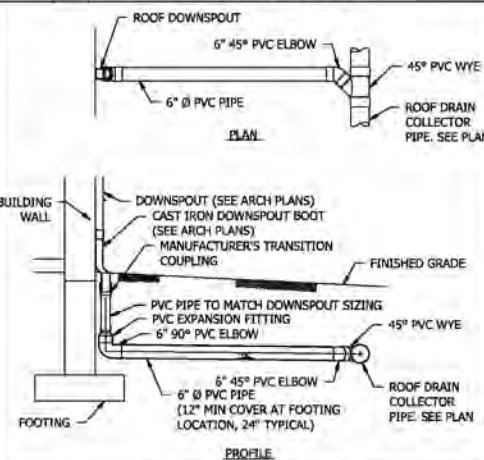
- NOTES:
1. THE BASE OF THE FABRIC SHOULD BE BURIED WITH COMPACTED EARTH FILL AT LEAST 12" INTO THE SOIL OR EXTEND HORIZONTALLY AND BE ADEQUATELY SECURED WITH BALLAST MATERIAL, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 2. INSPECT FABRIC DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.
 3. WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE HEIGHT OF THE STRUCTURE, IT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.

IP	FABRIC DROP INLET PROTECTION
----	------------------------------

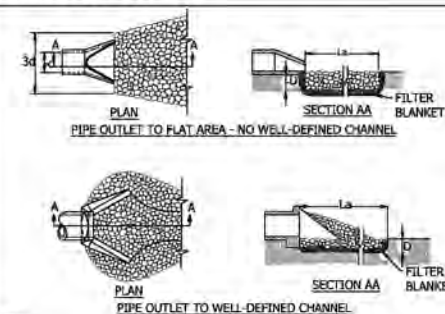


NOTE:
INSTALL GEOTEXTILE FABRIC UNDER THE #1 STONE
TO EXTEND THE LIFE OF THE ENTRANCE.

CEP	CONSTRUCTION EXIT PAD
-----	-----------------------

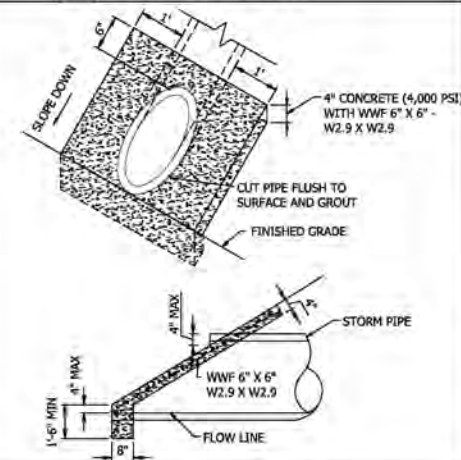


ROOF DRAIN CONNECTOR



- NOTES:**
1. L IS THE LENGTH OF THE RIPRAP APRON.
 2. $D = 1.5$ TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL, STEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 1' ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
 5. REFER TO FIGURES DP-2 & DP-3 IN THE ALABAMA EROSION CONTROL HANDBOOK FOR SIZING OF APRON AND GRADATION OF RIPRAP TO USED.

OP	OUTLET PROTECTION
----	-------------------



SLOPE PAVED HEADWALL

ISSUE FOR PERMIT NOT FOR CONSTRUCTION



© copyright 2025
These drawings and design
content are the sole property of
Kadra Engineering, LLC
which may not be reproduced
without the written permission.

[illegible]

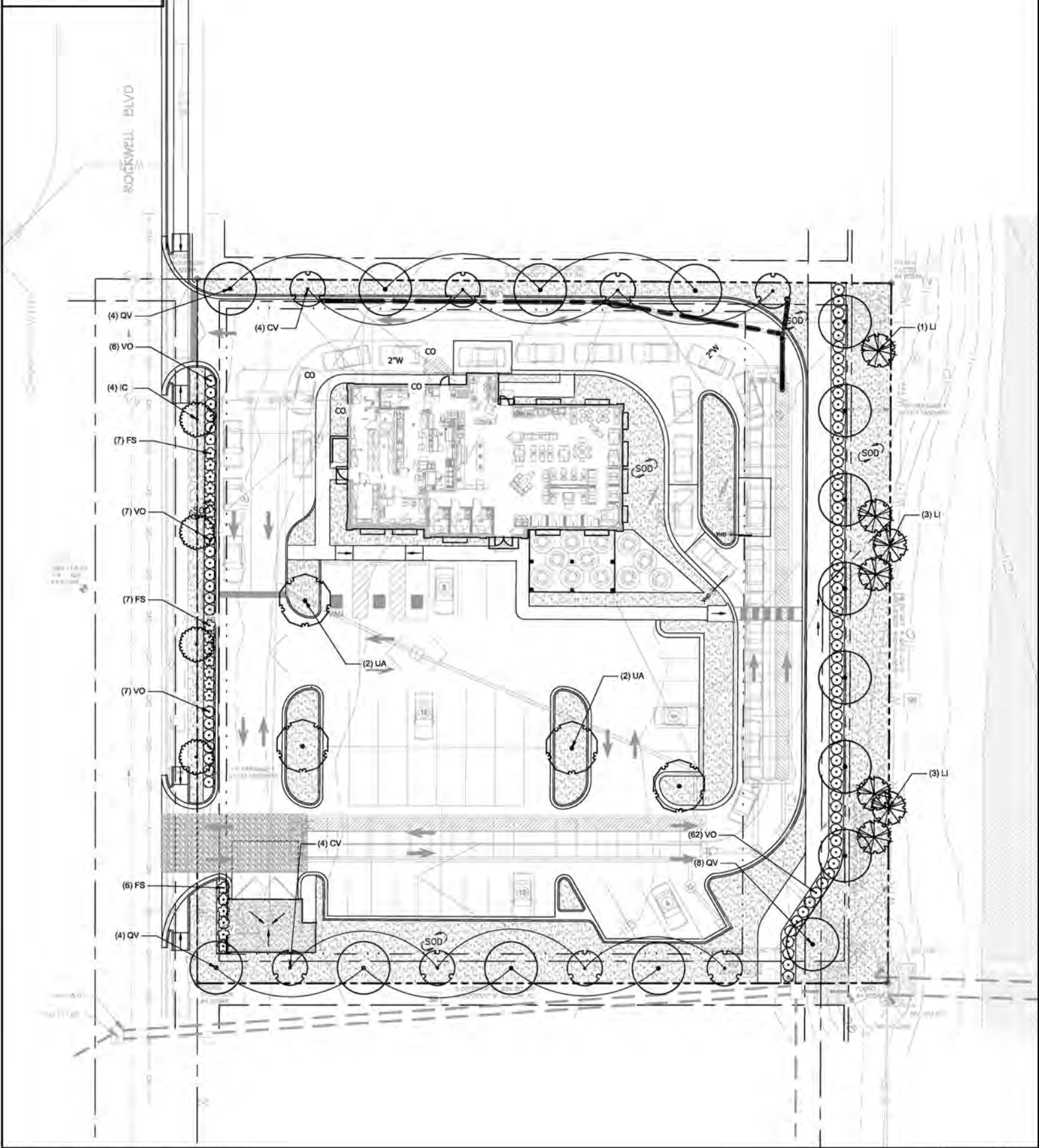
FAIRHOPE CULVER'S
CULVER'S FRANCHISING SYSTEM, LLC.
FAIRHOPE, AL

SHEET TITLE:
CIVIL DETAILS

DRAWN BY:	BAN
CHECKED BY:	DAD
DATE:	10/28/25
PROJECT NUMBER:	24112
SCALE:	AS SHOWN
SHEET NUMBER:	

C6.0

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE
AN AUTOMATIC, UNDERGROUND
IRRIGATION SYSTEM THAT SHALL
PROVIDE 100% HEAD-TO-HEAD
COVERAGE.



LANDSCAPING PERCENTAGE REQUIREMENTS - Sec. 20.5-4(c)

Total Site Area:	57,141 s.f.
Required Landscape Area (20%):	11,428 s.f.
Proposed Landscape Area:	16,502 s.f.
Required Landscape btwn Building & ROW (60% req. lds c area):	6,857 s.f.
Proposed Landscape Area btwn Building & ROW:	9,521 s.f.

PERIMETER REQUIREMENTS - Sec. 20.5-4(d-e)

Road Frontage

Alabama Hwy 181

1 tree per 30 LF ROW @ 240.0 LF =	8.00 trees
Required Frontage Overstory Trees:	8 trees
*Provided Frontage Overstory Trees:	8 trees

Remaining Outside Lot Perimeter (*per Sec. 20.5-4(e), 50% of provided to be understory)

1 tree per 30 LF ROW @ 716.0 LF =	23.87 trees
Required Perimeter Overstory/Understory Trees:	24 trees
Provided Perimeter Overstory/Understory Trees:	24 trees

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Culver's of Fairhope
Fairhope, Alabama

No.	Date	Revisions / Submissions
10.14.25	PERMIT SUBMITTAL	
10.29.25	PERMIT SUBMITTAL	
11.19.25	PERMIT RESUBMITTAL	

© Copyright 2025 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

AS Drawn	Registration
DM Project Manager	STATE OF ALABAMA
CW Principal	518
252073-004 Project No.	REGISTERED LANDSCAPE ARCHITECT
10.08.25 Date	

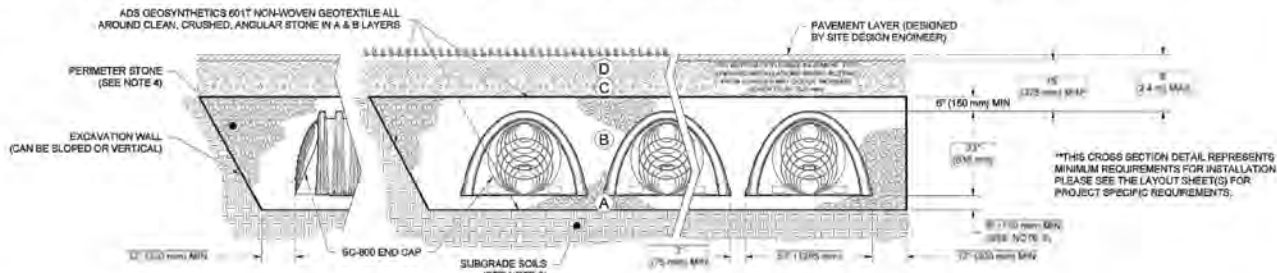
Sheet Title

LANDSCAPE
PLANTING PLAN

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAYMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAYMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLAN. PAVED INSTALLATIONS MAY HAVE STRINGT MANTING AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (E) LAYER TO 15' (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAYMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR, WELL-DRADED SOIL/AGGREGATE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. OR MOST PAYMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M146 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 86, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 8" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 98% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 32,000 lbs (14,500 kg). DYNAMIC FORCE NOT TO EXCEED 20,000 lb (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
3. AMBIENT TEMPERATURE SURFACES MAY BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAVING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOLI-MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'D' OR AT THE SITE DESIGN ENGINEER'S DISCRETION. WHEN RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.30 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2416, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

30-600 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION OF SOIL MOISTURE CONDITIONS. REFERENCE STORMWATER DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.

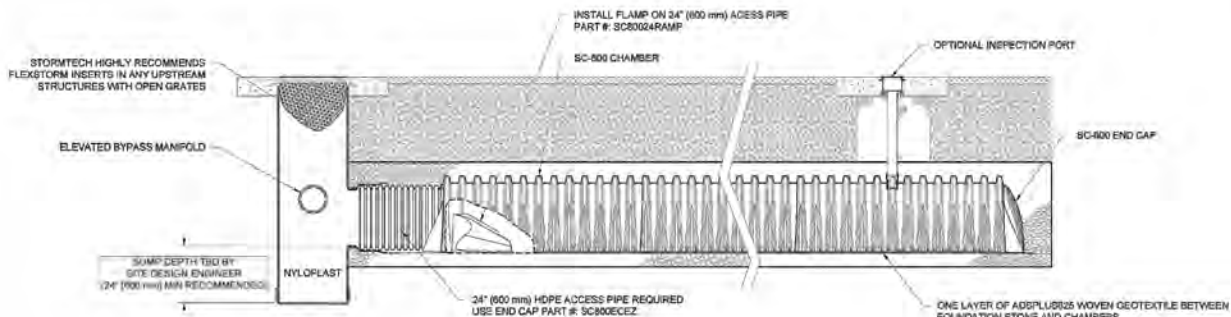
PERMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

4. REQUIREMENTS FOR HANDLING AND INSTALLATION:

a. TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LOGS.

b. CHAMBERS REQUIRE JOINT DOWEL ANCHORAGE AND BACKFILL TO THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2' (600 mm).

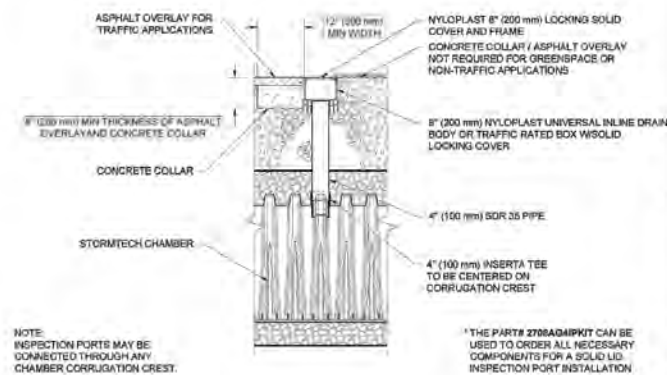
c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, AT THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.6 OF ASTM F2416 SHALL BE GREATER THAN OR EQUAL TO 700 (LB/FT²) AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 75° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORED POLYPROPYLENE.

[illegible]

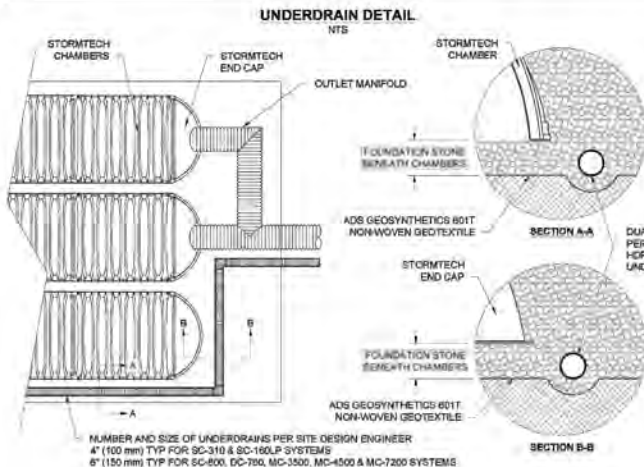
SC-800 ISOLATOR ROW PLUS DETAIL

STEP 1)	INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
	A. INSPECTION PORTS (IF PRESENT)
	A.1. REMOVE/UNLEAD ON HYDROLAST MUDLINE DRAIN
	B. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
	C. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
	A. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
	A.3. IF SEDIMENT IS AT, OR ABOVE, 3' (90 mm) PROCEED TO STEP 2, IF NOT, PROCEED TO STEP 3.
	B. A. ISOLATOR PLUS ROWS
	B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
	B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
	B.2.1. MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A COMBINED SPACE ENTRY
	B.2.2. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
	B.3. IF SEDIMENT IS AT, OR ABOVE, 3' (90 mm) PROCEED TO STEP 2, IF NOT, PROCEED TO STEP 3.
STEP 2)	CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
	A. FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1 m) OR MORE IS PREFERRED
	B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
	C. VACUUM STRUCTURE PUMP AS REQUIRED
STEP 3)	REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
STEP 4)	INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTAC SYSTEM.

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**4" (100 mm) PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)**

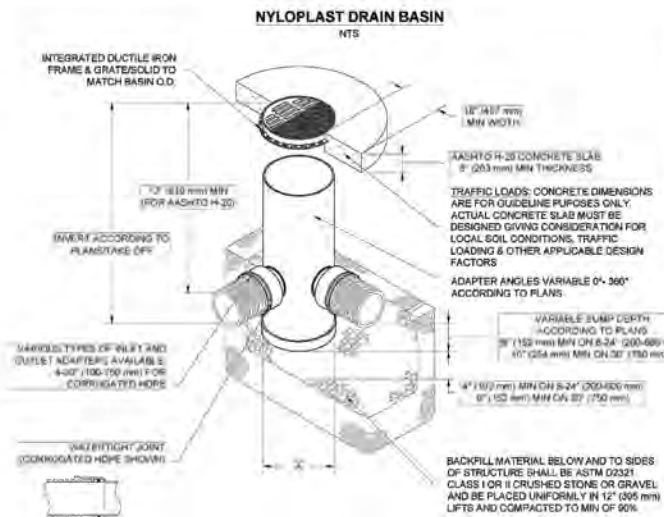
[illegible]

NOMINAL CHAMBER SPECIFICATIONS		
SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 65.4"	(1266 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.8 CUBIC FEET	(1.43 m ³)
MINIMUM INSTALLED STORAGE*	72.4 CUBIC FEET	(2.04 m ³)
WEIGHT	616 lbs.	(277 kg)
NOMINAL END CAP SPECIFICATIONS		
SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.0" X 10.5"	(1191 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.06 m ³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.41 m ³)
WEIGHT	157 lbs.	(71 kg)

*ASSUMES 6" (150 mm) STONE ABOVE AND BELOW CHAMBER, 3" (75 mm) BETWEEN CHAMBERS
 **ASSUMES 5" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM CP END CAP FOR PART NUMBERS ENDING WITH "BPC"			
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"			
PART #	STUB	B44	C
SC800EP06TPC	5" (120 mm)	21.4" (544 mm)	
SC800EP08BPC			0.0" (20 mm)
SC800EP08BPC	8" (200 mm)	19.2" (488 mm)	
SC800EP08BPC			1.0" (25 mm)
SC800EP10TPC	10" (250 mm)	17.0" (432 mm)	
SC800EP10BPC			1.2" (30 mm)
SC800EP12TPC	12" (300 mm)	14.4" (366 mm)	
SC800EP12BPC			1.6" (41 mm)
SC800EP15TPC	15" (375 mm)	11.3" (287 mm)	
SC800EP15BPC			1.7" (43 mm)
SC800EP17TPC	18" (450 mm)	8.0" (203 mm)	
SC800EP18BPC			2.0" (51 mm)
SC800EC2C	24" (600 mm)		2.3" (56 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



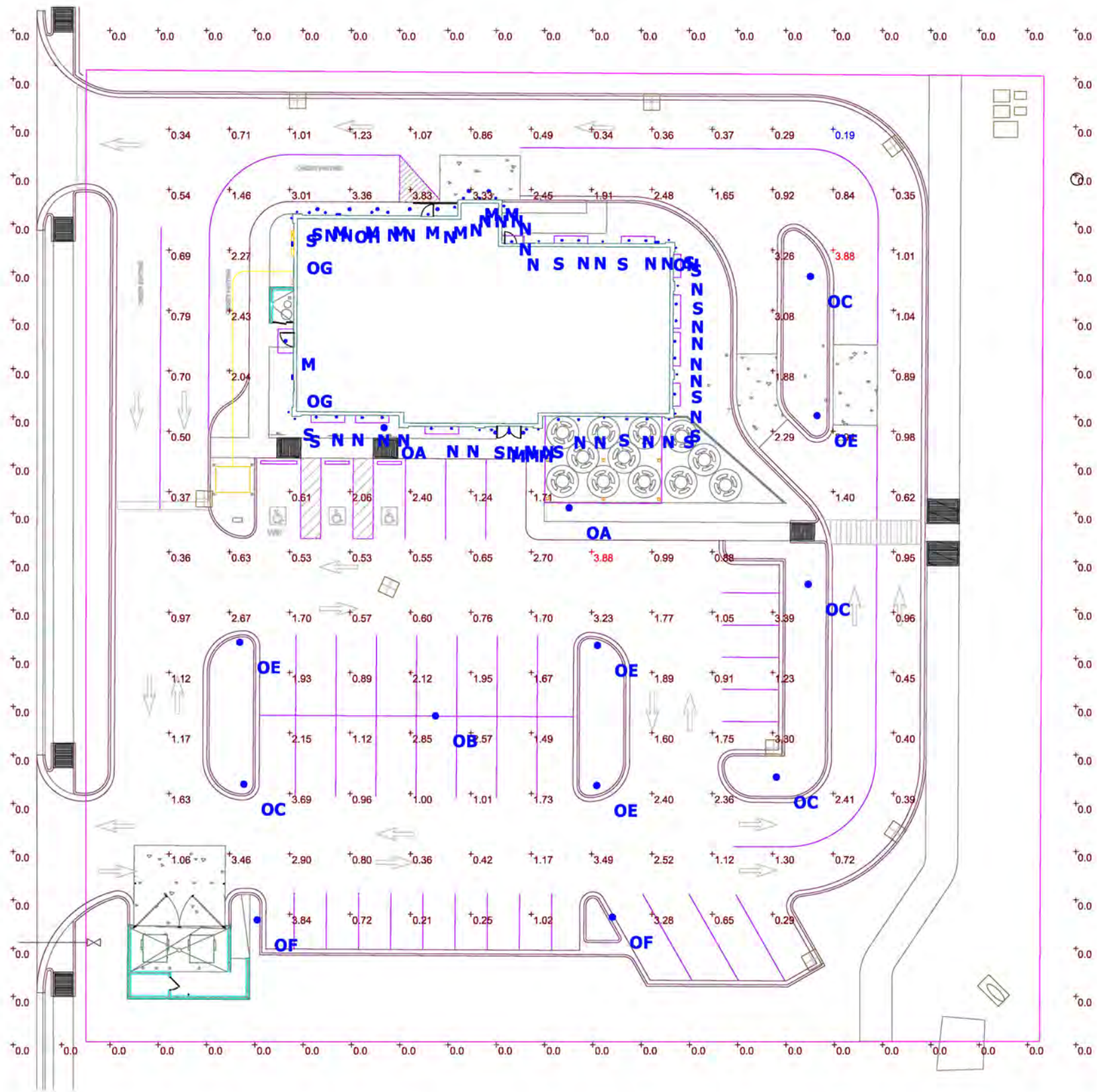
- 1 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A538 GRADE 70-50
- 2 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 3 DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- 4 DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212
- 5 FOR CORRUGATED HDPE (ADS & HANCOX DUAL WALL) & SDR 35 PVC
- 6 FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (203 mm)	2608AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (254 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (303 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2915AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2918AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (609 mm)	3824AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (762 mm)	3330AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

		Nytoplast®		CULVERS FAIRHOPE	
4601 TRUMAN BLVD WILLARD, OH 43086				FAIRHOPE, AL	
				DATE	11/02/21
				TIME	10:40 AM
				PROJECT #	880701
				CHECKED	ADOC
				BY	

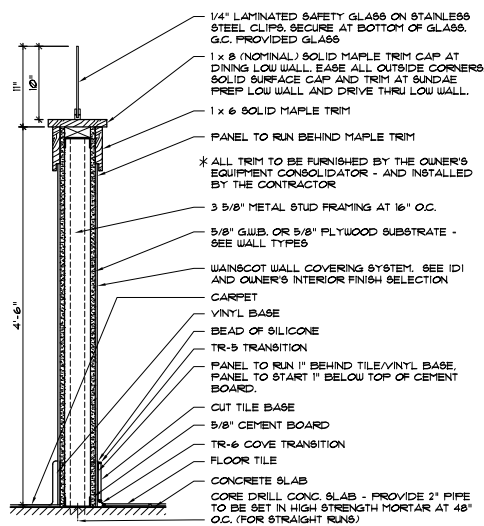
THIS WARRANT IS EXTENDED BASED ON INFORMATION RECEIVED. A CULVERT CONTRACTOR'S OR DESIGNER'S LIABILITY IS LIMITED TO THE EXTENT OF THE CONTRACT. THE CONTRACTOR'S LIABILITY IS LIMITED TO THE EXTENT OF THE CONTRACT. THE CONTRACTOR'S LIABILITY IS LIMITED TO THE EXTENT OF THE CONTRACT.

7 SHEET OF 7

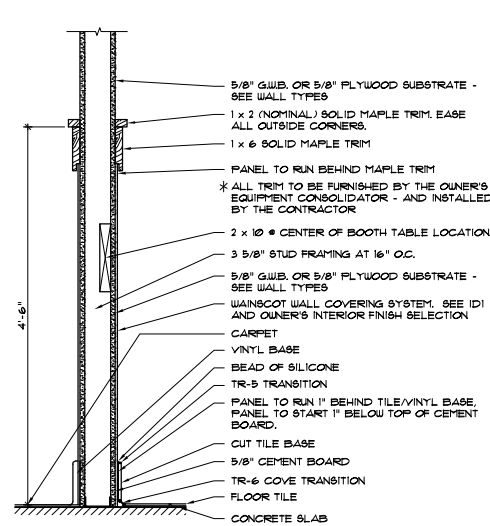


Schedule				
Symbol	Label	Quantity	Catalog Number	Wattage
	M	11	JSF 11IN 13LM SWW5 90CRI MVOLT ZT WH	15.2
	N	35	LDN6 40/15 MVOLT GZ10 LO6AR LS	17.52
	S	15	CD34-6WZ	22.3341
	OA	2	RADPT P1 40K ASY MVOLT PT4 HS STD FINISH / 10' ROUND STRAIGHT STEEL POLE / BASE AT GRADE	25.4134
	OB	1	RADPT P1 40K SYM MVOLT PT4 STD FINISH / 8' ROUND STRAIGHT STEEL POLE, BASE 2' ABOVE GRADE	25.4134
	OC	4	RADPT P2 40K SYM MVOLT PT4 STD FINISH / 10' POLE BASE AT GRADE	38.0107
	OE	4	RADPT P1 40K SYM MVOLT PT4 STD FINISH / 10' ROUND STRAIGHT STEEL POLE, BASE AT GRADE	25.4134
	OF	2	RADPT P2 40K SYM MVOLT PT4 HS STD FINISH / 10' ROUND STRAIGHT STEEL POLE, BASE AT GRADE	38.0107
	OG	2	DSXW1 P3 40K 70CRI BLC4 MVOLT SRM STD FINISH / VERIFY IF SRM MOUNTING IS WANTED	21.05
	OH	2	DSXW1 P2 40K 70CRI BLC3 MVOLT SRM STD FINISH / VERIFY IF SRM MOUNTING IS WANTED	14.58

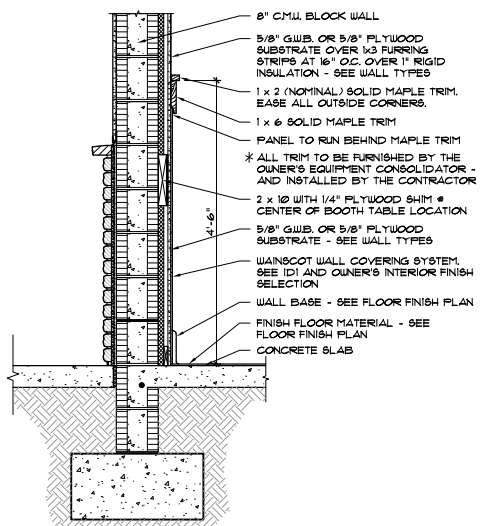
Statistics						
Description	Symbol	Avg	Min	Max	Max/Min	Avg/Min
PARKING LOT	+	1.51 fc	0.19 fc	3.88 fc	20.4:1	7.9:1
OUTSIDE OF PARKING LOT	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



LOW WALL DETAIL
SCALE: 1" = 1'-0"



B **WAINSCOT DETAIL - INTERIOR WALL**
SCALE: 1" = 1'-0"



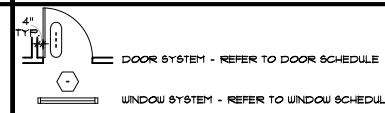
WAINSCOT DETAIL-EXTERIOR WALL
SCALE: 3/4" = 1'-0"

GENERAL NOTES

1. SEE F81-P99 FOR FOOD SERVICE EQUIPMENT SHEETS.
2. SEE SHEET 416 FOR DIMENSIONS.
3. SEE SHEET 121 FOR FINISH SCHEDULES AND MATERIALS.
4. ALL GUMB. TO RECEIVE SLICK LEVEL (5) FINISH.
5. SEE SHEET 47 FOR DOOR AND WINDOW SCHEDULE.
6. EQUIPMENT SUPPLIER TO PLACE ALL NEW EQUIPMENT.
7. G.C. SHALL VERIFY AND COORDINATE WITH ANY CLEARANCE REQUIREMENTS FOR WATER METER AND ELECTRICAL TRANSFORMER.
8. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE T.V. AND TELEPHONE. COORDINATE WITH OWNER.
9. PROVIDE SUBSTRATE AS NOTED OVER 1/3 FURRING OVER 1" RIGID INSULATION OVER ALL CMU WALLS - SEE WALL SECTIONS AND WALL TYPES.
10. G.C. TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL EQUIPMENT AS INDICATED ON EQUIPMENT PLAN. COORDINATE WITH EQUIPMENT SUPPLIER.
11. G.C. TO VERIFY CLEARANCES FOR INSTALLATION OF EQUIPMENT.
12. G.C. WILL BE REQUIRED TO COORDINATE IT, POWER, SECURITY AND P.D.S. TO OFFICE.
13. FIRE EXTINGUISHERS SHOWN IN ASSIGNED LOCATIONS. CONFIRM NUMBER, TYPE AND LOCATION WITH LOCAL FIRE MARSHALL.
14. DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURBS RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURBS RAMP OR 24 INCHES DEEP MINIMUM MEASURED FROM THE BACK OF THE CURBS ON THE RAMP SURFACE. CURBS RAMP'S SUBJECT TO DEPARTMENT OF TRANSPORTATION REGULATION 49 CFR 321 SHALL HAVE A DETECTABLE WARNING COMPLIING WITH FECA 105.

KEYED NOTES

WALL LEGEND



WINDOW SYSTEM - REFER TO WINDOW SCHEDULE

NEW METAL STUD PARTITION: 3 5/8" METAL STUDS AT 16
O.C. WITH SUBSTRATE EACH SIDE FROM FLOOR SLAB TO
4" ABOVE FINISHED CEILING. SEE DETAIL A/A66

NEW METAL STUD PARTITION: SOUND WALL 3 5/8" METAL STUDS AT 16" O.C. WITH SUBSTRATE EACH SIDE FROM FLOOR SLAB TO 4" ABOVE FINISHED CEILING. FILL WALL WITH R-11 BLANKET INSULATION. SEE DETAIL A/A66.

NEW METAL STUD PARTITION: 6" METAL STUDS AT 16" O.C. WITH SUBSTRATE EACH SIDE FROM FLOOR SLAB TO 4" ABOVE FINISHED CEILING. SEE DETAIL A/A6b.

2 NEW METAL STUD LOW WALL PARTITION: 3 5/8" METAL STUDS AT 16" O.C. WITH SUBSTRATE EACH SIDE. SEE DETAIL A/A1b

CMU WALL SYSTEM (SEE WALL SECTIONS) - SEE WALL TYPES AND IDI SHEET FOR FINISHES.

KEYED NOTES

- 1 EXTERIOR WALL SYSTEM.
- 2 ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS.
- 3 WATER HEATER - SEE PLUMBING DRAWINGS.
- 4 LOW WALL - SEE DETAIL A/A&B
- 5 ROOF ACCESS LADDER - SEE DETAIL D/D&D
- 6 OUTLINE OF AWNING ABOVE BY AWNING VENDOR - SEE EXTERIOR ELEVATIONS
- 7 30' x 48' CLEAR FLOOR SPACE.
- 8 BUILT-IN CABINET AND SHELF - SEE INTERIOR ELEVATIONS.
- 9 HAND SINK - SEE PLUMBING DRAWINGS.
- 10 PRE-FABRICATED CANOPY SYSTEM ABOVE BY G.C. SEE WALL SECTIONS
- 11 STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
- 12 CONCRETE SIDEWALK - SEE SITE PLAN.
- 13 ASPHALT DRIVE - SEE SITE PLAN.
- 14 EQUIPMENT / CASEWORK
- 15 (3) COMPARTMENT SINK - SEE PLUMBING DRAWINGS
- 16 LANDSCAPE AREA - SEE SITE PLAN.
- 17 CORNER GUARDS - VERIFY LOCATION WITH F&I SHEET
- 18 FRAMED/CONCRETE BUMP-OUT - SEE EXTERIOR ELEVATIONS AND WALL SECTIONS C/C&B & D/D&B
- 19 DELIVERY SHELF
- 20 DRIVE THRU WINDOW SYSTEM. SEE WINDOW SCHEDULE.
- 21 PIPE BOLLARD - SEE SITE PLAN DETAIL 13/A&2.
- 22 CONCRETE CURB - SEE SITE PLAN.
- 23 DELIVERY COUNTER
- 24 STOREFRONT DOOR SYSTEM - SEE DOOR SCHEDULE
- 25 FIRE EXTINGUISHER CABINET - SEE DETAIL D/D&B
- 26 PASS-THRU WINDOW - SEE FOOD SERVICE PLANS FOR EXACT LOCATIONS AND HEIGHT REQUIREMENTS.
- 27 SALES COUNTER TO BE 34" - SEE SHEET F&B
- 28 MOP SINK - SEE PLUMBING DRAWINGS - ACRYLIC
- 29 WALL TILE - SEE ELEVATIONS - VERIFY
- 30 REFRIGERATION CHASE - CENTERED OVER WALL BELOW IN FIRST STUD SPACE - SEE FOOD SERVICE PLANS - STAINLESS STEEL COVER BY FOOD SERVICE EQUIPMENT SUPPLIER
- 31 WALL MOUNTED FIRE EXTINGUISHER
- 32 WALL FLUENTATION SYSTEM - SEE PLUMBING DRAWINGS & SHEET F&B
- 33 WASHER / DRYER - SEE MEP DRAWINGS
- 34 4'-6" HIGH LOW WALL WITH WALL TILE AND SOLID SURFACE CAP - SEE FINISH SCHEDULE
- 35 TV LOCATION. PROVIDE POWER AND DATA AS REQUIRED.
- 36 FURNITURE BY OWNER
- 37 GAS METER - SEE PLUMBING DRAWINGS
- 38 DRYER VENT THRU ROOF - SEE MECHANICAL DRAWINGS
- 39 TELEPHONE TERMINAL BOARD - SEE ELECTRICAL DRAWINGS
- 40 WASTE OIL SYSTEM
- 41 HANDRAIL / GUARDRAIL SYSTEM - SEE DETAIL 5/A&2
- 42 EYE WASH STATION - SEE PLUMBING DRAWINGS
- 43 FLUSH CURB
- 44 ACCESSIBLE SEATING
- 45 NOT USED
- 46 NOT USED
- 47 BULK CO2 TANK - SEE PLUMBING DRAWINGS
- 48 CAKE FREEZER
- 49 WATER CONNECTION FOR ECOLAB SYSTEM ABOVE MOP SINK
- 50 TRASH CART
- 51 WALK IN COOLER / FREEZER - DEPREES 0LAB
- 52 BOOSTER PUMP - SEE PLUMBING DRAWINGS
- 53 WATER SOFTENER - SEE PLUMBING DRAWINGS
- 54 STAINLESS STEEL WALL CAP / ELECTRICAL CHASE COVER - SEE FOOD SERVICE PLANS
- 55 FIRE SPRINKLER RISER - G.C. TO COORDINATE WITH FIRE SPRINKLER CONTRACTOR - FIRE SPRINKLER DRAWINGS TO BE SUBMITTED SEPARATELY
- 56 DISPLAY CASE - REFER TO INTERIOR SELECTION PACKET
- 57 STONE VENEER - SEE ELEVATIONS - VERIFY
- 58 ELECTRICAL METER - SEE ELECT. / CIVIL DRAWINGS
- 59 SCREEN WALL ENCLOSURE WITH 6'-8" GATE SYSTEM - SEE DETAIL 2/A&2
- 60 DETECTABLE WARNING STRIP PER FLORIDA ACCESSIBILITY CODE, SECTION 406.8 AND 109. SEE GENERAL NOTE #4 ON THIS SHEET.
- 61 HOSE BIBB - SEE PLUMBING
- 62 6" PVC ROOF DRAIN - CONNECT TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS

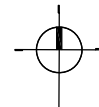
REVISIONS	BY

OLIVERI ARCHITECTS

AA 0002201

Member of the American Institute of Architects
1004 Indiana Avenue
Tallahassee, Florida 32301
Phone 727 781 7320

© 2025 OLIVERI ARCHITECTS
ALL INFORMATION CONTAINED
IN THIS DRAWING IS THE
SOLE PROPERTY OF
OLIVERI ARCHITECTS.
ALL RIGHTS RESERVED.

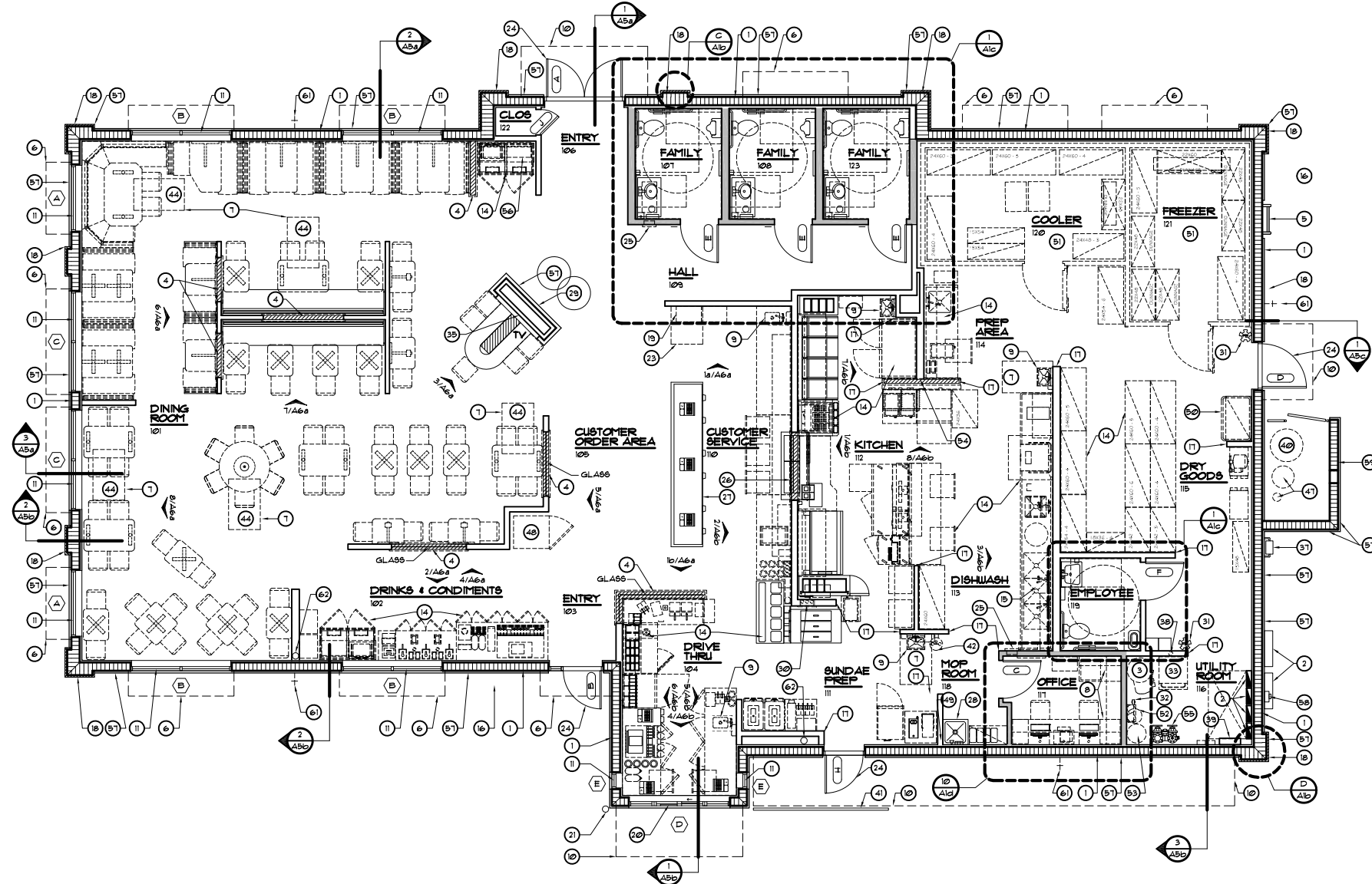


PROGRESS SET
-----FOR REFERENCE ONLY-----
NOT TO BE USED FOR BIDDING
OR CONSTRUCTION PURPOSES

Calver's
Rockwell Blvd.
Fairhope, AL

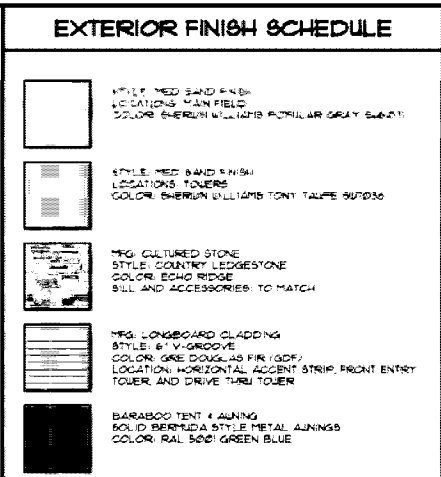
Date:	10.01.25
Scale:	AS NOTED
Project Mgr:	SEH
Drawn:	DD
Job:	25-098
Sheet	

A1a



FLOOR PLAN
SCALE: 3/16" = 1'-0"

4,488 SF. - 104 SEATS SHOWN



2 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

[illegible]

City of Fairhope

Planning Commission

December 1, 2025



SR 25.08 - Fairhope Boarding House



Project Name:

Fairhope Boarding House

Site Data:

0.20 acres

Project Type:

Site plan approval of 5-unit multiple occupancy project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

14359

General Location:

Northeast intersection of Fairhope Avenue and Church Street

Surveyor of Record:

S.E. Civil, LLC

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

FST SILD, LLC

School District:

Fairhope Elementary School

Recommendation:

Denial

Prepared by:

Mike Jeffries





APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: 8/19/2025

Property Owner / Leaseholder Information

Name of Property Owner: FST SILD, LLC Phone Number: 251-209-0074
Address of Property Owner: 857 Sea Cliff Drive
City: Fairhope State: AL Zip: 36532

Proposed Site Plan Name: Fairhope Boarding House
Site Acreage: 0.20 AC. Sq. Footage: 8,025 Parcel
No: 05-46-03-37-0-601-002.512 Current Zoning: B-2 CBD

Authorized Agent Information

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Larry Smith, PE

Engineer/Architect Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Larry Smith, PE

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.

Sildi, LLC
Property Owner/Leaseholder Printed Name
8/19/25
Date

[Signature] (Agent)
Signature
Lee Turner, President
Fairhope Single Tax Corp. (If Applicable)

OPERATING AGREEMENT

OF

SILDI L.L.C.

AN ALABAMA LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT (the "Agreement") is entered into as of April 6th, 2023 by and among the Members listed on Exhibit A attached hereto.

ARTICLE I - FORMATION AND PURPOSE

1.1 Formation. The Members have formed a Limited Liability Company named SILDI L.L.C. (the "Company") under the provisions of the Alabama Limited Liability Company Act, as amended (the "Act").

1.2 Purpose. The purpose of the Company is to engage in any lawful act or activity for which limited liability companies may be organized under the Act, including, without limitation, the acquisition, development, construction, renovation, leasing, and management of real estate properties.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS

2.1 Principal Place of Business. The principal place of business of the Company shall be located at 16321 Scenic Hwy 98 Fairhope, AL 36532 or at such other place as the Members may determine from time to time.

ARTICLE III - MEMBERS AND CAPITAL CONTRIBUTIONS

3.1 Members. The names and addresses of the Members, and their initial capital contributions to the Company, are listed on Exhibit A attached hereto.

3.2 Additional Contributions. No Member shall be required to make any additional capital contributions to the Company unless agreed upon unanimously by the Members.

ARTICLE IV - PROFITS, LOSSES, AND DISTRIBUTIONS

4.1 Profits and Losses. The profits and losses of the Company shall be allocated among the Members in proportion to their respective percentage interests in the Company, as set forth on Exhibit A.

4.2 Distributions. Distributions of cash or other assets shall be made to the Members in proportion to their respective percentage interests in the Company, as set forth on Exhibit A, at such times and in such amounts as the Members may determine.

ARTICLE V - MANAGEMENT

5.1 Management by Members. The management of the Company shall be vested in the Members, who shall have the right to participate in the management and control of the Company's affairs.

5.2 Voting. Each Member shall have one vote for each percentage interest owned by such Member in the Company, as set forth on Exhibit A. Decisions requiring a vote of the Members shall be decided by a majority vote of the Members, unless otherwise required by the Act or this Agreement.

ARTICLE VI - DISSOLUTION AND LIQUIDATION

6.1 Dissolution. The Company shall be dissolved upon the occurrence of any of the following events: (a) the unanimous written consent of the Members; (b) the sale or disposition of all or substantially all of the Company's assets; or (c) any other event causing dissolution under the Act.

6.2 Liquidation. Upon dissolution of the Company, the assets of the Company shall be liquidated, the liabilities and obligations of the Company shall be paid and discharged, and the remaining proceeds shall be distributed to the Members in proportion to their respective percentage interests in the Company, as set forth on Exhibit A.

ARTICLE VII - MISCELLANEOUS

7.1 Amendments. This Agreement may be amended or modified only by the written consent of all Members.

ARTICLE VIII - BUYOUT OF MEMBER

8.1 Buyout Rights. In the event any Member (the "Defaulting Member") is unable to make timely payments on any debts owed by the Company, any other Member (the "Non-Defaulting Member") shall have the right, but not the obligation, to buy out the Defaulting Member's interest in the Company, subject to the terms and conditions set forth in this Article VIII.

8.2 Buyout Price. The buyout price for the Defaulting Member's interest in the Company shall be equal to the original cost of purchase of any assets attributable to the Defaulting Member's interest in the Company, as determined in good faith by the Non-Defaulting Member.

8.3 Notice of Buyout. If the Non-Defaulting Member elects to exercise the buyout right under this Article VIII, the Non-Defaulting Member shall provide written notice (the "Buyout Notice") to the Defaulting Member, specifying the buyout price and the proposed closing date for the buyout transaction, which shall be no less than thirty (30) days from the date of the Buyout Notice.

8.4 Payment Terms. The buyout price shall be paid by the Non-Defaulting Member to the Defaulting Member in cash or other immediately available funds on the closing date specified in the Buyout Notice, or as otherwise agreed upon by the Defaulting Member and the Non-Defaulting Member in writing.

8.5 Transfer of Interest. Upon receipt of the buyout price by the Defaulting Member, the Defaulting Member shall transfer, assign, and convey all of their right, title, and interest in and to the Company to the Non-Defaulting Member, and the Defaulting Member shall cease to be a member of the Company.

8.6 Amendment of Operating Agreement and Exhibit A. Following the completion of the buyout transaction, this Agreement and Exhibit A shall be amended to reflect the change in the membership interests and the allocation of profits, losses, and distributions accordingly.

EXHIBIT A

MEMBERS AND PERCENTAGE INTERESTS

MD Aesthetics of Mobile Bay L.L.C.

Address: 106 Bancroft Street, Suite 101, Fairhope, AL 36532

Percentage Interest: 50%

Fairhope Development L.L.C.

Address: PO Box 1424, Orange Beach, AL 36561

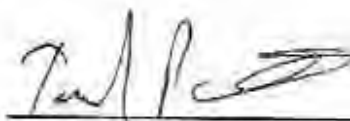
Percentage Interest: 50%

DocuSigned by:

Mary Dunlap Wells

0A5D6226B2FA4F0...

Mary Wells for MD Aesthetics
of Mobile Bay L.L.C.



Tamala Prickett for
Fairhope Development L.L.C.

8/12/25, 3:15 PM

446.633 unread - dansellsthegulf@yahoo.com - Yahoo Mail

STATE OF ALABAMA)
)
COUNTY OF BALDWIN)

ARTICLES OF ORGANIZATION

SILDI L.L.C.

Pursuant to the Provisions of 10-12-10, *et. seq.*, of the *Code of Alabama (1975)*, the undersigned hereby adopt the following Limited Liability Company Articles of Organization.

OPERATING AGREEMENT

OF

SILDI L.L.C.

AN ALABAMA LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT (the "Agreement") is entered into as of April 6th, 2023 by and among the Members listed on Exhibit A attached hereto.

ARTICLE I - FORMATION AND PURPOSE

1.1 Formation. The Members have formed a Limited Liability Company named SILDI L.L.C. (the "Company") under the provisions of the Alabama Limited Liability Company Act, as amended (the "Act").

1.2 Purpose. The purpose of the Company is to engage in any lawful act or activity for which limited liability companies may be organized under the Act, including, without limitation, the acquisition, development, construction, renovation, leasing, and management of real estate properties.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS

2.1 Principal Place of Business. The principal place of business of the Company shall be located at 16321 Scenic Hwy 98 Fairhope, AL 36532 or at such other place as the Members may determine from time to time.

ARTICLE III - MEMBERS AND CAPITAL CONTRIBUTIONS

3.1 Members. The names and addresses of the Members, and their initial capital contributions to the Company, are listed on Exhibit A attached hereto.

3.2 Additional Contributions. No Member shall be required to make any additional capital contributions to the Company unless agreed upon unanimously by the Members.

ARTICLE IV - PROFITS, LOSSES, AND DISTRIBUTIONS

4.1 Profits and Losses. The profits and losses of the Company shall be allocated among the Members in proportion to their respective percentage interests in the Company, as set forth on Exhibit A.

4.2 Distributions. Distributions of cash or other assets shall be made to the Members in proportion to their respective percentage interests in the Company, as set forth on Exhibit A, at such times and in such amounts as the Members may determine.

ARTICLE V - MANAGEMENT

5.1 Management by Members. The management of the Company shall be vested in the Members, who shall have the right to participate in the management and control of the Company's affairs.

5.2 Voting. Each Member shall have one vote for each percentage interest owned by such Member in the Company, as set forth on Exhibit A. Decisions requiring a vote of the Members shall be decided by a majority vote of the Members, unless otherwise required by the Act or this Agreement.

ARTICLE VI - DISSOLUTION AND LIQUIDATION

6.1 Dissolution. The Company shall be dissolved upon the occurrence of any of the following events: (a) the unanimous written consent of the Members; (b) the sale or disposition of all or substantially all of the Company's assets; or (c) any other event causing dissolution under the Act.

