



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

January 5, 2026 – 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 – December 1, 2025

3. REGULAR AGENDA

OLD BUSINESS

- A. SR 25.09** Site Plan Approval of 7 Brew Fairhope – **Applicant requested to be moved to the February agenda.**
- B. 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**
- C. SD 25.16** 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**



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NEW BUSINESS

- D. SD 25.18** Public hearing to consider the request of S.E. Civil, LLC, on behalf of the owners, FST Washington Square Condominium Development, Inc., for final plat approval of Washington Square, an 8-unit Multiple Occupancy Project. The property is zoned R-5 – High Density Dwelling Residential District. The property is approximately 1.74 acres and is located on the west side of Bishop Rd. just north of Morphy Ave. **PPIN #: 108443**
- E. SD 26.01** Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST Benessere Partners LP and Benessere Partners II LP and Lomas Partners LLC, for preliminary plat approval of Eastern Shore Village Center MOP, a 15-unit multiple occupancy project. The property is zoned B-2 – General Business District. The property is approximately 7.28 acres and is located on the southeast corner of Greeno Road and Fairhope Avenue. **PPIN #: 397862**

4. ADJOURN

The Planning Commission met Monday, December 1, 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; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Payton Rogers, Planning and Zoning Manager, and Cindy Beaudreau, Planning Clerk.

Absent: none

Chairman Turner called the meeting to order at 5:02 PM.

Consent Agenda

- Approval of the 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.

Mike Jeffries, Development Services Manager, presented the 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. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of UR 25.14 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.

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

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

Nay: None

Old Business

None

New Business

John Worsham made a motion to amend the agenda to add Resolution 2025-05 adopting City Council Ordinance 1847 related to the temporary suspension of residential multiple occupancy project and subdivision applications in the City of Fairhope. 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; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas

Nay: None

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

Michelle Melton-Null, City Planner, presented the 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. Ms. Melton-Null shared the zoning map and aerial map.

Staff recommends approval of SR 25.06 to City Council 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, prior to review by City Council.
2. Revision of Tree & Landscape Plan to illustrate seven (7) additional overstory Perimeter Tree plantings on the subject site in full compliance with the City of Fairhope Trees and Landscaping Ordinance, prior to review by the City Council.
3. Revise photometric plan in compliance with Article IV, Section B(3) (10' MAX height limit for parking lot lighting).

Paul Fontenot stated that they need to specify 48” for all plants or viburnum to wrap around the corner.

Steve Fisher, Element 3, asked if they removed the palm trees could they add seven more. Payton Rogers stated yes.

John Worsham made a motion to recommend approval of SR 25.06 to City Council with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas
Nay: None

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**

Payton Rogers, Planning and Zoning Manager, presented the 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. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of SR 25.07 to City Council with the following conditions:

1. Provision of a complete Tree and 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.
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.

Erik Cortinas asked if all of the parties for Express Oil and Advanced Auto are communicating about a shared drive. Mr. Rogers stated yes.

Paul Marcinko, Jade Consulting, stated that he has been talking with Express Oil.

John Worsham stated that the acceptance letter from Express Oil does not say anything about landscaping. Mr. Marcinko stated that he will ensure that the landscape is adequate and will meet the City's conditions.

John Worsham made a motion to recommend approval of SR 25.07 to City Council with staff recommendations.

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

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

Nay: None

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**

Payton Rogers, Planning and Zoning Manager, presented the 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. Mr. Rogers shared the zoning map and aerial map.

Staff recommends denial of SR 25.09 to City Council due to the following deficiencies:

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

Jimmy Conyers asked why this case is recommended for denial and another similar one was recommended for approval.

Hunter Simmons explained the differences including the drainage which needs to be re-engineered.

Dennis Proto, HFA-AE, LTD asked to table this case indefinitely.

Erik Cortinas made a motion to table SR 25.09 indefinitely per applicant's request.

Jimmy Conyers seconded the motion and the motion carried unanimously with the following vote:

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

Nay: None

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**

Payton Rogers, Planning and Zoning Manager, presented the 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. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of SR 25.10 to City Council 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.
3. Revision of the Site Plan to reduce the total number of compact parking spaces to no more than 14 and all spaces over the required 37 to utilize pervious surfacing.
4. 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.

David Dichiara, Kadre, will work to send documents to address all conditions.

Rebecca Bryant suggested doing an entire run of pervious parking which can help with underground detention.

John Worsham made a motion to recommend approval of SR 25.10 to City Council with four staff recommendations.

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; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas
Nay: None

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**

Mike Jeffries, Development Services Manager, presented the 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. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends denial of SR 25.08 to City Council 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.

Hollie MacKellar asked where the 60 occupants will park. Mr. Jeffries stated they will need to park somewhere in the city parking spaces.

Rebecca Bryant asked why this wasn't a 20-unit MOP, when another hotel was a six-unit MOP? Mr. Jeffries explained that there is only one tenant. Ms. Bryant asked if the temporary structures would have to be fixed so they don't fly away or will they need to be removed from the rooftop terrace. Hunter Simmons stated that temporary structures must be 10' away from the edge.

Ryan Baker, Walcott Adams, thanked staff for the review and stated that they are working to design something compliant. Mr. Baker explained the plan for the boarding house.

Erik Cortinas is concerned with the entry/exit from the roof top terrace and the storage of food, linens, etc. Mr. Baker explained the entry/exit and that storage will be on the first floor.

Larry Smith, S.E. Civil, discussed the traffic analysis, stating that they used the most intense use of the boarding house to determine traffic, based on afternoon peak hours, and this does not meet the requirement for a traffic study.

Brad Hicks, Stone Crosby law firm, stated that every use of this boarding house is by right and the project is consistent with the Zoning Ordinance and the Comprehensive Plan. Mr. Hicks noted various sections in the Zoning Ordinance and Sub Regulations and addressed each issue from the staff report.

Chris Williams read the requirements for a Site Plan Review and a few of the 25 requirements from the Zoning Ordinance in response to the applicant's statement.

Chairman Turner then agreed to allow the MOP request to be presented so that a public hearing could be opened for all of the comments from the public before any decisions were made by the Planning Commission.

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**

Mike Jeffries, Development Services Manager, presented 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. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends denial of SD 25.16 due to the non-compliant issues outlined in the staff report.

Chairman Turner called for a break. The Planning Commission left the dais at 6:47pm and returned at 6:55pm.

Chairman Turner opened the public hearing at 7:00pm.

Mara Kozelsky, Fairhope Historic Preservation Commission, shared a history of the hardware store and that it was an historic site. The Fairhope Historic Preservation Commission urges approval and requests that an historic plaque be attached to the building.

Rodney Pilot applauded the detail that the Planning Commission gets into and believes that this project gives people the chance to sit together and find a way to make this happen.

Jeremiah Matthews, 221 Royal Lane, stated that he is looking to bring another restaurant to downtown.

John Bethea, 5 N Church Street, is in favor of the project.

Tardon Wells is in favor of the projects and believes there is a new generation of Fairhoppers who need a new source of pride.

Lisa White, 320 Fairhope Avenue, is in favor of the project and that the people being this project will do a great job.

Cari Palesano, 621 N Mobile Street, is in favor of the project.

The public hearing was closed at 7:11pm.

Hollie MacKellar stated that Mr. Baker did a good job answering the questions about non-compliance and believes this is a good project for the City of Fairhope.

Paul Fontenot stated that the city is performing a parking study now and the worse thing to do is to make downtown more suburban.

Erik Cortinas stated that he likes the concept, but three types of businesses are planned for this site, which opens up questions due to intensity of use. In terms of traffic, regardless of the loading zone, trucks will still park in the middle of the road. Mr. Cortinas's main concern is the number of people placed in a building in the busiest intersections in town along with the number of boarding house rooms and lack of storage.

Chairman Turner loves the project and complimented Mr. Baker and Mr. Smith on the design. He is concerned with parking and impact on the city and would like to see a walk through of the details before it goes to City Council.

Rebecca Bryant agrees with Mr. Cortinas's points and is concerned with roof-top items blowing off the roof-top terrace.

Jimmy Conyers stated that parking is his concern even though the boarding house meetings the parking requirements and that the traffic and loading zone issues have been addressed. He agrees that it is a beautiful plan but is not sure how the roof top terrace being only for residents can be enforced.

Erik Cortinas asked the applicant if there was any interest in tabling these items to work with staff on the outstanding issues.

Ryan Baker stated their interest in meeting with staff.

Mike Jeffries stated staff has not reviewed the information Planning Commission received at the beginning of the meeting from the Applicant.

Hollie MacKellar agrees with the Historic Preservation Commission recommendations.

Larry Smith, S.E. Civil, addressed the gas meter based on comments from Public Works.

Brad Hicks requested that SR 25.08 and SD 25.16 be tabled until January.

Hunter Simmons stated that he will try to expedite a meeting with the applicant.

Erik Cortinas made a motion to table of SR 25.08 until January.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas
Nay: None

Erik Cortinas made a motion to table SD 25.16 until January.

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; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas
Nay: None

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**

Mike Jeffries, Development Services Manager, presented 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. Mr. Jeffries shared the zoning map and aerial map.
Staff recommends approval of SD 25.17.

Chairman Turner opened the public hearing at 7:44pm. Having no one present to speak, the public hearing was closed at 7:44pm.

John Worsham made a motion to approve SD 25.17.

Jimmy Conyers seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; John Worsham; Harry Kohler; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas
Nay: None

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**

Michelle Melton-Null, City Planner, presented the request of the 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. Ms. Melton-Null shared the zoning map and aerial map.

Staff recommends approval of SD 25.19, 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.
6. Sidewalks be installed prior to application for final plat approval.
7. Addition of Common Areas to accommodate drainage and greenspace.

Aaron Collins, Dewberry, unsure of the detention pond comment and of who the builders will be. Mr. Collins asked that the sidewalk condition to be addressed at Certificate of Occupancy.

Chairman Turner is concerned with sidewalks if someone buys two lots and the other sidewalks are not finished for years.

Chairman Turner opened the public hearing at 8:05pm. Having no one present to speak, the public hearing was closed at 8:05pm.

Rebecca Bryant made a motion to approve SD 25.19 with staff recommendations.

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; Hollie MacKellar; Paul Fontenot; Kim McCormick; Erik Cortinas

Nay: None

I. Resolution 2025-05 Public hearing to consider the request of the City of Fairhope's Planning and Zoning Department to accept Resolution 2025-05 adopting the temporary suspension of consideration of certain residential multiple occupancy project and subdivision applications under the City of Fairhope Subdivision Regulations as set forth in Ordinance 1847.

Chairman Turner opened the public hearing at 8:11pm. Having no one present to speak, the public hearing was closed at 8:11pm.

Jimmy Conyers made a motion to approve Resolution 2025-05.

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

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

Nay: None

Adjournment

Erik Cortinas made a motion to adjourn.

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

Nay: None

Adjourned at 8:12pm.

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.

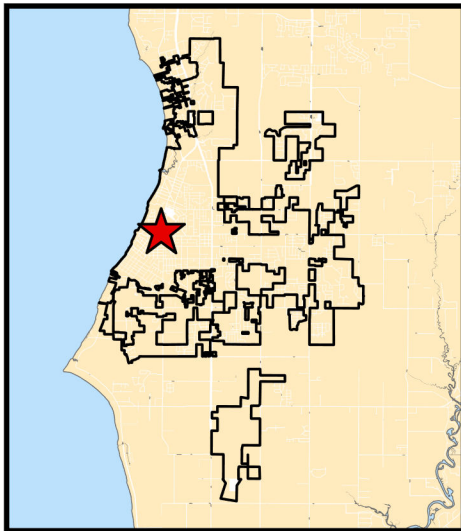
City of Fairhope

Planning Commission

January 5, 2026



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:

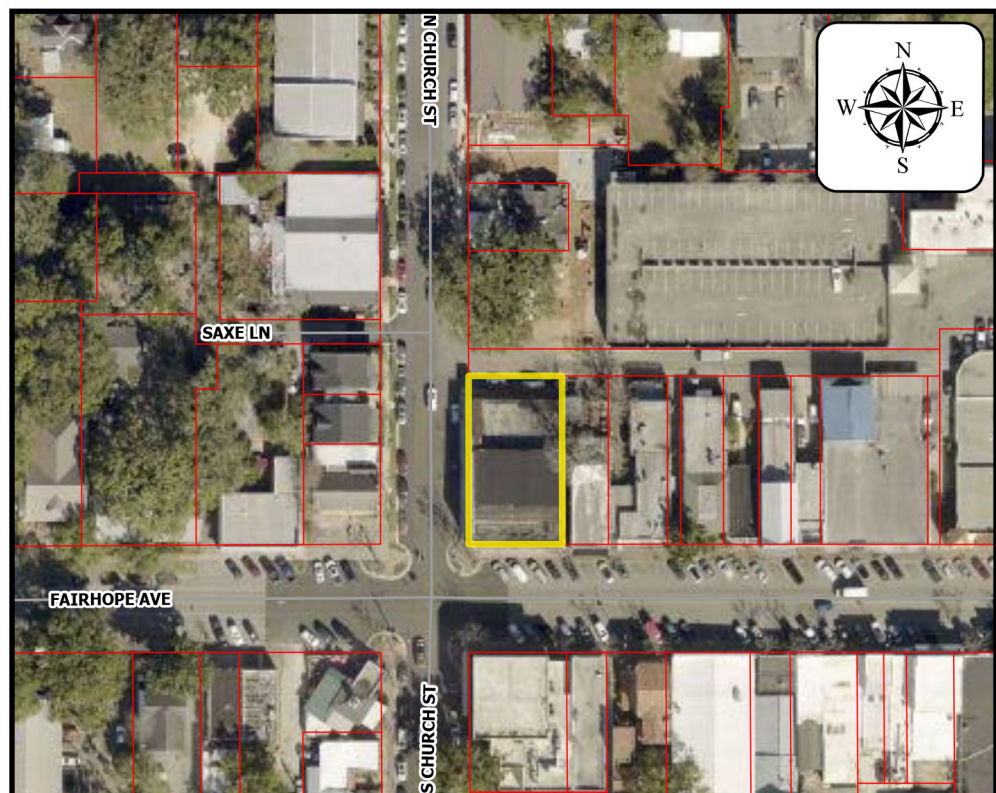
Fairhope Elementary School

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries



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

In September the Planning Commission approved a 6-unit MOP for the subject site (SD 19.36) to allow renovation of the existing 2-story building with four (4) commercial/retail units on the bottom floor and 1-2 office units on the second floor. The building that existed has since been demolished rendering the 2019 approval null and void.

This application was previously heard at the December 1, 2025, Planning Commission meeting. Following discussion with the Commission the Applicant requested the application be tabled to allow additional time to address Commission and Staff concerns.

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 rooftop terrace that will have a live-in onsite manager/owner, a Med-Spa, and restaurant. It's important to note that the Med-Spa is a Use on Appeal which requires approval by the Board of Adjustments.

Setbacks - COMPLIANT

The subject property is located in the Central Business District (CBD).

Buildings - 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 does not exceed the aforementioned limitations. A rooftop 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 additional approvals from the Planning Commission and City Council.

The Applicant included the following explanation regarding the rooftop terrace:

"The rooftop terrace is designed per the zoning ordinance requirements. The structure, that is able to be both open and enclosed, complies with the maximum of 25% of the rooftop area. And the stairs and elevators comply with the maximum of 7.5% of the rooftop area."

The rooftop terrace is designed with the intention to serve meals and drinks (bar) for boarding house customers and guests.

The northwestern rooftop area is identified as rooftop terrace space. This will be seasonally used as an open air extension of the restaurant/ bar structure.

The southern portion of the open rooftop has been identified as an area reserved for temporary use, which may include the installation of a temporary structure for special events. The anchorage of a temporary structure will be part of the final structural design.

The remainder of the rooftop area is reserved for mechanical equipment.

Of course the owners reserve all rights available to them under the zoning ordinance.

The total occupant load of the rooftop terrace shall be no more than 300 people for any use.”

Tree & Landscaping - N/A

The site does not have any required landscaping.

Parking - 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.

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 through 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 - COMPLIANT

A Traffic Letter was submitted with the application and is attached to this packet. As proposed the three (3) uses are estimated to generate 451 daily trips and 46 PM peak hour trips. As such, no further traffic study was conducted. Staff consulted with the Engineer of Record, and he confirmed the analysis was ran multiple ways and each method resulted in less than 1,000 daily trips and less than 50 peak trips.

Lot Access - COMPLIANT

The site has garage 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 - 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. Housekeeping closets have been added to the 2nd and 3rd floor as well as bathrooms converted to storage space on the roof top terrace.

Benefits to the Community - COMPLIANT

The proposed project will replace a previously dilapidated 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 Site Plan Review requests.

Recommendation:

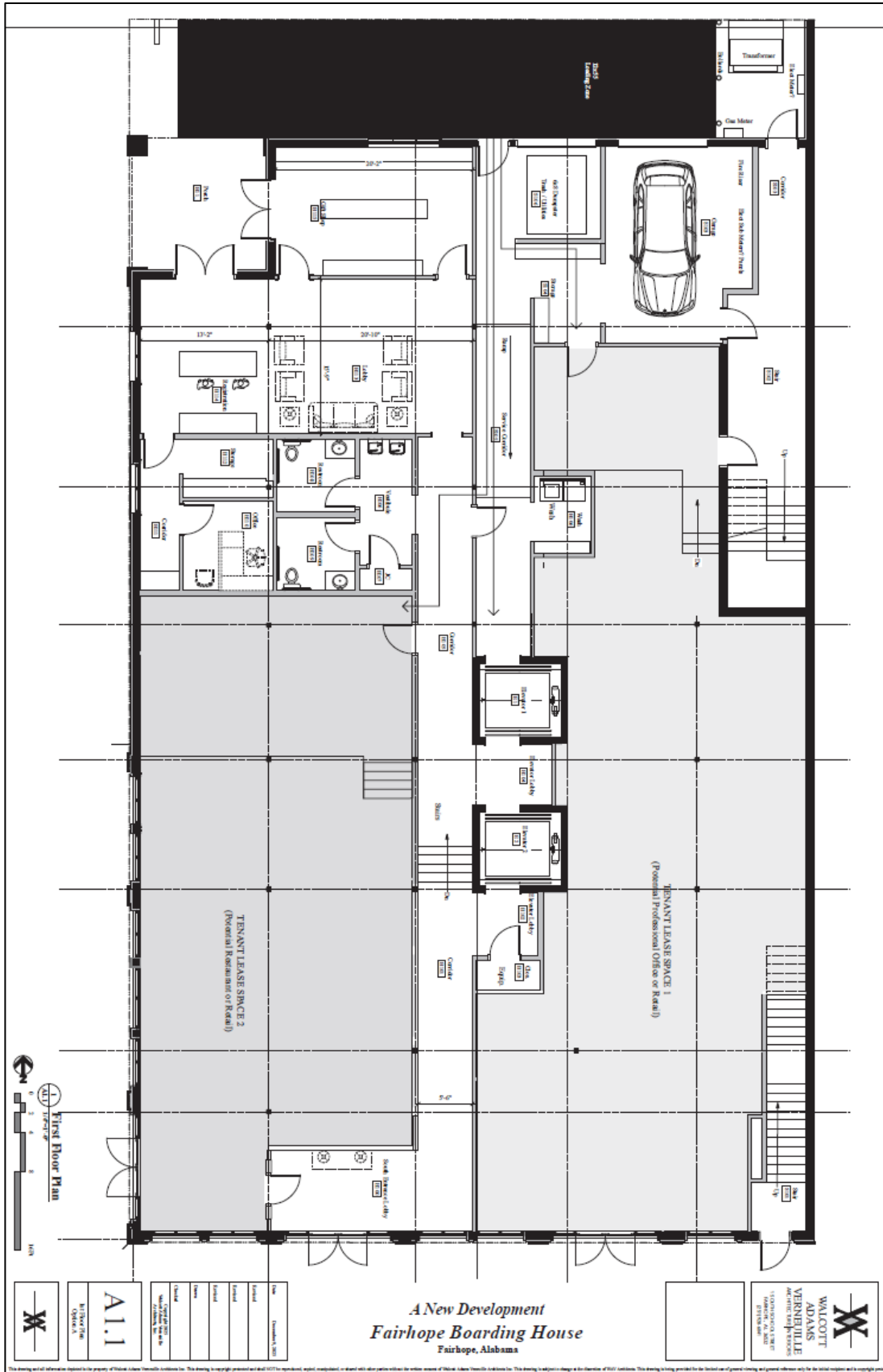
Staff recommends **Approval** of SR 25.08 – Fairhope Boarding House Site Plan with the following conditions:

1. Approval of the associated Multiple Occupancy Project case SD 25.16 by the Fairhope City Council;
and
2. Revision of the utility plans to reflect the minimum 78" x 75" transformer pad.

January 5, 2026

Page 4 of 8

Proposed 1st Floor



January 5, 2026

Page 6 of 8

January 5, 2026

Page 7 of 8

January 5, 2026

[illegible]



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 SILDI, 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

Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President

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

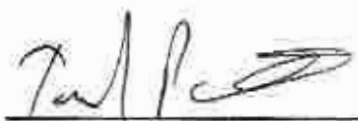
Percentage Interest: 50%

DocuSigned by:



0A5D6225D2FA4F9...

Mary Wells for MD Aesthetics
of Mobile Bay L.L.C.



Tamala Prickett for
Fairhope Development L.L.C.

8/19/25, 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

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Percentage Interest: 50%

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Address: PO Box 1424, Orange Beach, AL 36561

Percentage Interest: 50%

DocuSigned by:



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Mary Wells for MD Aesthetics
of Mobile Bay L.L.C.



Tamala Prickett for
Fairhope Development L.L.C.

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

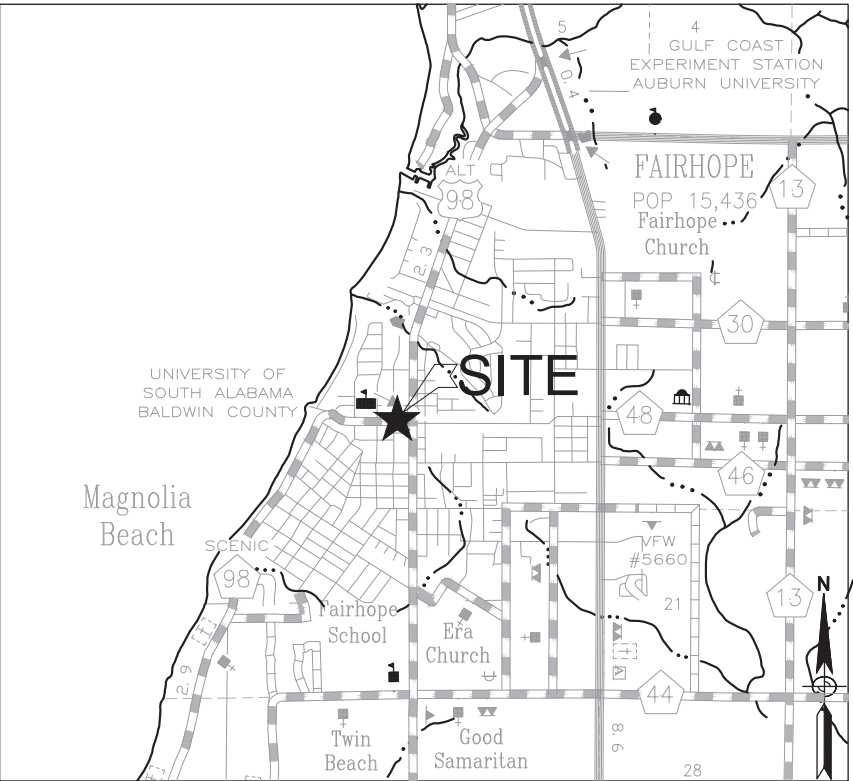
December 10th, 2025

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	



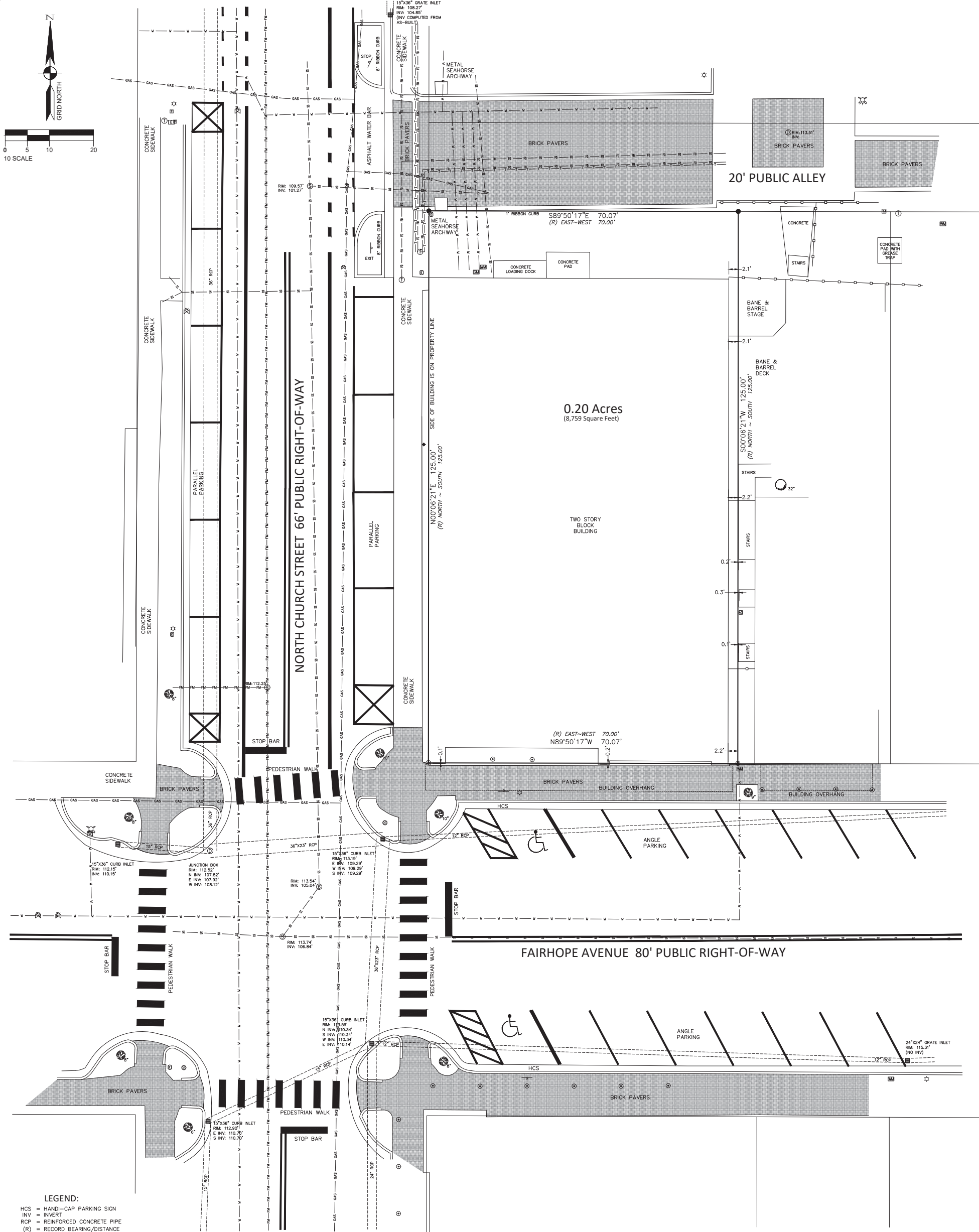
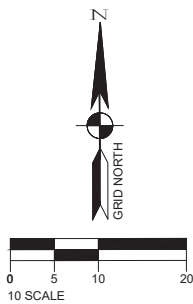
VICINITY MAP
N.T.S.



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
4	12/10/2025	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 (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
 - FW — = SEWER FORCE MAIN
 - S — = GRAVITY SEWER
 - R — = UNDERGROUND FIBER OPTIC LINE
 - T — = UNDERGROUND TELEPHONE LINE
 - V — = WATER LINE
 - W — = WOOD FENCE

OWNER INFORMATION:

PARCEL NUMBERS:
05-46-03-37-0-601-002.512

PIN: 14359

OWNER:
PST 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, MSC, 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:

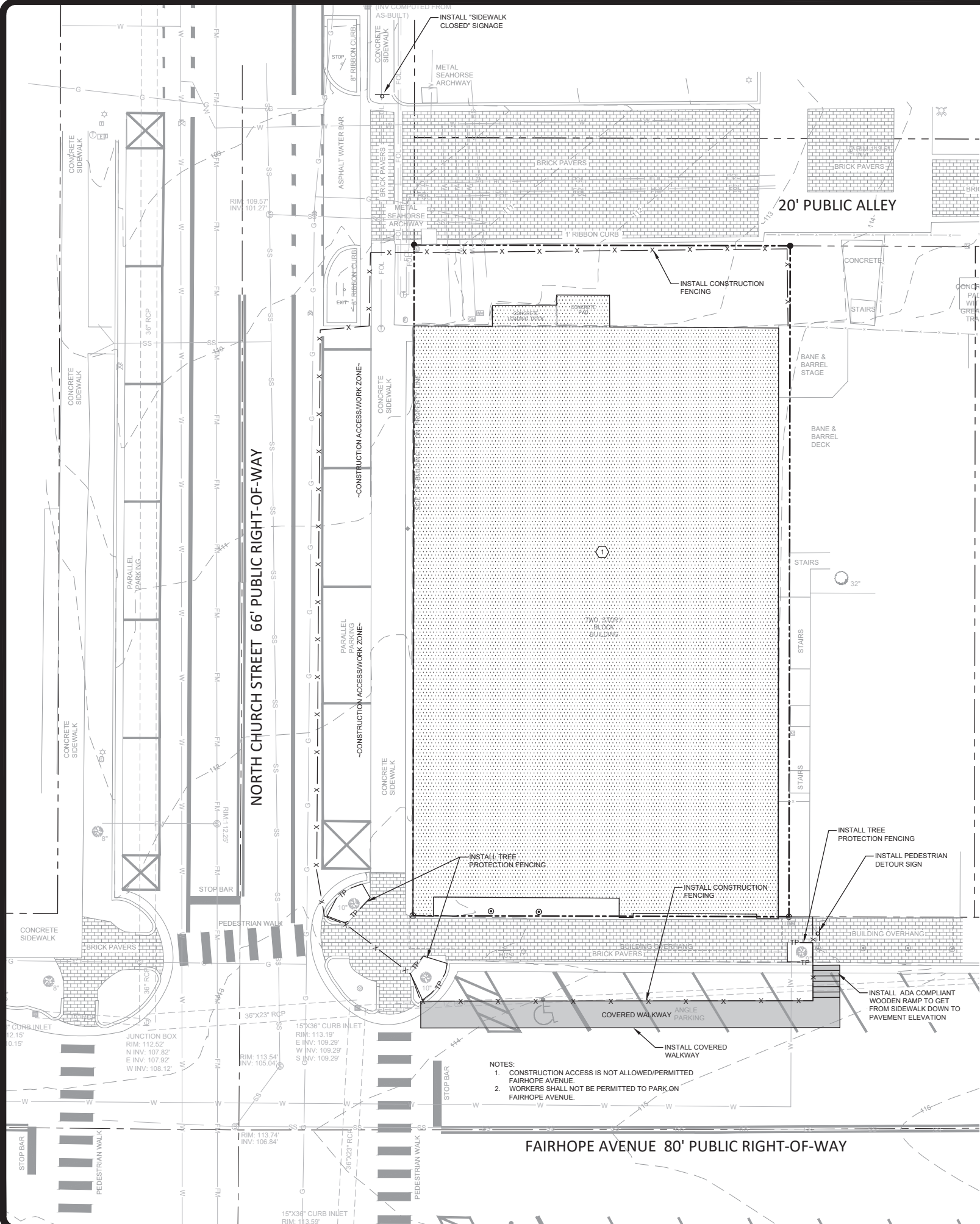
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SURVEY WAS CONDUCTED IN MAY 2025, AND IS RECORDED IN 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	DIED
SCALE	1" = 10'
PROJECT	20251552
FILE	FAIRHOPE BOARDING HOUSE
SHEET	1 OF 1



DEMOLITION NOTES

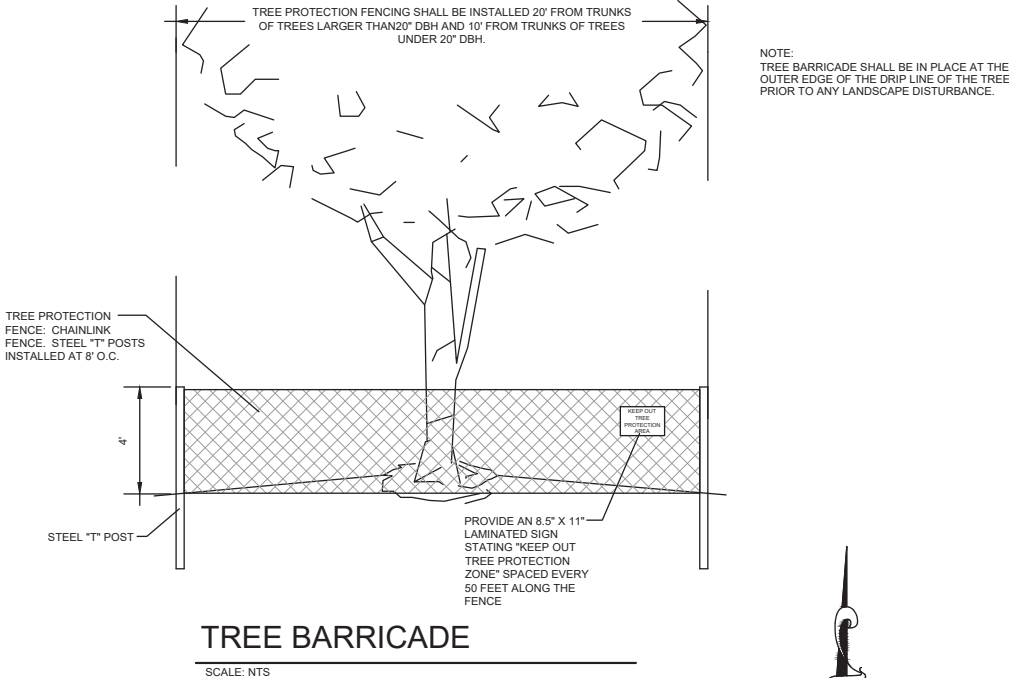
- OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
- ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
- CONTRACTOR 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.
- 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.
- 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.
- 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



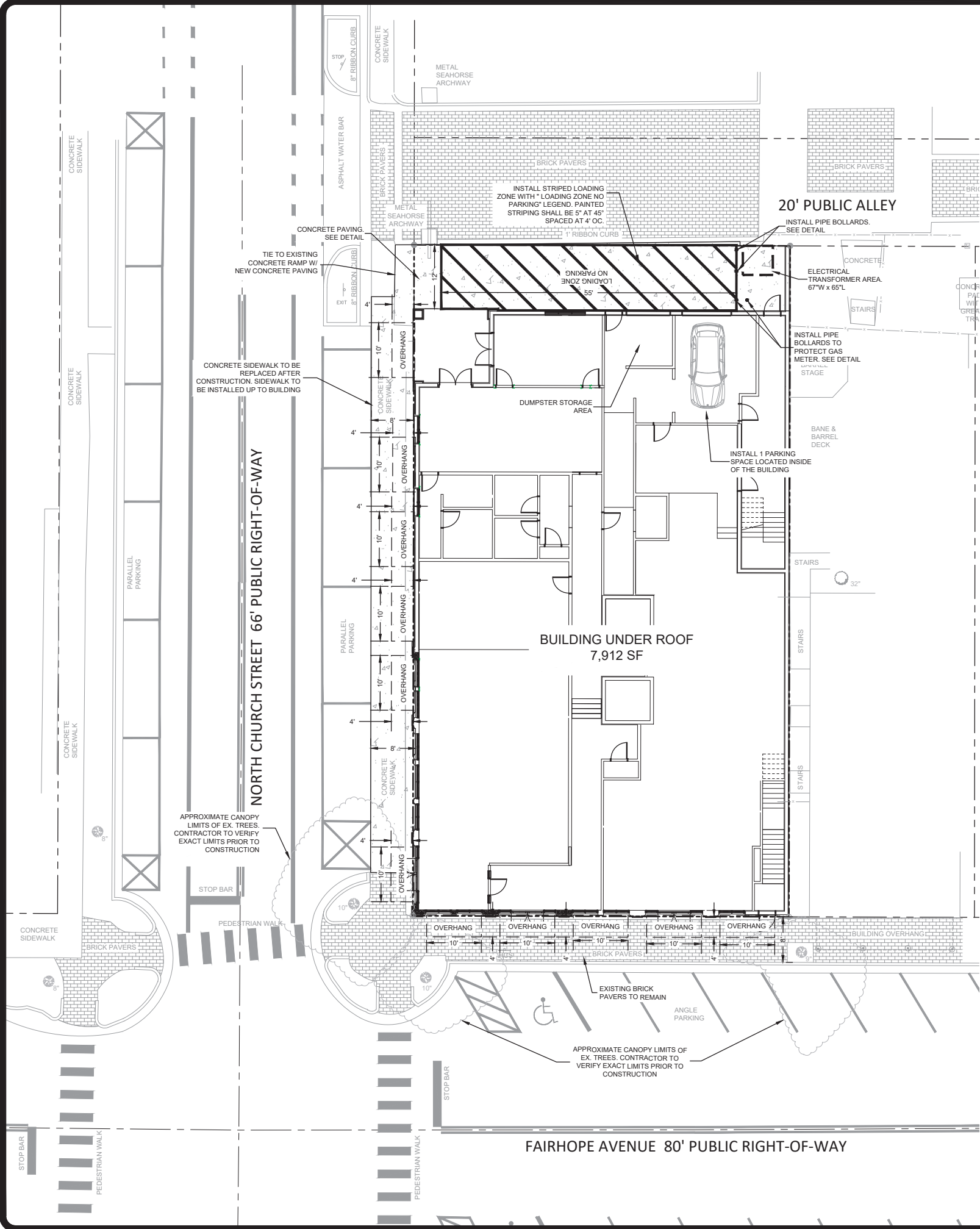
REVISION	
DATE	REVISION

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 12/10/25
DRAWN TLS	SCALE 1"=10'
SHEET D01	



PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/DWELLING UNIT) =	1
TOTAL PROVIDED =	1

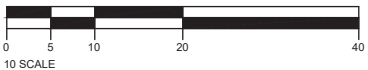
SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±0.20 AC (8,758.64 SF)	<u>BUILDING HEIGHT</u> 40 FT*	<u>BUILDING (UNDER ROOF)</u> 7,912 SF
<u>REQUIRED PARKING</u> 1 SPACE	<u>PROVIDED PARKING</u> 1 SPACES	
<u>JURISDICTION</u> C.O. FAIRHOPE	<u>ZONING</u> B-2 (CBD)	
<u>IMPERVIOUS AREA</u> 0.20 AC (100%)	<u>PERVIOUS AREA</u> 0 AC (0%)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	0 FT	
SIDE YARD:	0 FT	
REAR YARD:	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

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Fairhope, AL 36532
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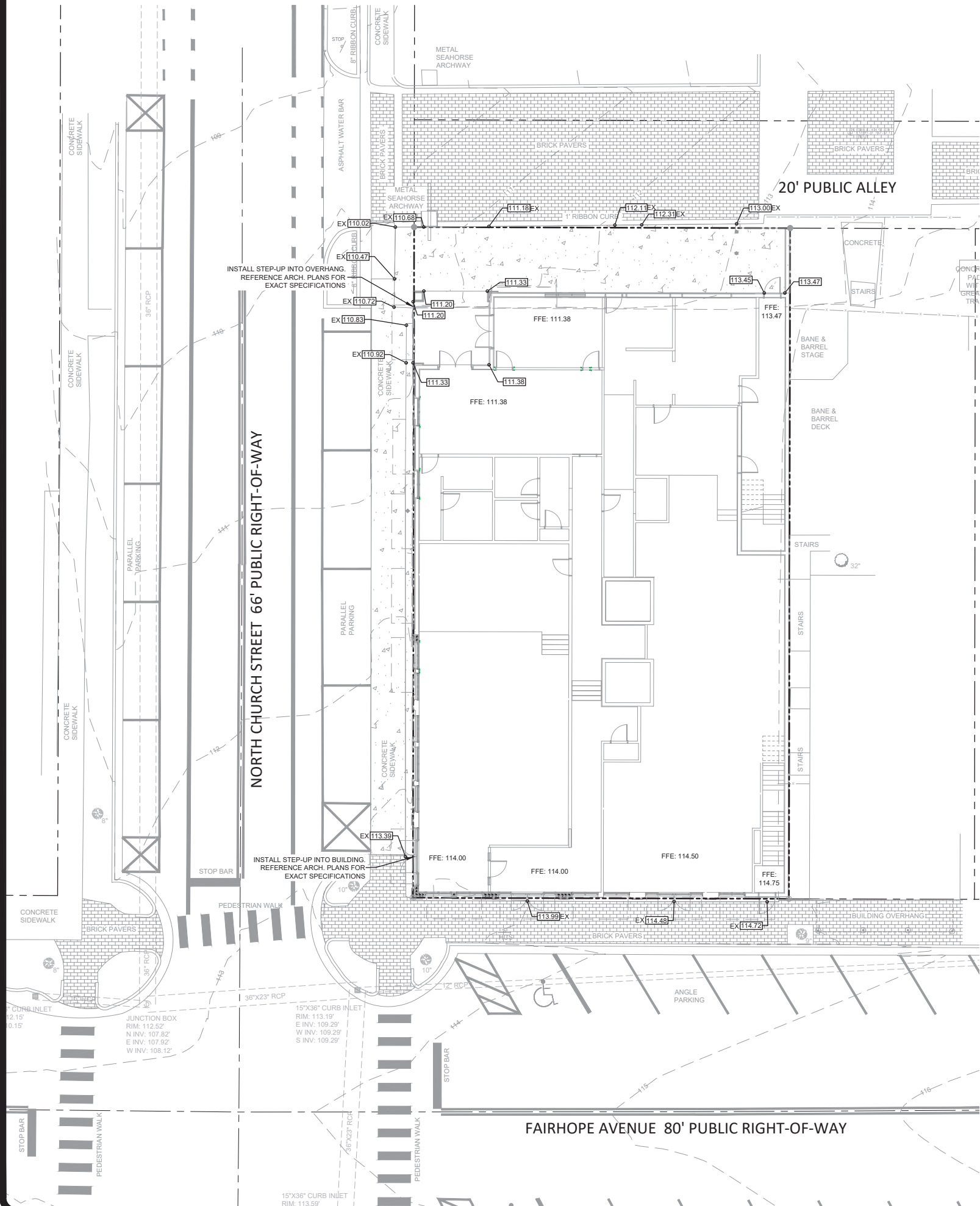
SITE PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

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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)

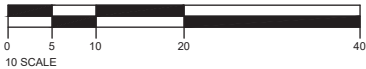
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MITERED END SECTION (MES)

CONTOURS

SPOT ELEVATION

EXISTING GRADE

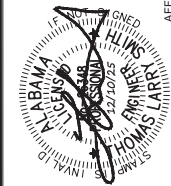


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GRADING & DRAINAGE PLAN

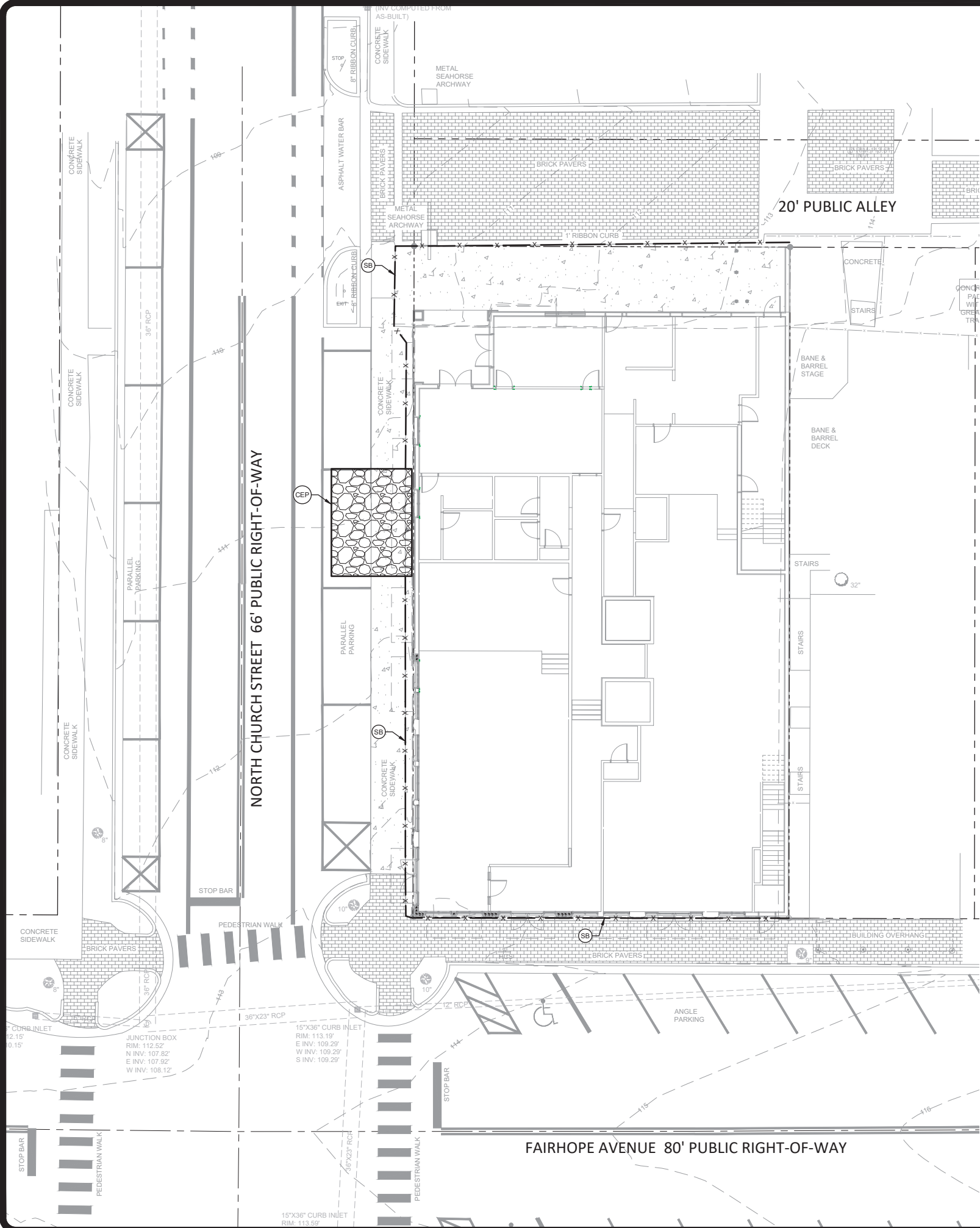
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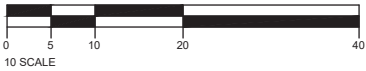
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LEGEND:

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

DESIGNED

BY

DAVID WEBB

QCI 251-990-6566

CHECKED

BY

DAVID WEBB

QCI 251-990-6566

APPROVED

BY

DAVID WEBB

QCI 251-990-6566

JOB No.

20251552

DATE

12/10/25

DRAWN

JJM

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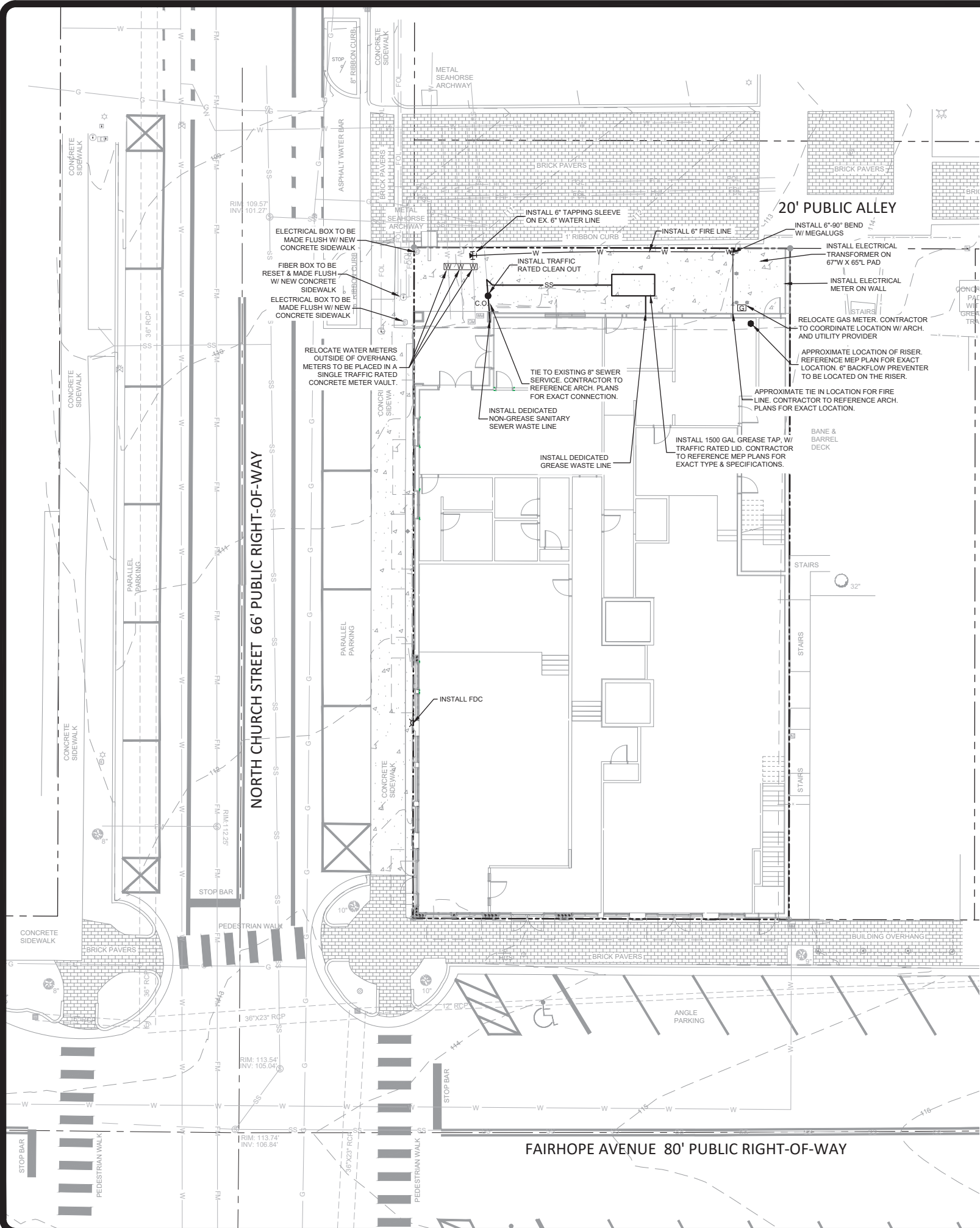
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UTILITY NOTES

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

- G
- W
- OHP
- SS
- THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- VALVE
- WATER METER
- CLEANOUT

PROPOSED

- G
- W
- OHP
- SS
- THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- VALVE
- WATER METER
- CLEANOUT
- C.O.



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UTILITY PLAN

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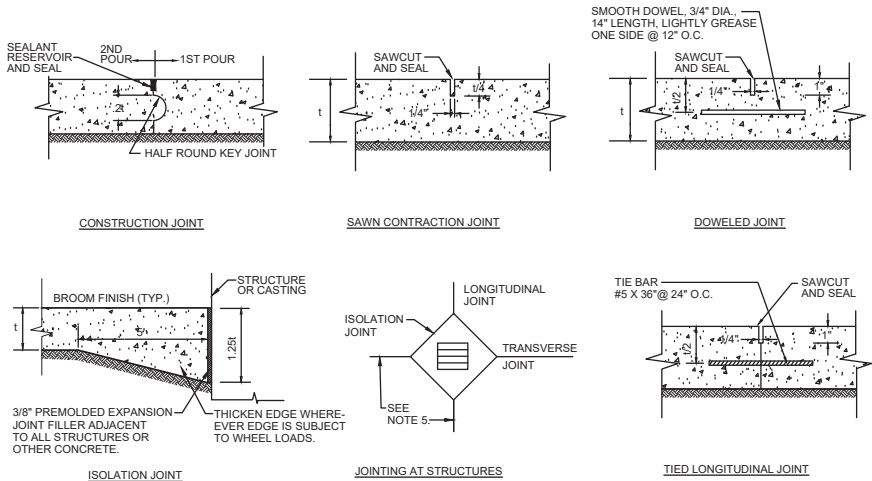
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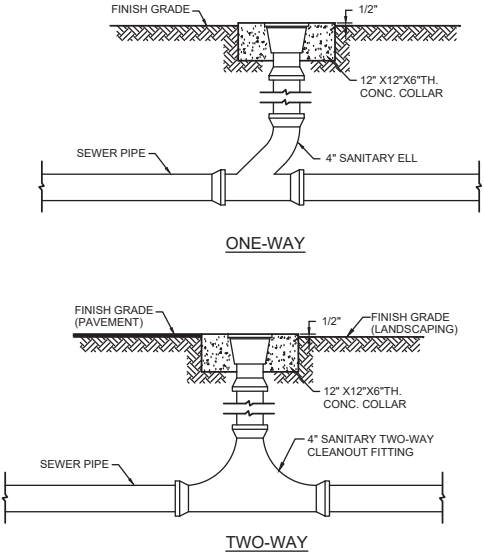
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- NOTE:
- CONSTRUCTION JOINTS ARE REQUIRED BETWEEN ALL POURS SEPARATED BY MORE THAN 30 MINUTES TIME.
 - PLACE LONGITUDINAL CONSTRUCTION JOINT AT CENTERLINE OF ROADWAYS WHEN PAVEMENT IS WIDER THAN 12'.
 - TWELVE FEET (12') SPACING BETWEEN CONTRACTION 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			

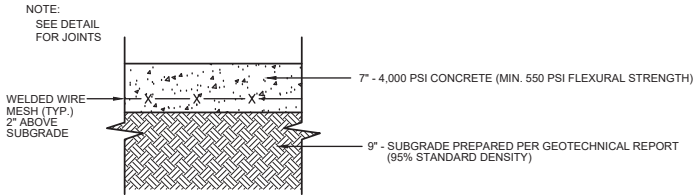
LIME RATE:
1 TON PER ACRE ON LIGHT-TEXTURED, SANDY SOILS (IF THE COVER WILL BE TALL FESCUE AND CLOVER USE 2 TONS/ACRE.)
2 TONS PER ACRE ON HEAVY-TEXTURED, CLAYEY SOILS

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

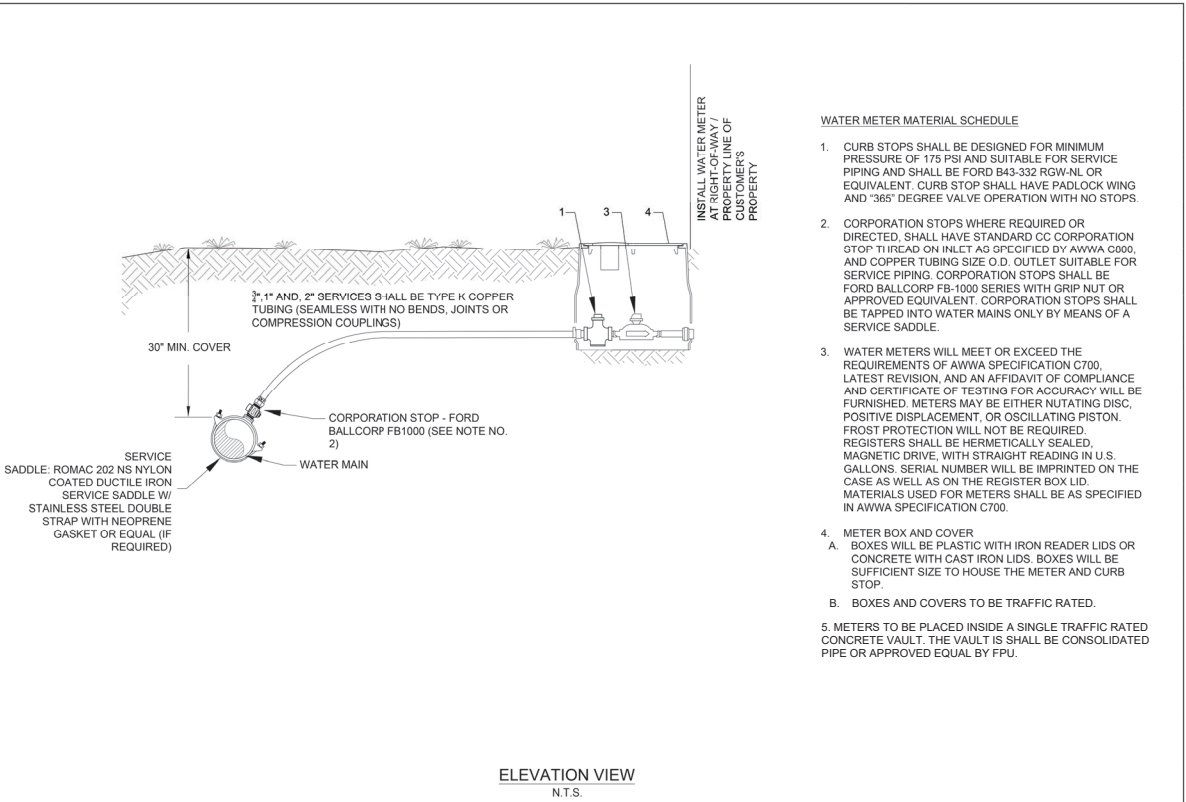
PS PERMANENT SEEDING

SCALE: NTS



CONCRETE PAVEMENT DETAIL

SCALE: NTS



WATER METER MATERIAL SCHEDULE

- CURB STOPS SHALL BE DESIGNED FOR MINIMUM PRESSURE OF 175 PSI AND SUITABLE FOR SERVICE PIPING AND SHALL BE FORD B43-332 RGW-NL OR EQUIVALENT. CURB STOP SHALL HAVE PADLOCK WING AND "365" DEGREE VALVE OPERATION WITH NO STOPS.
- CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP TITREAD ON INLET AS SPECIFIED BY AWWA C600, AND COPPER TUBING SIZE O.D. OUTLET SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLCORP FB-1000 SERIES WITH GRIP NUT OR APPROVED EQUIVALENT. CORPORATION STOPS SHALL BE TAPPED INTO WATER MAINS ONLY BY MEANS OF A SERVICE SADDLE.
- WATER METERS WILL MEET OR EXCEED THE REQUIREMENTS OF AWWA SPECIFICATION C700, LATEST REVISION, AND AN AFFIDAVIT OF COMPLIANCE AND CERTIFICATE OF TESTING FOR ACCURACY WILL BE FURNISHED. METERS MAY BE EITHER ROTATING DISC, POSITIVE DISPLACEMENT, OR OSCILLATING PISTON. FROST PROTECTION WILL NOT BE REQUIRED. REGISTERS SHALL BE HERMETICALLY SEALED, MAGNETIC DRIVE, WITH STRAIGHT READING 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.
- METER BOX AND COVER
 - BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE SUFFICIENT SIZE TO HOUSE THE METER AND CURB STOP.
 - BOXES AND COVERS TO BE TRAFFIC RATED.
- METERS TO BE PLACED INSIDE A SINGLE TRAFFIC RATED CONCRETE VAULT. THE VAULT IS SHALL BE CONSOLIDATED PIPE OR APPROVED EQUAL BY FPU.

ELEVATION VIEW
N.T.S.

CITY OF FAIRHOPE
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251.928.8003

WATER DETAILS

TYPICAL 3/4" WATER SERVICE METER DETAIL

DATE ISSUED
12-07-20

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
12/10/25

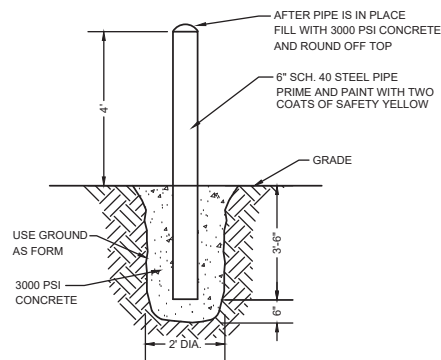
DRAWN
JJM

SCALE
N.T.S.

SHEET

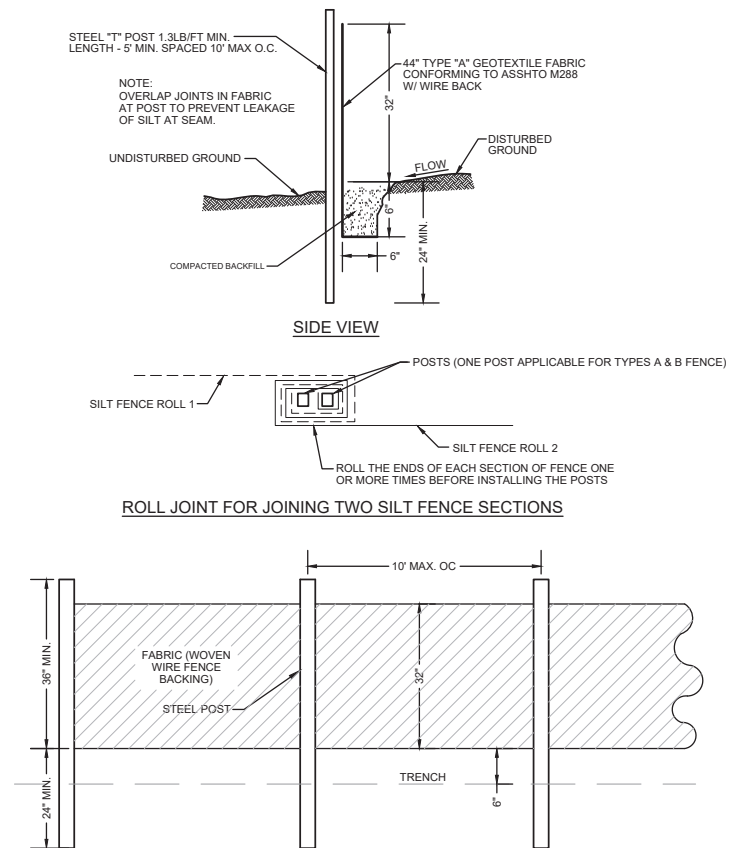
C05





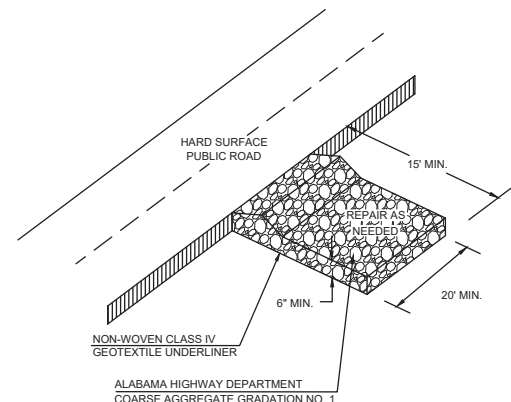
PIPE BOLLARD DETAIL

SCALE: NTS



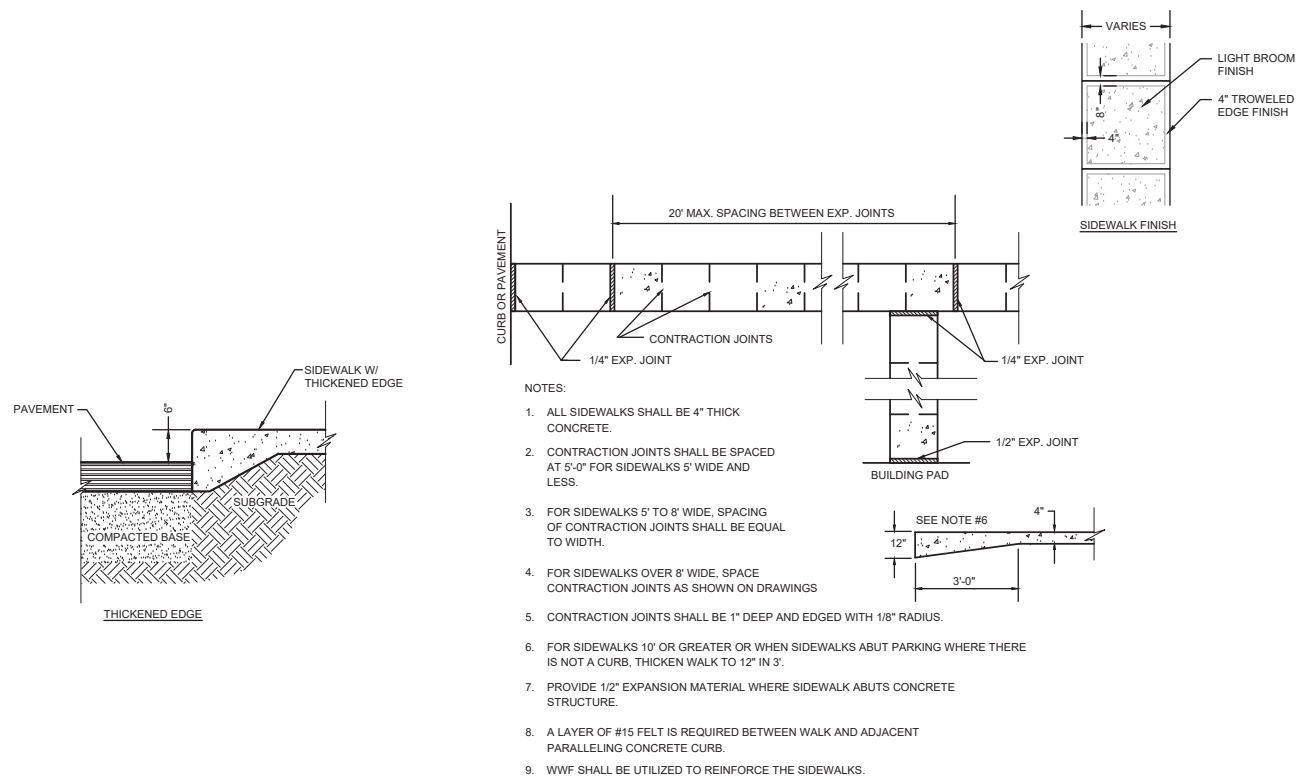
SB SILT BARRIER TYPE "A"

SCALE: NTS



CEP CONSTRUCTION EXIT PAD

SCALE: NTS



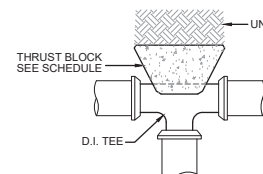
TYPICAL SIDEWALK DETAIL

SCALE: NTS

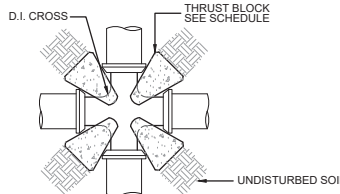
THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0	1.0	1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1 CU. FT.	9.8 CU. FT.	0.8 CU. FT.
6" DIA. PIPE LINE	3.6	5.0	2.7	1.4	1.0	50 CU. FT.	16 CU. FT.	1.0 CU. FT.
8" DIA. PIPE LINE	5.8	8.2	4.4	2.25	1.2			1.5 CU. FT.

NOTE: THRUST BLOCK BEARING AREAS SHALL BE INCREASED IN POOR TRENCH CONDITIONS AS DIRECTED BY THE ENGINEER

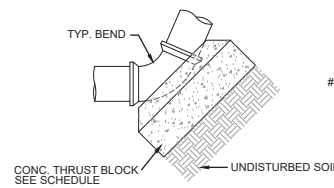
DESIGN CRITERIA: TEST PRESSURE - 150 PSI SOIL BEARING PRESSURE - 1 TON PER SQ. FT.



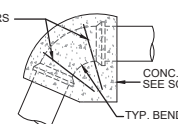
TEE THRUST BLOCK DETAIL



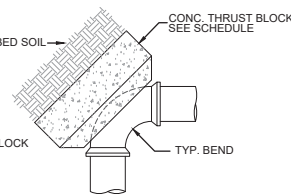
CROSS THRUST BLOCK DETAIL



VERT. THRUST BLOCK DETAIL



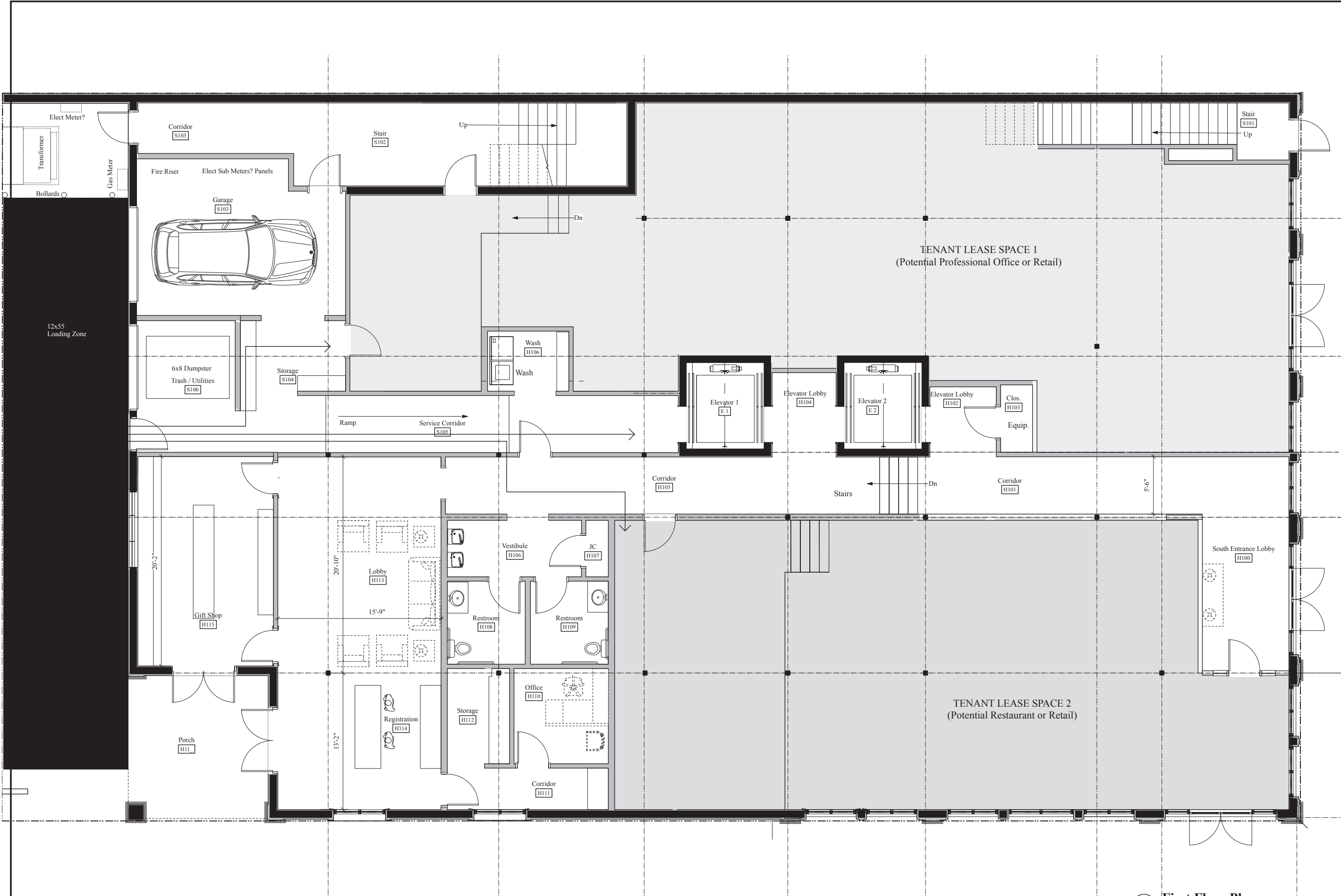
VERT. THRUST BLOCK DETAIL



HORIZ. THRUST BLOCK DETAIL

THRUST BLOCK DETAIL

SCALE: 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	December 9, 2025
Revised	
Revised	
Revised	
Drawn	
Checked	Copyright 2025 Walcott Adams Verneuille Architects, Inc.

