



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
January 4, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
3. Old/New Business
4. Consideration of Agenda Items

A. Storm Water Management Program Plan (SWMPP) review and approval.

B. UR 24.01 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 11,281 LF of buried fiber cable in the City ROW in Colony Place.

C. UR 24.02 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 18,654 LF of buried fiber cable in the City ROW in Country Woods – North Hills.

D. UR 24.03 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 13,784 LF of buried fiber cable in the City ROW in Fairfield of Fairhope.

E. UR 24.04 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 13,520 LF of buried fiber cable in the City ROW in Fairfield Place of Fairhope.

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper



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F. SD 24.02 Public hearing to consider the request of the Applicant, Dewberry on behalf of the Owner, 68V OBV 2020, LLC for final plat approval of Old Battles Village, Phase 6, a 36-lot subdivision. The property is approximately 12.37 acres and is zoned as a PUD. The property is located on the north side of phase 5 of the Hamlet At Old Battles Village. **PPIN #380062**

G. SD 24.03 Public hearing to consider the request of the Applicant, S.E. Civil, LLC on behalf of the Owner, The Waters at East Bay, LLC, for final plat approval of The Flats at East Bay, LLC, a 240-unit multiple occupancy project. The property is approximately 20.19 acres and is located at the southwest corner of the intersection of Twin Beech Road and Thompson Hall Road. **PPIN #254668**

5. Adjourn

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Printed at 2:01 PM on 05/05/2020

The Planning Commission met Monday, December 4, 2023, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; Hollie MacKellar; Clarice Hall-Black; Jay Robinson; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Michelle Melton, Planner; Chris Williams, City Attorney; and Cindy Beaudreau, Planning Clerk.

Absent: Harry Kohler, John Worsham

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

Approval of the Minutes November 6, 2023:

Erik Cortinas made a motion to approve the minutes from the November 6, 2023.

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

AYE: Lee Turner; Rebecca Bryant; Hollie MacKellar; Clarice Hall-Black; Jay Robinson; Erik Cortinas
NAY: None.

Consideration of Agenda Items:

UR 23.16 Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 38,563 LF of buried fiber cable in the City ROW on Blue Island Street.

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 38,563 LF of buried fiber cable in the City ROW on Blue Island Street.

Brett Boling, 302 Bristlecone Court, Flowood, MS, spoke about a sidewalk project along Gayfer and requested the drawings for that project. Mr. Simmons stated that he would make sure he received the drawings.

Staff recommends approval of UR 23.16 subject to the following conditions:

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

8. Approved door hangers shall be in place no later than **7 days** prior to construction.
9. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
10. 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.
11. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
12. Utilities boxes shall be concentrated near existing boxes.
13. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Erik Cortinas made a motion to approve UR 23.16 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Hollie MacKellar; Clarice Hall-Black; Jay Robinson; Erik Cortinas
NAY: None.

SD 23.32 Public hearing to consider the request of the Applicant/Owner, Corte Cave/Mitchell 1, LLC, for Final Plat Approval of Planters Pointe, a Re-Sub of Lot 2, NW Corner Hwy 181-Hwy 104 Subdivision, a 9-lot subdivision. The property is approximately 21.24 acres and is located on the northwest corner of State Highway 181 and State Highway 104. **PPIN #: 388078**

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of the Applicant/Owner, Corte Cave/Mitchell 1, LLC, for Final Plat Approval of Planters Pointe, a Re-Sub of Lot 2, NW Corner Hwy 181-Hwy 104 Subdivision, a 9-lot subdivision. Mr. Simmons shared the zoning and aerial maps along with an aerial of the project from this morning. The date that Publix will open is December 13, 2023. The conditions of the MOP will allow the inline tenants to open as well. Staff received a plan for the multimodal trail along State Road 181 which will connect to the north and south ends of the property.

Staff recommends approval of SD 23.32 subject to the following conditions:

1. The final plat for this subdivision satisfies the final MOP procedures for SD 20.34.
2. Completion of the Punch List items.
3. Completion of the Follow-Up Activities.
4. Add fifteen feet (15') pedestrian access easement adjacent to Highway 181.

Rebecca Bryant asked about tree maintenance and how long will the trees be monitored. What is the process and how do we require them to change out the trees? Mr. Simmons stated that since everything is in, the City does not need a performance bond. The requirements come from the Tree and Landscape Ordinances which are in perpetuity. Ms. Bryant asked what happens if at any time someone cuts down the parking lot screening? Mr. Simmons stated that on private property screening is required but the City is accepting the trees in the right-of-way, but because we will accept the maintenance, the City may require bonds. Ms. Bryant asked if, in that case, does staff circle around through projects to check out the trees. Mr. Simmons stated yes.

Chairman Turner opened the public hearing at 5:12pm with no one present to speak, the public hearing was closed at 5:12pm.

Hollie MacKellar asked what the pedestrian easement is made of. Mr. Simmons stated that it most likely will be a pervious surface.

Hollie MacKellar made a motion to approve SD 23.32 subject to staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Hollie MacKellar; Clarice Hall-Black; Jay Robinson; Erik Cortinas
NAY: None.

ZC 23.07 Public hearing to consider the request of the Owners, Ryan Creel and Vincent Boothe, for conditional annexation to PUD to be known as The Tin Tops at Gayfer. The property is approximately 5.33 acres and is located at 8437 Gayfer Road Extension. **PPIN #77258**

Chairman Turner reminded all that approval of this case will be a recommendation to the City Council for approval.

Summary: Michelle Melton, City Planner, presented the request of the Owners, Ryan Creel and Vincent Boothe, for conditional annexation to PUD to be known as The Tin Tops at Gayfer. Ms. Melton stated that the applicants anticipate renting some units and having the option to sell individual units. She shared the zoning and aerial maps. The plat was shared which shows ten duplexes.

Staff recommends approval of ZC 23.07 subject to the following condition:

1. If approved by the City Council, two (2) printed and bound copies of the Master Development Plan for the Tin Tops @ Gayfer, PUD shall be provided to the City.

Ms. Bryant asked if the building plans have been received. Erik Cortinas stated that the building permits have been issued. The project was originally permitted in the County before the City withdrew its jurisdiction. Since it was underway, the permit stayed with the City and now the project is coming back for annexation. Mr. Simmons added that this was approved by the City as unzoned property in the County. The County then reviewed it along with zoning this area. Ryan Creel, who could not make it to the meeting, met with staff and asked about exploring the possibility of turning these into condos instead of renting them all out. Staff worked with the County to determine what the process would look like, with multiple approvals, and the County stated it would be a quicker process through them but more cumbersome. The City would take a little longer but would be easier since the City is familiar with the project. Mr. Simmons wanted to make it clear that the City is not creating a development pattern in this area. A master development plan will stay with this project as it was approved. Ms. Bryant asked about the trigger for a photometric site plan to show compliance with lighting. Mr. Simmons stated that staff has received the lighting plan. They are not planning on installing street lighting. It is a private drive. The concern is if they put lighting on any building close to the property line, but that would be addressed during the permit phase. Ms. Bryant asked about the tree protection plan. Mr. Simmons stated that the landscape permit is currently with Baldwin County. A condition of the MOP was that a tree protection plan would be submitted with the land disturbance permit, but it has not been received yet. Baldwin County has already released that permit. Ms. Bryant stated that there is no construction entrance and asked if that was up to Baldwin County. Mr. Simmons stated that he was unsure of the details of the

Baldwin County permit. Mr. Cortinas stated that once the project is annexed into the City, he can enforce the construction entrance.

Chairman Turner opened the public hearing at 5:23pm.

Gary Gover, 300 Lincoln Street spoke about the absence of any visible provisions for bicyclists or pedestrians and no connections to facilities along the Gayfer Extension.

The public hearing was closed at 5:24pm.

Mr. Cortinas stated that there are different building code requirements for a rental versus a condo. He has had those discussions with the builder and believes that the builder will make the provisions to do the two-hour wall. The buildings will be built in a manner where they can do that. Mr. Simmons continued that the way the PUD is written, they have the option to condo this, but if they do that, it will come back to the Planning Commission for a condominium plat to show where the common areas are.

Erik Cortinas made a motion to recommend approval of ZC 23.07 to the City Council subject to the staff recommendation.

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

During further discussion, Chairman Turner suggested that staff should consider requiring sidewalks, if there are not elevation or ADA issues, in lieu of easements in the rural areas due to how fast the City is growing. Mr. Simmons stated that staff did review this project for compliance with City connectivity goals. There are wetlands all through the front of the property. When you get to the sidewalk on Bishop, that sidewalk is on the east side of the road and connecting there would be a problem due to the drainage problems along Gayfer. Ms. MacKellar asked where the nearest fire hydrant was. Mr. Simmons stated it was within 450 feet of the project. Ms. Bryant asked if anything could be done about the dumpster. Mr. Simmons stated that it will need to be screened.

AYE: Lee Turner; Rebecca Bryant; Hollie MacKellar; Clarice Hall-Black; Jay Robinson; Erik Cortinas
NAY: None.

Adjournment

Rebecca Bryant made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; Hollie MacKellar; Clarice Hall-Black; Jay Robinson; Erik Cortinas
NAY: None.

Adjourned at 5:28pm.


Lee Turner, Chairman
Cindy Beaudreau, Secretary



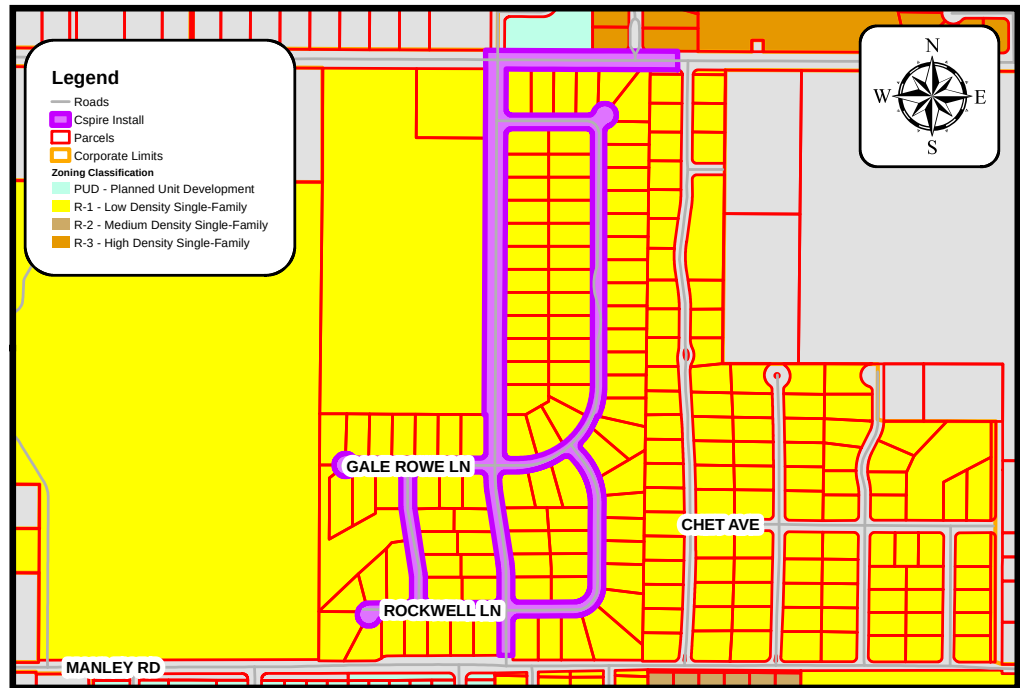
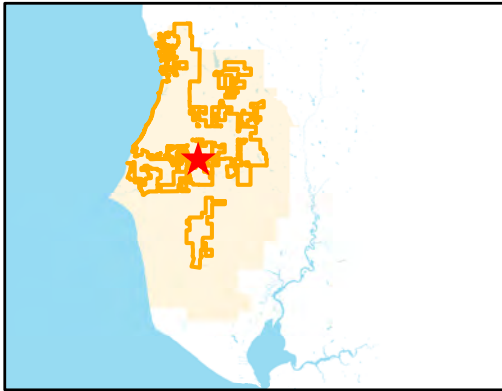
This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope Planning Commission

January 4, 2024



UR 24.01 - Colony Place at Fairhope

**Project Name:**

Colony Place at Fairhope

Site Data:

11,281 Linear Feet

Project Type:

Directional Bore Fiber Installation

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

N/A

General Location:

South side of Twin Beech Road, East of
Greeno Road

Surveyor of Record:

N/A

Engineer of Record:

Delta Fiber

Owner / Developer:

Cspire

School District:

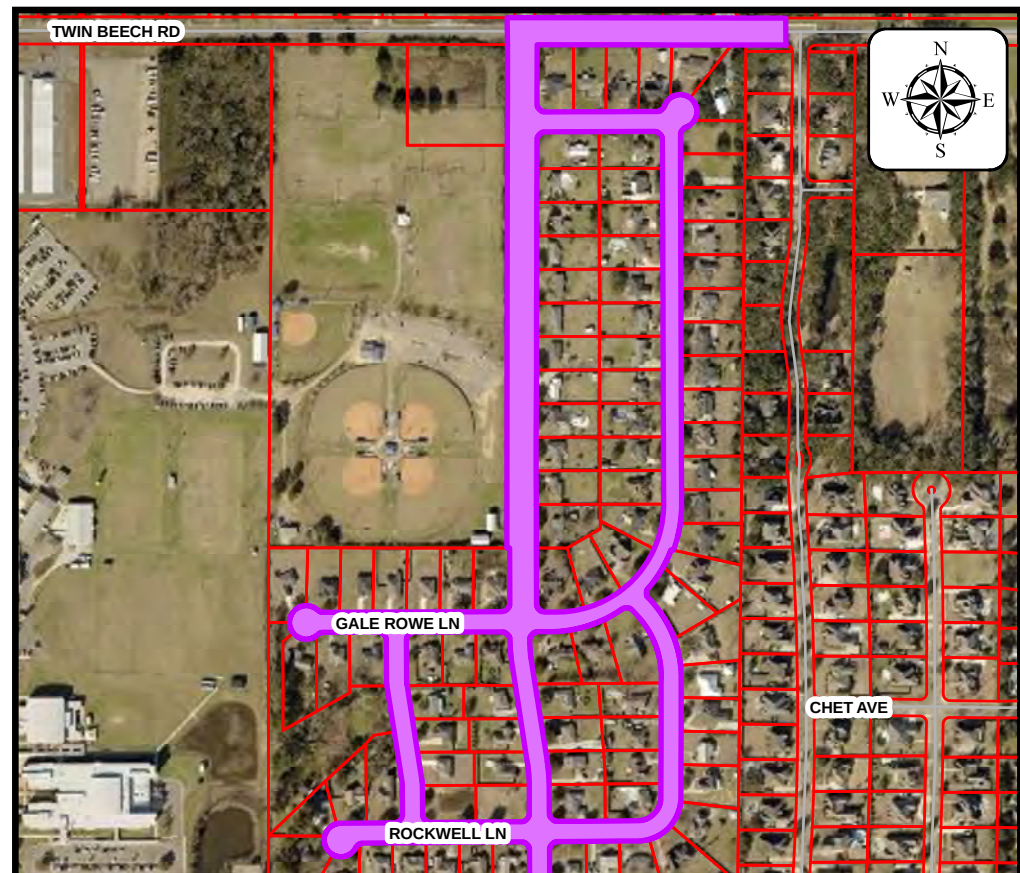
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

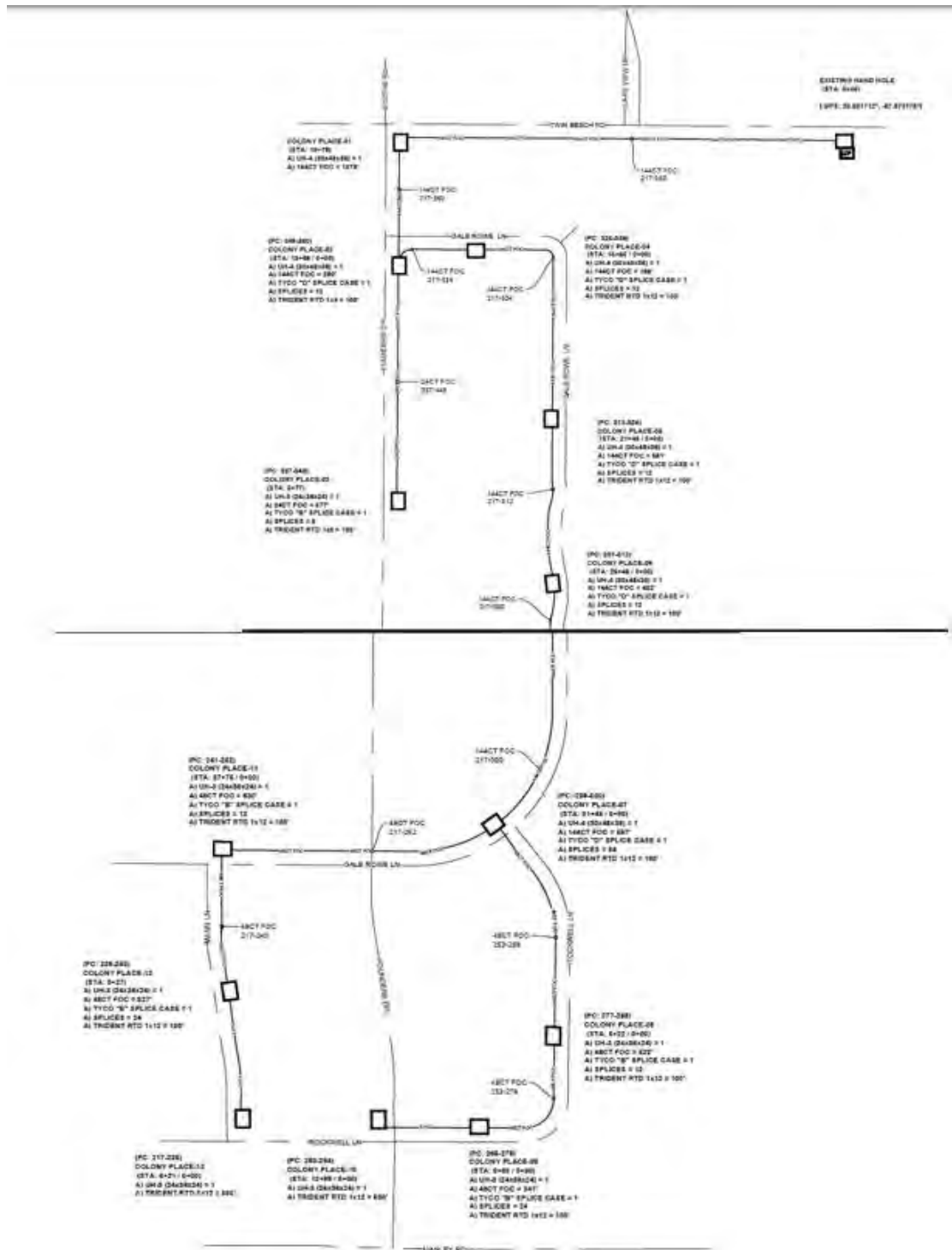
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **11,281 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

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

2. Permitting, Locating & Phasing

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

3. Construction

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

4. Horticultural

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

5. Erosion Control

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

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

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

7. Staff Recommendation

- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
 - This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
 - Staff Recommendation: **Approval with Conditions of UR 24.01**
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.