6.2 Liquidation. Upon dissolution of the Company, the assets of the Company shall be liquidated, the liabilities and obligations of the Company shall be paid and discharged, and the remaining proceeds shall be distributed to the Members in proportion to their respective percentage interests in the Company, as set forth on Exhibit A.

ARTICLE VII - MISCELLANEOUS

7.1 Amendments. This Agreement may be amended or modified only by the written consent of all Members.

ARTICLE VIII - BUYOUT OF MEMBER

8.1 Buyout Rights. In the event any Member (the "Defaulting Member") is unable to make timely payments on any debts owed by the Company, any other Member (the "Non-Defaulting Member") shall have the right, but not the obligation, to buy out the Defaulting Member's interest in the Company, subject to the terms and conditions set forth in this Article VIII.

8.2 Buyout Price. The buyout price for the Defaulting Member's interest in the Company shall be equal to the original cost of purchase of any assets attributable to the Defaulting Member's interest in the Company, as determined in good faith by the Non-Defaulting Member.

8.3 Notice of Buyout. If the Non-Defaulting Member elects to exercise the buyout right under this Article VIII, the Non-Defaulting Member shall provide written notice (the "Buyout Notice") to the Defaulting Member, specifying the buyout price and the proposed closing date for the buyout transaction, which shall be no less than thirty (30) days from the date of the Buyout Notice.

8.4 Payment Terms. The buyout price shall be paid by the Non-Defaulting Member to the Defaulting Member in cash or other immediately available funds on the closing date specified in the Buyout Notice, or as otherwise agreed upon by the Defaulting Member and the Non-Defaulting Member in writing.

8.5 Transfer of Interest. Upon receipt of the buyout price by the Defaulting Member, the Defaulting Member shall transfer, assign, and convey all of their right, title, and interest in and to the Company to the Non-Defaulting Member, and the Defaulting Member shall cease to be a member of the Company.

8.6 Amendment of Operating Agreement and Exhibit A. Following the completion of the buyout transaction, this Agreement and Exhibit A shall be amended to reflect the change in the membership interests and the allocation of profits, losses, and distributions accordingly.

EXHIBIT A

MEMBERS AND PERCENTAGE INTERESTS

MD Aesthetics of Mobile Bay L.L.C.

Address: 106 Bancroft Street, Suite 101, Fairhope, AL 36532

Percentage Interest: 50%

Fairhope Development L.L.C.

Address: PO Box 1424, Orange Beach, AL 36561

Percentage Interest: 50%

DocuSigned by:



0A5D5225B2FA4F8...

Mary Wells for MD Aesthetics
of Mobile Bay L.L.C.



Tamala Prickett for
Fairhope Development L.L.C.

SUMMARY OF REQUEST

Request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST SILDI, LLC, for Site Plan Approval of Fairhope Boarding House. The property is approximately 0.20 acres and is zoned B-2 – General Business District. The property is located at 301 Fairhope Avenue.

SITE HISTORY

Planning Commission approved a 6-unit MOP SD 19.36 that was renovating the existing 2-story building with 4 commercial/retail units on the bottom floor and 1-2 office units on the second floor. The building that existed has since been removed rendering that approval null and void.

STAFF COMMENTS

Site Plan

The proposed site plan is attached to the end of this report as an exhibit. A Multiple Occupancy Project application SD 25.16 has also been submitted and is under review. The proposed building will contain a 26-room boarding house with a live-in onsite manager/owner, a Med-Spa, restaurant, and roof top terrace (accessory to the boarding house). The Med-Spa is a use on appeal and approval by the Board of Adjustments.

Setbacks - **COMPLIANT**

The subject property is located in the Central Business District (CBD) and is in compliance.

Buildings - **NON-COMPLIANT**

Article V, Section B(4)(c) of the Zoning Ordinance states that within the CBD “Building heights for all structures shall not exceed 40 feet or 3 stories”. The proposed building height for the three-story structure is not exceeding the aforementioned limitations. A roof top terrace per the Zoning Ordinance has additional allowances that are currently being met for height. *See Article V, Section B(3)(a)*. Any substantial changes or alteration from the proposed Site Plan will require approval from the City Council.

The roof top terrace, although not a 4th floor, allows for an additional 155 people with an occupant load of up to 300 people per the layout as shown. The principle use (boarding house) has an occupant load of only 60. The roof top terrace is meant to be an accessory use to the principle use. If approved, the roof top terrace shall be limited to use by the boarding house tenants only. The roof top terrace area is shown on the submitted plans covering 1,965sf of the allowable 1,983sf. Areas reserved for temporary structures shall not be located within 10’ of any lot line. The plans need to be revised to clearly delineate the temporary structure area. Currently, chairs, tables, and fire pits, all of which are considered temporary structures, are shown around the roof top terrace including on the very sides of the roof top terrace (along right-of-way lines)

Tree & Landscaping - **N/A**

The site does not have any required landscaping.

Parking - **NON-COMPLIANT**

The CBD requires parking for residential units. One parking space is provided for the live-in onsite manager/owner in a garage accessed from the Art’s Alley through the loading zone.

A required loading zone is provided for on-site and located on the north side of the property. It is 55’x12’, however the proposed gas meter and protective bollards are located inside this loading zone next to building reducing the width to 10’.

Staff is concerned with delivery access from the provided loading zone to the med-spa and restaurant.

Connectivity - COMPLIANT

A new 8' sidewalk is proposed along the entire property line adjacent to Church St. The existing sidewalk along Fairhope Ave is compliant and will remain.

Drainage - COMPLIANT

Drainage is designed to collect water in roof drains and connect directly into the underground storm water system.

Exterior Lighting - COMPLIANT

As proposed, all exterior lighting is compliant with Article IV Section B.3 of the Zoning Ordinance.

Mechanical Equipment - COMPLIANT

All mechanical equipment is not shown. Applicant is aware that 40' is the height limit for all structures including mechanical equipment. The Architect shall verify at time of permitting the height of all mechanical equipment.

Dumpster - COMPLIANT

The Site Plan illustrates a dumpster under the building with a roll up door accessed from the Art's Alley thorough the loading zone and will be private.

Signage - N/A

Signage will be reviewed at time of a sign permit submittal.

Erosion Control - COMPLIANT

An erosion control plan was submitted with the application and is acceptable.

Utilities - COMPLIANT

Utility service providers for the subject site include Fairhope Utilities for electric, water, sewer, and gas, as well as AT&T for communications. The utilities are located on the north side of the property. Electric service will require upgrades at the owner/developer's expense, with aid-to-construction costs determined upon review of final drawings. A 10' x 8' transformer pad has been shown with protective bollards. Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs), and any required infrastructure improvements will be the developer's responsibility. Meter boxes will be traffic rated. A grease trap with traffic rated lid is provided for in the loading zone.

ADA Standards - COMPLIANT

ADA requirements per the Architect are met and at time of building permit will be further verified.

Traffic - NON-COMPLIANT

A Traffic Letter was submitted with the application and is attached to this packet. As proposed the 3 uses are estimated to generate 451 daily trips and 46 PM peak hour trips. As such, no further traffic study was conducted.

A required loading zone is provided for on-site and located on the north side of the property. It is 55'x12', however the proposed gas meter and protective bollards are located inside this loading zone next to building reducing the width to 10'.

Lot Access - COMPLIANT

The site has parking and loading accessed from the Art's Alley and pedestrian access from Fairhope Ave. and Church St.

Comprehensive Plan - COMPLIANT

The proposed project is not contrary to the current Comprehensive Plan.

Impacts on Surrounding Neighborhood - NON-COMPLIANT

Staff has concerns with the different services required to provide for the proposed uses and the space and the intensity of the cumulative effect. Delivery routes, service routes, etc. are unclear on proposed plans.

Benefits to the Community - COMPLIANT

The proposed project will replace a previously demolished building.

SITE PLAN CONSIDERATIONS

Standards of Review:

Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing rezoning requests.

Recommendation:

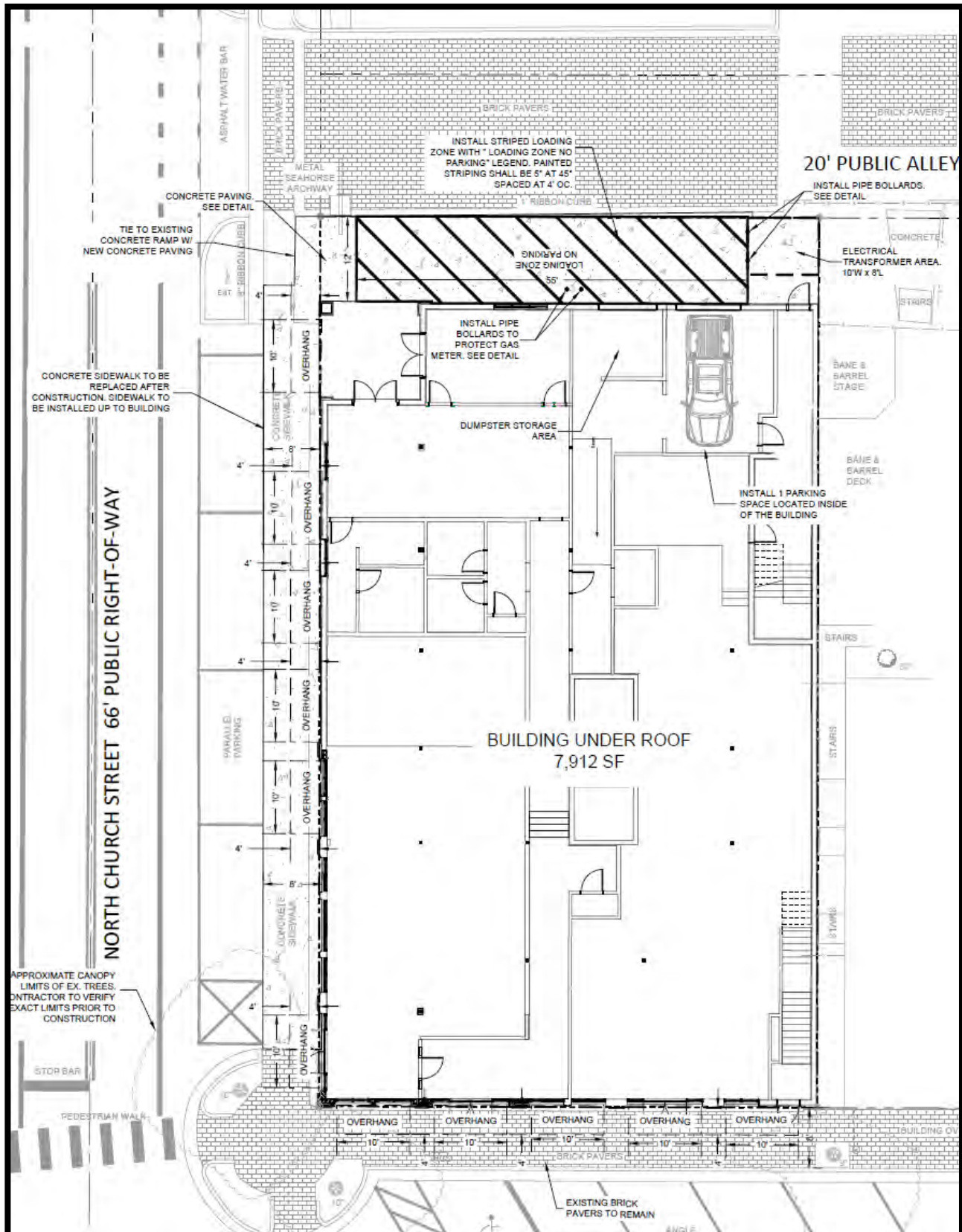
Staff recommends **DENIAL** of SR 25.08 – Fairhope Boarding House Site Plan due to a conflict with the required loading zone and Gas meter, impact on the scale of the project to the surrounding neighborhood, and concerns with the increase in traffic caused by the intensity of the use.

EXHIBITS

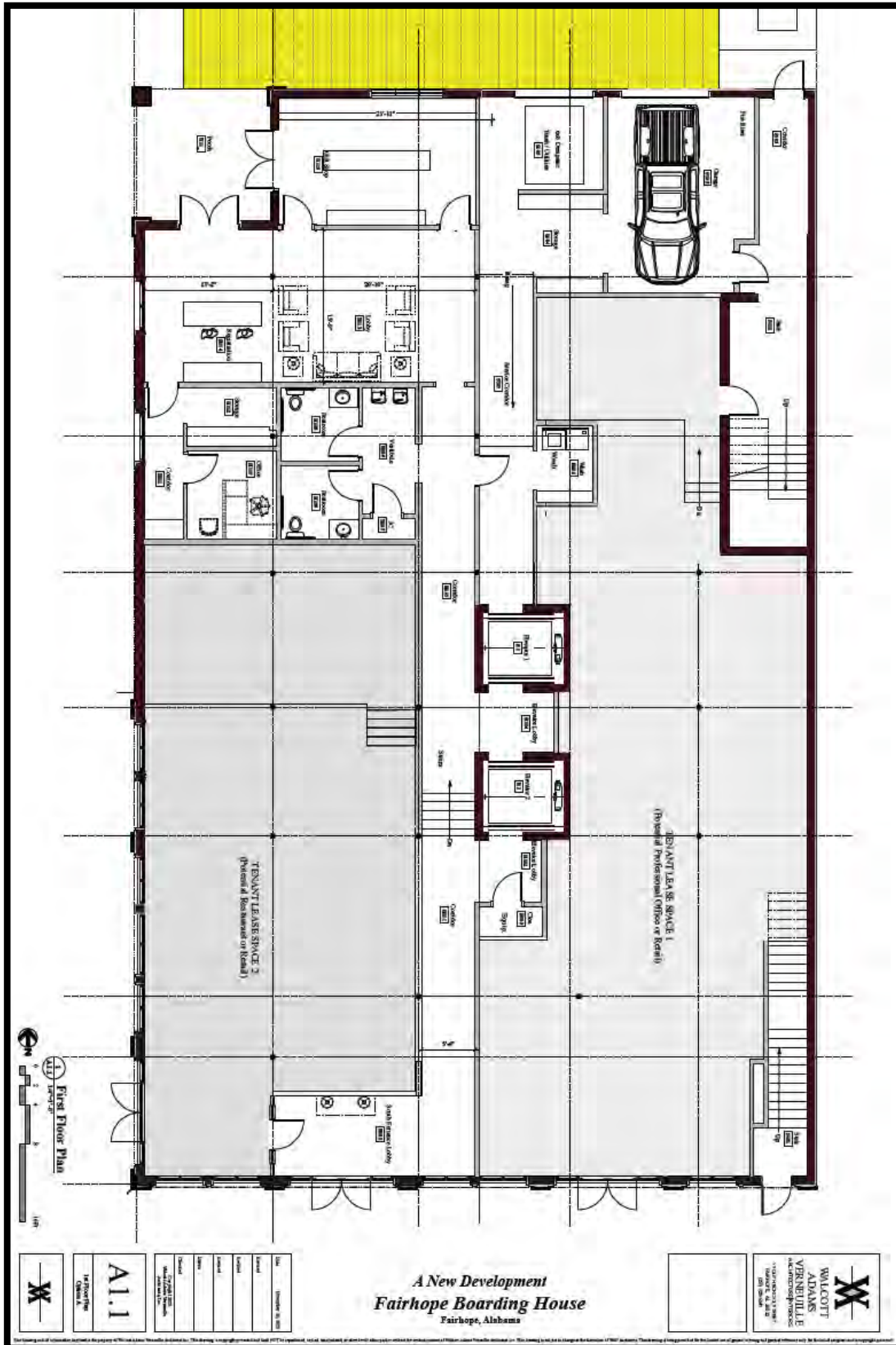
SR 25.08 – Fairhope Boarding House

December 1, 2025

Proposed Site Plan



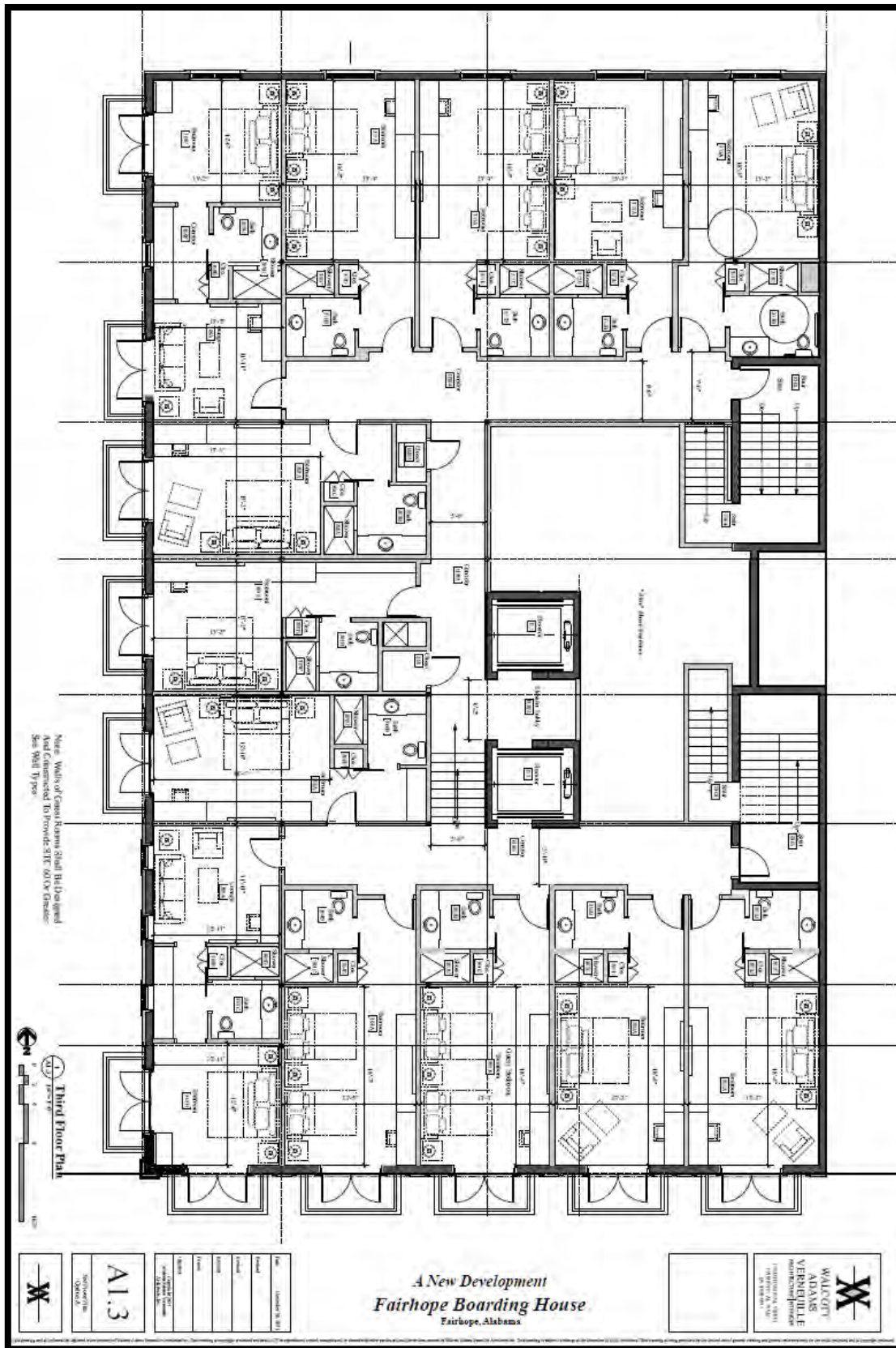
Proposed 1st Floor



Proposed 2nd Floor

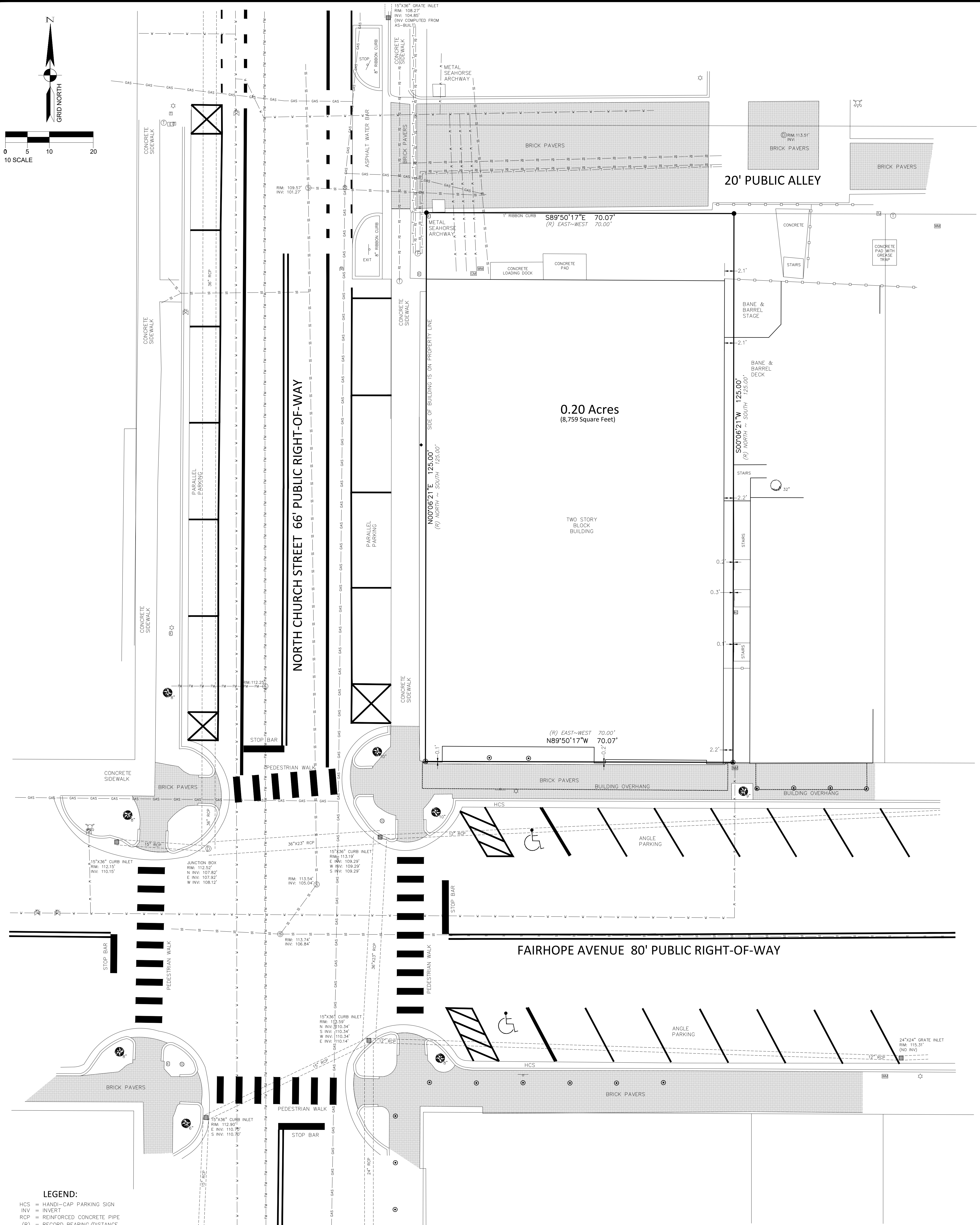
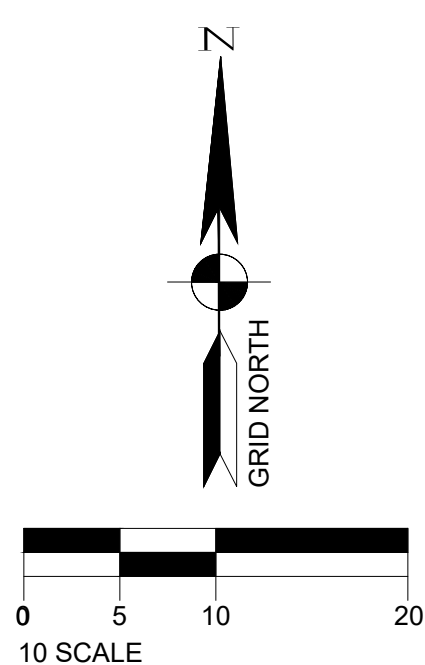


Proposed 3rd Floor



December 1, 2025

Page 9 of 9



- LEGEND:**
- HCS = HANDI-CAP PARKING SIGN
 - INV = INVERT
 - RCP = REINFORCED CONCRETE PIPE
 - (R) = RECORD BEARING/DISTANCE
 - = 1/2" CAPPED REBAR SET (SE CIVIL CA-1167) UNLESS OTHERWISE NOTED HEREON
 - ⊙ = RAILROAD SPIKE SET
 - ✱ = "X" IN BRICK FOUND
 - ☼ = AIR CONDITIONER
 - ◆ = METAL BOLLARD
 - ☐ = ELECTRIC BOX
 - ☐ = INLET
 - ☐ = TELEPHONE PEDESTAL
 - ☐ = IN-GROUND TELEPHONE BOX
 - ☐ = IN-GROUND ELECTRIC BOX
 - ☐ = LIGHT POLE
 - ☐ = DRAINAGE MANHOLE
 - ☐ = SEWER MANHOLE
 - ☐ = WATER METER
 - ☐ = WATER VALVE
 - ☐ = TELEPHONE JUNCTION BOX
 - ☐ = FIRE HYDRANT
 - ☐ = GAS VALVE
 - ☐ = GAS METER
 - ☐ = METAL OVERHANG SUPPORT POLE
 - ☐ = SIGN
 - ☐ = SEWER VALVE
 - ☐ = TRAFFIC LIGHT POLE
 - ☐ = HANDI-CAP PARKING
 - ☐ = DRAKE ELM TREE
 - ☐ = PECAN TREE
 - GAS — = GAS LINE
 - FM — FM — = SEWER FORCE MAIN
 - SS — = GRAVITY SEWER
 - FO — = UNDERGROUND FIBER OPTIC LINE
 - T — T — = UNDERGROUND TELEPHONE LINE
 - W — = WATER LINE
 - W — W — = WOOD FENCE

OWNER INFORMATION:

PARCEL NUMBERS:
05-46-03-37-0-601-002.512
PIN: 14359

OWNER:
FST SIDI LLC
857 SEA CLIFF DR
FAIRHOPE, AL 36532

ZONING INFORMATION:

CURRENT CITY OF FAIRHOPE ZONING:
GENERAL BUSINESS DISTRICT (B-2)

SETBACKS:
FRONT = 20 FEET
REAR = NONE
SIDE = NONE

*PROPERTY IS LOCATED IN THE
CENTRAL BUSINESS DISTRICT*

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0644M, COMMUNITY NUMBERS 015000 AND 010006, PANEL 0644, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S CERTIFICATE:

THE WEST 70 FEET OF THE SOUTH 125 FEET OF LOT ONE (1), BLOCK SEVEN (7), DIVISION ONE (1) OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA, AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, MISC. BOOK 1, PAGES 320-21, AND QUIT CLAIM DEED FROM CLEMENT L. COLEMAN DATED JANUARY 17, 1915, RECORDED IN DEED BOOK 25, PAGE 6, PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, LYING IN GRANT SECTION 37, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS MAP OF SURVEY 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.

DATE: 07-21-2025
DAVID E. DIEHL
AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



SURVEYOR'S NOTES:

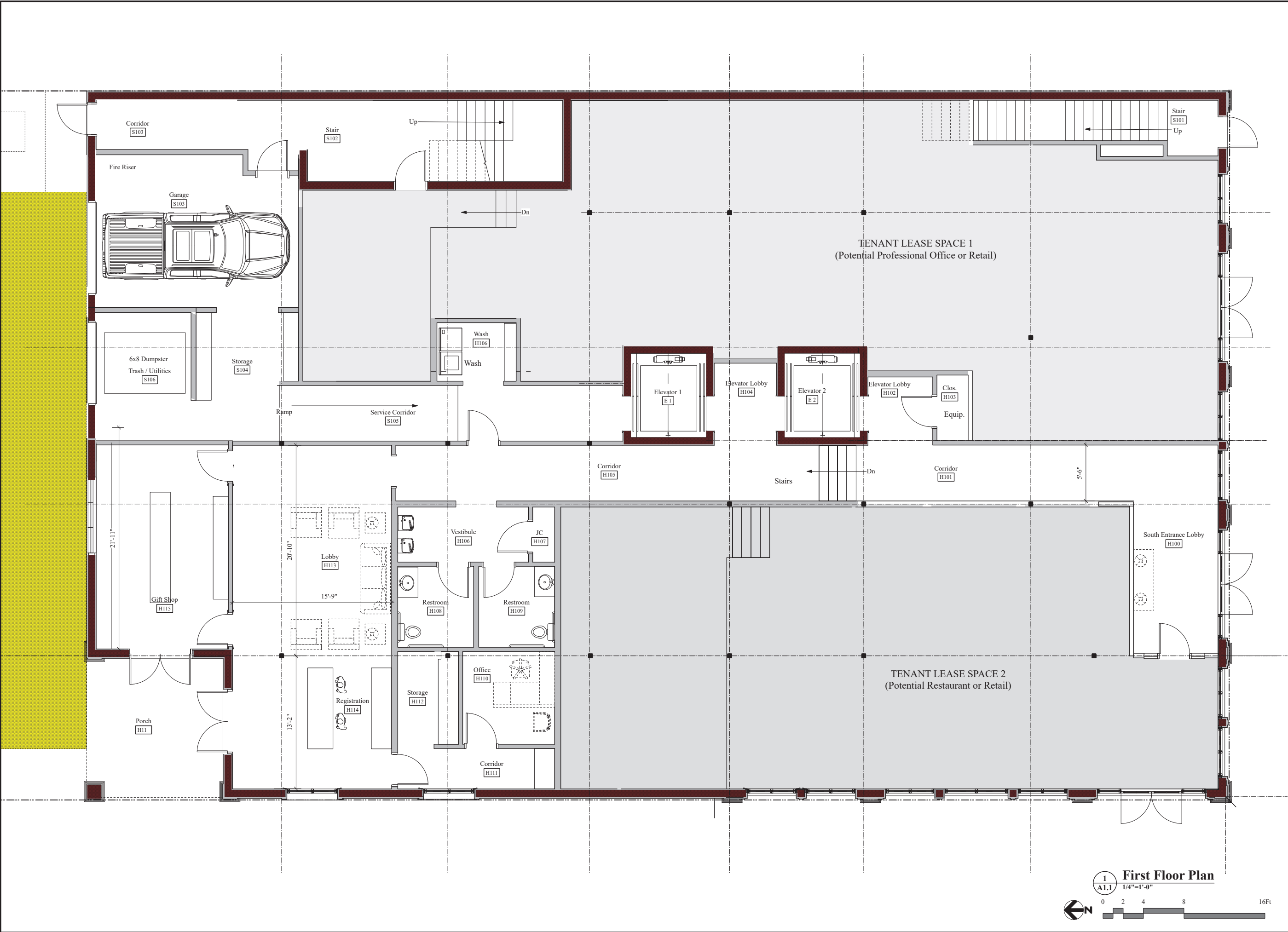
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SURVEY WAS CONDUCTED IN MAY 2025, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) USING GPS OBSERVATIONS.
- ELEVATIONS BASED UPON VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- SURVEY CONDUCTED USING INSTRUMENT NUMBER 2061500 AND DIVISION ONE OF THE LANDS OF FAIRHOPE SINGLE TAX CORPORATION, MISCELLANEOUS BOOK 1, PAGES 320-321, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.

**PROPERTY BOUNDARY AND
TOPOGRAPHIC SURVEY**

**WALCOTT, ADAMS, AND
VERNEUILLE ARCHITECTURE**



DRAWN	JAF
CHKD.	JDG
PROJ MGR	DED
SCALE	1" = 10'
PROJECT	20251552
FILE	FAIRHOPE BOARDING HOUSE
SHEET	1 OF 1



W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

A New Development

Fairhope Boarding House

Fairhope, Alabama

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A1.1

1st Floor Plan
Option A



1
A1.1

First Floor Plan
1/4"=1'-0"

N

0

2

4

8

16Ft

This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is a copyright, protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is subject to change at the discretion of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is a copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	

A1.3

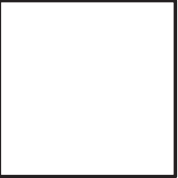
3rd Floor Plan
Option A

This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is subject to change at the discretion of WAV Architects. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Note: Walls of Guest Rooms Shall Be Designed
And Constructed To Provide STC 60 Or Greater.
See Wall Types





A New Development
Fairhope Boarding House
Fairhope, Alabama

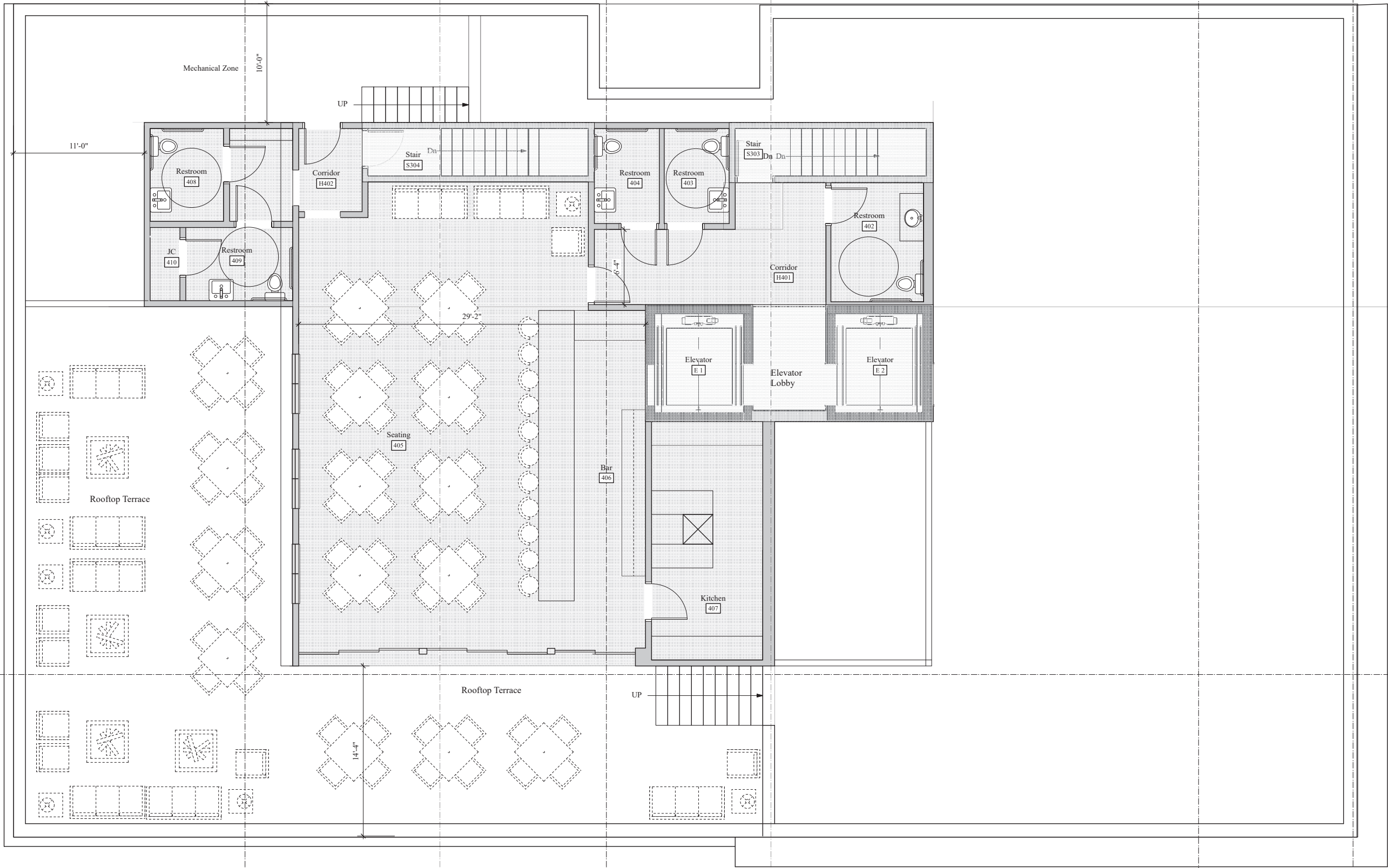
Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A1.4

Rooftop Terrace Plan

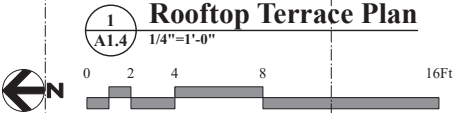


This drawing and all information depicted is the property of Walcott Adams Verneuille Architects Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects Inc. This drawing is subject to change at the discretion of WVA Architects. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Rooftop Zoning Information:
Total Roof Area = 7,933 sf
Allowable Covered Area (25%) = 1,983 sf
Allowable Stair and Elevator (7.5%) = 606 sf

Actual Covered Area = 1,965 sf
Actual Stair and Elevator Area = 428 sf





1 South Elevation
A3.1 3/16"=1'-0"
0 2 4 8 16Ft



2 West Elevation (at Church)
A3.1 3/16"=1'-0"
0 2 4 8 16Ft

W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

A New Development
Fairhope Boarding House
Fairhope, Alabama

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	Copyright 2025 Walcott Adams Verneuille Architects, Inc.

A3.1

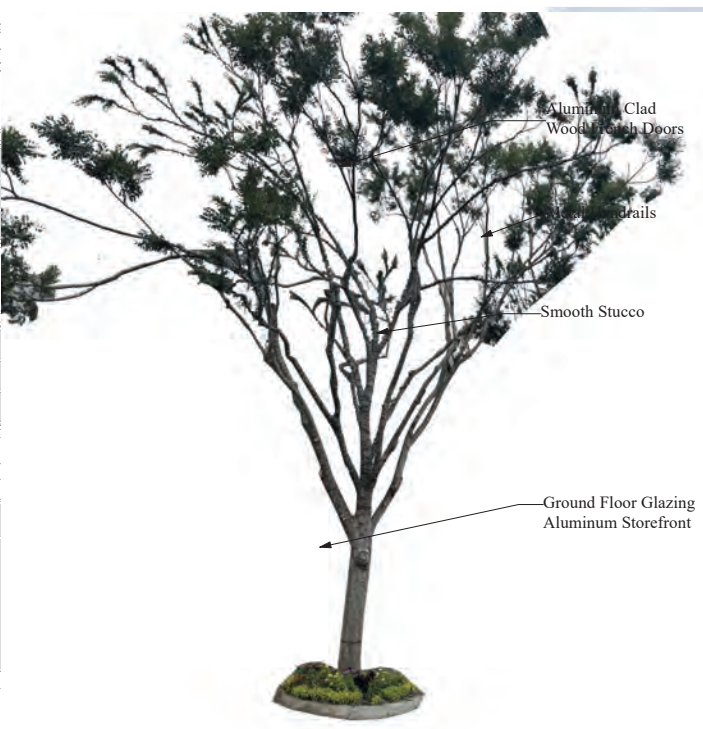
Building Elevations

W

This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is a copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is subject to change at the discretion of WVA Architects. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



1 South Elevation
A3.1a 3/16"=1'-0"
0 2 4 8 16Ft



2 West Elevation (at Church)
A3.1a 3/16"=1'-0"
0 2 4 8 16Ft

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	Copyright 2025 Walcott Adams Verneuille Architects, Inc.

W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE | INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041



A New Development

Fairhope Boarding House

Fairhope, Alabama

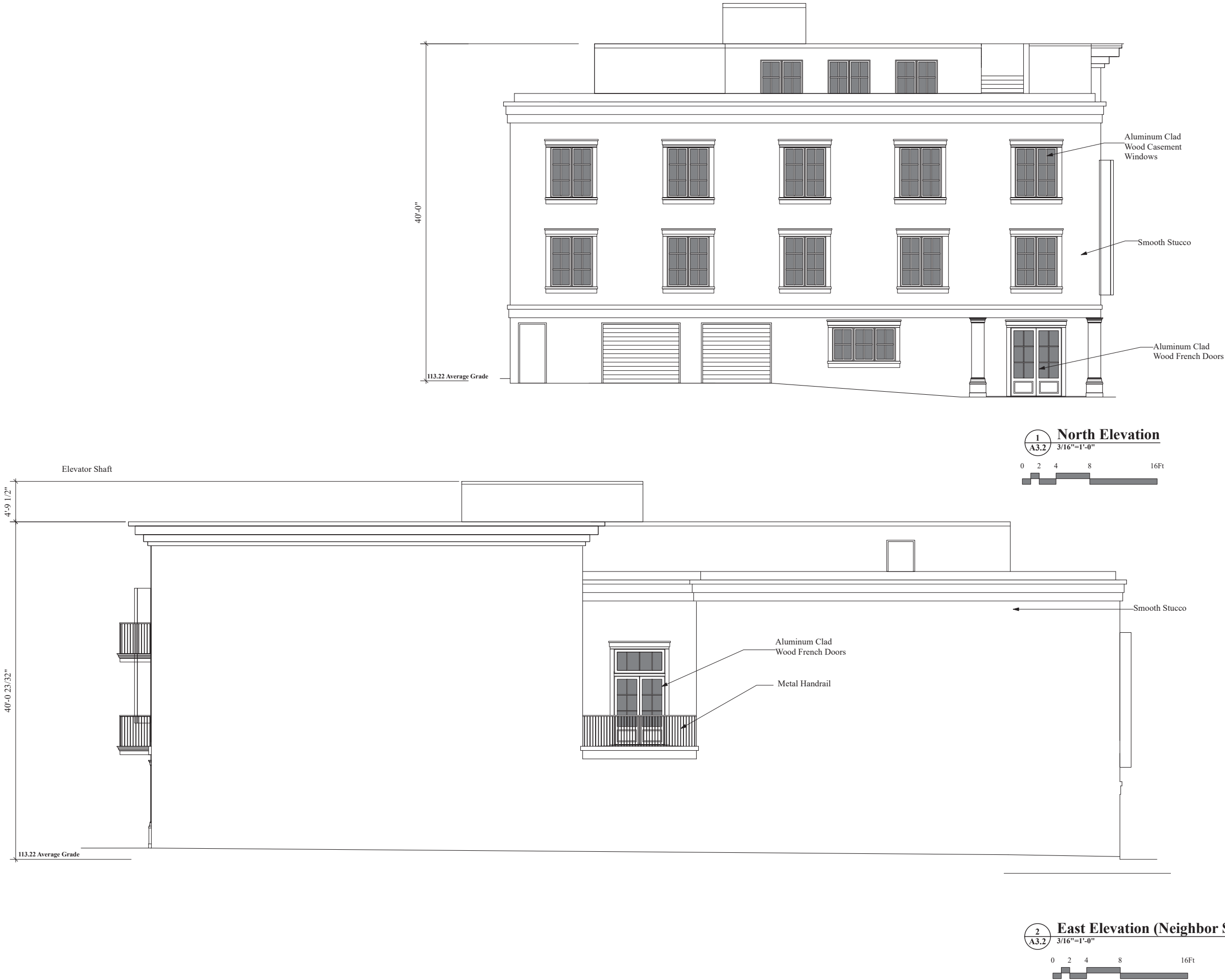
Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A3.2

Building Elevations



This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



PROPOSED SITE IMPROVEMENT PLANS

for

Fairhope Boarding House

301 Fairhope Avenue
Fairhope, AL 36532

LEGAL DESCRIPTION

THE WEST 70 FEET OF THE SOUTH 125 FEET OF LOT ONE (1), BLOCK SEVEN (7), DIVISION ONE (1) OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA, AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, MISC. BOOK 1, PAGES 320-21, AND QUIT CLAIM DEED FROM CLEMENT L. COLEMAN DATED JANUARY 17, 1915, RECORDED IN DEED BOOK 25, PAGE 6, PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, LYING IN GRANT SECTION 37, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

CONTACTS

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

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

BUILDING DEPARTMENT
CITY OF FAIRHOPE
MR. ERIK CORTINAS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

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

ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 26348, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of Section 7-18 of the City of Fairhope Municipal Code and to all other rules, regulations, laws and ordinances applicable to my design.


Project Engineer

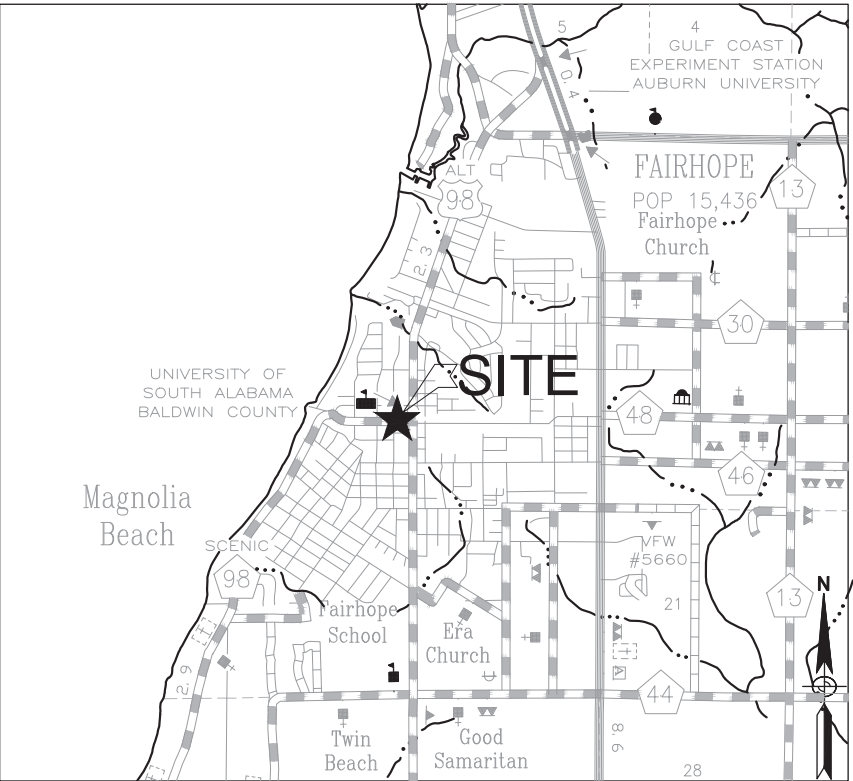
November 20th, 2025

Name of Project to which this Certificate Applies: Fairhope Boarding House
Plans which are certified consist of Pages Cover Sheet thru Sheet C06



TABLE OF CONTENTS

	COVER
	BOUNDARY & TOPOGRAPHIC SURVEY
	DEMOLITION, TREE PROTECTION, & PEDESTRIAN ACCESS PLAN
	SITE PLAN
	GRADING & DRAINAGE PLAN
	EROSION & SEDIMENT CONTROL PLAN
	UTILITY PLAN
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
D01	
C01	
C02	
C03	
C04	
C05	
C06	



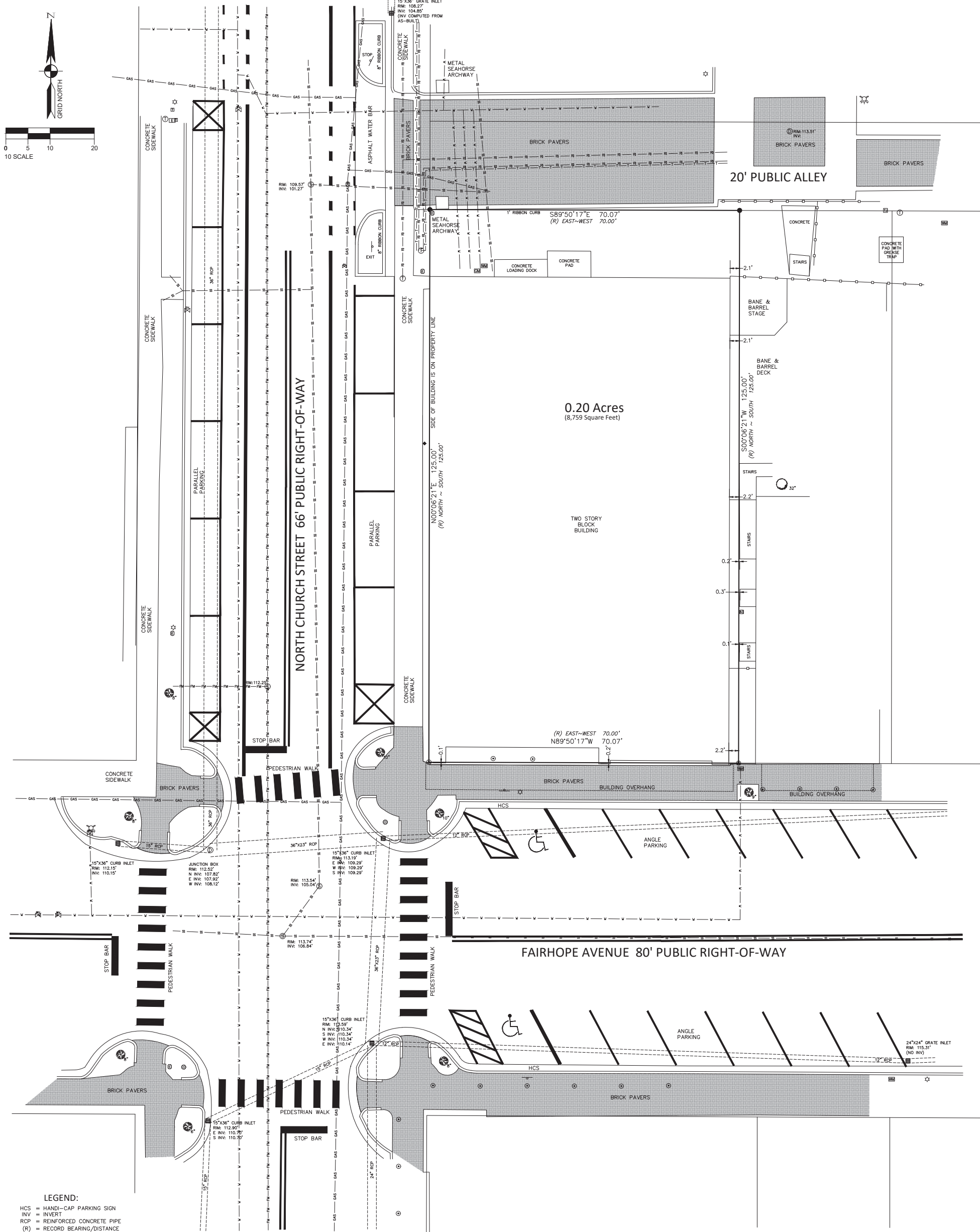
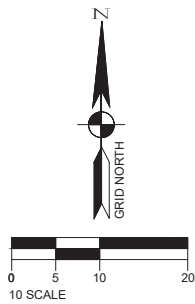
VICINITY MAP
N.T.S.