A1.1

1st Floor Plan
Option A

1
A1.1

1/4"=1'-0"

024816

Ft

16Ft

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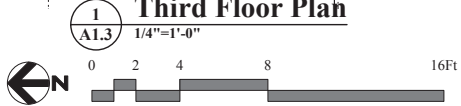
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Revised	
Drawn	
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A1.2

2nd Floor Plan



Note: Walls of Guest Rooms Shall Be Designed
And Constructed To Provide STC 60 Or Greater.
See Wall Types



Third Floor Plan

1
A1.3 1/4"=1'-0"

W
WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041



A New Development
Fairhope Boarding House
Fairhope, Alabama

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A1.3
3rd Floor Plan
Option A



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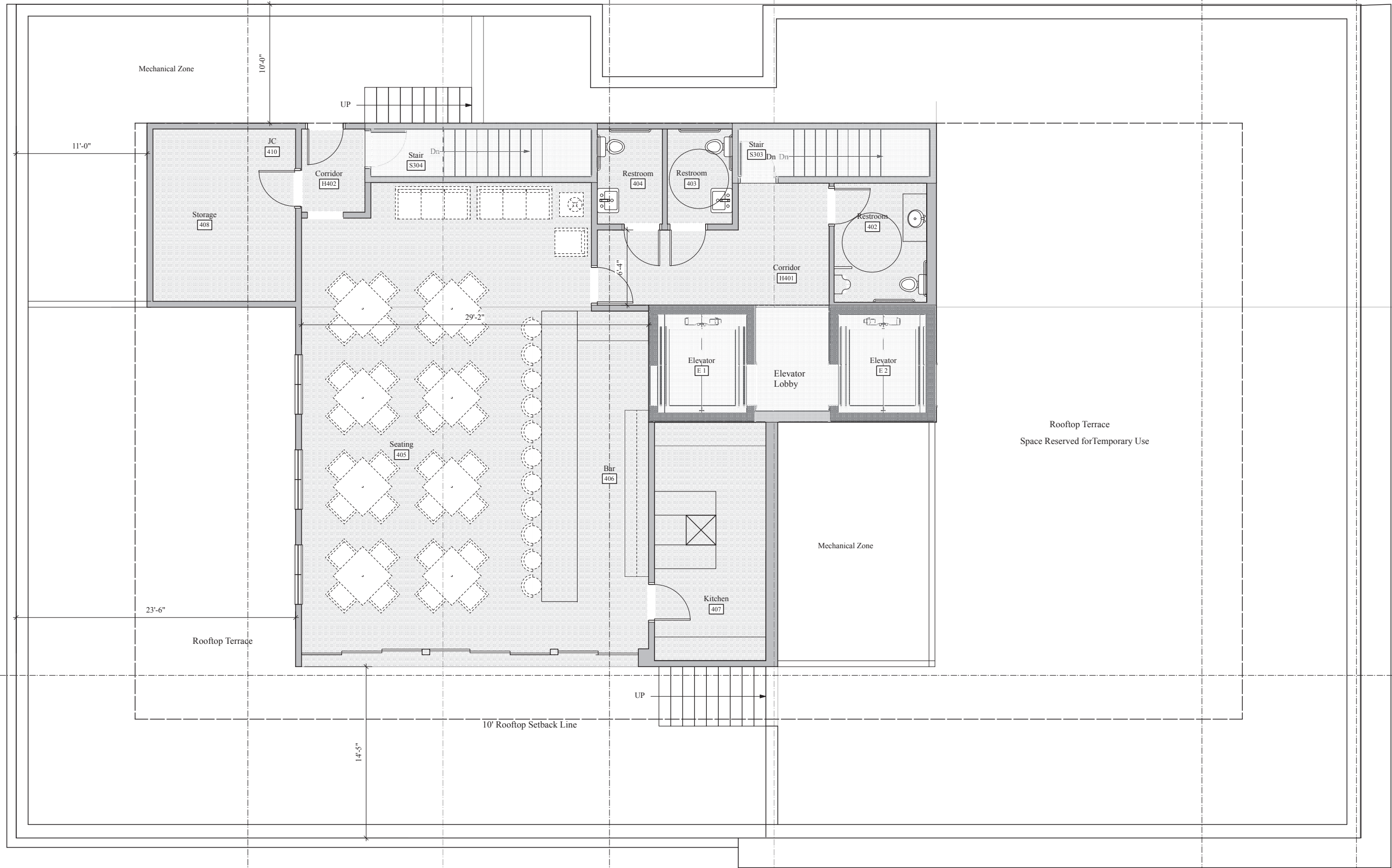
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Revised	
Revised	
Drawn	
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A1.4

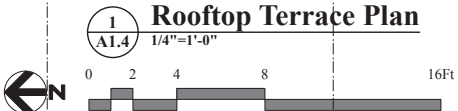
Rooftop Terrace Plan



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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





A New Development
Fairhope Boarding House
Fairhope, Alabama

Date	November 20, 2025
Revised	
Revised	
Revised	
Drawn	
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A3.1
Building Elevations





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

W

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ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

A New Development
Fairhope Boarding House
Fairhope, Alabama

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A3.1a

Building Elevations

W

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W

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ARCHITECTURE INTERIORS

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FAIRHOPE, AL 36532
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A New Development

Fairhope Boarding House

Fairhope, Alabama

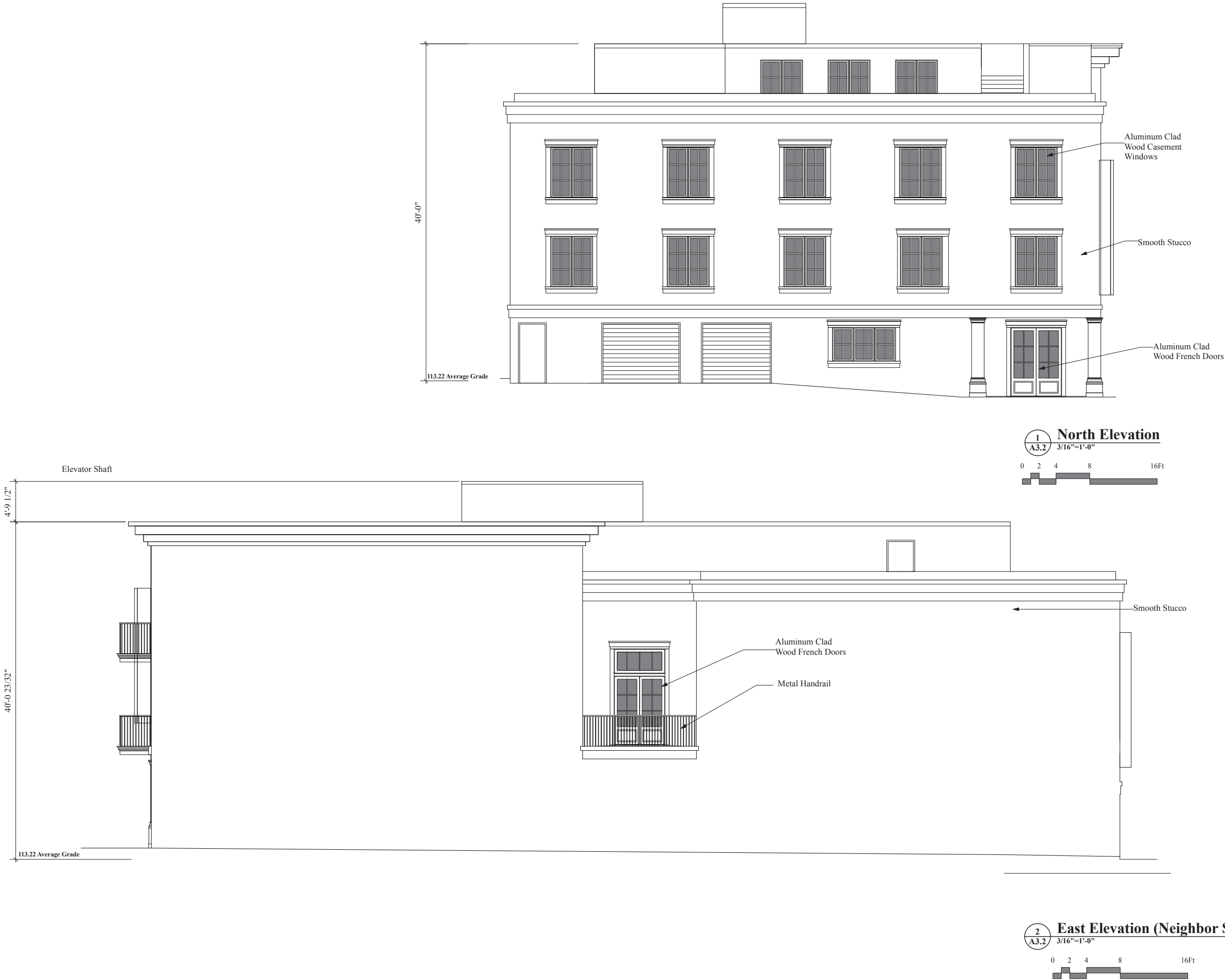
Date	November 20, 2025
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Revised	
Revised	
Drawn	
Checked	
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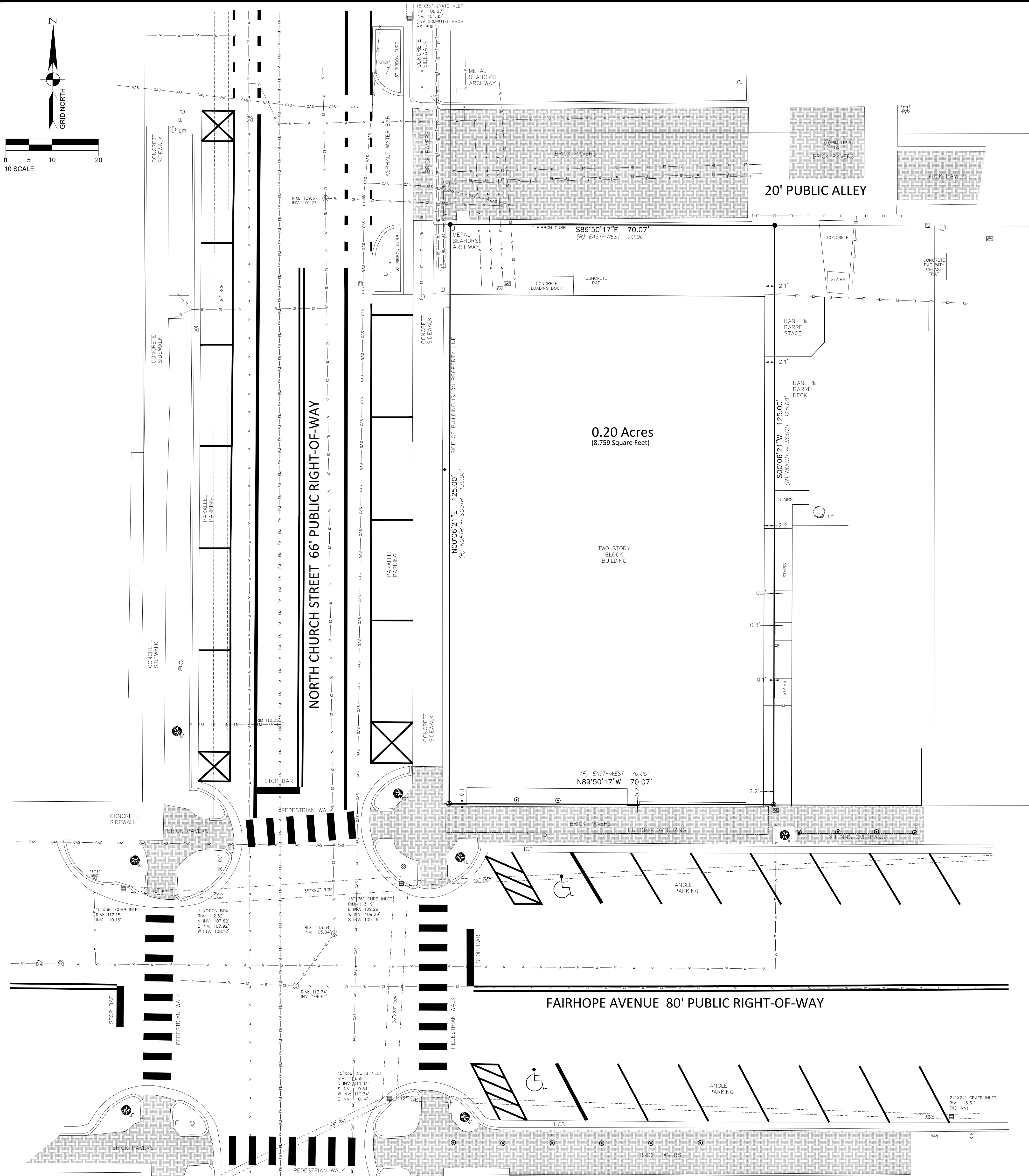
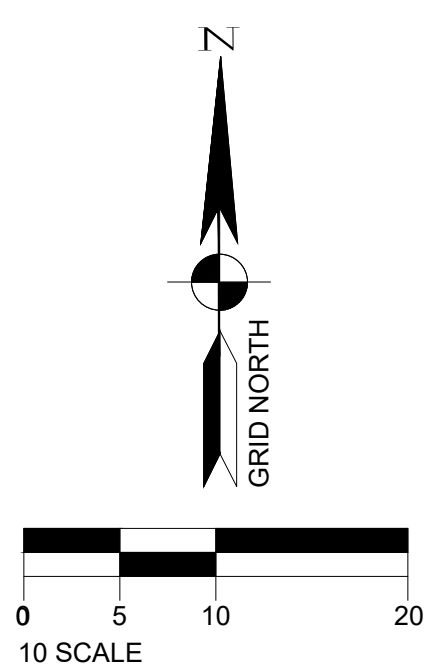
A3.2

Building Elevations



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- 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.

S.E. CIVIL, LLC
DAVID E. DIEHL
DATE: 07-21-2025
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



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 dark 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 be "L. Smith", written over a circular embossed seal.

Larry Smith, PE
lsmith@secivileng.com



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

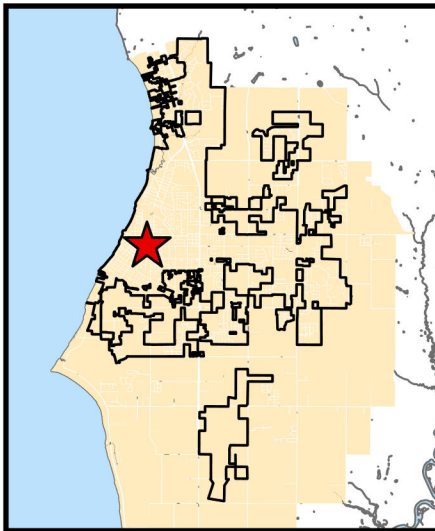
City of Fairhope

Planning Commission

January 5, 2026



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:

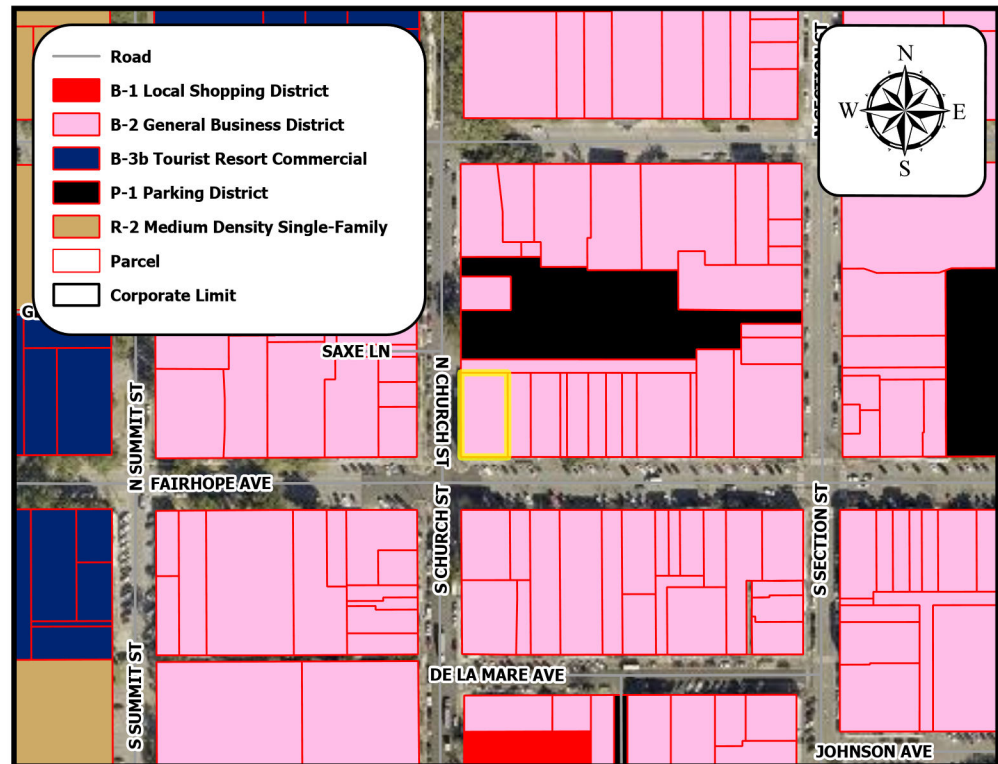
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries



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

In September 2019 the Planning Commission approved a 6-unit MOP for the subject site (SD 19.36) to allow renovation of the existing 2-story building with four (4) commercial/retail units on the bottom floor and 1-2 office units on the second floor. The building that existed has since been demolished rendering the 2019 approval null and void.

This application was previously heard at the December 1, 2025, Planning Commission meeting. Following discussion with the Commission the Applicant requested the application be tabled to allow additional time to address Commission and Staff concerns.

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 current proposed uses are for a 26-room boarding house with a rooftop terrace that will have a live-in onsite manager/owner, a Med-Spa, and restaurant. It's important to note that the Med-Spa is a Use on Appeal which requires approval by the Board of Adjustments.

Article V.B.3 of the City of Fairhope Zoning Ordinance details the required standards for all rooftop terraces proposed within the Central Business District (CBD) on property zoned B-2. Specifically, Section V.B.3.a requires that the rooftop terrace only operate as an Accessory Use to the boarding house. Furthermore, Section V.B.3.a(3)c requires that the roof top terrace or areas reserved for temporary structures, shall not cover more than 25% of the total square footage of the rooftop and shall be located a minimum of ten (10) feet from 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 minimum 78" x 75" transformer pad with protective bollards shall be required by Fairhope Electric and the plans need to be updated to reflect this. 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.

Staff consulted with the Engineer of Record, and he confirmed the analysis was ran multiple ways and each method resulted in less than 1,000 daily trips and less than 50 peak trips.

A required loading zone is provided for on-site and located on the north side of the property. It is 55'x12', and the proposed gas meter and protective bollards have been relocated outside this loading zone next to the building.

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 **Approval** of SD 25.16 – Fairhope Boarding House MOP with the following conditions:

1. Approval of the associated Site Plan case SR 25.08 by the Fairhope City Council; and
2. Revision of utility plans to reflect the minimum 78" x 75" transformer pad.



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~~ 3
 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

Date

8/19/25

Signature

Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President

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

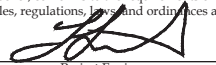
PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

December 10th, 2025

Name of Project to which this Certificate Applies: Fairhope Boarding House
Plans which are certified consist of Pages Cover Sheet thru Sheet C06

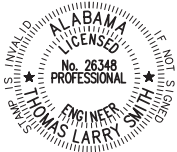
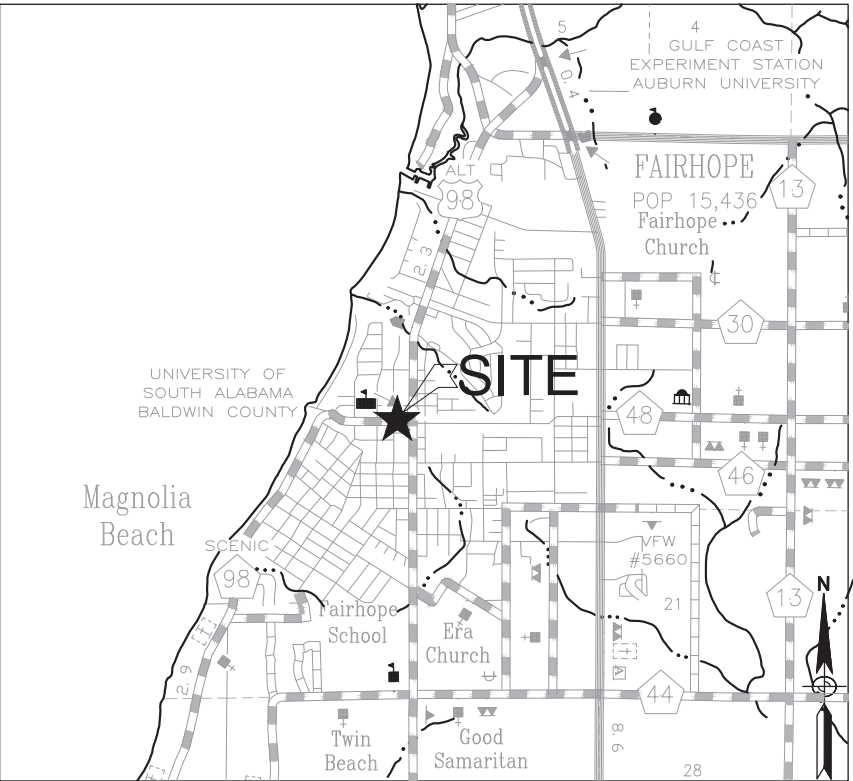


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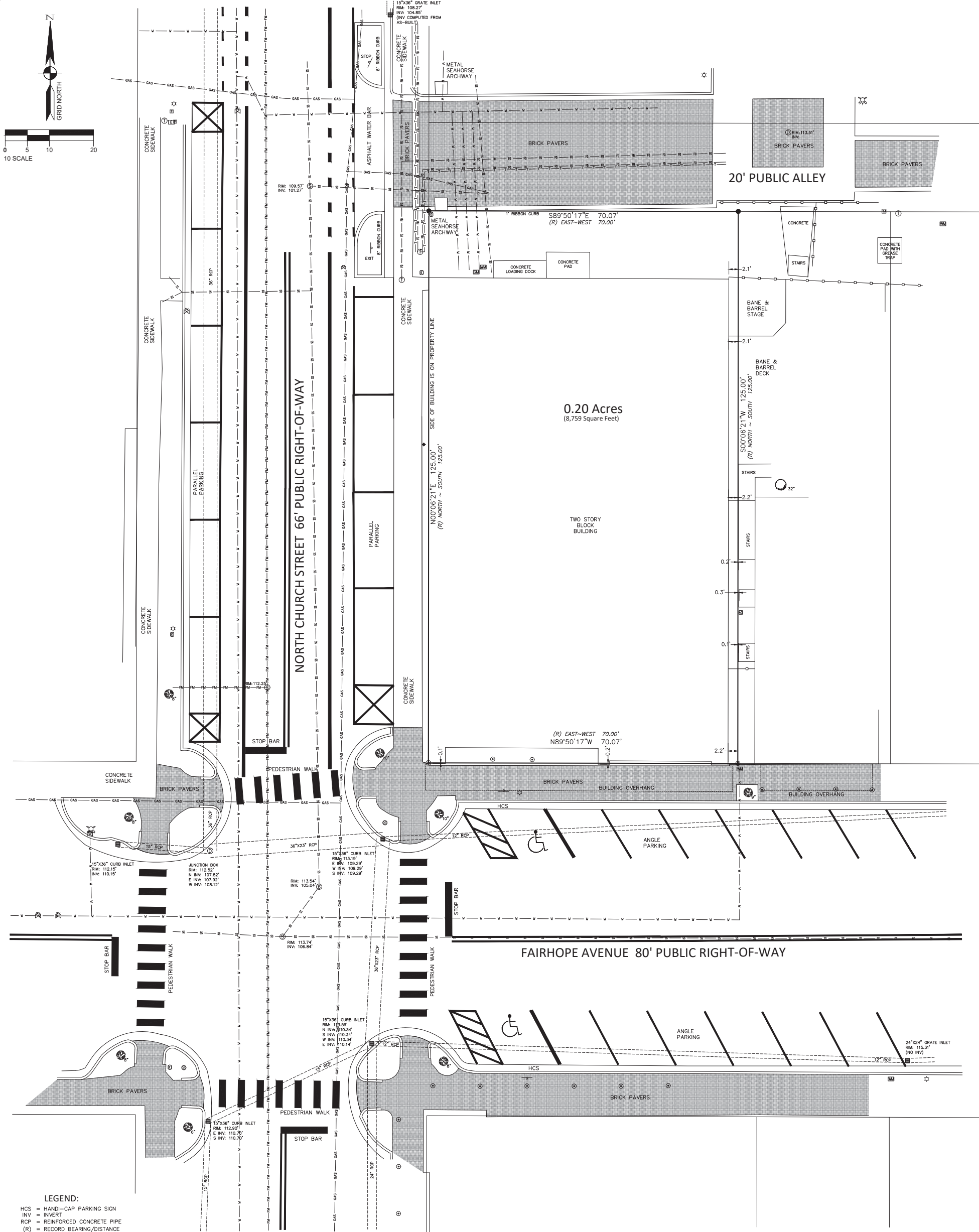
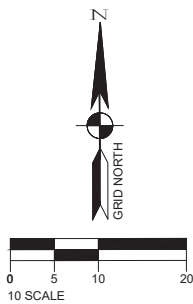
VICINITY MAP
N.T.S.



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
4	12/10/2025	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 (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
 - FW — = SEWER FORCE MAIN
 - S — = GRAVITY SEWER
 - R — = UNDERGROUND FIBER OPTIC LINE
 - T — = UNDERGROUND TELEPHONE LINE
 - V — = WATER LINE
 - W — = WOOD FENCE

OWNER INFORMATION:

PARCEL NUMBERS:
05-46-03-37-0-601-002.512

PIN: 14359

OWNER:
PST SLID 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

DATE
07-21-2025
AL. P.L.S. NO. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



SURVEYOR'S NOTES:

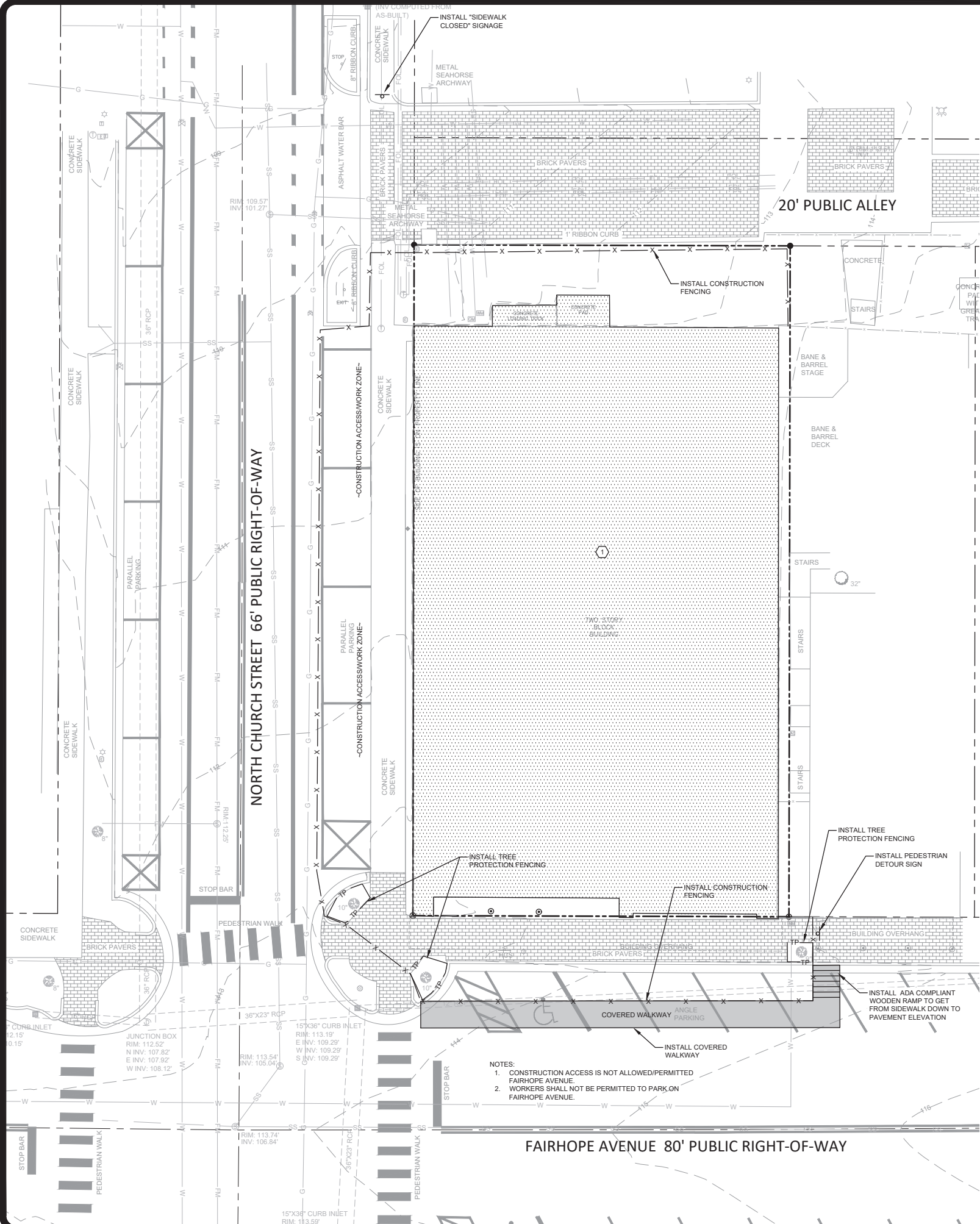
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR
OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY
SUB-SURFACE FEATURES.
- SURVEY WAS CONDUCTED IN MAY 2025, AND IS RECORDED IN 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	DIED
SCALE	1" = 10'
PROJECT	20251552
FILE	FAIRHOPE BOARDING HOUSE
SHEET	1 OF 1



DEMOLITION NOTES

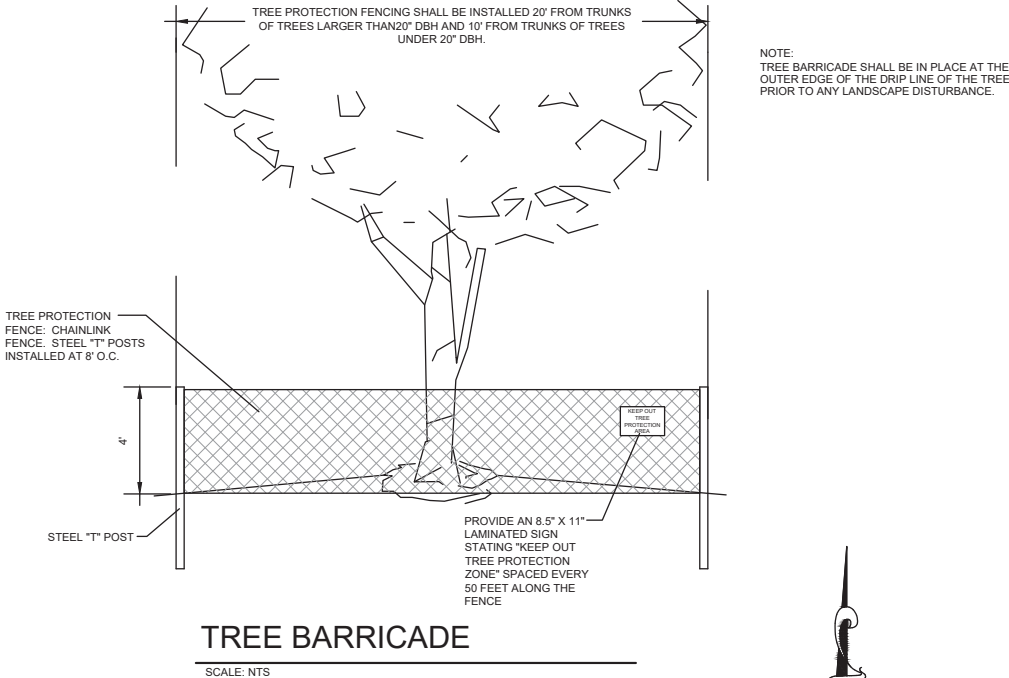
- OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
- ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
- CONTRACTOR 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.
- 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.
- 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.
- 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



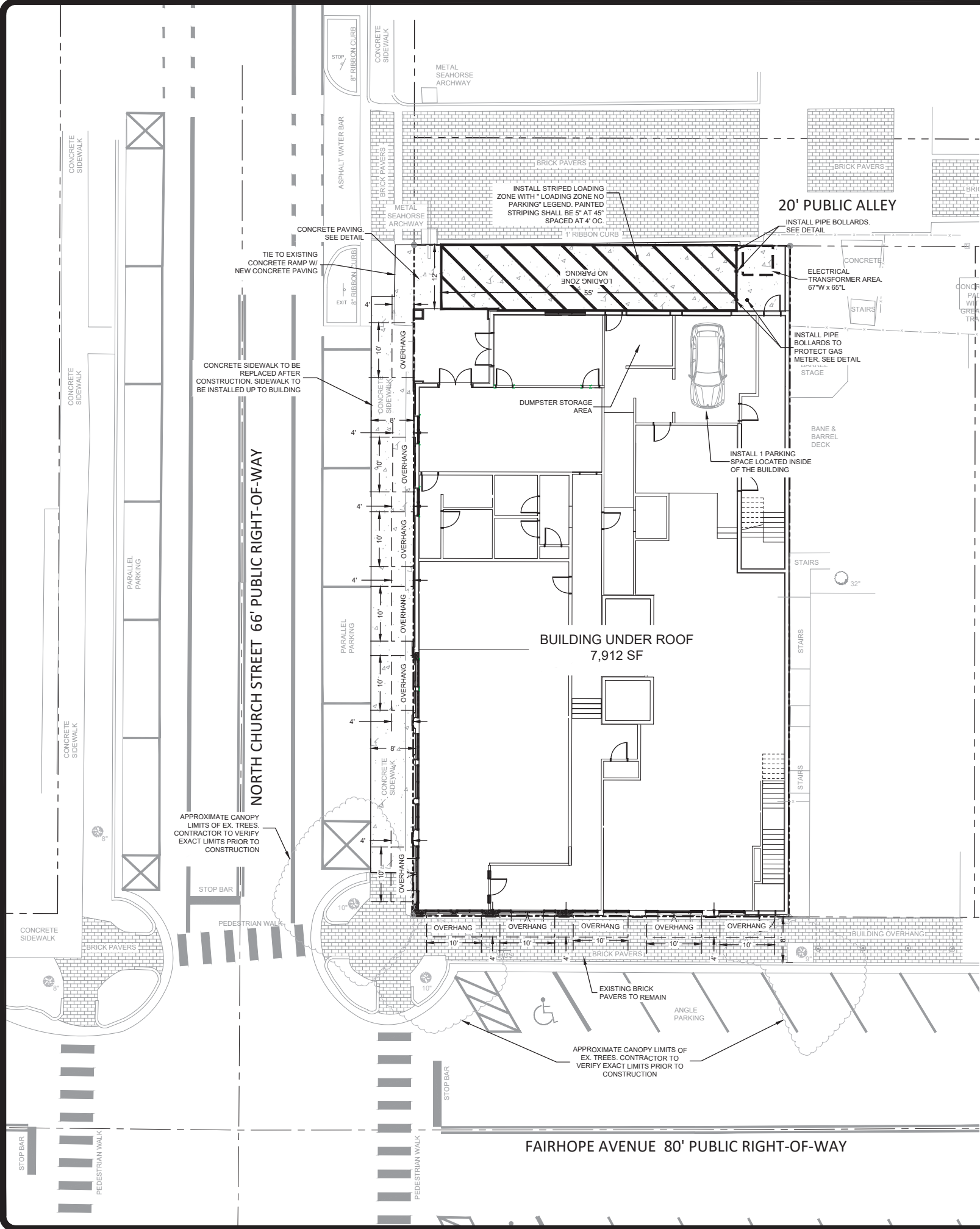
REVISION	
DATE	REVISION

S.E. Civil
Engineering & Surveying
9909 Winfield 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 12/10/25
DRAWN TLS	SCALE 1"=10'
SHEET D01	



PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/DWELLING UNIT) =	1
TOTAL PROVIDED =	1

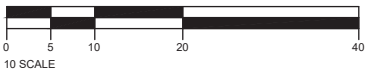
SITE ANALYSIS		
<u>SITE ACREAGE (PROPOSED)</u> ±0.20 AC (8,758.64 SF)	<u>BUILDING HEIGHT</u> 40 FT*	<u>BUILDING (UNDER ROOF)</u> 7,912 SF
<u>REQUIRED PARKING</u> 1 SPACE	<u>PROVIDED PARKING</u> 1 SPACES	
<u>JURISDICTION</u> C.O. FAIRHOPE	<u>ZONING</u> B-2 (CBD)	
<u>IMPERVIOUS AREA</u> 0.20 AC (100%)	<u>PERVIOUS AREA</u> 0 AC (0%)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	0 FT	
SIDE YARD:	0 FT	
REAR YARD:	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

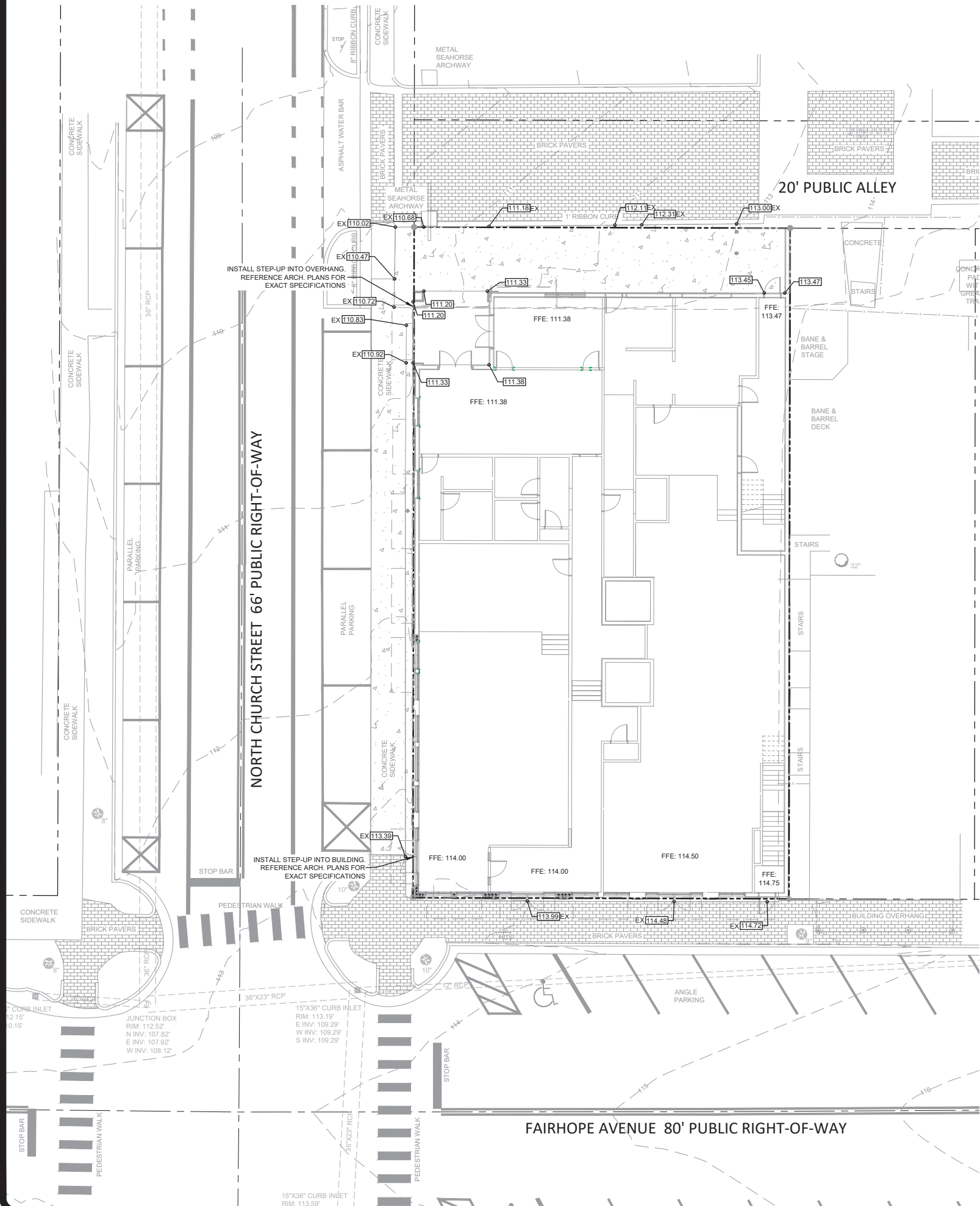
DATE
12/10/25

DRAWN
JLM

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

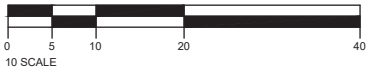
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REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-979-1566