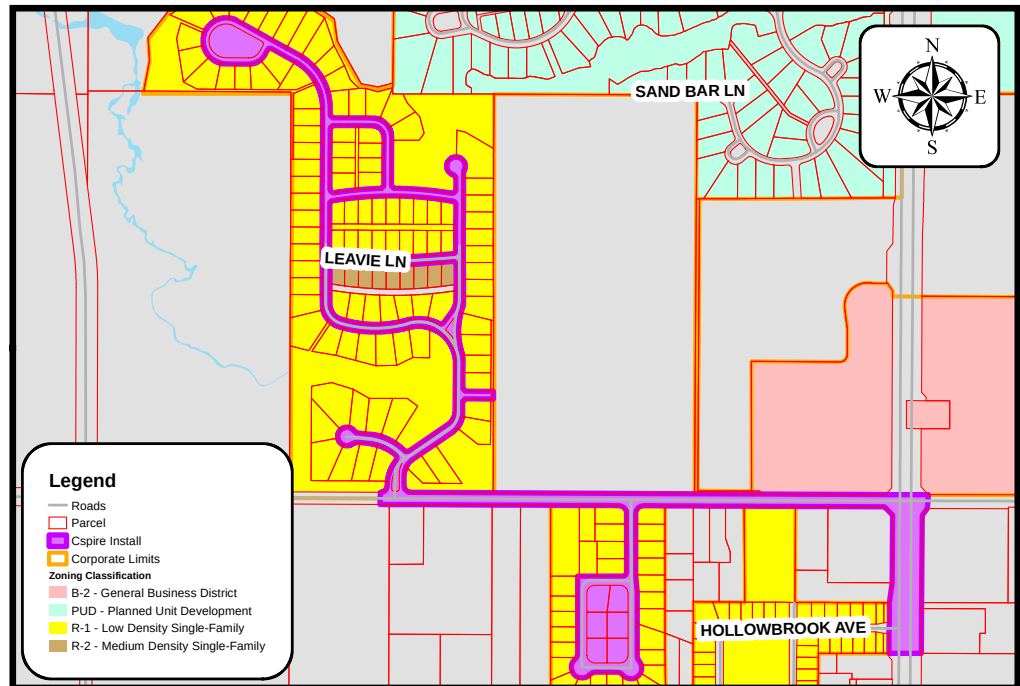
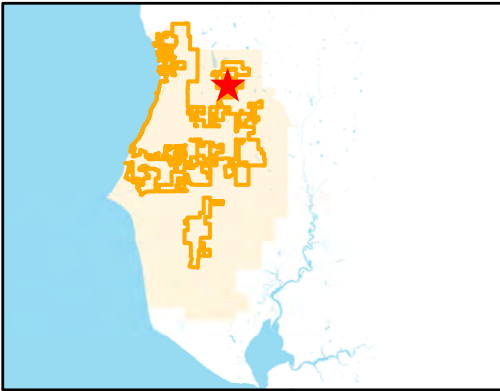
For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

City of Fairhope Planning Commission

January 4, 2024



UR 24.02 - Country Woods & North Hills

**Project Name:**

Country Woods & North Hills

Site Data:

18,654 Linear Feet

Project Type:

Directional Bore Fiber Installation

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

N/A

General Location:

North and South side of State Highway 104, West of State Highway 181

Surveyor of Record:

N/A

Engineer of Record:

Delta Fiber

Owner / Developer:

Cspire

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

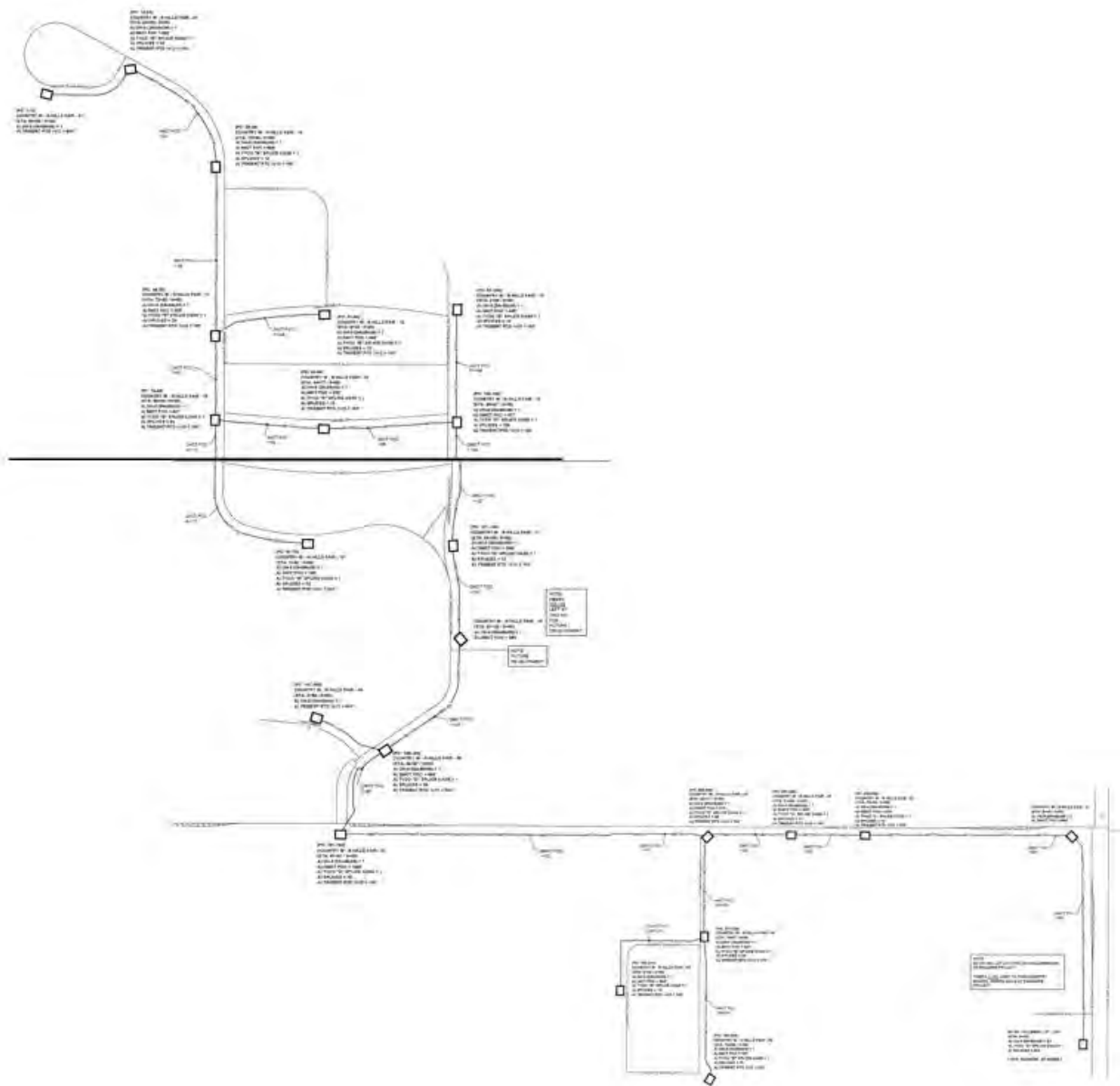
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **18,654 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

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

2. Permitting, Locating & Phasing

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

3. Construction

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

4. Horticultural

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

5. Erosion Control

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

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

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

7. Staff Recommendation

- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
 - This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
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 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
 - Staff Recommendation: **Approval with Conditions of UR 24.02**
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 6. **Approved door hangers shall be in place no later than 7 days prior to construction.**
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 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.

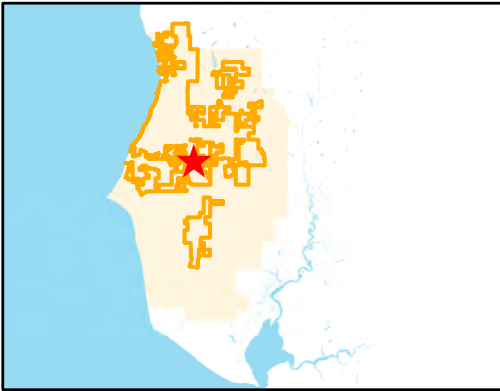
For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

City of Fairhope Planning Commission

January 4, 2024



UR 24.03 - Fairfield of Fairhope

**Project Name:**

Fairfield at Fairhope

Site Data:

13,784 Linear Feet

Project Type:

Directional Bore Fiber Installation

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

N/A

General Location:

East side of Greeno Road, North & South
side of Twin Beech Road & West side of
County Road 13

Surveyor of Record:

N/A

Engineer of Record:

Delta Fiber

Owner / Developer:

Cspire

School District:

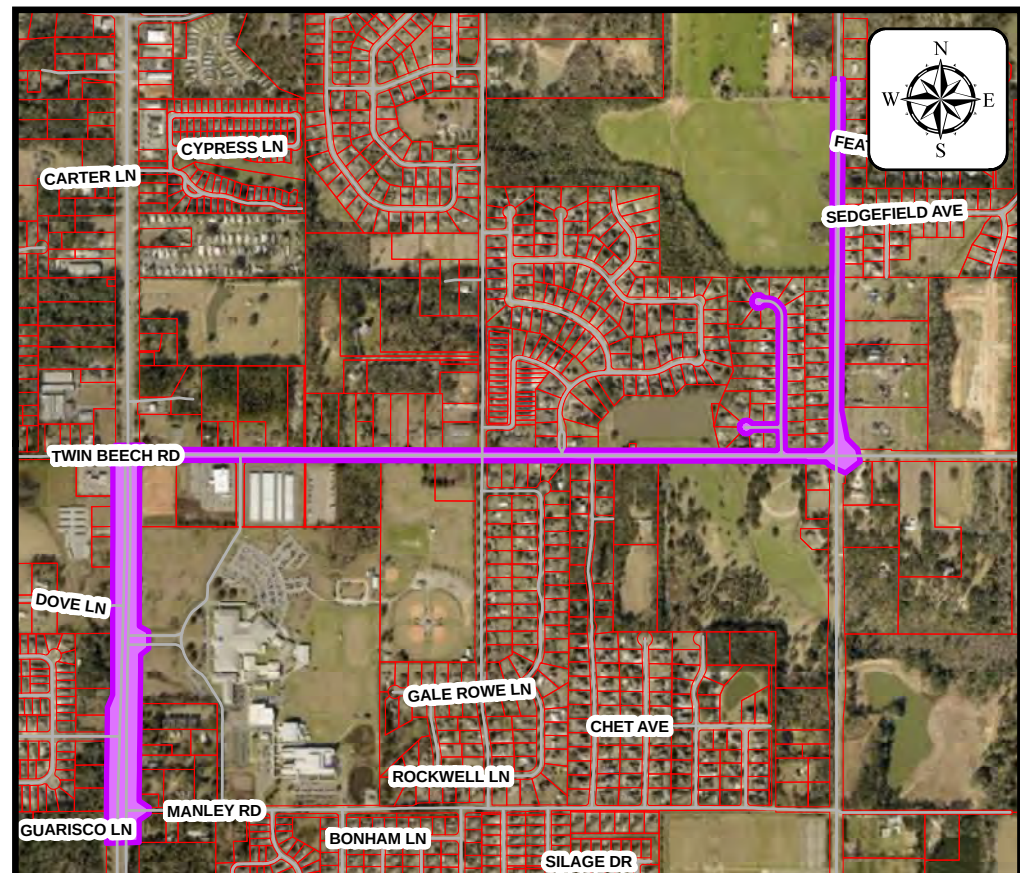
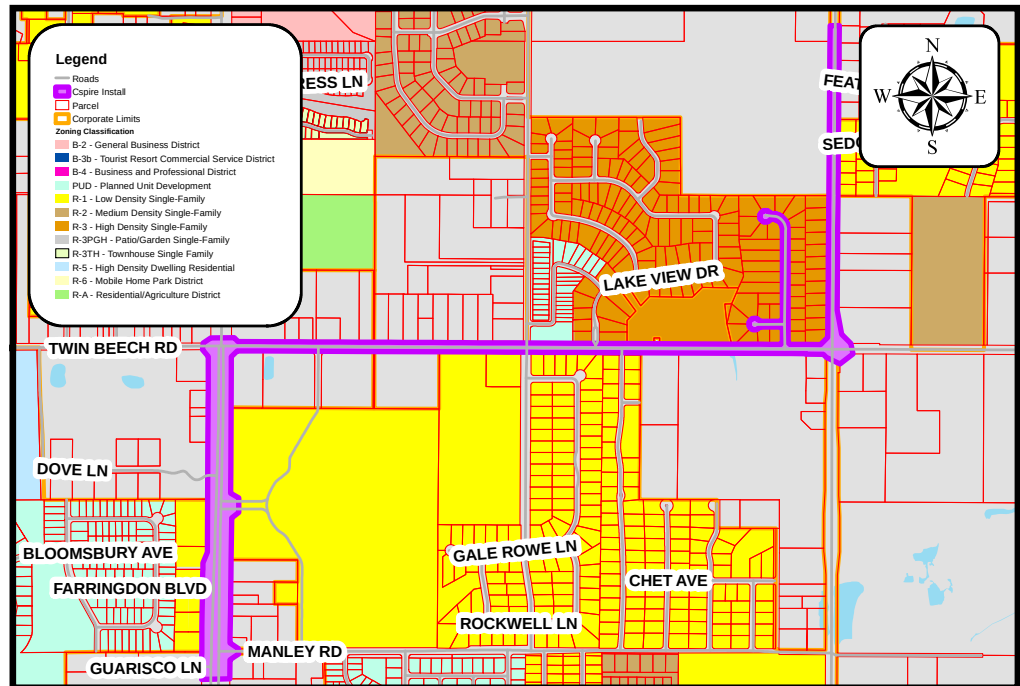
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

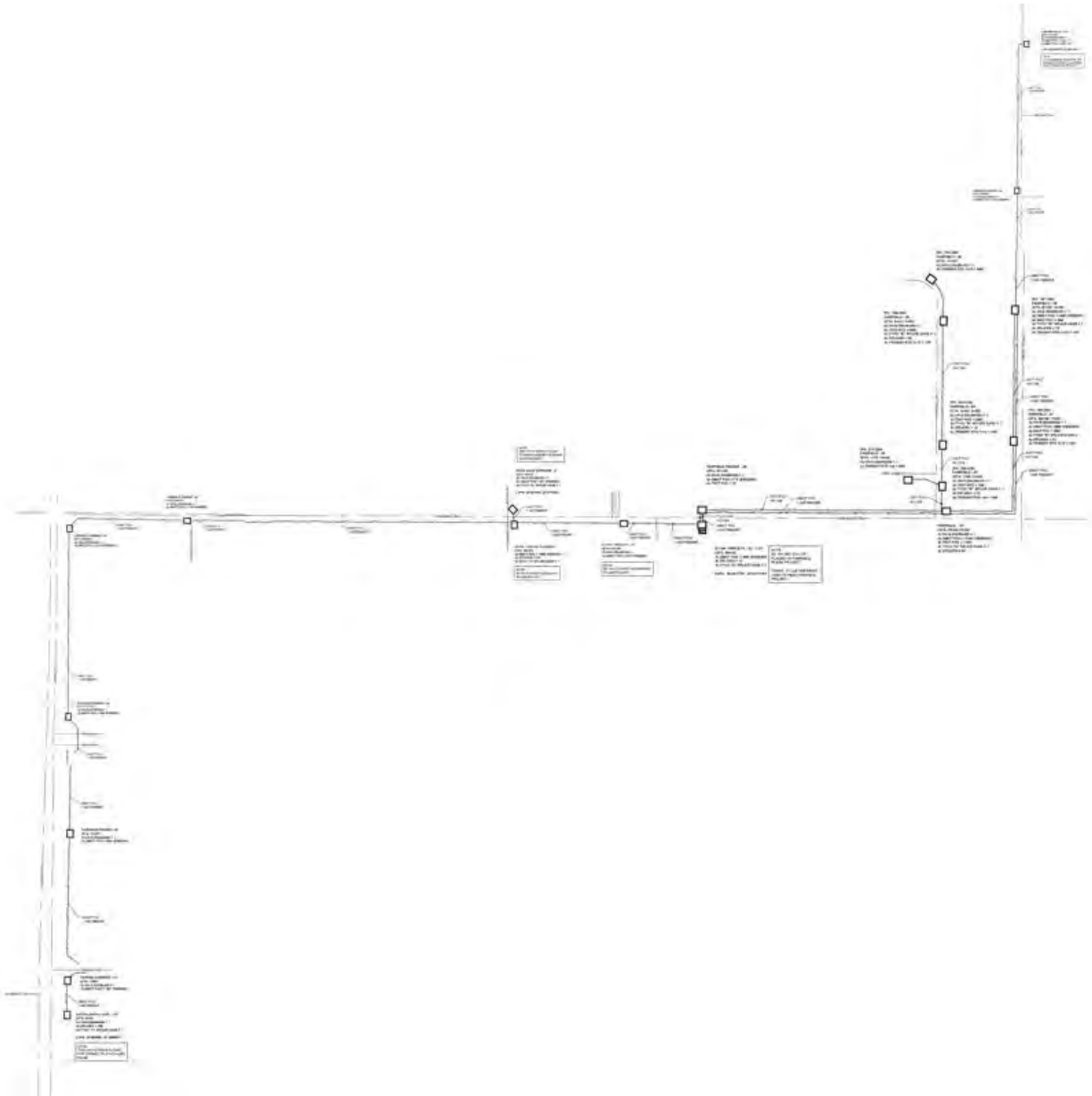
Approved w/ Conditions

Prepared by:

Chris Ambron



Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **13,784 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

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

2. Permitting, Locating & Phasing

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

3. Construction

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

4. Horticultural

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

5. Erosion Control

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

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

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

7. Staff Recommendation

- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
 - This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
 - Staff Recommendation: **Approval with Conditions of UR 24.03**
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.**
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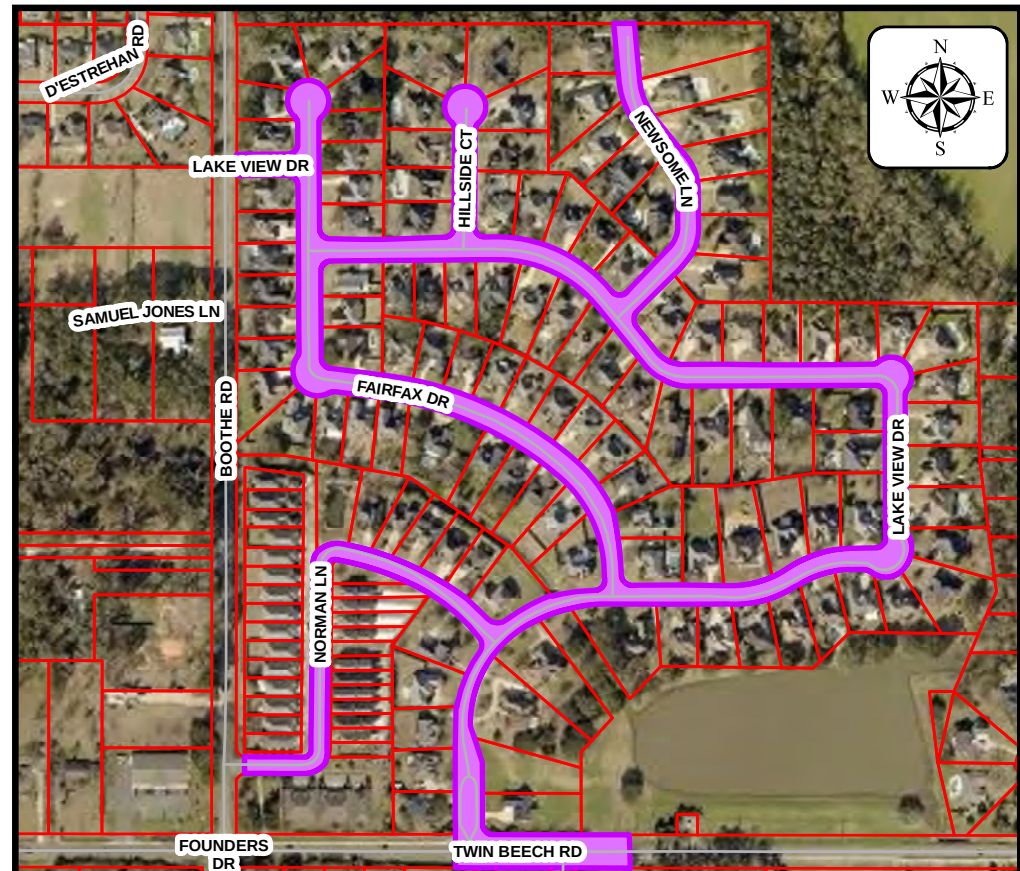
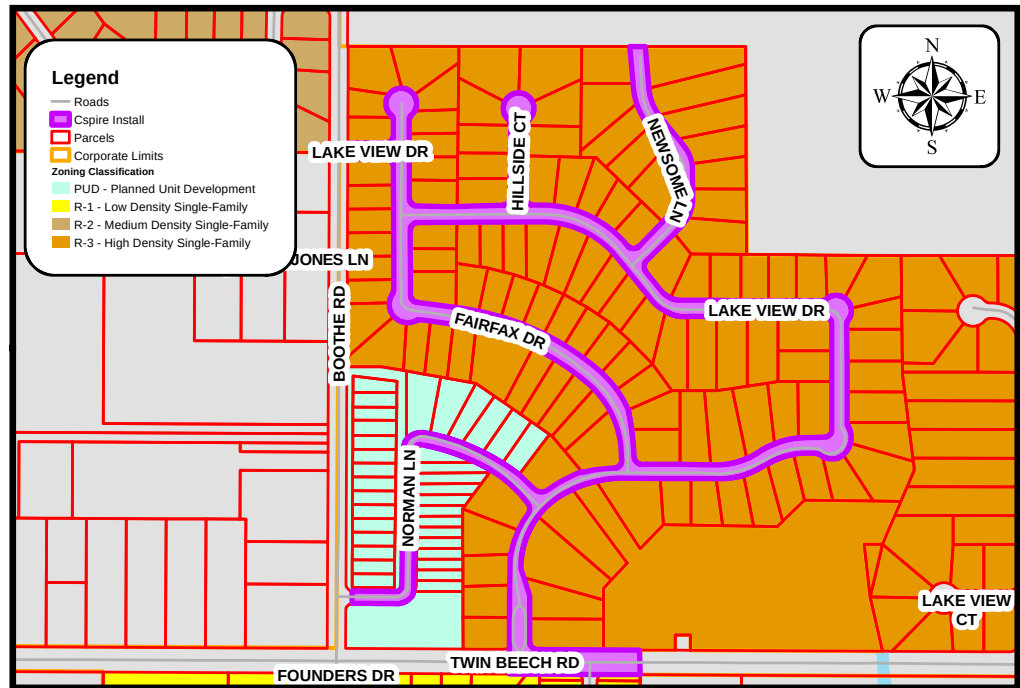
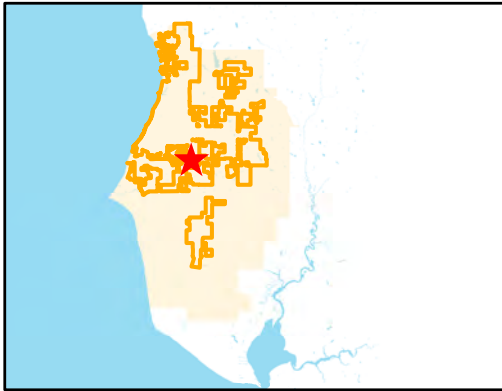
For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