REVISIONS

REVISIONS:			
NO.	DATE	APPR.	REVISION
0	8/26/2025	TLS	INITIAL CITY OF FAIRHOPE SUBMITTAL
1	9/23/2025	TLS	REVISED CITY OF FAIRHOPE SUBMITTAL
2	10/16/2025	TLS	CITY OF FAIRHOPE RE-SUBMITTAL
3	11/20/2025	TLS	CITY OF FAIRHOPE RE-SUBMITTAL





LEGEND:

- HCS = HANDI-CAP PARKING SIGN
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
(R) = RECORD BEARING/DISTANCE
● = 1/2" CAPPED REBAR SET (SEE CIVIL CA-1167) UNLESS OTHERWISE NOTED HEREON
⊙ = RAILROAD SPIKE SET
⊙ = "X" IN BRICK FOUND
⊙ = AIR CONDITIONER
⊙ = METAL BOLLARD
⊙ = ELECTRIC BOX
⊙ = INLET
⊙ = TELEPHONE PEDESTAL
⊙ = IN-GROUND TELEPHONE BOX
⊙ = IN-GROUND ELECTRIC BOX
⊙ = LIGHT POLE
⊙ = DRAINAGE MANHOLE
⊙ = SEWER MANHOLE
⊙ = WATER METER
⊙ = WATER VALVE
⊙ = TELEPHONE JUNCTION BOX
⊙ = FIRE HYDRANT
⊙ = GAS VALVE
⊙ = GAS METER
⊙ = METAL OVERHANG SUPPORT POLE
⊙ = SIGN
⊙ = SEWER VALVE
⊙ = TRAFFIC LIGHT POLE
⊙ = HANDI-CAP PARKING
⊙ = DRAKE ELM TREE
⊙ = PECAN TREE
— GAS — = GAS LINE
— FM — = SEWER FORCE MAIN
— SS — = GRAVITY SEWER
— RE — = UNDERGROUND FIBER OPTIC LINE
— T — = UNDERGROUND TELEPHONE LINE
— W — = WATER LINE
— O — = WOOD FENCE

OWNER INFORMATION:

PARCEL NUMBERS:
05-46-03-37-0-601-002.512
PIN: 14359
OWNER:
FST SLDI LLC
857 SEA CLIFF DR
FAIRHOPE, AL 36532

ZONING INFORMATION:

CURRENT CITY OF FAIRHOPE ZONING:
GENERAL BUSINESS DISTRICT (B-2)

SETBACKS:
FRONT = 20 FEET
REAR = NONE
SIDE = NONE

*PROPERTY IS LOCATED IN THE
CENTRAL BUSINESS DISTRICT*

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0644M, COMMUNITY NUMBERS 015000 AND 010006, PANEL 0644, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S CERTIFICATE:

THE WEST 70 FEET OF THE SOUTH 125 FEET OF LOT ONE (1), BLOCK SEVEN (7), DIVISION ONE (1) OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA, AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, MISC. BOOK 1, PAGES 320-21, AND QUIT CLAIM DEED FROM CLEMENT L. COLEMAN DATED JANUARY 17, 1915, RECORDED IN DEED BOOK 25, PAGE 6, PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, LYING IN GRANT SECTION 37, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS MAP OF SURVEY 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.

S.E. CIVIL, LLC
DAVID E. DIEHL
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

DATE
07-21-2025
AL. P.L.S. NO. 26014



SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SURVEY WAS CONDUCTED IN MAY 2025, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) USING GPS OBSERVATIONS.
- ELEVATIONS BASED UPON VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- SURVEY CONDUCTED USING INSTRUMENT NUMBER 2061500 AND DIVISION ONE OF THE LANDS OF FAIRHOPE SINGLE TAX CORPORATION, MISCELLANEOUS BOOK 1, PAGES 320-321, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY

WALCOTT, ADAMS, AND
VERNEUILLE ARCHITECTURE



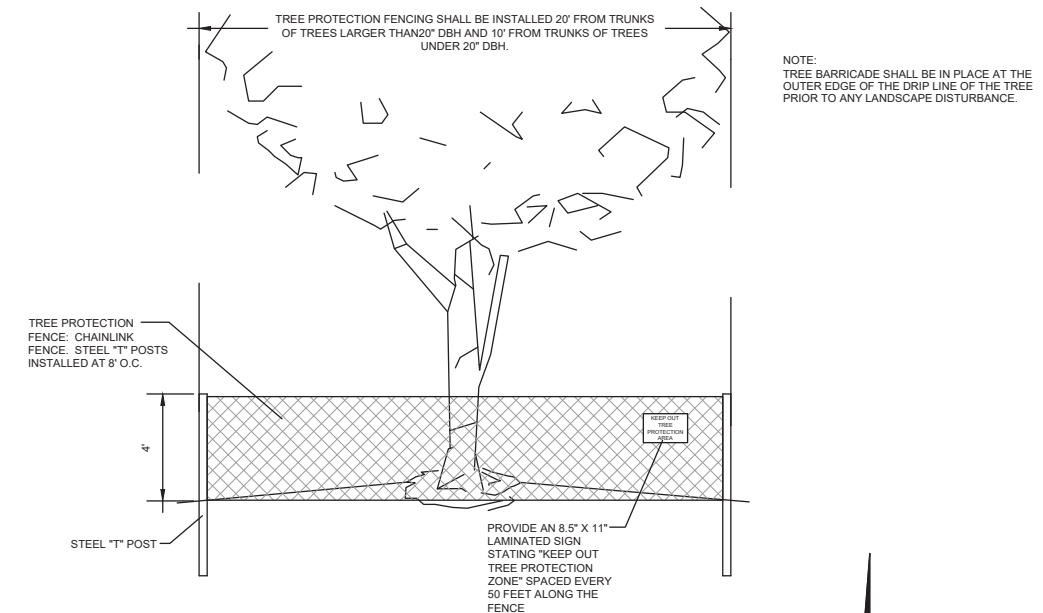
DRAWN	JAF
CHKD.	JDG
PROJ. MGR	DED
SCALE	1" = 10'
PROJECT	20251552
FILE	FAIRHOPE BOARDING HOUSE
SHEET	1 OF 1

1. OBTAIN ALL PERMIT FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR DRIVE ENTRANCES AND SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER.
5. ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C&D) WASTE IS PROHIBITED. CONSTRUCTION AND DEMOLITION WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.
6. INSTALL PEDESTRIAN PROTECTION MEASURES AND TREE PROTECTION PRIOR TO DEMOLITION.

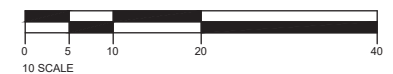
REMOVAL - STRUCTURE

ASPHALT SAWCUT

1 REMOVE STRUCTURE, DISCONNECT UTILITY SERVICES PRIOR TO DEMOLITION



SCALE: NTS

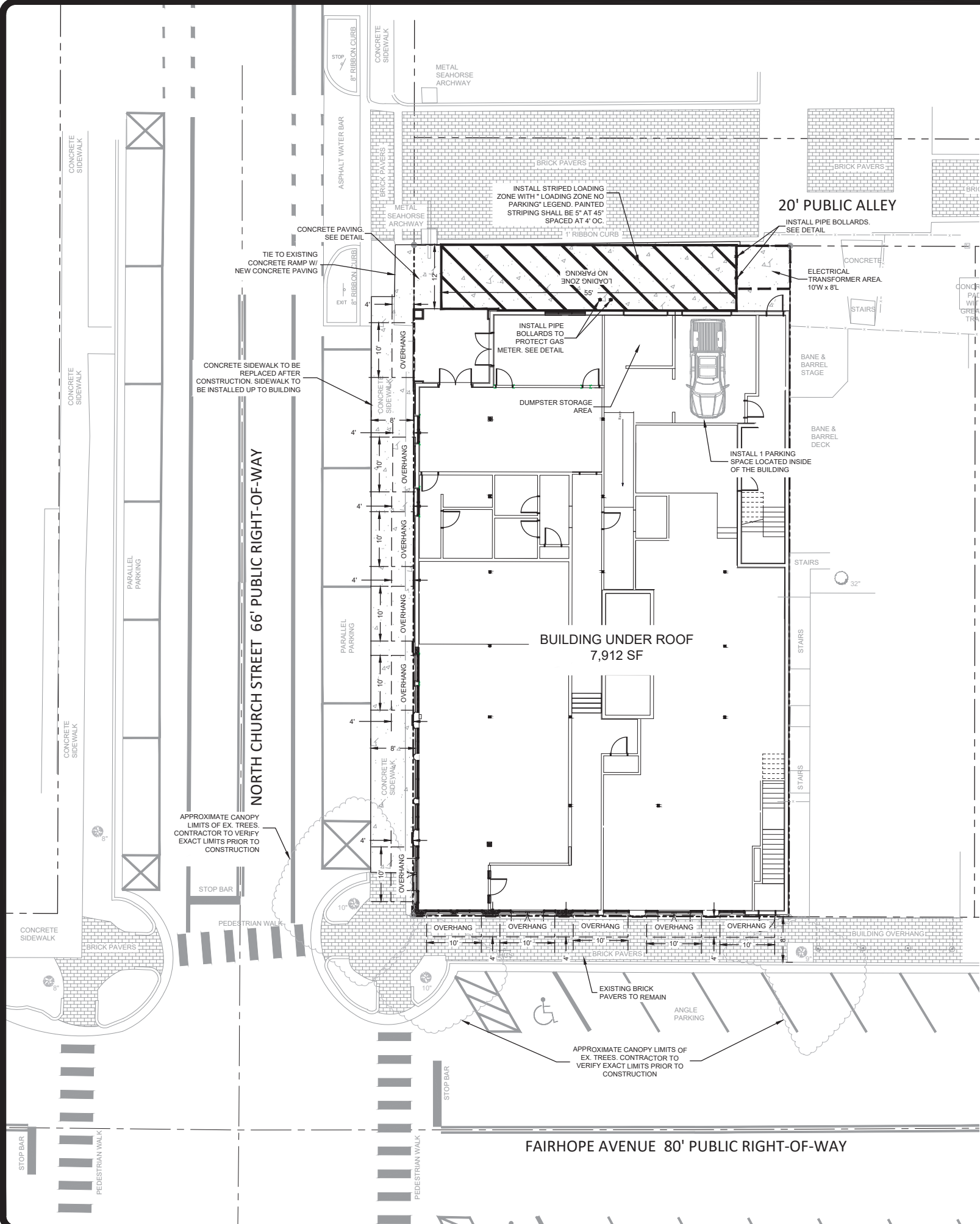
[illegible]

DEMOLITION, TREE PROTECTION & PEDESTRIAN ACCESS PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532



JOB No. 20251552	DATE 11/20/25
DRAWN TLS	SCALE 1"=10'
SHEET D01	



PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/DWELLING UNIT) =	1
TOTAL PROVIDED =	1

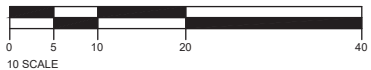
SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±0.20 AC (8,758.64 SF)	<u>BUILDING HEIGHT</u> 40 FT*	<u>BUILDING (UNDER ROOF)</u> 7,912 SF
<u>REQUIRED PARKING</u> 1 SPACE	<u>PROVIDED PARKING</u> 1 SPACES	
<u>JURISDICTION</u> C.O. FAIRHOPE	<u>ZONING</u> B-2 (CBD)	
<u>IMPERVIOUS AREA</u> 0.20 AC (100%)	<u>PERVIOUS AREA</u> 0 AC (0%)	
BUILDING SETBACKS: FRONT YARD: SIDE YARD: REAR YARD:	REQUIRED: 0 FT 0 FT 0 FT	
MAXIMUM BUILDING HEIGHT:	40'	
MAX. GROUND COVERAGE RATIO:	N/A	
PROPOSED BUILDING COVERAGE:	7,912 SF (90.3%)	
PROPOSED GREENSPACE:	0.00 AC	
*ELEVATION TO TOP OF ROOFTOP BAR. (45 FT TO TOP OF ELEVATOR SHAFT.) (HEIGHT MEASURED FROM AVERAGE GRADE)		

SITE PLAN LEGEND	
EXISTING	PROPOSED
	CURB & GUTTER
	HEADER CURB
	RIBBON CURB
	ACCESSIBLE PARKING SPACE
	CONCRETE PAVING
	MEDIUM DUTY ASPHALT PAVING

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.20 ACRES	--
BUILDING AREA (UNDER ROOF)	0.182 ACRES	91%
IMPERVIOUS PAVING	0.018 ACRES	9%
PERVIOUS PAVING	0.00 ACRES	0%
GRASSED/LANDSCAPED AREA	0.00 ACRES	0%

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- THIS SITE IS ZONED B-2 (CBD).
- TOTAL SITE ACREAGE =0.20 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- GARBAGE TO BE PICKED UP BY PRIVATE DUMPSTER COMPANY. DUMPSTER IS KEPT IN STORAGE AREA INTERNAL OF THE BUILDING AND ROLLED OUT TO BE COLLECTED.
- OVERHANG DIMENSION TAKEN TO THE ROW LINE.



REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-954-1266

SITE PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

JOB No.
20251552

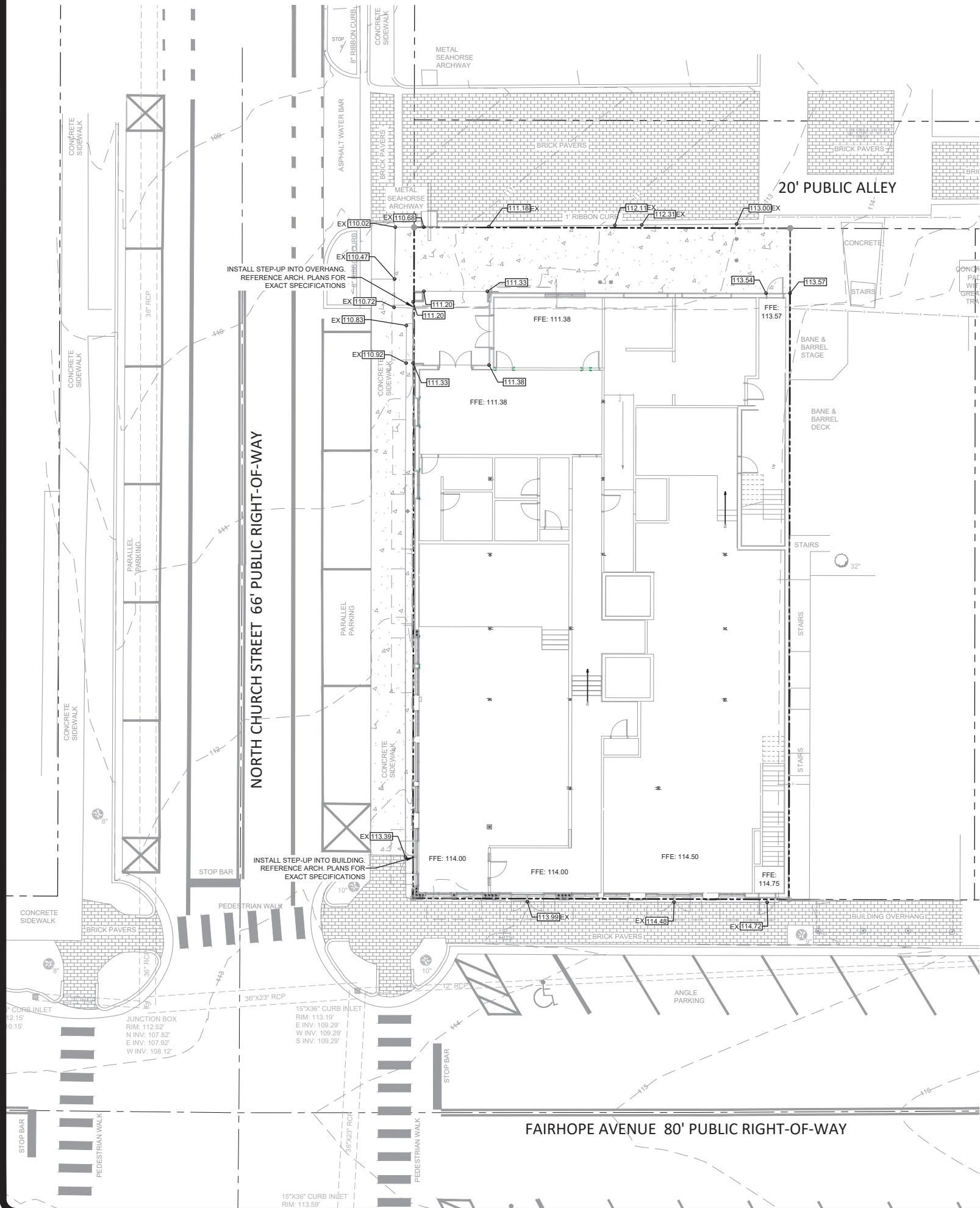
DATE
11/20/25

DRAWN
JUM

SCALE
1"=10'

SHEET

C01



GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
3. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
4. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
5. STORM PIPE SHALL BE AS FOLLOWS:
RCP, CLASS III PER ALDOT SPECIFICATIONS.
HDPE, ADS N/2 PIPE PER SPECIFICATIONS.
PVC, SCH. 40 PIPE PER SPECIFICATIONS.
THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
6. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
9. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
JUNCTION BOX = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
10. FIRM NO. 01003C064M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X.
11. UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
12. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS
13. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADE.
14. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, AND SILT BARRIER INSTALLATION ARE CONSTRUCTED.
15. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
16. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
17. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
19. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
20. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
21. REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
22. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
23. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.

GRADING & DRAINAGE PLAN LEGEND

EXISTING

==

STORM SEWER PIPING

UNDERDRAIN

ROOF DRAIN

JUNCTION BOX (JB)

DROP INLET (DI)

WEIR INLET (WI)

TYPE "S" 1- WING INLET (SWCB)

TYPE "S" 2- WING INLET (DWCB)

MITERED END SECTION (MES)

CONTOURS

SPOT ELEVATION

EXISTING GRADE

PROPOSED

UD

X"

JUNCTION BOX (JB)

DROP INLET (DI)

WEIR INLET (WI)

TYPE "S" 1- WING INLET (SWCB)

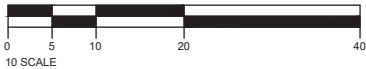
TYPE "S" 2- WING INLET (DWCB)

MITERED END SECTION (MES)

CONTOURS

SPOT ELEVATION

EXISTING GRADE



REVISION	DATE

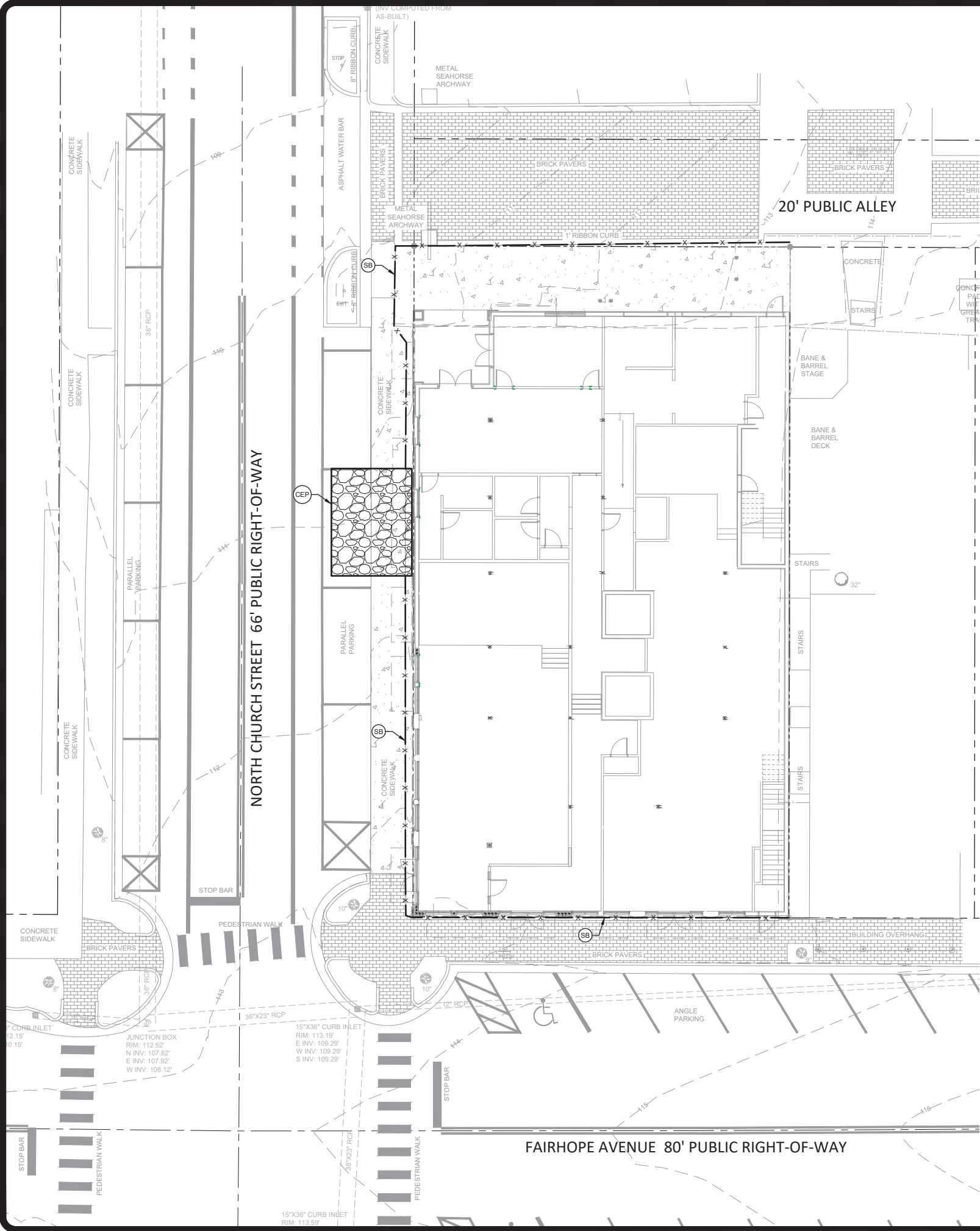


GRADING & DRAINAGE PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

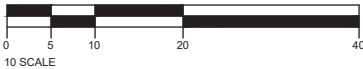


JOB No. 20251552	DATE 11/20/25
DRAWN JMM	SCALE 1"=10'
SHEET C02	



LEGEND:

SB	SEDIMENT BARRIER
CEP	CONSTRUCTION EXIT PAD
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING



EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT DAVID WEBB, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.20 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
25. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
26. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
27. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

USDA SOIL SURVEY CLASSIFICATIONS

EuC - WADLEY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES - HSG A
LaB - LAKELAND LOAMY FINE SAND, 0 TO 5 PERCENT SLOPES - HSG A
MaA - MALBIS FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES - HSG C

CONSTRUCTION SEQUENCE - PHASE 1

1. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, AND CONSTRUCTION EXIT.
2. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
3. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
4. REQUEST BMP INSPECTION PRIOR TO CLEARING.
5. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. CONSTRUCT BUILDING AND INSTALL UTILITIES.
3. INSTALL STONE BASE.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

1. INSTALL PAVING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED REMOVE BMP'S.
4. STABILIZE ANY AREAS DISTURBED BY BMP REMOVAL.

REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-990-6566

EROSION & SEDIMENT CONTROL PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

THOMAS L. WEBB
112025
ALABAMA
REGISTERED PROFESSIONAL ENGINEER

JOB No.
20251552

DATE
11/20/25

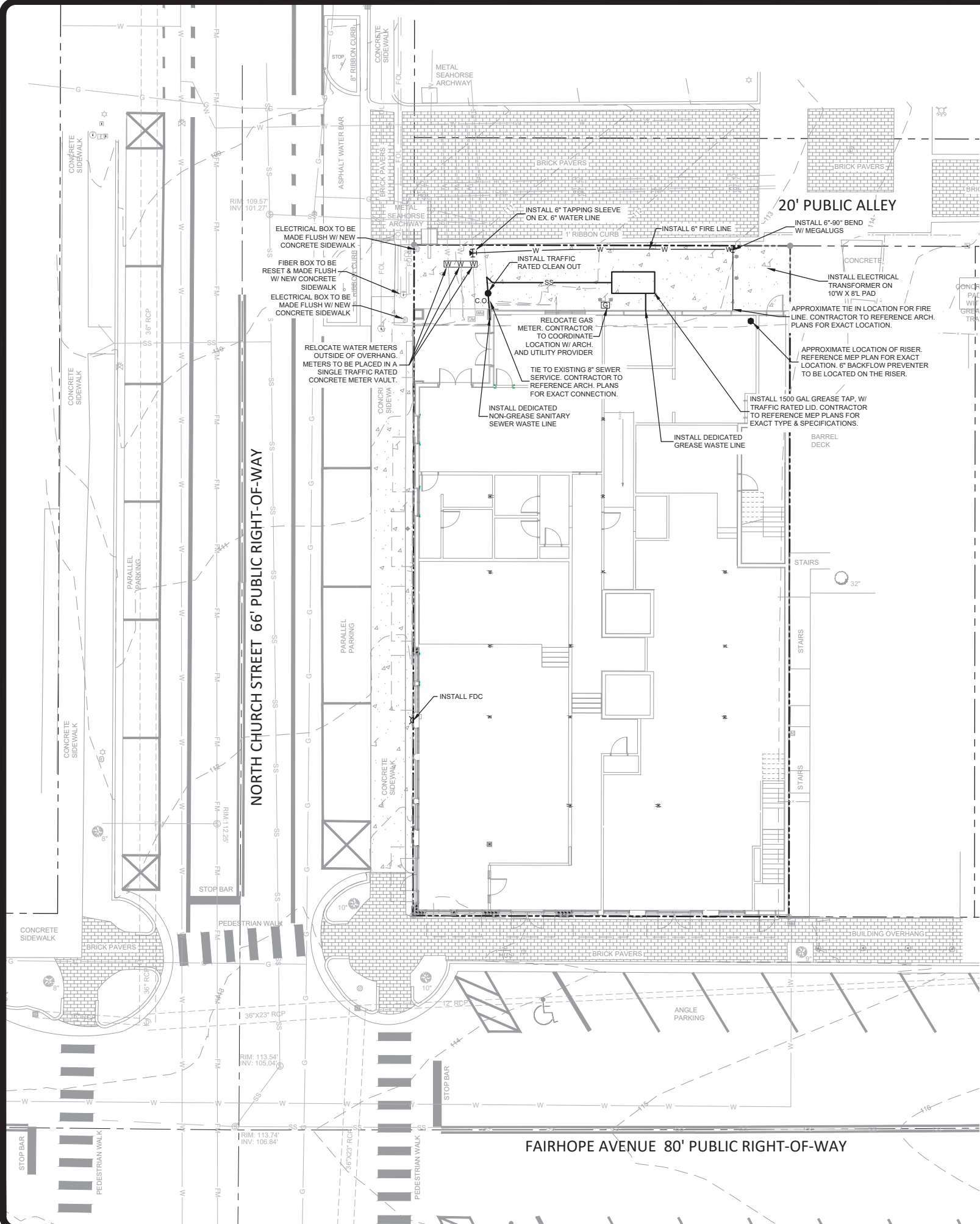
DRAWN
JJM

SCALE
1"=10'

SHEET

C03

Know what's below.
Call before you dig.

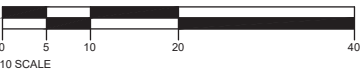


UTILITY NOTES

- 1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
- 2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
- 3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
- 4. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE. TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
- 5. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
- 6. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
- 7. WATER MAINS WILL BE DUCTILE IRON PIPE. DUCTILE IRON PIPE FOR WATER LINES SHALL MEET REQUIREMENTS OF AWWA SPECIFICATION C151 W/ MECHANICAL JOINT OR PUSH-ON JOINT UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS. WORKING PRESSURE SHALL BE A MINIMUM OF 250 PSI. IF IT IS NECESSARY TO CUT DUCTILE IRON PIPE, IN NO CASE SHALL IT BE CUT BY BURNING, BUT SHALL BE CUT BY SAW, CUTTER, ABRASIVE WHEEL, OR OTHER APPROVED MEANS.
- 8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 9. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- 10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- 11. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- 12. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
- 13. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
- 14. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 150PSI FOR MINIMUM OF 6 HOURS. WITNESSED BY E.O.R. OR REPRESENTATIVE, AND FPU INSPECTOR.
- 15. MAINTENANCE ACCESS SHALL BE PROVIDED FOR ALL GREASE INTERCEPTORS, AND THE FACILITY OWNER SHALL BE RESPONSIBLE FOR REGULAR CLEANING AND DOCUMENTATION OF SERVICE.
- 16. ALL PLUMBING FIXTURES THAT DISCHARGE WASTEWATER CONTAINING FATS, OILS, AND GREASE (FOG) - INCLUDING BUT NOT LIMITED TO KITCHEN SINKS, DISHWASHERS, FLOOR DRAINS IN FOOD PREP AREAS, AND MOP SINKS SHALL BE ROUTED THROUGH A DEDICATED GREASE WASTE LINE. THIS LINE SHALL CONNECT TO A PROPERLY SIZED AND APPROVED GREASE INTERCEPTOR PRIOR TO DISCHARGING INTO THE SANITARY SEWER SYSTEM.
- 17. NO FOG PRODUCING FIXTURE SHALL BE CONNECTED DIRECTLY TO THE BUILDING'S BLACK WATER (SANITARY SEWER) DRAINAGE SYSTEM. TOILETS, URINALS, AND OTHER SANITARY FIXTURES SHALL DISCHARGE SEPARATELY INTO THE SANITARY SEWER SYSTEM WITHOUT PASSING THROUGH THE GREASE INTERCEPTOR.
- 18. THE PROPOSED FIRE LINE SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200 PSI FOR MINIMUM 2 HOURS.

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
SS	SANITARY SEWER	SS
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
	VALVE	
	WATER METER	
	CLEANOUT	



REVISION

DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-954-1266

UTILITY PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

JOB No.
20251552

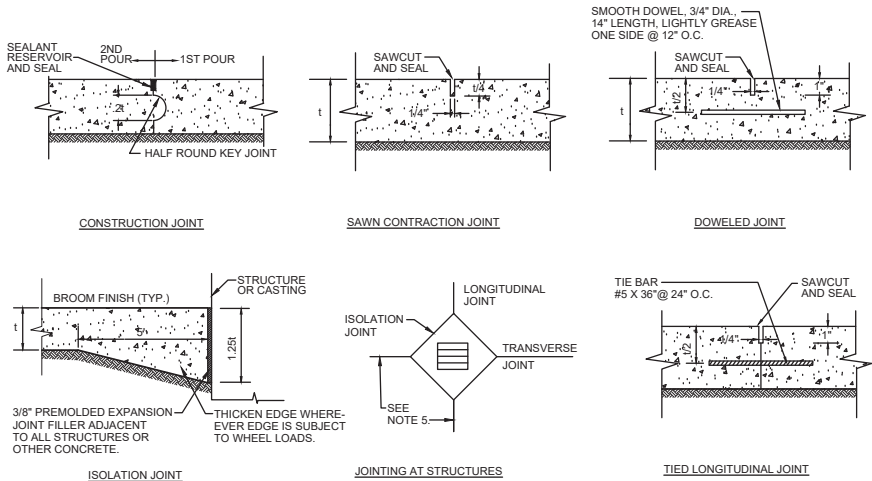
DATE
11/20/25

DRAWN
JMM

SCALE
1"=10'

SHEET

C04

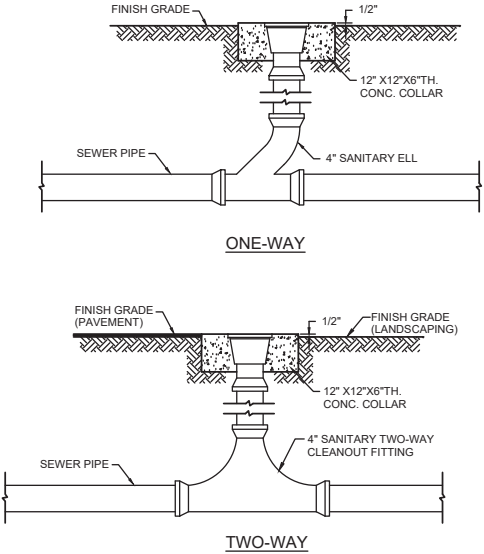


NOTE:

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

CONCRETE PAVEMENT JOINTS DETAILS

SCALE: NTS



NOTE:
CLEANOUT TO BE 4" DURA-COATED HEAVY DUTY WITH ROUND TOP & BRONZE PLUG ZURN Z-1400-HD, WADE W-6000-2, WATTS CO-Z00-RX4, OR APPROVED EQUAL.

SANITARY SEWER CLEANOUT

SCALE: NTS

MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS-160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
WOOD CHIPS	5-6 TONS (225 LBS-270 LBS)	TREAT WITH 12 LBS NITROGEN/TON
BARK	35 CUBIC YARDS (0.8 CUBIC YARDS)	CAN APPLY WITH MULCH BLOWER
PINE STRAW	1-2 TONS (45 LBS-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

MU

MULCHING

SCALE: NTS

SPECIES	SEEDING RATE/ACRE	NORTH	CENTRAL SEEDING DATES	SOUTH
MILLET, BROWNTOP OR GERMAN	40 LBS	MAY 1-AUG 1	APR 1-AUG 15	APR 1-AUG 15
RYE	3 BU	SEPT 1-NOV 15	SEPT 15-NOV 15	SEPT 15-NOV 15
RYEGRASS	30 LBS	AUG 1-SEPT 15	SEPT 1-OCT 15	SEPT 1-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 1-AUG 1	APR 1-AUG 15
WHEAT	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

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

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

MULCH RATE:
PER MULCHING DETAIL

TS

TEMPORARY SEEDING

SCALE: NTS

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

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

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

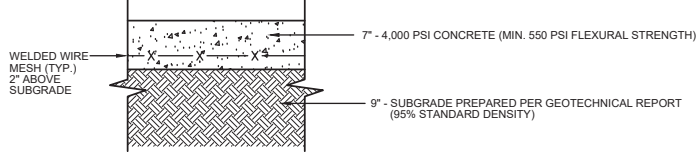
MULCH RATE:
PER MULCHING DETAIL

PS

PERMANENT SEEDING

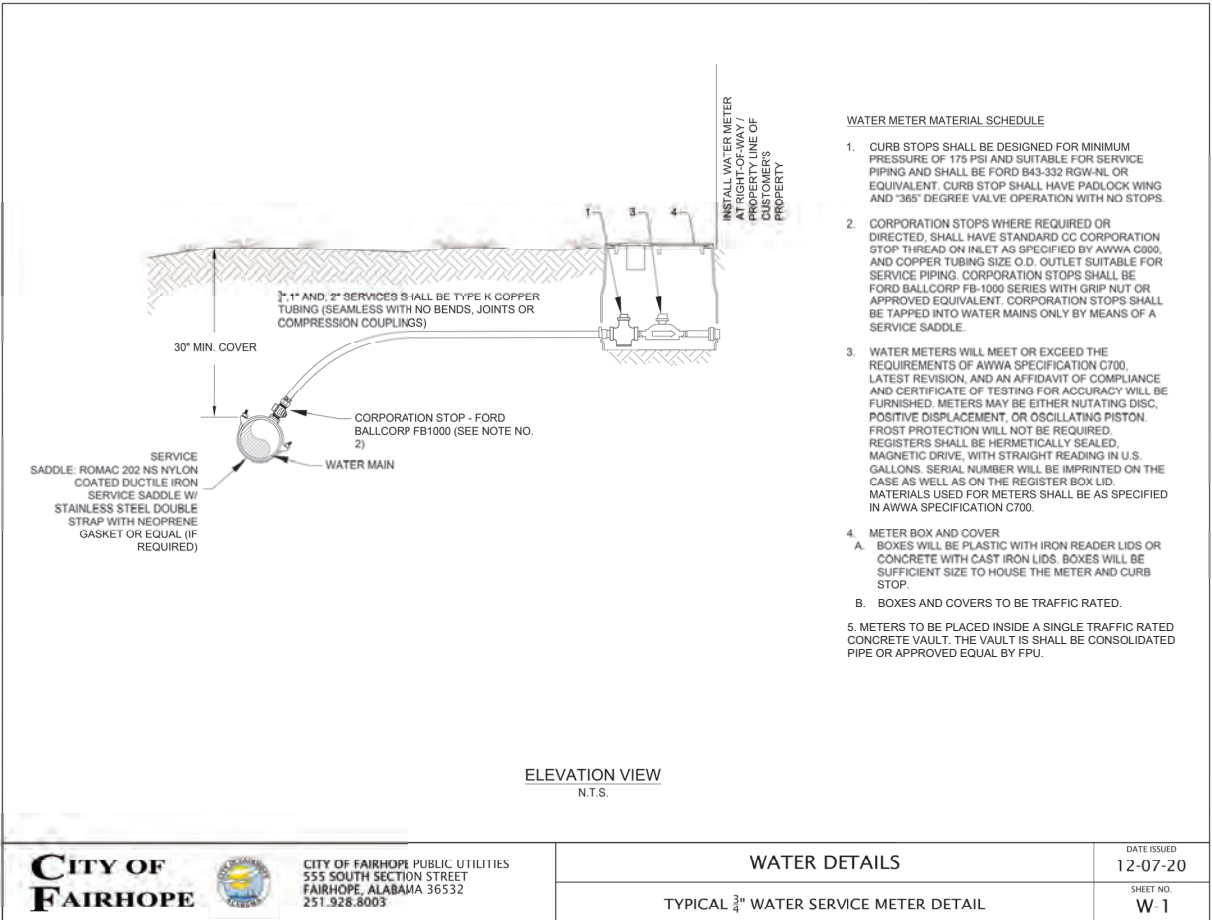
SCALE: NTS

NOTE:
SEE DETAIL FOR JOINTS



CONCRETE PAVEMENT DETAIL

SCALE: NTS



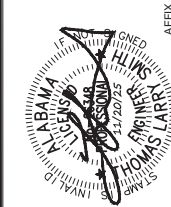
REVISION

DATE



CONSTRUCTION DETAILS

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532



JOB No. 20251552 DATE 11/20/25

DRAWN JMM SCALE N.T.S.

SHEET

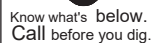
C05



Know what's below.
Call before you dig.



- SCALE: NTS



DESIGN CRITERIA: TEST PRESSURE - 150 PSI
SOIL BEARING PRESSURE - 1 TON PER SQ. FT.





October 16, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Fairhope Boarding House – Drainage Letter

Dear Hunter:

This letter is to serve as a notice as to why a full drainage narrative is not warranted for this project. This site is currently accounted for in the existing drainage condition. We are not proposing more impervious surface than what has been there historically. Therefore, we are not creating any adverse downstream effects. The proposed building will have roof drains installed that will be routed underground, where they will connect directly into the underground storm sewer system located at the northwest corner of the Church St/Fairhope Ave intersection.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'LS', with a large, sweeping loop at the end.

Larry Smith, PE
lsmith@secivileng.com



August 26, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Fairhope Boarding House – Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The proposed development will consist of 27 boarding house rooms, 2,300 sq. ft of Medical Office Space, 1,600 sq. ft of Restaurant Space, and 900 sq. ft of a rooftop bar. When plugging in this information into the ITE Trip Generation Report, we come up with 451 daily trips and 46 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', is written over a faint circular stamp.

Larry Smith, PE
lsmith@secivileng.com

8/26/25

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA

Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%	27.0	221	16	8	7
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA
Minature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA
Movie Theater w/o matinee 443	KSF ²	78.06	6.16	94%	6%		0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA
Movie Theater w/ matinee 444	KSF ²	NA	3.80	64%	36%		0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF ²	NA	13.43	56%	44%		0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA
Racquet Club 491	KSF ²	14.03	1.06	NA	NA		0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA
Health Club 492	KSF ²	32.93	3.53	57%	43%		0	0	NA	NA
Bowling Alley 494	KSF ²	33.33	3.54	35%	65%		0	0	NA	NA
Recreational Com. Center 495	KSF ²	22.88	1.45	37%	63%		0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA

Elementary School 520	KSF ²	15.43	1.21	45%	55%		0	0	NA	NA
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA
Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA
Church 560	KSF ²	9.11	0.55	48%	52%		0	0	NA	NA
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%	2.3	84	8	2	6
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA

Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%		0	0	NA	NA
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%	1.6	146	12	8	4
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA
Fast Food w/ Drive Thru 934	KSF ²	496.12	33.48	52%	48%		0	0	NA	NA
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA
Drive Thru Only 935	KSF ²	NA	153.85	54%	46%		0	0	NA	NA
Drinking Place 925	KSF ²	NA	11.34	66%	34%	0.9	0	10	7	3
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA
Automobile Care Center 942	KSF ²	15.86	3.38	50%	50%		0	0	NA	NA
New Car Sales 841	KSF ²	33.34	2.59	39%	61%		0	0	NA	NA
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA
Automobile Parts Sales 843	KSF ²	61.91	5.98	49%	51%		0	0	NA	NA
Gasoline/Service Station 944	Fuel. Position	168.56	13.87	50%	50%		0	0	NA	NA
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA
Tire Store 848	KSF ²	24.87	4.15	43%	57%		0	0	NA	NA
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA
Supermarket 850	KSF ²	102.24	10.50	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 24 hrs) 851	KSF ²	737.99	52.41	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 16 Hrs) 852	KSF ²	NA	34.57	49%	51%		0	0	NA	NA
Convenien. Mkt w/ Gas Pumps 853	KSF ²	845.60	59.69	50%	50%		0	0	NA	NA
Discount Supermarket 854	KSF ²	96.82	8.90	50%	50%		0	0	NA	NA
Wholesale Market 860	KSF ²	6.73	0.88	53%	47%		0	0	NA	NA
Discount Club 857	KSF ²	41.80	4.24	50%	50%		0	0	NA	NA
Home Improvement Store 862	KSF ²	29.80	2.37	48%	52%		0	0	NA	NA
Electronics Superstore 863	KSF ²	45.04	4.50	49%	51%		0	0	NA	NA
Toy/Children's Superstore 864	KSF ²	NA	4.99	50%	50%		0	0	NA	NA
Apparel Store 876	KSF ²	66.40	3.83	50%	50%		0	0	NA	NA

Drugstore w/o Drive-Thru 880	KSF ²	90.06	8.42	50%	50%		0	0	NA	NA
Drugstore w/ Drive-Thru 881	KSF ²	88.16	10.35	50%	50%		0	0	NA	NA
Furniture Store 890	KSF ²	5.06	0.45	48%	52%		0	0	NA	NA
Video Arcade 895	KSF ²	NA	56.81	52%	48%		0	0	NA	NA
Video Rental Store 896	KSF ²	NA	31.54	50%	50%		0	0	NA	NA
Walk-in Bank 911	KSF ²	156.48	12.12	44%	56%		0	0	NA	NA
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA
Drive-in Bank 912	KSF ²	148.15	25.82	50%	50%		0	0	NA	NA

NA: Not Available

DU: Dwelling Unit

Occ.Room: Occupied Room

KSF²: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

City of Fairhope

Planning Commission

December 1, 2025



SD 25.16 - Fairhope Boarding House



Project Name:

Fairhope Boarding House

Site Data:

0.20 acres

Project Type:

Preliminary plat approval of 5-unit multiple occupancy project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

14359

General Location:

Northeast intersection of Fairhope Avenue and Church Street

Surveyor of Record:

S.E. Civil, LLC

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

FST SILD, LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Denial

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: 8/19/2025

Property Owner / Leaseholder Information

Name of Property Owner: FST SILD, LLC Phone Number: 251-209-0074
 Address of Property Owner: 857 Sea Cliff Drive
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Fairhope Boarding House
 No. Acres in Plat: 0.20 AC. No. Lots/Units: 5
 Parcel No: 05-46-03-37-0-601-002.512 Current Zoning: B-2 (CBD)

Authorized Agent Information

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

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Larry Smith, PE

Surveyor/Engineer Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
 Address: 9969 Windmill Road
 City: Fairhope State: AL Zip: 36532
 Contact Person: Larry Smith, PE

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.

Sildi, LLC
 Property Owner/Leaseholder Printed Name

8/19/25
 Date

(agent)
 Signature

Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST SILDI, LLC, for preliminary plat approval of Fairhope Boarding House, a 3-unit Multiple Occupancy Project (MOP). The property is zoned B-2 – General Business District. The property is approximately 0.20 acres and is located at 301 Fairhope Avenue.

SITE HISTORY

Planning Commission approved a 6-unit MOP SD 19.36 that was renovating the existing 2-story building with 4 commercial/retail units on the bottom floor and 1-2 office units on the second floor. The building that existed has since been removed rendering that approval null and void.

STAFF COMMENTS

The purpose of this request is to create three (3) units on site located in one building. A Site Plan Review application, SR 25.08, has also been submitted and is under review. The site will be served by Fairhope Utilities for Electric, Water, Sewer, and Gas. The current proposed uses are for a 26-room boarding house that will have a live-in onsite manager/owner, a Med-Spa, restaurant, and roof top terrace. The Med-Spa is a use on appeal and approval by the Board of Adjustments.

The roof top terrace shall only be an accessory use to the boarding house. The roof top terrace or areas reserved for temporary structures shall not be located within 10' of any lot line.

Utilities

Utility service providers for the subject site include Fairhope Utilities for electric, water, sewer, and gas, as well as AT&T for communications. The utilities are located on the north side of the property. Electric service will require upgrades at the owner/developer's expense, with aid-to-construction costs determined upon review of final drawings. A 10' x 8' transformer pad has been shown with protective bollards. Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs), and any required infrastructure improvements will be the developer's responsibility. Meter boxes will be traffic rated. A grease trap with traffic rated lid is provided for in the loading zone.

Traffic

A Traffic Letter was submitted with calculations in August 2025 and is attached to this packet. As proposed, there were 27 boarding rooms, 2,300 sq. ft. of medical office space, 1,600 sq. ft. of restaurant, and 900 sq. ft. of a rooftop bar, which were estimated to generate 451 daily trips and 46 PM peak hour trips. As such, no further traffic study was conducted. The traffic data and support letter are included in the packet.

The plans have been altered since August 2025. By Staff estimates, there is now approximately 4,600 sq. ft. of restaurant, 27 rooms, and approximately 2,200 sq. ft. of medical office space. If these calculations are correct, we believe this project would generate more than 50 trips or more during any peak hour period and a Traffic Impact Study would be warranted.

Planning Commission may wish to require the analysis be conducted for alternate peak periods.

A required loading zone is provided for on-site and located on the north side of the property. It is 55'x12', however the proposed gas meter and protective bollards are located inside this loading zone next to building reducing the width to 10'.

Drainage

The storm water runoff is designed to be collected in roof drains and connect directly into the underground storm sewer system.

Wetlands

Wetlands are not present on the site.

Tree & Landscaping

The site does not have any required landscaping.

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations 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;
- 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;
- c) The proposed subdivision is not consistent with these Regulations;
- d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
- e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

Recommendation:

Staff recommends **DENIAL** of SD 25.16 Fairhope Boarding House MOP due to the non-compliant issues outlined in the report.

PROPOSED SITE IMPROVEMENT PLANS

for

Fairhope Boarding House

301 Fairhope Avenue
Fairhope, AL 36532

LEGAL DESCRIPTION

THE WEST 70 FEET OF THE SOUTH 125 FEET OF LOT ONE (1), BLOCK SEVEN (7), DIVISION ONE (1) OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA, AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, MISC. BOOK 1, PAGES 320-21, AND QUIT CLAIM DEED FROM CLEMENT L. COLEMAN DATED JANUARY 17, 1915, RECORDED IN DEED BOOK 25, PAGE 6, PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, LYING IN GRANT SECTION 37, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

CONTACTS

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

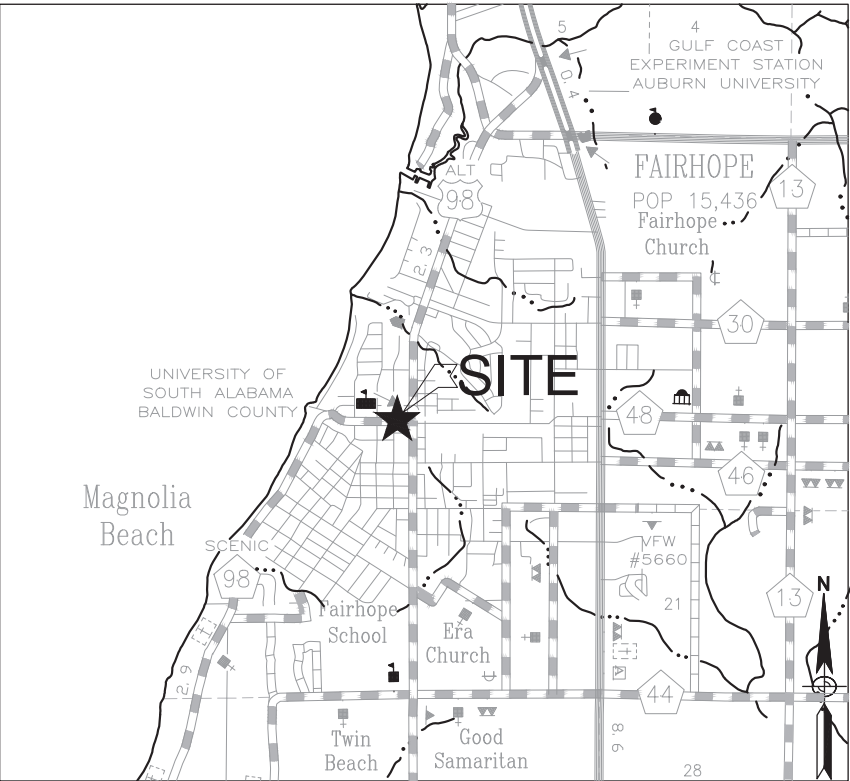
GAS DEPARTMENT
CITY OF FAIRHOPE
MR. WES BOYETT
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

BUILDING DEPARTMENT
CITY OF FAIRHOPE
MR. ERIK CORTINAS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

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



VICINITY MAP
N.T.S.



ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 26348, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of Section 7-18 of the City of Fairhope Municipal Code and to all other rules, regulations, laws and ordinances applicable to my design.