GRADING & DRAINAGE PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

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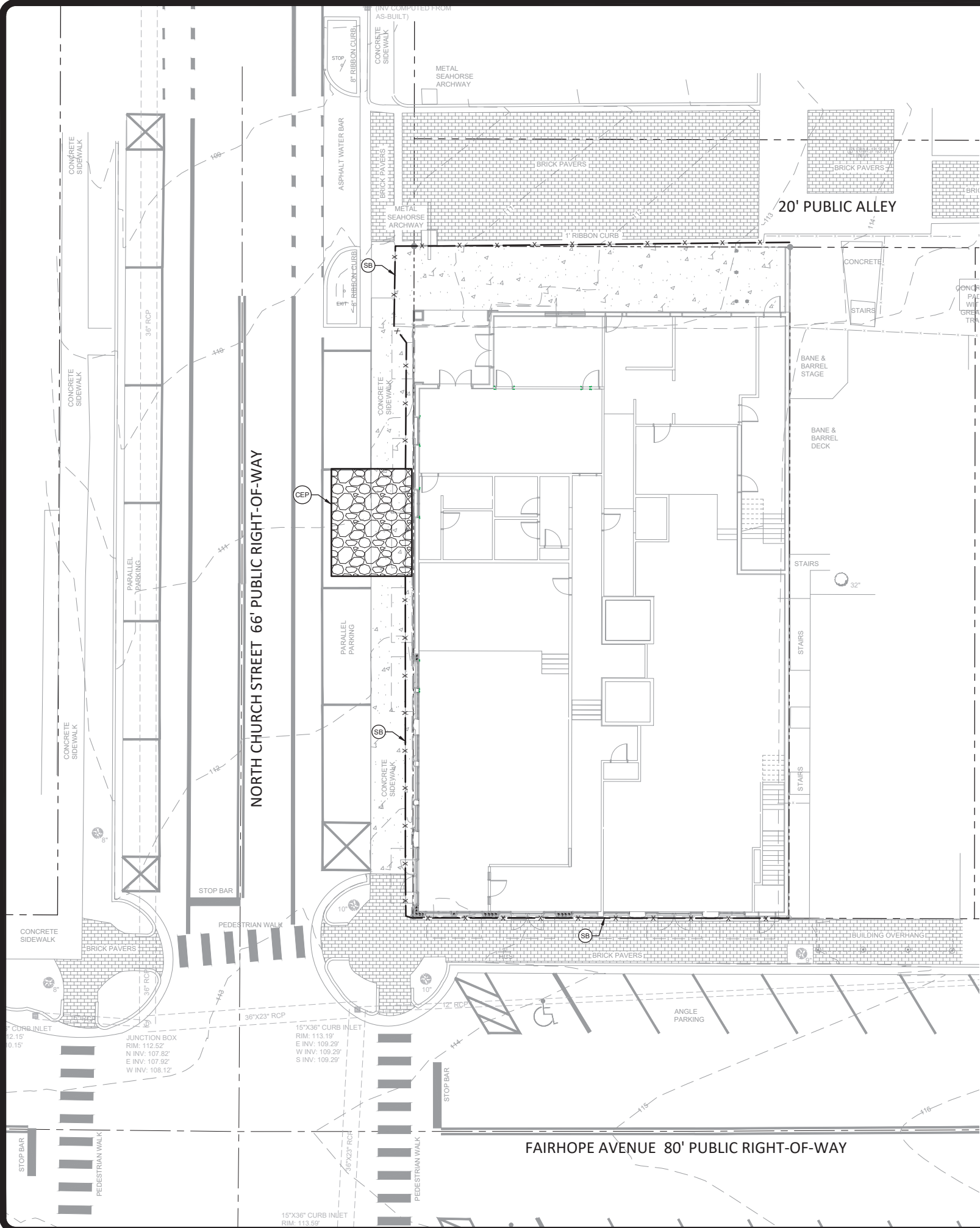
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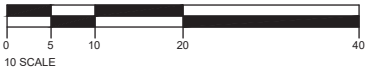
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LEGEND:

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

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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

DESIGNED
CHECKED
DRAWN
IN CHARGE

DAVID WEBB
QCI 251-990-6566

JOB No.
20251552

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12/10/25

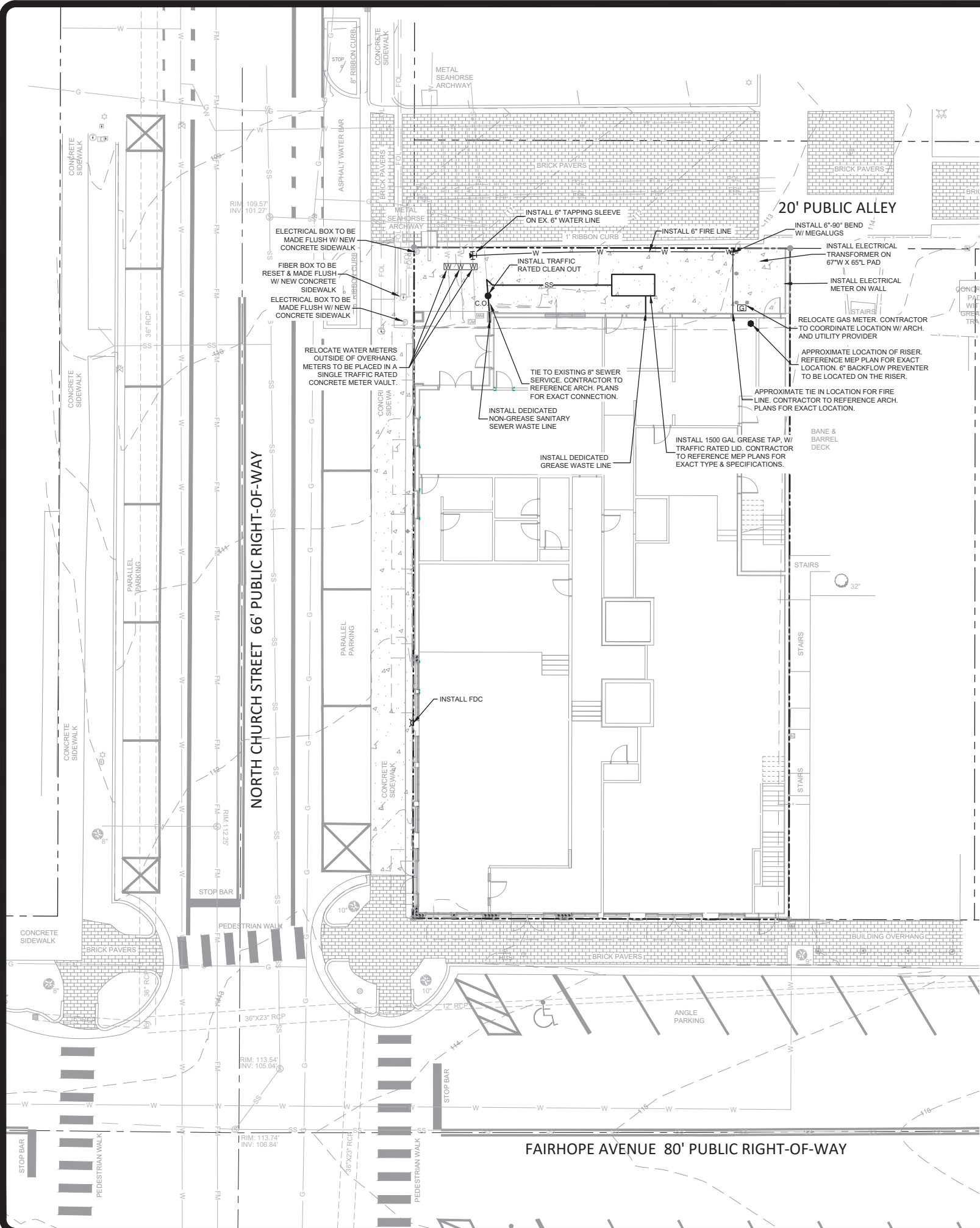
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811
Know what's below.
Call before you dig.



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

- G
- W
- OHP
- SS
- THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- VALVE
- WATER METER
- CLEANOUT

PROPOSED

- G
- W
- OHP
- SS
- THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- VALVE
- WATER METER
- CLEANOUT
- C.O.



REVISION

DATE

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UTILITY PLAN

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532

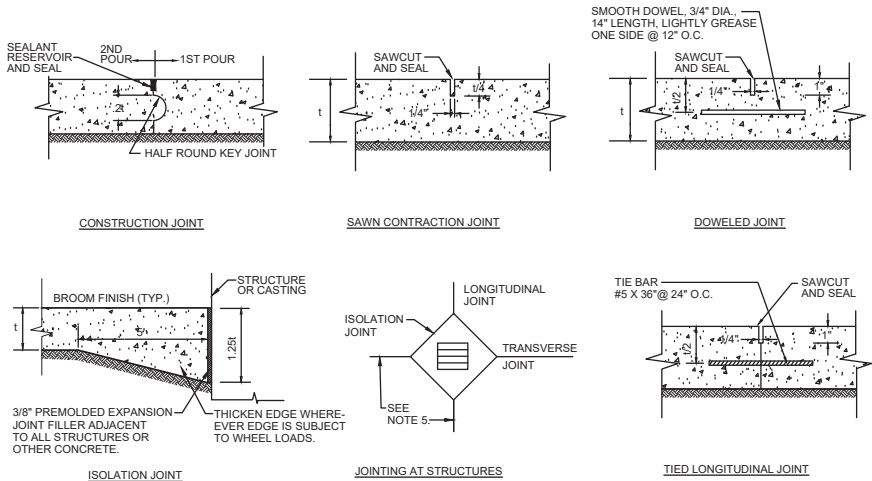
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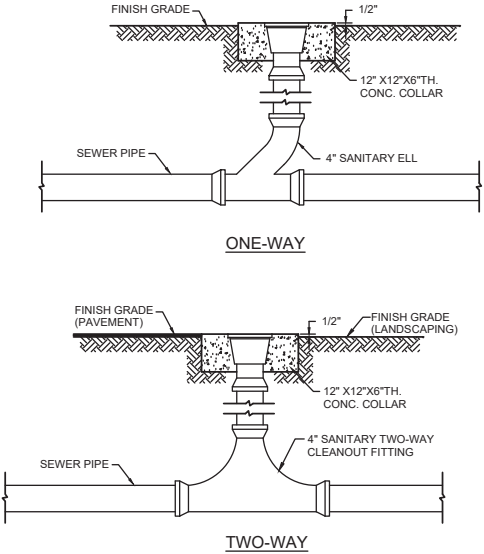
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- NOTE:
- CONSTRUCTION JOINTS ARE REQUIRED BETWEEN ALL POURS SEPARATED BY MORE THAN 30 MINUTES TIME.
 - PLACE LONGITUDINAL CONSTRUCTION JOINT AT CENTERLINE OF ROADWAYS WHEN PAVEMENT IS WIDER THAN 12'.
 - TWELVE FEET (12') SPACING BETWEEN CONTRACTION 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



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

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

SPECIES	SEEDING RATE/ACRE	NORTH	CENTRAL	SOUTH
MILLET, BROWNTOP OR GERMAN	40 LBS	MAY 1-AUG 1	APR 1-AUG 15	APR 1-AUG 15
RYE	3 BU	SEPT 1-NOV 15	SEPT 15-NOV 15	SEPT 15-NOV 15
RYEGRASS	30 LBS	AUG 1-SEPT 15	SEPT 1-OCT 15	SEPT 1-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

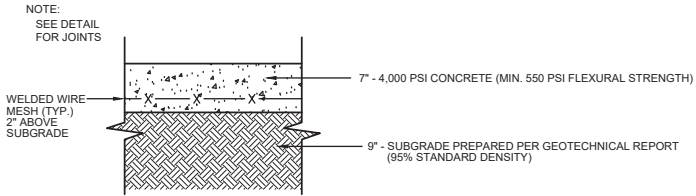
ZONE 3 - AREAS NOT SUBJECT TO FREQUENT MOWING				
REQUIRED POUNDS PER ACRE OF PURE LIVE SEED				
DATE OF PLANTING	JAN. 1 TO FEB. 15	FEB. 16 TO AUG. 31	SEPT. 1 TO NOV. 30	DEC. 1 TO DEC. 31
ANNUAL RYEGRASS	10		10	10
HULLED BERMUDAGRASS		12	12	
UNHULLED BERMUDAGRASS	29	18	12	29
TALL FESCUE	29		35	29
WEEPING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

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

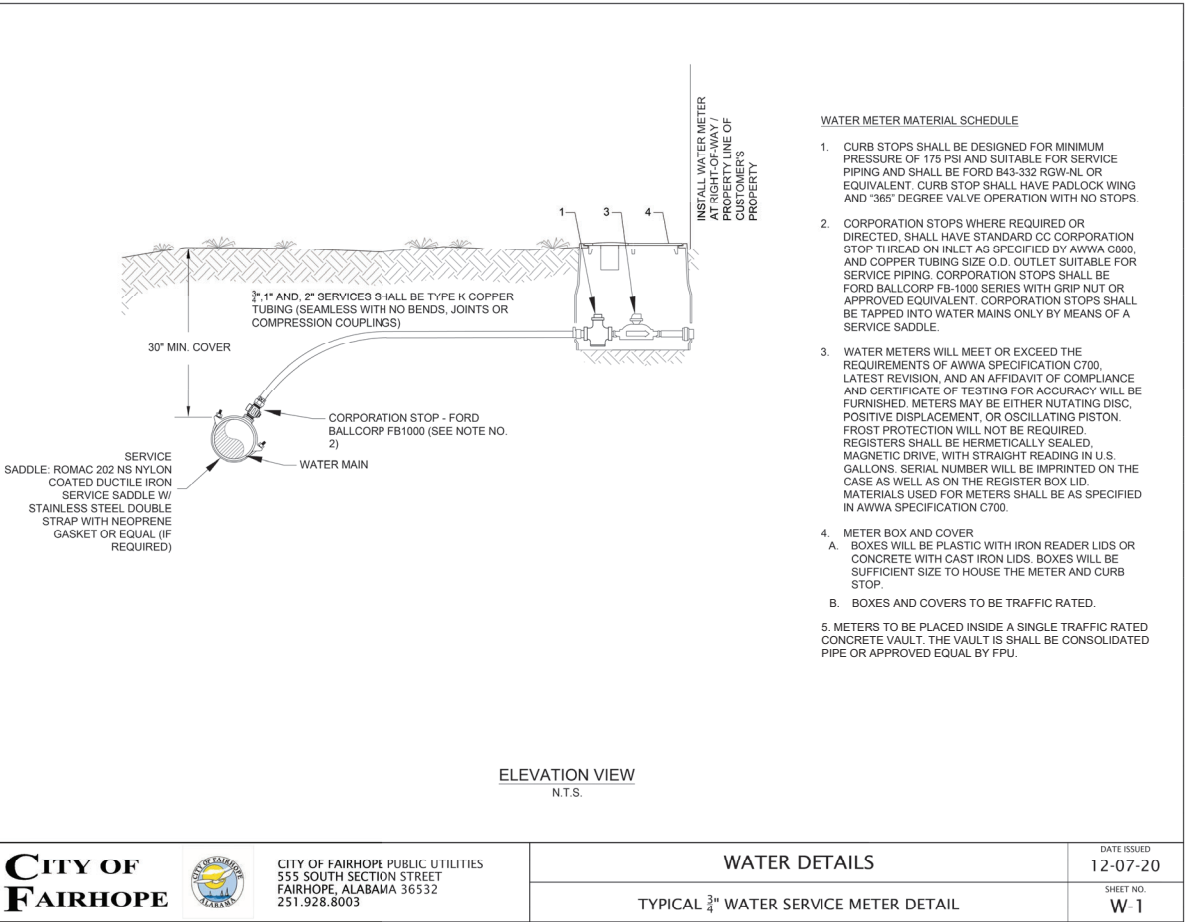
FERTILIZER RATE:
GRASSES ALONE: 400 LB/ACRE OF 8-24-24
WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, FERTILIZE WITH 30 TO 40 LBS/ACRE OF 28-0-0
GRASS-LEGUME MIXTURES: 800 TO 1200 LB/ACRE OF 5-10-10 OR THE EQUIVALENT
LEGUMES ALONE: 800 TO 1200 LB/ACRE OF 0-10-10 OR THE EQUIVALENT

MULCH RATE:
PER MULCHING DETAIL

PS PERMANENT SEEDING



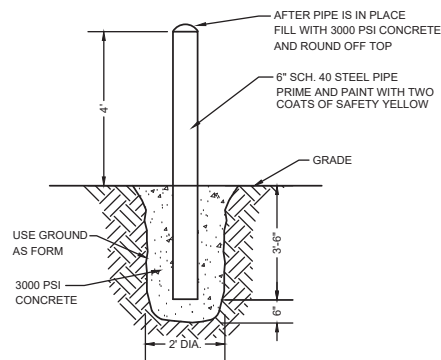
CONCRETE PAVEMENT DETAIL



WATER METER MATERIAL SCHEDULE

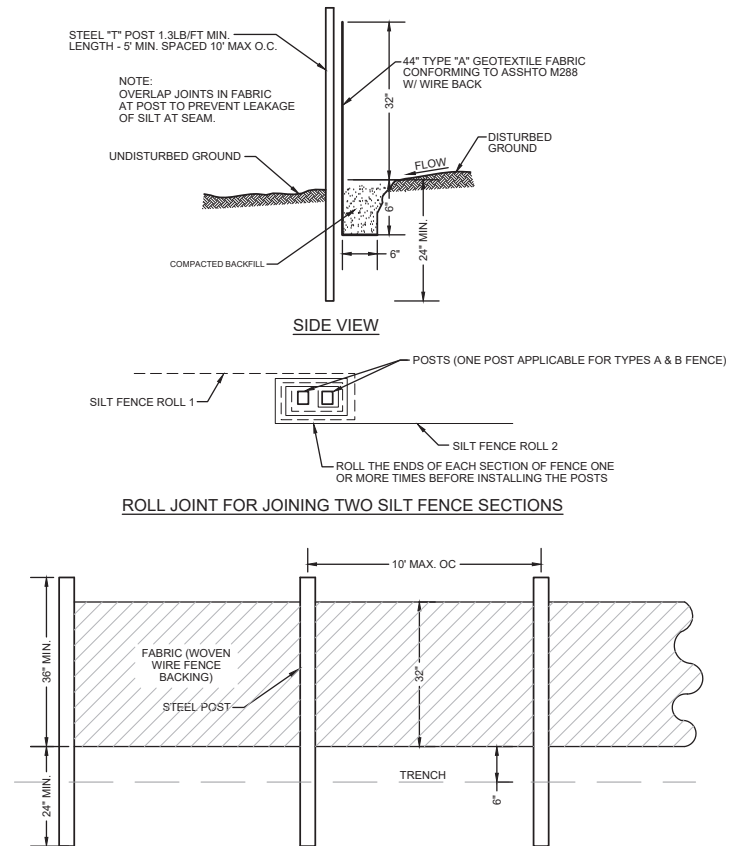
- CURB STOPS SHALL BE DESIGNED FOR MINIMUM PRESSURE OF 175 PSI AND SUITABLE FOR SERVICE PIPING AND SHALL BE FORD B43-332 RGW-NL OR EQUIVALENT. CURB STOP SHALL HAVE PADLOCK WING AND "365" DEGREE VALVE OPERATION WITH NO STOPS.
- CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP TIREAD ON INLET AS SPECIFIED BY AWWA C600, AND COPPER TUBING SIZE O.D. OUTLET SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLCORP FB-1000 SERIES WITH GRIP NUT OR APPROVED EQUIVALENT. CORPORATION STOPS SHALL BE TAPPED INTO WATER MAINS ONLY BY MEANS OF A SERVICE SADDLE.
- WATER METERS WILL MEET OR EXCEED THE REQUIREMENTS OF AWWA SPECIFICATION C700, LATEST REVISION, AND AN AFFIDAVIT OF COMPLIANCE AND CERTIFICATE OF TESTING FOR ACCURACY WILL BE FURNISHED. METERS MAY BE EITHER ROTATING DISC, POSITIVE DISPLACEMENT, OR OSCILLATING PISTON. FROST PROTECTION WILL NOT BE REQUIRED. REGISTERS SHALL BE HERMETICALLY SEALED, MAGNETIC DRIVE, WITH STRAIGHT READING 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.
- METER BOX AND COVER
 - BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE SUFFICIENT SIZE TO HOUSE THE METER AND CURB STOP.
 - BOXES AND COVERS TO BE TRAFFIC RATED.
- METERS TO BE PLACED INSIDE A SINGLE TRAFFIC RATED CONCRETE VAULT. THE VAULT IS SHALL BE CONSOLIDATED PIPE OR APPROVED EQUAL BY FPU.





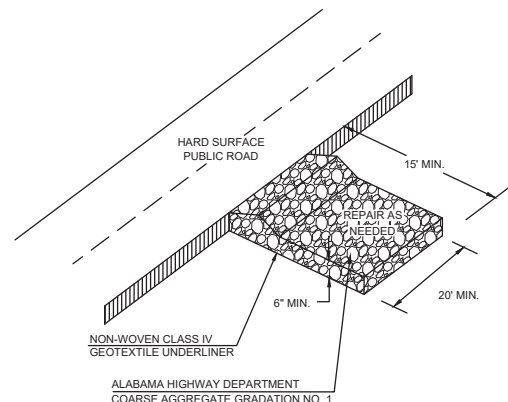
PIPE BOLLARD DETAIL

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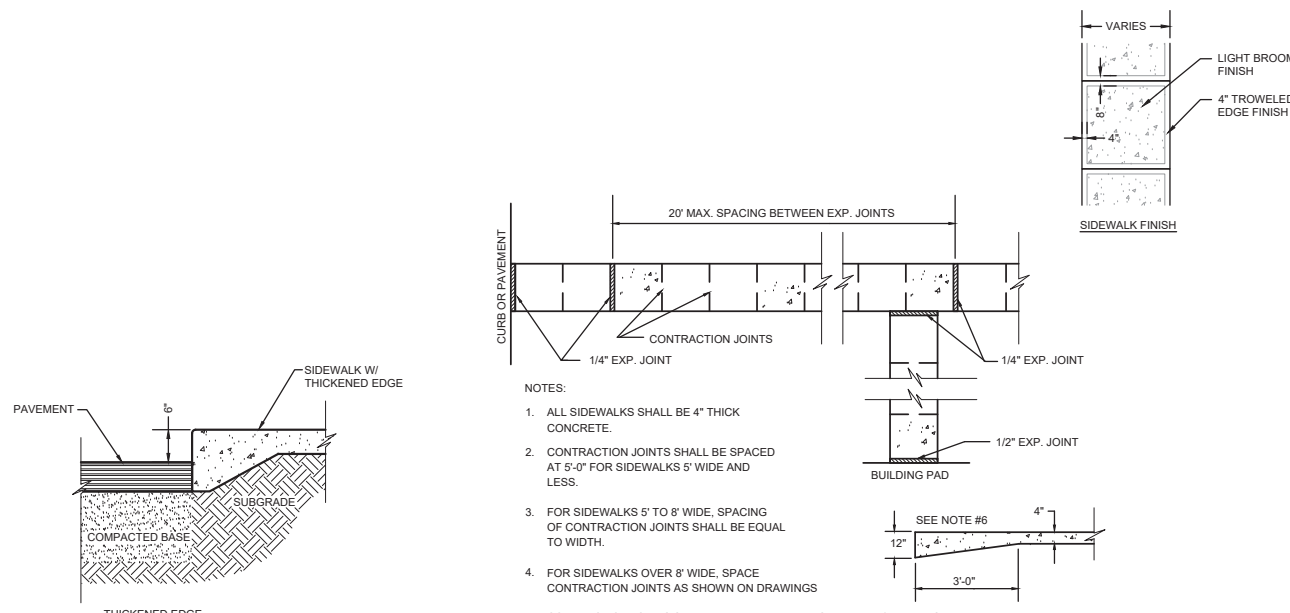
SB SILT BARRIER TYPE "A"

SCALE: NTS



CEP CONSTRUCTION EXIT PAD

SCALE: NTS



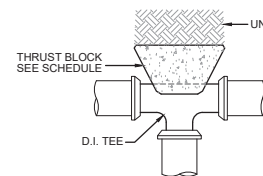
TYPICAL SIDEWALK DETAIL

SCALE: NTS

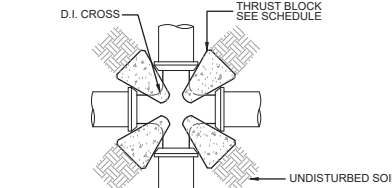
THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0	1.0	1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1 CU. FT.	9.8 CU. FT.	0.8 CU. FT.
6" DIA. PIPE LINE	3.6	5.0	2.7	1.4	1.0	50 CU. FT.	16 CU. FT.	1.0 CU. FT.
8" DIA. PIPE LINE	5.8	8.2	4.4	2.25	1.2			1.5 CU. FT.

NOTE: THRUST BLOCK BEARING AREAS SHALL BE INCREASED IN POOR TRENCH CONDITIONS AS DIRECTED BY THE ENGINEER

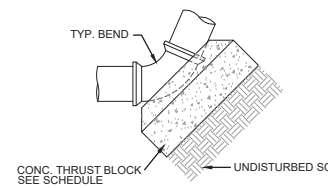
DESIGN CRITERIA: TEST PRESSURE - 150 PSI SOIL BEARING PRESSURE - 1 TON PER SQ. FT.



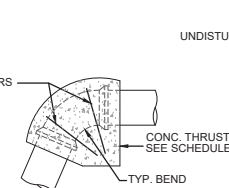
TEE THRUST BLOCK DETAIL



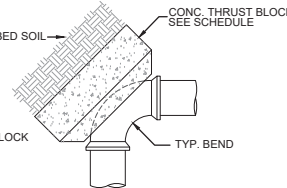
CROSS THRUST BLOCK DETAIL



VERT. THRUST BLOCK DETAIL



VERT. THRUST BLOCK DETAIL



HORIZ. THRUST BLOCK DETAIL

THRUST BLOCK DETAIL

SCALE: NTS

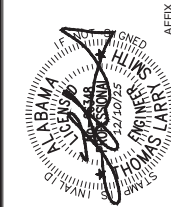
REVISION

DATE

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-954-6566

CONSTRUCTION DETAILS

Fairhope Boarding House
301 Fairhope Avenue
Fairhope, Alabama 36532



JOB No.
20251552

DATE
12/10/25

DRAWN
JJM

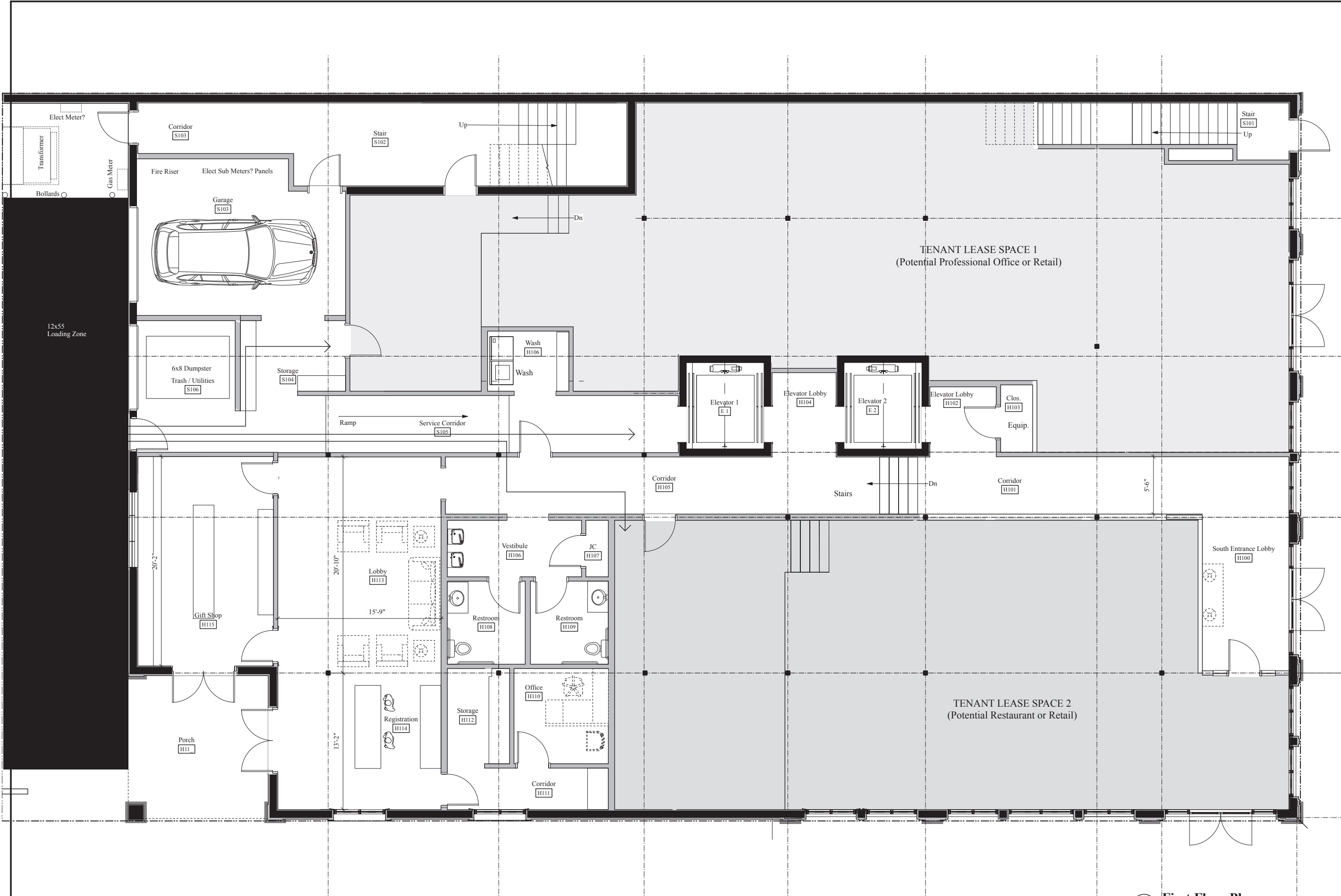
SCALE
N.T.S.

SHEET

C06



Know what's below.
Call before you dig.



W

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ARCHITECTURE INTERIORS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

A New Development

Fairhope Boarding House

Fairhope, Alabama

Date	December 9, 2025
Revised	
Revised	
Revised	
Drawn	
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A1.1

1st Floor Plan
Option A



1
A1.1

First Floor Plan
1/4"=1'-0"

0 2 4 8 16Ft

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Fairhope Boarding House
Fairhope, Alabama

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A1.2

2nd Floor Plan



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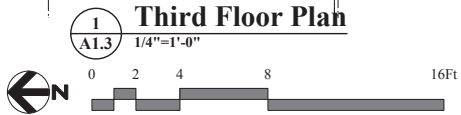


2
A1.2 Second Floor Plan
1/4"=1'-0"





Note: Walls of Guest Rooms Shall Be Designed
And Constructed To Provide STC 60 Or Greater.
See Wall Types



Third Floor Plan
1/4"=1'-0"

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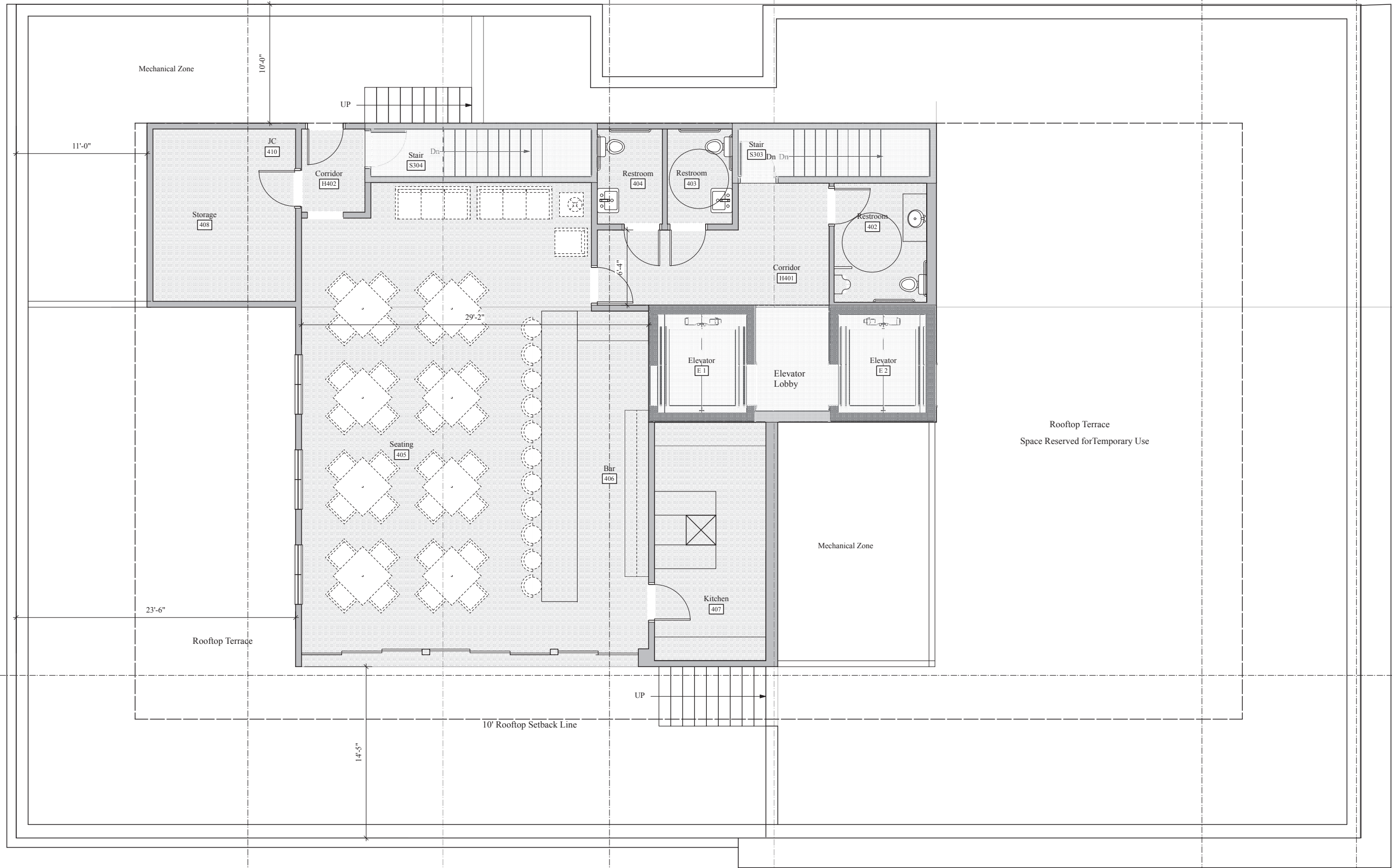
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A1.4

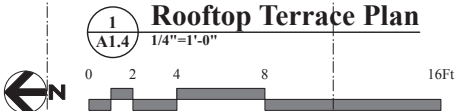
Rooftop Terrace Plan



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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



Rooftop Terrace Plan



A New Development
Fairhope Boarding House
Fairhope, Alabama

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A3.1
Building Elevations





1 **South Elevation**
A3.1a 3/16"=1'-0"
0 2 4 8 16Ft

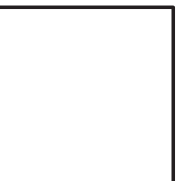


2 **West Elevation (at Church)**
A3.1a 3/16"=1'-0"
0 2 4 8 16Ft

W

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A New Development
Fairhope Boarding House
Fairhope, Alabama

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A3.1a

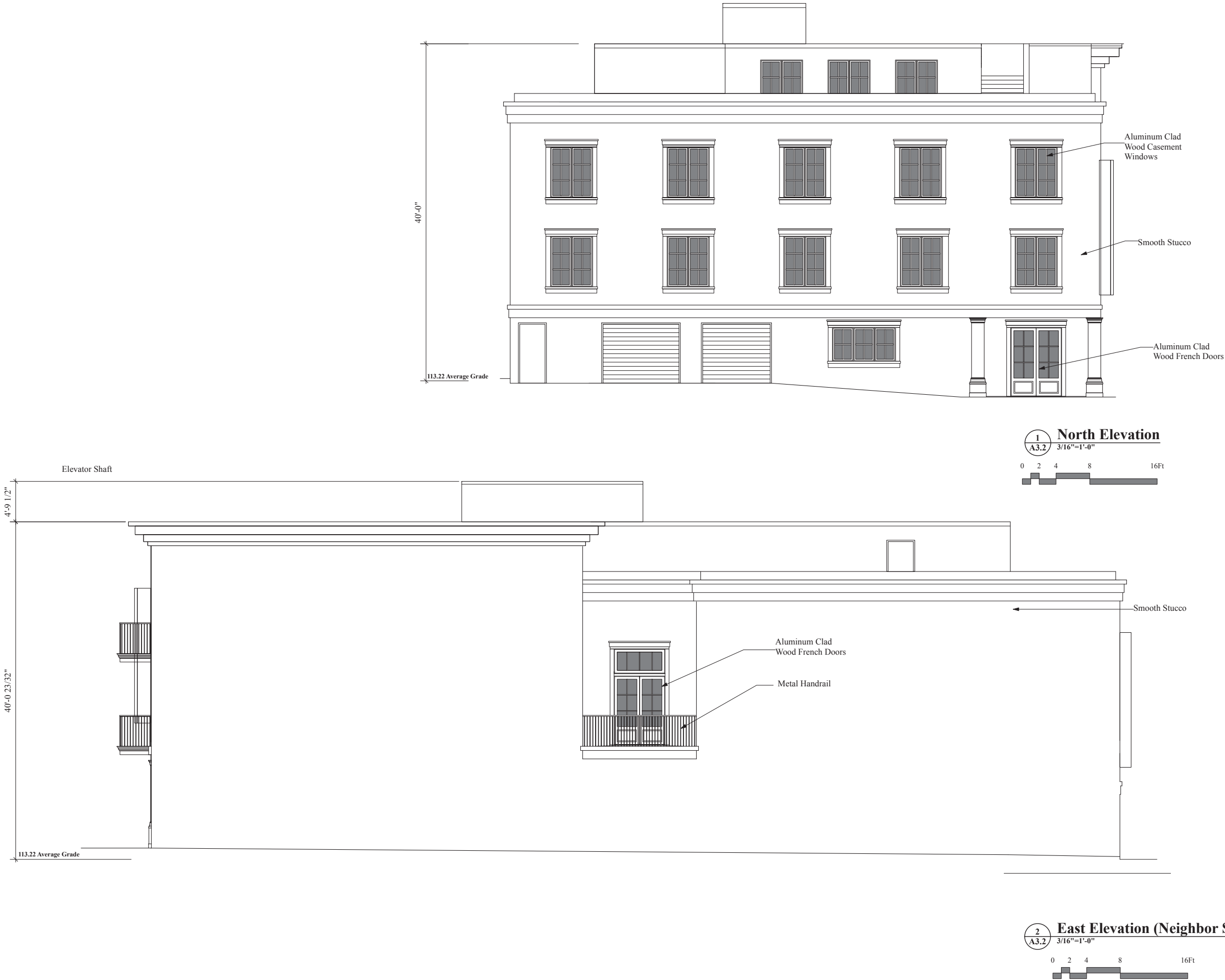
Building Elevations



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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 dark 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 be 'L. Smith', written over a circular embossed seal.