City of Fairhope Planning Commission

January 4, 2024



UR 24.04 - Fairfield Place of Fairhope



Project Name:

Fairfield Place of Fairhope

Site Data:

13,520 Linear Feet

Project Type:

Directional Bore Fiber Installation

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-3

PPIN Number:

N/A

General Location:

North side of Twin Beech Road, East of
Boothe Road

Surveyor of Record:

N/A

Engineer of Record:

Delta Fiber

Owner / Developer:

C-Spire

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

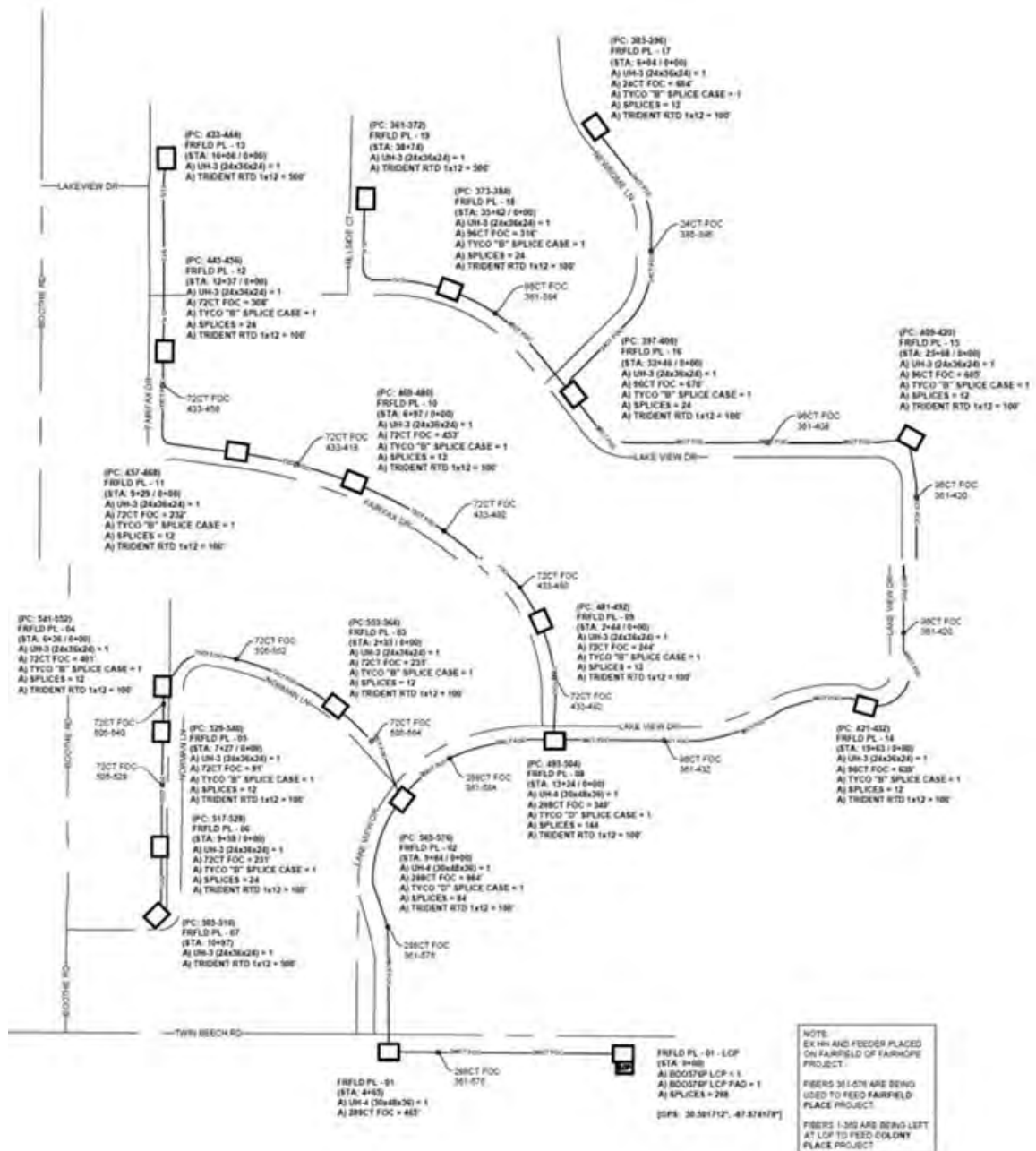
Recommendation:

Approved w/ Conditions

Prepared by:

Chris Ambron

Summary of Request: Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately **13,520 ft directional bore buried fiber** along routes outlined on the below location map.



1. Citizen Communication & Notification

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

2. Permitting, Locating & Phasing

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 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
 - Staff Recommendation: **Approval with Conditions of UR 24.04**
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For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

City of Fairhope Planning Commission

January 4, 2024



SD 24.02 - Old Battles Village Phase 6

**Project Name:**

Old Battles Village Phase 6

Site Data:

12.37 acres

Project Type:

36-lot Major Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

380062

General Location:

North side of Battles Road and West of
Greeno Road

Surveyor of Record:

Dewberry

Engineer of Record:

Dewberry

Owner / Developer:

68V OBV 2020, LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Hunter Simmons





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: 11/28/2023

Property Owner / Leaseholder Information

Name of Property Owner: 68V OBV 2020, LLC Phone Number: _____
 Address of Property Owner: 707 Belrose Ave
 City: Daphne State: AL Zip: 36526

Proposed Subdivision Name: Old Battles Village Phase Six
 No. Acres in Plat: 12.37 No. Lots/Units: 36
 Parcel No: 05-46-09-29-0-000-055.054 Current Zoning: PUD

Authorized Agent Information

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

Name of Authorized Agent: Dewberry Phone Number: 251.929.9782
 Address: 25353 Friendship Rd
 City: Daphne State: AL Zip: 36526
 Contact Person: Cherice Brannan/Emily Phillips

Surveyor/Engineer Information

Name of Firm: Same as agent Phone Number: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact Person: _____

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.

68V OBV 2020, LLC
 Property Owner/Leaseholder Printed Name

11/28/2023
 Date


 Signature

Fairhope Single Tax Corp. (If Applicable)

68V OBV 2020, LLC
707 BELROSE AVE
DAPHNE, AL 36526

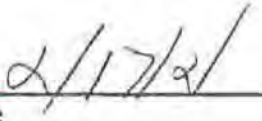
To Whom It May Concern:

DEWBERRY is hereby authorized as my agent to represent me before the City of Fairhope Planning Commission on the OLD BATTLES VILLAGE, A Planned Unit Development..

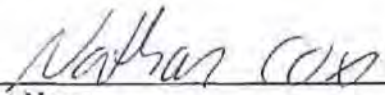
Sincerely,



Signature



Date



Print Name

Summary of Request:

The Owner/Applicant is 68V OBV 2020, LLC. Dewberry is the authorized agent and Engineer of Record for the project. This is a Final Plat application for OBV Phase 6, a 36-lot subdivision. The Preliminary Plat case was SD 21.36. Phase 6 is located on the north side of Phase 5, The Hamlet At Old Battles Village. Phase 6 was built in substantial conformance to the approved PUD site plan for this property.

SITE DATA	
ZONED: PUD	
LIN. FT. STREETS: 1,988 L.F.	
NUMBER OF LOTS: 36	
SMALLEST LOT: 11,200 S.F.	
LARGEST LOT: 14,928 S.F.	
COMMON AREAS: 0.55 AC.	
TOTAL AREA: 12.37 AC.	
DENSITY: 2.91 DU/AC	
PRINCIPAL BUILDING STANDARDS	
BUILDING HEIGHT: 30'	
MAX. ALLOWABLE LOT COVERAGE: 37%	
REQUIRED SETBACKS:	
FRONT: 30 FEET	
REAR: 25 FEET	
SIDE: 10 FEET	
STREET SIDE: 20 FEET	
ACCESSORY BUILDING STANDARDS	
BUILDING HEIGHT: 30'	
MAX. TOTAL LOT COVERAGE:	
25% OF THE REQUIRED REAR YARD	
REQUIRED SETBACKS:	
(LOCATED IN REAR YARD ONLY)	
REAR: 5 FEET (SEE GENERAL NOTE 9)	
SIDE: 5 FEET	
STREET SIDE: 20 FEET	
WATER SERVICE: CITY OF FAIRHOPE	
SEWER SERVICE: CITY OF FAIRHOPE	
ELECTRIC SERVICE: RIVIERA UTILITIES	
TELEPHONE SERVICE: AT&T	
GAS SERVICE: CITY OF FAIRHOPE	



Figure 1: Site Plan

Comments:

The Applicant has submitted plans illustrating the 36-lot division. Phase 6 directly connects to Phase 3 to the east and abuts The Hamlet to the south. Interior sidewalks are illustrated on the Final Plat. Two (2) common areas are illustrated. One common area is adjacent to Lots 280-285 to the north. The other common area is located in the center of the development between Lots 290-301. Wetlands and wetland buffer signage is located along the northeast corner of Phase 6.

All infrastructure, including roadways, drainage, and utilities, are constructed in accordance with the most restrictive standards of the City of Fairhope and/or the respective utility companies. Phase 6 of this development has gas, water, and sewer service availability through the City of Fairhope. Electrical service is available through Riviera Utilities.

Interior sidewalks are illustrated on the Final Plat. However, the sidewalk at end of Bennington Avenue stops approximately 17' from property line; whereas As-Builts show sidewalks continuing to the property line. The barricade is in the proper location per As-Builts.



Figure 2: Bennington Avenue with sidewalk, barricade, and heritage tree. Photo taken December 11, 2023.

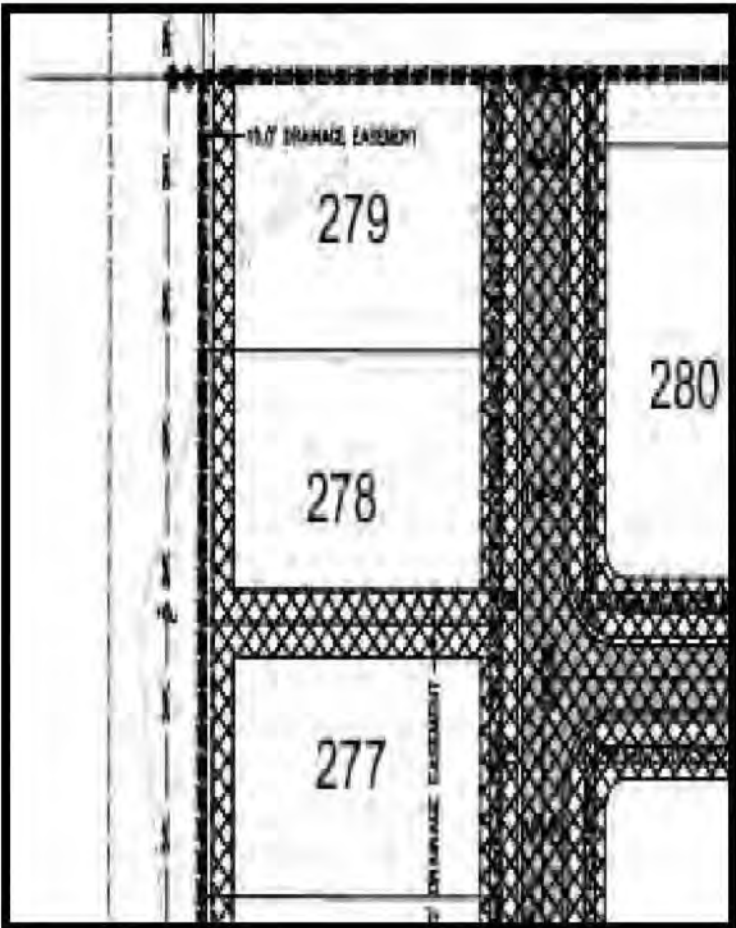


Figure 3: Submitted grubbing plan with Land Disturbance Permit submitted March 2022

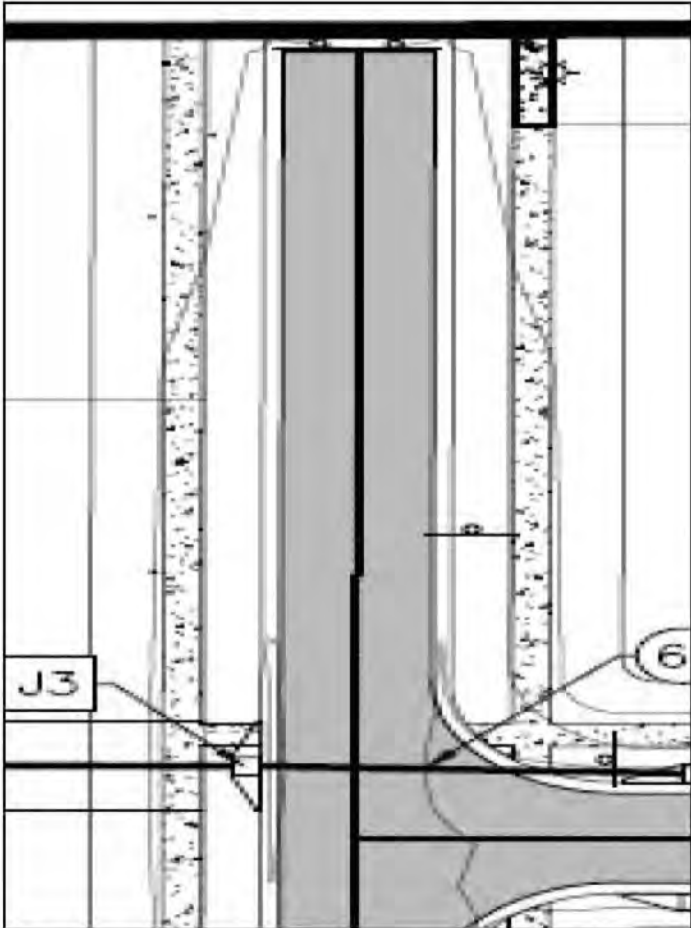


Figure 4: Sidewalk extending to property line per As-Builts submitted on November 28, 2023.



Figure 5: Bennington Avenue with barricade signage and 27' heritage tree. Photo taken December 27, 2023.

December 11 site visit noted a healthy heritage tree within the property boundary and at end of and within the future ROW of Bennington Avenue that was not on the Preliminary Plat, Final Plat, or submitted Landscape Plan. The tree is approximately 27' DBH and is protected. The tree could potentially cause conflict with connecting Bennington Avenue to future development. Applicant has since added the heritage tree to the plans and presented options regarding the tree and future through street.

Per response letter dated December 21, 2023, and in packet suggested options to consider are:

Review Comment: Install sidewalks to property line at end of Bennington Avenue per As-Builts and plat.

Addendum 12/15/2023: The end of Bennington Avenue between Lot-279 and Lot-280 is currently still under review. The road and sidewalk do not extend as shown on the preliminary drawings and as shown on the As-Builts. The road and sidewalk currently stop approximately 17' short of the property line. A healthy heritage tree, approximately 30" DBH, which is protected also exists that was not shown on the preliminary landscape plan. Hold off on any work including the comment provided on the review letter sent Wednesday regarding extending the sidewalks at the end of Bennington Ave. Provide a proposed solution to address this conflict as part of the resubmittal next week.

- **Response:** The heritage tree has been added to the plans. In our opinion, we have two options: (1) Remove the tree and leave the roadway as is or extend the roadway to the north property line, or (2) extend the sidewalk to the north property line and leave the roadway as is. We think the most logical solution is to keep it as is as it matches the plans.

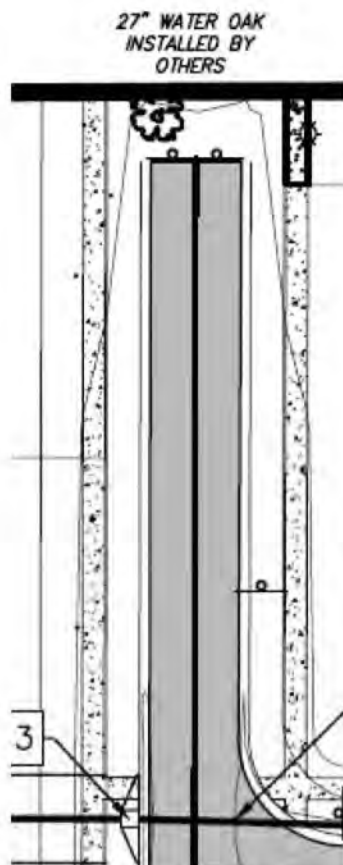


Figure 6: As-Builts re-submitted on December 21, 2023.

The sidewalks shall be extended to the north property line per the submitted Final Plat. That is not optional.

Applicant proposes removing the tree as an option. Normally this would have been reviewed with the original submitted landscape plan in SD 21.36. The heritage tree was not documented in the original submitted landscape plan. However, the grubbing and clearing plan submitted with the Land Disturbance permit application shows the property being cleared to the property line at the end of Bennington Avenue.

As a condition of approval, a resolution to the heritage tree conflict shall be decided by the Planning Commission.

Tree removal expenses are the responsibility of the Applicant.

Site visit confirmed that the proposed landscape plan was fully installed, and the Horticulture Supervisor has approved the landscape plan.

Follow-Up Items

A reinspection was on December 27, 2023, and all of the outstanding items were addressed. A sidewalk panel that was replaced needs to be re-placed again due to a crack and shifting. The ROW Inspector's follow up letter is included in the packet.