Project Engineer

November 20th, 2025

Name of Project to which this Certificate Applies: Fairhope Boarding House
Plans which are certified consist of Pages Cover Sheet thru Sheet C06



TABLE OF CONTENTS

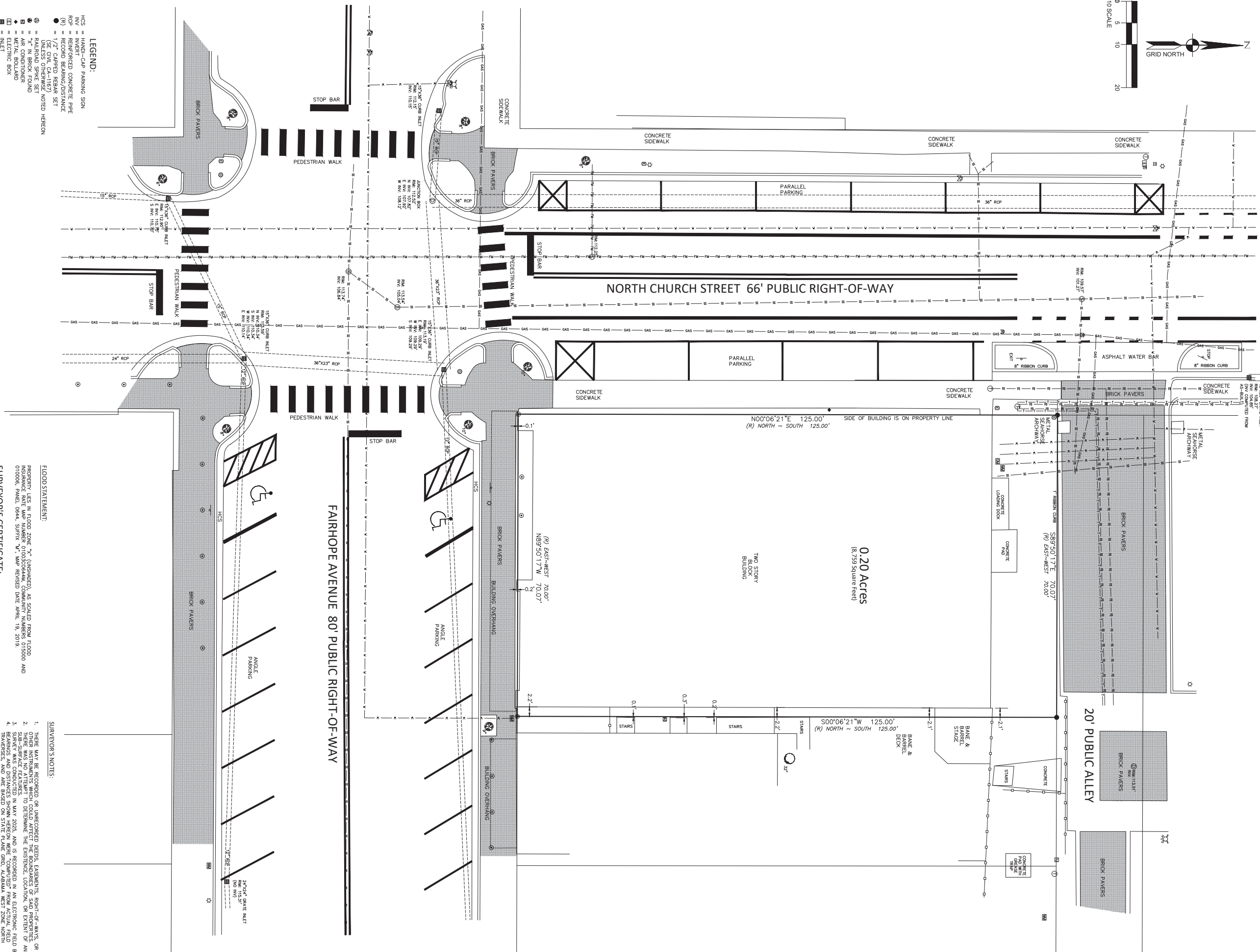
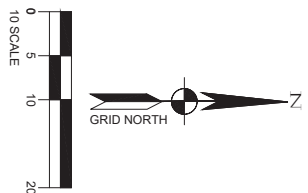
	COVER
	BOUNDARY & TOPOGRAPHIC SURVEY
	DEMOLITION, TREE PROTECTION, & PEDESTRIAN ACCESS PLAN
	SITE PLAN
	GRADING & DRAINAGE PLAN
	EROSION & SEDIMENT CONTROL PLAN
	UTILITY PLAN
	CONSTRUCTION DETAILS
	CONSTRUCTION DETAILS
D01	
C01	
C02	
C03	
C04	
C05	
C06	

REVISIONS

REVISIONS:

NO.	DATE	APPR.	REVISION
0	8/26/2025	TLS	INITIAL CITY OF FAIRHOPE SUBMITTAL
1	9/23/2025	TLS	REVISED CITY OF FAIRHOPE SUBMITTAL
2	10/16/2025	TLS	CITY OF FAIRHOPE RE-SUBMITTAL
3	11/20/2025	TLS	CITY OF FAIRHOPE RE-SUBMITTAL





FLOOD STATEMENTS:

SURVEYOR'S CERTIFICATE:

THE WEST 70 FEET OF THE SOUTH 125 FEET OF LOT ONE (1), BLOCK SEVEN (7), DIVISION ONE (1) OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA, AS PER ITS PLAT THEREOF FILED FOR RECORD SEPTEMBER 13, 1911, MISC. BOOK 1, PAGES 320-21, AND QUOTED CLAIM DEED FROM CLEMENT L. COLEMAN DATED JANUARY 17, 1915, RECORDED IN DEED BOOK 25, PAGE 6, PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, LYING IN GRANT SECTION 37, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS MAP OF SURVEY 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.

07-21-2025

DATE

AL P. US. NO. 26014

SLC CIVIL, LLC

DAVID E. DIEHL

SURETY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

07-21-2025
DATE
AL. P.L.S. NO. 26014
SIGNATURE AND SEAL.



SURVEYOR'S NOTES:

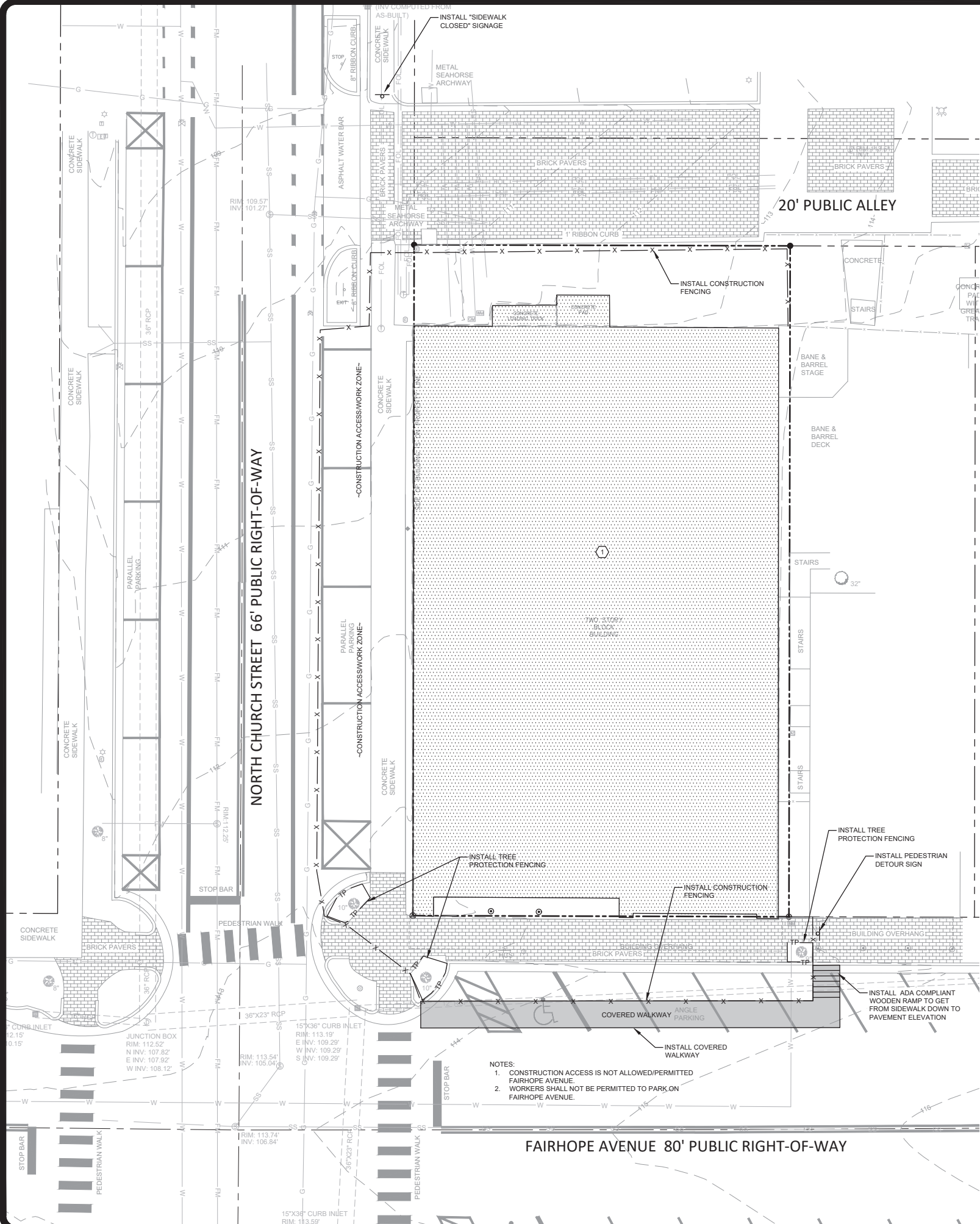
1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. SUB-SURFACE FEATURES.
3. SURVEY WAS CONDUCTED IN MAY 2025, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. TRAILERS, AND ARE BASED ON STATE PLAT GRID, ALABAMA WEST ZONE NORTH.
5. AMERICAN DATUM OF 1983 (NAD83) USING GPS OBSERVATIONS.
6. ELEVATIONS BASED UPON EARTH DATUM NORTH AMERICAN PERIOD DATUM OF 1988.
7. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
8. FOR FURTHER SURETY, THE SURVEYOR HAS REVIEWED THE RECORDS OF THE LANDS OF FARRISSE SHELLE TUCKER CORPORATION, MONTGOMERY, AL, PAGES 30-32.
9. PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.

PROPERTY BOUNDARY AND

WALCOTT, ADAMS, AND
VERNEUILLE ARCHITECTURE

S.E. Civil
Engineering
& Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 994-6566
(CA-1167)

CHKD.	JDG
PROJ MGR	DED
SCALE	1" = 10'
PROJECT	20251552
FILE	FAIRHOPE BOARDING HOUSE
SHEET	1 OF 1



DEMOLITION NOTES

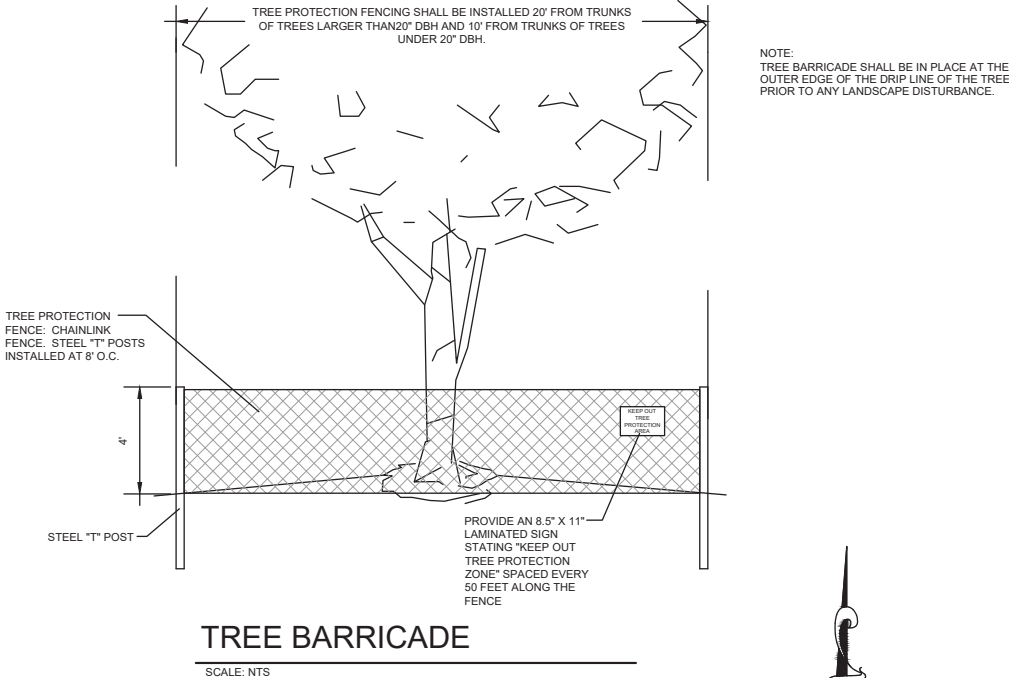
1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR DRIVE ENTRANCES AND SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER.
5. ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C&D) WASTE IS PROHIBITED. CONSTRUCTION AND DEMOLITION WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.
6. INSTALL PEDESTRIAN PROTECTION MEASURES AND TREE PROTECTION PRIOR TO DEMOLITION.

DEMOLITION LEGEND

- REMOVAL - STRUCTURE
- ASPHALT SAWCUT

DEMOLITION SYMBOLS

- REMOVE STRUCTURE, DISCONNECT UTILITY SERVICES PRIOR TO DEMOLITION



TREE BARRICADE

SCALE: NTS



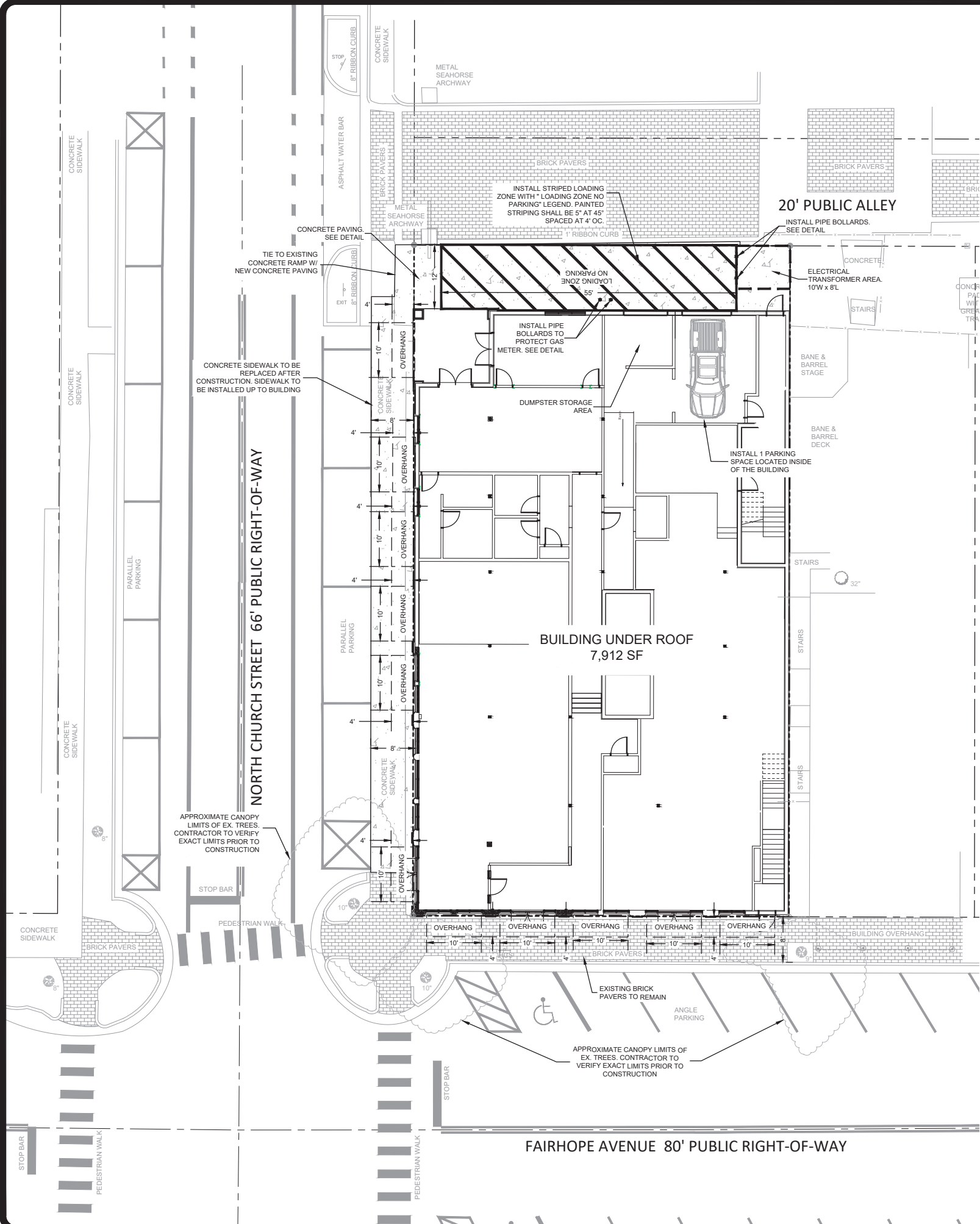
REVISION	
DATE	DESCRIPTION

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-954-1566

DEMOLITION, TREE PROTECTION & PEDESTRIAN ACCESS PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

JOB No. 20251552	DATE 11/20/25
DRAWN TLS	SCALE 1"=10'
SHEET D01	



PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/DWELLING UNIT) =	1
TOTAL PROVIDED =	1

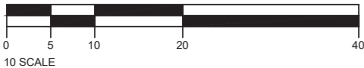
SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±0.20 AC (8,758.64 SF)	<u>BUILDING HEIGHT</u> 40 FT*	<u>BUILDING (UNDER ROOF)</u> 7,912 SF
<u>REQUIRED PARKING</u> 1 SPACE	<u>PROVIDED PARKING</u> 1 SPACES	
<u>JURISDICTION</u> C.O. FAIRHOPE	<u>ZONING</u> B-2 (CBD)	
<u>IMPERVIOUS AREA</u> 0.20 AC (100%)	<u>PERVIOUS AREA</u> 0 AC (0%)	
BUILDING SETBACKS: FRONT YARD: SIDE YARD: REAR YARD:	REQUIRED: 0 FT 0 FT 0 FT	
MAXIMUM BUILDING HEIGHT:	40'	
MAX. GROUND COVERAGE RATIO:	N/A	
PROPOSED BUILDING COVERAGE:	7,912 SF (90.3%)	
PROPOSED GREENSPACE:	0.00 AC	
*ELEVATION TO TOP OF ROOFTOP BAR. (45 FT TO TOP OF ELEVATOR SHAFT.) (HEIGHT MEASURED FROM AVERAGE GRADE)		

SITE PLAN LEGEND	
EXISTING	PROPOSED
	CURB & GUTTER
	HEADER CURB
	RIBBON CURB
	ACCESSIBLE PARKING SPACE
	CONCRETE PAVING
	MEDIUM DUTY ASPHALT PAVING

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.20 ACRES	--
BUILDING AREA (UNDER ROOF)	0.182 ACRES	91%
IMPERVIOUS PAVING	0.018 ACRES	9%
PERVIOUS PAVING	0.00 ACRES	0%
GRASSED/LANDSCAPED AREA	0.00 ACRES	0%

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- THIS SITE IS ZONED B-2 (CBD).
- TOTAL SITE ACREAGE =0.20 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
- DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
- ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS, REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
- FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- GARBAGE TO BE PICKED UP BY PRIVATE DUMPSTER COMPANY. DUMPSTER IS KEPT IN STORAGE AREA INTERNAL OF THE BUILDING AND ROLLED OUT TO BE COLLECTED.
- OVERHANG DIMENSION TAKEN TO THE ROW LINE.



REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-954-1266

SITE PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

JOB No.
20251552

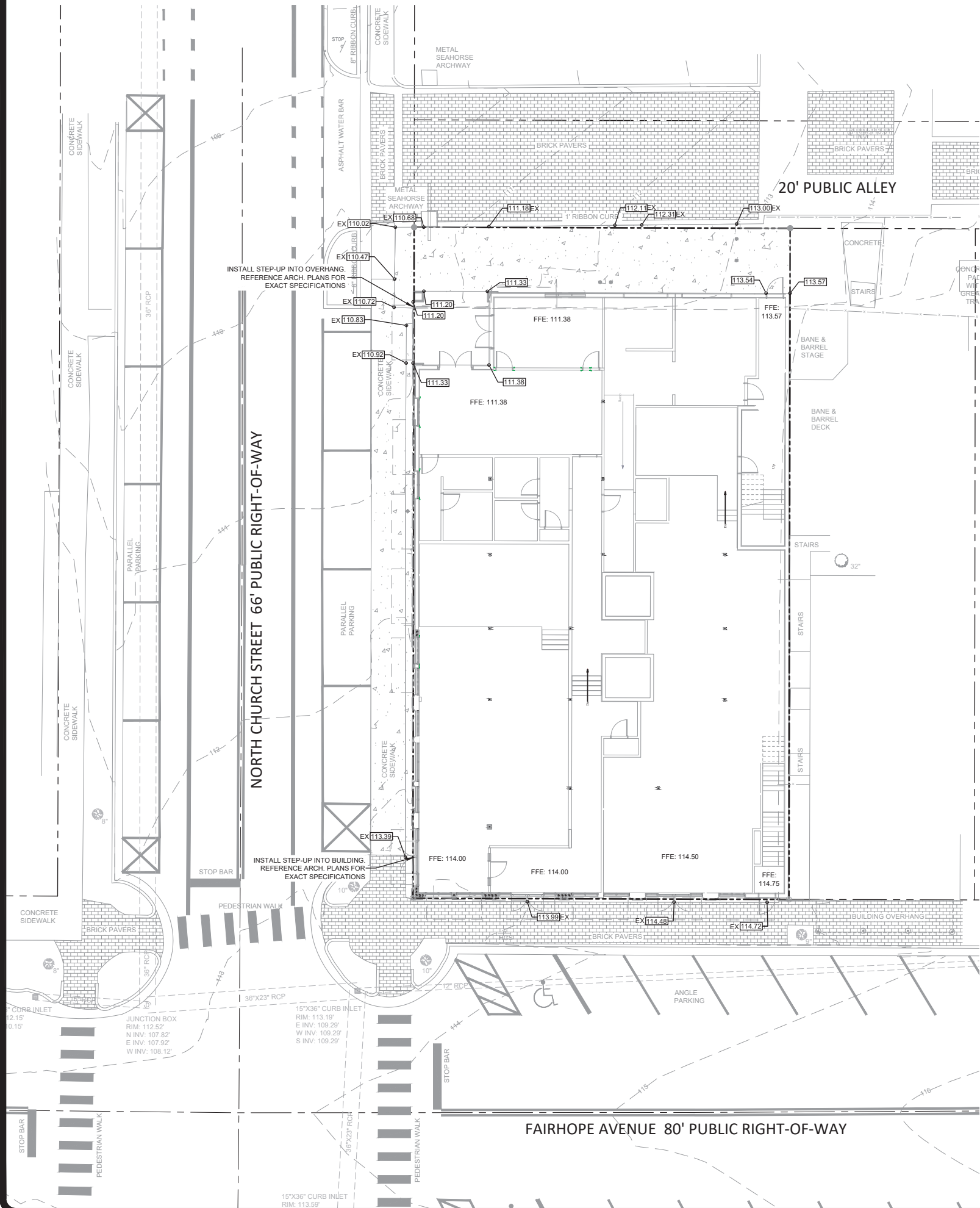
DATE
11/20/25

DRAWN
JUM

SCALE
1"=10'

SHEET

C01

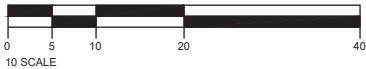


GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
3. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
4. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
5. STORM PIPE SHALL BE AS FOLLOWS:
RCP, CLASS III PER ALDOT SPECIFICATIONS.
HDPE, ADS N/2 PIPE PER SPECIFICATIONS.
PVC, SCH. 40 PIPE PER SPECIFICATIONS.
THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
6. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
9. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
JUNCTION BOX = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
10. FIRM NO. 01003C064M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X.
11. UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
12. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS
13. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADE.
14. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, AND SILT BARRIER INSTALLATION ARE CONSTRUCTED.
15. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
16. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
17. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
19. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
20. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
21. REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
22. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
23. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.

GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED	
	STORM SEWER PIPING		UNDERDRAIN (UD)
	ROOF DRAIN		JUNCTION BOX (JB)
	DROP INLET (DI)		WEIR INLET (WI)
	TYPE "S" 1- WING INLET (SWCB)		TYPE "S" 2- WING INLET (DWCB)
	MITERED END SECTION (MES)		CONTOURS
	SPOT ELEVATION		EXISTING GRADE (EX)



REVISION	DATE

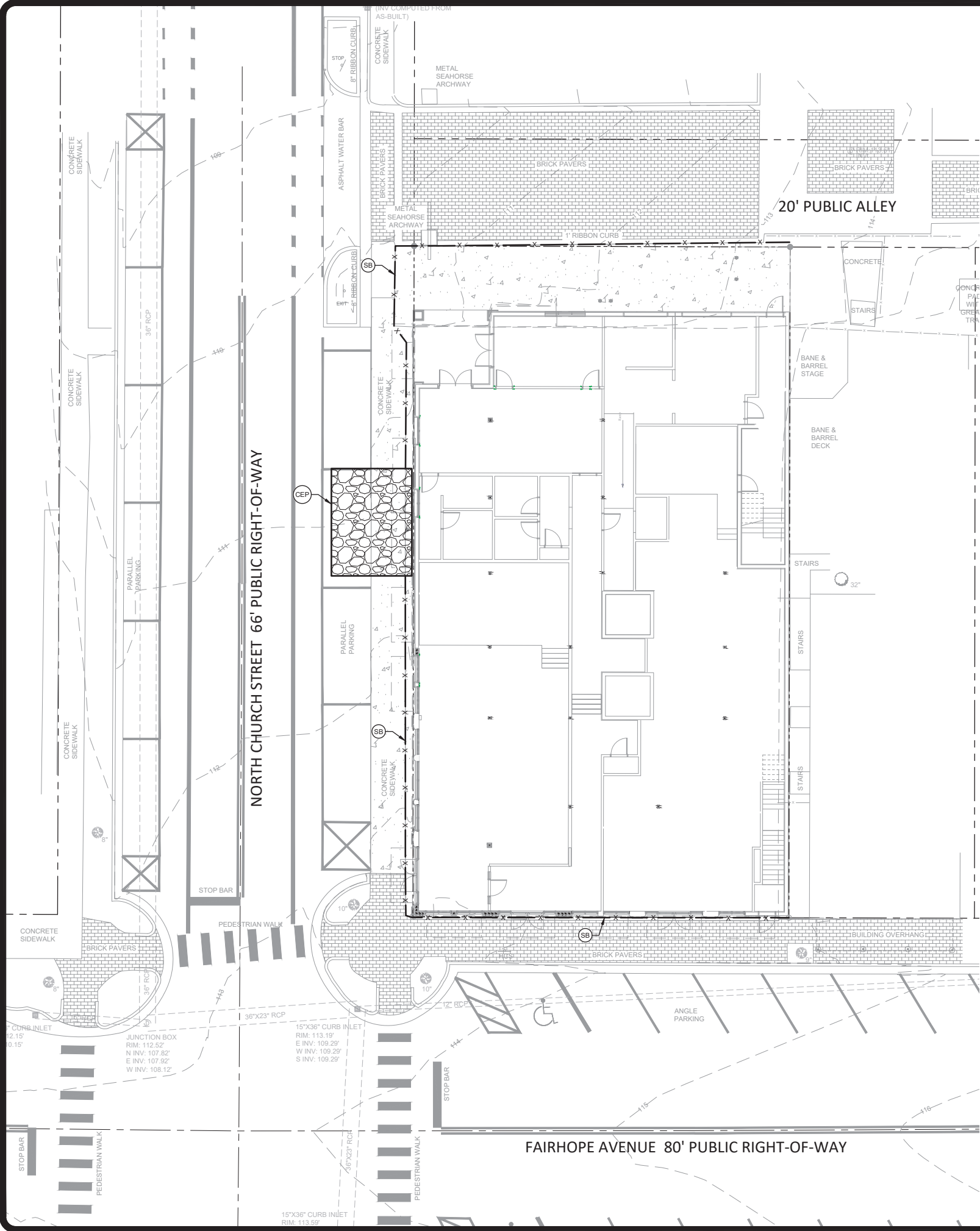


GRADING & DRAINAGE PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

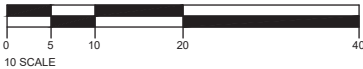


JOB No. 20251552	DATE 11/20/25
DRAWN JMM	SCALE 1"=10'
SHEET C02	



LEGEND:

SB	SEDIMENT BARRIER
CEP	CONSTRUCTION EXIT PAD
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING



EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT DAVID WEBB, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.20 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
25. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
26. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
27. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

USDA SOIL SURVEY CLASSIFICATIONS

EuC - WADLEY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES - HSG A
LaB - LAKELAND LOAMY FINE SAND, 0 TO 5 PERCENT SLOPES - HSG A
MaA - MALBIS FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES - HSG C

CONSTRUCTION SEQUENCE - PHASE 1

1. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, AND CONSTRUCTION EXIT.
2. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
3. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
4. REQUEST BMP INSPECTION PRIOR TO CLEARING.
5. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. CONSTRUCT BUILDING AND INSTALL UTILITIES.
3. INSTALL STONE BASE.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

1. INSTALL PAVING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED REMOVE BMP'S.
4. STABILIZE ANY AREAS DISTURBED BY BMP REMOVAL.

REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-990-6566

EROSION & SEDIMENT CONTROL PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

THOMAS L. WEBB
112025
ALABAMA
ENGINEER
SEAL

JOB No.
20251552

DATE
11/20/25

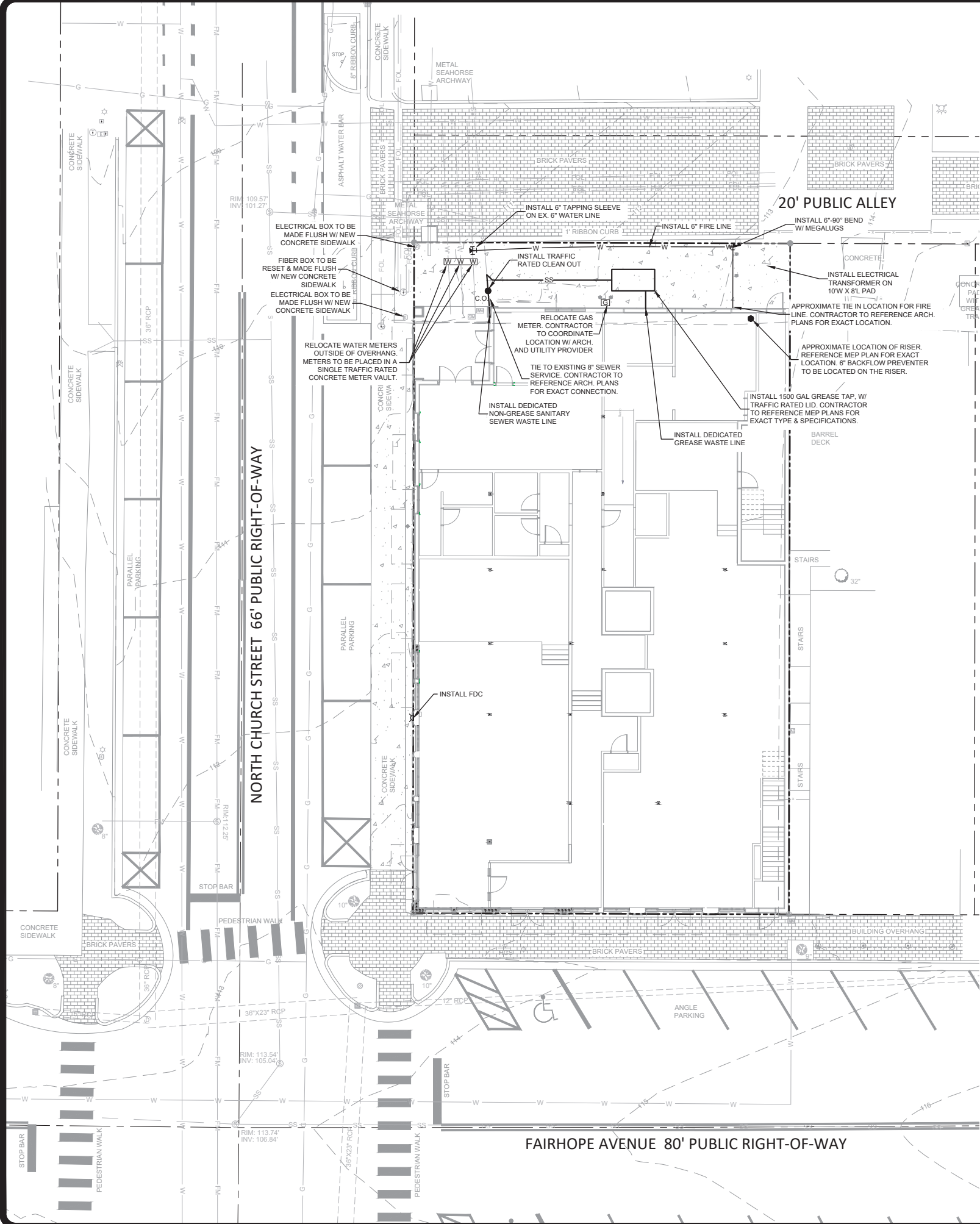
DRAWN
JJM

SCALE
1"=10'

SHEET

C03

Know what's below.
Call before you dig.



UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE. TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
5. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
6. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
7. WATER MAINS WILL BE DUCTILE IRON PIPE. DUCTILE IRON PIPE FOR WATER LINES SHALL MEET REQUIREMENTS OF AWWA SPECIFICATION C151 W/ MECHANICAL JOINT OR PUSH-ON JOINT UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS. WORKING PRESSURE SHALL BE A MINIMUM OF 250 PSI. IF IT IS NECESSARY TO CUT DUCTILE IRON PIPE, IN NO CASE SHALL IT BE CUT BY BURNING, BUT SHALL BE CUT BY SAW, CUTTER, ABRASIVE WHEEL, OR OTHER APPROVED MEANS.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
9. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
11. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
12. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
13. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
14. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 150PSI FOR MINIMUM OF 6 HOURS. WITNESSED BY E.O.R. OR REPRESENTATIVE, AND FPU INSPECTOR.
15. MAINTENANCE ACCESS SHALL BE PROVIDED FOR ALL GREASE INTERCEPTORS, AND THE FACILITY OWNER SHALL BE RESPONSIBLE FOR REGULAR CLEANING AND DOCUMENTATION OF SERVICE.
16. ALL PLUMBING FIXTURES THAT DISCHARGE WASTEWATER CONTAINING FATS, OILS, AND GREASE (FOG) - INCLUDING BUT NOT LIMITED TO KITCHEN SINKS, DISHWASHERS, FLOOR DRAINS IN FOOD PREP AREAS, AND MOP SINKS SHALL BE ROUTED THROUGH A DEDICATED GREASE WASTE LINE. THIS LINE SHALL CONNECT TO A PROPERLY SIZED AND APPROVED GREASE INTERCEPTOR PRIOR TO DISCHARGING INTO THE SANITARY SEWER SYSTEM.
17. NO FOG PRODUCING FIXTURE SHALL BE CONNECTED DIRECTLY TO THE BUILDING'S BLACK WATER (SANITARY SEWER) DRAINAGE SYSTEM. TOILETS, URINALS, AND OTHER SANITARY FIXTURES SHALL DISCHARGE SEPARATELY INTO THE SANITARY SEWER SYSTEM WITHOUT PASSING THROUGH THE GREASE INTERCEPTOR.
18. THE PROPOSED FIRE LINE SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200 PSI FOR MINIMUM 2 HOURS.

UTILITY PLAN LEGEND

EXISTING		PROPOSED	
	GAS		GAS
	WATER		WATER
	OVERHEAD POWER		OVERHEAD POWER
	SANITARY SEWER		SANITARY SEWER
	THRUST BLOCK		THRUST BLOCK
	FIRE HYDRANT ASSEMBLY		FIRE HYDRANT ASSEMBLY
	VALVE		VALVE
	WATER METER		WATER METER
	CLEANOUT		CLEANOUT



REVISION	DATE



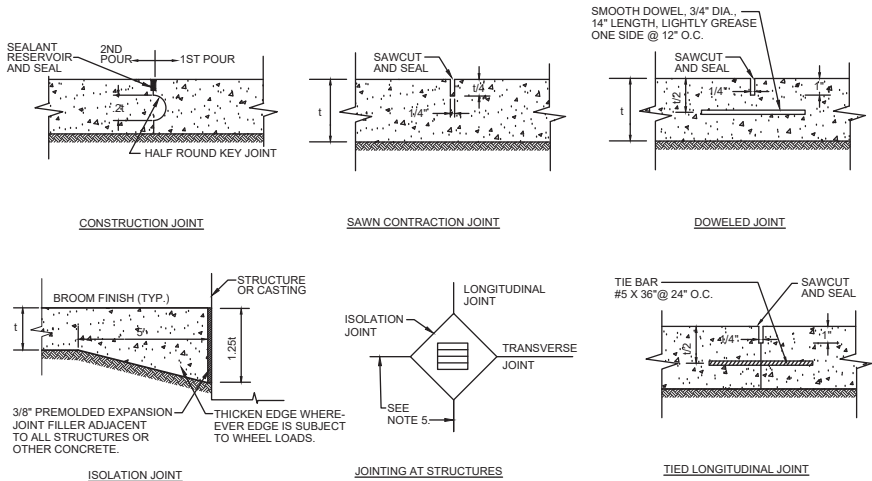
UTILITY PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532



JOB No. 20251552	DATE 11/20/25
DRAWN JMM	SCALE 1"=10'

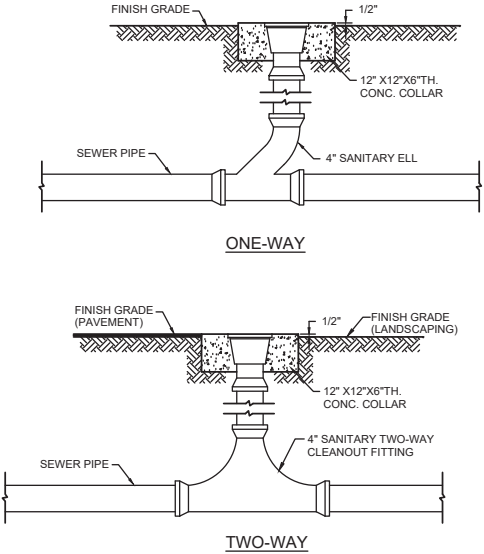
SHEET
C04



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

CONCRETE PAVEMENT JOINTS DETAILS

SCALE: NTS



NOTE:
CLEANOUT TO BE 4" DURA-COATED HEAVY DUTY WITH ROUND TOP & BRONZE PLUG ZURN Z-1400-HD, WADE W-6000-2, WATTS CO-Z00-RX4, OR APPROVED EQUAL.

SANITARY SEWER CLEANOUT

SCALE: NTS

MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS-160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
WOOD CHIPS	5-6 TONS (225 LBS-270 LBS)	TREAT WITH 12 LBS NITROGEN/TON
BARK	35 CUBIC YARDS (0.8 CUBIC YARDS)	CAN APPLY WITH MULCH BLOWER
PINE STRAW	1-2 TONS (45 LBS-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

MU MULCHING

SCALE: NTS

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

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

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

MULCH RATE:
PER MULCHING DETAIL

TS TEMPORARY SEEDING

SCALE: NTS

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

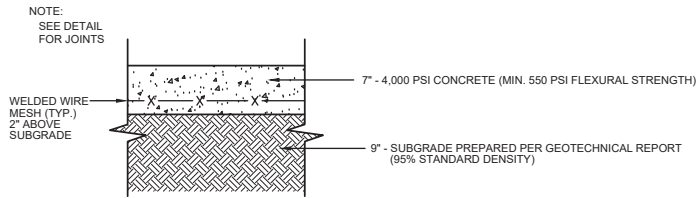
LIME RATE:
1 TON PER ACRE ON LIGHT-TEXTURED, SANDY SOILS (IF THE COVER WILL BE TALL FESCUE AND CLOVER USE 2 TONS/ACRE.)
2 TONS PER ACRE ON HEAVY-TEXTURED, CLAYEY SOILS

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

MULCH RATE:
PER MULCHING DETAIL

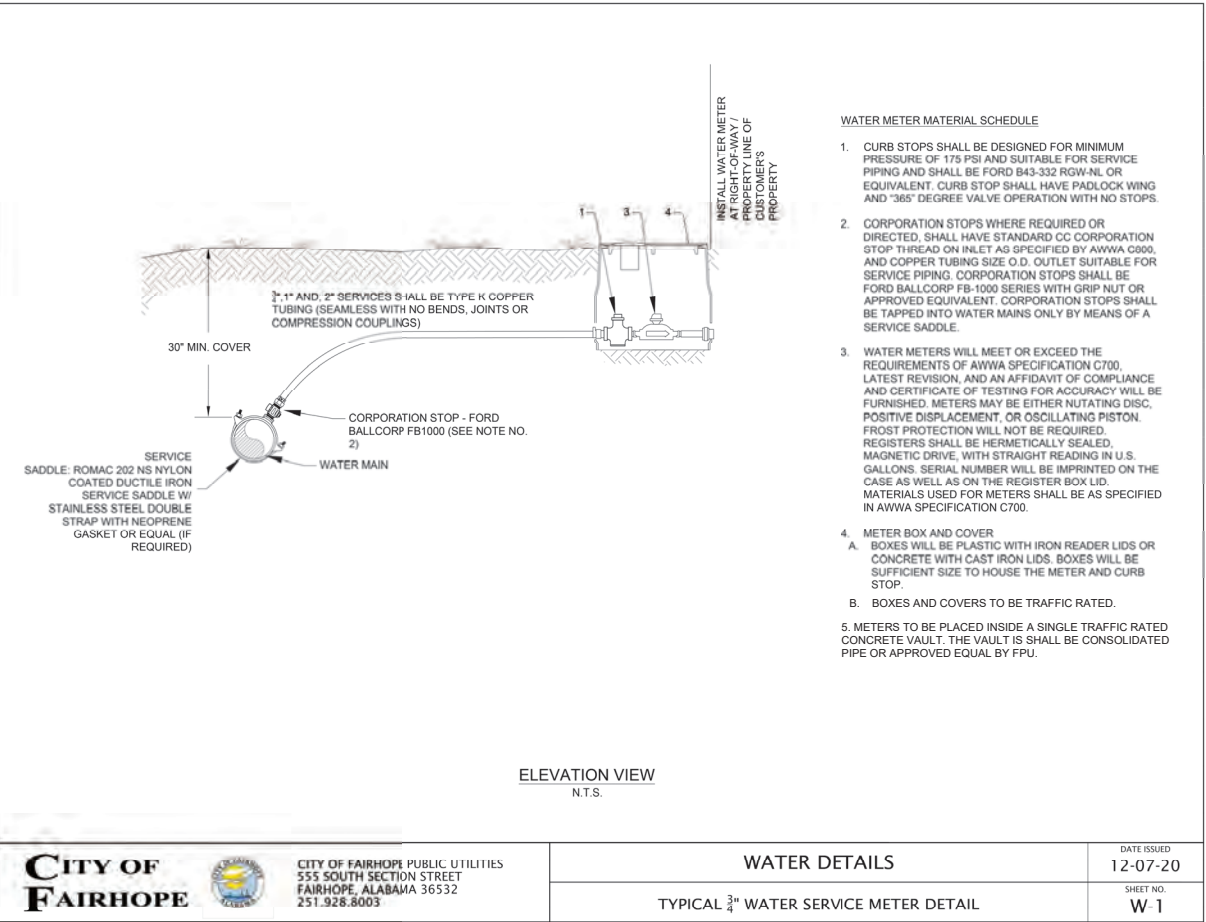
PS PERMANENT SEEDING

SCALE: NTS



CONCRETE PAVEMENT DETAIL

SCALE: NTS



CITY OF FAIRHOPE
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251.928.8003

WATER DETAILS

DATE ISSUED
12-07-20

TYPICAL 3/4" WATER SERVICE METER DETAIL

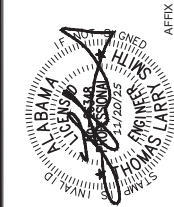
SHEET NO.
W-1

REVISION	DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.928.8003

CONSTRUCTION DETAILS

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532



JOB No.
20251552

DATE
11/20/25

DRAWN
JJM

SCALE
N.T.S.