Larry Smith, PE
lsmith@secivileng.com



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

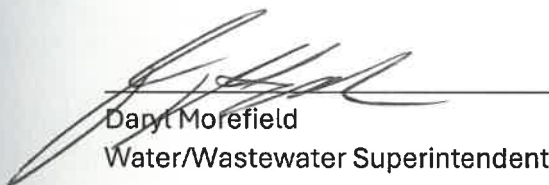
This letter of availability is only valid based on what was proposed at the utility review meeting. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

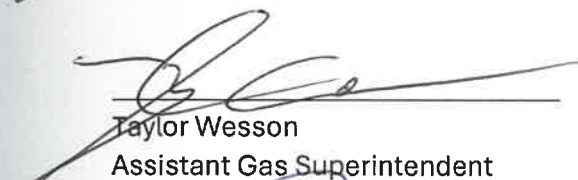
Water & Sewer: Based upon a review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

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



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

From: [Ryan Baker](#)
To: [Hunter Simmons](#); [Mike Jeffries](#)
Cc: [Jonathan McGehee](#); [Larry Smith, P.E.](#)
Subject: Re: Fairhope Boarding House Revised Construction Plans
Date: Tuesday, December 16, 2025 3:01:05 PM



Hunter & Mike.

You asked for a statement clarifying the uses of the building. Below is that information.
Do you need anything else prior to the Jan 5th meeting?
Do you have any comments on what was submitted to date?

Thanks.

The new building located at 301 Fairhope Avenue (aka The Fairhope Boarding House) was designed to comply with the uses, rights and requirements of the zoning ordinance:

1st Floor -

There are 2 future commercial tenant locations that face Fairhope Avenue.

Tenant space number 1 is designed with the intention to lease to a restaurant or a retail space.

Tenant space number 2 is designed with the intention to lease to a retail space or a professional service.

Final use of each tenant space will be determined by final lessee, but shall comply with uses as allowed in the zoning ordinance. Each tenant space will be permitted separately by the individual tenant.

The boarding house primary entrance and lobby faces the north.

The remainder of the first floor includes a garage, storage, and services for the building.

2nd Floor -

The second floor includes 13 boarding house rooms and the boarding house manager's apartment.

3rd Floor -

The third floor includes 13 boarding house rooms

Rooftop -

The rooftop terrace is designed per the zoning ordinance requirements. The structure, that is able to be both open and enclosed, complies with the maximum of 25% of the rooftop area.

And the stairs and elevators comply with the maximum of 7.5% of the rooftop area.

The rooftop terrace is designed with the intention to serve meals and drinks (bar) for boarding house customers and guests.

The northwestern rooftop area is identified as rooftop terrace space. This will be seasonally used as an open air extension of the restaurant/ bar structure.

The southern portion of the open rooftop has been identified as an area reserved for temporary use, which may include the installation of a temporary structure for special events. The anchorage of a temporary structure will be part of the final structural design.

The remainder of the rooftop area is reserved for mechanical equipment.

Of course the owners reserve all rights available to them under the zoning ordinance.
The total occupant load of the rooftop terrace shall be no more than 300 people for any use.



RYAN BAKER

Walcott Adams Verneuille Architects
One South School Street
Fairhope, AL 36532
Phone 251-928-6041 Fax 251-928-6045
www.wavarchitects.com

On Dec 11, 2025, at 9:39 AM, Larry Smith <lsmith@secivileng.com> wrote:

Hunter/Mike,

On the traffic, as mentioned, we have run the scenario multiple different ways. Each method results in less than 1000 daily trips and less than 50 peak trips. I have run an additional scenario removing the roof top restaurant, because that is only for the boarding house and their trips are already accounted for. I replaced it with a roof top bar and the total and peak trips went down. Therefore, to keep consistent and put in a worse case scenario, I would recommend to just keep the last Traffic Letter that I submitted which shows the project generating 627 daily trips and 46 peak hour trips. Please let me know if you concur. Otherwise, I can send you a revised letter showing the rooftop bar and less trips.

Also, during the last PC meeting you asked about the different hotel classifications and why we utilized one versus the other. The different rows are not intended to be cumulative. They all have equations built in for estimating occupancy, employees, rooms, etc based upon the information that you have. In our scenario, we know the exact number of rooms, therefore we utilized that row. If we utilized the "occupied rooms" row it would have resulted in slightly fewer trips assuming an 80% occupancy. See below.

<image002.png>

I hope this answers the questions that you have. If you need anything else on this subject, please let me know.

Larry Smith, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivileng.com
<image001.jpg>

From: Jonathan McGehee <jmcgehee@secivileng.com>
Sent: Thursday, December 11, 2025 6:32 AM
To: Hunter Simmons <hunter.simmons@fairhopeal.gov>; mike.jeffries@fairhopeal.gov
Cc: Larry Smith <lsmith@secivileng.com>; Ryan Baker <ryan@wavarchitects.com>
Subject: RE: Fairhope Boarding House Revised Construction Plans

Good morning,

Please see the attached revised floor plans.

Thanks,

Jonathan McGehee
9969 Windmill Road
Fairhope, AL 36532
251-990-6566
www.secivil.pro
<image001.jpg>

From: Jonathan McGehee
Sent: Wednesday, December 10, 2025 5:15 PM
To: Hunter Simmons <hunter.simmons@fairhopeal.gov>; mike.jeffries@fairhopeal.gov
Cc: Larry Smith <lsmith@secivileng.com>; Ryan Baker <ryan@wavarchitects.com>
Subject: Fairhope Boarding House Revised Construction Plans

Good afternoon Hunter & Mike,

Please see the attached revised construction plans for the Boarding House.
Please let me know if you have any questions.

Thanks,

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

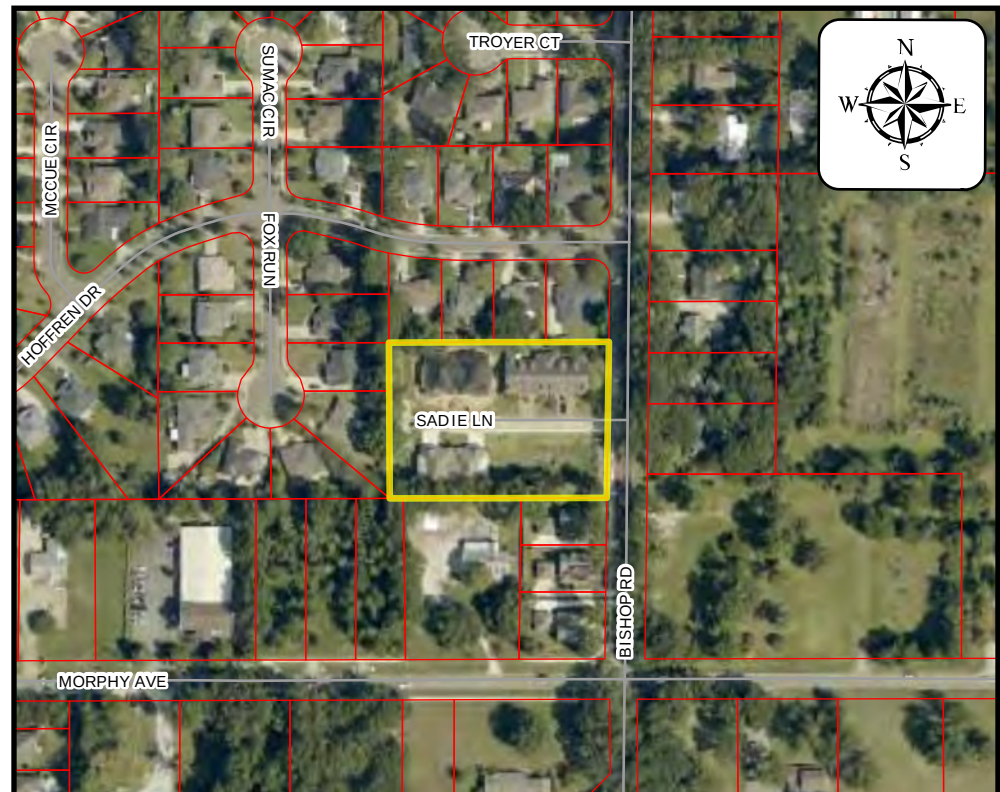
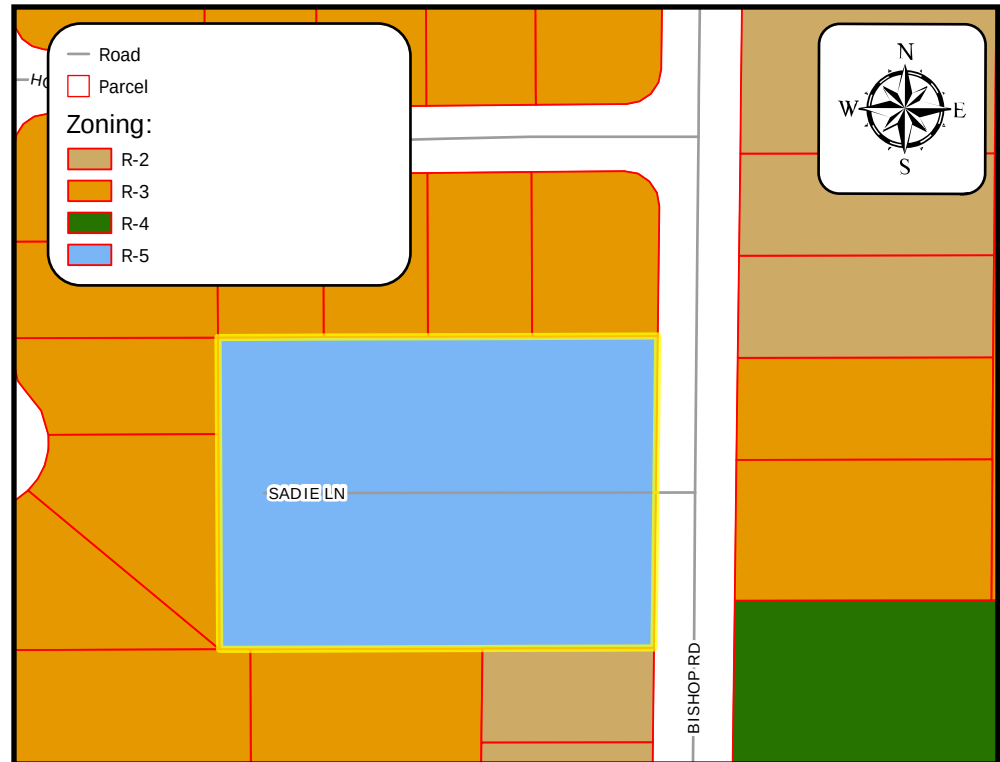
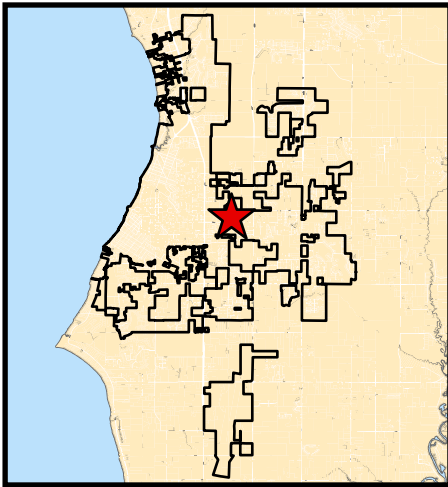
City of Fairhope

Planning Commission

January 5, 2026



SD 25.18 - Washington Square MOP



Project Name:

The Reserve at Fairhope

Site Data:

1.74 acres

Project Type:

8-unit multiple occupancy project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-5 High Density Dwelling Residential District

PPIN Number:

108443

General Location:

West side of Bishop Road just north of Morphy Avenue

Surveyor of Record:

S.E. Civil, LLC

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

FST Washington Square Condominium Development, LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Michelle Melton

SUMMARY OF REQUEST

Public hearing to consider the request of S.E. Civil, LLC, on behalf of the owners, FST Washington Square Condominium Development, Inc., for final plat approval of Washington Square, an 8-unit Multiple Occupancy Project. The property is zoned R-5 – High Density Dwelling Residential District. The property is approximately 1.74 acres and is located on the west side of Bishop Rd. just north of Morphy Ave.

SITE HISTORY

On April 3, 2023, the Planning Commission approved the Preliminary Plat for this development (SD 23.12) with the following conditions:

1. The CO for residential shall not be obtained until the Final MOP plat has been approved.
2. Sidewalks to be built on the south side by Final Plat.

The 2023 Preliminary Plat consisted of four (4) units with two (2) units per building. Prior to the 2023 approval the subject site was developed with an existing four (4) unit building which predated the MOP requirements being adopted into the current Subdivision Regulations.

STAFF COMMENTS

The subject site is served by Fairhope Utilities for Electric, Water, Sewer, and Gas.

Drainage was installed during construction of the existing building prior to adoption of MOP requirements. There are two (2) small detention ponds on the western boundary of subject property.

Greenspace standards for the subject site per Article V.C.(2) of the Subdivision Regulations require a minimum of 20% (approximately 0.35 ac for the subject site) for a residential MOP. As such, the submitted Greenspace Plan illustrates compliance.

The Applicant submitted a substantial letter of completion from Espalier confirming the 2023 approved landscape plan has been accomplished on site with the following modifications: Two (2) Sweetbay Magnolias have been replaced with two (2) Muskogee Crape Myrtles; and the Owner has planted additional trees and shrubs along Bishop Road.

As-Built plans submitted for the subject site illustrate an interior sidewalk along the south side of Sadie Lane in compliance with the conditions of approval detailed in the Notice of Action for the 2023 Preliminary Plat approval. Additionally, there is a sidewalk along the entrance to the subject site at Bishop Road.

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 25.18 Washington Square 8-unit MOP Final Plat with the following condition(s):

1. Recording of the final Operations & Maintenance Plan in Baldwin County Probate Court.

January 5, 2026

EXHIBITS

SD 25.18 – Washington Square MOP

January 5, 2026

Existing Conditions



**CITY OF FAIRHOPE PLANNING COMMISSION
PLANNING DEPARTMENT
P.O. BOX 429
FAIRHOPE, AL 36533
Telephone: (251) 928-8003**

NOTICE OF ACTION TAKEN

PC MEETING DATE: April 3, 2023

CASE NUMBER: SD 23.12 – Washington Square

PROPERTY LOCATION: West side of Bishop Rd., just north of Morphy Ave.

PPIN #: 108443

APPLICANT: S.E. Civil

ENGINEER/SURVEYOR: S.E. Civil

REQUEST: 8-unit MOP

ACTION TAKEN BY THE COMMISSION: Approved

CONDITIONS OF APPROVAL:

1. The CO for residential shall not be obtained until the final MOP plat has been approved.
2. Sidewalks to be built on the south side by final plat.


Cindy Beaudreau
Planning Clerk



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: FST WASHINGTON SQUARE CONDOMINIUM DEVELOPMENT INC Phone Number: _____
 Address of Property Owner: P O BOX 1004
 City: Fairhope State: AL Zip: 36533

Proposed Subdivision Name: Washington Square
 No. Acres in Plat: 1.74 No. Lots/Units: 4
 Parcel No: 05-46-05-16-0-000-028.672 Current Zoning: R-5

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.

Larry Smith (agent)
 Property Owner/Leaseholder Printed Name

Date

10/20/25

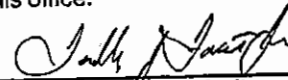
Signature

Lee Turner
 Fairhope Single Tax Corp. (If Applicable)

Lee Turner - President

Parcel Number	Pin	Owner Name	Address	City	State	Zip	Property Street Number	Property Street Name
05-46-05-16-0-000-028.663	108431	FST PIERCE, HERBERT O AND PIERCE, RUTH H	9 FOX RUN	FAIRHOPE	AL	36532	9 FOX RUN CIR	
05-46-05-16-0-000-028.714	113479	FST POE, CECE ADAMS	20300 BISHOP RD	FAIRHOPE	AL	36532	20300 BISHOP RD	
05-46-05-16-0-000-028.666	108434	FST MCELDERRY, MAURICE D AND MCELDERRY, LESLIE W	163 WHITE AVE	FAIRHOPE	AL	36532	3 FOX RUN CIR	
05-46-05-16-0-000-028.670	108438	FST DAUGHENBAUGH, RIELLA A AND DAUGHENBAUGH, RICHARD L	58 HOFFREN DR	FAIRHOPE	AL	36532	58 HOFFREN DR	
05-46-05-16-0-000-028.671	108439	FST OLMSTEAD, EVELYN M (LIFE ESTATE)	60 HOFFREN DR	FAIRHOPE	AL	36532	60 HOFFREN DR	
05-46-05-16-0-000-028.669	108437	FST.BAUGH, LARRY MICHAEL AND BAUGH, LYDA KATHRYN	6210 SADDLEWOOD LN	FAIRHOPE	AL	36532	56 HOFFREN DR	
05-46-05-16-0-000-028.664	108432	FST ALSOBROOKS, GAYLE ANN	7 FOX RUN	FAIRHOPE	AL	36532	7 FOX RUN CIR	
05-46-05-16-0-000-028.675	109793	FST RHEA, PAMELA DILLARD	20280 BISHOP RD	FAIRHOPE	AL	36532	20280 BISHOP RD	
05-46-05-16-0-000-028.713	113478	FST WENZEL, TIMOTHY AND WENZEL, GRETCHEN	20320 BISHOP RD	FAIRHOPE	AL	36532	20320 BISHOP RD	
05-46-05-16-0-000-028.814	243093	FST BANKS, DEBRA A AND BANKS, KENNETH	20289 BISHOP RD	FAIRHOPE	AL	36532	20289 BISHOP RD	
05-46-05-16-0-000-028.665	108433	FST DUKES, SANDRA LATHAM AND DUKES, ANDREW SCOTT SR	600 JOHNSON AVE	FAIRHOPE	AL	36532	5 FOX RUN	
05-46-05-16-0-000-028.554-002	627678	FST COSTA PROPERTIES LLC	119 PROFESSIONAL PARK DR	FAIRHOPE	AL	36532	8409 MORPHY AVE	
05-46-05-16-0-000-028.813	243089	FST SMITH, BRIAN R AND SMITH, AMANDA C	8447 MORPHY AVE	FAIRHOPE	AL	36532	8447 MORPHY AVE	
05-46-05-16-0-000-028.668	108436	FST THAYER, ALLEN R AND HAYER, SANDRA G	54 HOFFREN DR	FAIRHOPE	AL	36532	54 HOFFREN DR	
05-46-05-16-0-000-028.672	108443	FST WASHINGTON SQUARE CONDOMINIUM DEVELOPMENT INC	P O BOX 1004	FAIRHOPE	AL	36533	20309 BISHOP RD	
05-46-05-16-0-000-028.518	14970	FST FAUST, BOBBY L	22950 WOLF BAY DR	FOLEY	AL	36535	8501 MORPHY AVE	

STATE OF ALABAMA
BALDWIN COUNTY
I, TEDDY J. FAUST, JR., Revenue Commissioner
in and for said State and County, do hereby
certify that this is a true and correct copy of the
records of this office.



Revenue Commissioner

Dec 10 4 02 PM '96

DEC 10 1996
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9112
JUL 10 1996

ARTICLES OF INCORPORATION

OF

WASHINGTON SQUARE CONDOMINIUM DEVELOPMENT, INC.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned GEORGE W. ROBERDS, the incorporator of a corporation under the laws of the State of Alabama, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

1. Name of Corporation: The name of the corporation shall be WASHINGTON SQUARE CONDOMINIUM DEVELOPMENT, INC.

ARTICLE II

1. Duration of Corporation: There is no limit to the duration of the corporation and its existence shall be perpetual.

ARTICLE III

1. Purposes For Which the Corporation is Organized: The purposes for which the corporation is organized are as follows:

(a) Owning and operating a business to engage in the sale and development of real property, and all other legal activities of an Alabama Corporation.

(b) Any and all other purposes attendant to engaging in transactions and all other legal activities of an Alabama Corporation.

(c) Borrowing money, pledging assets and purchasing real or personal property.

(d) Transacting any and all lawful business for which corporations may be incorporated under Section 10-2B-2.02 of the Code of Alabama (1975), being the Alabama Business Corporations Act.

MISC0091 PAGE 0592

ARTICLE IV

1. Aggregate Number of Shares: The aggregate number of shares, and the only class of stock, which the corporation shall have authority to issue is One Thousand (1,000) shares of common stock of the par value of One Dollar (\$1.00) per share.

ARTICLE V

1. Provisions For Regulation of Internal Affairs: The following provisions are inserted herein for the regulation of the internal affairs of the corporation:

(a) Adoption of By-Laws: The stockholders of the corporation shall adopt the by-laws of the corporation. The power to alter, amend or repeal the by-laws, or the adoption of new by-laws is, and shall be, reserved to the stockholders. Any by-law may be adopted or amended at any time by a writing signed by all of the stockholders of the corporation, and any by-laws so adopted or amended shall have the same force and effect as by-laws adopted or amended at a special or regular meeting of the stockholders.

(b) Qualifications of Directors and Election: The directors of the corporation, with the exception of the President of the corporation, need not be stockholders of the corporation and the election of the directors need not be by ballot.

(c) Officers of Corporation: The corporation shall have a president, a vice-president, a secretary-treasurer and such other officers as the board of directors may, from time to time, provide.

(d) Election, Tenure and Duties of Officers: The officers of the corporation, other than the directors, shall be elected by the board of directors at the first meeting of such board after the annual meeting of the stockholders. Each officer and each director shall hold office until his successor shall have been elected and qualified. The duties, powers and functions of the officers shall be such as usually devolve upon such officers unless otherwise provided in, and prescribed by the by-laws.

(e) Powers and Authority of Directors: In addition to the powers authorized hereinabove, or by statute conferred upon them, the directors are hereby empowered to exercise all powers and do all such acts and things as may be exercised or done by the corporation; subject, nevertheless, to the provisions of the laws Alabama, or these Articles, and to any by-laws from time to time made by the stockholders; provided, however, that no by-laws so made shall invalidate any prior act of the directors which would have been valid if such by-law had not been made.

ARTICLE VI

1. Location of Registered Office and Name of Registered Agent: The location of the initial registered office of said corporation shall be at 363 Commercial Park Drive, Fairhope, Alabama 36532, and the name of its initial registered agent at such address is George W. Roberds.

ARTICLE VII

1. Number of Directors and Name and Address: The number of directors constituting the initial board of directors of the corporation is one (1); and the name and address of the person who is to serve as director until the first annual meeting of the shareholders or until his successors is elected and shall qualify is:

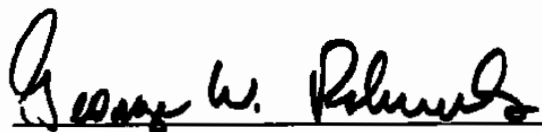
George W. Roberds
Post Office Drawer 1004
Fairhope, Alabama 36533

ARTICLE VIII

1. Name and Address of Incorporator: The name and address of the incorporator is:

George W. Roberds
Post Office Drawer 1004
Fairhope, Alabama 36533

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal as incorporator of the above named corporation on this the 15th day of November, 1996.

 (SEAL)
GEORGE W. ROBERDS

MISC 0091 PAGE 0594

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Shelby Jean Cowman, a Notary Public, in and for said County in said State, hereby certify that GEORGE W. ROBERDS whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of November, 1996.

Shelby Jean Cowman
Notary Public, Baldwin County, Alabama
My Commission Expires: 2-13-1998

This instrument prepared by:

SAMUEL N. CROSBY of

STONE, GRANADE & CROSBY, P.C.
Attorneys at Law
Post Office Drawer 1509
Bay Minette, Alabama 36507
(334) 937-2417

MISC0091 PAGE 0595

STATE OF ALABAMA

I, Jim Bennett, Secretary of State of the State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that pursuant to the provisions of Section 10-2B-4.02, Code of Alabama 1975, and upon an examination of the corporation records on file in this office, the following corporate name is reserved as available:

Washington Square Condominium Development, Inc.

This domestic corporation name is proposed to be incorporated in Baldwin County and is for the exclusive use of Sam Crosby, PO Dr 1509, Bay Minette, AL 36507 for a period of one hundred twenty days beginning September 19, 1996 and expiring January 18, 1997.



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.

September 19, 1996

Date

A handwritten signature in dark ink, appearing to read "Jim Bennett".

Jim Bennett

Secretary of State

PROPOSED SITE IMPROVEMENT PLANS

for

Washington Square
Bishop Road
Fairhope, Alabama 36532

Developer:
Washington Square
Condominium Development, Inc.
PO Box 1004
Fairhope, AL 36533

LEGAL DESCRIPTION

COMMENCE AT A FIVE-EIGHTHS CAPPED REBAR FOUND (MOORE) AT THE SOUTHEAST CORNER OF LOT 14, EAST GATE SUBDIVISION, UNIT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SLIDE 1291-A, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY OF BISHOP ROAD, A DISTANCE OF 230.42 FEET TO A MAG NAIL AND DISC SET (SE CIVIL); THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF TROYER GROVE UNIT TWO SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE 140 (SLIDE 984-A), PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 329.78 FEET TO THE SOUTHEAST CORNER OF LOT 7, AFOREMENTIONED EAST GATE SUBDIVISION, UNIT FOUR, THENCE DEPARTING SAID NORTH SUBDIVISION LINE, RUN NORTH 00 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG SAID EAST GATE SUBDIVISION, UNIT FOUR, A DISTANCE OF 230.28 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 11, OF SAID EAST GATE SUBDIVISION, UNIT 4; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, ALONG SAID EAST GATE SUBDIVISION, UNIT FOUR, A DISTANCE OF 330.34 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.74 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

CONTACTS

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

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

CITY ENGINEER
CITY OF FAIRHOPE
MR. RICHARD JOHNSON
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. CONRAD HAVRANEK
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003



VICINITY MAP

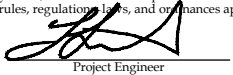
N.T.S.

SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST
BALDWIN COUNTY, ALABAMA



ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 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

October 28, 2025

Name of Project to which this Certificate Applies: Washington Square.
Plans which are certified consist of Pages Cover Sheet thru Sheet C09.



TABLE OF CONTENTS

C01	COVER
C02	SITE PLAN
C03	GRADING & DRAINAGE PLAN
C04	EROSION & SEDIMENT CONTROL PLAN
C05	UTILITY PLAN
C06	STORM SEWER PROFILES
C07	CONSTRUCTION DETAILS
C08	CONSTRUCTION DETAILS
C09	CONSTRUCTION DETAILS



AS-BUILT

PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (2 SPACE/UNIT) =	16
TOTAL PROVIDED =	24

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	1.74 ACRES	--
BUILDING AREA (UNDER ROOF)	0.40 ACRES	23.0%
IMPERVIOUS PAVING	0.36 ACRES	20.7%
PERVIOUS PAVING	0 ACRES	0%
GRASSED/LANDSCAPED AREA	0.98 ACRES	56.3%

SITE ANALYSIS		
SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±1.74 AC (75,993 SF)	30 FT	17,351 SF
REQUIRED PARKING	PROVIDED PARKING	
16 SPACES (SEE PARKING DATA)	24 SPACES	
JURISDICTION	ZONING	
CITY OF FAIRHOPE	R-5	
IMPERVIOUS AREA	PERVIOUS AREA	
0.76 AC (43.7%)	0.98 AC (56.3%)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	30 FT	
SIDE YARD:	10 FT	
REAR YARD:	35 FT	
MAXIMUM BUILDING HEIGHT:	30 FT	
MAX. GROUND COVERAGE RATIO:	30%	
MAX. DENSITY:	10 UNITS/AC	

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND DETAILS.
- THIS SITE IS ZONED R-5.
- TOTAL SITE ACREAGE = 1.74 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. 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.

SITE PLAN LEGEND

EXISTING



CURB & GUTTER
HEADER CURB
RIBBON CURB

(X)

PARKING QUANTITY



CONCRETE PAVING
ASPHALT PAVING

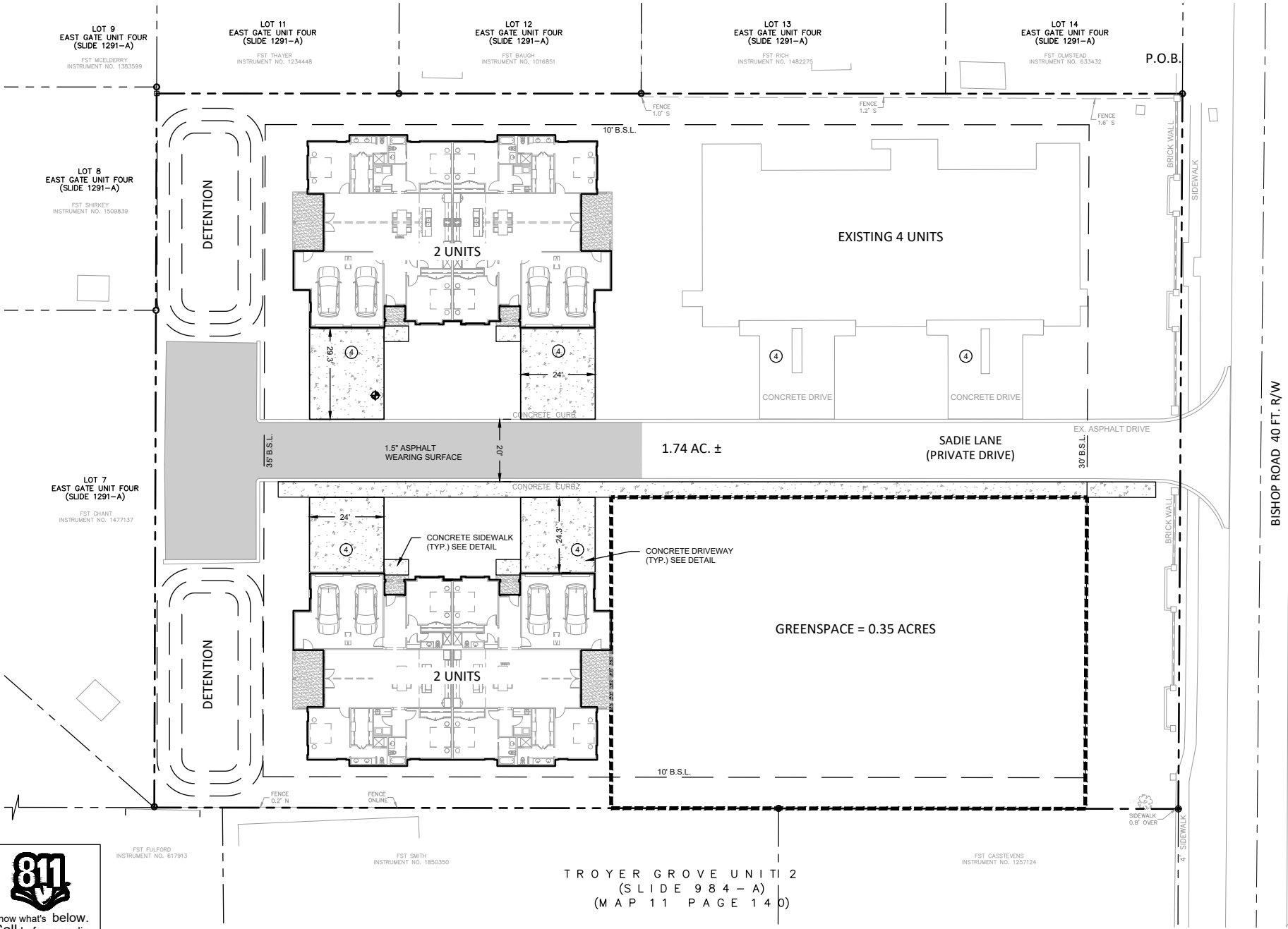
PROPOSED



(X)

GREENSPACE CALCULATIONS (CITY OF FAIRHOPE):

ACREAGE IN TOTAL TRACT:	1.74 ACRES
WETLANDS:	0.00 ACRES
PONDS:	0.14 ACRES
ASPHALT ROADS:	0.20 ACRES
NET ACREAGE:	1.40 ACRES
DENSITY (NET) = 8 UNITS/1.40 ACRES:	5.71 UNITS/ACRE
GREENSPACE REQUIRED (20% OF 1.74 ACRES):	0.35 ACRES
GREENSPACE PROVIDED:	0.35 ACRES



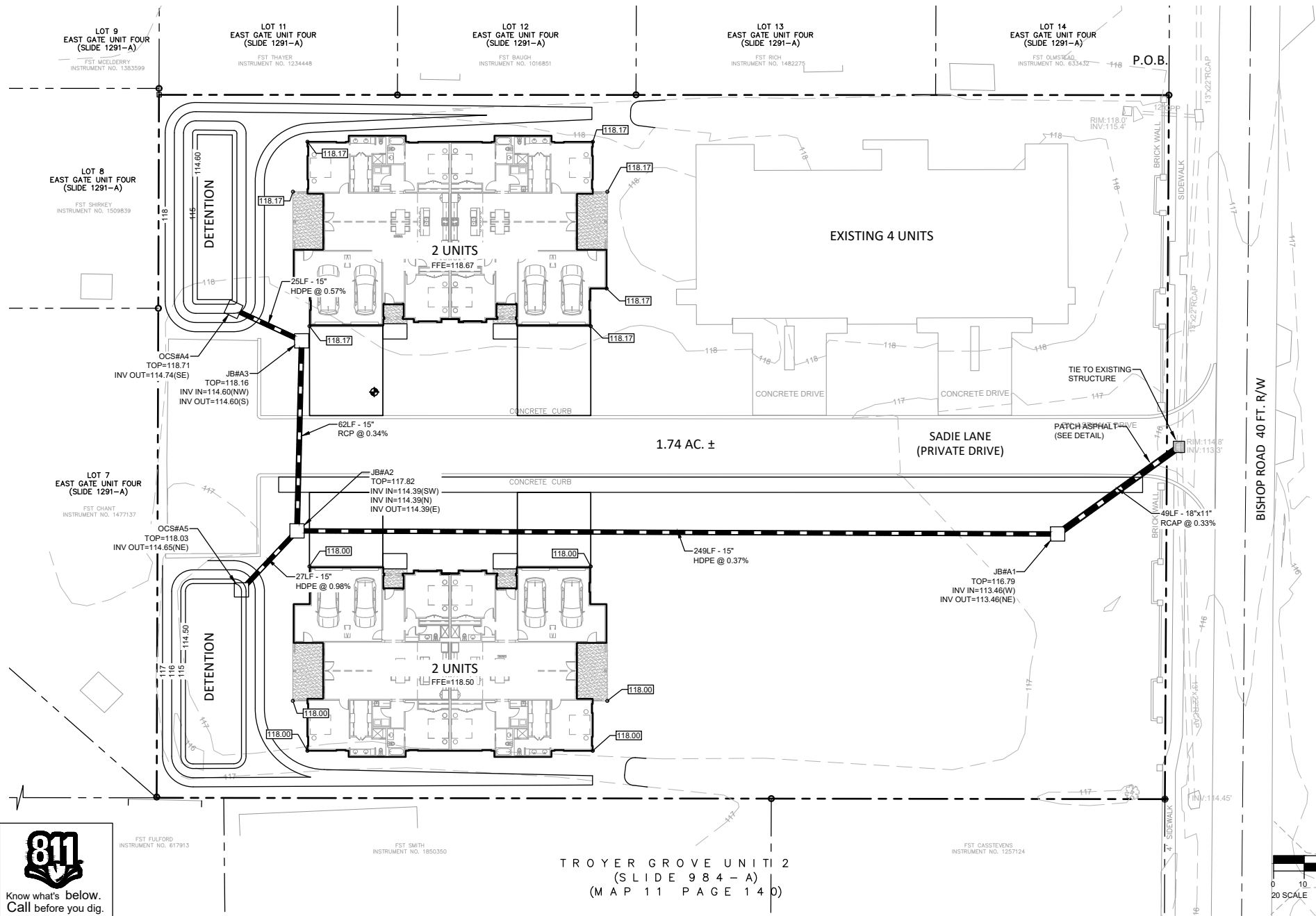
JOB No. 20221080	DATE 10/28/25
DRAWN TLS	SCALE 1"=20'

SHEET
C01

AS-BUILT
SITE PLAN

Washington Square
Bishop Road
Fairhope, Alabama

S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251-956-1566



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 N12 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. 01003C0644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X (UNSHADED).
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.
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, SILT BARRIER INSTALLATION AND DETENTION FACILITIES 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. PIPE LENGTHS SHOWN ARE LINEAR DISTANCES BETWEEN CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR SHALL DETERMINE THE QUANTITY OF PIPE NEEDED FOR THE JOB, BASED ON SLOPE LENGTH AND WHOLE STANDARD PIPE SECTIONS.
18. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
19. 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.
20. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
21. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
22. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
23. TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
24. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
25. DETENTION POND AND TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED	
	STORM SEWER PIPING		UD
	UNDERDRAIN		X"
	ROOF DRAIN		
	JUNCTION BOX (JB)		
	DROP INLET (DI)		
	WEIR INLET (WI)		
	TYPE "S" 1- WING INLET (SWCB)		
	TYPE "S" 2- WING INLET (DWCB)		
	MITERED END SECTION (MES)		XXX
	CONTOURS		XXXXXX
	SPOT ELEVATION		HP
	HIGH POINT		

REVISION	DATE	



GRADING & DRAINAGE PLAN

Washington Square
Bishop Road
Fairhope, Alabama



JOB No. 20221080	DATE 10/28/25
DRAWN TLS	SCALE 1"=20'

SHEET
C02

CONSTRUCTION SEQUENCE - PHASE 1

1. INSTALL TREE PROTECTION FENCING PER TREE PROTECTION ORDINANCE.
2. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, SEDIMENT POND, AND CONSTRUCTION EXIT.
3. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
4. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
5. INSTALL SEDIMENT BASIN AND ASSOCIATED STORM PIPE.
6. REQUEST BMP & TREE PROTECTION INSPECTION PRIOR TO CLEARING.
7. 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. INSTALL STORM SYSTEM AND UTILITIES.
3. CONSTRUCT BUILDINGS.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY BUILDING CONSTRUCTION.