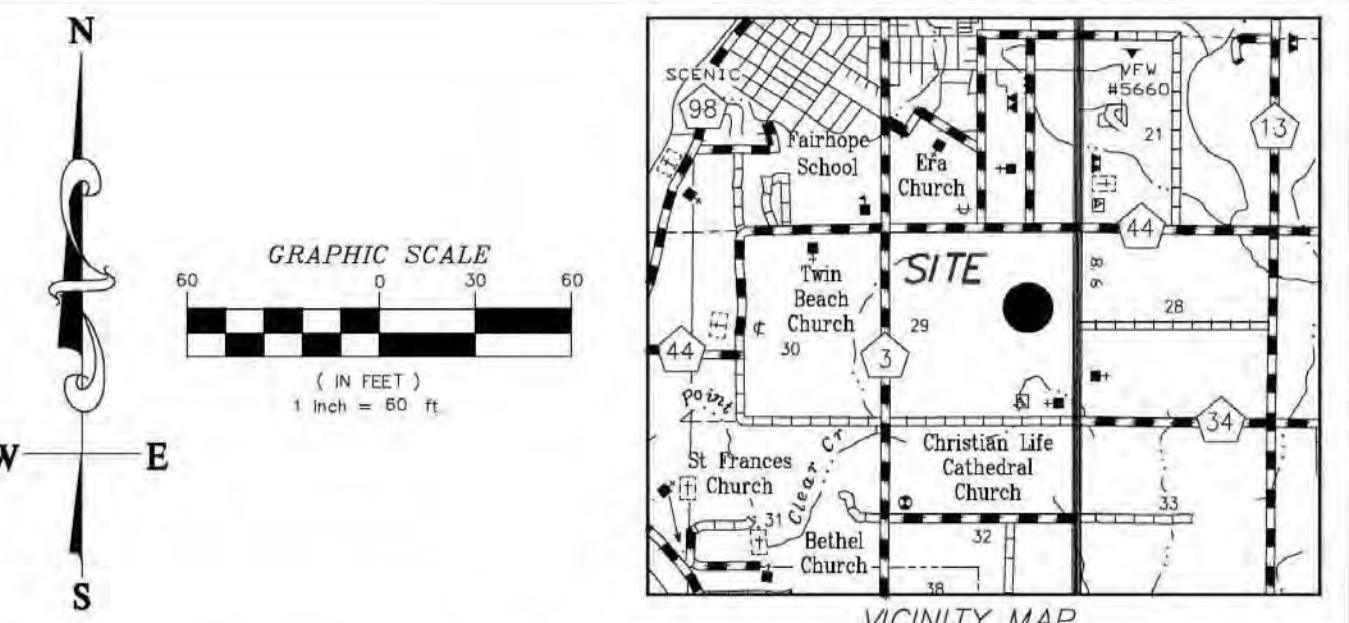
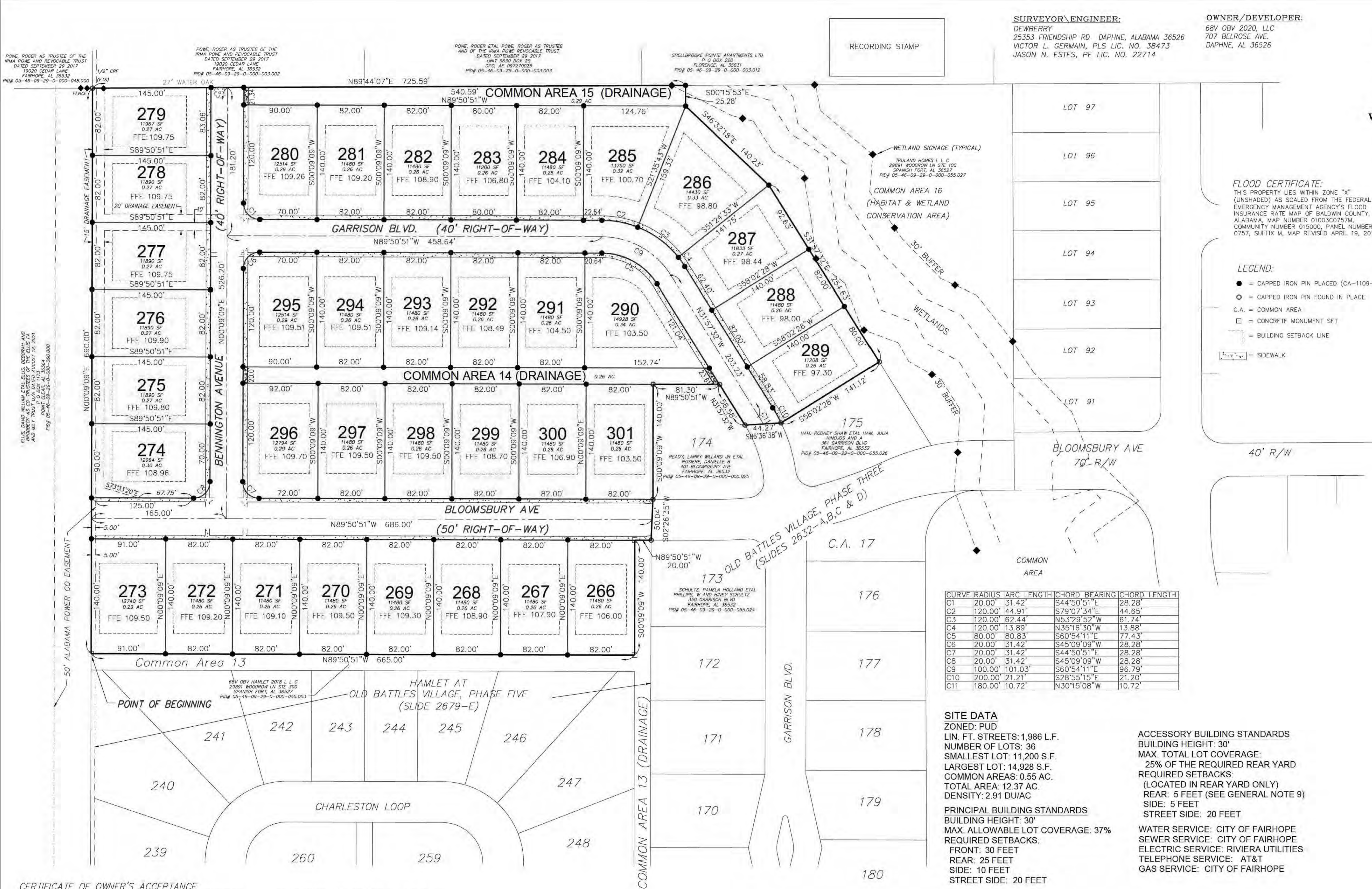
Follow-Up Activities Required by Staff and the Applicant:

- Copy of the recorded plat (Final Plat must be recorded within 120 days of acceptance)
- Copy of the recorded O&M Agreement
- Maintenance and Guaranty (M&G) Agreement executed by the developer – this document is not considered fully executed until the Mayor signs said agreement.
 - Remember to include the instrument # from the recorded plat
 - Please include 30 days in paragraph 3

Recommendation:

Staff recommends ***Conditional Approval*** of SD 24.02 Old Battles Village Phase 6 Final Plat **subject to the following conditions:**

1. Resolution to the Heritage tree conflict.
2. Completion of Follow-Up Activities
3. Replacement of the sidewalk panel per the ROW Inspectors letter.



FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X"
(UNSHADED) AS SCALED FROM THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAP OF BALDWIN COUNTY,
ALABAMA, MAP NUMBER 0100300757M,
COMMUNITY NUMBER 015000, PANEL NUMBER
0757, SUFFIX M, MAP REVISED APRIL 19, 2019.

- LEGEND:**
- = CAPPED IRON PIN PLACED (CA-1109-LS)
 - = CAPPED IRON PIN FOUND IN PLACE
 - C.A. = COMMON AREA
 - = CONCRETE MONUMENT SET
 - = BUILDING SETBACK LINE
 - = SIDEWALK

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	S44°50'51"E	28.28'
C2	120.00'	44.91'	S79°07'34"E	44.65'
C3	120.00'	62.44'	N53°29'52"W	61.74'
C4	120.00'	13.89'	N35°16'30"W	13.88'
C5	80.00'	80.83'	S60°54'11"E	77.43'
C6	20.00'	31.42'	S45°09'09"W	28.28'
C7	20.00'	31.42'	S44°50'51"E	28.28'
C8	20.00'	31.42'	S45°09'09"W	28.28'
C9	100.00'	101.03'	S60°54'11"E	96.79'
C10	200.00'	21.21'	S28°55'15"E	21.20'
C11	180.00'	10.72'	N30°15'08"W	10.72'

SITE DATA
ZONED: PUD
LIN. FT. STREETS: 1,986 L.F.
NUMBER OF LOTS: 36
SMALLEST LOT: 11,200 S.F.
LARGEST LOT: 14,928 S.F.
COMMON AREAS: 0.55 AC.
TOTAL AREA: 12.37 AC.
DENSITY: 2.91 DU/AC

PRINCIPAL BUILDING STANDARDS
BUILDING HEIGHT: 30'
MAX. ALLOWABLE LOT COVERAGE: 37%
REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 25 FEET
SIDE: 10 FEET
STREET SIDE: 20 FEET

ACCESSORY BUILDING STANDARDS
BUILDING HEIGHT: 30'
MAX. TOTAL LOT COVERAGE:
25% OF THE REQUIRED REAR YARD
REQUIRED SETBACKS:
(LOCATED IN REAR YARD ONLY)
REAR: 5 FEET (SEE GENERAL NOTE 9)
SIDE: 5 FEET
STREET SIDE: 20 FEET

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T
GAS SERVICE: CITY OF FAIRHOPE

CERTIFICATE OF OWNER'S ACCEPTANCE
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND EJECT ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF _____, 20____
OWNER: 68V OBV 2020, L.L.C.
BY: _____ DATE _____

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION
THIS PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION OF FAIRHOPE, ALABAMA, AND IS APPROVED BY SUCH COMMISSION.

THE CITY OF FAIRHOPE PLANNING COMMISSION
BY: _____ SECRETARY _____ DATE: _____

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES: (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (SEWER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (GAS)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE _____ WHOSE NAME AS _____ OBV OBV 2020, LLC IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY OF _____, 20____
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATE
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

JASON N. ESTES, PROJECT ENGINEER _____ DATE _____
OLD BATTLES VILLAGE, PHASE SIX
PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES ____ THRU ____ EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

Old Battles Village Phase Six

A Planned Unit Development

FINAL PLAT DECEMBER 14, 2023 - SHEET 1 OF 1 SHEETS BOUNDARY SURVEY AND PLAT OF SUBDIVISION				
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD. V.L.G.
ENG	J.N.E	SURVEYOR	V.L.G.	PROJ MGR C.C.B.
Dewberry				SCALE 1"=60'
25353 Friendship Road Daphne, AL 36528 251.990-9990 fax 251.990-9900				PROJ. NO. 50125058
				FILE 50125058_PH 6
				SHEET 1 OF 1



VIA EMAIL ONLY

(ephillips@Dewberry.com and Dewberry-DaphnePlanning@Dewberry.com)

December 13, 2023

Emily Phillips/Cherice Brannon
25353 Friendship Road
Daphne, AL 36526

Sherry Sullivan
Mayor

Council Members:

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

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

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

SD 24.02 Old Battles Village, Phase 6 – Final Plat

To Whom It May Concern,

This review package is derived from various components of the *City of Fairhope Subdivision Regulations* and/or staff recommendations. Staff has reviewed the subject application to determine if the application meets all the requirements of the *City of Fairhope Subdivision Regulations*.

The attached punch list and items below is a non-exhaustive list summarizing the outstanding items requiring revision and resubmission or follow-up information for the subject application discussed during the DRC meeting. Please note that the City of Fairhope reserves the right to make additional comments on this application prior to the Planning Commission meeting date.

1. Bloomsbury Avenue, Lot 266: adjacent drainage needs to be re-sodded, and inlet cleaned out.
2. Add "Future Thru Street" signage to barricade at end of Bennington Avenue.
3. Install sidewalks to property line at end of Bennington Avenue per As-Builts and plat.
4. Add note to plat stating that all common areas shall have blanket drainage and utility easement.
5. Accessory structure rear setback note referencing Note #9 in "General Notes" is incorrect.
6. The plat should read 5 ft for the side setback for accessory structures.
7. Remove standing debris, especially along Bloomsbury Avenue next to Phase 3.
8. Please add Finished Floor Elevations (FFE) to each lot.
9. Note #4 in "General Notes" should include a pedestrian easement within Common Area 15.
10. Other punch list items per David Thomas, ROW Inspector in letter dated December 11, 2023. *See attached.*
11. Please correct and make consistent easement measurements on all the hard copies and electronic submissions. For example, As-Builts in CitizenServe have a 750 ft Alabama Power Easement and a 2000 ft drainage easement, among other mis-measured easements. It appears that Sheet PP2 is the offender.
12. Please check and add tree at the end of Bennington Avenue to the plat if it is determined it is within the property line.

The application is scheduled for Planning Commission consideration on **Thursday, January 4, 2024**. A response to this letter addressing all outstanding items is required no later than **the close of business on Thursday, December 21, 2023**. If the deadline passes with no response, the application will be withheld from the agenda due to an incomplete application.

Please feel free to call me with any questions at (251) 928-8003 Ext. 456.

Respectfully,

A handwritten signature in black ink, reading "Michelle Melton". The signature is fluid and cursive, with the first name "Michelle" and last name "Melton" clearly distinguishable.

Michelle Melton
City Planner
City of Fairhope

December 21, 2023

Michelle Melton
City Planner
City of Fairhope
161 N Section St
P.O. Drawer 429
Fairhope, AL 36533

**RE: Old Battles Village, Phase 6 Final Plat
SD 24.02
Disposition of Comments**

Dear Ms. Melton,

This letter is in response to staff comments we received on 12/13/2023 for the above-referenced application. Below are the comments we received and our response to each.

1. **Review Comment:** Bloomsbury Avenue, Lot 266: adjacent drainage needs to be re-sodded, and inlet cleaned out.
 - o **Response:** Complete.
2. **Review Comment:** Add "Future Thru Street" signage to barricade at end of Bennington Avenue.
 - o **Response:** Complete.
3. **Review Comment:** Install sidewalks to property line at end of Bennington Avenue per As-Builts and plat.
Addendum 12/15/2023: The end of Bennington Avenue between Lot-279 and Lot-280 is currently still under review. The road and sidewalk do not extend as shown on the preliminary drawings and as shown on the As-Builts. The road and sidewalk currently stop approximately 17' short of the property line. A healthy heritage tree, approximately 30" DBH, which is protected also exists that was not shown on the preliminary landscape plan. Hold off on any work including the comment provided on the review letter sent Wednesday regarding extending the sidewalks at the end of Bennington Ave. Provide a proposed solution to address this conflict as part of the resubmittal next week.
 - o **Response:** The heritage tree has been added to the plans. In our opinion, we have two options: (1) Remove the tree and leave the roadway as is or extend the roadway to the north property line, or (2) extend the sidewalk to the north property line and leave the roadway as is. We think the most logical solution is to keep it as is as it matches the plans.
4. **Review Comment:** Add note to plat stating that all common areas shall have blanket drainage and utility easement.
 - o **Response:** General note has been added to the plat.
5. **Review Comment:** Accessory structure rear setback note referring Note #9 in "General Notes" is incorrect.
 - o **Response:** General note has been added to the plat.
6. **Review Comment:** The plat should read 5 ft for the side setback for accessory structures.
 - o **Response:** The site data has been revised to reflect 5'.
7. **Review Comment:** Remove standing debris, especially along Bloomsbury Avenue next to Phase 3.
 - o **Response:** Complete.

8. **Review Comment:** Please add Finished Floor Elevations (FFE) to each lot.
 - o **Response:** FFEs have been added to each lot.
9. **Review Comment:** Note #4 in "General Notes" should include a pedestrian easement within Common Area 15.
 - o **Response:** General note has been updated as requested.
10. **Review Comment:** Other punch list items per David Thomas, ROW Inspector in letter dated December 11, 2023. See attached.
 - o **Response:** All punch list items have been addressed.
11. **Review Comment:** Please correct and make consistent easement measurements on all the hard copies and electronic submissions. For example, As-Built in CitizenServe have a 750 ft Alabama Power Easement and a 2000 ft drainage easement, among other mis-measured easements. It appears that Sheet PP2 is the offender.
 - o **Response:** Easements have been corrected on the offending sheet.
12. **Review Comment:** Please check and add tree at the end of Bennington Avenue to the plat if it is determined it is within the property line.
 - o **Response:** Said tree has been added to the plat.

Thank you for your assistance as we work toward an approved plat. If additional information regarding this application is needed, please advise.

Sincerely,
Dewberry Engineers Inc.



Emily Phillips
Project Support Specialist

cc: File 50125058

CONSTRUCTION PLANS FOR OLD BATTLES VILLAGE PHASE 6

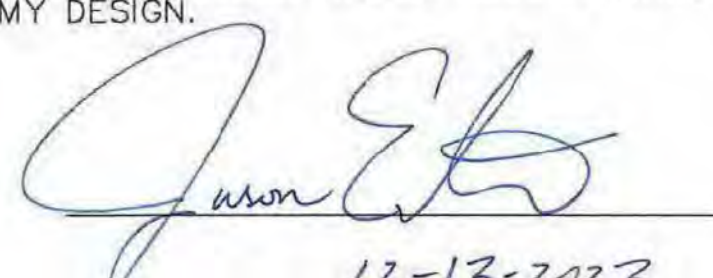
Prepared For:

68V OBV 2020, LLC
Fairhope, AL

AS BUILT 11/28/2023

"ENGINEER'S CERTIFICATE"

I, JASON N. ESTES, A REGISTERED
PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR DEWBERRY, HOLDING
CERTIFICATE NUMBER 22714, 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 THE FAIRHOPE
SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS AND
ORDINANCES APPLICABLE TO MY DESIGN.


DATE: 12-13-2023

OLD BATTLES VILLAGE, PH 6
SUBDIVISION
PLANS WHICH ARE CERTIFIED CONSIST OF PAGE A1 THRU X3,
WHICH BEARS MY SEAL AND SIGNATURE.