SHEET

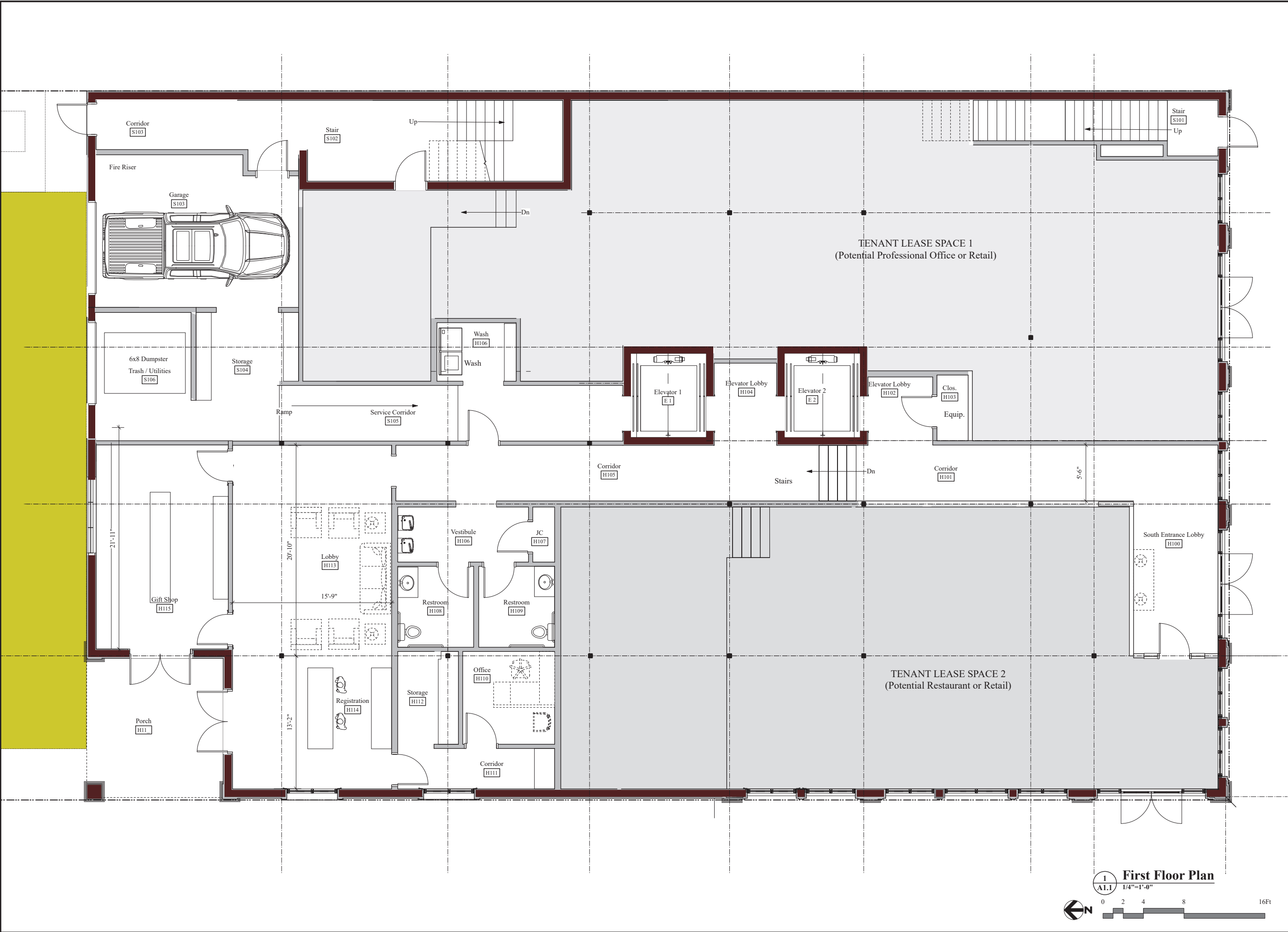
C05





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





W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

A New Development

Fairhope Boarding House

Fairhope, Alabama

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A1.1

1st Floor Plan
Option A



1
A1.1

First Floor Plan
1/4"=1'-0"

N

0

2

4

8

16Ft

This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is a copyright, protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is subject to change at the discretion of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

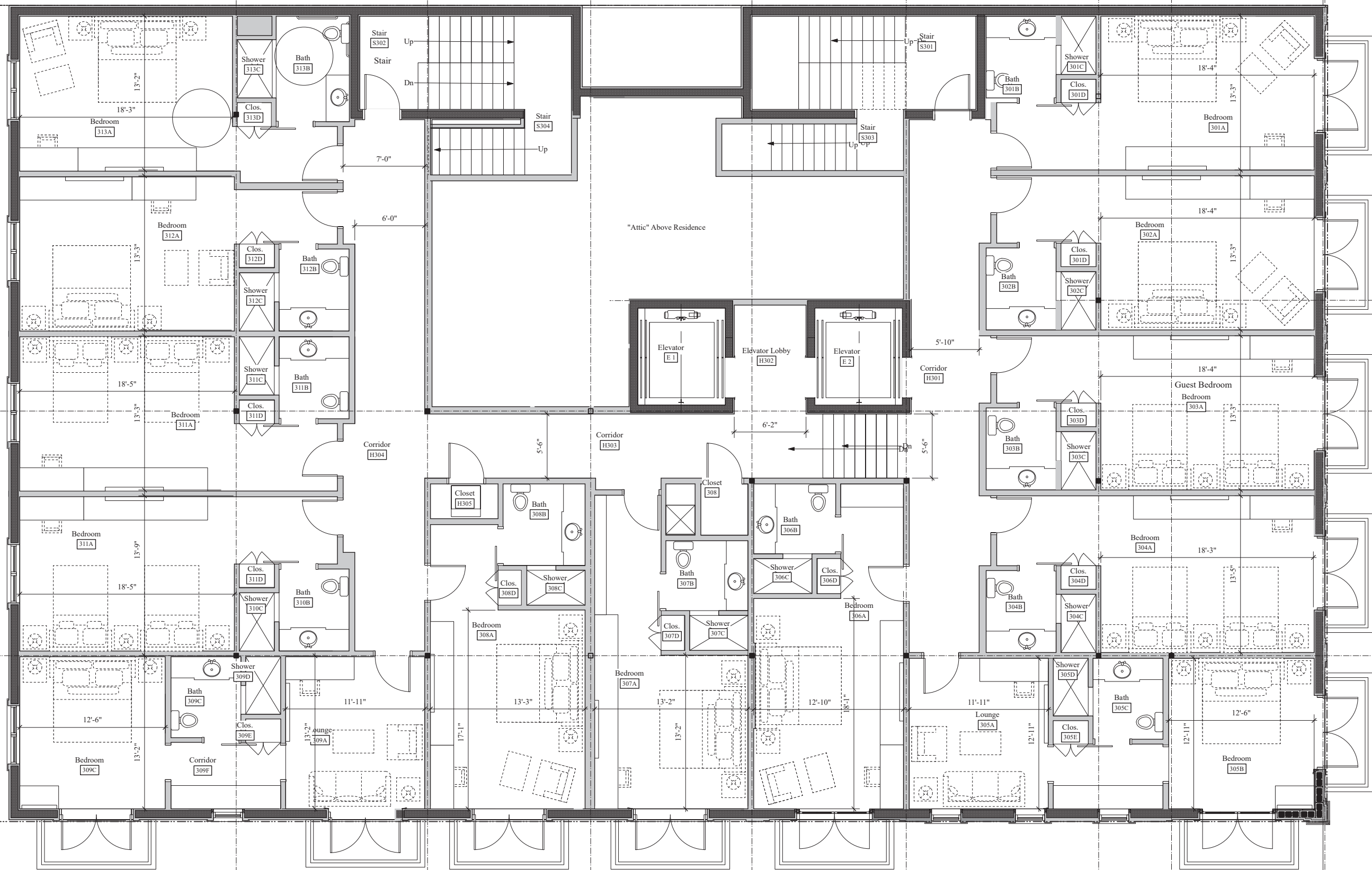
This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is a copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	

A1.3

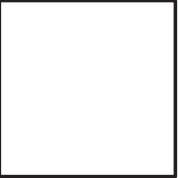
3rd Floor Plan
Option A

This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is subject to change at the discretion of WAV Architects. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Note: Walls of Guest Rooms Shall Be Designed
And Constructed To Provide STC 60 Or Greater.
See Wall Types





A New Development
Fairhope Boarding House
Fairhope, Alabama

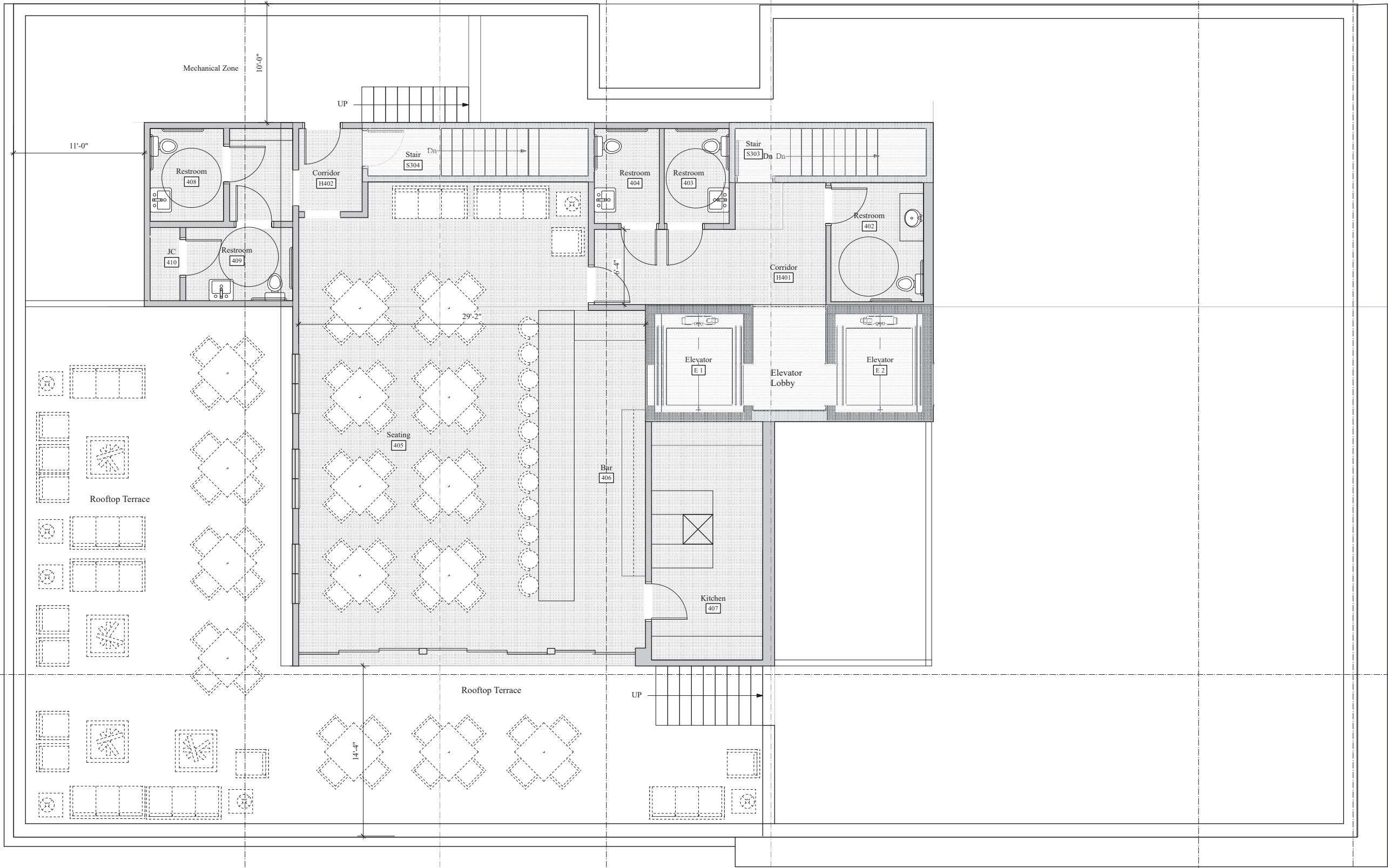
Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A1.4

Rooftop Terrace Plan

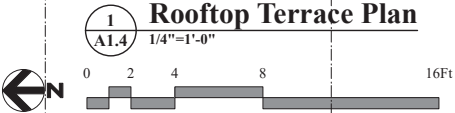


This drawing and all information depicted is the property of Walcott Adams Verneuille Architects Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects Inc. This drawing is subject to change at the discretion of WVA Architects. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Rooftop Zoning Information:
Total Roof Area = 7,933 sf
Allowable Covered Area (25%) = 1,983 sf
Allowable Stair and Elevator (7.5%) = 606 sf

Actual Covered Area = 1,965 sf
Actual Stair and Elevator Area = 428 sf

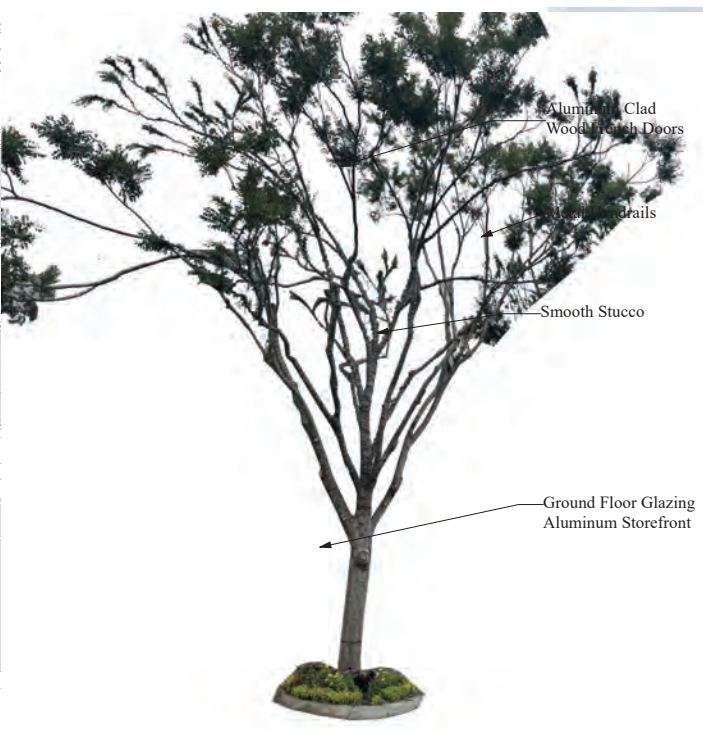


Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	Copyright 2025 Walcott Adams Verneuille Architects, Inc.





1 **South Elevation**
A3.1a 3/16"=1'-0"
0 2 4 8 16Ft



2 **West Elevation (at Church)**
A3.1a 3/16"=1'-0"
0 2 4 8 16Ft

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	Copyright 2025 Walcott Adams Verneuille Architects, Inc.

W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE | INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041



A New Development

Fairhope Boarding House

Fairhope, Alabama

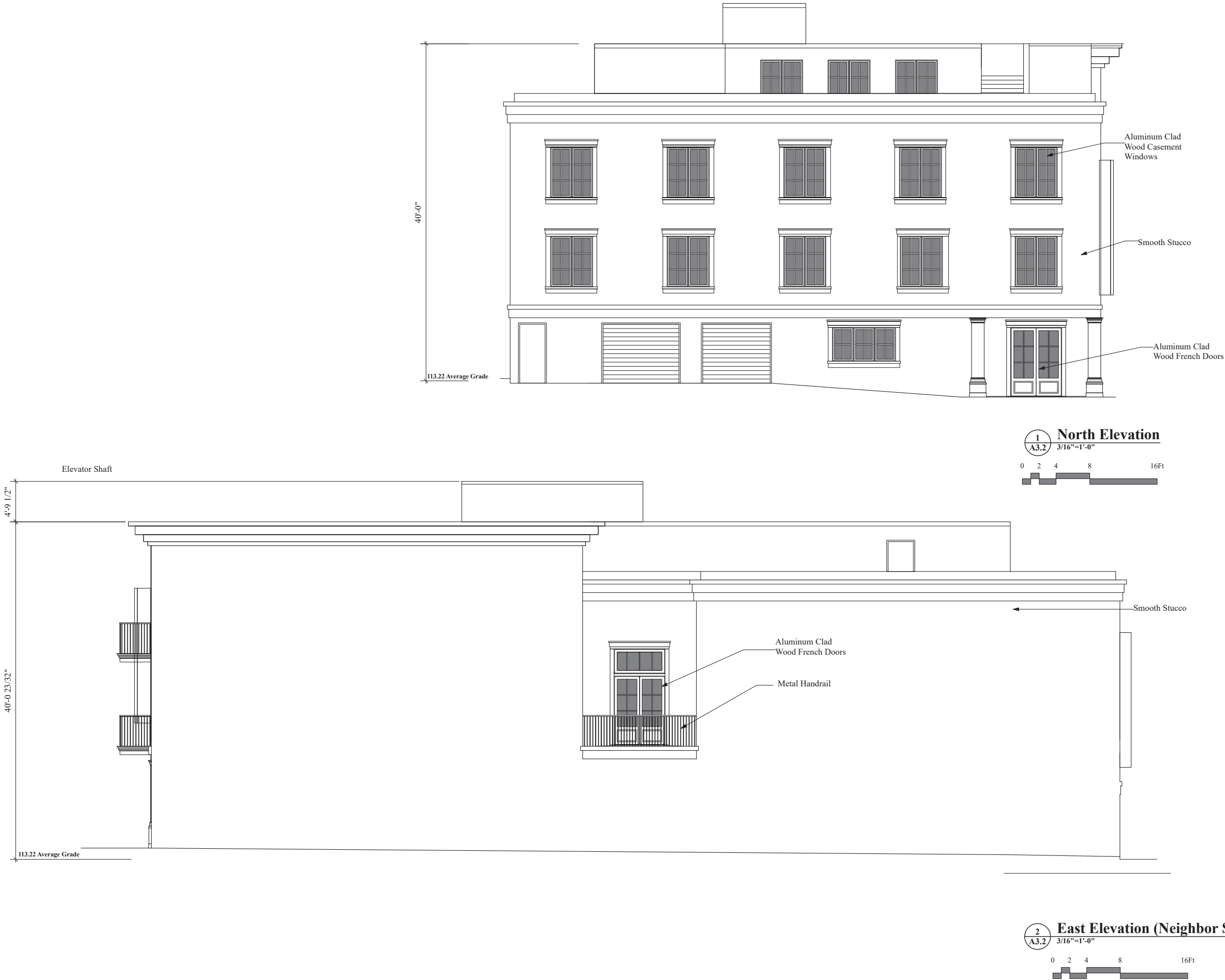
Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A3.2

Building Elevations



This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.





October 16, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Fairhope Boarding House – Drainage Letter

Dear Hunter:

This letter is to serve as a notice as to why a full drainage narrative is not warranted for this project. This site is currently accounted for in the existing drainage condition. We are not proposing more impervious surface than what has been there historically. Therefore, we are not creating any adverse downstream effects. The proposed building will have roof drains installed that will be routed underground, where they will connect directly into the underground storm sewer system located at the northwest corner of the Church St/Fairhope Ave intersection.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'LS', with a large, sweeping loop at the end.

Larry Smith, PE
lsmith@secivileng.com



August 26, 2025

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: Fairhope Boarding House – Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The proposed development will consist of 27 boarding house rooms, 2,300 sq. ft of Medical Office Space, 1,600 sq. ft of Restaurant Space, and 900 sq. ft of a rooftop bar. When plugging in this information into the ITE Trip Generation Report, we come up with 451 daily trips and 46 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', is written over a faint circular stamp.

Larry Smith, PE
lsmith@secivileng.com

8/26/25

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA

Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%	27.0	221	16	8	7
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA
Minature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA
Movie Theater w/o matinee 443	KSF ²	78.06	6.16	94%	6%		0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA
Movie Theater w/ matinee 444	KSF ²	NA	3.80	64%	36%		0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF ²	NA	13.43	56%	44%		0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA
Racquet Club 491	KSF ²	14.03	1.06	NA	NA		0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA
Health Club 492	KSF ²	32.93	3.53	57%	43%		0	0	NA	NA
Bowling Alley 494	KSF ²	33.33	3.54	35%	65%		0	0	NA	NA
Recreational Com. Center 495	KSF ²	22.88	1.45	37%	63%		0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA

Elementary School 520	KSF ²	15.43	1.21	45%	55%		0	0	NA	NA
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA
Middle/ JR. High School 522	KSF ²	13.78	1.19	52%	48%		0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA
High School 530	KSF ²	12.89	0.97	54%	46%		0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA
Junior/ Comm. College 540	KSF ²	27.49	2.54	58%	42%		0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA
Church 560	KSF ²	9.11	0.55	48%	52%		0	0	NA	NA
Synagogue 561	KSF ²	10.64	1.69	47%	53%		0	0	NA	NA
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%	2.3	84	8	2	6
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA

Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%		0	0	NA	NA
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%	1.6	146	12	8	4
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA
Fast Food w/ Drive Thru 934	KSF ²	496.12	33.48	52%	48%		0	0	NA	NA
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA
Drive Thru Only 935	KSF ²	NA	153.85	54%	46%		0	0	NA	NA
Drinking Place 925	KSF ²	NA	11.34	66%	34%	0.9	0	10	7	3
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA
Automobile Care Center 942	KSF ²	15.86	3.38	50%	50%		0	0	NA	NA
New Car Sales 841	KSF ²	33.34	2.59	39%	61%		0	0	NA	NA
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA
Automobile Parts Sales 843	KSF ²	61.91	5.98	49%	51%		0	0	NA	NA
Gasoline/Service Station 944	Fuel. Position	168.56	13.87	50%	50%		0	0	NA	NA
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA
Tire Store 848	KSF ²	24.87	4.15	43%	57%		0	0	NA	NA
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA
Supermarket 850	KSF ²	102.24	10.50	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 24 hrs) 851	KSF ²	737.99	52.41	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 16 Hrs) 852	KSF ²	NA	34.57	49%	51%		0	0	NA	NA
Convenien. Mkt w/ Gas Pumps 853	KSF ²	845.60	59.69	50%	50%		0	0	NA	NA
Discount Supermarket 854	KSF ²	96.82	8.90	50%	50%		0	0	NA	NA
Wholesale Market 860	KSF ²	6.73	0.88	53%	47%		0	0	NA	NA
Discount Club 857	KSF ²	41.80	4.24	50%	50%		0	0	NA	NA
Home Improvement Store 862	KSF ²	29.80	2.37	48%	52%		0	0	NA	NA
Electronics Superstore 863	KSF ²	45.04	4.50	49%	51%		0	0	NA	NA
Toy/Children's Superstore 864	KSF ²	NA	4.99	50%	50%		0	0	NA	NA
Apparel Store 876	KSF ²	66.40	3.83	50%	50%		0	0	NA	NA

Drugstore w/o Drive-Thru 880	KSF ²	90.06	8.42	50%	50%		0	0	NA	NA
Drugstore w/ Drive-Thru 881	KSF ²	88.16	10.35	50%	50%		0	0	NA	NA
Furniture Store 890	KSF ²	5.06	0.45	48%	52%		0	0	NA	NA
Video Arcade 895	KSF ²	NA	56.81	52%	48%		0	0	NA	NA
Video Rental Store 896	KSF ²	NA	31.54	50%	50%		0	0	NA	NA
Walk-in Bank 911	KSF ²	156.48	12.12	44%	56%		0	0	NA	NA
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA
Drive-in Bank 912	KSF ²	148.15	25.82	50%	50%		0	0	NA	NA

NA: Not Available

DU: Dwelling Unit

Occ.Room: Occupied Room

KSF²: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

Fairhope Public Utilities



Mayor
Sherry Sullivan

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

August 27, 2025

Re: 301 Fairhope Ave, Pin 14359, Parcel 05-46-03-37-0-601-002.512

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another 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.

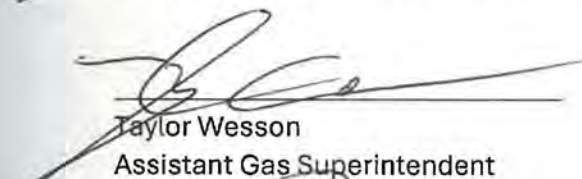
Water & Sewer: Based upon a review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Gas: Gas is available through Fairhope Public Utilities.

Electric: Electric is available through Fairhope Public Utilities.

Sincerely,


Daryl Morefield
Water/Wastewater Superintendent


Taylor Wesson
Assistant Gas Superintendent


Ben Patterson
Electric Superintendent

Wes Boyett
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater Superintendent

Ben Patterson
Electric Superintendent



August 8, 2025

Re: Fairhope Boarding House

Dear Fairhope Resident:

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

FST SILDI LLC is requesting approval for The Fairhope Boarding House Project. This development will consist of a M.O.P (Multiple Occupancy Project). The property is located at the Northeast corner of Church Street and Fairhope Avenue in Fairhope, Alabama. The parcel number for this project is **05-46-03-37-0-601-002.512**.

S.E. Civil Engineering will hold a Community Meeting at 12:00 PM at S.E. Civil, 9969 Windmill Road, Fairhope, Alabama, on Monday, August 25, 2025. Please note this is an informational meeting only. The city staff and Planning Commission will not be present and will not be voting on this project at this time.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', with a long, sweeping horizontal stroke extending to the right.

Larry Smith, PE
lsmith@secivileng.com

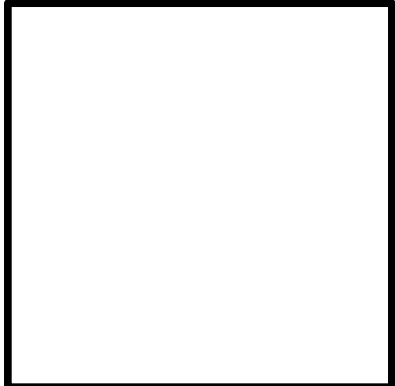


6
A7
Fairhope Ave Elevation
NTS



5
A7
Church St Elevation
NTS

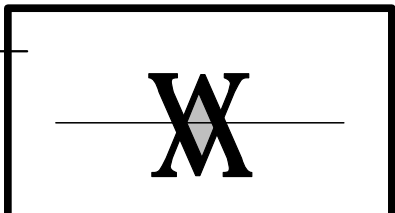
W
WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE|INTERIORS
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041



A New Development
Fairhope Boarding House
Fairhope, Alabama

Date	May 12, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A7
Elevations

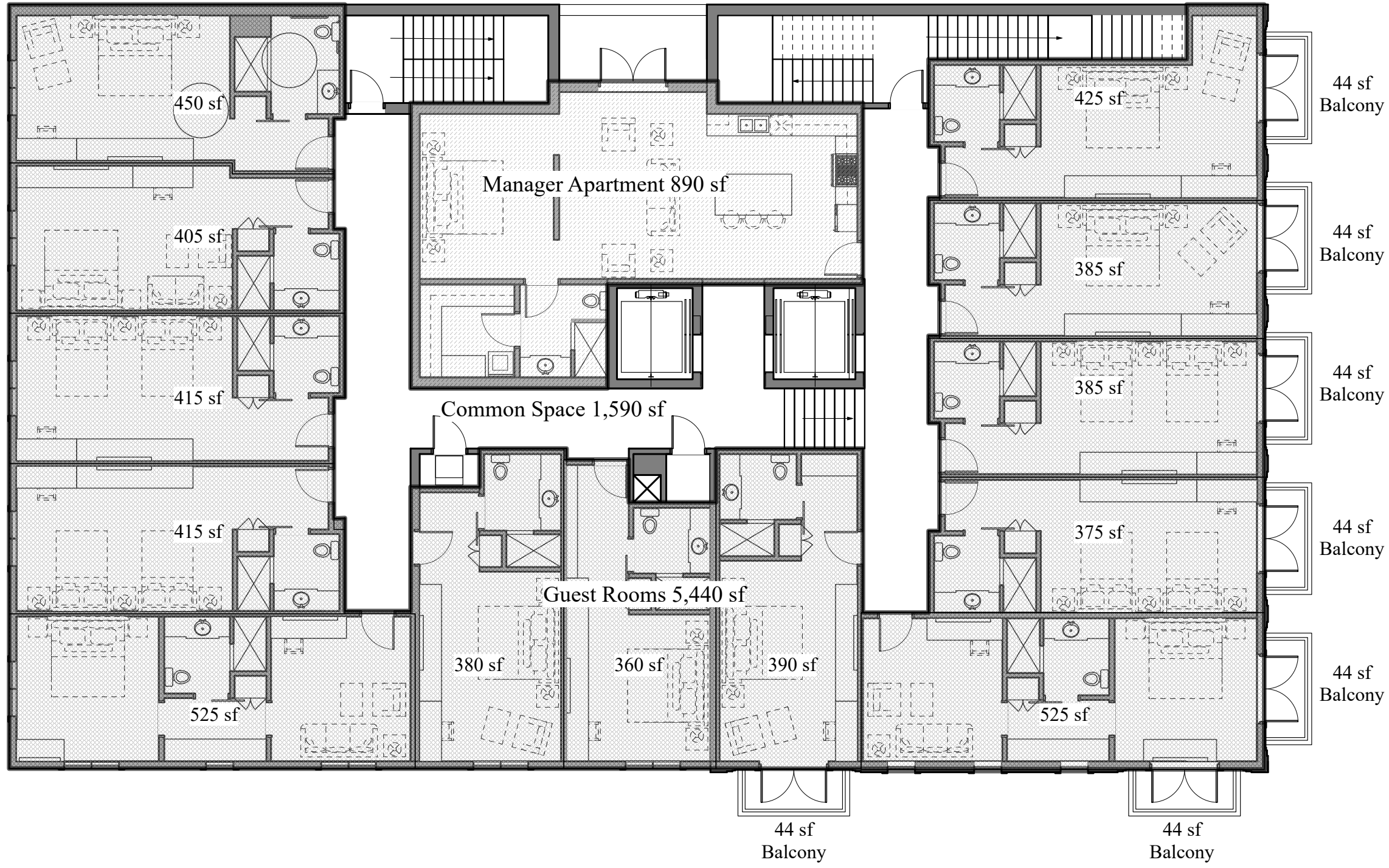


This drawing and all information depicted is the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is subject to change at the discretion of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.

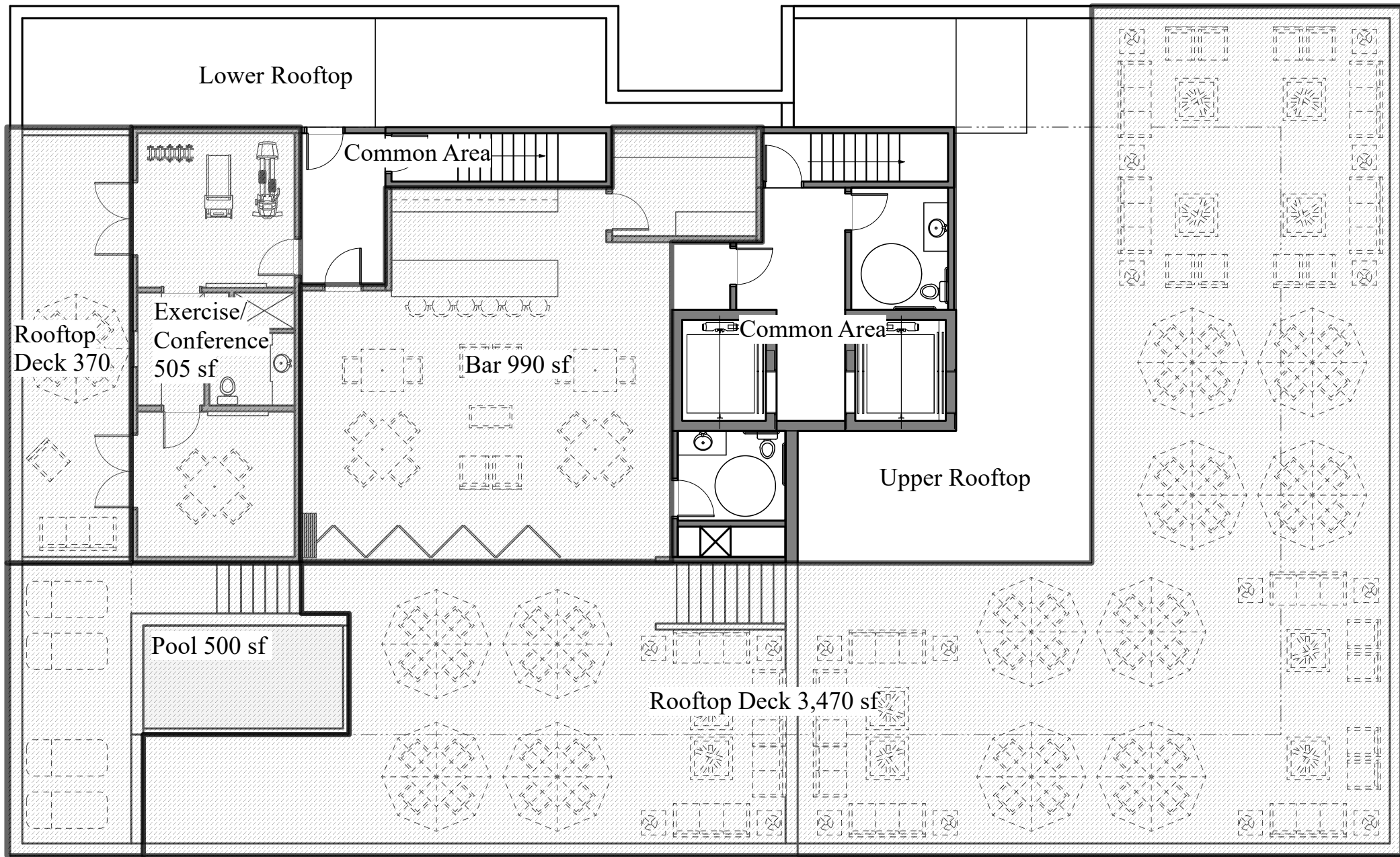


A New Development
Fairhope Boarding House
Fairhope, Alabama

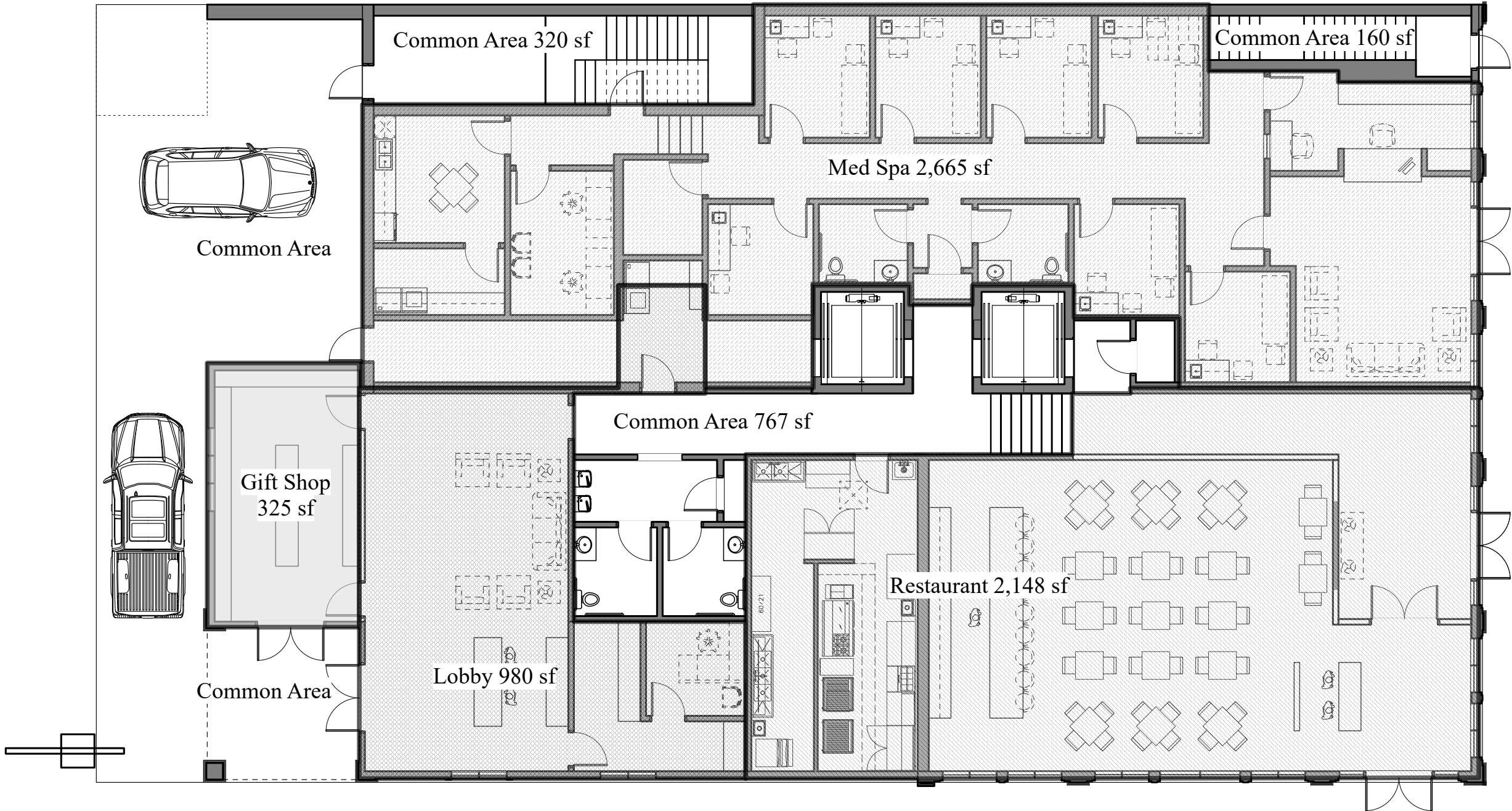
Date	May 12, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	



2
A9
Second Floor
3/32"=1'-0"
7,915 sf



4
A9
Roof
3/32"=1'-0"
7,985 sf -total roof top area



1
A9
First Floor
3/32"=1'-0"
7,365 sf



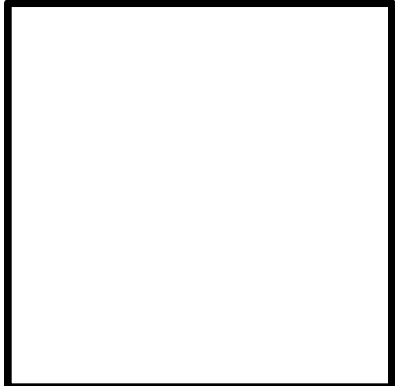
3
A9
Third Floor
3/32"=1'-0"
7,200 sf

W

WALCOTT
ADAMS
VERNEUILLE

ARCHITECTURE|INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041



A New Development

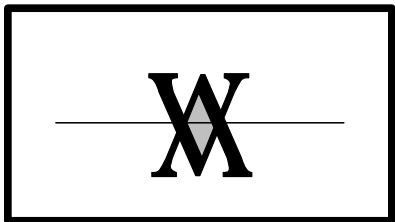
Fairhope Boarding House

Fairhope, Alabama

Date	May 12, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2025 Walcott Adams Verneuille Architects, Inc.	

A9

Areas



This drawing and all information depicted is the property of Walcott Adams Verneuille Architects Inc. This drawing is copyright protected and shall NOT be reproduced, copied, manipulated, or shared with other parties without the written consent of Walcott Adams Verneuille Architects Inc. This drawing is subject to change at the discretion of WVA Architects. This drawing is being provided for the limited use of general viewing and general reference only for the initial recipient and is copyright protected.



Fairhope Boarding House
Community Meeting
Meeting Notes

Meeting Date: August 25, 2025
Meeting Time: 12:00 PM
Meeting Location: SE Civil Conference Room
Hosted By: Larry Smith, PE – SE Civil

In Attendance

Larry Smith, PE and Jonathan McGehee, Project Manager with SE Civil. No adjacent property owners or citizens from the community were present. 25 minutes after the meeting was scheduled to start, we ended the meeting since no one from the community was in attendance.

Next Steps

City of Fairhope Planning Commission will present the MOP application on Monday, October 6, 2025 at 5 pm.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Smith', written over a horizontal line.

Larry Smith, PE
lsmith@secivileng.com

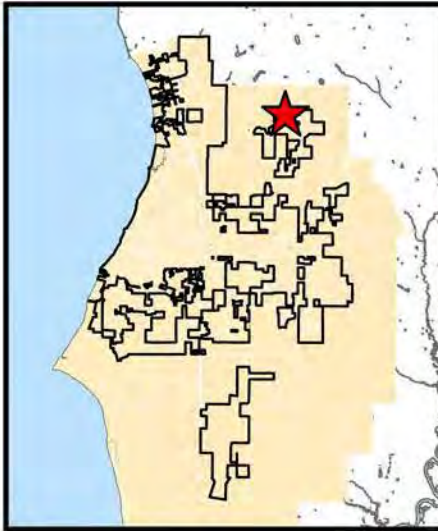
City of Fairhope

Planning Commission

December 1, 2025



SD 25.17 - Harvest Green West Phase 2



Project Name:

Harvest Green West Phase 2

Site Data:

41.65 acres

Project Type:

Final plat approval of 72-lot subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD - Planned Unit Development

PPIN Number:

17737

General Location:

West side of State Highway 181 near
The Waters

Surveyor of Record:

S.E. Civil, LLC

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

68V Harvest Green West 2022, LLC

School District:

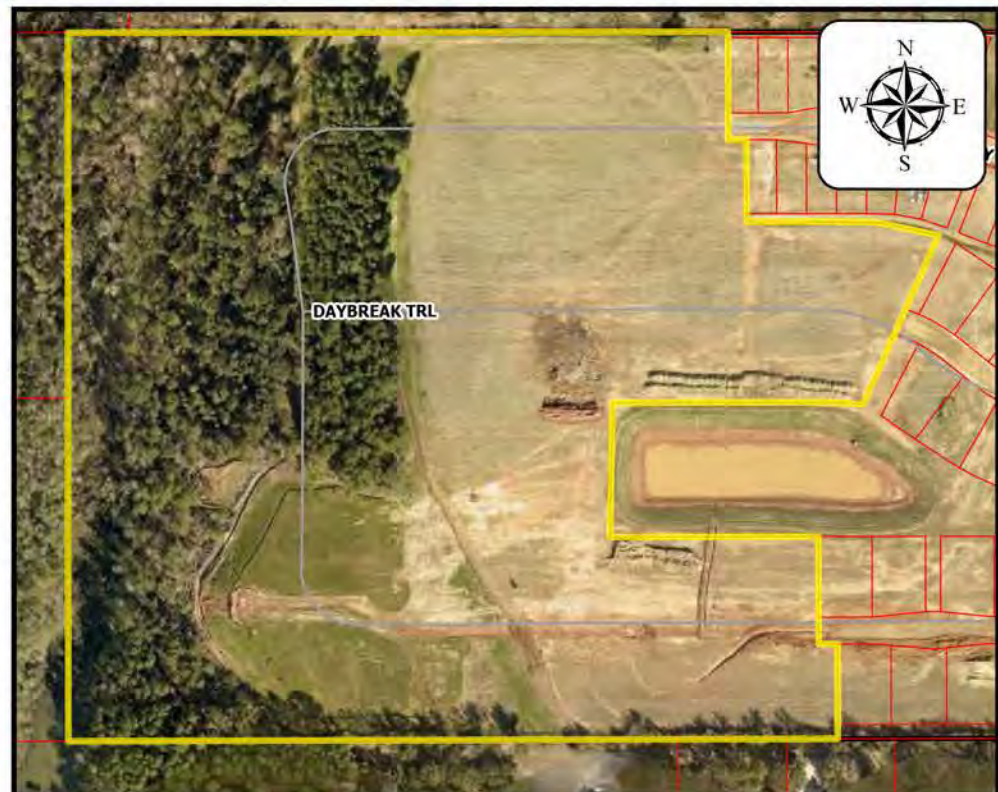
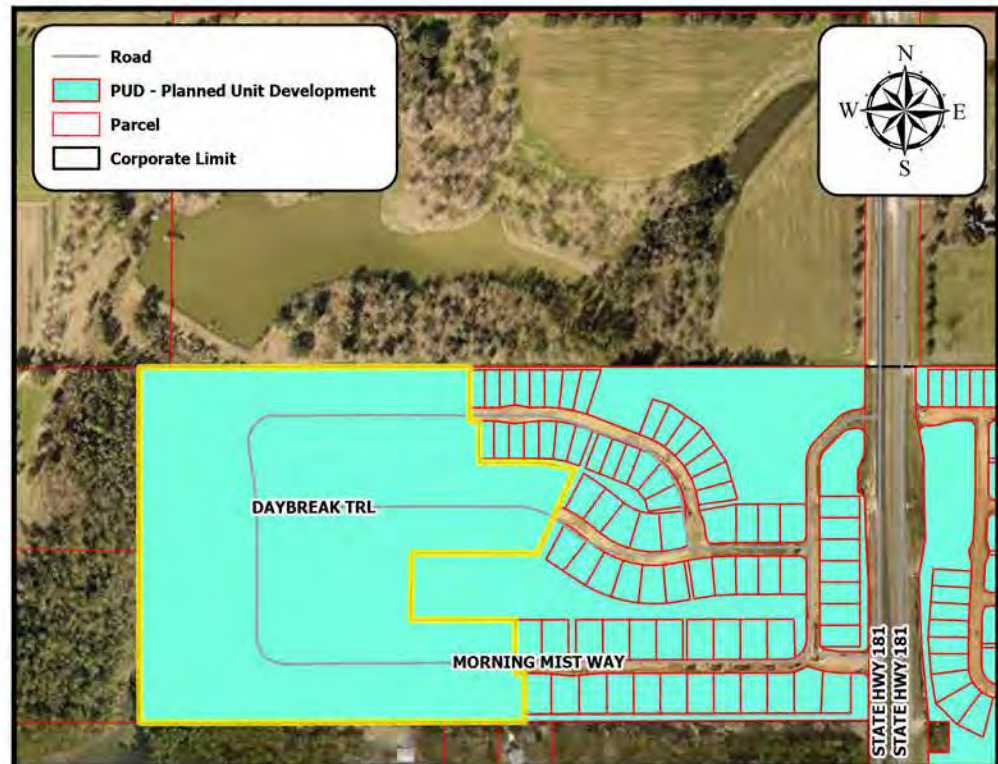
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved

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: 10/28/25

Property Owner / Leaseholder Information

Name of Property Owner: 68V Harvest Green West 2022, LLC Phone Number: 251-901-4110

Address of Property Owner: 707 Belrose Ave

City: Daphne State: AL Zip: 36526

Proposed Subdivision Name: Harvest Green West Phase 2

No. Acres in Plat: 41.65 No. Lots/Units: 72

Parcel No: 05-46-02-03-0-000-001.000 Current Zoning: PUD

Authorized Agent Information

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

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566

Address: 9969 Windmill Road

City: Fairhope State: AL Zip: 36532

Contact Person: Larry Smith, PE

Surveyor/Engineer Information

Name of Firm: S E CIVIL Phone Number: 251-990-6566

Address: 9969 Windmill Road

City: FAIRHOPE State: ALABAMA Zip: 36532

Contact Person: DAVID DIEHL

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.

Larry Smith, PE (as agent)

Property Owner/Leaseholder Printed Name

Signature

10/14/25

Date

Fairhope Single Tax Corp. (If Applicable)



Final Plat Application Checklist*

*This checklist is intended for convenience purposes only.
Refer to the Subdivision Regulations for a *complete* list of requirements.

- ☒ 2 Copies of the Plat
- ☒ 2 Sets of As-Builts
- ☒ 1 Copy of the Plat on PDF format on disk
- ☒ Proof of 911 approval of street names
- ☒ 1 Copy of As-Builts on GIS for Water/Sewer Department
- ☒ Water: bacteria tests, pressure test, flow test
- ☒ Sewer: video, pressure test, vacuum test
- ☒ Roads: core samples and test data
- ☒ Electric: street light invoice
- ☒ Financial Guaranty, if applicable (only after 90% complete)
- ☒ Errors and Omission Insurance
- ☒ Maintenance Bond
- ☒ Operations and Maintenance Plan for Storm Water Pond (stand alone document)
- ☒ Street Tree Plan
- ☒ Final Plans and calculations for utility layouts
- ☐ Certificate of County Engineer's approval for extra-territorial plats
- ☐ Certificate of County Zoning, (must be signed and zoning of property, if any, indicated)
- ☐ Memorandum of Transmittal signed indicating County's receipt of plat/plans for development being submitted before Planning Commission.
- ☒ Digital and/or video image, reflecting a date and time stamp, of the storm drains
- ☒ Engineer's Certificate of design conformance.

Please note that if your site is located outside the City of Fairhope limits, but in the planning jurisdiction, the County documentation is required and your application will be considered *incomplete* without the County documentation.

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, 68V Harvest Green West 2022, LLC, for Final Plat Approval of Harvest Green West, Phase 2, a 72-lot subdivision. The property is zoned PUD – Planned Unit Development. The property is approximately 41.65 acres and is located on the west side of State Highway 181 near The Waters Subdivision.

SITE HISTORY

The property is the last phase of the Harvest Green PUD that was approved in 2021. The preliminary plat SD 21.45 was approved November 1, 2021.

STAFF COMMENTS

The purpose of this request is to create 72 residential lots. The site will be served by Fairhope Utilities for Water, Sewer, and Gas. Riviera is the power provided and AT&T is the communications provider.

The development has been built in accordance with the design and engineered plans of the approved preliminary plat and all preliminary plat conditions have been met.

Utilities

A separate lot for the lift station is reflected on the plat to be deeded to the City of Fairhope.

Traffic

Traffic improvements were contemplated and installed with the initial phases of the development.

Drainage

The Operations and Maintenance Plan recorded includes this phase.

Recommendation:

Staff recommends **APPROVAL** of SD 25.17 Harvest Green West Phase 2 Final Plat.

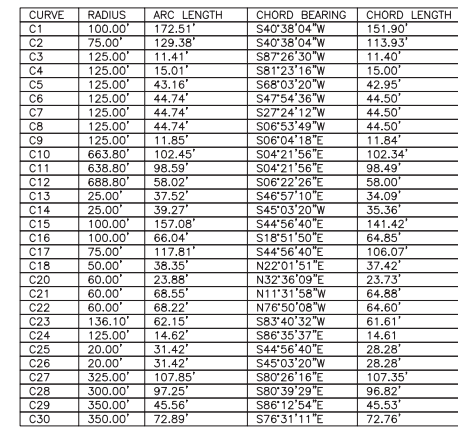
EXHIBITS

SD 25.17 – Harvest Green West Ph 2

December 1, 2025

Final Plat





2. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
3. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHURST.
4. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
5. A 15 FOOT DRAINAGE EASEMENT SHALL BE REQUIRED EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
6. THERE IS DEDICATED HERETHWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE RIGHT-OF-WAY AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
7. ALL FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
8. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE HIGHEST BUILDING ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE FAIRHURST BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
9. ALL ACCESS TO THE PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK.
10. THE HARVEST GREEN WEST PROPERTY OWNERS ASSOCIATION IS REQUIRED TO MAINTAIN ALL COMMON AREAS AND ALL STORM WATER FACILITIES AND INFRASTRUCTURE TO THE HARVEST GREEN WEST PROPERTY RIGHT-OF-WAY.

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN JUNE 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON NAD83 STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 202__.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 202__.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY THE RIVIERA UTILITIES HEREBY
APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____
_____, 202____.

LINE	BEARING	DISTANCE
L1	N89°56'40"W	172.19'
L2	N00°00'00"W	15.00'
L3	N90°00'00"W	50.00'
L4	N00°00'00"W	50.00'
L5	N90°00'00"W	50.00'
L6	S00°00'01"W	15.00'
L7	N89°56'40"W	159.40'

THE OWNERS OF THE MORTGAGE OF _____, SHOWN HEREON HAS
CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY
AUTHORIZED ON THIS THE _____ DAY OF _____, 202____.

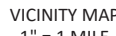
BY: _____ ITS: _____

ACKNOWLEDGEMENT
STATE OF ALABAMA
BALDWIN COUNTY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE HEREBY CERTIFY THAT _____ WHOSE NAME AS
_____ OF _____ 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 THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTED
THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC _____ COUNTY _____

IMF ☐ = CONCRETE MONUMENT FOUND
 IFP ☐ = IRON PIN FOUND
 RBF ● = REBAR FOUND
 CRF ● = CAPPED REBAR FOUND
 OFP ● = OPEN END IRON PIPE FOUND
 CRS ● = CAPPED REBAR SET (CA-1167)
 PUD = PLANNED UNIT DEVELOPMENT
 R/W = RIGHT OF WAY
 PIN = PARCEL IDENTIFICATION NUMBER
 G-S = GREEN SPACE
 (A) = PURCHASE AGREEMENT
 BEARING AND DISTANCE
 (D) = RECORD DEED BEARING
 AND DISTANCE
 (R) = POST & WIRE FENCE
 Δ = RECORD BEARING/DISTANCE
 = CALCULATED POINT
 [Shaded Box] = GREENSPACE
 [Dotted Box] = DELINEATED WETLANDS



Total Area	41.65 AC.	
Zoning	PUD (Ordinance #1728)	Parcel Information
Total Lots	72	Parcel Number: 05-46-02-03-0-000-001.00
Density	1.72 / AC.	PIN: 17737
Smallest Lot	7,840 SF	
Largest Lot	19,488 SF (Lot 131)	
Street Length	3,617 L.F.	Utility Providers:
Setbacks-Lot 78 thru 105		Water: FAIRHOPE UTILITIES
Front: 30 Ft.		Sewer: FAIRHOPE UTILITIES
Rear: 30 Ft.		Power: RIVIERA UTILITIES
Side: 7.5 Ft.		Telephone: AT&T
Side Street: 20 Ft.		
Setbacks-Lot 79 thru 148		OWNER/DEVELOPER:
Front: 30 Ft.		68V HARVEST GREEN WEST 2022, LLC
Rear: 30 Ft.		707 BELROSE AVE
Side: 10 Ft.		DAPHNE, AL. 36526
Side Street: 20 Ft.		

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED
FROM FLOOD INSURANCE RATE MAP NUMBER
01003C0661M, COMMUNITY NUMBER 015000,
PANEL 0661, SUFFIX "M", DATED APRIL 19,
2019.

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBILITY OF THE HARVEST GREEN WEST OWNERS ASSOCIATION, INC. AND NOT THE CITY OF FAIRHOPE.

*ALL STREETS TO BE PUBLIC/CITY OF FAIRHOPE
MAINTAINED UPON THE INSPECTION AND
ACCEPTANCE OF THE ROADS*

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE RECORD LOCATION OF THE NORTHEAST CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE
NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF SAID
SECTION 3, A DISTANCE OF 1555.29 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL
C-1167); THENCE FROM THIS POINT BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 54
MINUTES 29 SECONDS WEST, A DISTANCE OF 10.03 FEET TO A 1/2" CAPPED REBAR
SET (SE CIVIL C-1167); THENCE RUN NORTH 89 DEGREES 05 MINUTES 03 SECONDS
WEST, A DISTANCE OF 113.47 FEET TO A 1/2" REBAR FOUND; THENCE RUN SOUTH 00
DEGREES 25 MINUTES 01 SECONDS WEST, A DISTANCE OF 1327.96 FEET, TO A POINT
THAT FALLS IN A POND; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 29 SECONDS
EAST, A DISTANCE OF 120.88 FEET TO A 3 INCH OPEN TOP PIPE FOUND; THENCE RUN
SOUTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, A DISTANCE OF 10.03 FEET TO A
1/2" CAPPED REBAR SET (SE CIVIL C-1167); THENCE RUN NORTH 00 DEGREES 03
MINUTES 20 SECONDS EAST, A DISTANCE OF 180.00 FEET, TO A 1/2" CAPPED REBAR
SET (SE CIVIL C-1167); THENCE RUN NORTH 89 DEGREES 56 MINUTES 40 SECONDS
WEST, A DISTANCE OF 35.19 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL C-1167);
THENCE RUN NORTH 00 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 200.00
FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL C-1167); THENCE RUN NORTH 89
DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 1/2"
CAPPED REBAR SET (SE CIVIL C-1167); THENCE RUN NORTH 00 DEGREES 03 MINUTES
59 SECONDS WEST, A DISTANCE OF 250.94 FEET, TO A 1/2" CAPPED REBAR SET (SE
CIVIL C-1167); THENCE RUN SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST, A
DISTANCE OF 246.00 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL C-1167); THENCE
RUN SOUTH 86 DEGREES 25 MINUTES 09 SECONDS EAST, A DISTANCE OF 68.72 FEET, TO
A 1/2" CAPPED REBAR SET (SE CIVIL C-1167); THENCE RUN NORTH 24 DEGREES 20
MINUTES 19 SECONDS EAST, A DISTANCE OF 344.59 FEET, TO A 1/2" CAPPED REBAR
SET (SE CIVIL C-1167); THENCE RUN NORTH 78 DEGREES 56 MINUTES 55 SECONDS
EAST, A DISTANCE OF 10.03 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL C-1167);
THENCE RUN NORTH 88 DEGREES 36 MINUTES 59 SECONDS WEST, A DISTANCE OF 97.18
FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL C-1167); THENCE RUN NORTH 89
DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 148.32 FEET, TO A 1/2"
CAPPED REBAR SET (SE CIVIL C-1167); THENCE RUN NORTH 00 DEGREES 03 MINUTES
20 SECONDS EAST, A DISTANCE OF 155.00 FEET, TO A 1/2" CAPPED REBAR SET (SE
CIVIL C-1167); THENCE RUN NORTH 89 DEGREES 56 MINUTES 40 SECONDS WEST, A
DISTANCE OF 10.03 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL C-1167); THENCE
RUN NORTH 00 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 10.44 FEET
TO THE POINT OF BEGINNING. TRACT CONTAINS 41.65 ACRES, MORE OR LESS.