CONSTRUCTION SEQUENCE - PHASE 3

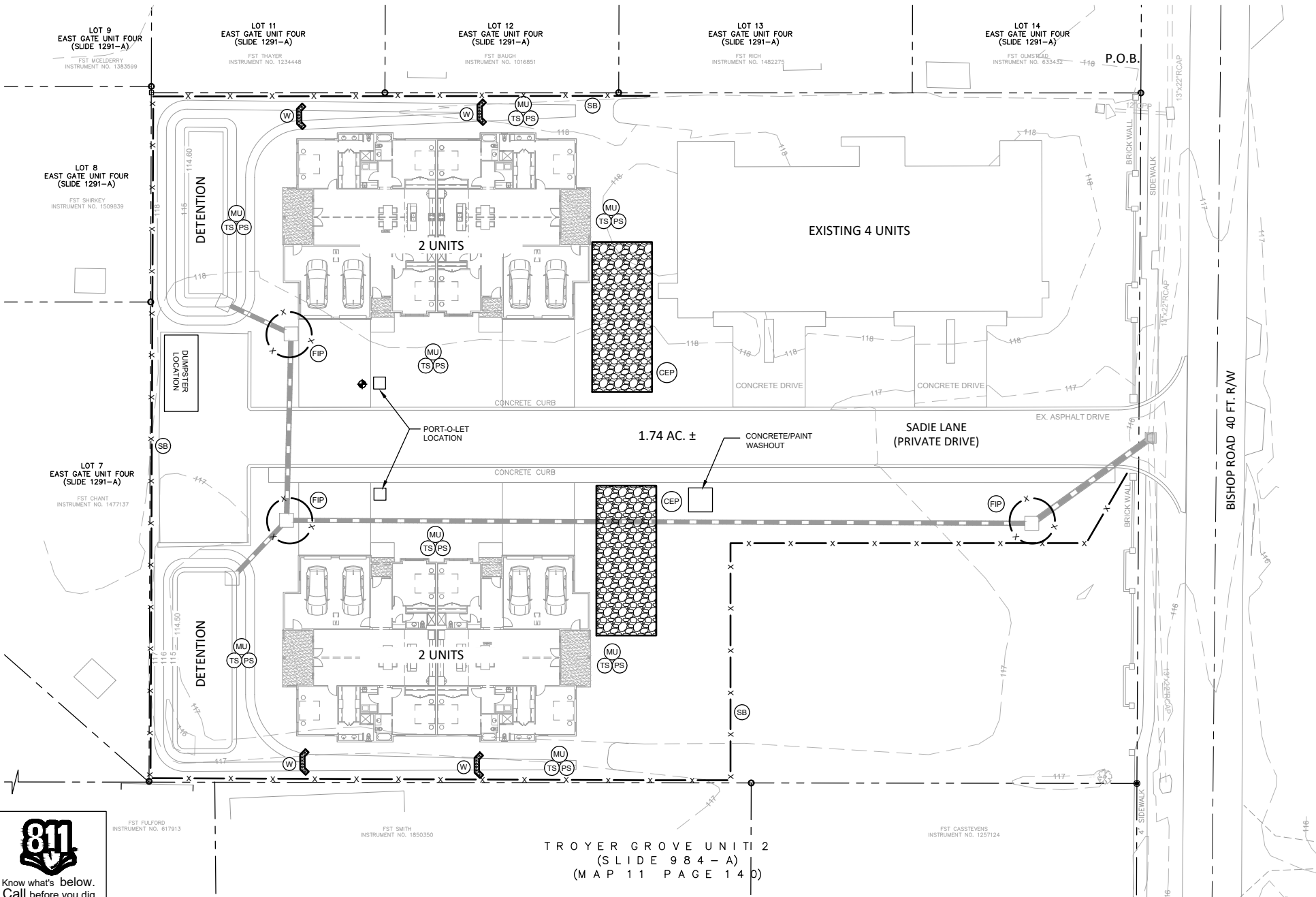
1. INSTALL PAVING AND FINAL LANDSCAPING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED, REMOVE BMPS AND TREE PROTECTION.
4. STABILIZE ANY AREAS DISTURBED BY BMP AND TREE PROTECTION REMOVAL.

EROSION CONTROL PRACTICES

CODE	PRACTICE
CEP	CONSTRUCTION EXIT PAD
SB	SEDIMENT BARRIER
FIP	FABRIC DROP INLET PROTECTION
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
CIP	CURB INLET PROTECTION
W	STRAW WATTLES

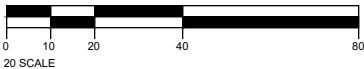
EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT LARRY SMITH, PE 251-990-6566.
3. AREA TO BE DISTURBED = 0.81 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN 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 SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
25. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
26. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
27. CONTRACTOR TO CLEAN OUT ACCUMULATED SEDIMENT IN THE DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
28. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
29. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.



USDA SOIL SURVEY CLASSIFICATIONS

MaA - MALBIS FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES - HSG C



REVISION

DATE



AS-BUILT
EROSION & SEDIMENT
CONTROL PLAN

Washington Square
Bishop Road
Fairhope, Alabama



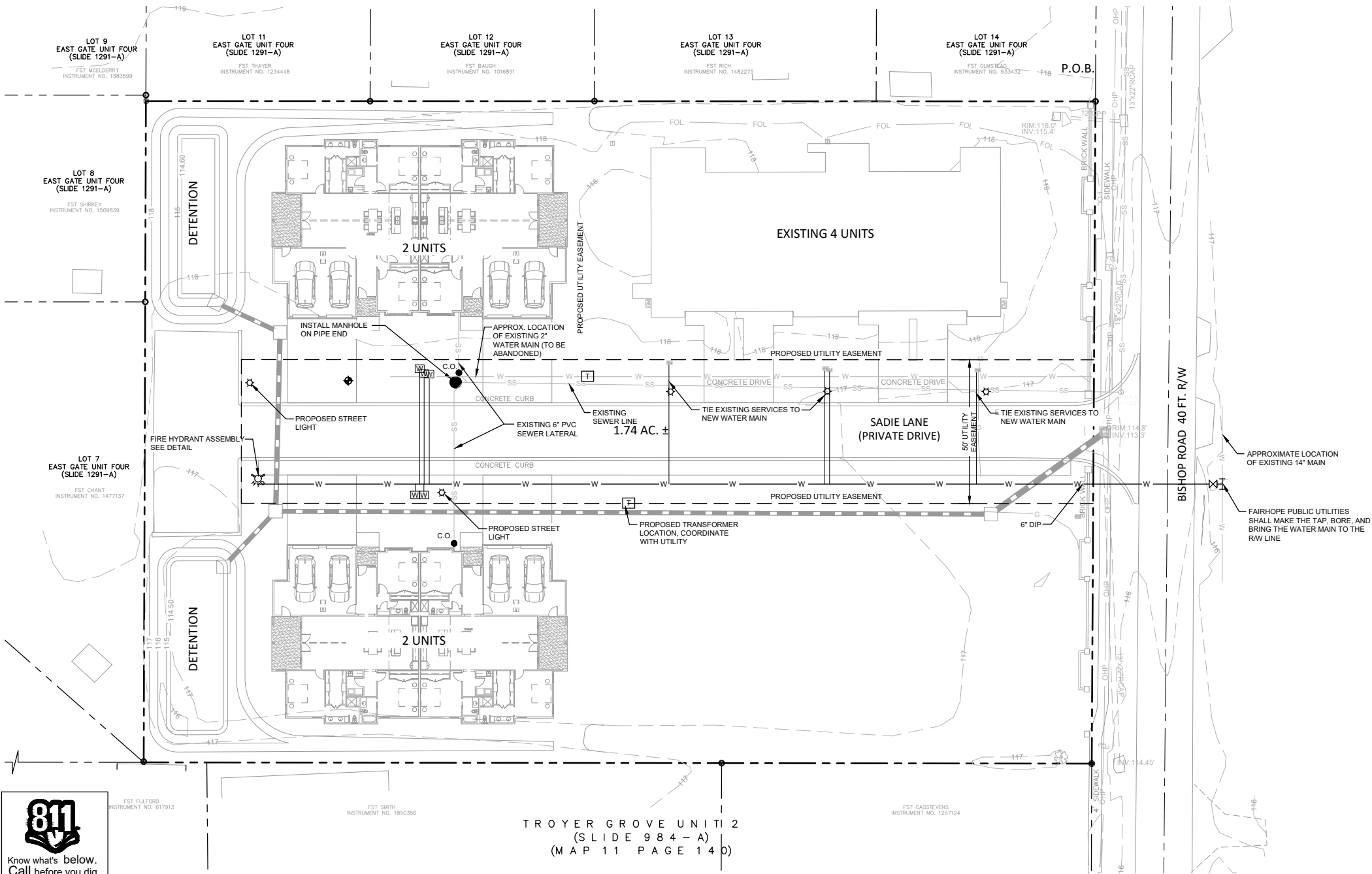
JOB No. 20221080 DATE 10/28/25

DRAWN TLS SCALE 1"=20'

SHEET

C03



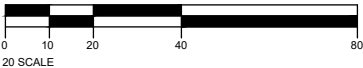


UTILITY NOTES

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. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
5. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE. TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
6. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
7. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
8. WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL BE DUCTILE IRON PIPE PER FPU SPECIFICATIONS.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
13. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.

UTILITY LEGEND

EXISTING		PROPOSED	
G	GAS	G	GAS
W	WATER	W	WATER
OHP	OVERHEAD POWER	OHP	OVERHEAD POWER
UGE	UNDERGROUND ELECTRIC	UGE	UNDERGROUND ELECTRIC
SS	SANITARY SEWER	SS	SANITARY SEWER
FH	THRUST BLOCK	FH	THRUST BLOCK
FH	FIRE HYDRANT ASSEMBLY	FH	FIRE HYDRANT ASSEMBLY
M	MANHOLE	M	MANHOLE
P	POST INDICATOR VALVE	P	POST INDICATOR VALVE
V	VALVE	V	VALVE
WM	WATER METER	WM	WATER METER
C	CLEAN OUT	C	CLEAN OUT



REVISION	DATE	BY	CHK



UTILITY & STREET LIGHTING PLAN

Washington Square
Bishop Road
Fairhope, Alabama



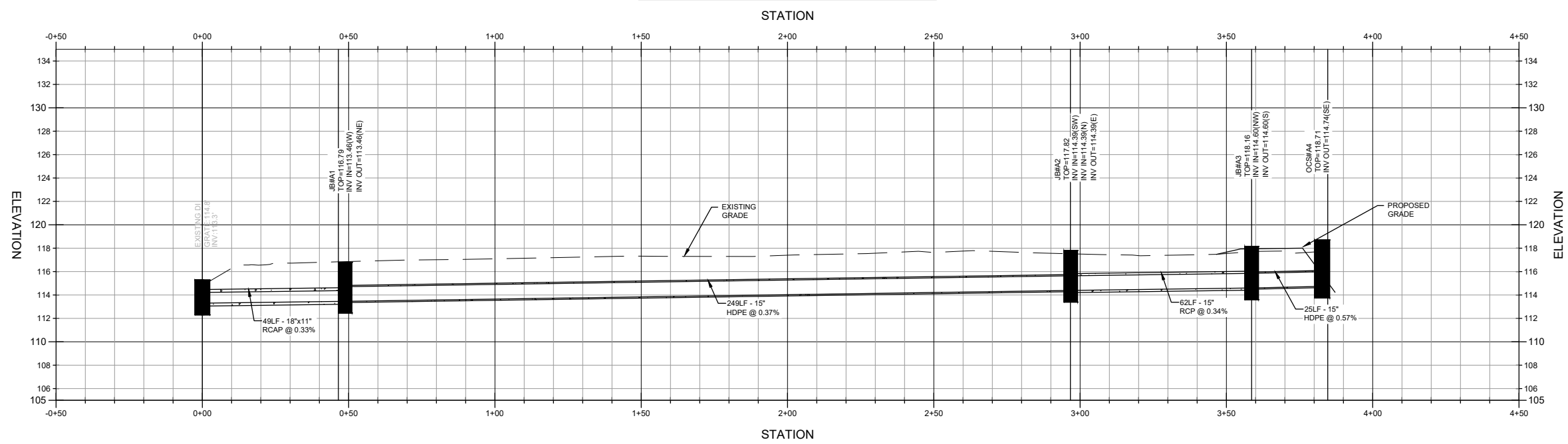
JOB No. 20221080	DATE 10/28/25
DRAWN TLS	SCALE 1"=20'

SHEET
C04

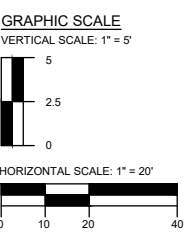
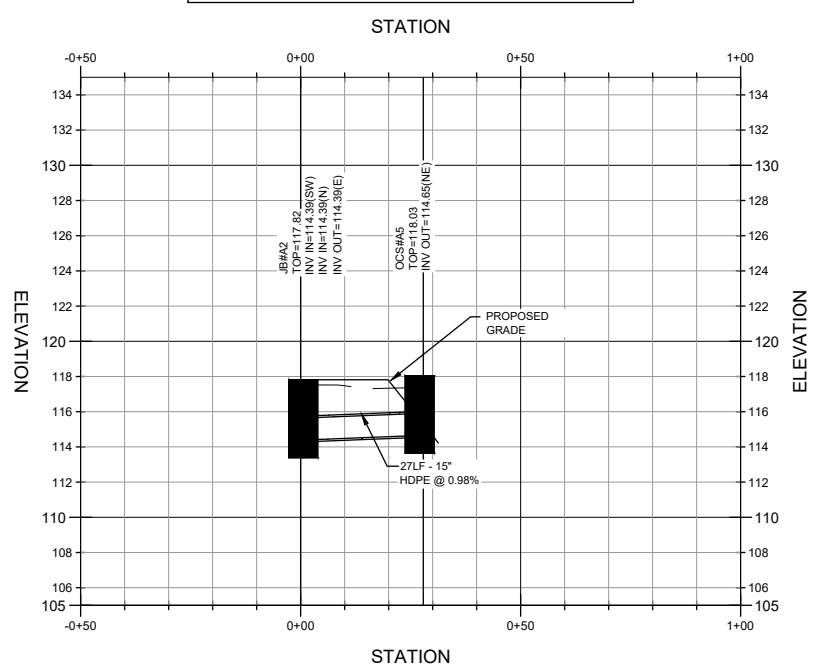


TROYER GROVE UNIT 2
(SLIDE 984-A)
(MAP 11 PAGE 140)

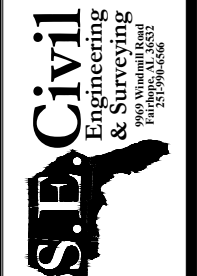
STORM LINE EX-A4 PROFILE



STORM LINE A2-A5 PROFILE

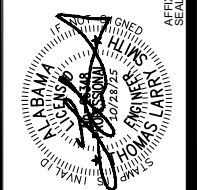


REVISION	DATE



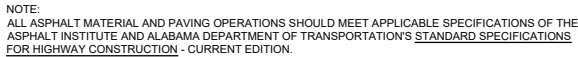
AS-BUILT
STORM SEWER PROFILES

Washington Square
Bishop Road
Fairhope, Alabama

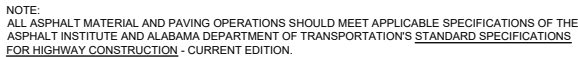


JOB No. 20221080	DATE 10/28/25
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SHEET C05	

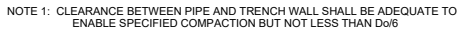




SCALE: NTS



SCALE: NTS



EMBANKMENT INSTALLATION

SCALE: NTS

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO ACCOMMODATE TRAFFIC APPLICATIONS. MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 64"-96" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO TOP OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

SCALE: NTS

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



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

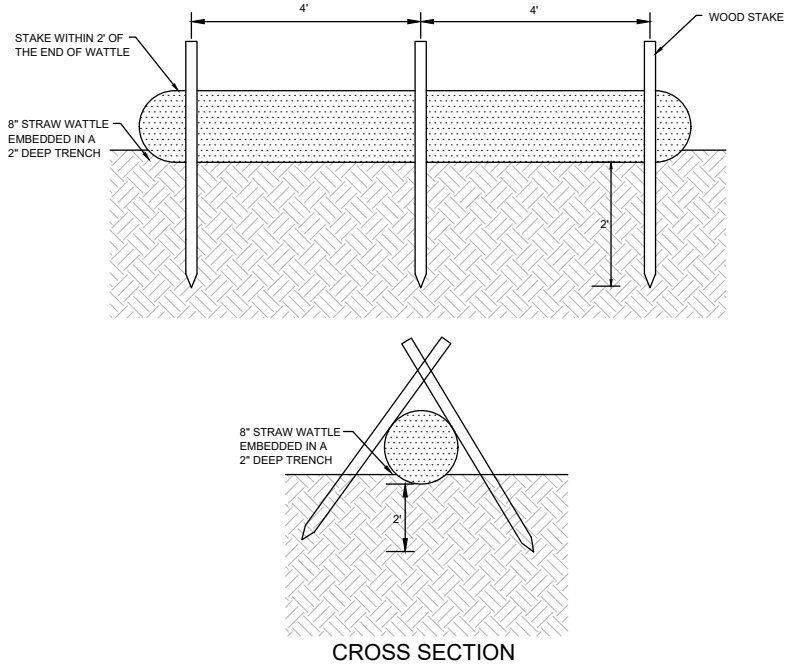


MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS-160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
WOOD CHIPS	5-6 TONS (225 LBS-270 LBS)	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

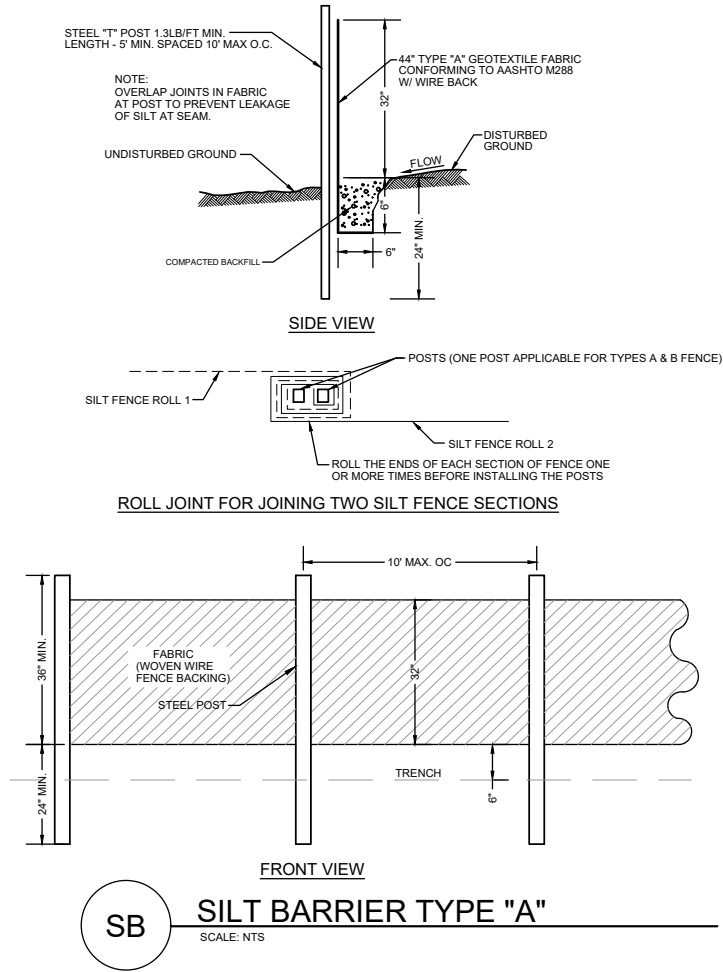
MULCHING

SCALE: NTS



CHECK DAM (WATTLE)

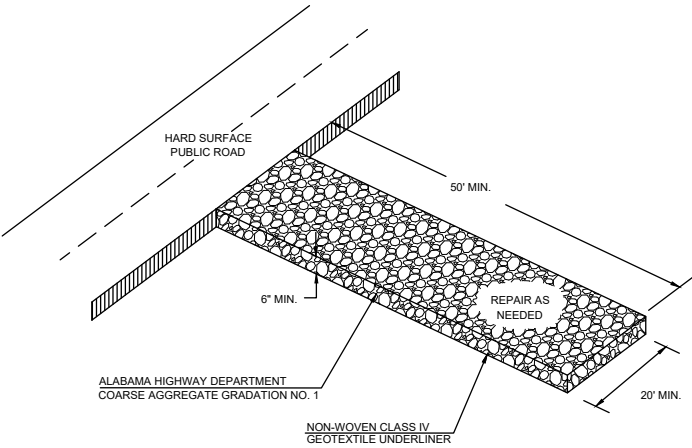
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SB

SILT BARRIER TYPE "A"

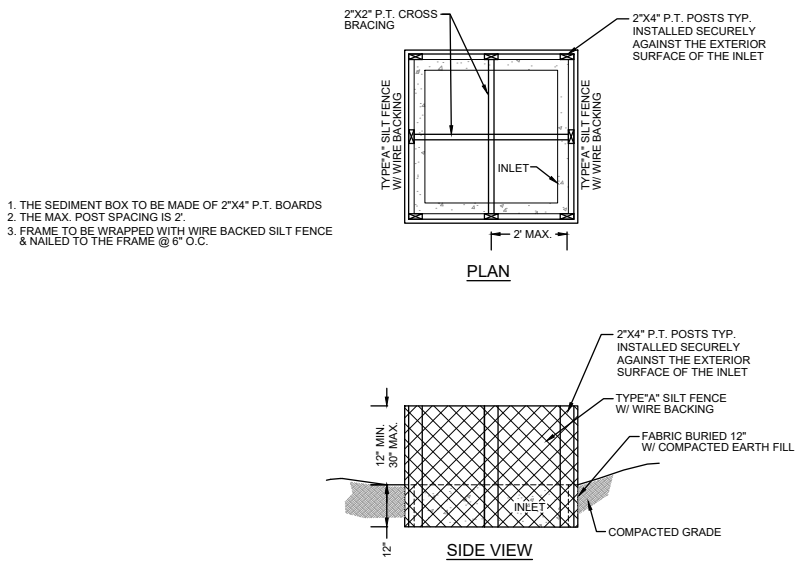
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CEP

CONSTRUCTION EXIT PAD

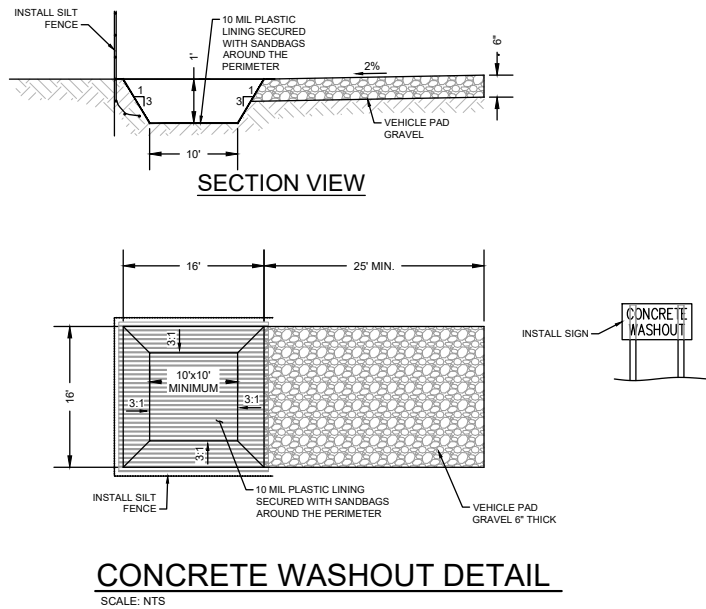
SCALE: NTS



FIP

FABRIC DROP INLET PROTECTION

SCALE: NTS



CONCRETE WASHOUT DETAIL

SCALE: NTS



REVISION

DATE

S.E. Civil Engineering & Surveying

9909 Windmill Road

Enterprise, Alabama 36032

205.956.1266

AS-BUILT

CONSTRUCTION DETAILS

Washington Square

Helix Road

Enterprise, Alabama

811

Know what's below.

Call before you dig.

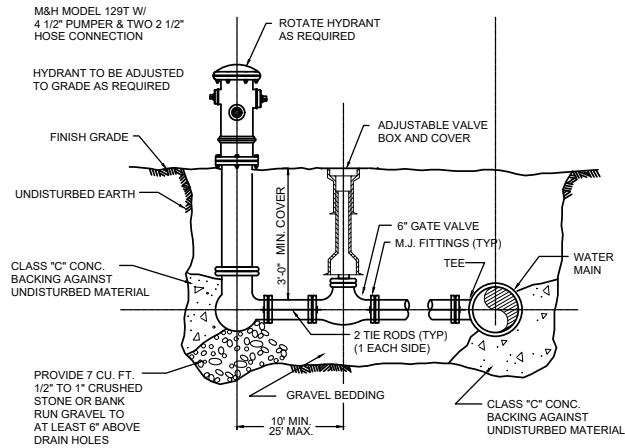
JOB No. 20221080

DATE 10/28/25

DRAWN TLS

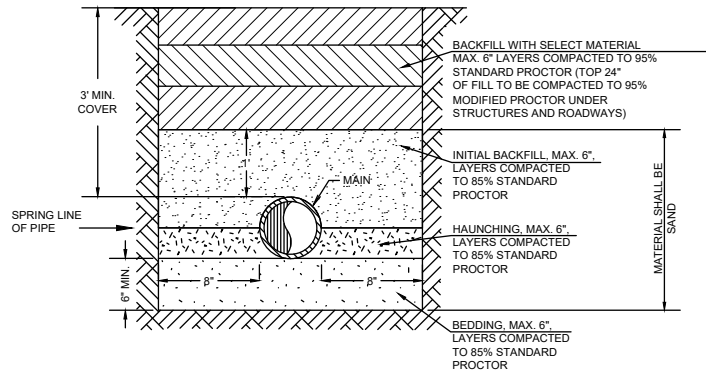
SCALE N.T.S.

SHEET C08



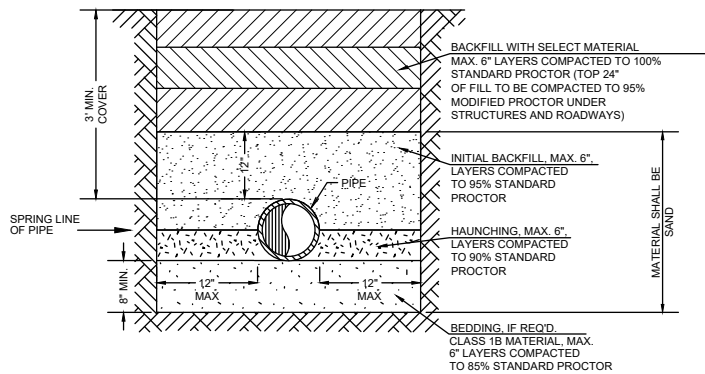
TYPICAL HYDRANT AND VALVE

SCALE: NTS



SANITARY SEWER BEDDING

SCALE: NTS



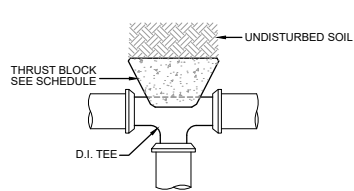
WATER BEDDING

SCALE: NTS

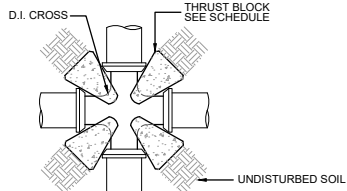
THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0	1.0	1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1 CU. FT.	9.8 CU. FT.	0.8 CU. FT.
6" DIA. PIPE LINE	3.6	5.0	2.7	1.4	1.0	50 CU. FT.	16 CU. FT.	1.0 CU. FT.
8" DIA. PIPE LINE	5.8	8.2	4.4	2.25	1.2			1.5 CU. FT.

NOTE: THRUST BLOCK BEARING AREAS SHALL BE INCREASED IN POOR TRENCH CONDITIONS AS DIRECTED BY THE ENGINEER

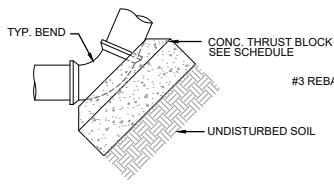
DESIGN CRITERIA: TEST PRESSURE - 150 PSI
SOIL BEARING PRESSURE - 1 TON PER SQ. FT.



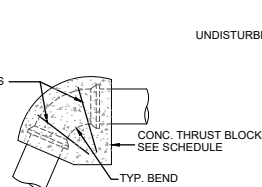
TEE THRUST BLOCK DETAIL



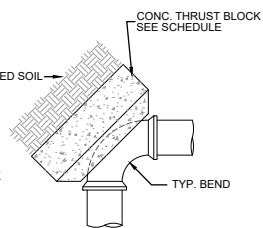
CROSS THRUST BLOCK DETAIL



VERT. THRUST BLOCK DETAIL



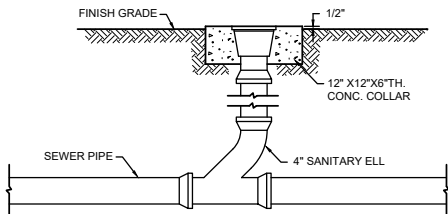
VERT. THRUST BLOCK DETAIL



HORIZ. THRUST BLOCK DETAIL

THRUST BLOCK DETAIL

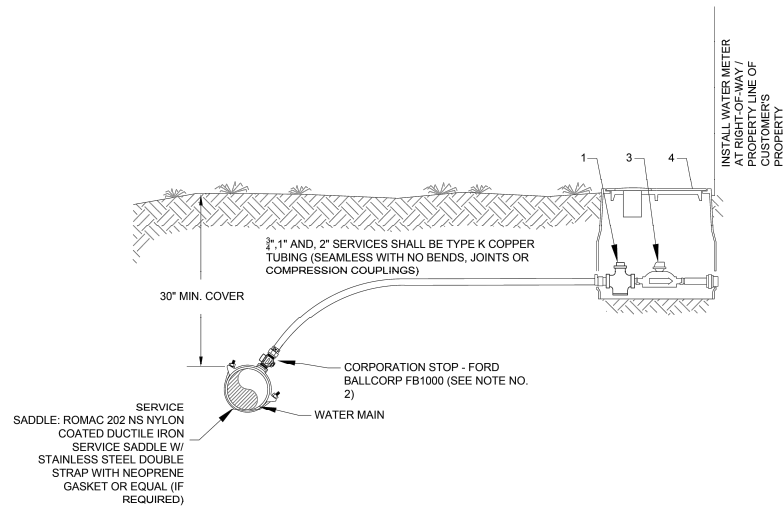
SCALE: NTS



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



ELEVATION VIEW
N.T.S.

WATER METER MATERIAL SCHEDULE

- CURB STOPS SHALL BE DESIGNED FOR MINIMUM PRESSURE OF 175 PSI AND SUITABLE FOR SERVICE PIPING AND SHALL BE FORD B43-332 RGW-NL OR EQUIVALENT. CURB STOP SHALL HAVE PADLOCK WING AND "365" DEGREE VALVE OPERATION WITH NO STOPS.
- CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP THREAD ON INLET AS SPECIFIED BY AWWA C800, AND COPPER TUBING SIZE O.D. OUTLET SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLCORP FB-1000 SERIES WITH GRIP NUT OR APPROVED EQUIVALENT. CORPORATION STOPS SHALL BE TAPPED INTO WATER MAINS ONLY BY MEANS OF A SERVICE SADDLE.
- WATER METERS WILL MEET OR EXCEED THE REQUIREMENTS OF AWWA SPECIFICATION C700, LATEST REVISION, AND AN AFFIDAVIT OF COMPLIANCE AND CERTIFICATE OF TESTING FOR ACCURACY WILL BE FURNISHED. METERS MAY BE EITHER NUTATING DISC, POSITIVE DISPLACEMENT, OR OSCILLATING PISTON. FROST PROTECTION WILL NOT BE REQUIRED. REGISTERS SHALL BE HERMETICALLY SEALED, MAGNETIC DRIVE, WITH STRAIGHT READING 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.
- METER BOX AND COVER
A. BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE SUFFICIENT SIZE TO HOUSE THE METER AND CURB STOP.

CITY OF FAIRHOPE



CITY OF FAIRHOPE PUBLIC UTILITIES
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251.928.8003

WATER DETAILS

TYPICAL 3/4" WATER SERVICE METER DETAIL

DATE ISSUED
12-07-20

SHEET NO.
W-1



JOB No.
20221080

DATE
10/28/25

DRAWN
TLS

SCALE
N.T.S.