SHEETS:	
A1	TITLE SHEET
B1	GENERAL NOTES
B2	TYPICAL ROADWAY SECTIONS & DETAILS
C1	FINAL PLAT
C2	STORMWATER BEST MANAGEMENT PRACTICES PLAN OMITTED
C3	OVERALL DRAINAGE PLAN, STRUCTURE & PIPES CALLOUTS
C4	OVERALL WATER & SEWER PLAN
C5	SIDEWALK, SIGNAGE & LIGHTING PLAN
PP1-PP3	PLAN & PROFILE SHEET (ROADWAYS)
PP4-PP5	PLAN & PROFILE SHEETS (DITCHES)
D2	BMP-DETAILS OMITTED
D3	DRAINAGE DETAILS
D4	WATER DETAILS
D5	SEWER DETAILS
X1-X3	GROSS SECTIONS OMITTED

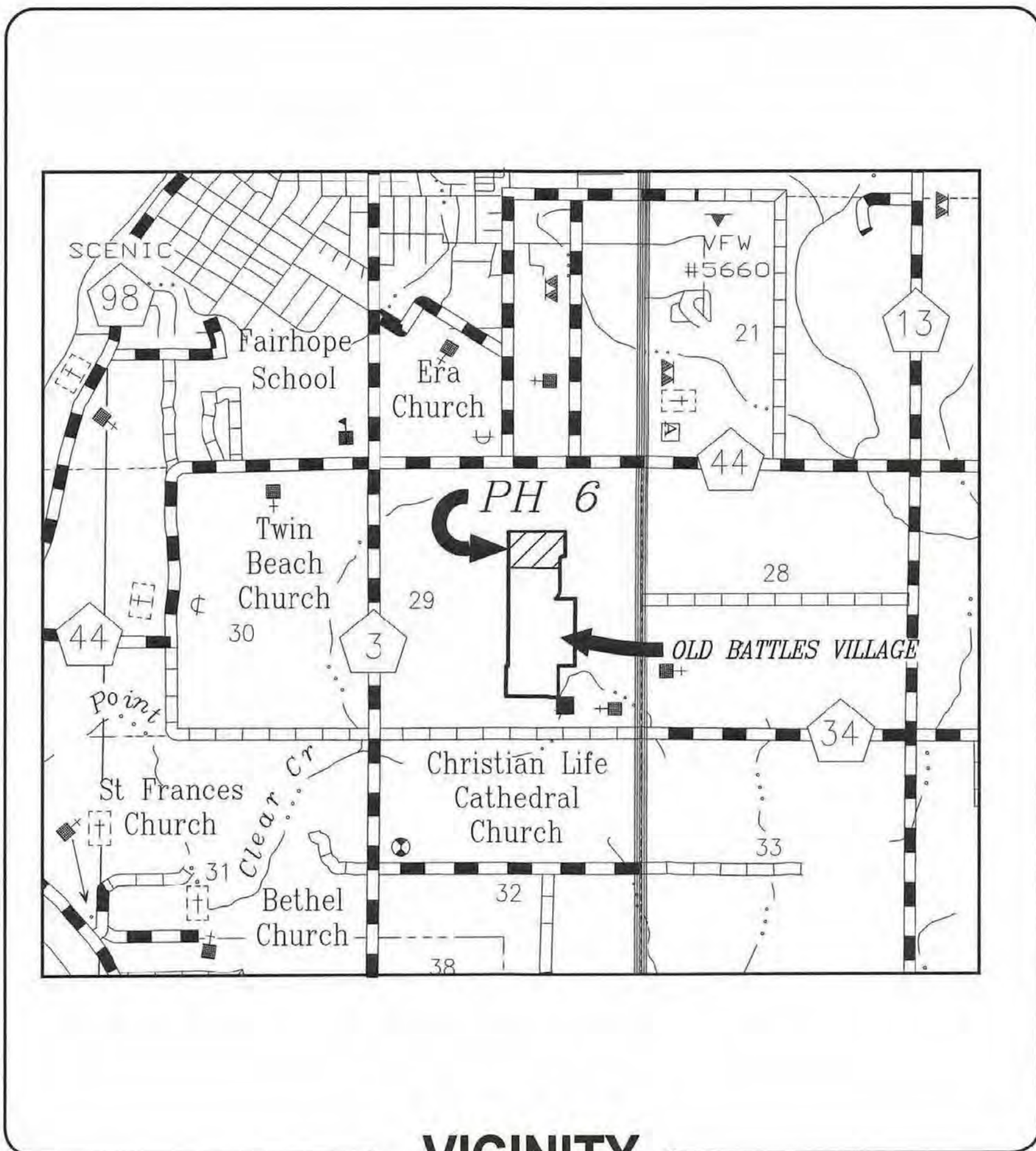
INDEX

REVISIONS:			
#	DATE	BY	DESCRIPTION
1	3/14/22	CAH	ADDED WETLAND BUFFER SIGN DETAIL PER FAIRHOPE
2	4/25/22	CCB	RELOCATED DRAINAGE STRUCTURE F3 TO REMOVE CONFLICT
3	11/28/23	JNE	AS BUILT

REVISIONS

ROAD CLASSIFICATION: LOCAL
POSTED SPEED LIMIT: 20 MPH

SPECIFICATIONS



VICINITY
MAP



JASON N. ESTES
Project Engineer
22714
Reg. No.

Prepared By:

**Dewberry**
25353 FRIENDSHIP ROAD DAPHNE, AL 36526
251-990-9950 phone 251-990-9910 fax www.dewberry.com

Date: NOVEMBER 2023
Project Number: 50125058

GENERAL NOTES

ROADWAY

- 1. TEMPORARY BENCHMARKS HAVE BEEN ESTABLISHED ON THIS PROPERTY WHICH SHOULD BE USED BY THE CONTRACTOR DURING CONSTRUCTION. IF NOT FOUND IN THESE PLANS, CONTACT DEWBERRY FOR BENCHMARK INFORMATION.
- 2. CLEARING AND GRUBBING SHALL BE LIMITED TO THE ROADWAY RIGHT OF WAY, DRAINAGE EASEMENTS, AND DETENTION PONDS. OTHER CLEARING REQUIRED FOR CONSTRUCTION SHALL BE PRE-APPROVED BY THE OWNER.
- 3. THE ENGINEER MAY PERFORM CONSTRUCTION STAKING FOR THIS PROJECT INCLUDING CENTERLINE STAKING, CURVE P.C.s AND P.T.s, AND TEMPORARY FRONT LOT CORNERS. THIS WORK SHALL BE AT THE OWNER OR CONTRACTOR’S EXPENSE. IT IS THE CONTRACTOR’S RESPONSIBILITY TO MAINTAINING STAKING THROUGHOUT CONSTRUCTION. RE-STAKING WILL BE PERFORMED AT THE CONTRACTOR’S EXPENSE.
- 4. PAYMENT FOR ROADBED PROCESSING WILL BE MADE ONLY WHERE ROADWAY IS IN A CUT SECTION WHERE UNDERCUTTING IS NOT REQUIRED.
- 5. UNDER DRAINS SHALL BE INSTALLEDED AT LOCATIONS IDENTIFIED BY THE SOILS ENGINEER.
- 6. DRAINAGE PIPE LENGTHS ARE APPROXIMATE, AND MAY REQUIRE ADJUSTMENT DEPENDING ON FINAL GRADING AND SLOPES.
- 7. ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE INSTALLEDED PRIOR TO CURB AND BASE CONSTRUCTION.
- 8. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE SOILS ENGINEER, PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 9. SPOT ELEVATIONS SHOWN IN THE PLANS REPRESENT EDGE OF ASPHALT ELEVATIONS UNLESS NOTED OTHERWISE.
- 10. THE CONTRACTOR SHALL ADJUST ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL SURFACE ELEVATIONS.
- 11. THE SUB-BASE AND BASE SHALL BE TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND APPROVED PRIOR TO LAYING ASPHALT.
- 12. ALL CURBING SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS PRIOR TO LAYING ASPHALT.
- 13. CLEARING LIMITS AT THE ENTRANCE OF THE PROJECT WILL BE FLAGGED, THE CONTRACTOR SHALL CONTACT THE DEVELOPER PRIOR TO CLEARING THE ENTRANCE.
- 14. THE CONTRACTOR SHALL HAVE COPIES OF THE FOLLOWING PUBLICATIONS FOR REFERENCE:
 - STATE OF ALABAMA HIGHWAY DEPARTMENT, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST CURRENT EDITION
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART VI
- 15. ALL SIGNAGE SHALL BE INSTALLEDED ACCORDING TO THE FOLLOWING MINIMUM STANDARDS:
 - STOP SIGN- HIGH INTENSITY R1-1 SIGN 36” (DIAMOND GRADE REFLECTIVE SIGN)
 - POST FOR STOP SIGN – 12’ U-CHANNEL #2 (GALVANIZED)
 - STREET NAME SIGN – 9” EXTRUDED BLADE, HIGH INTENSITY, W/6” LETTERS
- 16. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE AT LOCATIONS APPROVED BY THE ENGINEER/OWNER. PAYMENT FOR STRIPPING TOPSOIL IS MADE UNDER UNCLASSIFIED EXCAVATION. FOLLOWING ROADWAY CONSTRUCTION, THE TOPSOIL SHALL BE TAKEN FROM STOCKPILES AND SPREAD OVER THE DISTURBED AREAS OF THE PROJECT. THE FINISHED GRADE OF THE TOPSOIL SHALL MATCH THE FINISHED GRADES SHOWN IN THESE PLANS. PAYMENT FOR SPREADING THE TOPSOIL SHALL BE MADE UNDER TOPSOIL FROM STOCKPILES. ANY REMAINING STOCKPILED TOPSOIL SHALL BE WASTED ON SITE. NO ADDITIONAL PAYMENT WILL BE MADE TO WASTE THE REMAINING TOPSOIL.

UTILITIES

- 1. THE LOCATION OF THE UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR’S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (HORIZONTALLY & VERTICALLY) OF ALL UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
- 2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFICATION SHOULD BE GIVEN AT LEAST 24 HOURS PRIOR TO APPROACHING THE AFFECTED UTILITY.
- 3. ALL WATER MAINS SHALL BE OF A PIPE CLASS APPROVED BY THE UTILITY OWNER.
- 4. WATER MAIN VALVES AND WATER SERVICE TAPS SHALL NOT BE LOCATED UNDER THE PROPOSED PAVEMENT.
- 5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY BEFORE ATTEMPTING TO TAP THE LINE.
- 6. UTILITY COMPANIES
 - POWER- RIVIERA UTILITIES
 - WATER- CITY OF FAIRHOPE
 - SEWER- CITY OF FAIRHOPE
 - TELEPHONE- BELL SOUTH
 - GAS- CITY OF FAIRHOPE
- 7. ALL PVC PIPE SHALL BE MARKED USING A 12 GAUGE COATED COPPER WIRE BURIED BETWEEN 3 AND 6 INCHES ABOVE THE TOP OF THE PIPE.
- 8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- 9. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE COORDINATES (NORTHING & EASTING) AND ELEVATIONS (z) OF ALL WATER & SEWER LATERALS & MECHANICAL FITTINGS. THIS INFORMATION SHALL BE IN AN ELECTRONIC FORMAT THAT CAN BE IMPORTED INTO A CAD FILE OR OTHER SUITABLE FORMAT AS AGREED ON BY THE ENGINEER.
- 10. THE CONTRACTOR SHALL SUBMIT A MATERIALS LIST TO THE UTILITY OWNER FOR APPROVAL. SAID APPROVAL SHALL BE FORWARDED TO THE ENGINEER OF RECORD OR HIS REPRESENTATIVE.
- 11. THE UTILITY OWNER’S CURRENT SPECIFICATIONS SHALL SUPERSEDE ANY DETAILS SHOWN HEREIN.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.590.9590

OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
FAIRHOPE, AL

SEAL



AS BUILT
11/28/2023

SCALE

N/A

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY	CCB	DEB
APPROVED BY	JNE	
CHECKED BY	CCB	
DATE	OCTOBER 2023	

TITLE

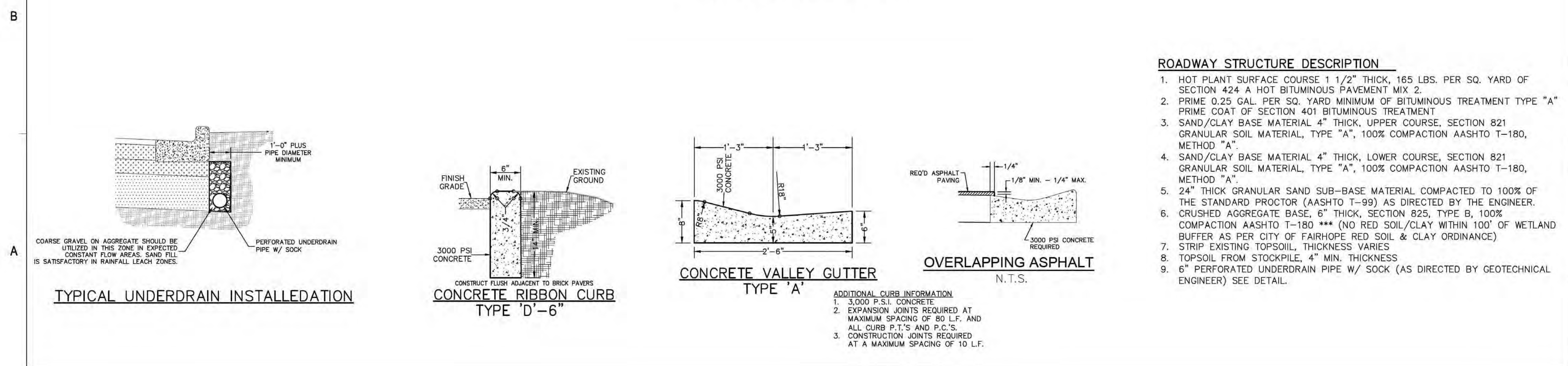
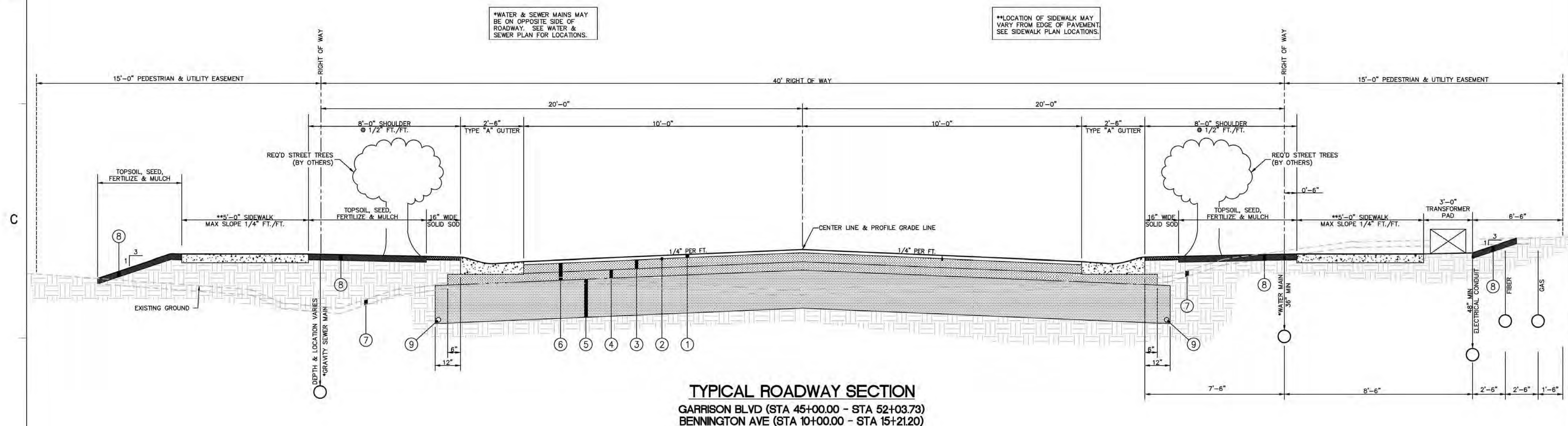
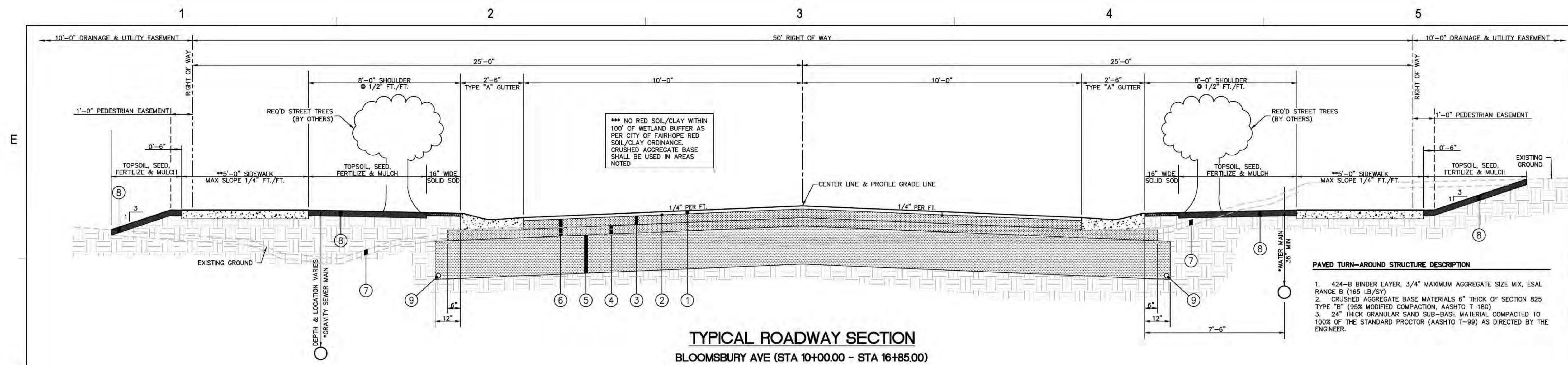
GENERAL NOTES

PROJECT NO.

50125058

B1

SHEET NO.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9990

OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
FAIRHOPE, AL

SEAL

AS BUILT
11/28/2023

SCALE
N/A

NO.	DESCRIPTION	DATE

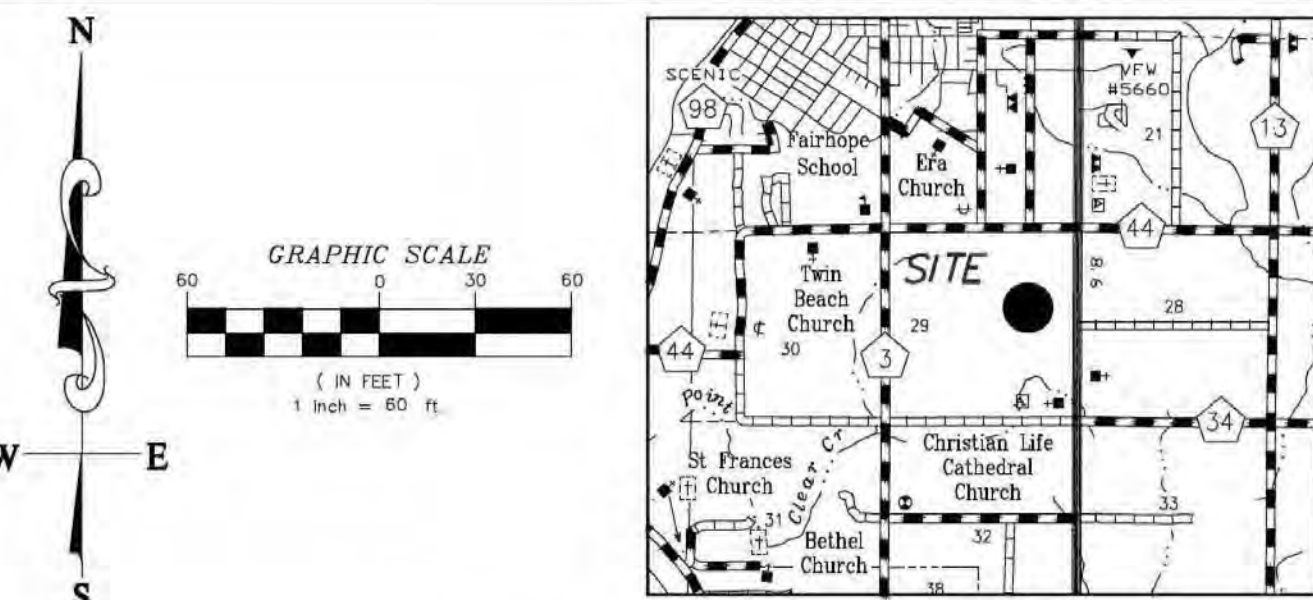
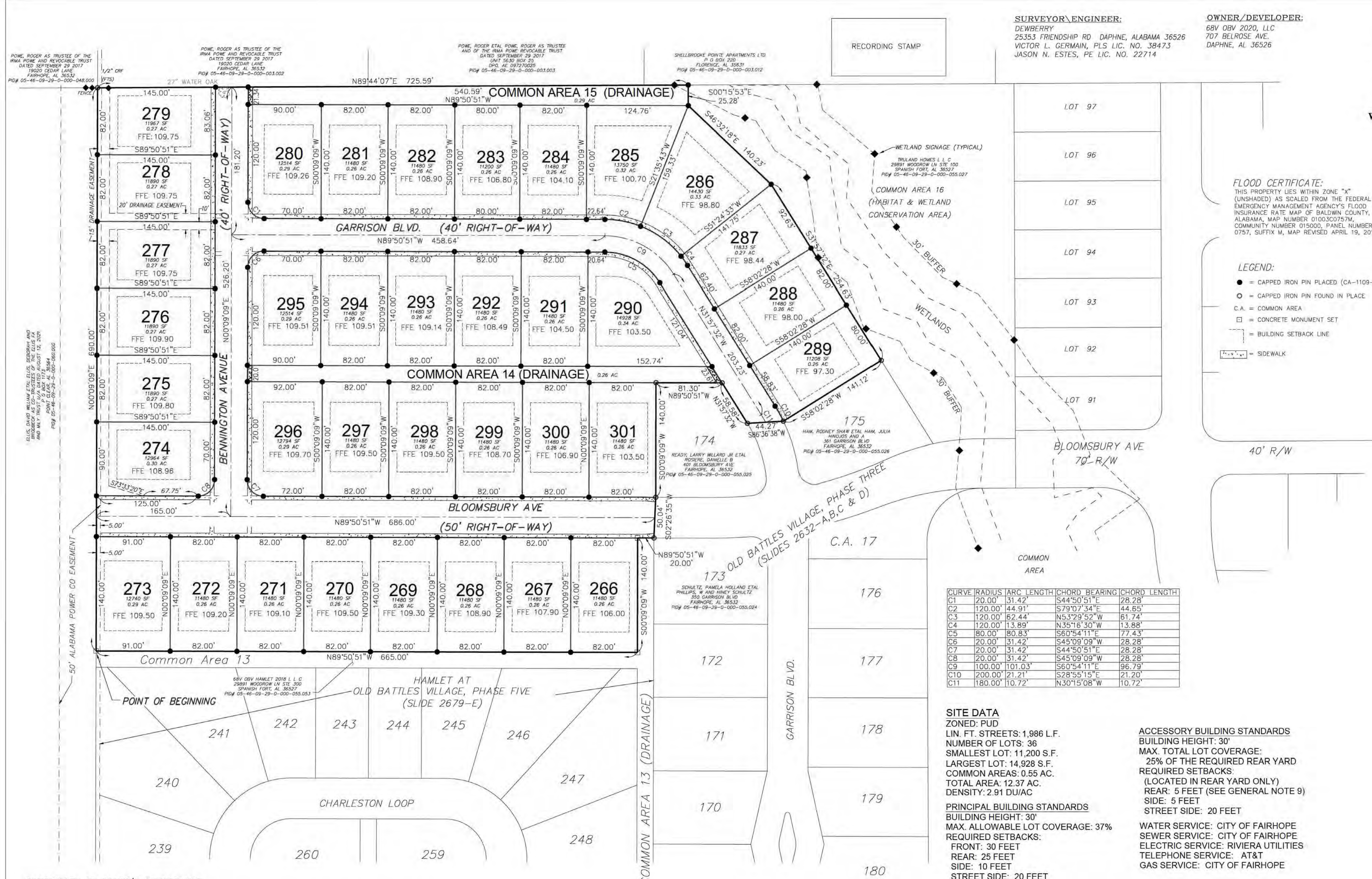
REVISIONS