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 BEARING OF EACH BOUNDARY, EACH LOT, AND EACH TRACT, 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 THE SURVEY AND PLATTING OF THE SAME HAVE BEEN MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA, AND I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AND PRECISION OF THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE _____ DAY OF _____, 202

SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

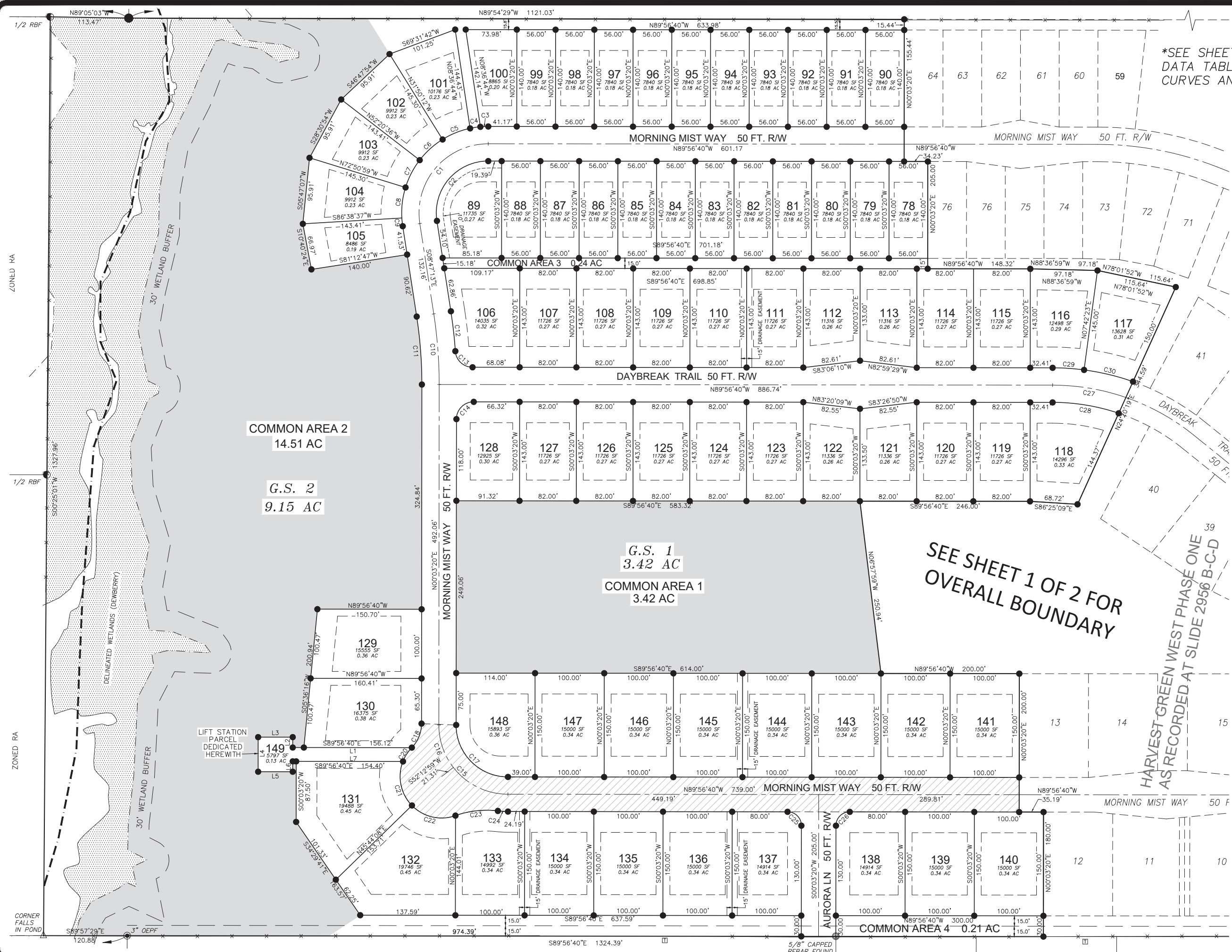


HARVEST GREEN WEST PHASE TWO

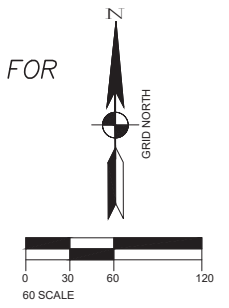
A PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOPMENT

SHEET 1 / 2	DRAWN	ASC
	CHKD.	JDG
	PROJ. MGR	DED
	SCALE	1"=100'
	PROJECT	20210929
	FILE	FINAL PLAT PHASE 2



*SEE SHEET 1 OF 2 FOR
DATA TABLES FOR
CURVES AND LINES*



- LEGEND:**
- CMF □ = CONCRETE MONUMENT FOUND
 - IPF ⊙ = IRON PIN FOUND
 - RBF ● = REBAR FOUND
 - CRF ○ = CAPPED REBAR FOUND
 - OEPF ⊙ = OPEN END IRON PIPE FOUND
 - CRS ● = CAPPED REBAR SET (CA-1167)
 - PUD = PLANNED UNIT DEVELOPMENT
 - R/W = RIGHT OF WAY
 - PIN = PARCEL IDENTIFICATION NUMBER
 - G.S. = GREEN SPACE
 - (A) = PURCHASE AGREEMENT BEARING AND DISTANCE
 - (D) = RECORD DEED BEARING AND DISTANCE
 - x—x— = POST & WIRE FENCE
 - (R) = RECORD BEARING/DISTANCE
 - △ = CALCULATED POINT
 - = GREENSPACE
 - ▨ = DELINEATED WETLANDS



**HARVEST GREEN WEST
PHASE TWO**
A PLANNED UNIT DEVELOPMENT

DRAWN	ASC
CHKD	JDG
PROJ MGR	DIED
SCALE	1"=60'
PROJECT	20210929
FILE	FINAL PLAT PHASE 2
SHEET	2

GENERAL NOTES

TREE PLACEMENT NOTES:

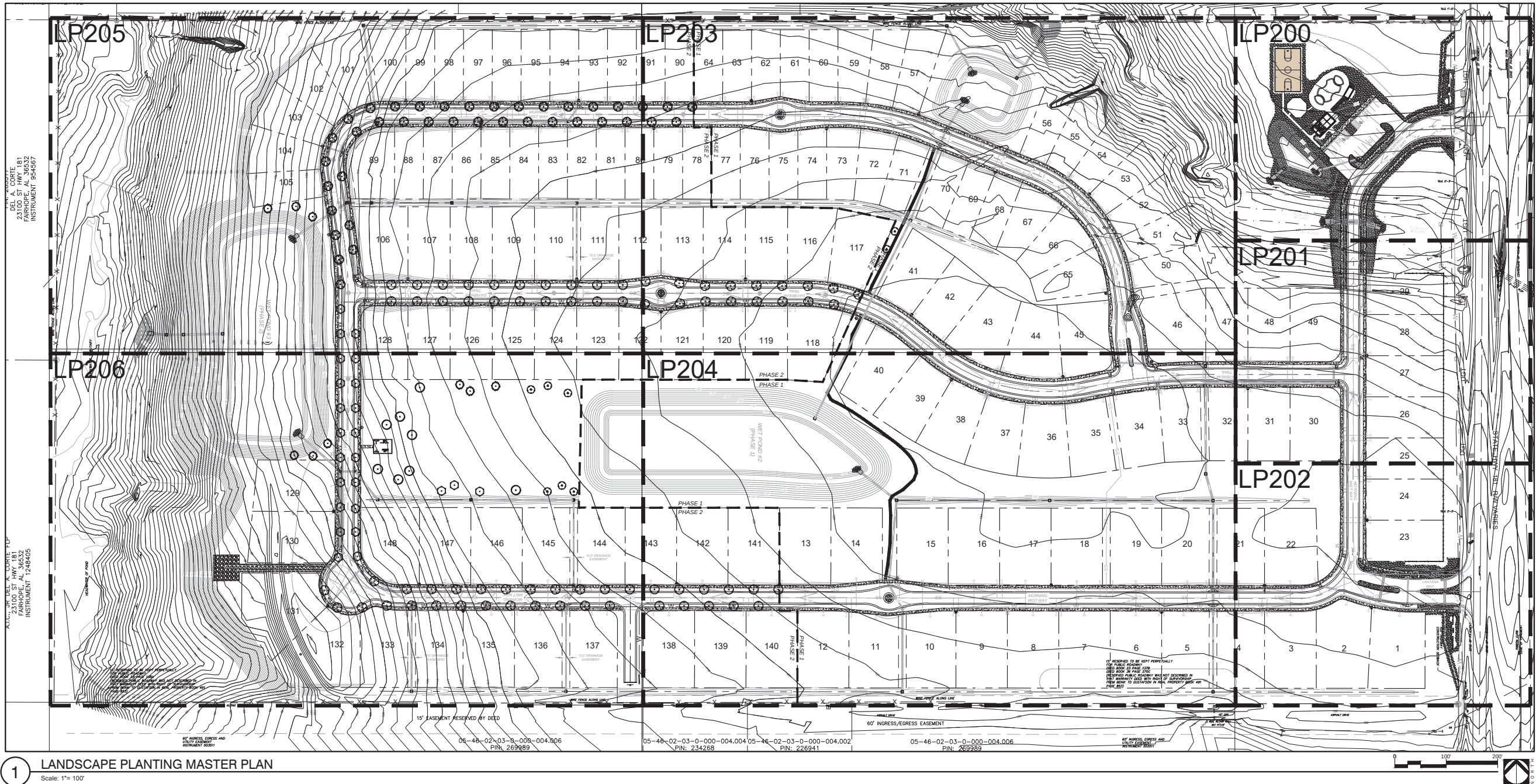
- 1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"-2.5" DIA AT THE TIME OF PLANTING.
- 2.) TREES SHALL BE PLANTED EVERY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.
- 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.

TREE PROTECTION NOTES:

- 1.) TREES IN EXCESS OF 20" IN DIAMETER ARE CONSIDERED PROTECTED AND SHALL RECEIVE THE TREE PROTECTION AS DETAILED ON THIS SHEET. NO DIGGING, TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.
- 2.) TREES SHALL NOT BE REMOVED PRIOR TO ISSUANCE OF PERMIT TO DO SO. THE CITY OF FAIRHOPE UTILIZED THE FOLLOWING RESTITUTION REQUIREMENTS FOR TREES THAT ARE REMOVED WITHOUT A PERMIT.
- 3.) ANY PERSON WISHING TO REMOVE OR RELOCATE A SIGNIFICANT TREE SHALL MAKE A WRITTEN APPLICATION WITH THE CITY HORTICULTURIST. THE APPLICATION SHALL INCLUDE A LANDSCAPE PLAN. THE CITY HORTICULTURIST MUST APPROVE OR DENY THE PERMIT WITHIN 14 WORKING DAYS AFTER RECEIPT OF APPLICATION.

DISTURBED AREA NOTES:

ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.



A Landscape Development Plan for Harvest Green West

Fairhope, Alabama

Revisions

No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT
10.17.25		PHASE 2 LANDSCAPE AS-BUILT
11.24.25		PHASE 2 LANDSCAPE AS-BUILT, 100%

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW

Drawn

VW

Project Manager

CW

Principal

213163-124

Project No.

09.24.21

Date

Sheet Title

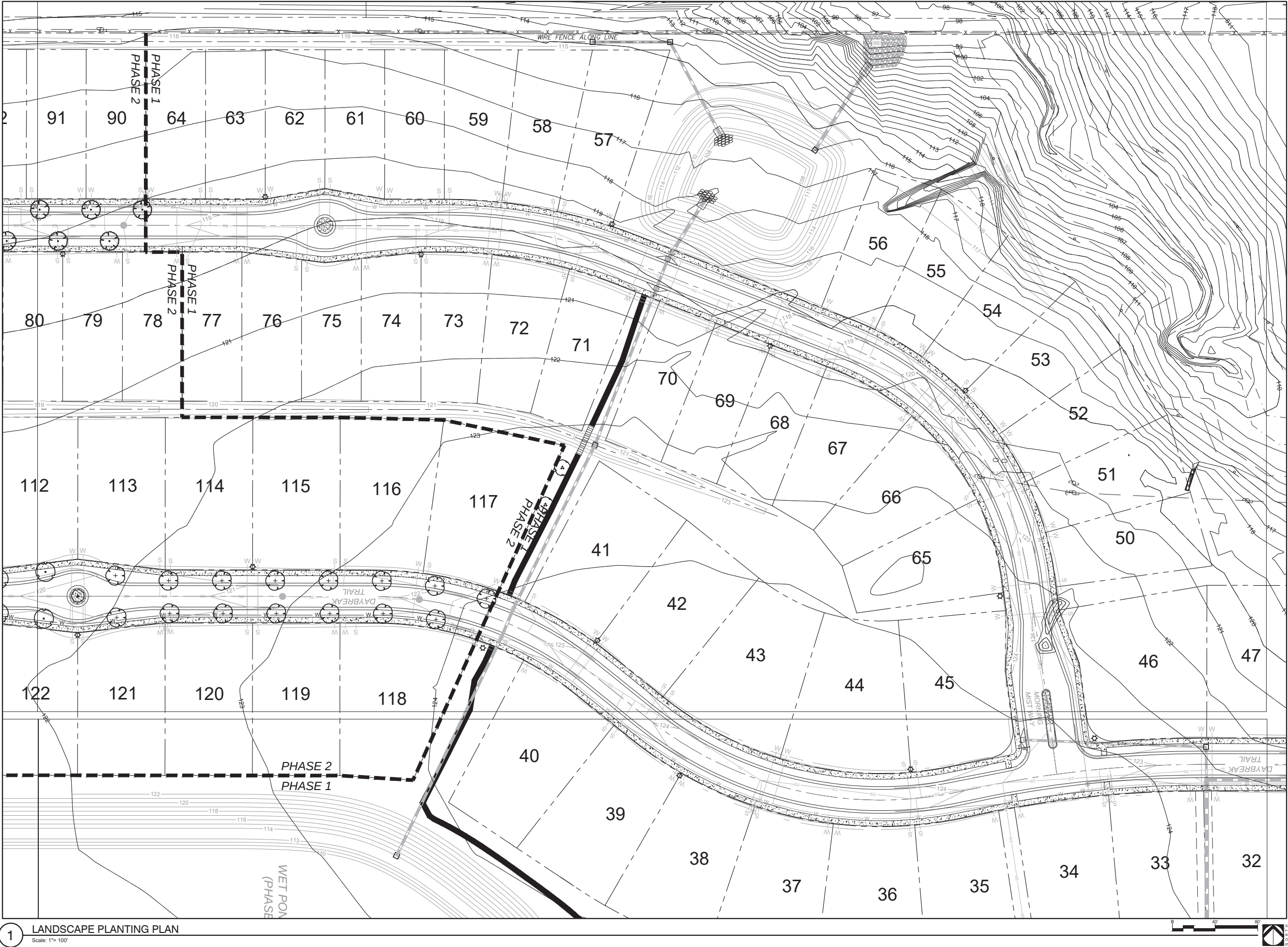
Registration



LANDSCAPE PLANTING REFERENCE MASTER PLAN

Sheet No.

LP100



1 LANDSCAPE PLANTING PLAN
Scale: 1"= 100'

A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

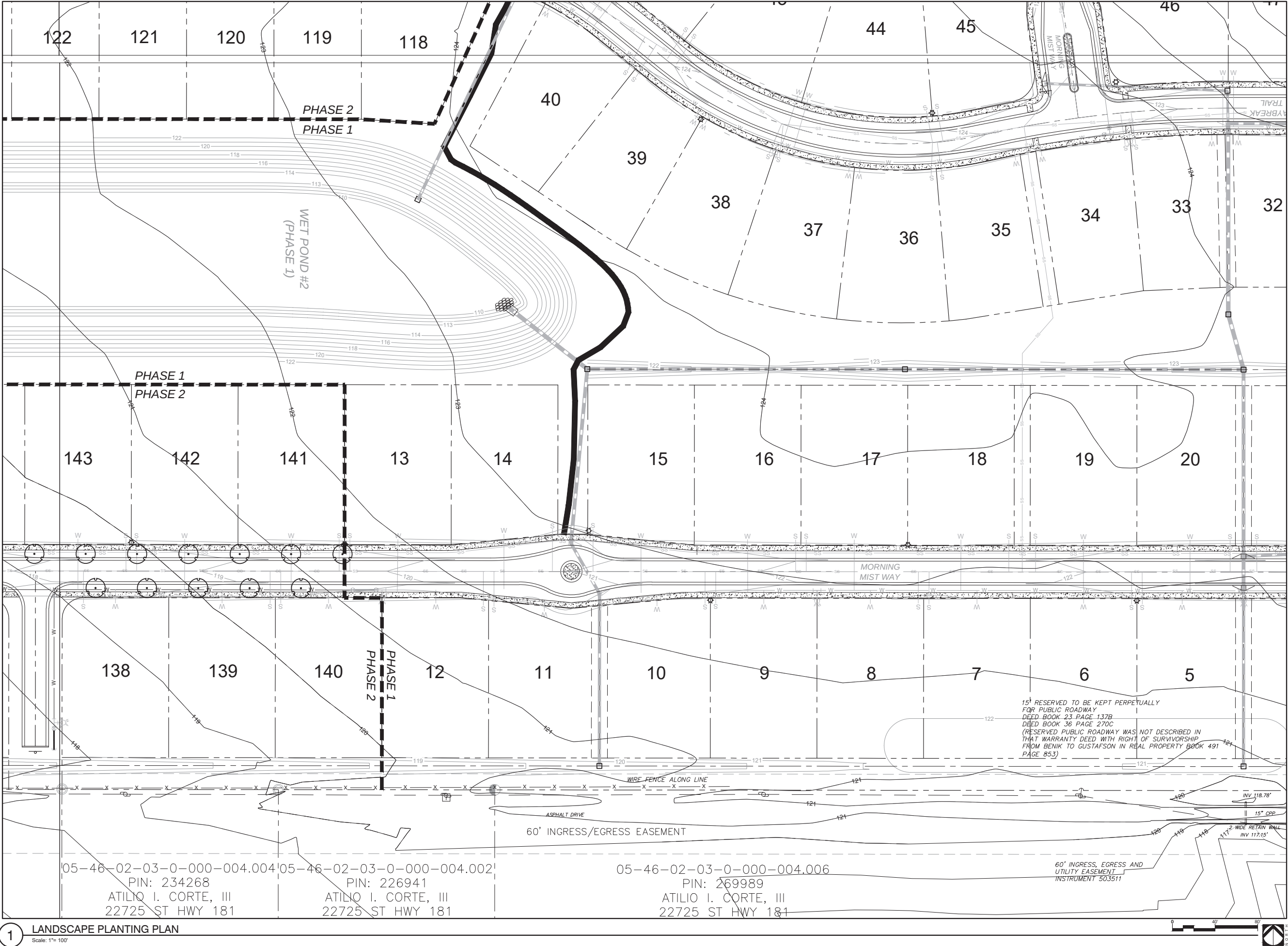
Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT
10.17.25		PHASE 2 LANDSCAPE AS-BUILT
11.24.25		PHASE 2 LANDSCAPE AS-BUILT, 100%

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW Drawn	
VW Project Manager	
CW Principal	
213163-124 Project No.	
09.24.21 Date	

Sheet Title

LANDSCAPE
PLANTING PLAN
ENLARGEMENT



A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

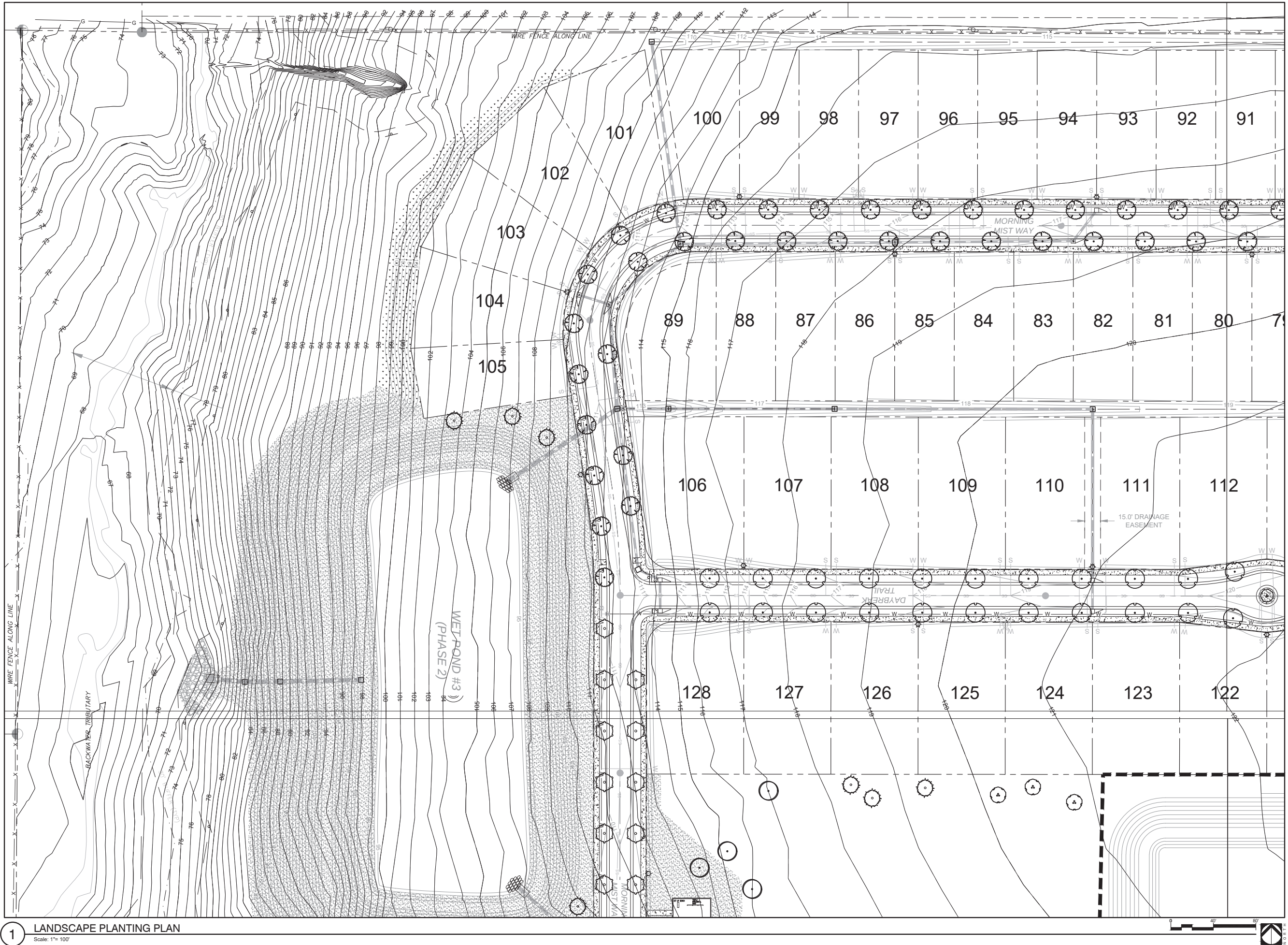
Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT
10.17.25		PHASE 2 LANDSCAPE AS-BUILT
11.24.25		PHASE 2 LANDSCAPE AS-BUILT, 100%

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW Drawn	
VW Project Manager	
CW Principal	
213163-124 Project No.	
09.24.21 Date	

Sheet Title

**LANDSCAPE
PLANTING PLAN
ENLARGEMENT**



A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT
10.17.25		PHASE 2 LANDSCAPE AS-BUILT
11.24.25		PHASE 2 LANDSCAPE AS-BUILT, 100%

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW Drawn VW Project Manager CW Principal 213163-124 Project No. 09.24.21 Date	Registration STATE OF ALABAMA L. STATE CHART NUMBER 518 REGISTERED LANDSCAPE ARCHITECT
---	---

Sheet Title

LANDSCAPE
PLANTING PLAN
ENLARGEMENT

Sheet No.

LP205



Harvest Green West

A Landscape Development Plan for Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
	05.24.21	CITY SUBMITTAL
	09.24.21	CITY SUBMITTAL
	10.14.21	CITY SUBMITTAL
	12.22.21	100% DDs
	03.24.22	90% CDs
	08.03.22	REV 1 – TREE PRES/REMOVAL
	11.11.22	IFC PLANS
	03.21.24	PHASE 1 LANDSCAPE AS-BUILT
	10.17.25	PHASE 2 LANDSCAPE AS-BUILT
	11.24.25	PHASE 2 LANDSCAPE AS-BUILT, 100%

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW
 Drawn
 YW
 Project Manager
 CW
 Principal
 213163-124
 Project No.
 09.24.21
 Date

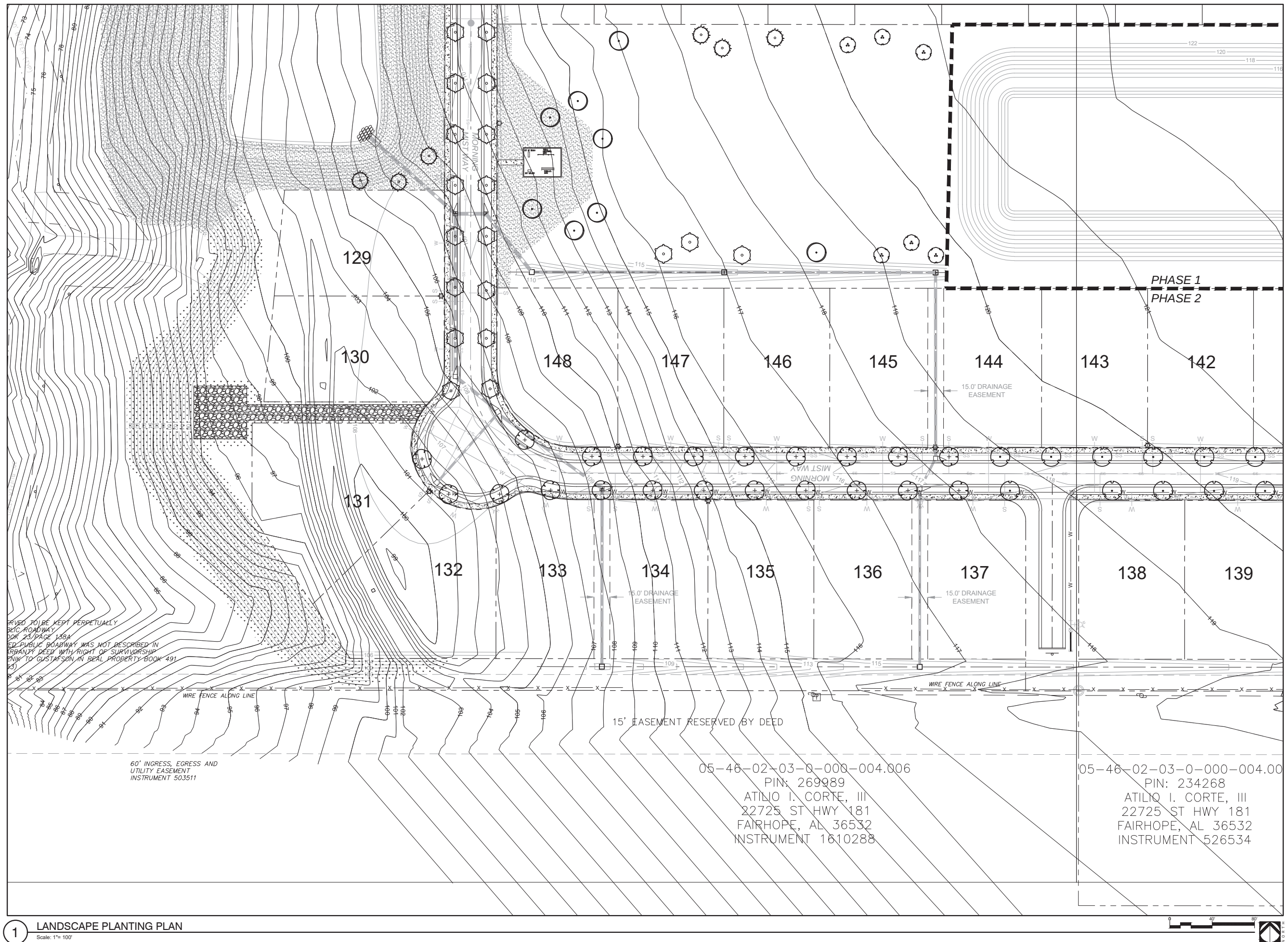
Registration


Sheet Title

LANDSCAPE PLANTING PLAN ENLARGEMENT

Sheet No.

_P206



A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT
10.17.25		PHASE 2 LANDSCAPE AS-BUILT
11.24.25		PHASE 2 LANDSCAPE AS-BUILT, 100%

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW	Registration
Drawn	
VW	
Project Manager	
CW	
Principal	
213163-124	
Project No.	
09.24.21	
Date	



Sheet Title

**LANDSCAPE
PLANTING DETAILS**

Sheet No.

LP500

PLANT SCHEDULE PHASE 2 COMMON AREA

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	BH	6	BETULA NIGRA MINIMUM 3 TRUNKS, FULL HEAD	RIVER BIRCH	15 GAL		8'-10'	MINIMUM 3 TRUNKS, FULL HEAD
	LN	1	LAGERSTROEMIA INDICA 'NATCHEZ' MINIMUM 3 TRUNKS, FULL HEAD	'NATCHEZ' CRAPE MYRTLE	30 GAL		8'-10'	MINIMUM 3 TRUNKS, FULL HEAD
	LT	8	LIRIODENDRON TULIPIFERA FULL HEAD, SPECIMEN QUALITY	TULIP TREE	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QV	8	QUERCUS VIRGINIANA FULL HEAD, SPECIMEN QUALITY	SOUTHERN LIVE OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	TD	9	TAXODIUM DISTICHUM FULL HEAD, SPECIMEN QUALITY	BALD CYPRESS	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	SOD	124,350 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			
	SEED	43,325 SF	SEED PERMANENT STABLE PERENNIAL VEGETATION	PERENNIAL VEGETATION	SEED			PERMANENT STABLE PERENNIAL VEGETATION

PLANT SCHEDULE PHASE 2 STREET TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	LT	10	LIRIODENDRON TULIPIFERA FULL HEAD, SPECIMEN QUALITY	TULIP TREE	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QN	35	QUERCUS NUTTALLII FULL HEAD, SPECIMEN QUALITY	NUTTALL OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QS	36	QUERCUS SHUMARDII FULL HEAD, SPECIMEN QUALITY	SHUMARD RED OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	CP2	36	ULMUS AMERICANA 'FLORIDANA' FULL HEAD, SPECIMEN QUALITY	FLORIDA ELM	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY

GENERAL CONDITIONS

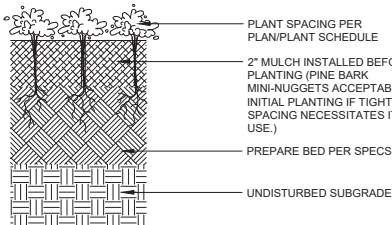
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

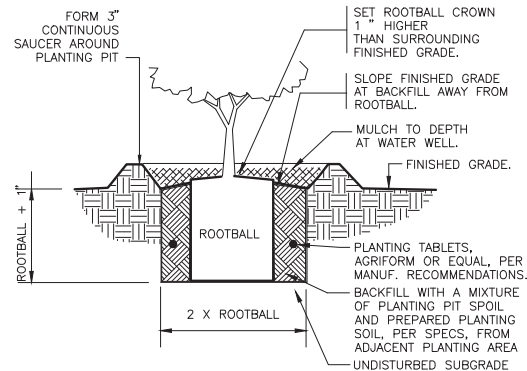
PLANT MATERIAL AND PLANTING

- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OF DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - ☐ 3" DEPTH PINE BARK
 - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
 - ☒ 3" DEPTH LONGLEAF PINESTRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.



GROUNDCOVER PLANTING

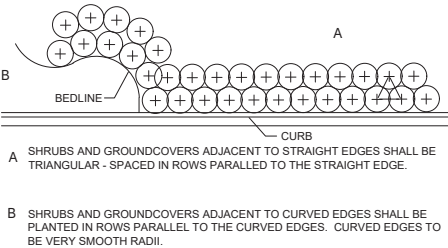
3" = 1'-0"



SHRUB PLANTING

1" = 1'-0"

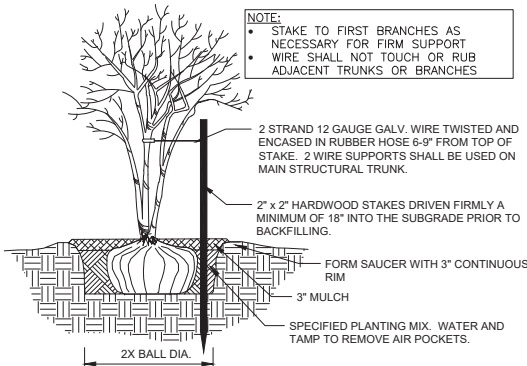
DETAIL--FILE



TYPICAL PLANT SPACING

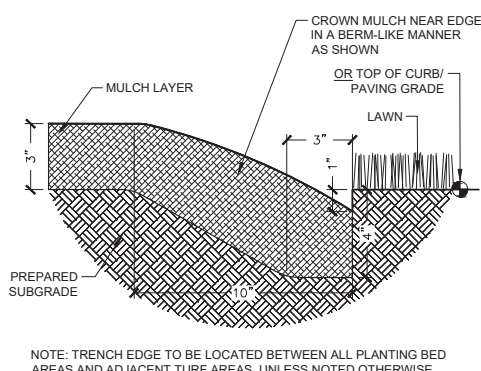
NOT TO SCALE

329399-04



MULTI-TRUNK TREE STAKING

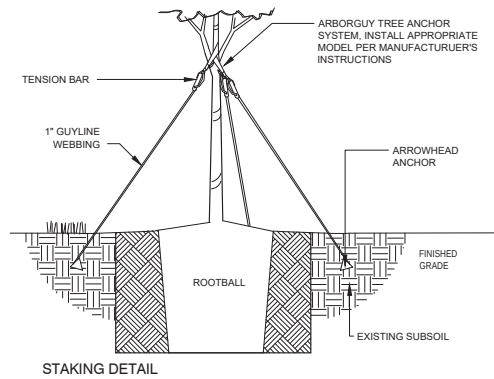
1/2" = 1'-0"



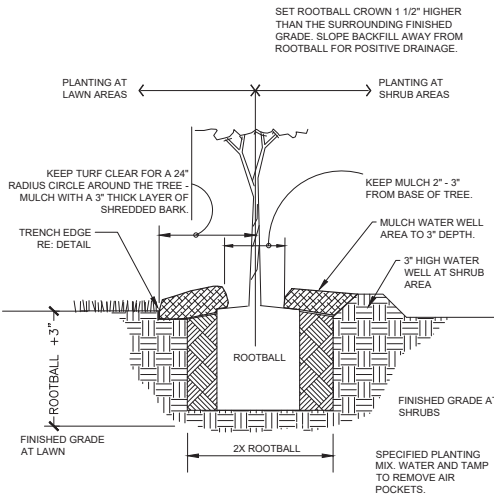
TRENCH EDGE

3" = 1'-0"

329413.23-02



STAKING DETAIL



PLANT PIT DETAIL

TREE PLANTING - GUY STRAP

1" = 1'-0"

329343.26-02

GENERAL PLANTING NOTES

1" = 1'

329399-05

329313-01

329343-01

329343.26-02

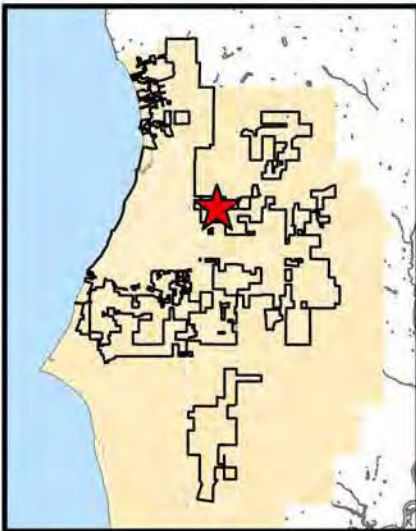
City of Fairhope

Planning Commission

December 1, 2025



SD 25.19 - Dresden Woods



Project Name:

Dresden Farms

Site Data:

4.62 acres

Project Type:

Preliminary plat approval of 4-lot subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1 Low Density Single-Family
Residential District

PPIN Number:

43888

General Location:

Northeast corner of Bishop Road and
Gayfer Road Extension

Surveyor of Record:

Dewberry

Engineer of Record:

Dewberry

Owner / Developer:

James M and SM Scopolites

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Name : Michelle Melton Null





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: 09/23/2025

Property Owner / Leaseholder Information

Name of Property Owner: Scopolites, James M and S M Phone Number: _____
 Address of Property Owner: 8611 Gayfer Ave Ext
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Dresden Woods
 No. Acres in Plat: 4.62 No. Lots/Units: 4
 Parcel No: 05-46-02-09-0-000-016.000 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: Dewberry Phone Number: 251-990-9950
 Address: 25353 Friendship Road
 City: Daphne State: AL Zip: 36526
 Contact Person: Cathy Barnette

Surveyor/Engineer Information

Name of Firm: Dewberry Phone Number: 251-990-9950
 Address: 25353 Friendship Road
 City: Daphne State: AL Zip: 36526
 Contact Person: Victor Germain / Jason Estes

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.

Nicole Scopolites, Adm. of the Estate of James M. Scopolites

Property Owner/Leaseholder Printed Name

10/27/2025

Date

Nicole Scopolites, Adm. of the Estate of James M. Scopolites
 Signature

Fairhope Single Tax Corp. (If Applicable)



October 27, 2025

City of Fairhope Planning & Zoning
451 Pecan Ave, Ste 200
Fairhope, AL 36532

**RE: Dresden Woods
Preliminary Plat Application**

To Whom It May Concern:

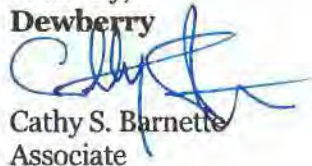
Please find enclosed a Preliminary Plat Application for DRESDEN WOODS PRELIMINARY PLAT. The attached documents are summarized below:

1. Check in the amount of: \$1,300.00
 - o \$1,000 + (\$75 x 4 lots)
2. Preliminary Plat Application and Checklist
3. Certificate of County Zoning and Memo of Transmittal - N/A
4. Title
5. Articles of Incorporation – N/A
6. Fairhope Business License and Insurance
7. Drainage Narrative
8. O & M Plan – letter attached
9. Fairhope Utilities Will Serve Letter
10. Adjacent Property Owners Labels and Certification of APO List
11. Aerial with Topographic Overlay
12. (2 Full Size) Preliminary Plat
13. (1 Full Size) Boundary Survey
14. (2 Full Size) Construction Plans to include: Drainage Plan, BMP, Street, Pedestrian Circulation, Landscape Plan, Utility Plans and Profiles, and Street Lighting Plan
15. Landscape Plan – N/A
16. One drive link sent via email to cynthia.beaudreau@fairhopeal.gov

With this submittal we request to be placed on the agenda for the next regularly scheduled Planning Commission Meeting. We look forward to meeting with you prior to that meeting date to discuss any comments the City may have.

Sincerely,

Dewberry



Cathy S. Barnette
Associate

Cc: File (50189049)



Preliminary Plat Application Checklist*

*This checklist is intended for convenience purposes only.
Refer to the Subdivision Regulations for a *complete* list of requirements.

- ☒ 2 Copies of the Plat
- ☒ 2 Sets of construction plans
- ☒ 1 Copy of the plat in PDF format on disk via one drive
- ☒ Subdivision Application with Articles of Incorporation Attached no articles needed
- ☒ Errors and Omission Insurance
- ☒ Drainage Plan (stand alone document)
- ☒ O & M Plan
- ☒ BMP Plan (stand alone document)
- ☒ Street Plan no new streets
- ☒ Pedestrian Circulation Plan
- ☒ Landscape Plan including street trees and tree preservation plan (stand alone document)
- ☒ Traffic Study, if applicable (stand alone document)
- ☒ Aerial With Topographic Overlay
- ☒ Utility plans and Profiles
- ☒ A street lighting plan N/A - lighting installed
- ☒ Proof of Receipt from the County, if applicable N/A
- ☒ Certificate of County Zoning, (must be signed and zoning of property, if any, indicated) N/A
- ☒ Memorandum of Transmittal signed indicating County's receipt of plat/plans for development being submitted before Planning Commission. N/A
- ☒ Flow Modeling
- ☒ Other engineering and pertinent documents: (including but not limited to Floodplain/floodway information, CLOMR, LOMR applications or correspondence, wetlands reports, and ADEM correspondence, ADEM Notifications, ALDOT correspondence, etc.) N/A -at this time
- ☒ All applicable permits (e.g. ALDOT, ADEM, COE, etc.) N/A -at this time

Please note that if your site is located outside the City of Fairhope limits, but in the planning jurisdiction, the County documentation is required and your application will be considered *incomplete* without the County documentation.

CERTIFICATE OF COUNTY ZONING

This Zoning Certificate is issued for the subject lands the description of which has been furnished by the developer's surveyor/engineer.

Subdivider's Name	Name of Designer
Name of Development	Tax Parcel I.D. #
Location of Subdivision proposed: _____ _____ _____ _____	

The subject property lies within Baldwin County Zoning District No. _____.

☐ Zoned _____ For _____
(Type of development)

☐ Currently has no zoning established

Name of Chairperson for this District: _____

By: _____
For the County Zoning Officer

Date _____



N/A

MEMORANDUM OF TRANSMITTAL

Date: _____

To: Fairhope Planning Commission

Applicant certifies that submittals have been made for the following identified extra-territorial development to the Baldwin County Engineer and the County Planning Officer as evidenced by the certificate affixed below:

Name of Subdivision: _____

Signature of Applicant: _____

I, the undersigned, hereby acknowledge receipt of plat and/or plans for the proposed development named above. (Signature on this acknowledgement shall not constitute any approval of such plans whatsoever.)

Received: _____

Date

By: For the Engineer/Planner

SUMMARY OF REQUEST

Public hearing to consider the request of Dewberry, on behalf of the owners, James M and SM Scopolites, for preliminary plat approval of Dresden Woods, a 4-lot subdivision. The property is zoned R-1 – Low Density Single-Family Residential District. The property is approximately 4.62 acres and is located on the northeast corner of Bishop Road and Gayfer Road Extension.

SITE HISTORY

SD 20.18 involved subject property in a 3-lot minor SD that was originally tabled by the Planning Commission in May 2020 due to concern about the configuration of the lots, proximity to a fire hydrant, and construction of sidewalks. It was ultimately approved at the June 1, 2020, Planning Commission with partial acceptance of the fire hydrant and sidewalk waivers with the following conditions:

- a. Sidewalks and a fire hydrant must be installed on the proposed lot “2” ROW at the time of any vertical construction activities and shall be a condition of receiving final occupancy approval.
- b. Sidewalks must be installed on the proposed Lot 1 and Lot 2 ROW at the time of any vertical construction or class 3 renovation of existing structures on proposed Lot 1 and Lot 2, and installation of sidewalks shall be a condition of receiving final occupancy approval.
- c. A signature block for the City of Fairhope Building Official shall be included on the plat.

Subject property was annexed into the City via Ordinance 1787 on December 20, 2023.

SD 24.16 involved subject property in preliminary and final approval of Gayfer Place Phase Two, a 2-lot minor subdivision, which was approved with the following conditions:

- a. Installation of sidewalk along Gayfer Avenue (Road) Extension the length of the property
- b. Label new lot 2-B instead of Lot 3-B
- c. Change subdivision name to “Gayfer Place II, A Subdivision of Lot 2 of Gayfer Place Subdivision”.

It does not appear that the plat for Gayfer Place Subdivision Phase II was ever recorded.

STAFF COMMENTS

The purpose of this request is to create four (4) legal lots of record from two (2) existing lots that are Gayfer Place (Phase 2) Subdivision.

Proposed Lots 1 and 2 face Bishop Road. Proposed Lots 3 and 4 face Gayfer Road Extension. Both roads are Baldwin County maintained ROWs. As such, it should be noted that all work performed within County ROW will require permitting from the Baldwin County Highway Department.

The preliminary plat illustrates a compliant minimum lot width for all proposed lots and properly labels lot area for all lots in both square feet and acres. If approved, this information should be retained on the Final Plat; or provision of a table on the Final Plat with the same information will suffice.

The preliminary plat illustrates a 40’ front yard setback along Bishop Road and a 45’ front setback along Gayfer Road Extension. R-1 requires a 40’ front setback. SD 24.16 is a previous subdivision of the subject property after it annexed into the City as R-1. The preliminary plat for SD 24.16 (Gayfer Place Subdivision, Phase II) also

had a 40' front setback off Gayfer Road Extension; however, that plat was not recorded. The front setback for proposed Lots 3 and 4 should be 40' not 45'. See *Exhibits*.

The proposed preliminary plat also has a highway construction setback of 75' along Gayfer Road Extension. Previous subdivisions of the subject property did not have a 75' highway construction setback off Gayfer Road Extension. See *Exhibits*. Applicant needs to confirm that there is a highway construction setback on Gayfer Road Extension through Baldwin County and provide the confirmation (or not) to the City with the Final Plat application.

In addition, there are correct 10-foot side yard setbacks and 35-foot rear yard setbacks for all proposed lots, in compliance with Article V Section E.4.a of the Subdivision Regulations and Article III Section C.1. of the Zoning Ordinance.

Various access and utility easements are depicted on the preliminary plat. A note should be added to the Final Plat, if this application is approved, that no structures shall be constructed in any easement without permission of the easement holder.

A condition of approval of SD 24.16 Gayfer Place Subdivision, Phase II is that driveway access for Lot 1 shall be within 30 ft of the northern property line of Lot 1. There is currently a note stating this on the proposed preliminary plat and if the current application for Dresden Woods Subdivision is approved, a note should be placed on the Final Plat stating the same.

There are no common areas proposed with this subdivision. Common areas shall be added to the proposed plat in order to accommodate drainage and greenspace.

All four (4) proposed lots are within 450' of a fire hydrant.

Utilities

All work and connections within Baldwin County rights-of-way require permitting from the Baldwin County Highway Department. Utility service providers for the subject site include Fairhope Utilities for electric, water, sewer, and gas, as well as AT&T for communications.

Existing overhead power lines on proposed Lot 4 shall be removed before approval of the Final Plat. Applicant is currently working with Fairhope Utilities to satisfy this condition.

Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs), and any required infrastructure improvements will be the developer's responsibility. The current residence on proposed Lot 4 is on a septic system. Low pressure sewer service is available; however, the developer is responsible for the installation of the low-pressure sewer along Gayfer Road Extension. This necessity for additional infrastructure makes this subdivision application a major subdivision application with preliminary and final plat approval.

Gas service installation for the subdivision will also be determined based on final drawings.

Traffic

A traffic letter was submitted with the application and is attached to this packet. As proposed the 4-lot subdivision is estimated to generate thirty-nine (39) trips daily, which is well below the 1,000-trip threshold. As such, no further traffic study was conducted.

Drainage

A Drainage Narrative is included in the packet. Currently, stormwater runs off drains to the grady pond in the center, then drains north towards Fly Creek. There is a natural drainage ditch that allows stormwater to flow between the grady pond and ROW (ditch). There are four (4) drainage pipes along the north side of Gayfer Road Extension within the ROW. There the stormwater runoff is directed to a culvert that drains under Gayfer Road Extension. The Drainage Narrative states that the addition of four (4) houses and driveways will create a minimal increase in stormwater runoff for the site.

Wetlands

The Applicant submitted a wetland delineation report dated July 7, 2025. One of the sampled areas is within a wetland. The Applicant was unable to receive a formal delineation from the Army Corps of Engineers (USACE) confirming the report, and as such, has elected to voluntarily include a 30-foot wetland buffer in accordance with Article V, Section F.4. of the Subdivision Regulations. As such, if approved, the 30-foot wetland buffer should be retained on the Final Plat.

Greenspace

The subject site has less than two (2) units per acre, which requires a minimum of 10% greenspace area in accordance with Article V, Section C, of the Subdivision Regulations. Applicant has submitted a greenspace plan with this application. The proposed greenspace plan needs to be revised in accordance with Article V, Section C, of the Subdivision Regulations. For example, the type of greenspace needs to be identified per Table 4-1 “Greenspace Categories and Types” and indicated on the Final Plat as a public access and use easement. As proposed, the Greenspace plan does not meet the requirements of the Fairhope Subdivision Regulations. The wetlands as shown, if non-jurisdictional, meet the 10% requirements of a Preserve. If the Corp. determines the wetlands are jurisdictional, more Greenspace may be required prior to Final Plat application.

Connectivity

The installation of sidewalks has been an issue for the subject property’s prior subdivisions. There are not any sidewalks installed directly adjacent to the subject property. There is an existing sidewalk along the south side of Gayfer Road Extension.

SD 20.18 (Slide 2731-A) requires sidewalks to be installed at the time of vertical construction or class 3 renovation of existing structures on then existing Lots 1 and 2. Moreover, installation of sidewalks is a condition of final occupancy approval.