SHEET

C09

REVISION

DATE

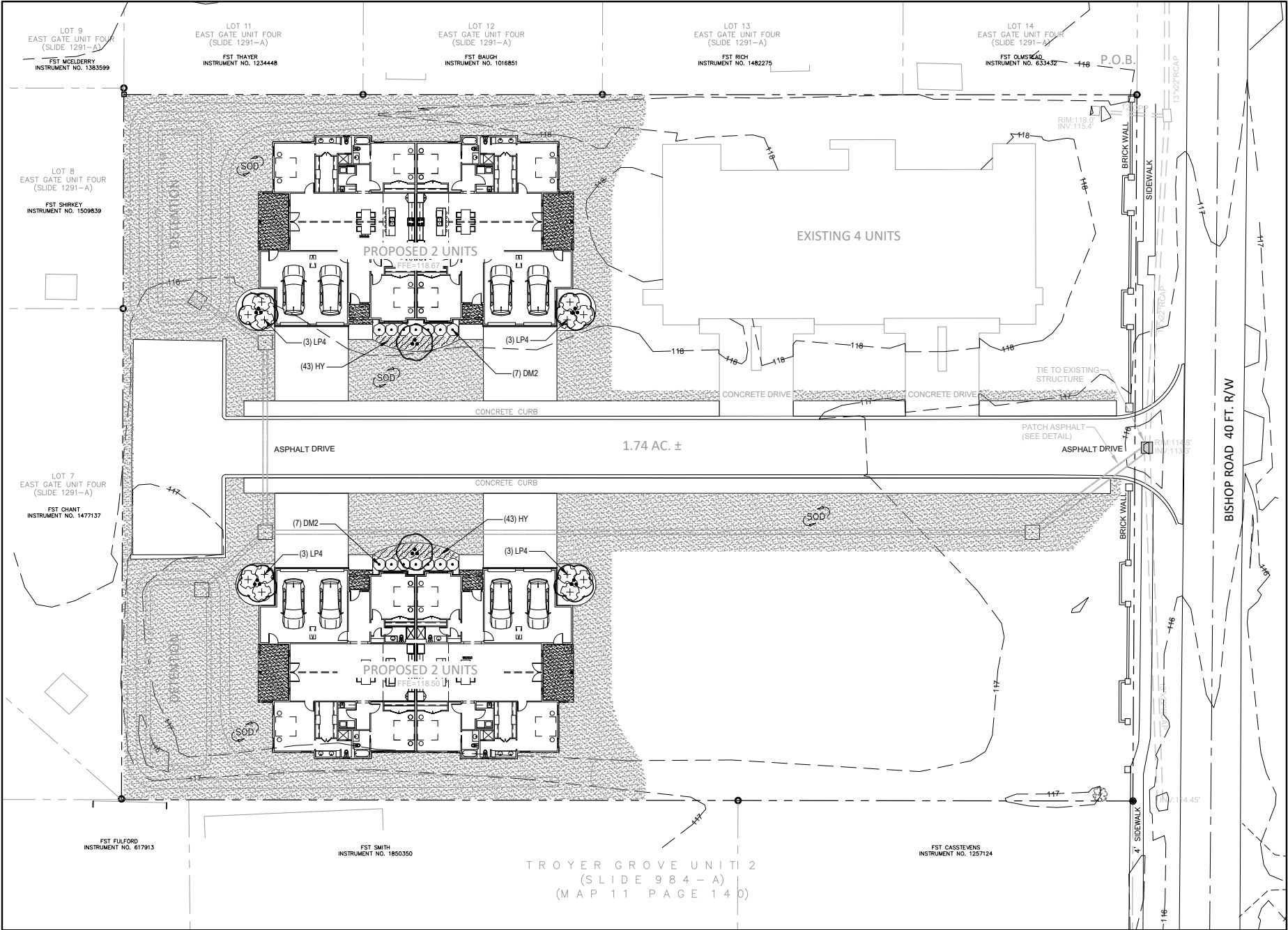
S.E. Civil
Engineering & Surveying
9909 Winmill Road
Fairhope, AL 36532
251.928.8060

AS-BUILT
CONSTRUCTION DETAILS

Washington Square
Bishop Road
Fairhope, Alabama



PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	REMARKS	
	LN	2	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL	8'-10'	MINIMUM 3 TRUNKS; FULL HEAD	
	MA	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B&B OR CONT	8'-10'	3 TRUNKS; FULL HEAD	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	W	SPACING	REMARKS
	DM2	14	DISTYLIUM 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	3 GAL		48" o.c.	
	LP4	12	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	3 GAL		72" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING	
	HY	86	HEMEROCALLIS HYBRID 'TG08'	EVERGREEN STELLA DAYLILY	1 GAL		18" o.c.	FULL FORM
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING	
	EO	16,124 SF	EREMOCHLOA OPHIUROIDES	CENTIPEDEGRASS	SOD			



1 LANDSCAPE PLANTING PLAN
Scale: 1"= 20'

landscape architecture
land planning
placemaking

Foley, Alabama
P. 251.948.7181
Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252
www.was-design.com

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

A Landscape Development Plan for
Washington Square
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
02.21.23		CITY SUBMITTAL

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VTW
Drawn
VTW
Project Manager
LCW
Principal
232032-004
Project No.
02.20.23
Date

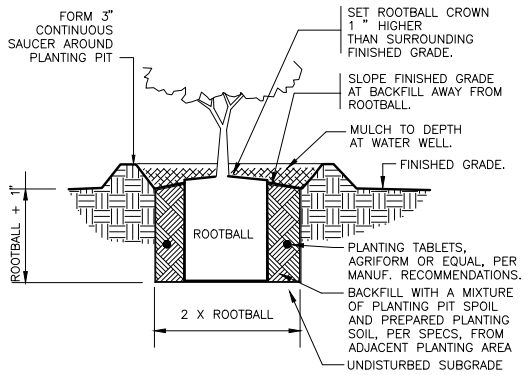
Registration
STATE OF ALABAMA
LESTER CHAD
NUMBER
518
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE
PLANTING PLAN

Sheet No.
LP200

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

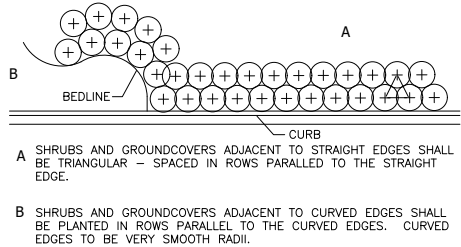
A Landscape Development Plan for Washington Square



SHRUB PLANTING

$$1'' = 1' - 0''$$

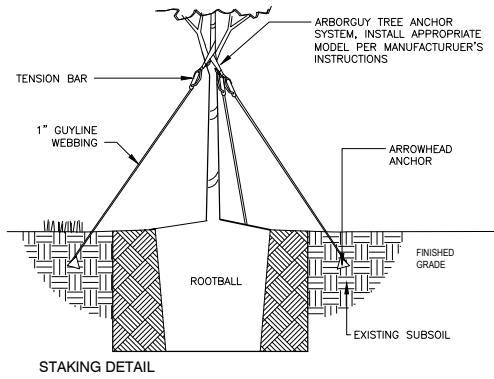
DETAIL-FILE



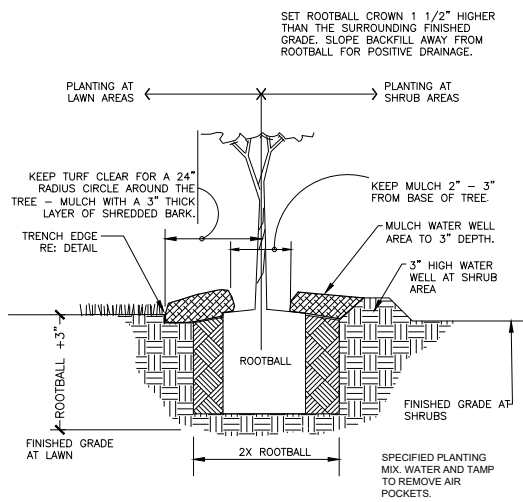
 TYPICAL PLANT SPACING

NOT TO SCALE

329399-04



STAKING DETAIL

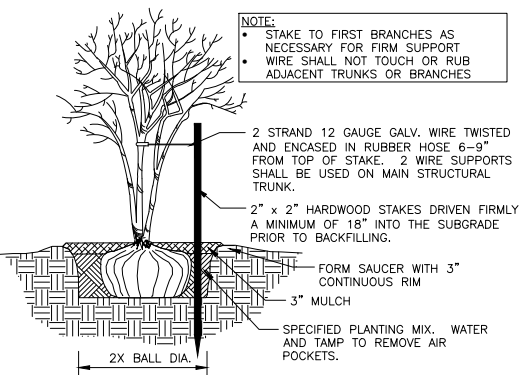


PLANT PIT DETAIL

\\ TREE PLANTING - GUY STRAP

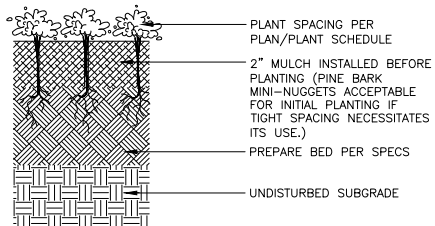
$$1'' = 1'-0''$$

329343 26-02

 MULTI-TRUNK TREE STAKING

1 1/2" = 1'-0"

329343-01



GROUNDCOVER PLANTING

3" = 1'-0"

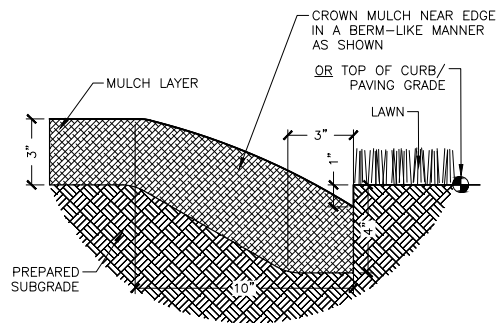
329313-01

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 OBTAINING ALL NECESSARY PERMITS AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE STAKE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE DAYS AFTER COMPLETION OF 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 SOO AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- * FERTILIZER COMPOST UNIFORMLY APPLIED TO PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOO 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 PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.



NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

 TRENCH EDGE
$$.3'' = 1'-0''$$

329413 23-02

GENERAL PLANTING NOTES

4. 22 4. 22

300300 05

[illegible]

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VTW _____
 Drawn _____
 VTW _____
 Project Manager _____
 LCW _____
 Principal _____
 232032-004 _____
 Project No. _____
 02.20.23 _____
 Date _____

Registration

STATE OF ALABAMA
 LESTER CHAIR
 REGISTERED LANDSCAPE ARCHITECT
 NUMBER 518

Sheet Title

LANDSCAPE PLANTING DETAILS

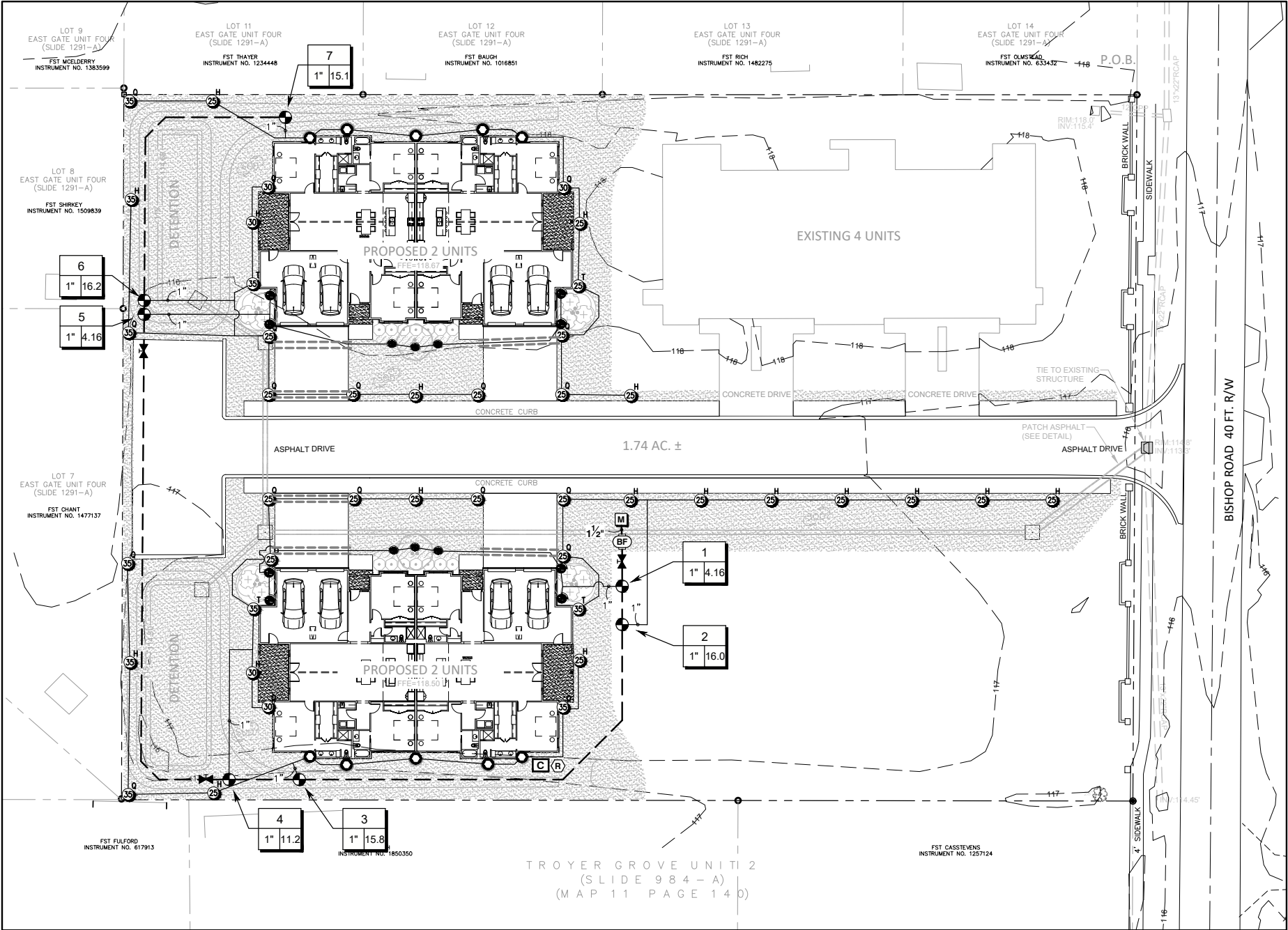
Sheet No.

LP500

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

Alabama1Call

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.



1 LANDSCAPE IRRIGATION PLAN
Scale: 1" = 20'

landscape architecture
land planning
placemaking

was

DESIGN

landscape architects

Foley, Alabama
P. 251.945.7181
Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252
www.was-design.com

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A Landscape Development Plan for
Washington Square
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
	02.21.23	CITY SUBMITTAL

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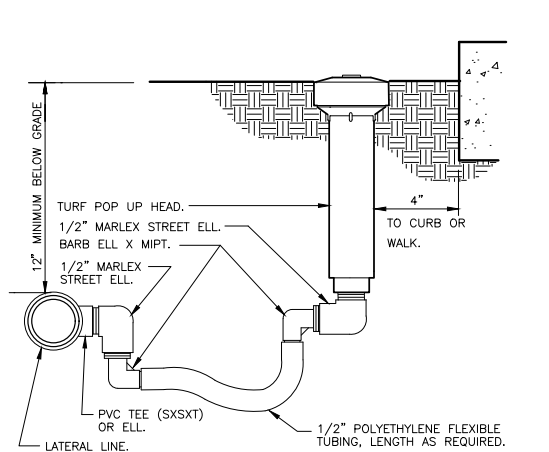
LANDSCAPE
IRRIGATION PLAN

Sheet No.

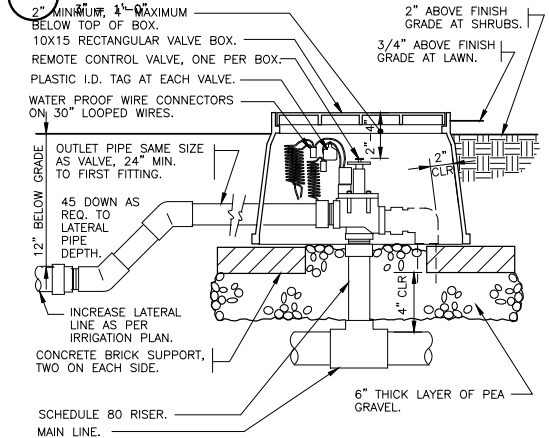
LI200

IRRIGATION SCHEDULE

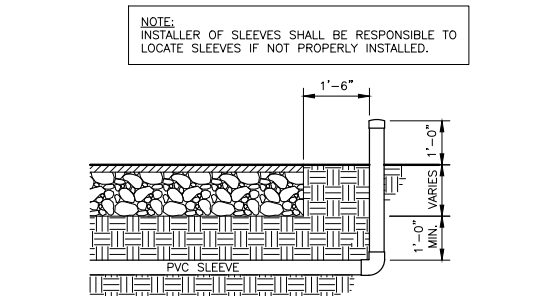
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	6	30		
	RAIN BIRD 1812-SAM-PRS 12 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	8	30		
	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY. 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP. WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	10	45		
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.	42	35		24'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	RAIN BIRD PGA 1" ELECTRIC REMOTE CONTROL VALVE	7			
	MATCO-NORCA 770S PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE. SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".	3			
	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 ESP4MEI WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR INDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.	1			
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1			
	WATER METER 3/4" BASIS OF DESIGN: 3/4" METER W/ 22.5 GPM @ 55 PSI. CONTRACTOR TO VERIFY & SIZE ACCORDINGLY.	1			
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1" ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	1,637 L.F.			
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1 1/2"	484.8 L.F.			
	PIPE SLEEVE: PVC SCHEDULE 40	151.0 L.F.			
Valve Callout					
	Valve Number				
	Valve Flow				
	Valve Size				



1 TURF SPRAY FLEX ASSEMBLY 328403.13-02



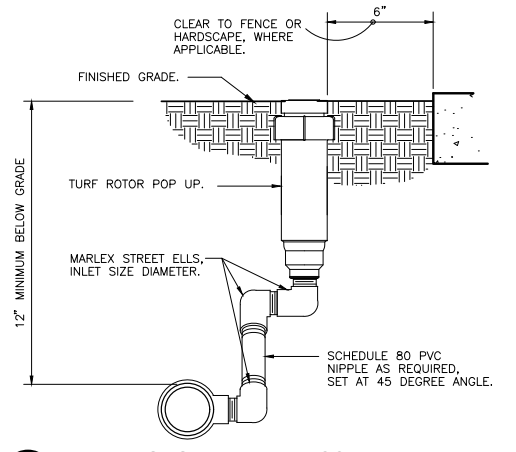
4 ELECTRIC REMOTE CONTROL VALVE 1 1/2" = 1'-0" 328406.13-01



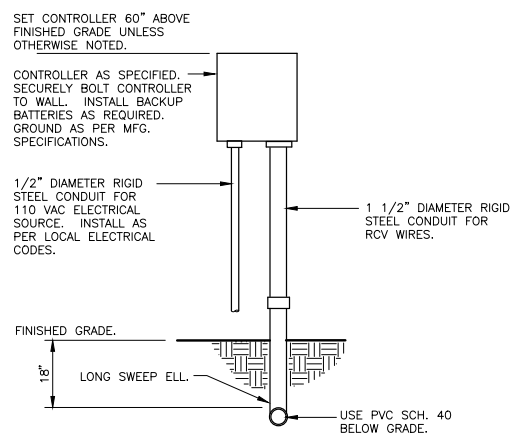
7 SLEEVING DETAIL 1/2" = 1'-0" 328409.76-05

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (CLASS 200 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE, CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- 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.
- ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES. DIRECT BURIAL. SOLID COPPER.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).

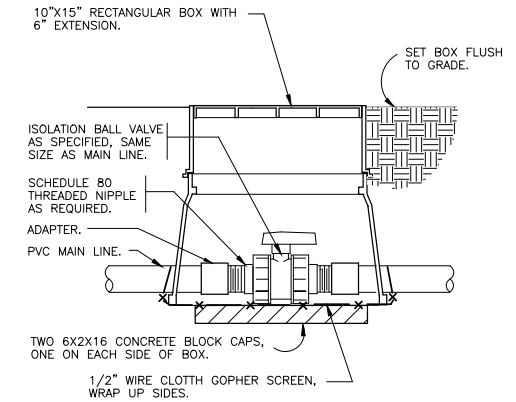
9 GENERAL IRRIGATION NOTES 1" = 1' 328415-01



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

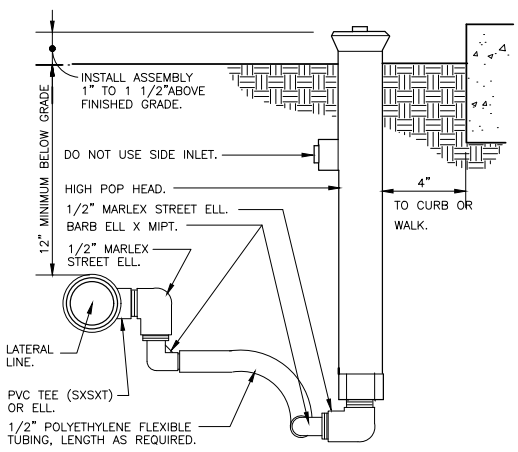


5 WALL MOUNT CONTROLLER 1" = 1'-0" 328409.13-01

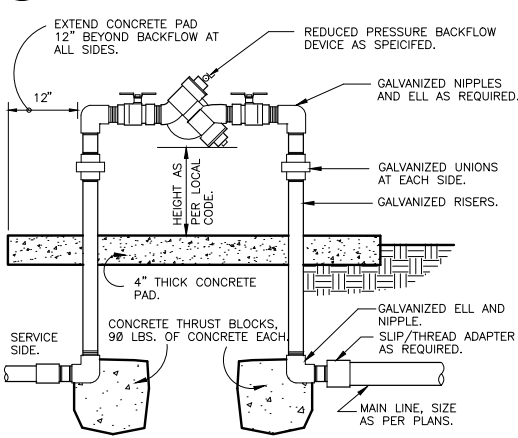


8 TRUE UNION BALL ISOLATION VALVE 1 1/2" = 1'-0" 328406.33-04

- CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- 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.
- CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
- 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.
- 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.
- 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.



3 SHRUB SPRAY HIGHPOP W/ FLEX ASSEMBLY 3" = 12" 328403.29-01



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

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
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TO CHANGE.

A Landscape Development Plan for
Washington Square
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
	02.21.23	CITY SUBMITTAL

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LCW	Principal	
232032-004	Project No.	
02.20.23	Date	

STATE OF ALABAMA
LESTER CHAD WASHINGTON
NUMBER
518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE
IRRIGATION DETAILS

Sheet No.
LI500



ESPALIER

landscape architecture

November 20, 2025

City of Fairhope
P.O. Box 429
Fairhope, AL 36532

RE: Washington Square Southwest Building Only

To whom it may concern,

We have inspected the above referenced project (Southwest Bldg. Only) for conformance to the approved landscape drawings provided by W.A.S. Design dated 2/21/23. As of today's date the landscape has been installed per the approved set with the following modification.

1. The (2) two multi. trunk Sweetbay Magnolias were replaced with (2) two multi. trunk Muskogee Crape Myrtles.
2. The Owner has also planted many other trees and shrubs around the SW building and along Bishop Road beyond what is shown on the plans.

If further information is required, please contact me by one of the ways below.

Sincerely,

Best Regards,
Joe Comer IV, ASLA
Espalier, LLC

joe@espalierdesign.com

(251) 454-3500

www.espalierdesign.com

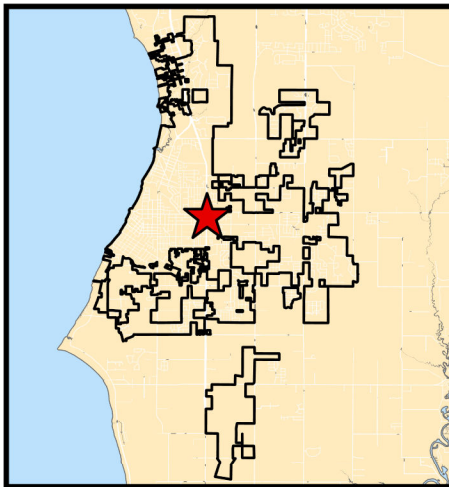
City of Fairhope

Planning Commission

January 5, 2026



SD 26.01 - Eastern Shore Village Center MOP



Project Name:

Eastern Shore Village Center MOP

Site Data:

7.28 acres

Project Type:

15-unit multiple occupancy project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2 General Business District

PPIN Number:

397862

General Location:

Southeast corner of Greeno Road and Fairhope Avenue

Surveyor of Record:

S.E. Civil, LLC

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

FST Benessere Partners LP and Benessere Partners II LP and Lomas Partners LLC

School District:

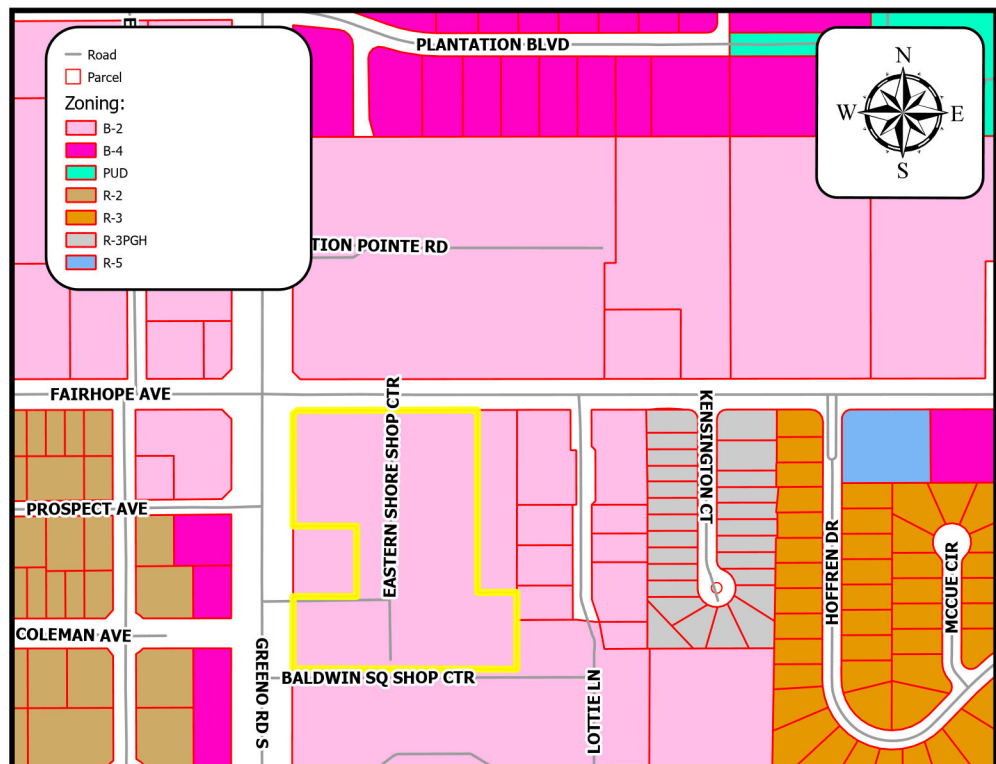
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries



SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST Benessere Partners LP and Benessere Partners II LP and Lomas Partners LLC, for preliminary plat approval of Eastern Shore Village Center MOP, a 15-unit multiple occupancy project. The property is zoned B-2, General Business District. The property is approximately 7.28 acres and is located on the southeast corner of Greeno Road and Fairhope Avenue.

SITE HISTORY

The site is comprised of a large existing shopping center constructed in the 1970's. The property was subdivided in 2022 to create an additional lot where the current Starbuck's is located.

STAFF COMMENTS

The purpose of this request is to add one (1) additional unit inside the existing building located on the south side of the property by dividing an existing unit with a new interior wall. This MOP accounts for the proposed unit and all existing units.

The Shared Parking Agreement has been reviewed, and this modification allows for a health fitness club of 2,228sf and a restaurant space with 28 seats. The resulting net parking is 360 spaces. The previous required parking according to the agreement was 361 spaces.

Utilities

Utility service providers for the subject site include Fairhope Utilities for electric, water, sewer, and gas, as well as AT&T for communications. Electric service will require upgrades at the owner/developer's expense, with aid-to-construction costs determined upon review of final drawings. Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs). As proposed, water infrastructure will be tying into Fairhope Utilities located in the parking lot and sewer is available on the south side of the building.

Traffic

The Shared Parking Agreement has been revised and the result is one (1) less required space than the previous use. The proposed use is for a fitness club and future restaurant with maximum seating of 28.

Drainage

The storm water drainage was accounted for in the existing development. The proposed increase in number of units does not alter the footprint of any building. A waiver has been requested for the stormwater requirements of Article V, Section F, the drainage plan as required by Article IV, Section C(1)(h). Which staff is in support of.

Wetlands

No wetlands are on site.

Tree & Landscaping

The applicant is requesting a waiver from the greenspace requirements of Article V, Section C.

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:

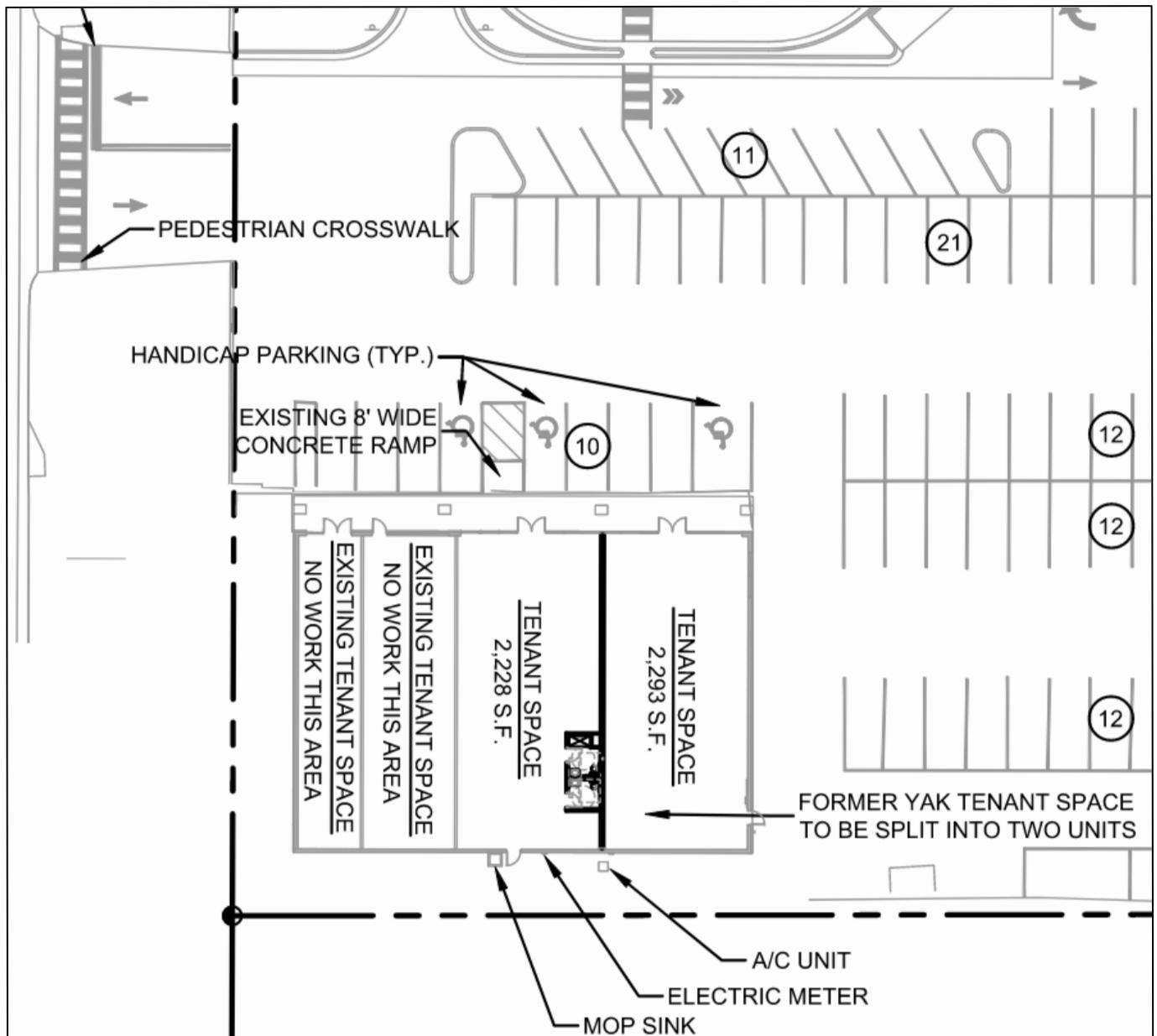
Staff supports the following waiver requests:

- 1. Stormwater Requirements of Article V, Section F, the drainage plan as required by Article IV, Section C(1)(h); and
- 2. Greenspace Requirements of Article V, Section C.

Staff recommends **APPROVAL** of SD 26.01 – Eastern Shore Village Center MOP with the following conditions:

- 1. Approval of the aforementioned waiver requests by the Planning Commission;
- 2. The tenant spaces shall conform to the requirements for building square footage and seating requirements as shown in the revised parking study; and
- 3. Recording in Baldwin County Probate Court the revised Shared Parking Agreement, if approved by Fairhope City Council.

Site Plan





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: 11/24/2025

Property Owner / Leaseholder Information

Name of Property Owner: FST Benessere Partners LP & Benessere Partners II LP Lomas Partners LLC Phone Number: 203-955-1978
 Address of Property Owner: 1189 Post Road
 City: Fairfield State: CT Zip: 06824

Proposed Subdivision Name: Eastern Shore Village Center MOP
 No. Acres in Plat: 7.28 AC. No. Lots/Units: 15
 Parcel No: 05-46-05-16-0-000-028.545-001 Current Zoning: B-2

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.

Larry Smith (agent)
 Property Owner/Leaseholder Printed Name

11/25
 Date

[Signature]
 Signature

Fairhope Single Tax Corp. (If Applicable)

November 23, 2025

Mike Jeffries, QCI
City of Fairhope
Development Services Manager
555 S. Section Street
P.O. Box 429
Fairhope, AL 36532
(251) 928-8003 Ext 457
Mike.Jeffries@FairhopeAL.gov

Re: 400 Eastern Shore Village Center / 400 Greeno Road S
Eastern Shore Village Center a/k/a
Eastern Shore Village Shopping Center
Subdivision Waiver Requests

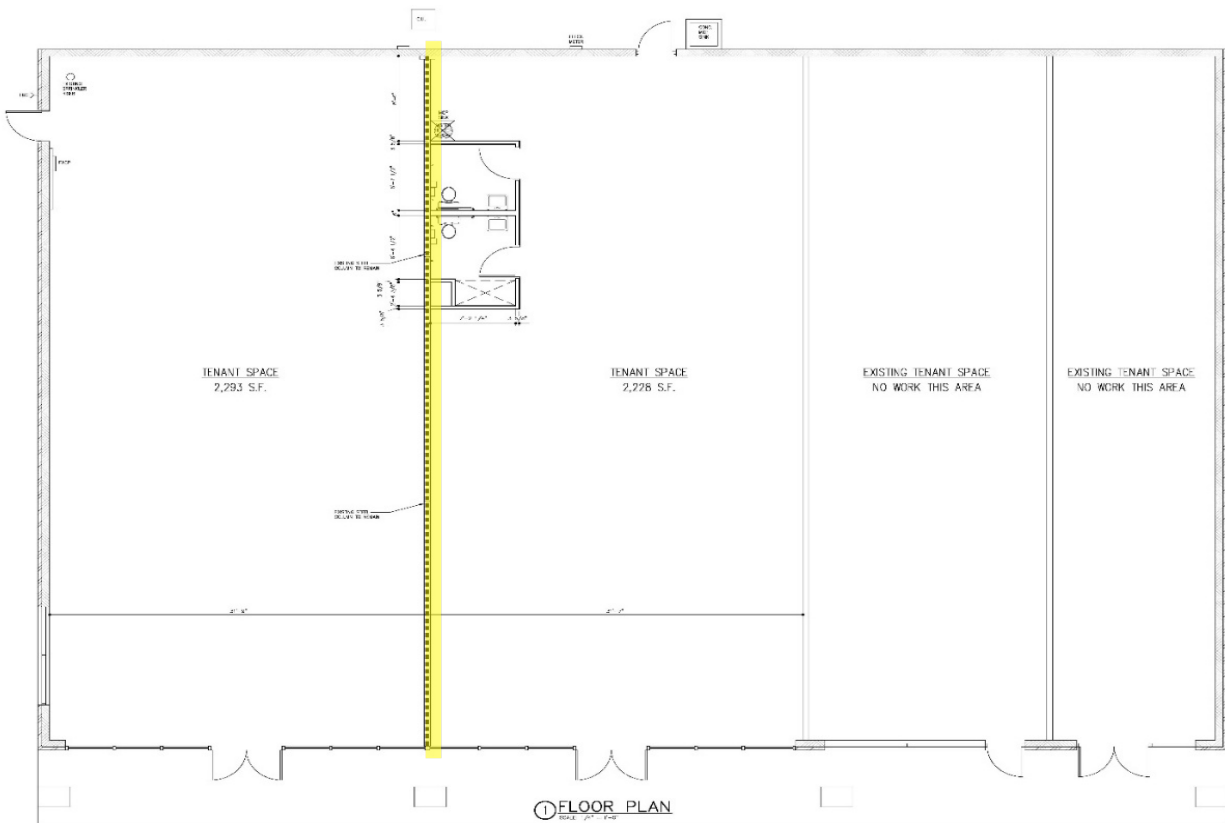
Dear Mr. Jeffries:

As outlined in the application package for Preliminary Plat approval, Benessere Partners, Benessere Partners II, and Lomas Partners LLC, owners of the Eastern Shore Village Shopping Center (collectively the “owners” or “applicants”), hereby request waivers from certain provisions of the City of Fairhope Subdivision Regulations. The requested waivers pertain to the standards applicable to “Multiple Occupancy Projects” as set forth in Article IV, Section H, of the Subdivision Regulations...Specifically, the applicants seek waivers from the following submittal requirements and substantive regulatory provisions:

- Stormwater requirements of Article V, Section F, and a drainage plan as required by Article IV, Section C(1)(d);
- Traffic Data / Traffic Study as required by Article IV, Section C (1)(h);
- Greenspace Requirements of Article V, Section C, and a landscaping plan depicting these requirements.

The Project

This Project concerns an existing, secondary building located at the Eastern Shore Village Shopping Center (the “site”). The building was formerly occupied, in part, by a restaurant. The now vacant tenant space can be seen in the photo below (outlined in orange), to the left of the Supercuts. Lartigue Seafood occupies the remaining tenant space. As illustrated by the floor plan (also below), the applicants seek to split the former restaurant space, which contains 4,521 square feet, into two tenant spaces by adding an interior wall.



The new wall (yellow line above), as proposed, will be situated directly behind the center column of the former restaurant space. The interior view, below, is also marked with red to illustrate where the interior, fire-rated, wall will be located.



Relevant Regulations

The City of Fairhope Subdivision Regulations define “Multiple Occupancy Projects” as “[a]ny project that will involve or otherwise result in three (3) or more units (whether contiguous or otherwise) being constructed on real property for occupancy, regardless of the form or type of ownership or right of possession of said units. . .” COF Subdivision Regulations, Article IV, Section H (p. 29). Multiple occupancy projects are required to comply with the stormwater, traffic and greenspace requirements, among other things, applicable to a Preliminary Plat.¹

Article VII of the Subdivision Regulations permits the Planning Commission to grant waivers when it finds the following conditions exist:

¹ See Article IV, Section H(2):

- a. Each Preliminary Plat and plans shall comply with the storm water requirements of Article V, Section F hereof.
- b. Each Preliminary Plat and plans shall comply with the traffic requirements of Article IV, Section C 1(h) hereof.
- c. Any and all improvements constructed in connection with the project shall be constructed strictly in accordance with Article VI hereof.
- d. The minimum setback for any building(s) constructed in connection with a project from the property lines shall be twenty feet (20') on all sides for unzoned property.
- e. Property shall comply with the minimum set back requirements of the City of Fairhope Zoning Ordinance. No building or other improvement to be constructed in connection with a project shall exceed thirty-five feet (35') in height for unzoned property. The 20-foot minimum setback requirement may be increased by the Planning Commission based on the size of the building, the location of the driveways, and other factors. Property shall comply with the height requirements of the City of Fairhope Zoning Ordinance.
- f. Each Preliminary Plat and plans shall otherwise conform to the terms of Article I, Section A hereof.
- g. Each Preliminary Plat and plans shall comply with the greenspace requirements of Article V, Section C. hereof.
- h. Each Preliminary Plat and plans shall comply with the tree protection requirements of Article V, Section D.5.a(9)-(11).

1. An extraordinary hardship may result from strict compliance with these Regulations due to unusual topographic or other physical conditions of the land or surrounding area not generally applicable to other land areas.
2. The condition is beyond the control of the Subdivider.
3. The requested waiver will not have the effect of nullifying the purpose and intent of the Regulations, the Zoning Ordinance, or the Comprehensive Plan.
4. The waiver is the minimum deviation from the required standard necessary to relieve the hardship;
5. The waiver shall not have an adverse effect on adjacent landowners, or future landowners, or the public;
6. The waiver is necessary so that substantial justice is done.

COF Subdivision Regulations, Article VII (p. 83). Also relevant to this Project, the Planning Commission may, by vote, reduce the greenspace requirements, in whole or part, when a hardship is present. See COF Subdivision Regulations, Article V, Section C (8) (p. 36). A hardship may be present when “there are unique and inherent characteristics of the land proposed for development.” (Id.).