NO.	DESCRIPTION	DATE

TITLE
TYPICAL ROADWAY
SECTIONS & DETAILS

PROJECT NO. 50125058

SHEET NO. B2



GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- STORMWATER DETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF THE CITY OF FAIRHOPE TO MAINTAIN.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERETHWITH A 15 FOOT PEDESTRIAN, DRAINAGE & UTILITY EASEMENT ON ALL LOTS AND COMMON AREAS ADJACENT TO THE 40' RIGHTS-OF-WAY AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 10 FOOT UTILITY EASEMENT ALONG COMMON AREA R.O.W.S.
- THERE IS DEDICATED HERETHWITH A 1 FOOT PEDESTRIAN EASEMENT AND A 10 FOOT DRAINAGE & UTILITY EASEMENT ON ALL LOTS ADJACENT TO THE 50' RIGHTS-OF-WAY.
- ALL STREET LIGHTS TO BE INSTALLED IN THIS SUBDIVISION, SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE STANDARDS.
- FENCES ARE NOT ALLOWED IN DRAINAGE/UTILITY EASEMENTS.
- ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET". THESE SIGNS SHALL BE POSTED BY THE SUBDIVIDER.
- NO PERMANENT STRUCTURES, FENCES, OR POOLS ARE ALLOWED WITHIN THE 50' ALABAMA POWER LINE RIGHT-OF-WAY.
- THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4. STREAM B.
- WETLAND BUFFER LOCATIONS EVERY 100 FEET SHALL BE CLEARLY DELINEATED ON ALL GRADING PLANS, SUBDIVISION PLATS, SITE PLANS AND ANY OTHER DEVELOPMENT PLANS. THE OUTSIDE LIMIT OF THE BUFFER MUST BE CLEARLY MARKED ON-SITE WITH PERMANENT SIGNS PLACED EVERY 100 FEET, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- NO RED SOIL OR CLAY ALLOWED WITHIN 100' OF CRITICAL AREAS INCLUDING WETLANDS.
- THERE ARE TOTAL OF 13 WETLAND BUFFER SIGNS SHOWN HEREON.
- THERE IS DEDICATED HERETHWITH A DRAINAGE & UTILITY EASE OVER THE ENTIRETY OF ALL COMMON AREAS SHOWN HEREON.

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0757M, COMMUNITY NUMBER 015000, PANEL NUMBER 0757, SUFFIX M, MAP REVISED APRIL 19, 2019.

LEGEND:

- = CAPPED IRON PIN PLACED (CA-1109-LS)
- = CAPPED IRON PIN FOUND IN PLACE
- C.A. = COMMON AREA
- = CONCRETE MONUMENT SET
- = BUILDING SETBACK LINE
- = SIDEWALK

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, 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.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHTS-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED AUGUST, 2015 THROUGH NOVEMBER, 2015; AND IS RECORDED IN FIELD BOOK #292, AT PAGES 62-64, IN FIELD BOOK #296, AT PAGE 22ND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

BEGIN AT THE NORTHWEST CORNER OF COMMON AREA 13 OF HAMLET AT OLD BATTLES VILLAGE, PHASE FIVE, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2679-E PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00°09'09" EAST, A DISTANCE OF 690.00 FEET; THENCE RUN NORTH 89°44'07" EAST, A DISTANCE OF 725.59 FEET; THENCE RUN SOUTH 00°15'53" EAST, A DISTANCE OF 25.28 FEET; THENCE RUN SOUTH 46°32'18" EAST, A DISTANCE OF 140.23 FEET; THENCE RUN SOUTH 31°57'32" EAST, A DISTANCE OF 254.63 FEET; THENCE RUN SOUTH 58°02'28" WEST, A DISTANCE OF 141.12 FEET; THENCE RUN SOUTH 86°36'38" WEST, A DISTANCE OF 44.27 FEET; THENCE RUN NORTH 31°57'32" WEST, A DISTANCE OF 58.58 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 81.30 FEET; THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 02°26'35" WEST, A DISTANCE OF 50.04 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 665.00 FEET; TO THE POINT OF BEGINNING. TRACT CONTAINS 12.37 ACRES, MORE OR LESS, AND LIES IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

BEGIN AT THE NORTHWEST CORNER OF COMMON AREA 13 OF HAMLET AT OLD BATTLES VILLAGE, PHASE FIVE, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2679-E PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00°09'09" EAST, A DISTANCE OF 690.00 FEET; THENCE RUN NORTH 89°44'07" EAST, A DISTANCE OF 725.59 FEET; THENCE RUN SOUTH 00°15'53" EAST, A DISTANCE OF 25.28 FEET; THENCE RUN SOUTH 46°32'18" EAST, A DISTANCE OF 140.23 FEET; THENCE RUN SOUTH 31°57'32" EAST, A DISTANCE OF 254.63 FEET; THENCE RUN SOUTH 58°02'28" WEST, A DISTANCE OF 141.12 FEET; THENCE RUN SOUTH 86°36'38" WEST, A DISTANCE OF 44.27 FEET; THENCE RUN NORTH 31°57'32" WEST, A DISTANCE OF 58.58 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 81.30 FEET; THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 02°26'35" WEST, A DISTANCE OF 50.04 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 665.00 FEET; TO THE POINT OF BEGINNING. TRACT CONTAINS 12.37 ACRES, MORE OR LESS, AND LIES IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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

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

DEWBERRY
VICTOR L. GERMAIN
AL R.L.S. NO. 38473
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR
NO. 38473
VICTOR L. GERMAIN

CERTIFICATE OF OWNER'S ACCEPTANCE

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF ____, 20__

OWNER: 68V OBV 2020, L.L.C.

BY: _____

ITS: _____

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ SECRETARY _____ DATE: _____

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (WATER)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (SEWER)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (GAS)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE _____ WHOSE NAME AS _____ OBV OBV 2020, LLC IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY OF ____, 20__

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

JASON N. ESTES, PROJECT ENGINEER _____ DATE: _____

OLD BATTLES VILLAGE, PHASE SIX PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES ____ THRU ____ EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (SEWER)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (GAS)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE (GAS)

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

AUTHORIZED REPRESENTATIVE: _____

Old Battles Village Phase Six

A Planned Unit Development

FINAL PLAT
DECEMBER 14, 2023 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.

35353 Friendship Road Daphne, AL 36528
251.990.9550 fax 251.990.9900

SCALE	1"=60'
PROJ. NO.	50125058
FILE	50125058_PH 6
SHEET	1 OF 1

[illegible]

NO.	DESCRIPTION	DATE
-----	-------------	------

REVISIONS

DRAWN BY CCB | DEB

APPROVED BY _____ JNE

— CHECKED BY CCB

DATE OCTOBER 2023

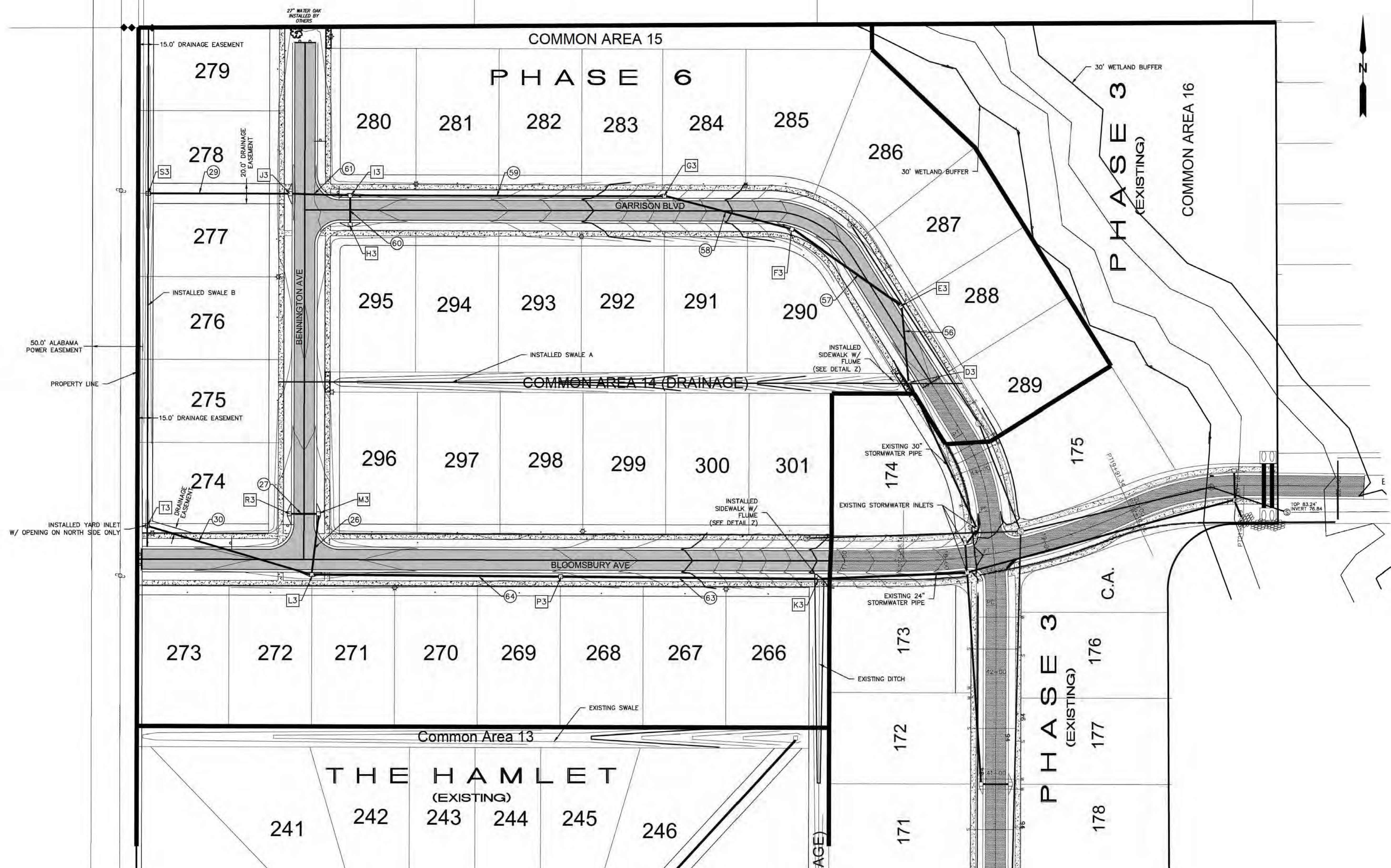
TITLE

OVERALL DRAINAGE PLAN

PROJECT NO.	50125058
-------------	----------

C3

SHEET NO.



DRAINAGE STRUCTURES

- | | | | |
|-----------|--|-----------|--|
| D3 | MODIFIED EXISTING YARD INLET
TO JUNCTION BOX
RIM ELEV 96-26 96.31
INVERT ELEV 96-09 91.25
FIELD VERIFY | L3 | INSTALLED S2 INLET
THROAT ELEV 106-06 106.12
INVERT ELEV 104-00 100.99 |
| E3 | INSTALLED S1 INLET
THROAT ELEV 95-77 95.75
INVERT ELEV 97-71 91.58 | M3 | INSTALLED S2 INLET
THROAT ELEV 106-72 105.75
INVERT ELEV 104-45 101.45 |
| F3 | INSTALLED S1 INLET
THROAT ELEV 97-14 97.20
INVERT ELEV 92-10 92.19 | P3 | INSTALLED JUNCTION BOX
RIM ELEV 107-59 107.64
INVERT ELEV 99-50 99.15 |
| Q3 | INSTALLED S1 INLET
THROAT ELEV 101.91
INVERT ELEV 97-04 97.14 | Q3 | OMITTED |
| H3 | INSTALLED S2 INLET
THROAT ELEV 106-06 106.72
INVERT ELEV 102-68 102.41 | R3 | INSTALLED S2 INLET
THROAT ELEV 105-72 105.82
INVERT ELEV 101-72 101.54 |
| I3 | INSTALLED S2 INLET
THROAT ELEV 106-66 109.73
INVERT ELEV 104-60 101.58 | S3 | INSTALLED YARD INLET
THROAT ELEV 106-95 106.01
INVERT ELEV 103-40 103.20 |
| J3 | INSTALLED S2 INLET
THROAT ELEV 106-06 106.99
INVERT ELEV 102-20 102.13 | T3 | INSTALLED YARD INLET
THROAT ELEV 106-91 106.95
INVERT ELEV 102-06 101.70 |
| K3 | EXISTING YARD INLET
THROAT ELEV 99-00 99.15
INVERT ELEV 95-00 95.20
FIELD VERIFY | | |

A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

ISSUED FOR CONSTRUCTION 2021-08-02
REVISED IFC 2022-04-25

OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
FAIRHOPE, ALABAMA



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	CCB DEB
APPROVED BY	JNE
CHECKED BY	CCB
DATE	OCTOBER 2023

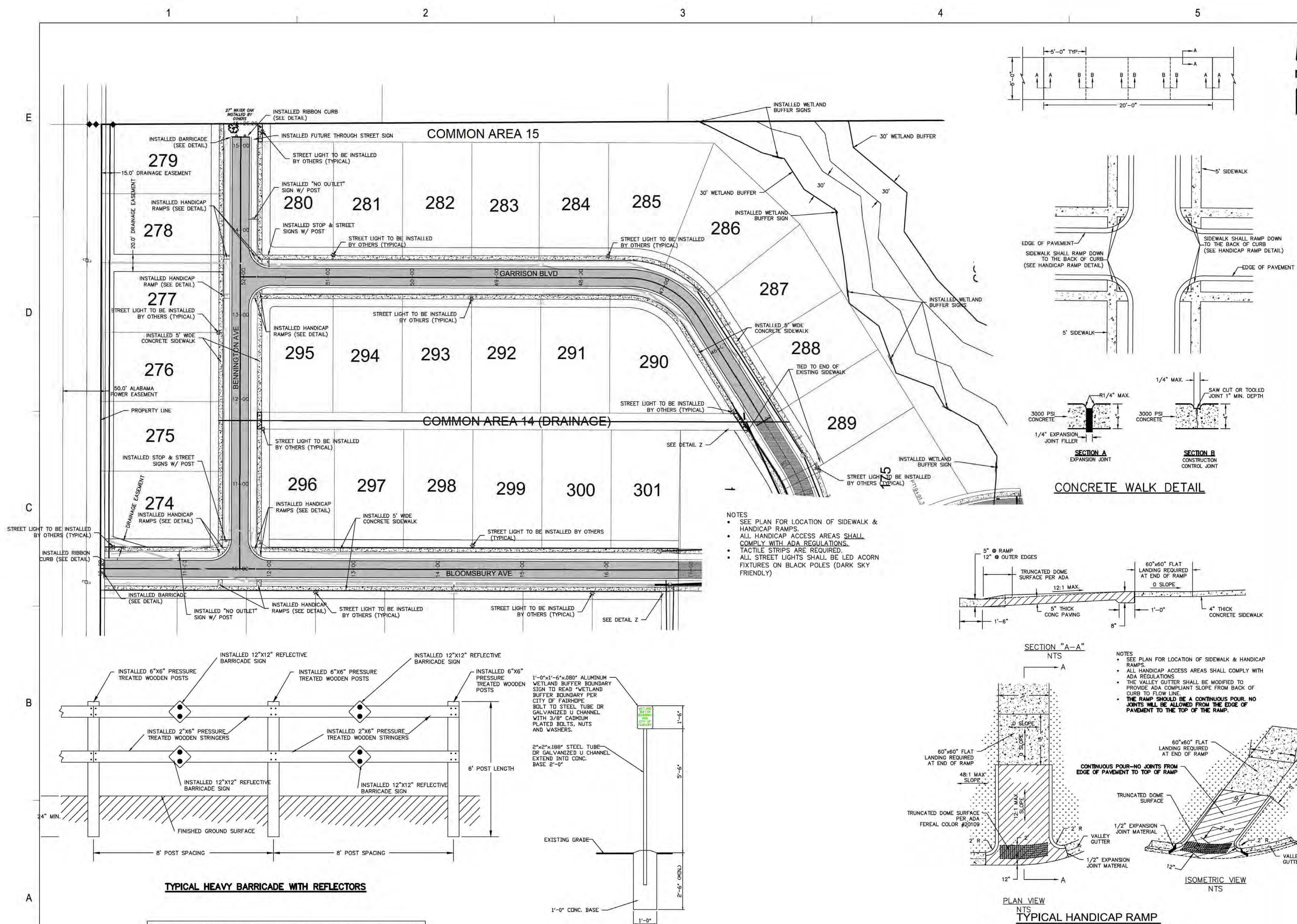
TITLE

SIDEWALK, SIGNAGE
& LIGHTING PLAN

PROJECT NO. 50125058

C5

SHEET NO.