SD 24.16 further required as a condition of approval that a sidewalk be installed the length of Gayfer Road Extension that is adjacent to subject property. Again, that plat was not recorded. Nonetheless, the Planning Commission did require the installation and that requirement could be a condition for approval of the current subdivision application at hand.

Applicant has included a 15’ drainage/utility/sidewalk easement along both Bishop Road and Gayfer Road Extension. Staff recommends sidewalks be installed prior to application for Final Plat approval. .

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations 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;
- 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;
- c) The proposed subdivision is not consistent with these Regulations;
- d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
- e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City."

Recommendation:

Staff recommends **APPROVAL** of SD 25.19 Dresden Woods preliminary plat with the following conditions:

- 1. Removal of all structures located on Lot 4 prior to Final Plat Application;
- 2. Removal of overhead power lines on Lot 4 prior to Final Plat Application;
- 3. Confirmation from Baldwin County of 75' highway construction setback along Gayfer Road Extension;
- 4. Consent from Baldwin County to any work proposed in the ROWs;
- 5. A revised Greenspace plan shall be submitted showing accurate labeling and calculations for greenspace types and area being counted for greenspace to demonstrate compliance with Article V Section C Table 4-1 of the Subdivision Regulations; and
- 6. Sidewalks be installed prior to application for Final Plat approval.
- 7. Addition of Common Areas to accommodate drainage and greenspace.

EXHIBITS

SD 25.19 – Dresden Woods

December 1, 2025

Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure

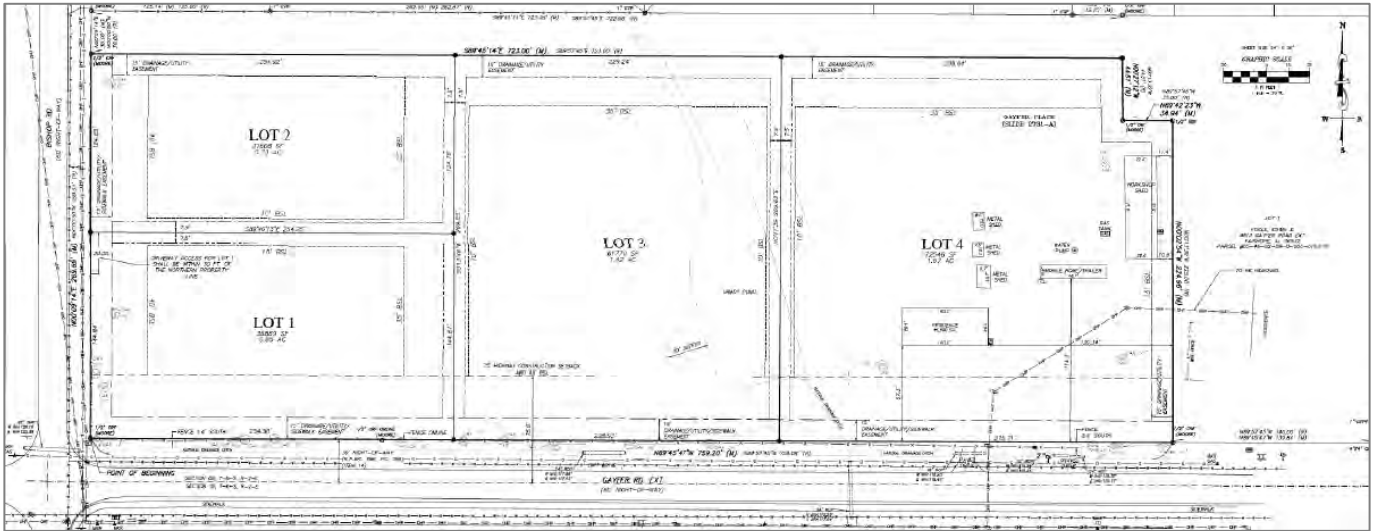
Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
R/A	3 acres/ -	198'	75'	75'	25'	50'	none	30'
R-1	15,000 s.f./ -	100'	40'	35'	10' ^b	20'	40%	30' ^a
R-1a	40,000 s.f./ -	120'	30'	30'	10' ^b	20'	25%	35'
R-1b	30,000 s.f./ -	100'	30'	30'	10' ^b	20'	25%	35'
R-1c	20,000 s.f./ -	80'	30'	30'	10' ^b	20'	25%	35'

EXHIBITS

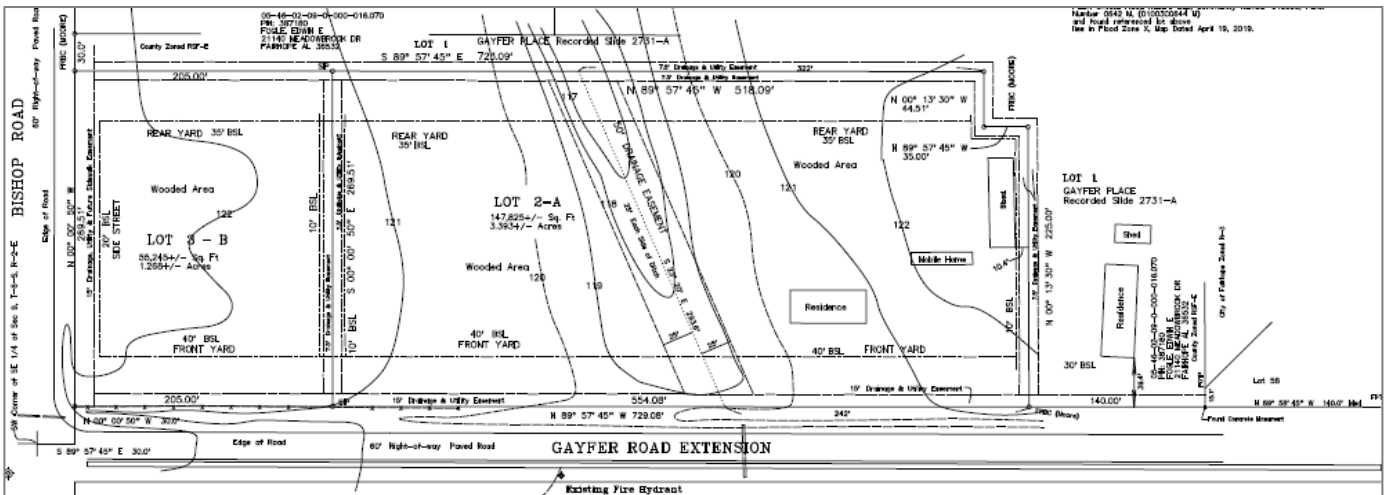
SD 25.19 – Dresden Woods

December 1, 2025

Preliminary Plat for Dresden Woods



SD 24.16 Gayfer Place Subdivision, Phase II (approved and unrecorded plat)

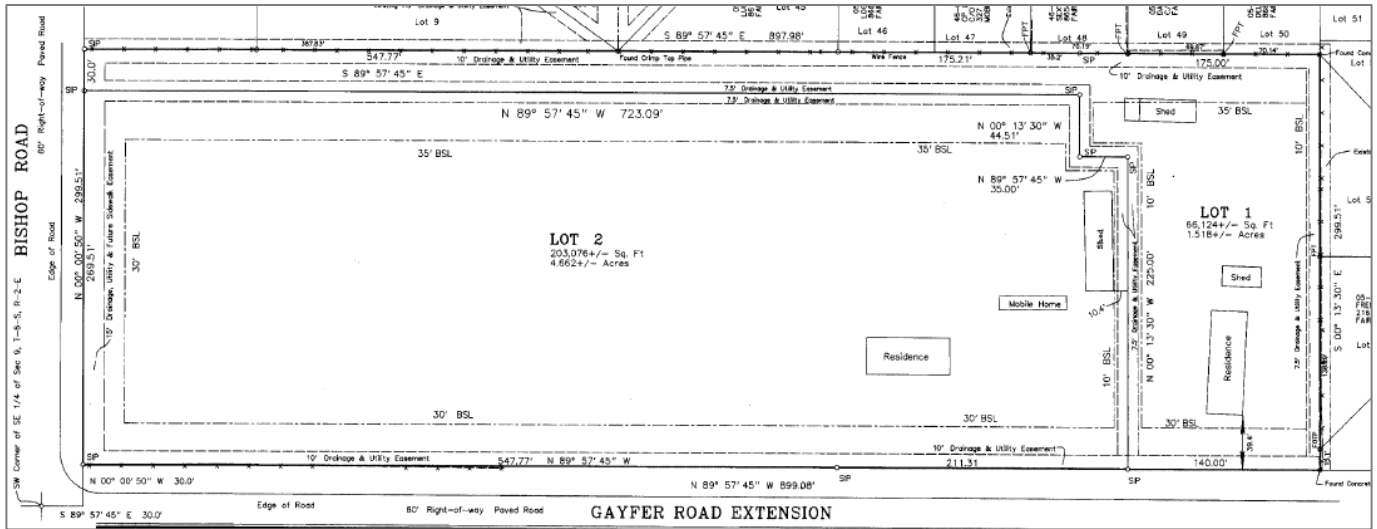


EXHIBITS

SD 25.19 – Dresden Woods

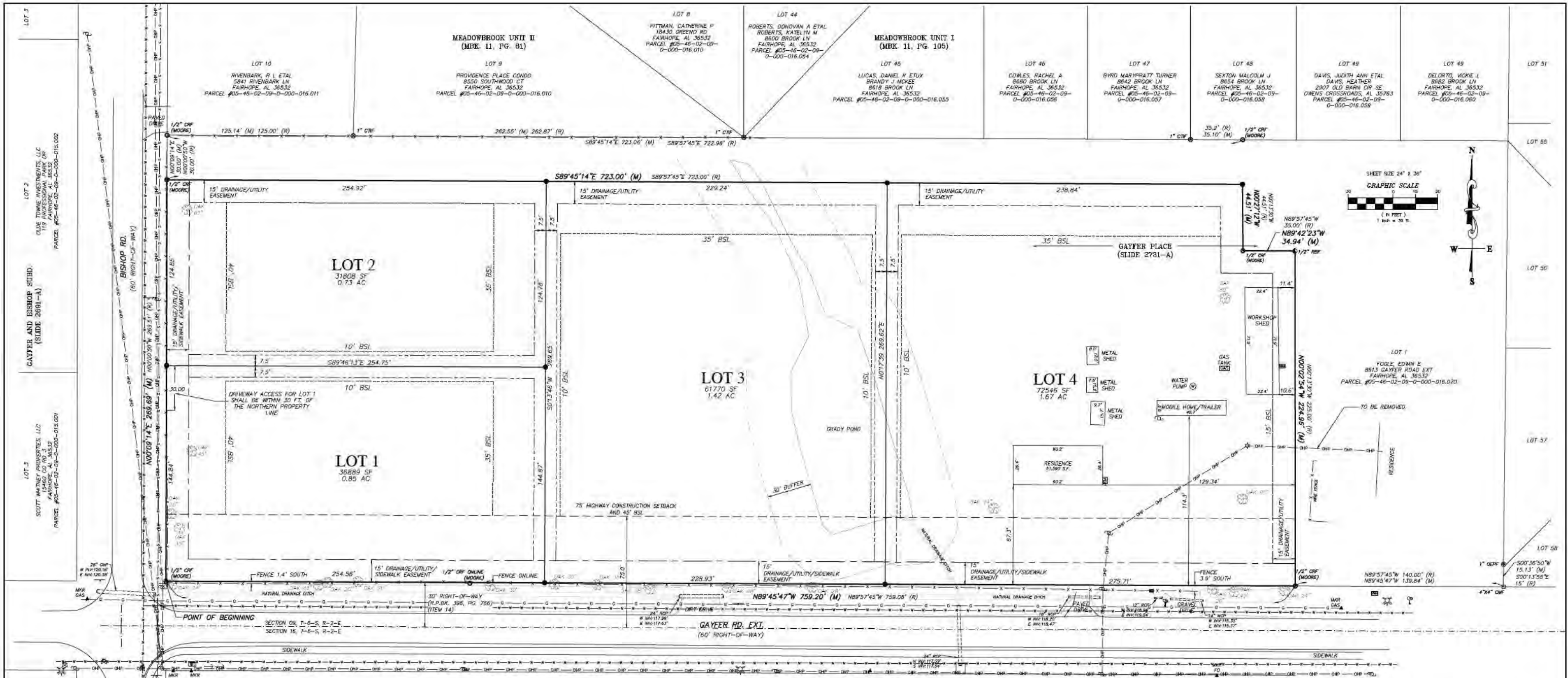
December 1, 2025

SD 20.18 Gayfer Place Subdivision (Recorded as Slide 2731-A)



SD 25.19 – Dresden Woods
December 1, 2025

[illegible]



OWNER:
SCORPUS, JAMES M.
MCNEEL, MORRIS O.
CHESNUT, MARY V.
8811 GAYLER AVE. EXT.
FAIRHOPE, AL 36532
PARCEL #05-46-02-09-0-000-016.000

PROPERTY ADDRESS:
8811 GAYLER AVE. EXT.
FAIRHOPE, AL 36532

PROPERTY IS LOCATED IN SECTION 09, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

SETBACK REQUIREMENTS:
FRONT - 40 FEET
REAR - 35 FEET
SIDE - 10 FEET
STREET SIDE SETBACK - 20 FEET
ACCESSORY STRUCTURE - 5 FEET
(UNLESS OTHERWISE SHOWN HEREON)

SOURCE: CITY OF FAIRHOPE PUBLIC ZONING DISTRICT MAP.

ZONING:
R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
SOURCE: CITY OF FAIRHOPE PUBLIC ZONING DISTRICT MAP.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (SEWER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY T&T (TELEPHONE)
THE UNDERSIGNED, AS AUTHORIZED BY T&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (GAS)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA
APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

PLANNING DIRECTOR _____ **DATE** _____

SECRETARY _____ **DATE** _____

CERTIFICATE OF APPROVAL BY THE NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND SIGNATURE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE(SHE, THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE(SHE, THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS(HER, THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC _____

GENERAL NOTES:
1. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE & UTILITY EASEMENT ON ALL EXTERNAL BOUNDARY LINES.
2. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE & UTILITY EASEMENT ON ALL INTERIOR LOT LINES (7.5 FOOT ON EITHER SIDE).
3. FTS FOR EACH LOT SHOWN HEREON SHALL BE A MINIMUM OF 15 INCHES ABOVE GRADE.

CERTIFICATE OF OWNERSHIP
I, _____, AS PROPRIETOR(S), HAVE CAUSED THE LAND ENGRAINED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS DRESDEN WOODS, A PART OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

OWNER _____
BY _____ **DATE** _____
ITS _____

LEGEND:
CMF □ = CONCRETE MONUMENT FOUND
CRF ○ = CAPPED REBAR FOUND
RBF ○ = REBAR FOUND
CTF ⊗ = CRIMP TOP IRON FOUND
DEPF ⊗ = OPEN END PIPE FOUND
CRS ● = 3/8" CAPPED REBAR SET (CA-1109-LS)
(M) = MEASURED BEARING AND DISTANCE
(R) = RECORDED BEARING AND DISTANCE
M.B.K. = MAP BOOK
PG. = PAGE
INS. = INSTRUMENT
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
MCP = METAL CORRUGATED PIPE
BSL = BUILDING SETBACK LINE
☐ = MAILBOX
→ = GUY WIRE
— = SIGN
⊗ = WATER METER
⊗ = FIRE HYDRANT
⊗ = WATER VALVE
⊗ = POWER POLE
⊗ = LIGHT POLE
⊗ = ELECTRIC METER
⊗ = TELEPHONE PEDESTAL
▲ = UNDERGROUND UTILITY MARKER
⊗ = GAS TANK
⊗ = WATER PUMP
— = OVERHEAD POWER LINE
— = WIRE FENCE
— = GAS LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
— = WATER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
— = SEWER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN SEPTEMBER 16, 2025, AND IS RECORDED IN FIELD BOOK 339 PAGE 69 AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVELERS.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
8. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINETIC GPS.
9. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
10. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
11. SOURCE OF INFORMATION: GAYLER PLACE SUBDIVISION, SLIDE 2731-A, MEADOWBROOK UNIT 1, M.B.K. 11, PG. 105; MEADOWBROOK UNIT 2, M.B.K. 11, PG. 81; WESTCOT LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM.

GENERAL NOTES:
1. FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE HIGHEST GRADE NEXT TO PROPOSED RESIDENCE.
2. SIDEWALKS SHALL BE INSTALLED PRIOR TO APPROVAL OF CERTIFICATE OF OCCUPANCY FOR HOME CONSTRUCTION.

FLOOD ZONE INFORMATION:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100030624, COMMUNITY NUMBER 010000, PANEL NUMBER 0042, SUPPLY M AND MAP NUMBER 0100030644, COMMUNITY NUMBER 010000, PANEL NUMBER 0041, SUPPLY M, MAPS EFFECTIVE DATE APRIL 18, 2019.

SURVEYOR'S CERTIFICATE:
DESCRIPTION:
LOT 2, GAYLER PLACE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED ON SLIDE 2731-A, IN THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
(DESCRIPTION COPIED FROM WESTCOT LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM)
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.
VICTOR L. GENMAN, AL P.L.S. NO. 38473 DATE _____
DEWBERRY
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	N/A	DRAWN	S.E.B./V.L.G.	CHKD.	V.L.G.
ENG.	L.M.D.	SURVEYOR	V.L.G.	PROJ. MGR	C.S.B.
		SCALE		1"=30'	
		PROJ. NO.		50189049	
		FILE		GAYLER RD.-PRELIM PLAT	
		SHEET		1 OF 1	

Dewberry
33333 Fremont Road, Daphne, AL 36526
251-696-9930 Fax: 251-696-9935

DRESDEN WOODS
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

[illegible]

REVISIONS

DRAWN BY	JGD
DESIGNED BY	N/A
APPROVED BY	LMD
CHECKED BY	LMD
DATE	OCTOBER 28, 2025

TITLE

AERIAL OVERLAY

PROJECT NO. 50189043

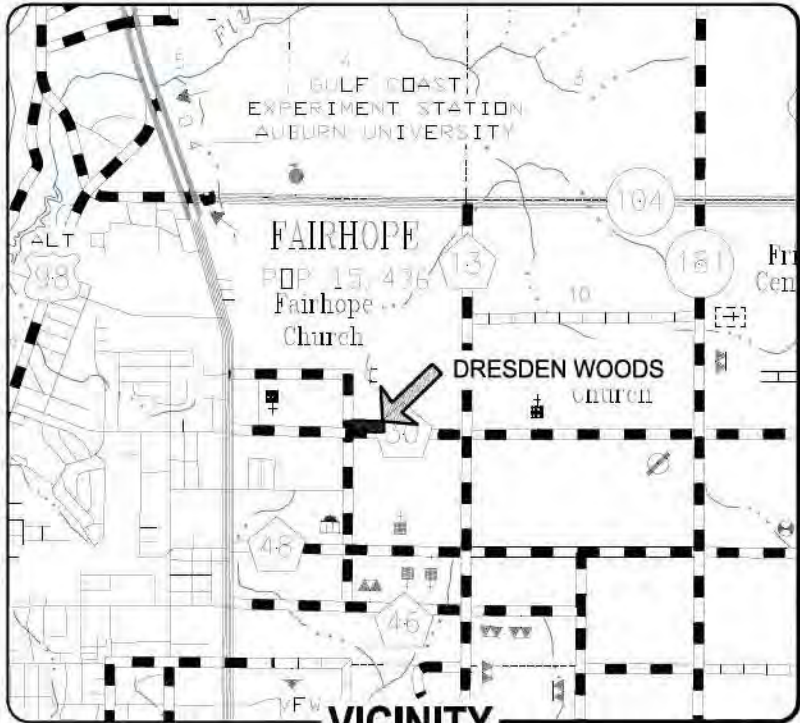
1 of 1

SHEET NO.

NOTE:
TOPOGRAPHY WITHIN THE RIGHT OF WAY HAS
BEEN OBTAINED FROM SURVEY DATA, WHILE
TOPOGRAPHY FOR ALL OTHER AREAS HAS
BEEN OBTAINED FROM COUNTY GIS DATA

CONSTRUCTION PLANS FOR DRESDEN WOODS

Prepared For:
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, BALDWIN COUNTY, AL



VICINITY
MAP

Digitally signed by Logan
Dunn
DN: c=US,
e=Logan.Dunn@dewberry.com,
o=Dewberry Engineers Inc.,
cn=Logan Dunn
Date: 2025.10.27
17:50:27-05'00'



Signature Date:
LOGAN M. DUNN 10/28/25
Project Engineer Reg. No.

Prepared By:



25353 FRIENDSHIP ROAD DAPHNE, AL 36526
251-990-9950 phone 251-990-9910 fax www.dewberry.com

Date: OCTOBER 28, 2025
Project Number: 50189049
**PRELIMINARY- NOT
FOR CONSTRUCTION**

INDEX:

SHEET NO.	SHEET TITLE
A1	TITLE SHEET
B1	GENERAL NOTES
C1	UTILITY & SIDEWALK PLAN
D1	BEST MANAGEMENT PRACTICES PLAN

INDEX

REVISIONS:

#	DATE	BY	DESCRIPTION
△			
△			
△			
△			
△			
△			

REVISIONS

ISSUE:

DATE	BY	DESCRIPTION
10/28/2025	LMD/JGD	INITIAL SUBMITTAL TO CITY

ISSUE

E

D

C

B

A

UTILITIES

1. THE LOCATION OF THE UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (HORIZONTALLY & VERTICALLY) OF ALL UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFICATION SHOULD BE GIVEN AT LEAST 24 HOURS PRIOR TO APPROACHING THE AFFECTED UTILITY.
3. ALL WATER MAINS SHALL BE OF A PIPE CLASS APPROVED BY THE UTILITY OWNER.
4. WATER MAIN VALVES AND WATER SERVICE TAPS SHALL NOT BE LOCATED UNDER THE PROPOSED PAVEMENT.
5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY BEFORE ATTEMPTING TO TAP THE LINE.
6. UTILITY COMPANIES:
 - POWER- CITY OF FAIRHOPE
 - WATER- CITY OF FAIRHOPE
 - SEWER- CITY OF FAIRHOPE
 - TELEPHONE- AT&T
 - GAS- CITY OF FAIRHOPE
7. ALL PVC PIPE SHALL BE MARKED USING A 12 GAUGE COATED COPPER WIRE BURIED BETWEEN 3 AND 6 INCHES ABOVE THE TOP OF THE PIPE.
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE COORDINATES (NORTHING & EASTING) AND ELEVATIONS (z) OF ALL WATER & SEWER LATERALS & MECHANICAL FITTINGS. THIS INFORMATION SHALL BE IN AN ELECTRONIC FORMAT THAT CAN BE IMPORTED INTO A CAD FILE OR OTHER SUITABLE FORMAT AS AGREED ON BY THE ENGINEER.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL BUILDING AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE SEDIMENTATION CONTROL DEVICES WHERE EVER POSSIBLE.
2. THE CONTRACTOR SHALL CLEAR OUT ACCUMULATED SILT IN THE EXISTING DITCHES AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
3. ALL DISTURBED AREAS NOT PAVED ARE TO BE STABILIZED WITH SEEDING AND MULCHING OR SOD AS SOON AS POSSIBLE.
4. HAY BALES AND/OR WATTLES SHALL BE USED AT LOCATIONS OF SHALLOW CONCENTRATED FLOW TO TRAP SEDIMENT. THE INLETS TO ALL DRAINAGE STRUCTURES SHOULD BE PROTECTED AS SHOWN ON THE APPROVED BMP PLAN, AT A MINIMUM, AND IN ACCORDANCE WITH THE ATTACHED DETAILS.
5. ANY SEED & MULCH SHALL BE APPLIED AND MAINTAINED ACCORDING TO ALABAMA SOIL AND WATER CONSERVATION COMMITTEE GUIDE FOR EROSION & SEDIMENT CONTROL, CURRENT EDITION.
6. SEE APPROVED BMP PLAN FOR ANY ADDITIONAL NOTES OR REQUIREMENTS.
7. CONTRACTOR SHALL ADHERE TO THE ALABAMA HANDBOOK FOR EROSION AND SEDIMENT CONTROL.
8. CONTRACTOR SHALL FOLLOW THE APPROVED BEST MANAGEMENT PRACTICES PLAN.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251-960-9650

DRESDEN WOODS
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE

N/A

[illegible]

NO.	DESCRIPTION	DATE
-----	-------------	------

REVISIONS

DRAWN BY	JGD
DESIGNED BY	N/A
APPROVED BY	LMC
CHECKED BY	LMC
DATE	OCTOBER 28, 2025

TITLE

GENERAL NOTES

PROJECT NO. 50189046

B1

SHEET NO.

1 2 3 4 5

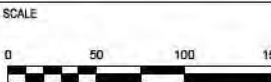


25353 FRENCH ROAD
DAPHNE, AL 36526
251.866.9999

DRESDEN WOODS
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA



PRELIMINARY
NOT FOR
CONSTRUCTION



NO.	DESCRIPTION	DATE

REVISIONS		
DRAWN BY	JGD	
DESIGNED BY	JGD	
APPROVED BY	LMD	
CHECKED BY	LMD	
DATE	OCTOBER 28, 2025	

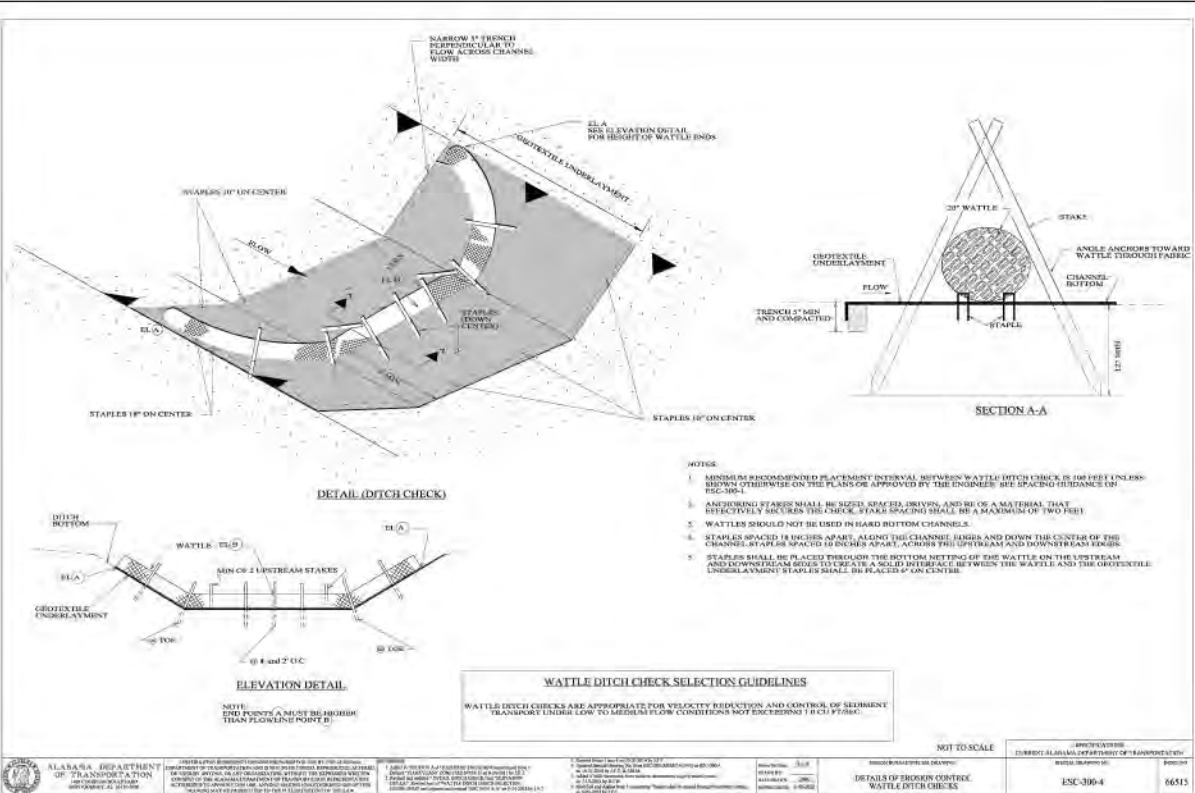
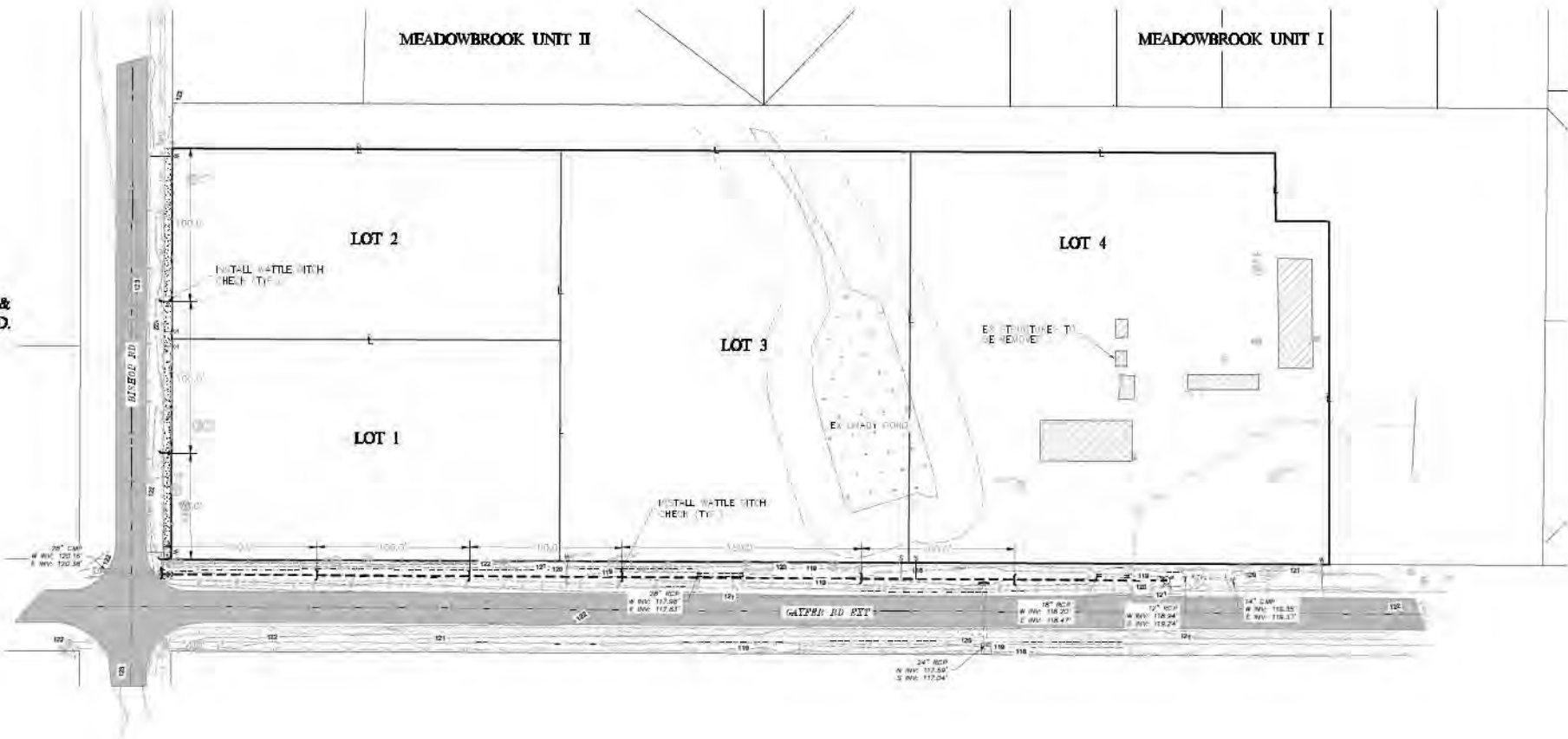
TITLE
**BEST MANAGEMENT
PRACTICES PLAN**

PROJECT NO. 50189040

D1

SHEET NO.

- NOTES:
1. WATTLES SHALL BE PLACED DOWNSTREAM OF DISTURBED AREAS AS WORK PROGRESSES.
 2. WATTLES SHALL BE REMOVED AFTER DISTURBED AREAS HAVE BEEN STABILIZED.
 3. IN THE EVENT THAT DISTURBED AREAS CAN BE STABILIZED PRIOR TO NEXT RAIN EVENT, WATTLES CAN BE OMITTED.



REFERENCE NO. 50189049

DRESDEN WOODS

MatchPoint Development, LLC

Drainage Narrative

OCTOBER 28, 2025



SUBMITTED BY
Dewberry Engineers Inc.
25353 Friendship Rd.
Daphne, Alabama 36526
251.929.9786



Table of Contents

1. General Information	2
2. Existing Drainage Conditions	2
3. Hydraulic Analysis & Results	2
3.1 Stormwater Runoff Analysis (PondPack)	2
.....	
APPENDIX A – Vicinity Map	4
.....	
APPENDIX B – PondPack Results	6
.....	

Table of Tables

Table 3.1 Runoff Coefficients: Pre-Development Condition.	2
Table 3.2 Runoff Coefficients: Post-Development Condition.	2
Table 3.3 Pre/Post Release Rate Results	3

1. General Information

Dresden Woods is a 4.67-acre subdivision consisting of four (4) lots. This site is located on the northeast corner of Bishop Rd. and Gayfer Rd. Ext. in Fairhope, Alabama. A vicinity map has been included in Appendix A. No new drainage infrastructure is proposed for Dresden Woods.

2. Existing Drainage Conditions

The existing site is composed mostly of undeveloped woodland. There is a grady pond in the center of the site that is approximately 8,800 square feet. There is also a residential home, four sheds, and a mobile home located on the east side of the site. These structures are proposed to be removed. The high point can be found on the northwest corner of the site. Stormwater runoff drains to the grady pond in the center, then drains north towards Fly Creek. Existing GIS topography indicates that there is a natural drainage ditch that allows stormwater to flow between the grady pond and the right of way ditch.

There are four (4) drainage pipes along the north side of Gayfer Rd. Ext., within the right of way, where stormwater runoff is directed to a culvert that drains south under Gayfer Rd. Ext. GIS topographic info was used in combination with field verified survey data to analyze and model the existing and proposed drainage conditions for this project.

3. Hydraulic Analysis & Results

3.1 Stormwater Runoff Analysis (PondPack)

Bentley's PondPack software was used to analyze the stormwater runoff for this site. The Modified Rational Method for runoff estimation was used to develop the drainage calculations for the project. The 2, 5, 10, 25, 50, and 100-year, 24-hour storm events were utilized in the drainage calculations for this site. The Modified Rational Method estimates flow using the total area, ground surface conditions (represented by runoff coefficient between 0 and 1), and IDF curves (which provide the rainfall intensity in inches per hour). The runoff coefficients (C-value) for this site vary between 0.98 (used for the hard surfaces and pond) and 0.30 (used for vegetated or natural areas). The calculations for the cumulative runoff coefficients can be found in Tables 3.1 & 3.2 below.

Table 3.1 Runoff Coefficients: Pre-Development Condition.

Pre-Development Runoff Coefficients (C Values)		
Ground Cover Type	C Value	Area (SF)
Grass/Woodland	0.30	190,249
Grady Pond	0.98	8,781
Buildings	0.95	3,983
Weighted C-Value & Total Area	0.34	203,013

Table 3.2 Runoff Coefficients: Post-Development Condition.

Post-Development Runoff Coefficients (C Values)		
Ground Cover Type	C Value	Area (SF)
Grass	0.35	184,232
Grady Pond	0.98	8,781
Buildings/Driveways	0.95	10,000
Weighted C-Value & Total Area	0.41	203,013

DRESDEN WOODS

The time of concentration (T_c) was calculated using the Kirpich (TN) equation and this information can be found in the attached drainage analysis results. NOAA (National Oceanic and Atmospheric Administration) Atlas 14 has published IDF curves for Baldwin County and these values have been incorporated into the analysis.

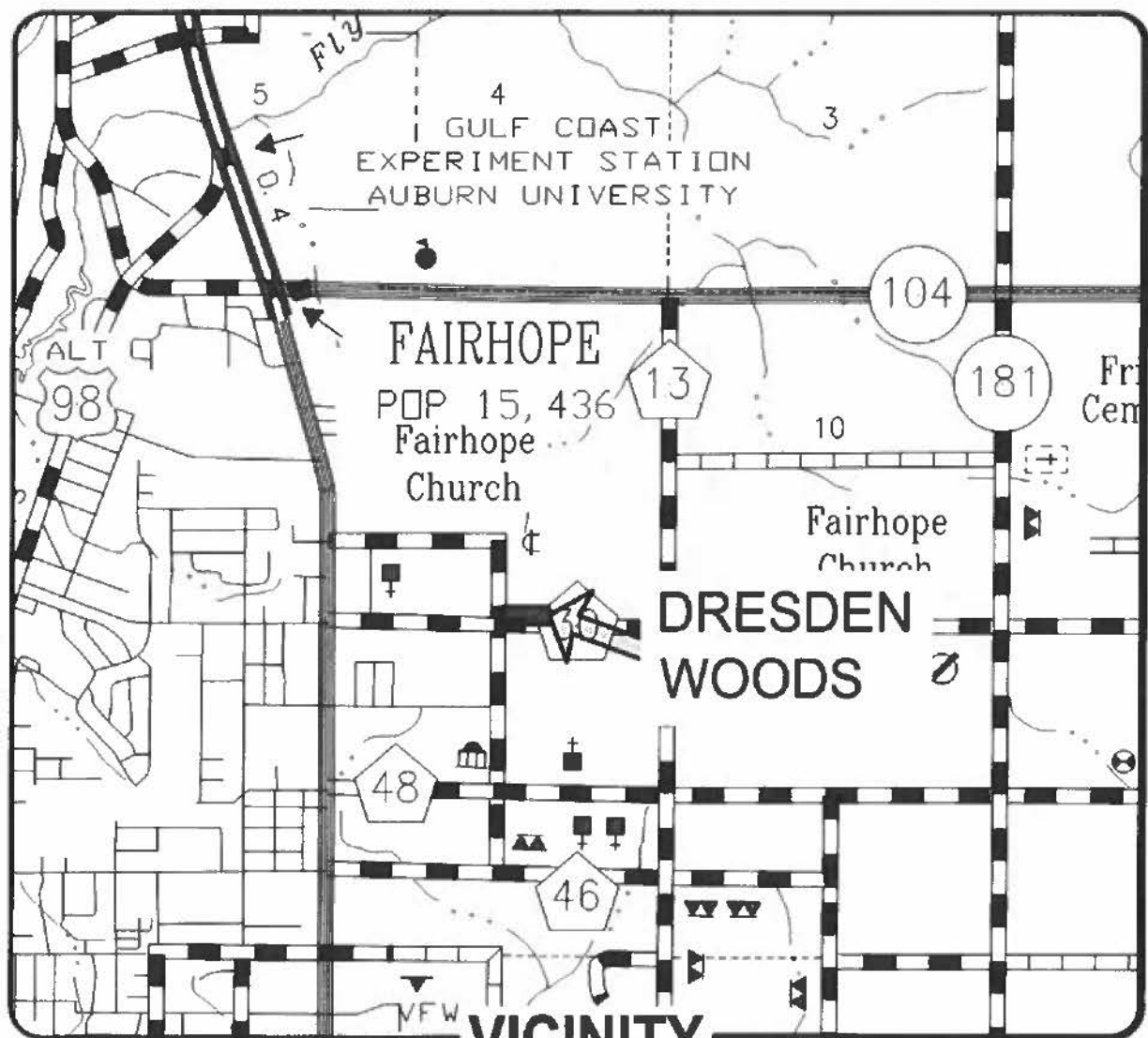
The pre-development scenario was modeled using the undeveloped site conditions. The post-development scenario was modeled using four future lots, each with houses and driveways containing 2,500 square feet of hard surface. Drainage maps for the pre-development and post-development conditions can be found in *Appendix B*.

The addition of four houses and driveways will create a minimal increase in stormwater runoff for this site. No new drainage structures or detention areas are proposed for this site. Based on previous experience in our community, it is uncommon for a subdivision of this size to require on site stormwater detention. Table 3.3 outlines the results of the PondPack model for the 2, 5, 10, 25, 50, & 100-year storm events, and shows that there is minimal increase in stormwater runoff for this site. A detailed breakdown of the PondPack results can be found in *Appendix B*.

Table 3.3 Pre/Post Release Rate Results.

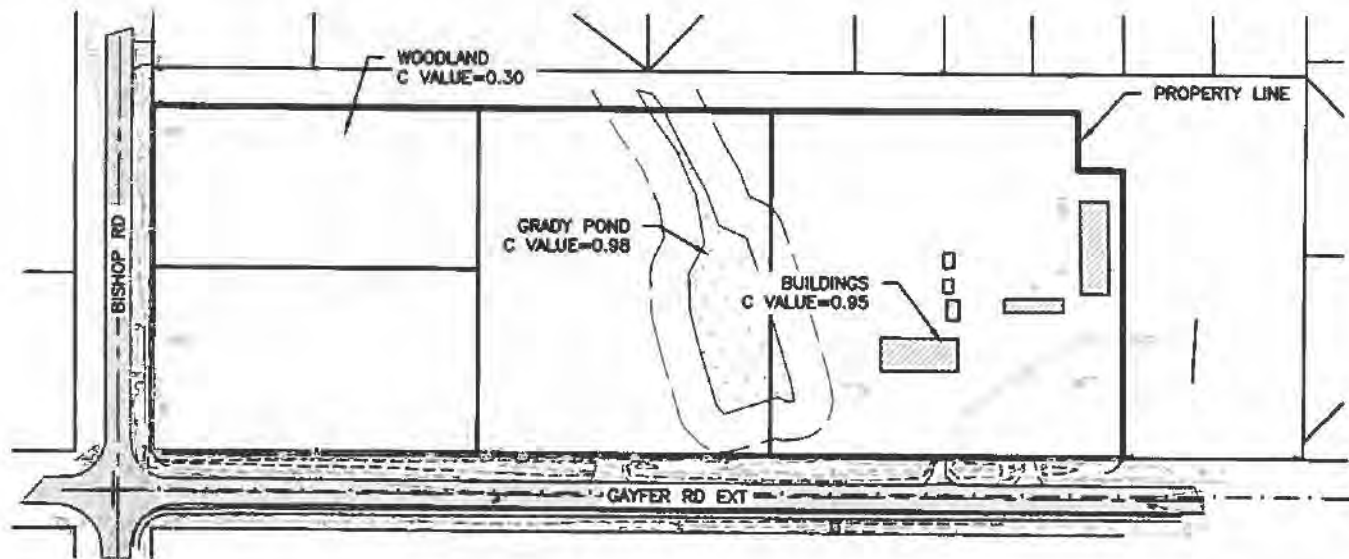
Pre- and Post-Development Release Rates for Storm Events						
	Storm Event (Years)					
	2	5	10	25	50	100
Pre-Development Release Rate (cfs)	9.61	11.52	13.10	15.36	17.14	18.90
Post-Development Release Rate (cfs)	11.47	13.75	15.64	18.33	20.46	22.56

APPENDIX A – Vicinity Map

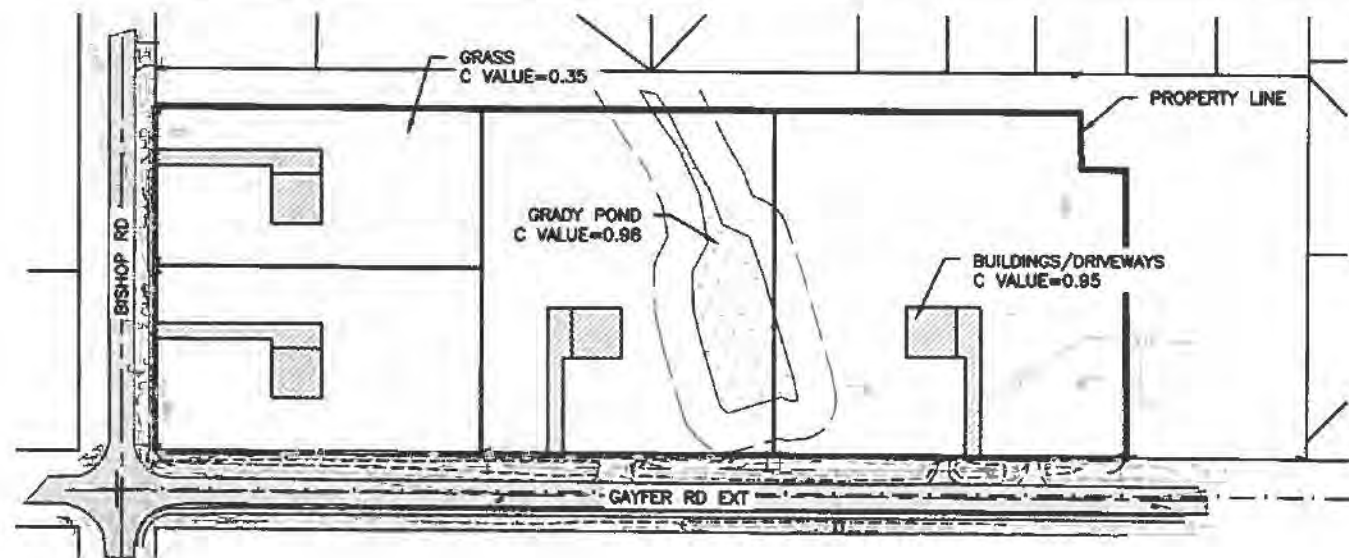


**VICINITY
MAP**

APPENDIX B – PondPack Results



PRE-DEVELOPMENT: RUNOFF COEFFICIENTS



POST-DEVELOPMENT: RUNOFF COEFFICIENTS

Project Summary

Title	Dresden Woods Drainage Analysis
Engineer	
Company	Dewberry
Date	10/28/2025

Notes

Table of Contents

	Modified Rational Grand Summary	2
	Master Network Summary	3
FAIRHOPE		
	I-D-F Table, 10 years (10 YEAR)	4
	I-D-F Table, 100 years (100 YEAR)	5
	I-D-F Table, 2 years (2 YEAR)	6
	I-D-F Table, 25 years (25 YEAR)	7
	I-D-F Table, 5 years (5 YEAR)	8
	I-D-F Table, 50 years (50 YEAR)	9
CM-1		
	Time of Concentration Calculations (Pre-Development), 100 years (100 YEAR)	10
	Time of Concentration Calculations (Post-Development), 100 years (100 YEAR)	12
CM-1		
	Modified Rational Hydrograph, 2 years (2 YEAR)	14
	Modified Rational Hydrograph, 5 years (5 YEAR)	15
	Modified Rational Hydrograph, 10 years (10 YEAR)	16
	Modified Rational Hydrograph, 25 years (25 YEAR)	17
	Modified Rational Hydrograph, 50 years (50 YEAR)	18
	C and Area (Pre-Development), 100 years (100 YEAR)	19
	C and Area (Post-Development), 100 years (100 YEAR)	20
	Modified Rational Hydrograph, 100 years (100 YEAR)	21

July 7, 2025

RE: PPIN 43888
Scopolites Gayfer Rd. Fairhope
Investigator: Josh Ewing

To Whom It May Concern:

Dewberry Engineers Inc. conducted a wetland delineation on the subject property identified as PPIN 43888 by the Baldwin County Revenue Commission. The purpose of the evaluation was to determine suitability for development by identifying the presence/absence and extent of wetlands and or jurisdictional waters on the subject property.

Pre-evaluation of the site utilized USGS Topographic Maps, USDA Natural Resources Conservation Service Web Soil Survey, Baldwin County and Aerial photography.

Onsite evaluations were made using the three criteria of soils, vegetation and hydrology to determine jurisdictional characteristics as determined by the US Army Corps of Engineers 1987 Wetland Delineation manual and amendments thereto.

Investigator conducted on-site reconnaissance by walking transects throughout the subject property on July 7, 2025. Weather was clear and approximately 88°F. The following characteristics were observed throughout the subject property:

Sampled areas were taken in a Grady Pond that had been dug out to allow for more volume and create a more defined pond with a cut ditch. Evidence of beaver activity was observed and affecting the natural hydrologic conditions of the area. Only one species of hydrophytic vegetation was observed.

Soils

- Soils throughout majority of the site exhibited a sandy clay texture. 0-4", 10YR 6/4; 5-8" 10YR 6/; 9-15" 5R 6/8 (60%), and 10YR 7/1 (40%). 0-4", 10YR 4/2; 5-12", 10YR 6/2.
- Hydric soil indicator (F3) Depleted Matrix

Hydrology

- Saturation (A3)
- Water-Stained Leaves (B9)
- Algal Mat or Crust (B4)

Vegetation

- Tree and sapling species observed on site included: *Triadica sebifera* (Chinese tallow tree), *Ligustrum sinense* (Chinese privet), *Liquidambar styraciflua* (Sweet gum).
- Additional vegetation included: *Spirodela polyrhiza* (Common Duckmeat), *Sambucus canadensis* (Elderberry), *Wisteria sinensis* (Chinese wisteria).

Please do not hesitate to contact us with any additional questions.

Respectfully,



Cathy S. Barnette
Senior Environmental Scientist

Note: This report is for client use only and not to be utilized by third party without written consent of client and Dewberry Engineers, Inc.