Application and Justification

For all of the reasons set forth below, the applicants contend waivers from various provisions applicable to the plat approval process for Multiple Occupancy Projects are due to be granted:

1. Extraordinary Hardship Due to Existing Physical Conditions

Strict compliance with the Subdivision Regulations creates an extraordinary hardship due to the unique, existing physical conditions of the Eastern Shore Village Shopping Center – conditions not generally applicable to undeveloped or newly developing parcels.

The Eastern Shore Village Shopping Center was constructed in 1983. Today, the shopping center remains a fully-developed, operational commercial center. The layout of the site, including the parking lot, traffic pattern, and building configuration, are long-established. These existing conditions are not being altered, enlarged or otherwise reconfigured by this Project. The only improvement triggering regulatory review is the addition of an interior wall within an existing tenant space. Imposing the full requirements of the current Subdivision Regulations—particularly greenspace, stormwater facilities, and related site redesign—would severely disrupt ongoing retail and small-business operations that occur daily on the property.

Furthermore, the greenspace requirements of the Subdivision Regulations are intended to achieve the following goals:

- a) Create focal points for new and existing neighborhoods by providing appropriately located parks, schools, parkways, and other amenities;
- b) support development of recreational opportunities;
- c) link village centers to neighborhoods with a parks and trail system;
- d) provide public gathering places; and

- e) include greenspace (plaza, parks, greenspace) for social activity and recreation in new infill development.

COF Subdivision Regulations, Art. V, Section C(1)(a)-(e) (p.32). A multi occupancy project is required to set aside 10% of the gross area of the subdivision as greenspace. COF Subdivision Regulations, Art. V, Section C(2) (p.33).

While this goal is appropriate for new development and large-scale redevelopment, where greenspace can be dedicated from the outset, it cannot be achieved within the existing configuration of the Eastern Shore Village Shopping Center. Given the current configuration of the site, the addition of any greenspace and/or recreational opportunities will require the removal of parking spaces. However, parking at the site is governed by a “Shared Parking Facilities Agreement.” (Doc. #2125287, Baldwin County Probate Records), which expressly prohibits reducing parking capacity. The Agreement states, in relevant part, “None of the parties to this Agreement shall construct improvements or permit improvements or uses to be constructed that would decrease the parking capacity on the Property [Eastern Shore Village Shopping Center].” Accordingly, the greenspace requirements cannot be satisfied without breaching a binding legal agreement. This constitutes a clear hardship and represents unique circumstances warranting a waiver.

2. The condition is beyond the control of the applicants.

The existing physical condition of the site is not within the full control of the current applicants. With the exception of the tenant space involved in this Project, the operation, maintenance, and configuration of the site are governed by existing lease agreements, easements, and shared-use provisions. Any redesign of the parking lot to accommodate greenspace, landscaping, or stormwater management features would require substantial reconfiguration of established parking and traffic patterns. For this same reason, a waiver is due to be granted from the traffic study requirement. This Project will not alter the existing traffic patterns; the new tenant – a boutique exercise salon – will result in less traffic than the former use.

3. The requested waivers are consistent with the Comprehensive Plan.

The applicant proposes to convert a single existing commercial unit into two tenant spaces (the “Project”). The Project will introduce, at this point in time, one additional tenant – a small-scale fitness franchise -- to an existing, and established, retail center, thereby, enhancing the mix of uses.² The requested waivers are necessary to facilitate this Project, which unequivocally aligns with key principles of the City of Fairhope Comprehensive Plan.

The Comprehensive Plan emphasizes the City’s need to take a “proactive role” in business recruitment and “strengthening Greeno Road as a convenience retail corridor” – a key objective. (City of Fairhope Comprehensive Plan, p.152). The Plan designates this corridor for “Greeno Road Neighborhood Shopping & Convenience Businesses” and stresses that businesses recommended for the corridor should be oriented to serving the shopping needs of local households. (City of

² The second tenant has not yet been determined.

Fairhope Comprehensive Plan, p. 153). By reducing the size of a large tenant space and creating an opportunity for an additional neighborhood-oriented business, the Project directly advances these policy objectives.

Further, the Project facilitates the reuse of the existing building stock which, in turn, reduces sprawl. Reduction of sprawl is another “Key Strategy” of the Comprehensive Plan. The Comprehensive Plan specifically calls for the reduction of sprawl by “collaborating with private property owners” and encouraging infill development. (City of Fairhope Comprehensive Plan, 160). In this regard, the waiver requests further align with the City’s planning goals.

4. The waivers are a minimum deviation from the required standard necessary to relieve the hardship.

The Project, as proposed, does not deviate from the existing building footprint. Therefore, no additional nonconformities are being created. For this reason, waivers from the provisions triggered by the multiple occupancy permit process are due to be granted.

5. The waiver shall not have an adverse effect on adjacent landowners, or future landowners, or the public.

There are no foreseeable adverse effects on the adjacent property owners or the public by granting the waivers. The Project does not change any existing conditions. The singular exterior change concerns the addition of double doors to an existing retail building. Because there are no changes to the existing site conditions, the waivers are due to be granted.

6. The waivers are necessary to ensure substantial justice.

The waivers are necessary in order for substantial justice to be done. The Project involves a single tenant space within a long-established, fully constructed shopping center.

The plat approval process for multiple occupancy projects is intended to apply when a development creates or results in three or more units being constructed for occupancy as part of a single project. The specific language can be broken down as follows:

- Any project
- That will involve or otherwise result in
- three (3) or more units (whether contiguous or otherwise)
- being constructed on real property
- for occupancy.

A plain reading of the above language demonstrates this Project does not trigger the multiple occupancy plat approval process. This Project will result the conversion of one existing space into two. All construction activity is confined solely to the existing footprint of a current single tenant space – the former restaurant unit. No addition or expansion is being proposed. The remaining tenant spaces in the building are fully built out, occupied, and leased. These spaces are not being altered, expanded, or reconstructed. Therefore, the Project does not “involve” or will not “otherwise result in” the construction of three or more units.

As a result, the requirement to undergo the multiple occupancy plat approval process is improper. The requested waivers are necessary to ensure the applicants are not subjected to undue regulatory burdens.

Furthermore, the term “subdivision” is defined in Section 11-52-1, Code of Alabama 1975, as the “division of a lot, tract or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development.” This Project adds an interior wall to an existing commercial building. Because this Project does not divide land, create new parcels, or alter the existing site layout, it falls outside of the definition of a “subdivision” under Alabama law. Waivers are necessary to ensure fairness and substantial justice.

Parking

As discussed, the site is the subject of a shared parking agreement. In that agreement, the former restaurant space was allotted 14 parking spaces for 4,550 sq. ft of floor space. The new tenant – a boutique fitness franchise – will occupy 2,228 sq. ft. of the former restaurant space. According to the applicant’s calculations, eight parking spaces are required under the City of Fairhope Zoning Ordinance. The fitness center will have at least one employee on site during business hours and it offers members unlimited, 24-hour access, to virtually instructed classes. The applicants believe this use will drastically reduce the burden on the current parking facilities.

Thank you, in advance, for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Keri R. Coumanis", with a long horizontal flourish extending to the right.

Keri Renee Coumanis

PROPOSED SITE IMPROVEMENT PLANS

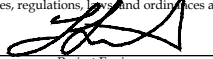
for

Eastern Shore Village Center MOP

Greeno Road (US-98)
Fairhope, Alabama 36532

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 24th, 2025

Name of Project to which this Certificate Applies: Eastern Shore Village Center MOP
Plans which are certified consist of Pages Cover Sheet thru Sheet C03



TABLE OF CONTENTS

C01	COVER
C02	OVERALL SITE PLAN
C03	UTILITY PLAN
	CONSTRUCTION DETAILS

CONTACTS

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

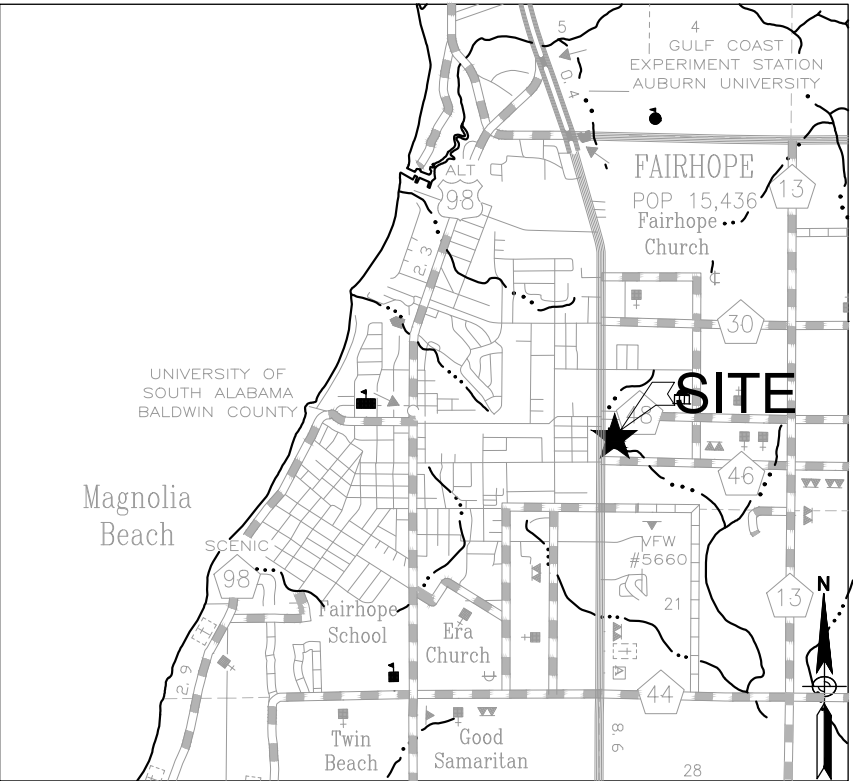
GAS DEPARTMENT
CITY OF FAIRHOPE
MR. WES BOYETT
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

BUILDING DEPARTMENT
CITY OF FAIRHOPE
MR. ERIK CORTINAS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
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FAIRHOPE, ALABAMA 36532
251-928-8003

ELECTRICAL DEPARTMENT
CITY OF FAIRHOPE
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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.

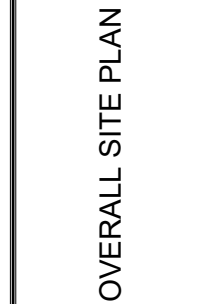


REVISIONS

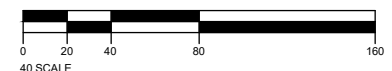
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NO.	DATE	APPR.	REVISION
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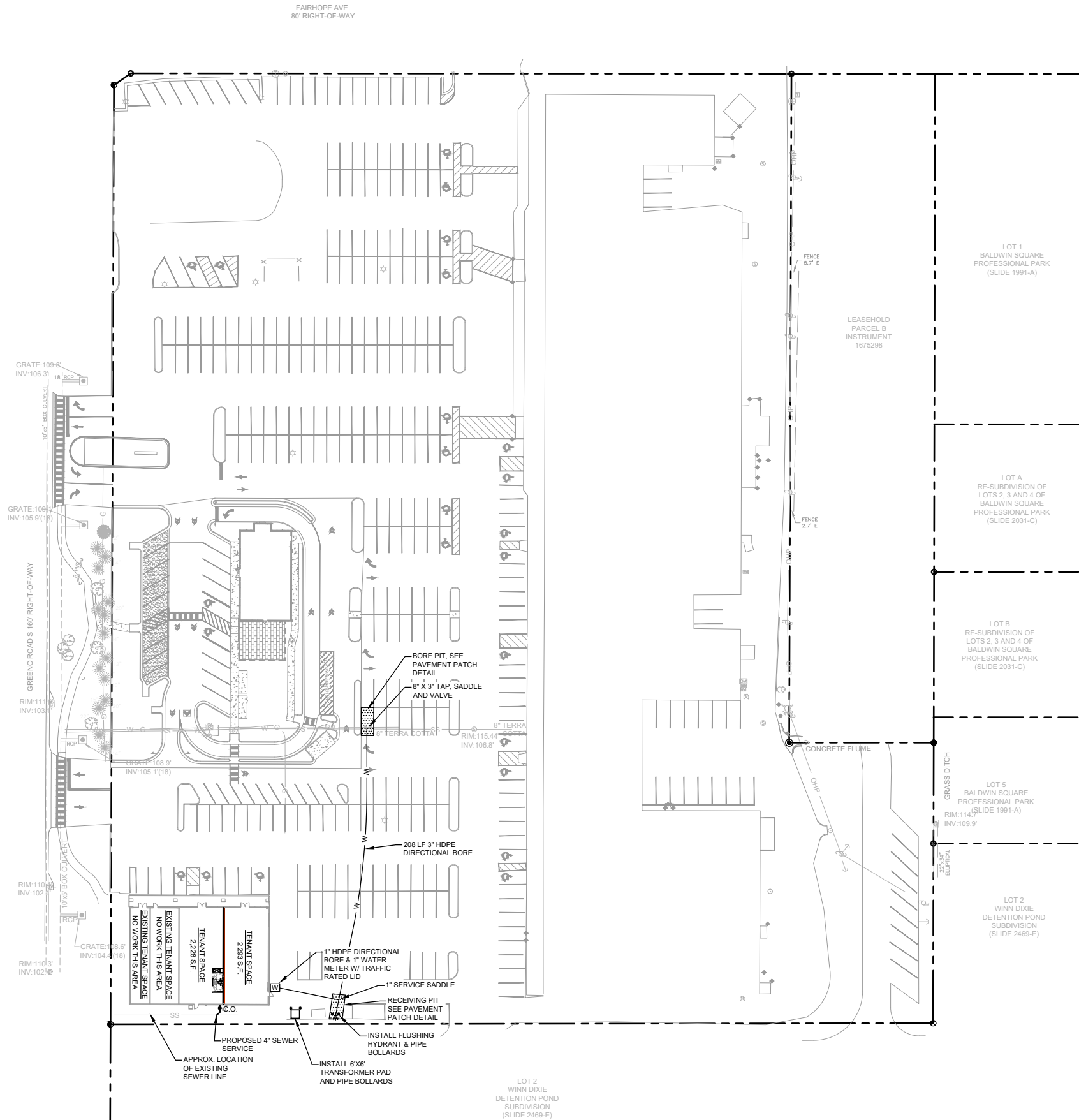


TOTAL REQUIRED	361 SPACES (FROM PEAK HOUR PARKING ANALYSIS)
TOTAL PROVIDED	361 SPACES (INCLUDING 24 ADA ACCESSIBLE SPACES & 2 BICYCLE PARKING CREDITS)

[illegible]

SHEET
C01

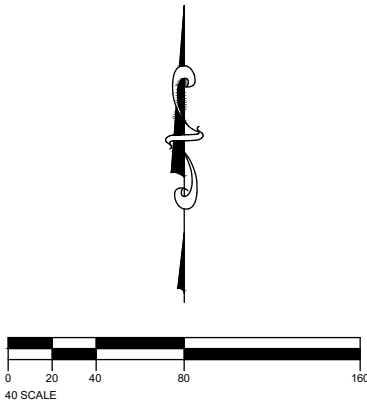




UTILITY NOTES

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. 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.
8. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
10. 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.
11. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
12. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
13. 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.

UTILITY PLAN LEGEND			
EXISTING		PROPOSED	
— G —	GAS	— G —	GAS
— W —	WATER	— W —	WATER
— OHP —	OVERHEAD POWER	— OHP —	OVERHEAD POWER
— SS —	SANITARY SEWER	— SS —	SANITARY SEWER
	THRUST BLOCK	▲	THRUST BLOCK
	FIRE HYDRANT ASSEMBLY	⊗	FIRE HYDRANT ASSEMBLY
	FLUSHING HYDRANT ASSEMBLY	⊗	FLUSHING HYDRANT ASSEMBLY
	VALVE	⊗	VALVE
	WATER METER	⊗	WATER METER
	CLEANOUT	●	C.O.



REVISION

DATE

S.E. Civil Engineering & Surveying

9909 Windmill Road
Fairhope, AL 36532
251-954-6266

UTILITY PLAN

Eastern Shore Village
Center MOP
Greeno Road (US-98)
Fairhope, Alabama 36552

ALABAMA
ENGINEER
NO. 10000
JAMES L. LARR
11/24/25

SEAL

JOB No.
20251620

DATE
11/24/25

DRAWN
TLS

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1"=40'

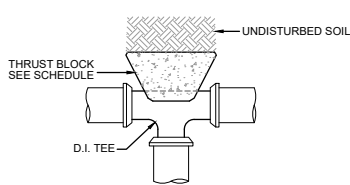
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C02

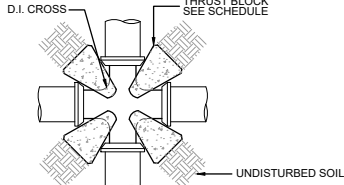
THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0		1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1 CU. FT.	9.8 CU. FT.	0.8 CU. FT.
6" DIA. PIPE LINE	3.6	5.0	2.7	1.4	1.0	50 CU. FT.	16 CU. FT.	1.0 CU. FT.
8" DIA. PIPE LINE	5.8	8.2	4.4	2.25	1.2			1.5 CU. FT.

NOTE: THRUST BLOCK BEARING AREAS SHALL BE INCREASED IN POOR TRENCH CONDITIONS AS DIRECTED BY THE ENGINEER

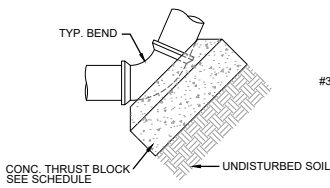
DESIGN CRITERIA: TEST PRESSURE - 150 PSI
SOIL BEARING PRESSURE - 1 TON PER SQ. FT.



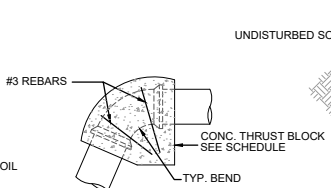
TEE THRUST BLOCK DETAIL



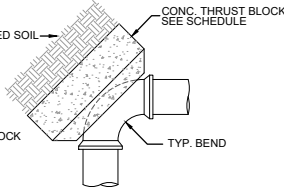
CROSS THRUST BLOCK DETAIL



VERT. THRUST BLOCK DETAIL



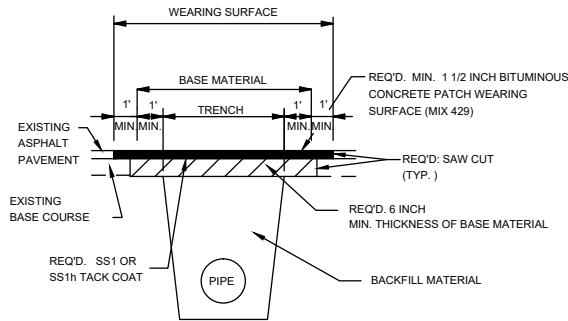
VERT. THRUST BLOCK DETAIL



HORIZ. THRUST BLOCK DETAIL

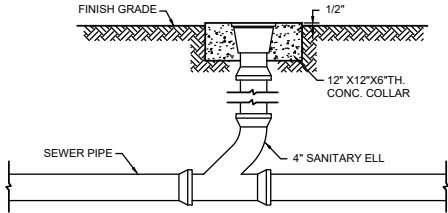
THRUST BLOCK DETAIL

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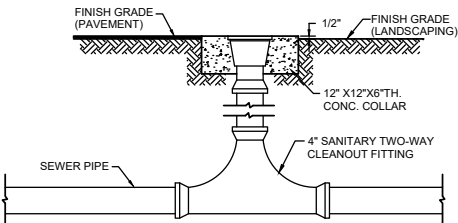


PAVEMENT PATCH

SCALE: NTS



ONE-WAY

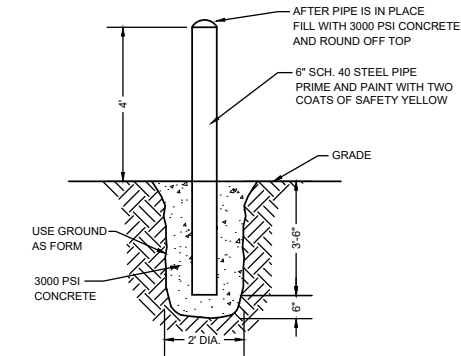


TWO-WAY

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.

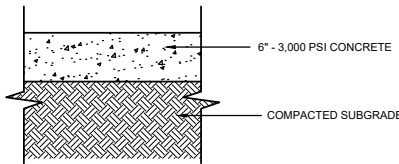
SANITARY SEWER CLEANOUT

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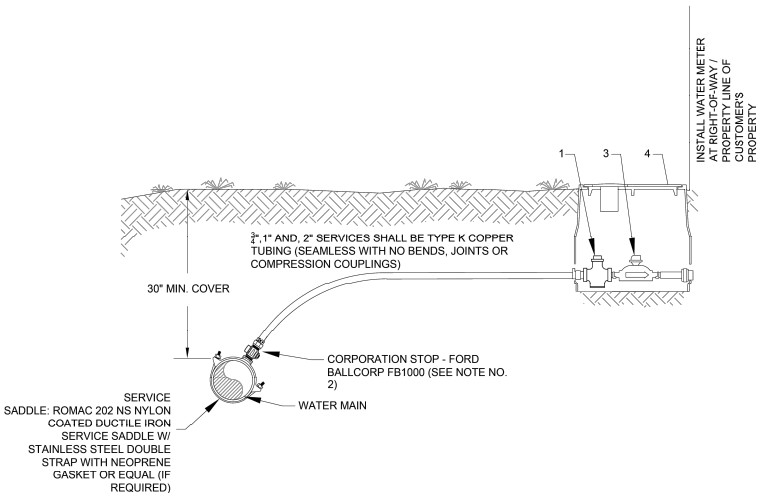
PIPE BOLLARD DETAIL

SCALE: NTS



CONCRETE TRANSFORMER PAD DETAIL

SCALE: NTS



ELEVATION VIEW
N.T.S.

WATER METER MATERIAL SCHEDULE

- CURB STOPS SHALL BE DESIGNED FOR MINIMUM PRESSURE OF 175 PSI AND SUITABLE FOR SERVICE PIPING AND SHALL BE FORD B43-332 RGW-NL OR EQUIVALENT. CURB STOP SHALL HAVE PADLOCK WING AND "365" DEGREE VALVE OPERATION WITH NO STOPS.
- CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP THREAD ON INLET AS SPECIFIED BY AWWA C900, AND COPPER TUBING SIZE O.D. OUTLET SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLCORP FB-1000 SERIES WITH GRIP NUT OR APPROVED EQUIVALENT. CORPORATION STOPS SHALL BE TAPPED INTO WATER MAINS ONLY BY MEANS OF A SERVICE SADDLE.
- WATER METERS WILL MEET OR EXCEED THE REQUIREMENTS OF AWWA SPECIFICATION C700, LATEST REVISION, AND AN AFFIDAVIT OF COMPLIANCE AND CERTIFICATE OF TESTING FOR ACCURACY WILL BE FURNISHED. METERS MAY BE EITHER ROTATING DISC, POSITIVE DISPLACEMENT, OR OSCILLATING PISTON. FROST PROTECTION WILL NOT BE REQUIRED. REGISTERS SHALL BE HERMETICALLY SEALED, MAGNETIC DRIVE, WITH STRAIGHT READING 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.
- METER BOX AND COVER
 - BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE SUFFICIENT SIZE TO HOUSE THE METER AND CURB STOP.
 - BOXES AND COVERS TO BE TRAFFIC RATED.

CITY OF FAIRHOPE



CITY OF FAIRHOPE PUBLIC UTILITIES
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251.928.8003

WATER DETAILS

TYPICAL 3/4" WATER SERVICE METER DETAIL

DATE ISSUED

12-07-20

SHEET NO.

W-1

REVISION

DATE

S.E. Civil Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.928.8006

CONSTRUCTION DETAILS

Eastern Shore Village
Center MOP
Greene Road (US-98)
Fairhope, Alabama 36532



JOB No.
20251620

DATE
11/24/25

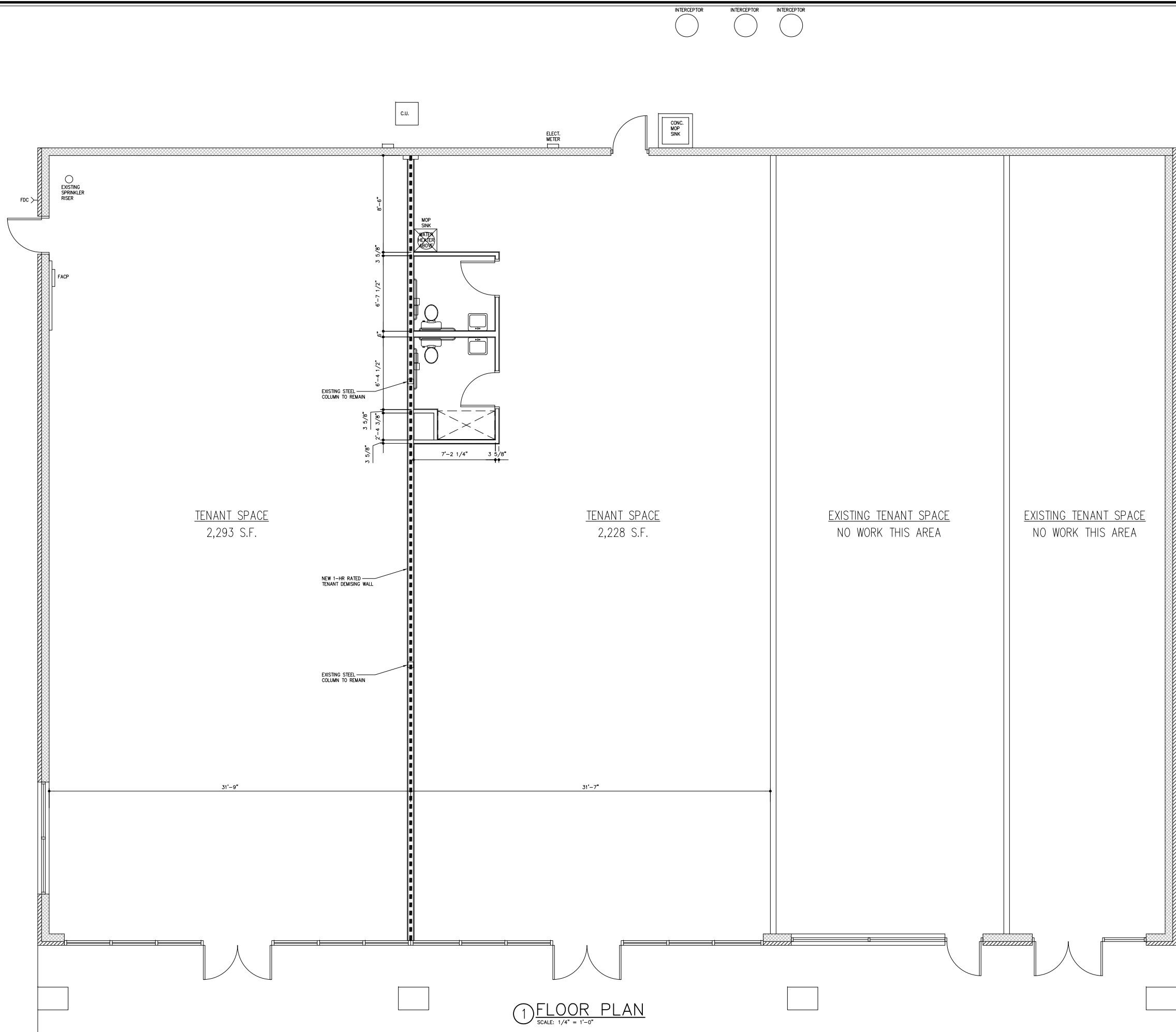
DRAWN
T.L.S.

SCALE
N.T.S.

SHEET

C03





Tenant Space Demising Wall

400 Eastern Shore Shopping Center
Fairhope, Alabama

FORREST DANIELL
& Associates, P.C.



8007 American Way
Daphne, AL 36526
(251) 625-6490
(251) 625-6494 fax
www.fdanicll.com

DATA
SCALE:
FILE NAME:

REVISIONS

FILE: FD25035
DATE: NOVEMBER 20, 2025

A101

FLOOR PLAN

Tenant Space Demising Wall
400 Eastern Shore Shopping Center
Fairhope, Alabama

FORREST DANIELL
& Associates, P.C.



FD&A
Architecture & Planning

8007 American Way
Daphne, AL 36526

(251) 625-6490
(251) 625-6494 fax
www.fdanicll.com

DATA

SCALE:

FILE NAME:

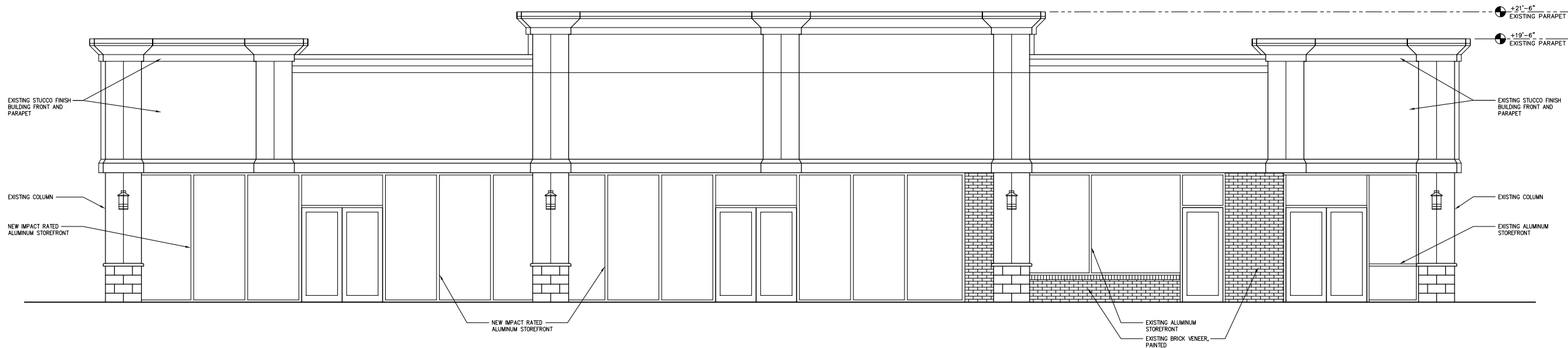
REVISIONS

FILE: FD25035

DATE: NOVEMBER 20, 2025

A201

EXTERIOR ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Mayor
Sherry Sullivan

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

November 20, 2025

Re: Yak (Eastern Shore Village Center), dividing into 2 units

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 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.

Sewer: Based upon review of the proposed development, sewer service by Fairhope Public Utilities is currently available and private. This private sewer is located behind the building. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Gas: New gas service is available to the property, subject to the completion of all necessary application processes and payment of any applicable fees.

Electric: Electric is available with Fairhope Public Utilities. ATC's will be determined upon final approval of plans.



Daryl Morefield
Water/Wastewater Superintendent



Sid Grose
Gas Department Construction Supervisor



Marshall King
Electric Staking Technician

Wes Boyett
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater Superintendent

Ben Patterson
Electric Superintendent



November 18, 2025

Larry Smith
S.E. Civil Engineering & Surveying

RE: Service Availability – Parcel 05-46-05-16-0-000-028.545-001

Dear Mr. Smith,

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

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

Please contact me at the phone number included in this letter with any questions.
Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink, appearing to read "Wade Mitchell".

Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office
(251) 680-7402



November 7, 2025

Re: Eastern Shore Village Center MOP

Dear Fairhope Resident:

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

FST BENESSERT PARTNERS LP and BENESSERT PARTNERS II LP AND LOMAS PARTNERS LLC is requesting approval for The Eastern Shore Village Center MOP. This development will consist of putting a demising wall within the former YAK restaurant to turn one existing space into two spaces. The property is located at the Southeast corner of Fairhope Avenue and Greeno Road in Fairhope, Alabama. The parcel number for this project is **05-46-05-16-0-000-028.545-001**.

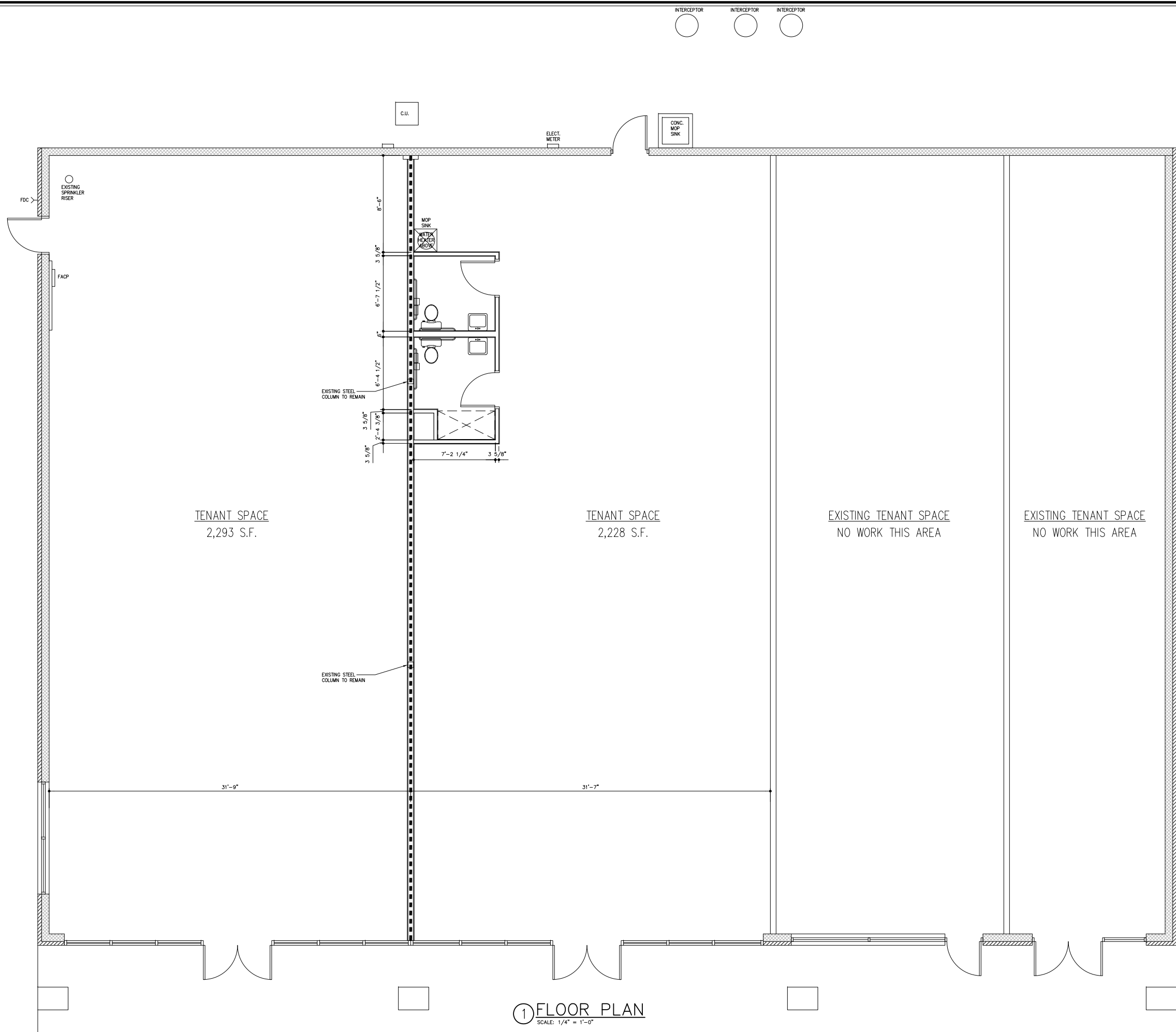
S.E. Civil Engineering will hold a Community Meeting at 12:00 PM at S.E. Civil, 9969 Windmill Road, Fairhope, Alabama, on Monday, November 17, 2025. Please note this is an informational meeting only. The city staff and Planning Commission will not be present and will not be voting on this project at 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



Tenant Space Demising Wall
400 Eastern Shore Shopping Center
Fairhope, Alabama

FORREST DANIELL
& Associates, P.C.



8007 American Way
Daphne, AL 36526
(251) 625-6490
(251) 625-6494 fax
www.fdanicll.com

DATA
SCALE:
FILE NAME:

REVISIONS



FILE: FD2509?
DATE: OCTOBER 1, 2025

A101
FLOOR PLAN



Eastern Shore Village Center MOP
Community Meeting
Meeting Notes

Meeting Date: November 17, 2025
Meeting Time: 12:00 PM
Meeting Location: SE Civil Conference Room
Hosted By: Larry Smith, PE – SE Civil

In Attendance

Larry Smith, PE 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

We intend to submit the application to the City of Fairhope Planning Department on November 24, 2025 for consideration at the January Planning Commission Meeting.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Smith', written in a cursive style.

Larry Smith, PE
lsmith@secivileng.com

EASTERN SHORE VILLAGE MOP

Property	Signature	Email Address
BENESSERE LP & BENESSERE PARTNERS II LP & LOMAS PARTNERS LLC		
MISSISSIPPI BALDWIN SQUARE LLC AND BALDWIN SQUARE INVESTORS LLC		
KNOLLWOOD/COTTAGE HILL DEVELOPMENT COMPANY LLC		
EVERYTHING SCOTTISH LLC		
A I CORTE JR FAMILY LIMITED PARTNERSHIP		
S.E. CIVIL		
SCHROCK ENTERPRISES LLC		
DPG-KD FAIRHOPE LLC		

EASTERN SHORE VILLAGE MOP

	Signature	Email Address
FAIRHOPE SINGLE TAX COPORATION		
AAA PETEROLEUM LLC		
QUINN, MICHAEL (1/3 INT)&FORE, DAVID (1/3 INT) &ARCEMENT LARRY JOSEPH & ARCEMENT, ROSE MARIE (1/3 INT)		
SONNY HILL L L C	Signature	Email Address