68V OBV 2020, LLC
FAIRHOPE, ALABAMA



AS BUILT
11/28/2023

SCALE

V:1"=5'
H:1"=50'

[illegible]

NO.	DESCRIPTION	DATE
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REVISIONS

DRAWN BY CCB | DEB

APPROVED BY _____ JNE

— CHECKED BY _____ CCB

DATE OCTOBER 2023

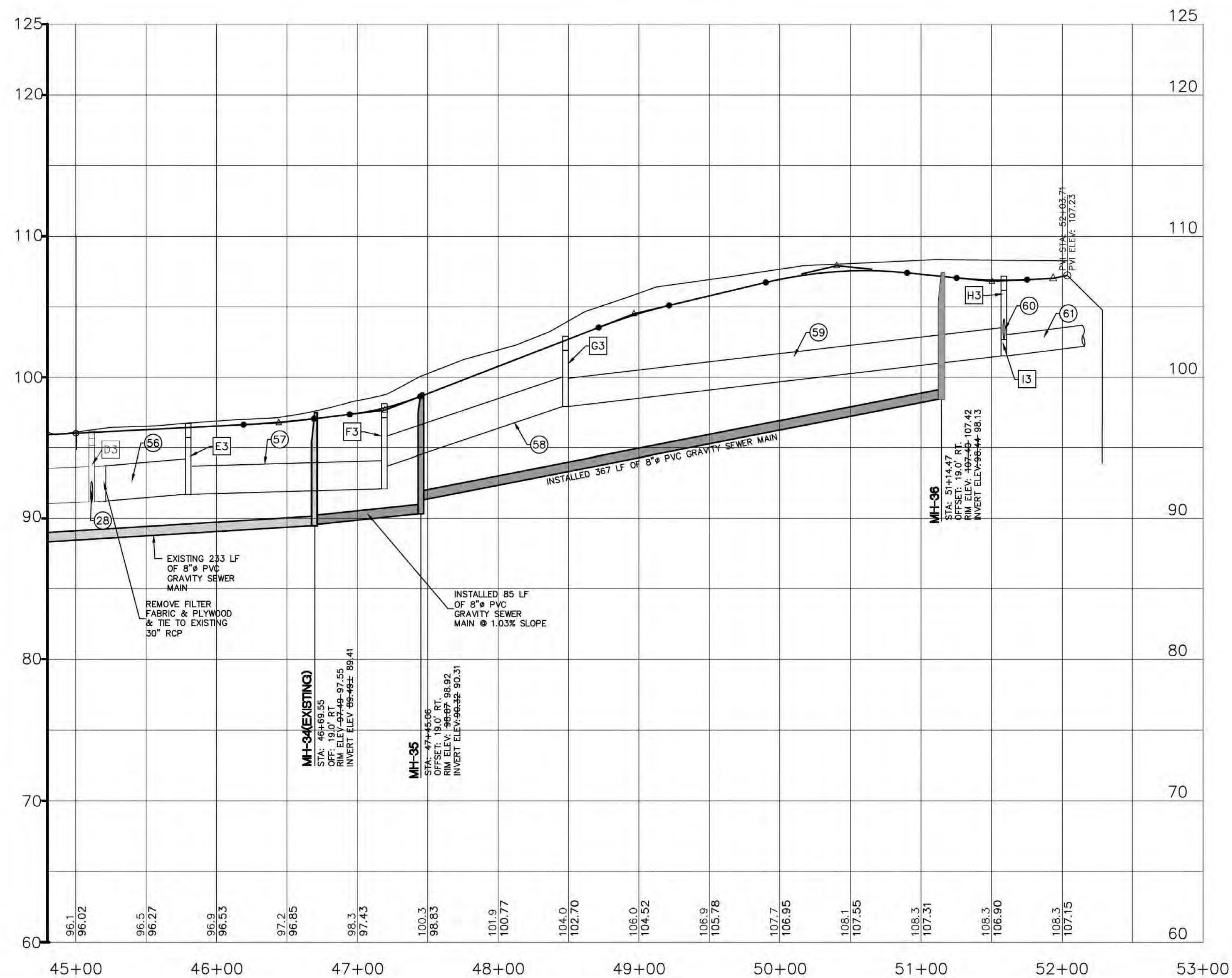
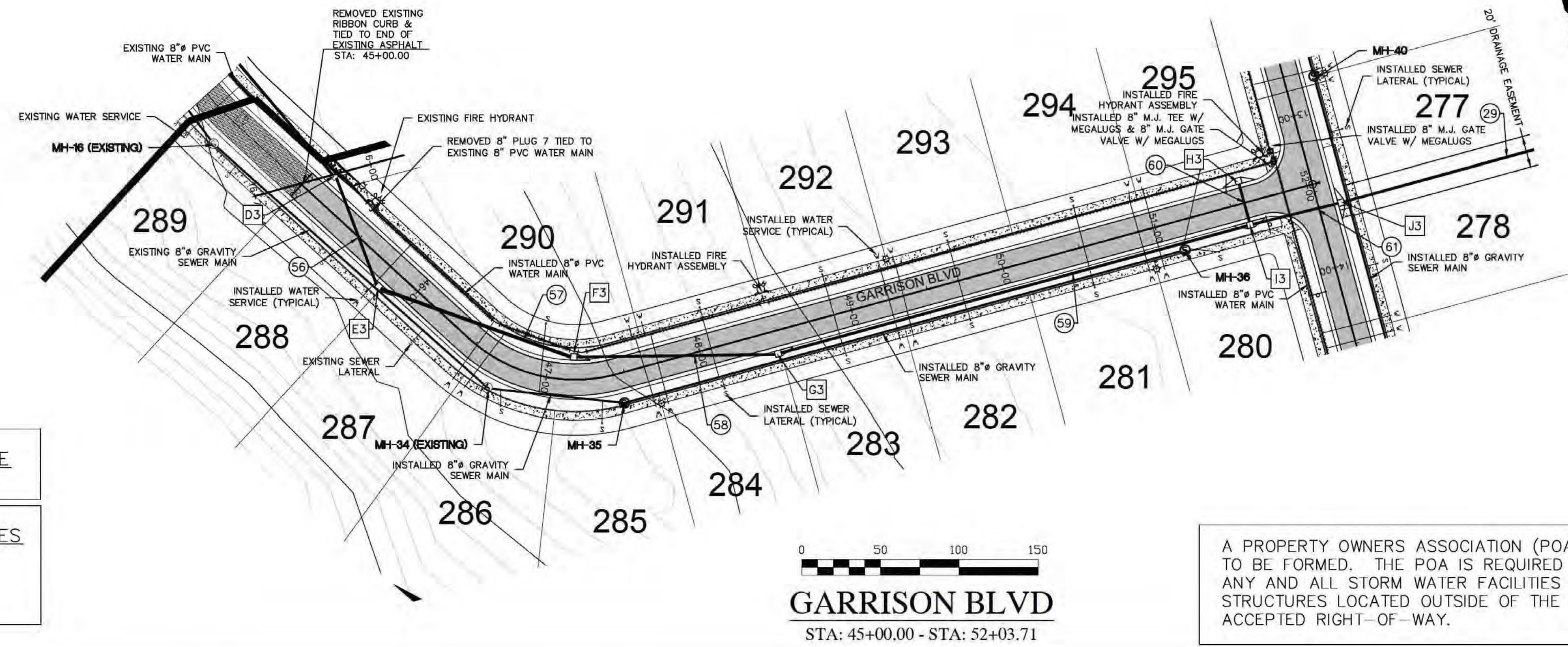
TITLE

PLAN & PROFILE

PROJECT NO. 50125058

PP1

SHEET NO.





AS BUILT
11/28/2023

SCALE

V:1"=5'
H:1"=50'

[illegible]

NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY	CCB	DEB
APPROVED BY		JNE
CHECKED BY		CCB
DATE		OCTOBER 2023

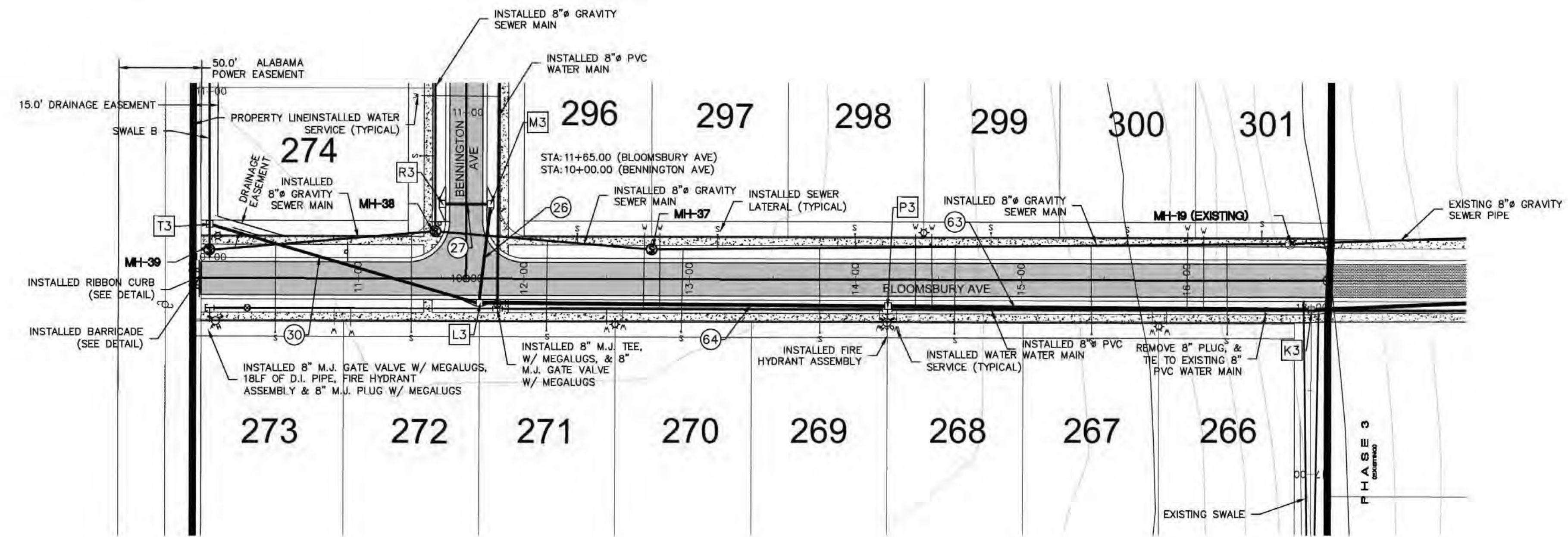
TITLE

PLAN & PROFILE

PROJECT NO. 50125058

PP2

SHEET NO.

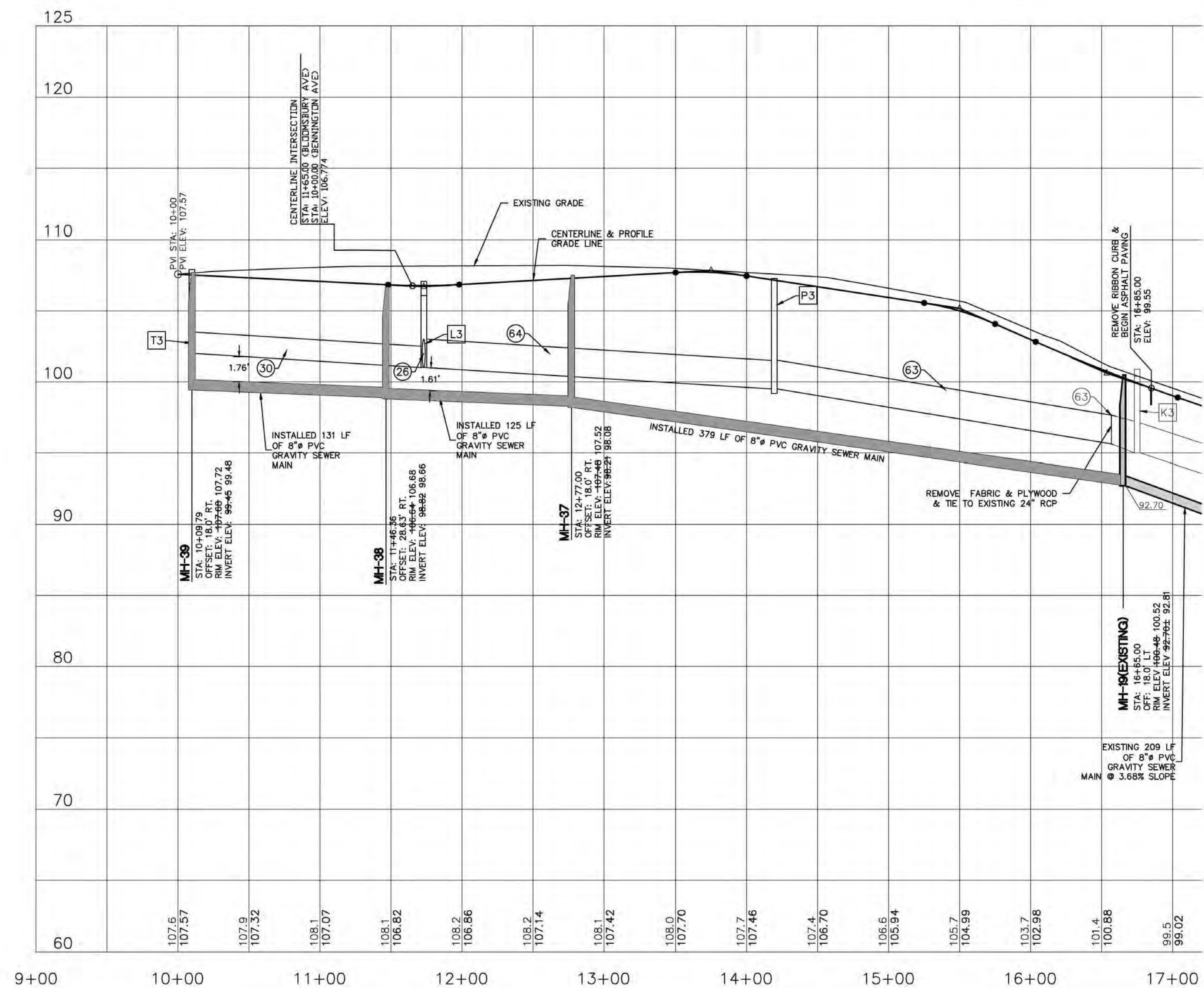


A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.



BLOOMSBURY AVE

STA: 10+00.00 - STA: 16+85.00



OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
FAIRHOPE, ALABAMA

SEAL



SCALE

V:1"=5'
H:1"=50'

[illegible]

NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY	CCB	DEB
APPROVED BY		JNE
CHECKED BY		CCB
DATE		OCTOBER 2023

TITLE

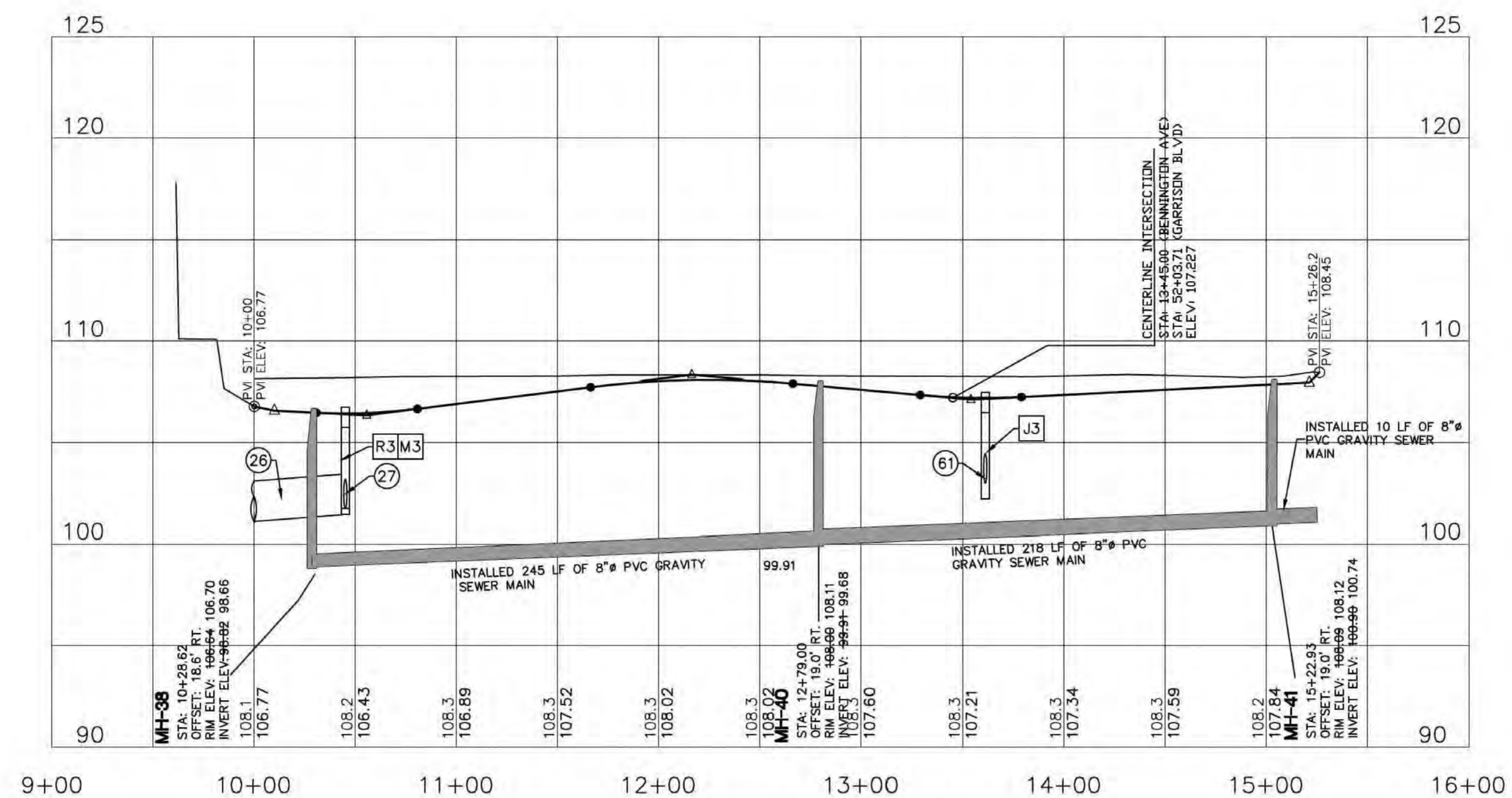
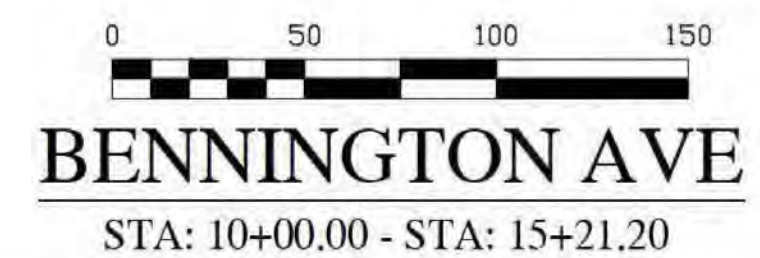
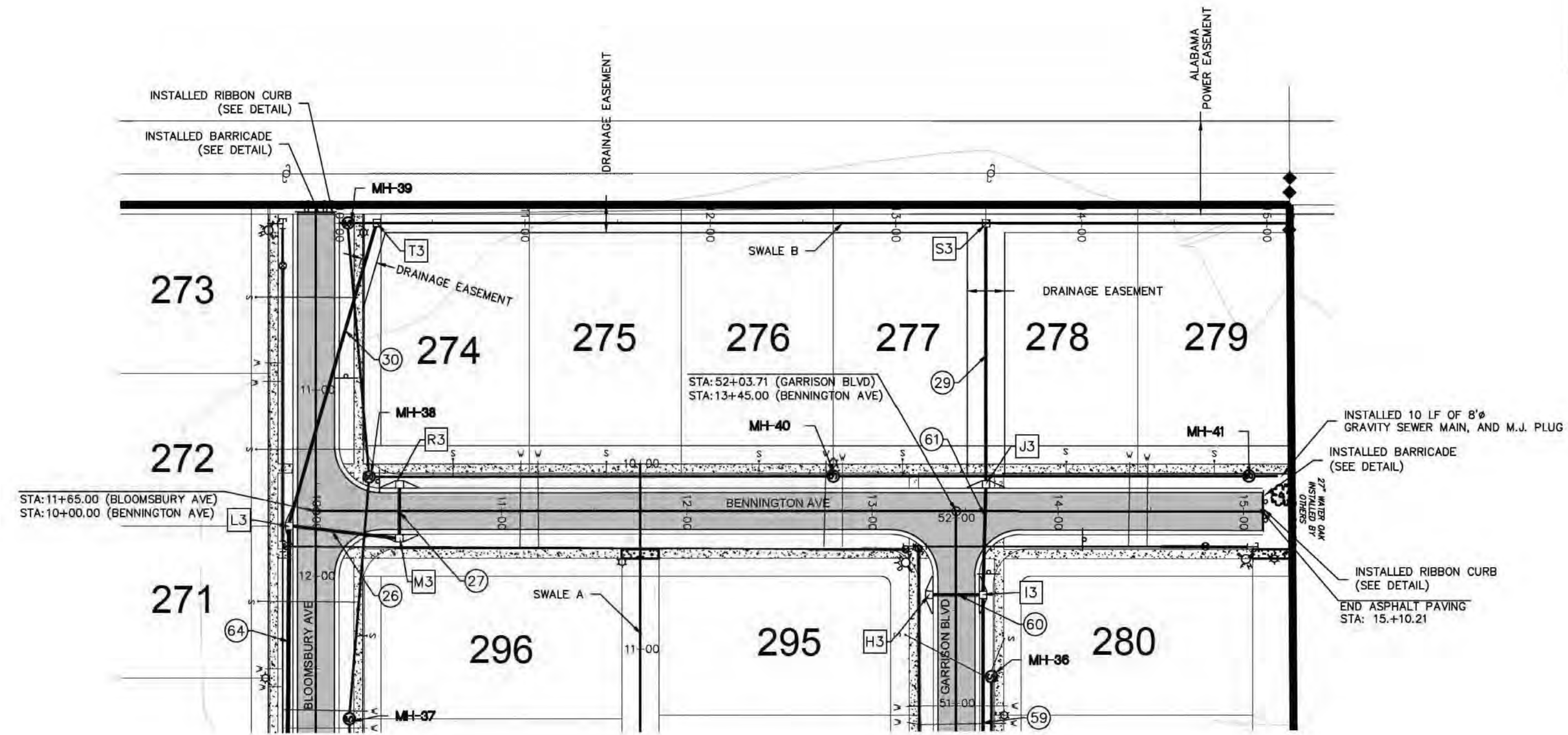
PLAN & PROFILE