Attachments

- Aerial with Wetland Data Points
- Topographic Map
- Wetland Data Sheets
- Soils Mapper
- Photo Sheet



Scopolites Gayfer Rd

Baldwin County

S9, T6S, R2E

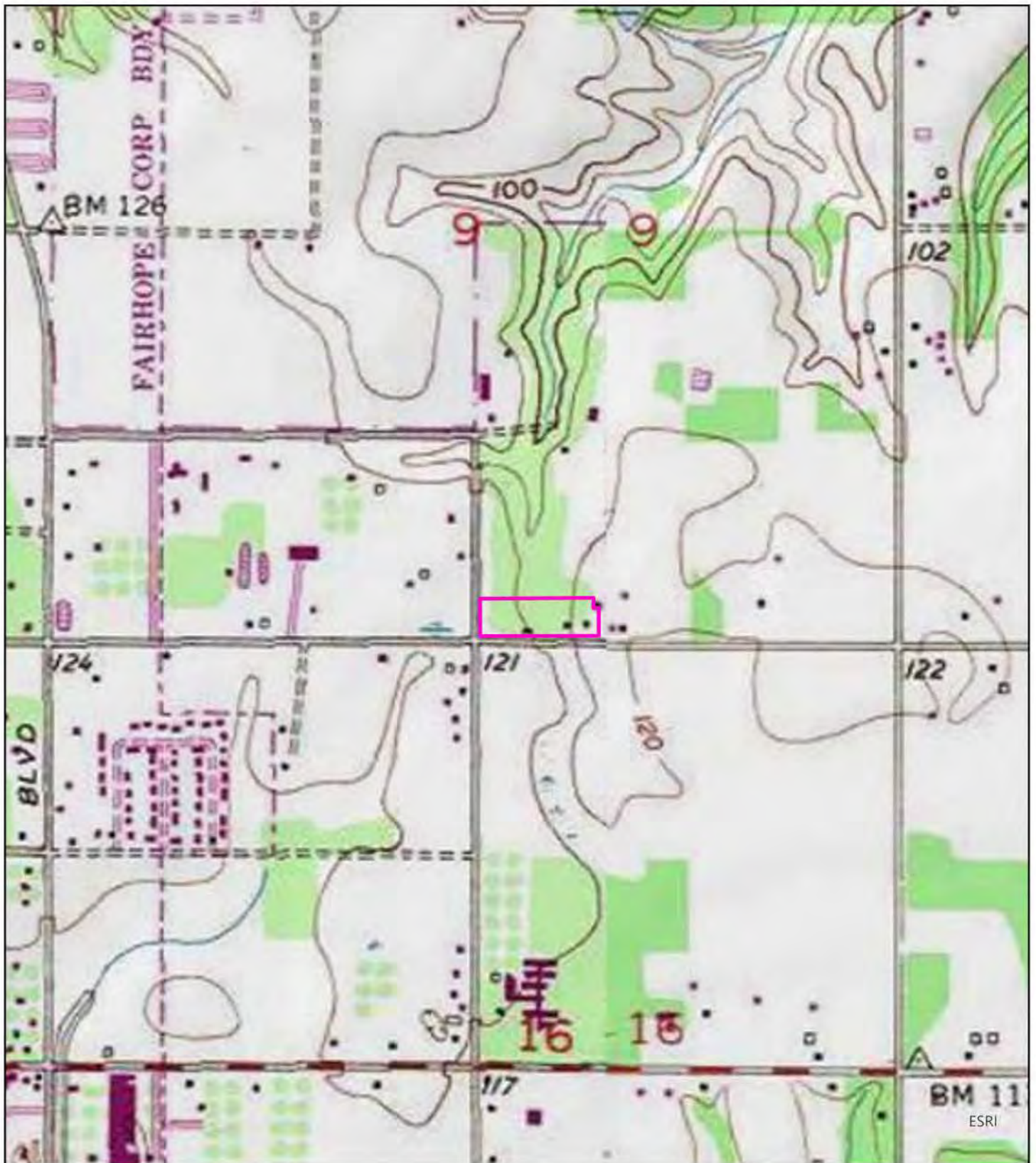
Drawn By: Josh Ewing

Date: 07/07/2025

Data Point Map

0 37.575 150 225 300 375
Feet





Scropolites Gayfer Rd

Baldwin County

S9, T6S, R2E

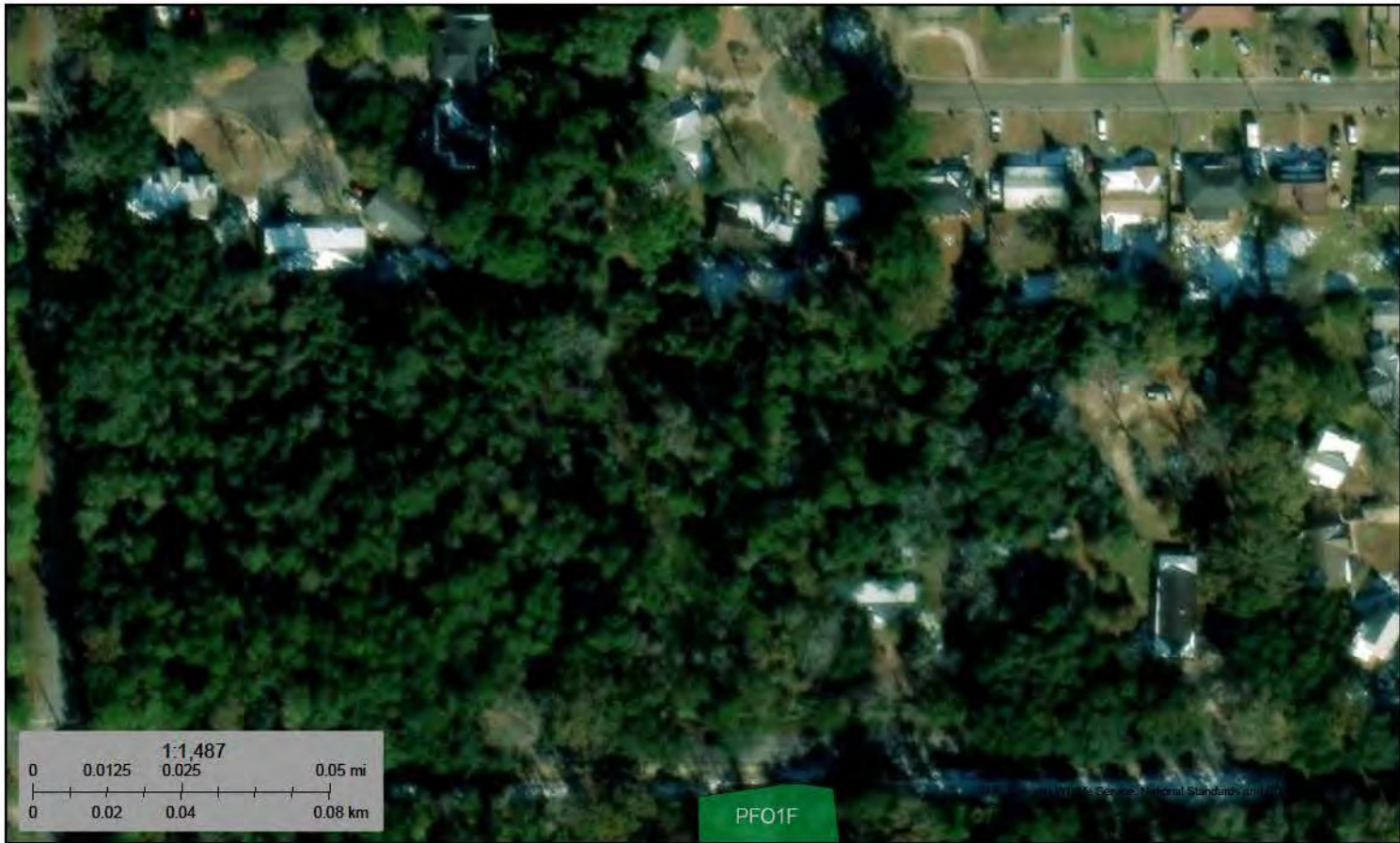
Drawn By: Josh Ewing

Date: 07/02/2025

Topo Map

0 240 480 960 1,440 1,920 2,400
Feet





July 8, 2025

Wetlands

- | | | |
|---|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Baldwin County, Alabama



Soil Map—Baldwin County, Alabama

MAP LEGEND

Area of Interest (AOI)		 Spoil Area
 Area of Interest (AOI)		 Stony Spot
Soils		 Very Stony Spot
 Soil Map Unit Polygons		 Wet Spot
 Soil Map Unit Lines		 Other
 Soil Map Unit Points		 Special Line Features
Special Point Features		Water Features
 Blowout		 Streams and Canals
 Borrow Pit		Transportation
 Clay Spot		 Rails
 Closed Depression		 Interstate Highways
 Gravel Pit		 US Routes
 Gravelly Spot		 Major Roads
 Landfill		 Local Roads
 Lava Flow		Background
 Marsh or swamp		 Aerial Photography
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

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 17, Sep 10, 2024

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Gr	Grady soils	0.5	5.5%
MaA	Malbis fine sandy loam, 0 to 2 percent slopes	8.8	94.5%
Totals for Area of Interest		9.3	100.0%

Survey: Scopolites Bishop Rd Data Sheets

Region: Atlantic and Gulf Coastal Plain (4) - 2024



Sampling Point:
DP-1

DP1 soil



Direction

No Coordinates Available

No elevation available

Photo date: Mon, Jul 7, 2025 10:19 AM CDT



Sampling Point:
DP-2

DP-2 soil



Direction

Lat Lon from photo
30.53113888, -87.87602222

23 Elevation
in feet

Photo date: Mon, Jul 7, 2025 10:28 AM CDT

Survey: Scopolites Bishop Rd Data Sheets

Region: Atlantic and Gulf Coastal Plain (4) - 2024



Sampling Point:
N/A

Water conveyance



Lat Lon from photo
30.53116111, -87.87601388

126 Elevation
in feet

Photo date: Mon, Jul 7, 2025 9:27 AM CDT



Sampling Point:
N/A

Dug out pond



Lat Lon from photo
30.53108888,
-87.87600555

133 Elevation
in feet

Photo date: Mon, Jul 7, 2025 9:57 AM CDT

Survey: Scopolites Bishop Rd Data Sheets

Region: Atlantic and Gulf Coastal Plain (4) - 2024



Sampling Point:
N/A

Flag A-1



Lat Lon from photo
30.53116111, -87.876

126 Elevation
in feet

Photo date: Mon, Jul 7, 2025 9:27 AM CDT



Sampling Point:
N/A

Beaver activity



Lat Lon from photo
30.5314, -87.87598611

128 Elevation
in feet

Photo date: Mon, Jul 7, 2025 9:20 AM CDT

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
---	---

Project/Site: Scopolites Bishop Rd Data Sheets City/County: Fairhope / Baldwin Sampling Date: 2025-07-07
Applicant/Owner: Scopolites State: Alabama Sampling Point: DP-1
Investigator(s): Josh Ewing Section, Township, Range: S09 T6S R2E
Landform (hillside, terrace, etc.): Grady Pond Local relief (concave, convex, none): Concave Slope (%): 2%
Subregion (LRR or MLRA): P 133C Lat: 30.53110786 Long: -87.87604574 Datum: WGS 84
Soil Map Unit Name: Gr - Grady soils NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ 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 ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present? Yes ☐ No ☒	
Wetland Hydrology Present? Yes ☒ No ☐	

Remarks:
Sampled area was a Grady Pond that had been dug out to allow for more volume. Hydrology is being stripped from this area. Evidence of beaver activity was observed and affecting natural hydrologic conditions. No hydrophytic vegetation was observed.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ 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 on 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)	<u>Secondary Indicators (minimum of two required)</u> ☐ 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 ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☐ No ☒ Depth (inches): (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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

 Sampling Point: DP-1

<u>Tree Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Triadica sebifera</u>	<u>100</u>	☒	<u>FAC</u>
2.	<u>Liquidambar styraciflua</u>	<u>50</u>	☒	<u>FAC</u>
3.	<u>Pinus taeda</u>	<u>15</u>		<u>FAC</u>
4.				
5.				
6.				
7.				
8.				
		<u>165</u>	=Total Cover	
50% of total cover:		<u>82.50</u>	20% of total cover:	<u>33.00</u>

<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Triadica sebifera</u>	<u>30</u>	☒	<u>FAC</u>
2.	<u>Ligustrum sinense</u>	<u>20</u>	☒	<u>FAC</u>
3.	<u>Liquidambar styraciflua</u>	<u>20</u>	☒	<u>FAC</u>
4.				
5.				
6.				
7.				
8.				
		<u>70</u>	=Total Cover	
50% of total cover:		<u>35.00</u>	20% of total cover:	<u>14.00</u>

<u>Herb Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Solidago caesia</u>	<u>2</u>		<u>FACU</u>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		<u>2</u>	=Total Cover	
50% of total cover:		<u>1.00</u>	20% of total cover:	<u>0.40</u>

<u>Woody Vine Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Wisteria sinensis</u>	<u>60</u>	☒	<u>FAC</u>
2.	<u>Lygodium japonicum</u>	<u>25</u>	☒	<u>FAC</u>
3.				
4.				
5.				
		<u>85</u>	=Total Cover 20%	
50% of total cover:		<u>42.50</u>	of total cover:	<u>17.00</u>

Dominance Test worksheet:

 Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

 Total Number of Dominant Species Across All Strata: 7 (B)

 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>320</u>	x 3 = <u>960</u>
FACU species <u>2</u>	x 4 = <u>8</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>322</u> (A)	<u>968</u> (B)
Prevalence Index = B/A = <u>3.00</u>	

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☐ 3 - Prevalence Index is ≤3.0¹
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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.

Hydrophytic Vegetation Present?

 Yes ☐ No ☒

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP-1

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 6/4	100					Sandy Clay	
5 - 8	10YR 6/1	30					Sandy Clay	
5 - 8	5R 5/8	40					Sandy Clay	
5 - 8	10YR 8/8	30					Clay	
9 - 15	5R 6/8	60					Clay	
9 - 15	10YR 7/1	40					Clay	
-								

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)	☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Histic Epipedon (A2)	☐ Barrier Islands 1 cm Muck (S12)
☐ Black Histic (A3)	(MLRA 153B, 153D)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Organic Bodies (A6) (LRR P, T, U)	☐ Depleted Matrix (F3)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)	☐ Redox Dark Surface (F6)
☐ Muck Presence (A8) (LRR U)	☐ Depleted Dark Surface (F7)
☐ 1 cm Muck (A9) (LRR P, T)	☐ Redox Depressions (F8)
☐ Depleted Below Dark Surface (A11)	☐ Marl (F10) (LRR U)
☐ Thick Dark Surface (A12)	☐ Depleted Ochric (F11) (MLRA 151)
☐ Coast Prairie Redox (A16) (MLRA 150A)	☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Iron Monosulfide (A18)	☐ Umbric Surface (F13) (LRR P, T, U)
☐ Sandy Mucky Mineral (S1) (LRR O, S)	☐ Delta Ochric (F17) (MLRA 151)
☐ Sandy Gleyed Matrix (S4)	☐ Reduced Vertic (F18) (MLRA 150A, 150B)
☐ Sandy Redox (S5)	☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
☐ Stripped Matrix (S6)	☐ Anomalous Bright Floodplain Soils (F20)
☐ Dark Surface (S7) (LRR P, S, T, U)	(MLRA 149A, 153C, 153D)
☐ Polyvalue Below Surface (S8)	☐ Very Shallow Dark Surface (F22)
(LRR S, T, U)	(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Coast Prairie Redox (A16)
(outside MLRA 150A)
☐ Reduced Vertic (F18)
(outside MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (LRR P, T)
☐ Anomalous Bright Floodplain Soils (F20)
(MLRA 153B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation andwetland hydrology must be present,
unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-COR	OMB Control #: 0710-0024, Exp: 09/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
---	---

Project/Site: <u>Scopolites Bishop Rd Data Sheets</u>	City/County: <u>Fairhope / Baldwin</u>	Sampling Date: <u>2025-07-07</u>
Applicant/Owner: <u>Scopolites</u>	State: <u>Alabama</u>	Sampling Point: <u>DP-2</u>
Investigator(s): <u>Josh Ewing</u>	Section, Township, Range: <u>S09 T6S R2E</u>	
Landform (hillside, terrace, etc.): <u>Grady Pond</u>	Local relief (concave, convex, none): <u>None</u>	Slope (%): <u>0</u>
Subregion (LRR or MLRA): _____	Lat: <u>30.53114227</u>	Long: <u>-87.87603169</u>
	Datum: <u>WGS 84</u>	
Soil Map Unit Name: <u>Gr - Grady soils</u>	NWI classification: <u>NA</u>	

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ 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 ☒ No _____ Hydric Soil Present? Yes ☒ No _____ Wetland Hydrology Present? Yes ☒ No _____	<table style="width:100%;"> <tr> <td style="width:60%;">Is the Sampled Area within a Wetland?</td> <td style="width:40%;">Yes ☒ No _____</td> </tr> </table>	Is the Sampled Area within a Wetland?	Yes ☒ No _____
Is the Sampled Area within a Wetland?	Yes ☒ No _____		
Remarks: Sampled area was taken on the edge of water, of a dug out Grady Pond. Beaver activity was observed and affecting hydrologic conditions.			

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☒ Surface Water (A1) ☐ High Water Table (A2) ☒ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☒ Drift Deposits (B3) ☒ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☒ Inundation Visible on Aerial Imagery (B7) ☒ Water-Stained Leaves (B9) ☒ Aquatic Fauna (B13) ☐ Marl Deposits (B15) (LRR U) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	<u>Secondary Indicators (minimum of two required)</u> ☐ 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 _____ Depth (inches): <u>0</u> Water Table Present? Yes ☒ No _____ Depth (inches): <u>2</u> Saturation Present? Yes ☒ No _____ Depth (inches): <u>0</u> (includes capillary fringe)	<table style="width:100%;"> <tr> <td style="width:60%;">Wetland Hydrology Present?</td> <td style="width:40%;">Yes ☒ No _____</td> </tr> </table>	Wetland Hydrology Present?	Yes ☒ No _____
Wetland Hydrology Present?	Yes ☒ No _____		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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

 Sampling Point: DP-2

<u>Tree Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Sapium sebiferum</u>	<u>50</u>	☒	<u>FAC</u>
2.	<u>Liquidambar styraciflua</u>	<u>10</u>		<u>FAC</u>
3.				
4.				
5.				
6.				
7.				
8.				
		<u>60</u>	=Total Cover	
50% of total cover:		<u>30.00</u>	20% of total cover:	
			<u>12.00</u>	

<u>Sapling/Shrub Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Ligustrum sinense</u>	<u>20</u>	☒	<u>FAC</u>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
		<u>20</u>	=Total Cover	
50% of total cover:		<u>10.00</u>	20% of total cover:	
			<u>4.00</u>	

<u>Herb Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Spirodela polyrhiza</u>	<u>80</u>	☒	<u>OBL</u>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		<u>80</u>	=Total Cover	
50% of total cover:		<u>40.00</u>	20% of total cover:	
			<u>16.00</u>	

<u>Woody Vine Stratum</u> (Plot size: <u>30 ft r</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Wisteria sinense</u>	<u>5</u>	☒	<u>FAC</u>
2.				
3.				
4.				
5.				
		<u>5</u>	=Total Cover 20%	
50% of total cover:		<u>2.50</u>	of total cover:	
			<u>1.00</u>	

Dominance Test worksheet:

 Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

 Total Number of Dominant Species Across All Strata: 4 (B)

 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>80</u>	x 1 = <u>80</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>85</u>	x 3 = <u>255</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>165</u> (A)	<u>335</u> (B)
Prevalence Index = B/A = <u>2.03</u>	

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☐ 3 - Prevalence Index is ≤3.0¹
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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.

Hydrophytic Vegetation Present?

 Yes ☒ No ☐

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **DP-2****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 4/2	100					Clay Loam	
5 - 12	10YR 6/2	95	10YR 6/8	5	D	M	Clay 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)	☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Histic Epipedon (A2)	☐ Barrier Islands 1 cm Muck (S12)
☐ Black Histic (A3)	(MLRA 153B, 153D)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Organic Bodies (A6) (LRR P, T, U)	☒ Depleted Matrix (F3)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)	☐ Redox Dark Surface (F6)
☐ Muck Presence (A8) (LRR U)	☐ Depleted Dark Surface (F7)
☐ 1 cm Muck (A9) (LRR P, T)	☐ Redox Depressions (F8)
☐ Depleted Below Dark Surface (A11)	☐ Marl (F10) (LRR U)
☐ Thick Dark Surface (A12)	☐ Depleted Ochric (F11) (MLRA 151)
☐ Coast Prairie Redox (A16) (MLRA 150A)	☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Iron Monosulfide (A18)	☐ Umbric Surface (F13) (LRR P, T, U)
☐ Sandy Mucky Mineral (S1) (LRR O, S)	☐ Delta Ochric (F17) (MLRA 151)
☐ Sandy Gleyed Matrix (S4)	☐ Reduced Vertic (F18) (MLRA 150A, 150B)
☐ Sandy Redox (S5)	☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
☐ Stripped Matrix (S6)	☐ Anomalous Bright Floodplain Soils (F20)
☐ Dark Surface (S7) (LRR P, S, T, U)	(MLRA 149A, 153C, 153D)
☐ Polyvalue Below Surface (S8)	☐ Very Shallow Dark Surface (F22)
(LRR S, T, U)	(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Coast Prairie Redox (A16)
(outside MLRA 150A)
☐ Reduced Vertic (F18)
(outside MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (LRR P, T)
☐ Anomalous Bright Floodplain Soils (F20)
(MLRA 153B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
☐ Other (Explain in Remarks)

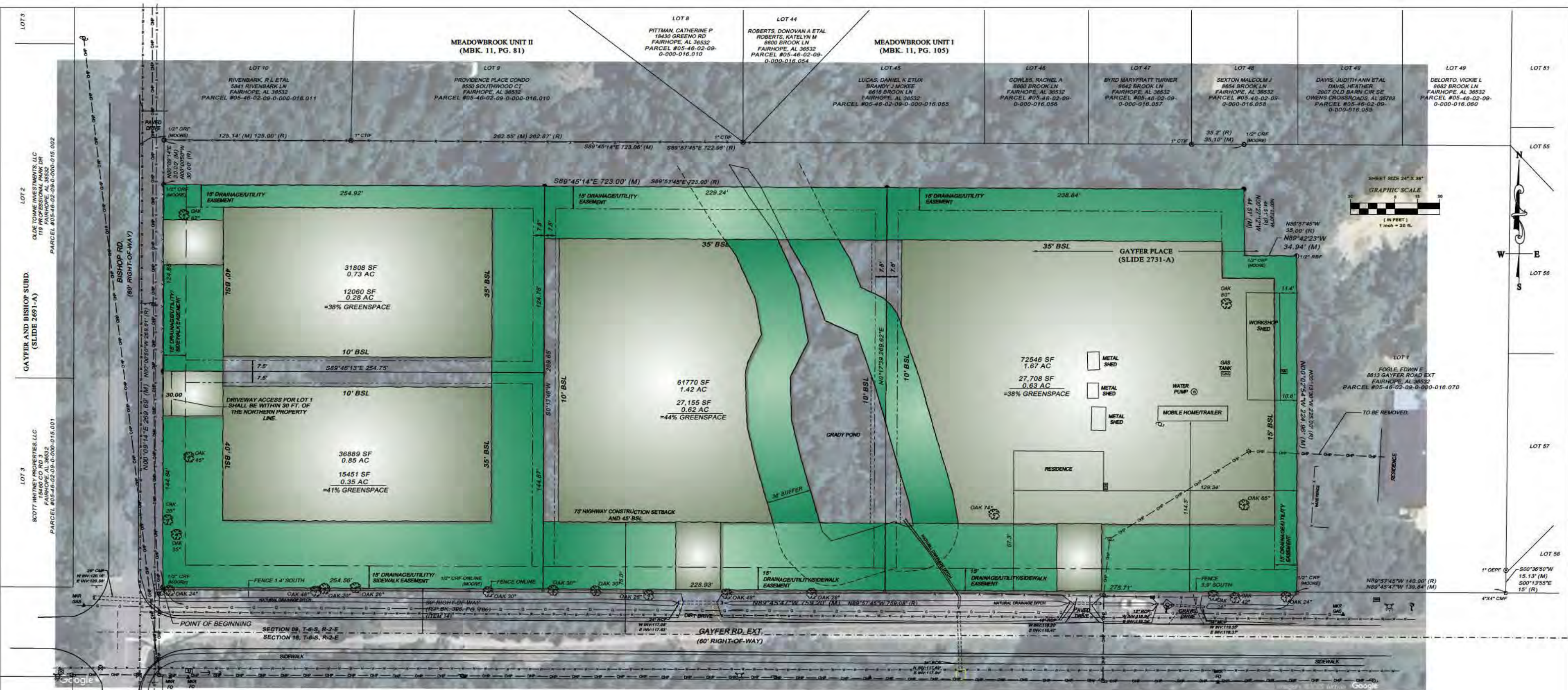
³Indicators of hydrophytic vegetation andwetland hydrology must be present,
unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:



OWNER:
SCOPOLTES, JAMES M.
MCGREGOR, MORRIS O.
CHESNUT, MARY V.
8611 GAYFER AVE EXT
FAIRHOPE, AL 36532
PARCEL #05-46-02-09-0-000-016.000

PROPERTY ADDRESS:
8611 GAYFER AVE. EXT.,
FAIRHOPE, AL 36532

PROPERTY IS LOCATED IN SECTION 09, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



LEGEND:

- CMF □ = CONCRETE MONUMENT FOUND
- CRF ● = CAPPED REBAR FOUND
- RBF ● = REBAR FOUND
- CTIF ● = CRIMP TOP IRON FOUND
- CEFF ● = OPEN END PIPE FOUND
- CRS ● = 5/8" CAPPED REBAR SET (CA-1109-LS)
- (M) = MEASURED BEARING AND DISTANCE
- (R) = RECORDED BEARING AND DISTANCE
- MBK = MAP BOOK
- PG = PAGE
- INS = INSTRUMENT
- INV = INVERT
- RCP = REINFORCED CONCRETE PIPE
- MCP = METAL CORRUGATED PIPE
- BSL = BUILDING SETBACK LINE
- ☐ = MAILBOX
- = GUY WIRE
- = SIGN
- ☐ = WATER METER
- ☐ = FIRE HYDRANT
- ☐ = WATER VALVE
- ☐ = POWER POLE
- ☐ = LIGHT POLE
- ☐ = ELECTRIC METER
- ☐ = TELEPHONE PEDESTAL
- ▲ = UNDERGROUND UTILITY MARKER
- ☐ = GAS TANK
- ☐ = WATER PUMP
- = OVERHEAD POWER LINE
- = WIRE FENCE
- = GAS LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- = WATER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- = SEWER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- = GREENSPACE
- = BUILDABLE PAD/DISTURBED AREA

SITE DATA:

TOTAL AREA: 4.66 AC.
CURRENT ZONING: R-1 (Low Density Single Family Residential)
LIN. FT. STREETS: NONE
NUMBER OF LOTS: 4
SMALLEST LOT: 31,808 SF (LOT 2)
GREENSPACE: 1.88AC (40%)
COMMON AREAS: NONE

REQUIRED SETBACKS:

FRONT: 45FEET
REAR: 35FEET
SIDE: 10 FEET
SIDE STREET: 20

UTILITIES:

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: CITY OF FAIRHOPE
BROADBAND: AT&T

SOME DISTURBED LOCATIONS ARE TO SHOW GRAPHICALLY AREAS THAT MAY BE DISTURBED FOR DRIVEWAYS. THEY DO NOT CONVEY WHERE THE DRIVEWAYS MAY BE LOCATED FOR THE EXCEPTION OF LOT 1. LOT 1 SHALL BE LOCATED WITHIN 30 FEET OF THE NORTH LINE OFF BISHOP ROAD.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED IN SEPTEMBER 16, 2025; AND IS RECORDED IN FIELD BOOK 339 PAGE 89 AND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SOURCE OF INFORMATION: GAYFER PLACE SUBDIVISION, SLIDE 2731-A; MEADOWBROOK UNIT 1, MBK. 11, PG. 105; MEADOWBROOK UNIT 2, MBK. 11, PG. 81; WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM.

GENERAL NOTES:

- FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE HIGHEST GRADE NEXT TO PROPOSED RESIDENCE.
- SIDEWALKS SHALL BE INSTALLED PRIOR TO APPROVAL OF CERTIFICATE OF OCCUPANCY FOR HOME CONSTRUCTION.

FLOOD ZONE INFORMATION:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0642M, COMMUNITY NUMBER 015000, PANEL NUMBER 0642, SUFFIX M AND MAP NUMBER 01003C0644M, COMMUNITY NUMBER 015000, PANEL NUMBER 0644, SUFFIX M, MAPS EFFECTIVE DATE APRIL 19, 2019.

SURVEYOR'S CERTIFICATE:

DESCRIPTION:

LOT 2, GAYFER PLACE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED ON SLIDE 2731-A, IN THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COPIED FROM WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM)

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.

VICTOR L. GERMAIN, AL. P.L.S. NO. 38473 DATE
DEWBERRY
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

DRESDEN WOODS

GREENSPACE PLAN

DESIGN	N/A	DRAWN	S.E.B./V.L.G.	CHKD.	V.L.G.
ENG	L.M.D.	SURVEYOR	V.L.G.	PROJ MGR	C.S.B.
SCALE 1"=30'					
PROJ. NO. 50189049					
FILE 50189049 - BISHOP GAYFER RD. PRELIM PLAT					
SHEET 1 OF 1					



October 30, 2025

City of Fairhope
Planning Commission
161 North Section St.
Fairhope, AL 36532

RE: Traffic Study Requirement – Dresden Woods

Members of the Planning Commission,

We are submitting this correspondence regarding the Traffic Study requirement for the proposed Dresden Woods subdivision located in Fairhope, Alabama. The site's address is 8611 Gayfer Ave. Ext, and the proposed subdivision will consist of four (4) residential lots.

According to the City of Fairhope subdivision regulations, a traffic study shall be required for all applications that will generate an average daily traffic count of 1,000 trips or more, or 50 trips or more during any peak hour period. The proposed development includes only four (4) single-family dwellings. According to *Traffic & Highway Engineering*, by Garber and Hoel, the average number of daily trips for a single-family dwelling is 9.57. Using this value for each of the four houses in Dresden Woods, the total projected traffic generation is approximately 39 daily trips, which is well below the 1,000-trip threshold that would warrant a traffic study.

Based on the small scale and use of this development, and considering the above assumptions, a traffic study does not seem to be necessary for the Dresden Woods subdivision.

Please let us know if the City requires any additional documentation or clarification to confirm this determination.

Sincerely,

Dewberry Engineers Inc.



Logan M. Dunn, P.E.
Project Manager
251.929.9786



LMD: jgd



Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526
251 990 9950
251 990 9910 fax
www.dewberry.com

Project: Dresden Woods Utility: Fairhope Utilities

Date: Monday, November 24, 2025 Time: 7am

Observations:						
Static Hydrant (Nearest to Proposed Project)						
General Location: Intersection Bishop Rd. & Gayfer Rd.						
*Hydrant No.	Latitude	Longitude	Size	Material	Static PSI	Residual PSI (Flow)
	30.53085	-87.877555	6	PVC	48	43
For Best Results Residual Needs to Exceed 25%					10% Residual	Open add'l hydrant
Flow Hydrant						
General Location: Fairhope Elementary @ Bishop Rd.						
*Hydrant No.	Latitude	Longitude	Size	Material	Pistol PSI	GPM
	30.527094	-87.877703	6	PVC	36	1007
Calculations:						
Flow @ 20 PSI		Hydrant Paint Scheme				
GPM @ test PSI	1,007	GPM @ 20 PSI	Color	Classification		
Start-20 PSI	28	Less than 500 GPM	Red	C		
Residual PSI	5	500 - 999 GPM	Orange	B		
GPM @ 20 PSI	2,553	1,000 - 1,499 GPM	Green	A		
**Pressure Drop	10%	1,500 GPM & Above	Light Blue	AA		

Cody Kachele
Inspector(s)




Signature Date: 11-24-25
JASON N. ESTES 22714
Project Engineer Reg. No.

SEAL

Project Site

Gayler Road Ext

Gayler Road Ext

Gayler Road Ext

Bishop Rd

Test Hydrant
Static psi 48
Residual psi 47

AHEPA 310
Apartments

Edwards Ave

Flow Hydrant
Pilot 36
GPM

Bishop Rd

Fairhope East
Elementary

2MG Water Tank





MEMORANDUM OF TRANSMITTAL

Date: 11/3/2025

To: Fairhope Planning Commission

Applicant certifies that submittals have been made for the following identified ~~extra territorial~~ development to the Baldwin County Engineer and the County Planning Officer as evidenced by the certificate affixed below:

Name of Subdivision: Dresden Woods

Signature of Applicant: Aaron Collins

I, the undersigned, hereby acknowledge receipt of plat and/or plans for the proposed development named above. (Signature on this acknowledgement shall not constitute any approval of such plans whatsoever.)

Received: 11/3/2025
Date

[Signature]
By: Baldwin County Permit Engineer

October 28, 2025

City of Fairhope
Planning Commission
161 North Section St.
Fairhope, AL 36532

RE: Operations and Maintenance (O&M) Plan - Dresden Woods Subdivision

Members of the Planning Commission,

We are submitting this correspondence regarding the Operations and Maintenance (O&M) Plan requirement for the proposed Dresden Woods subdivision located in Fairhope, Alabama. The site's address is 8611 Gayfer Ave. Ext, and the proposed subdivision will consist of four (4) lots.

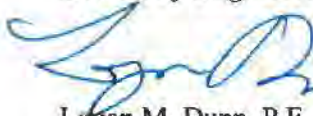
This proposed development does not include any new on-site stormwater detention facilities, drainage structures, nor any modifications to the existing stormwater conveyance system located in the right of way. The project will maintain the existing drainage patterns and runoff characteristics of the site.

Given that no new stormwater features are proposed, there are no facilities requiring ongoing operation and maintenance. Therefore, an O&M plan does not appear to be applicable for this project.

Please let us know if the City requires any additional documentation or clarification to confirm this determination.

Sincerely,

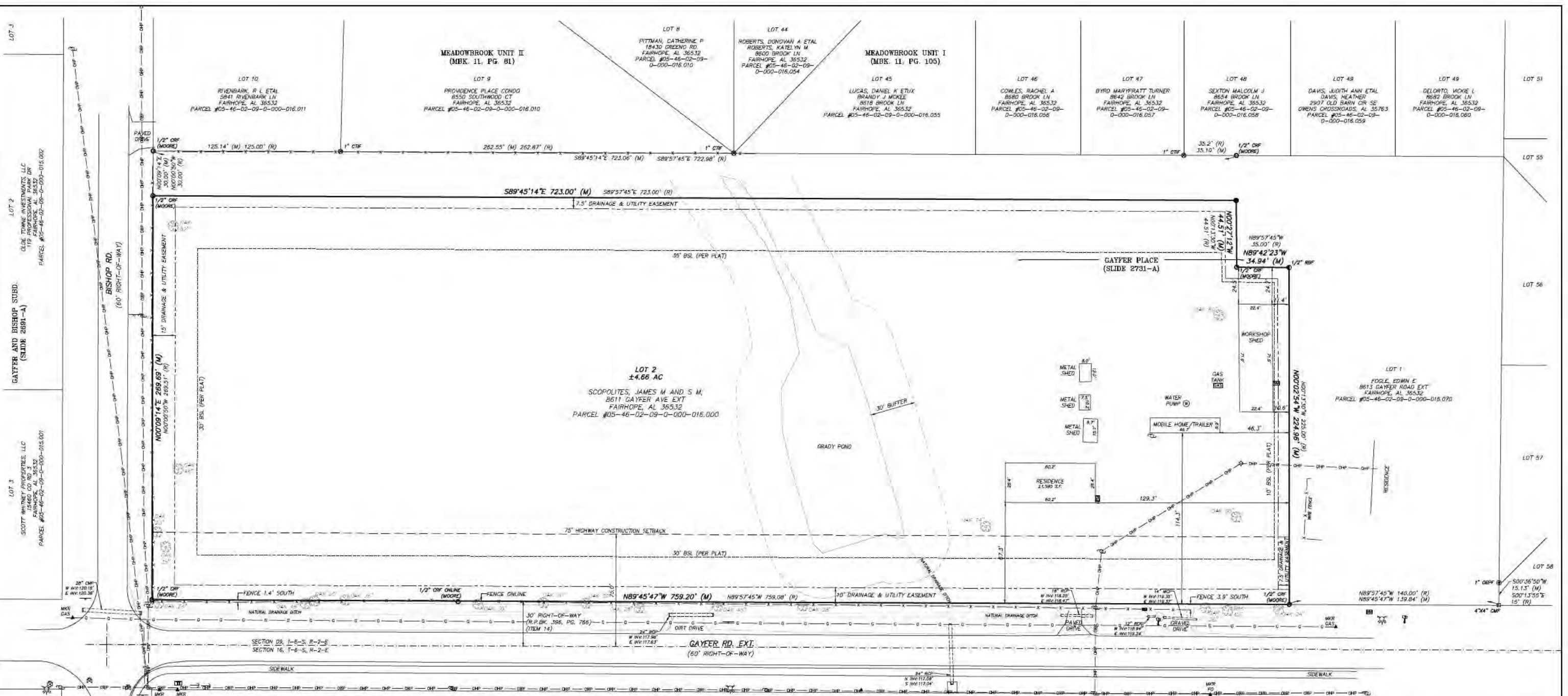
Dewberry Engineers Inc.



Logan M. Dunn, P.E.
Project Manager
251.929.9786

LMD: jgd





WESTCOR LAND TITLE INSURANCE COMPANY,
TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM,
SCHEDULE B-II EXCEPTIONS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY ITEM)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. (SHOWN ON SURVEY, IF ANY EXIST)
- ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. (NOT A SURVEY ITEM)
- ANY WATER OR WELL RIGHTS, OR RIGHTS OR TITLE TO WATER OR CLAIMS THEREOF, IN, ON OR UNDER THE LAND. (NOT A SURVEY ITEM)
- UNPAID MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN THE ACTS AUTHORIZING THE ISSUANCE OF SAID PATENTS. (NOT A SURVEY ITEM)
- ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES. (NOT A SURVEY ITEM)
- TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THEREOF. (NOT A SURVEY ITEM)
- ALL TAXES DUE IN THE YEAR 2025 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, THE 2024 TAXES HAVE BEEN PAID AND ARE ASSESSED UNDER THE NAME OF SCOPOLITES, JAMES M AND S M; PARCEL # 05-46-02-09-0-000-016.000; PIN NO. 43888; 1834.20. (NOT A SURVEY ITEM)
- THE TAX INFORMATION IS IN ACCORDANCE WITH THE RECORDS AVAILABLE IN THE OFFICE OF THE COUNTY REVENUE COMMISSIONER AND IS SUBJECT TO CHANGE WITH ADJUSTMENTS MADE BY THAT OFFICE AND/OR BOARD OF EQUALIZATION. THIS COMMITMENT AND ANY SUBSEQUENT POLICY WHICH SHALL BE ISSUED WILL NOT INSURE AGAINST ANY RE-APPRAISAL, ASSESSED VALUE ADJUSTMENT, CURRENT USE ADJUSTMENT AND/OR ESCAPE TAXES WHICH MAY BECOME DUE BY VIRTUE OF ANY FUTURE ACTION OF THE OFFICE OF THE REVENUE COMMISSIONER OR THE BOARD OF EQUALIZATION. (NOT A SURVEY ITEM)
- EXISTING RIGHT OF WAY OF GAYFER AVENUE EXTENSION A/K/A GAYFER ROAD EXTENSION, AND BISHOP ROAD. (SHOWN ON SURVEY)
- BUILDING SETBACK LINES, DRAINAGE AND UTILITY EASEMENTS, TERMS, DONATIONS AND RESTRICTIONS AS SET OUT ON RECORDED PLAT OF SAID SUBDIVISION ON SLIDE NO. 2731-A. (SHOWN ON SURVEY)
- RIGHT-OF-WAY DEED FOR PUBLIC ROAD EXECUTED BY EDNA JACOBS TO BALDWIN COUNTY, DATED 09/21/1962, FILED FOR RECORD ON 09/25/1962, IN REAL PROPERTY BOOK 596, PAGE 758. (SHOWN ON SURVEY)
- ORDINANCE NO. 1787 BY THE CITY OF FAIRHOPE FOR AMMEXATION, DATED 12/20/2023, FILED 12/07/2023, AS INSTRUMENT NUMBER 2101180. (AFFECTS PROPERTY, PROPERTY ZONED R-1)
- THIS POLICY DOES NOT INSURE ANY CLAIM OR CLAIMS ARISING BY REASON OF ANY PORTION OF THE SUBJECT PROPERTY BEING DESIGNATED AS WETLANDS BY A GOVERNMENTAL AGENCY OR AGENCIES HAVING JURISDICTION OVER SAME. (NOT A SURVEY ITEM)
- TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS OF ALL PERMITS AND LICENSES OF FEDERAL, STATE OR LOCAL GOVERNMENT INCLUDING APPLICABLE AGENCIES AND DEPARTMENT AND PRIVATE AND QUASI-GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE REAL PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ON CONSTRUCTION OF ANY AREAS DELINEATED BY GOVERNMENTAL AGENCIES AS WETLANDS. (NOT A SURVEY ITEM)
- THE MOBILE HOME SITUATED ON THE SUBJECT PROPERTY IS EXCLUDED FROM COVERAGE UNDER THIS POLICY (MOBILE HOMES AND SHEDS SHOWN ON SURVEY)

PROPERTY ADDRESS:
8611 GAYFER AVE. EXT.,
FAIRHOPE, AL 36532

ZONING:
R-1 LOW DENSITY SINGLE FAMILY
RESIDENTIAL DISTRICT

SOURCE: CITY OF FAIRHOPE PUBLIC
ZONING DISTRICT MAP.

SETBACK REQUIREMENTS:
FRONT - 40 FEET
REAR - 35 FEET
SIDE - 10 FEET
STREET SIDE SETBACK - 20 FEET

SOURCE: CITY OF FAIRHOPE PUBLIC
ZONING DISTRICT MAP.

THE FOLLOWING WERE NOT OBSERVED ON SITE:
RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR
BUILDING ADDITIONS OR ONGOING STREET OR SIDEWALK
CONSTRUCTION OR REPAIR, BUILDING CONSTRUCTION, BUILDING
ADDITIONS, SUMP, SANITARY LAND FILL OR SWIMMING POOLS.

PARKING:
NONE OBSERVED

LEGEND:
CMF □ = CONCRETE MONUMENT FOUND
CRF ○ = CAPPED REBAR FOUND
RFB ● = REBAR FOUND
CTIF ○ = CRIMP TOP IRON FOUND
CEPF ○ = OPEN END PIPE FOUND
CRS ● = 5/8" CAPPED REBAR SET (CA-1109-LS)
(M) = MEASURED BEARING AND DISTANCE
(R) = RECORDED BEARING AND DISTANCE
M.B.K. = MAP BOOK
PG. = PAGE
INS. = INSTRUMENT
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
MCP = METAL CORRUGATED PIPE
BSL = BUILDING SETBACK LINE
M = MAILBOX
W = GUY WIRE
S = SIGN
WM = WATER METER
PH = FIRE HYDRANT
PV = FIRE VALVE
TCL = POWER POLE
LP = LIGHT POLE
EM = ELECTRIC METER
TP = TELEPHONE PEDESTAL
U = UNDERGROUND UTILITY MARKER
GT = GAS TANK
WP = WATER PUMP
OFL = OVERHEAD POWER LINE
WF = WIRE FENCE
GL = GAS LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)

FLOOD ZONE INFORMATION:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE
FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS
OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100300644M, COMMUNITY
NUMBER 015000, PANEL NUMBER 0842, SUFFIX M AND MAP NUMBER
0100300644M, COMMUNITY NUMBER 015000, PANEL NUMBER 0644, SUFFIX M,
MAPS EFFECTIVE DATE APRIL 19, 2019.

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS,
RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE
BOUNDARIES OF SAID PROPERTIES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE
STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT
SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN SEPTEMBER 16, 2025, AND IS RECORDED IN
FIELD BOOK 539, PAGE 80 AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL
FIELD TRAVERSES.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID
COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
8. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
9. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES
NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL
GOVERNMENT SURVEY.
10. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR
EXTENT OF ANY SUB-SURFACE FEATURES.
11. SOURCE OF INFORMATION: GAYFER PLACE SUBDIVISION, SLIDE 2731-A,
MEADOWBROOK UNIT 1, MBK. II, PG. 105, MEADOWBROOK UNIT 2, MBK. II,
PG. 81, WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO.
25-001195, DATED JULY 10, 2025 AT 9:30 PM.

DESCRIPTION:
LOT 2, GAYFER PLACE SUBDIVISION, AS PER MAP OR PLAT THEREOF
RECORDED ON SLIDE 2731-A, IN THE RECORDS IN THE OFFICE OF THE
JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

**(DESCRIPTION COPIED FROM WESTCOR LAND TITLE INSURANCE COMPANY,
TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM)**

SURVEYOR'S CERTIFICATE:
TO: MATCHPOINT DEVELOPMENT, LLC, AN ALABAMA LIMITED LIABILITY
COMPANY; ESTATE OF JAMES MICHAEL SCOPOLITES; WESTCOR LAND
TITLE INSURANCE COMPANY; ALABAMA LAND TITLE COMPANY, INC.

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

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 16, 2025.

DATE OF PLAT: 09/16/2025
DATE SIGNED: 09/16/2025
VICTOR L. GERMAIN
AL. P.L.S. NO. 38473

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR
VICTOR L. GERMAIN

ALTA/NSPS LAND TITLE SURVEY
LOT 2, GAYFER PLACE

Dewberry
25555 Friendship Road, Daingerfield, AL 36532
256-995-9950 fax 256-995-9951

DATE: 09/16/2025
SCALE: 1" = 30'
DRAWN BY: VLG
CHECKED BY: VLG
SECTION 09, T-6-S, R-2-E
BALDWIN COUNTY, ALABAMA
PROJECT#: 50189048
REF.#
DWG.# 50189048 BISHOP GAYFER PL.
SHEET NO. 1 OF 1



July 8, 2025

Sherry Sullivan
Mayor

Re: PPIN 43888, NORTHEAST CORNER OF BISHOP AND GAYFER RD EXT, 4-RESIDENTIAL

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

This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another 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: Based upon a review of the proposed development, water service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Kimberly Creech
Treasurer

Sewer: Based upon a review of the proposed development, low pressure sewer service by Fairhope Public Utilities is currently available. Low pressure sewer must be installed on frontage of property along Gayfer Rd Ext. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

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

November 17, 2025

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

**RE: SD 25.19 Dresden Woods
Disposition of Comments**

Dear Mr. Simmons,

This letter is in response to comments we received on 11/12/2025 for the above-referenced application. Below are the comments we received and our response to each.

1. On the plat please add Subdivision of Lot 2 of Gayfer Place
Response: Added to plat.
2. Please confirm the owner's intent with existing buildings
Response: Intentions are to clear all structures from Lot 4
3. Please provide the necessary approvals from Baldwin County regarding work in the Gayfer Road Extension and Bishop Road ROWs.
Response: Applicant will provide approval letters before commencement of work
4. Please refer to Slide 2731-A "Gayfer Place" for additional requirements including but not limited to Lot 1's ingress/egress be located in the northern half of the lot as to keep distance from the Gayfer Road Extension and Bishop Road intersection.
Response: Note added to plat for driveway location
5. Installation of sidewalks as required or an easement within subject property may be requested in lieu of sidewalks.
Response: Plat has been revised to show an easement for the sidewalks within the lots and added a note that they need to be installed prior to approved certificate of occupancy for home construction.

6. A condition of approval to the Final Plat is the removal of the overhead power lines currently located on proposed Lot 4. Staff is recommending of installation of sidewalks. The easement may still be required due to existing conditions of the ROW.
Response: Applicant is working with Fairhope Utilities who is relocating the overhead power lines. It will be completed before final plat approval. Easement for the sidewalks within the lots has been added and a note that they need to be installed prior to approved certificate of occupancy for home construction.
7. Drainage should be located within a Common Area subject to the wetlands delineation report.
Response: There are no common areas proposed for this subdivision. Wetland delineation has been provided and 30 foot undisturbed buffer has been included on the plat.
8. Please provide a wetlands delineation report prior to the December 1 Planning Commission meeting. Wetland, and wetland buffer(s) shall be included in a common area.
Response: There are no common areas proposed for this subdivision. Wetland delineation has been provided and 30 foot undisturbed buffer has been included on the plat.
9. Based on the comments from the Utilities Engineer (attached) requiring the installation of sewer infrastructure the application is now for a major subdivision.
Response: Noted
10. Please provide additional application fee (\$1,300) as soon as possible
Response: Additional fees have been requested and will be provided under a separate cover.

Thank you for your assistance as we work toward an approved plat. If additional information regarding this application is needed, please advise.

Sincerely,

Dewberry Engineers Inc.

Aaron S. Collins

Aaron Collins
Deputy Project Manager

cc: File 50189049



THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

November 12, 2025

Sherry Sullivan
Mayor

Aaron Collins
Dewberry
25353 Friendship Road
Daphne, AL 36526
ascollins@dewberry.com

Council Members

Andrea F. Booth
Jack Burrell, ACO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

RE: Development Review Committee Letter
SD 25.19 Dresden Woods

Dear Aaron,

This review package is based on applicable provisions of the City of Fairhope Zoning Ordinance, Subdivision Regulations, and staff recommendations. The subject application has been reviewed for completeness in accordance with these regulations. As a result, staff has identified the following deficiencies.

The list below, while not exhaustive, summarizes the outstanding items requiring follow-up information, revision, and/or resubmission as discussed during the November 12, 2025, Development Review Committee (DRC) meeting. Please be advised that the City of Fairhope reserves the right to make additional comments on this application prior to the Planning Commission meeting date.

General Comments

1. On the plat(s) please add under "Dresden Woods" the following: Subdivision of Lot 2 of Gayfer Place.
2. Please confirm the owner's intent with the existing buildings on proposed Lot 4. Depending on the owner's intent structures will need to be removed as a condition of approval of Final Plat.
3. Please provide the necessary approvals from Baldwin County regarding work in the Gayfer Road Extension and Bishop Road ROWs.
4. Please refer to Slide 2731-A "Gayfer Place" for additional requirements including but not limited to Lot 1's ingress/egress be located in the northern half of the lot as to keep distance from the Gayfer Road Extension and Bishop Road intersection.
5. Installation of sidewalks as required or an easement within subject property may be requested in lieu of sidewalks.
6. A condition of approval to the Final Plat is the removal of the overhead power lines currently located on proposed Lot 4. Staff is recommending of installation of sidewalks. The easement may still be required due to existing conditions of the ROW.
7. Drainage should be located within a Common Area subject to the wetlands delineation report.
8. Please provide a wetlands delineation report prior to the December 1 Planning Commission meeting. Wetland, and wetland buffer(s) shall be included in a common area.
9. Based on the comments from the Utilities Engineer (attached) requiring the installation of sewer infrastructure the application is now for a major subdivision.
10. Please provide additional application fee (\$1,300) as soon as possible.



THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

11. Compliance with all other DRC Staff Review Comments attached to this letter as exhibits.

This application is tentatively scheduled for consideration by the Planning Commission on Monday, December 1, 2025. A written response addressing all outstanding items must be received no later than **9:00 AM on Thursday, November 20, 2025**. Failure to meet this deadline will result in the application being removed from the December 1 agenda due to incompleteness.

Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACMO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Should you have any questions or concerns, please do not hesitate to reach out.

Best Regards,

A handwritten signature in blue ink, which appears to read "Michelle Melton".

Michelle Melton
City Planner
City of Fairhope