PROJECT NO. 50125058

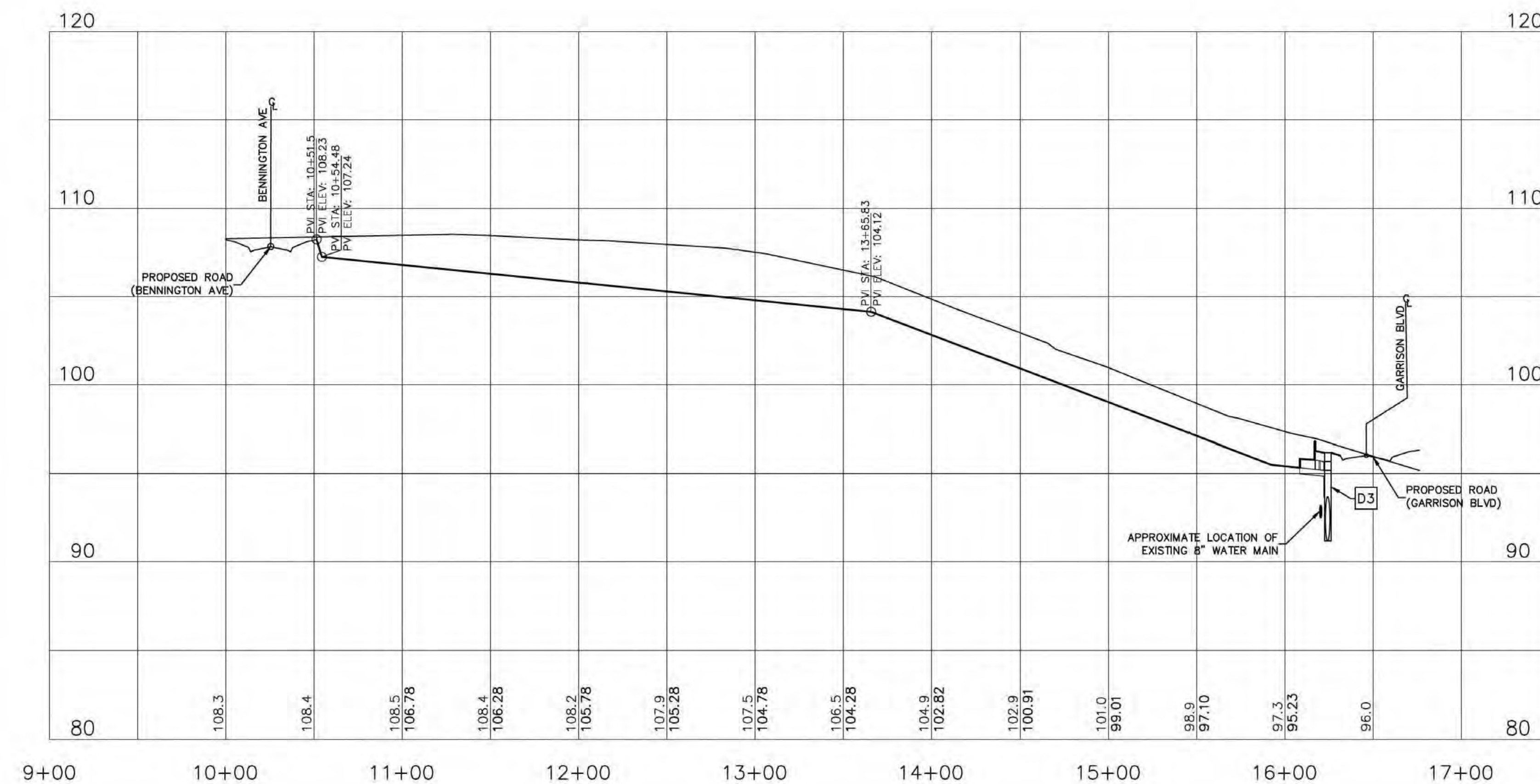
PP3

SHEET NO.

A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.



SHEET NO.



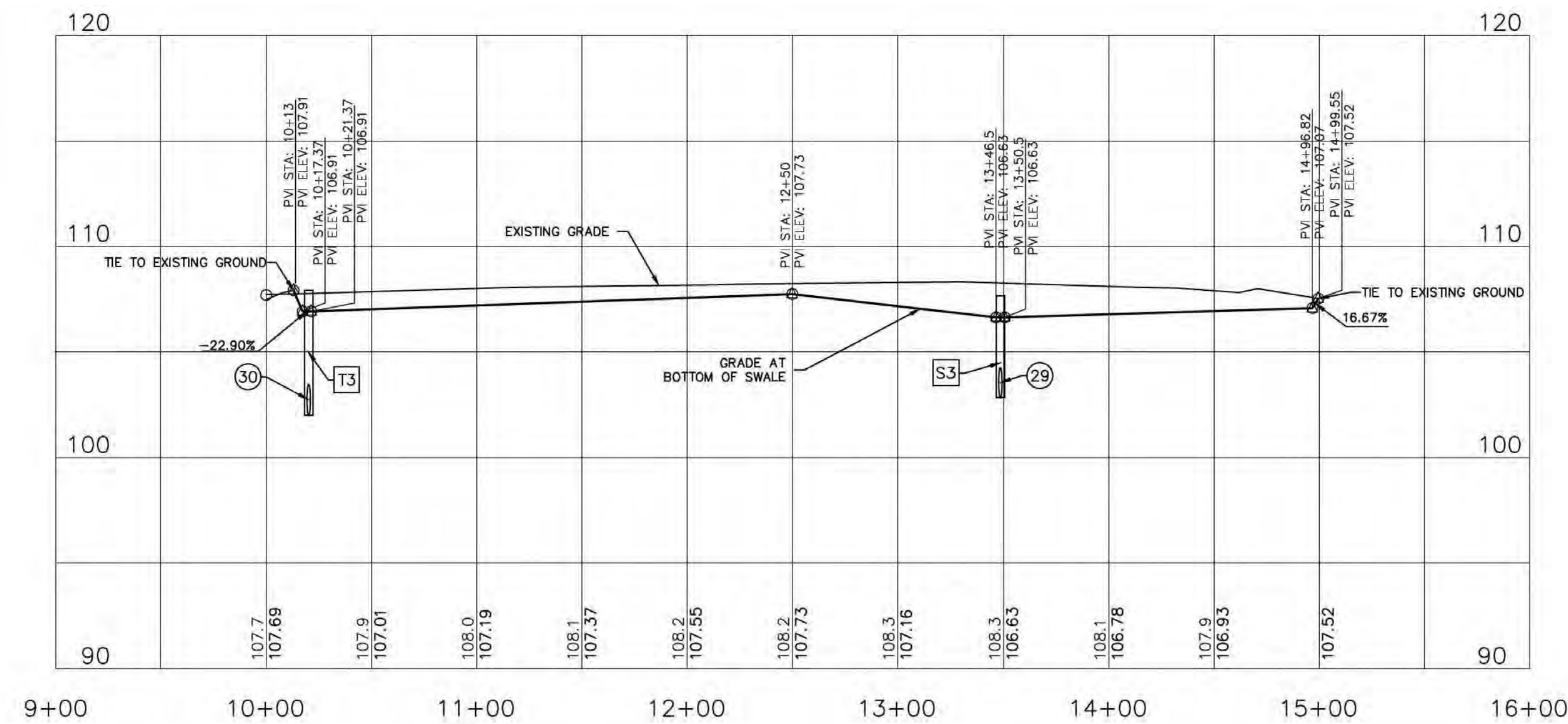
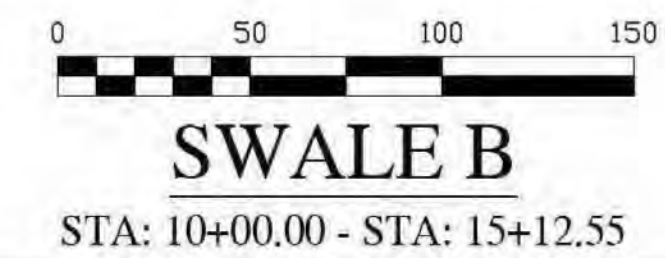
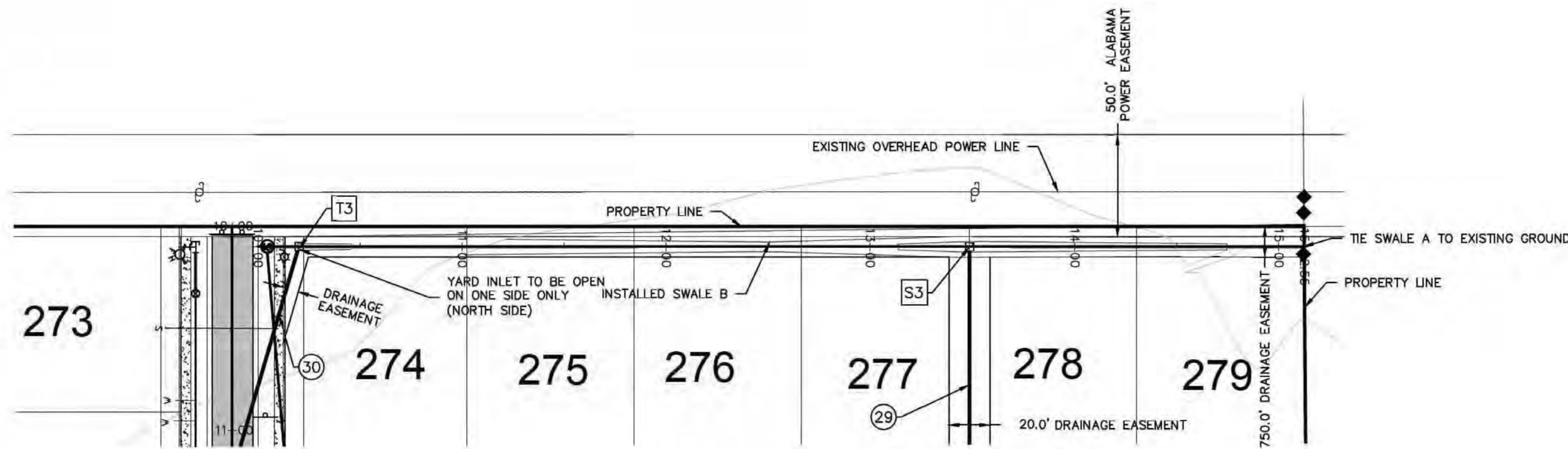
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D

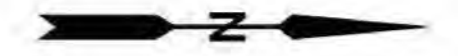
C

B

A



A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36528
251.890.9950

OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
FAIRHOPE, ALABAMA

SEAL



AS BUILT
11/28/2023

SCALE

V:1"=5'
H:1"=50'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY _____ CCB | DEB
APPROVED BY _____ JNE
CHECKED BY _____ CCB
DATE _____ OCTOBER 2023

TITLE

PLAN & PROFILE

PROJECT NO. _____ 50125058

PP5

SHEET NO.

1

2

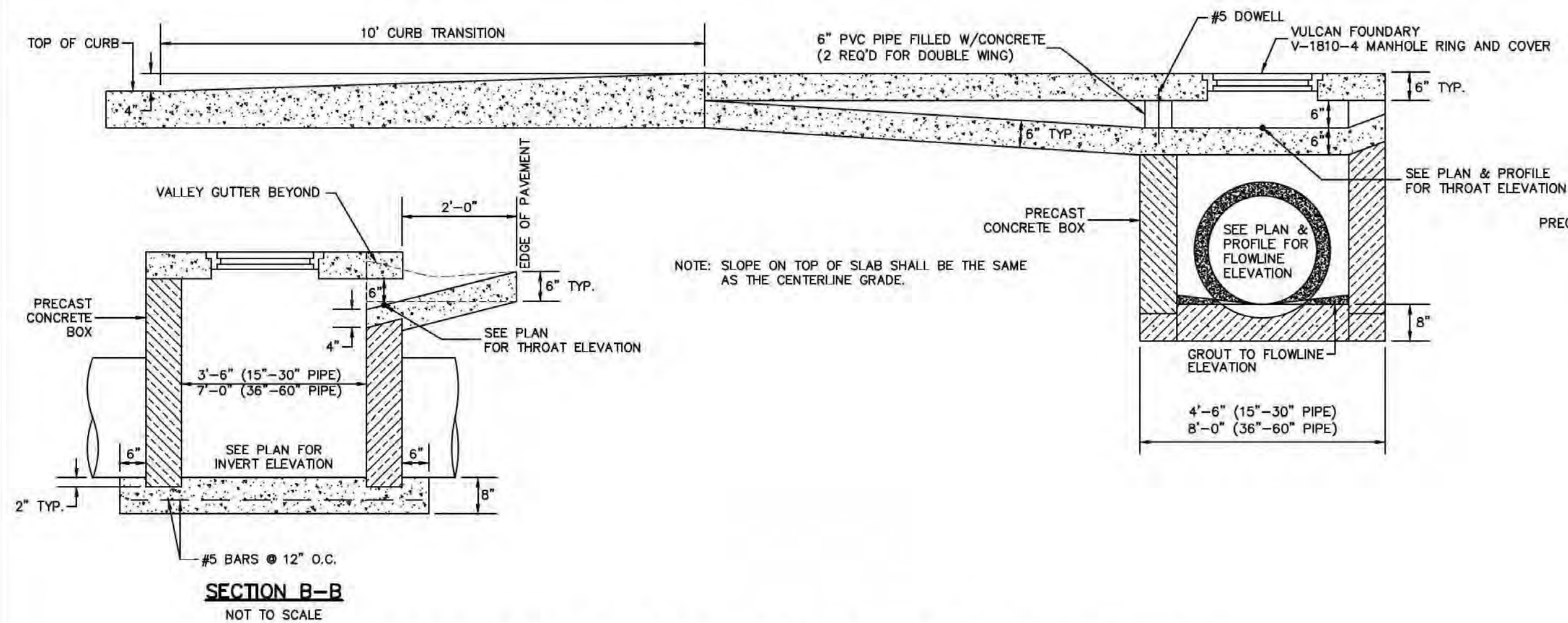
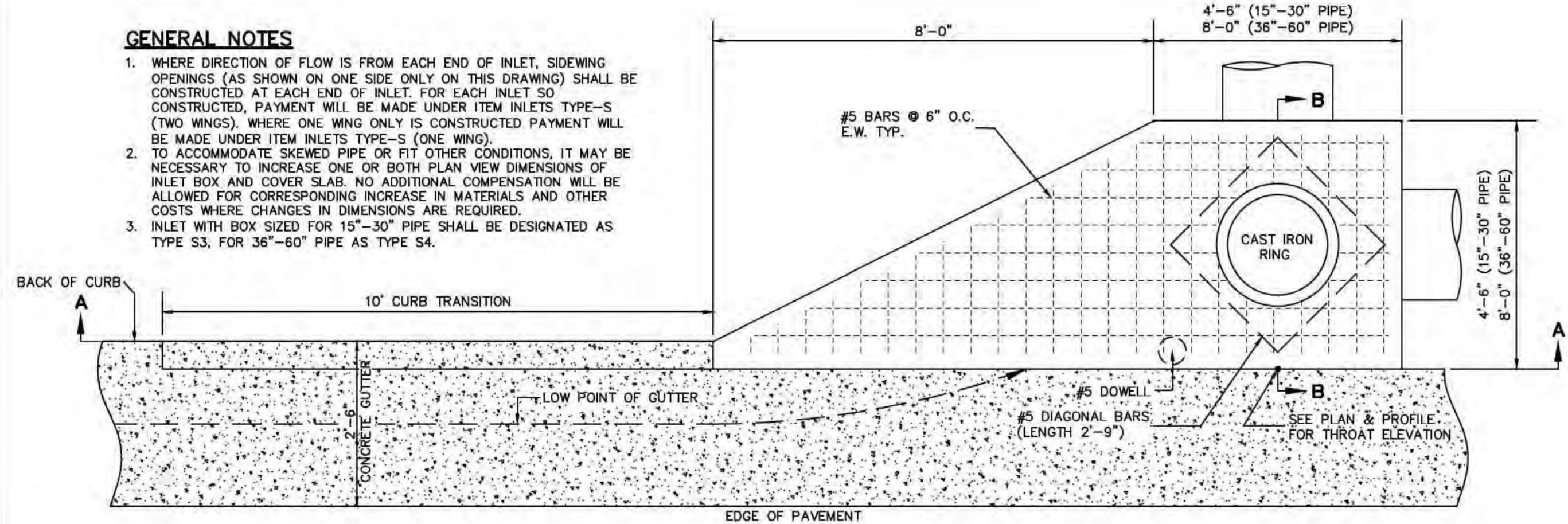
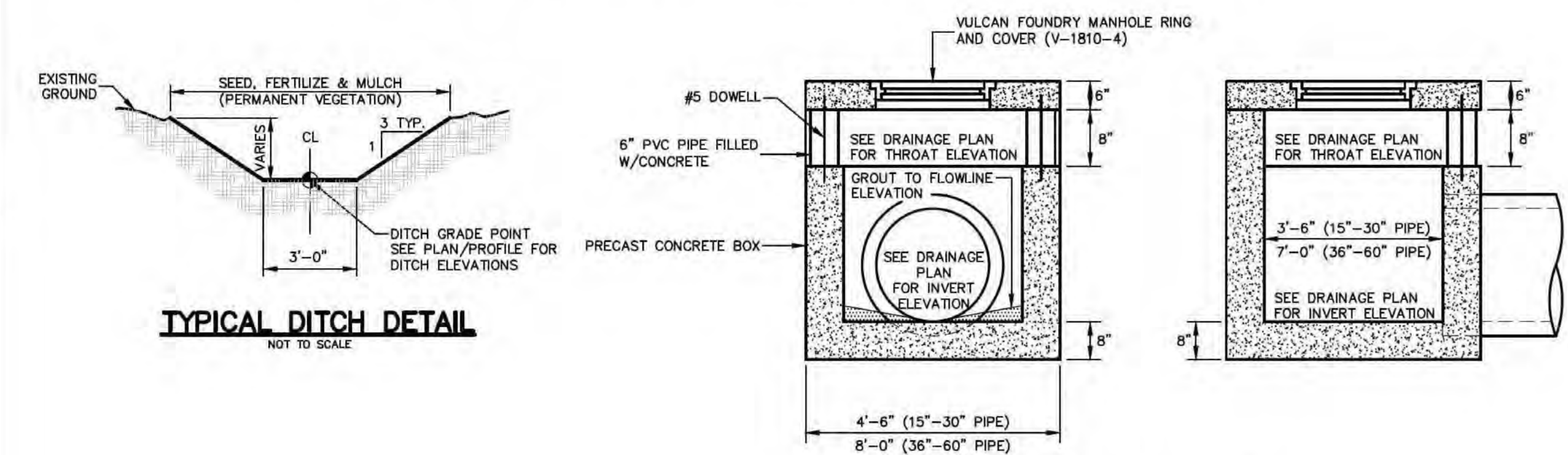
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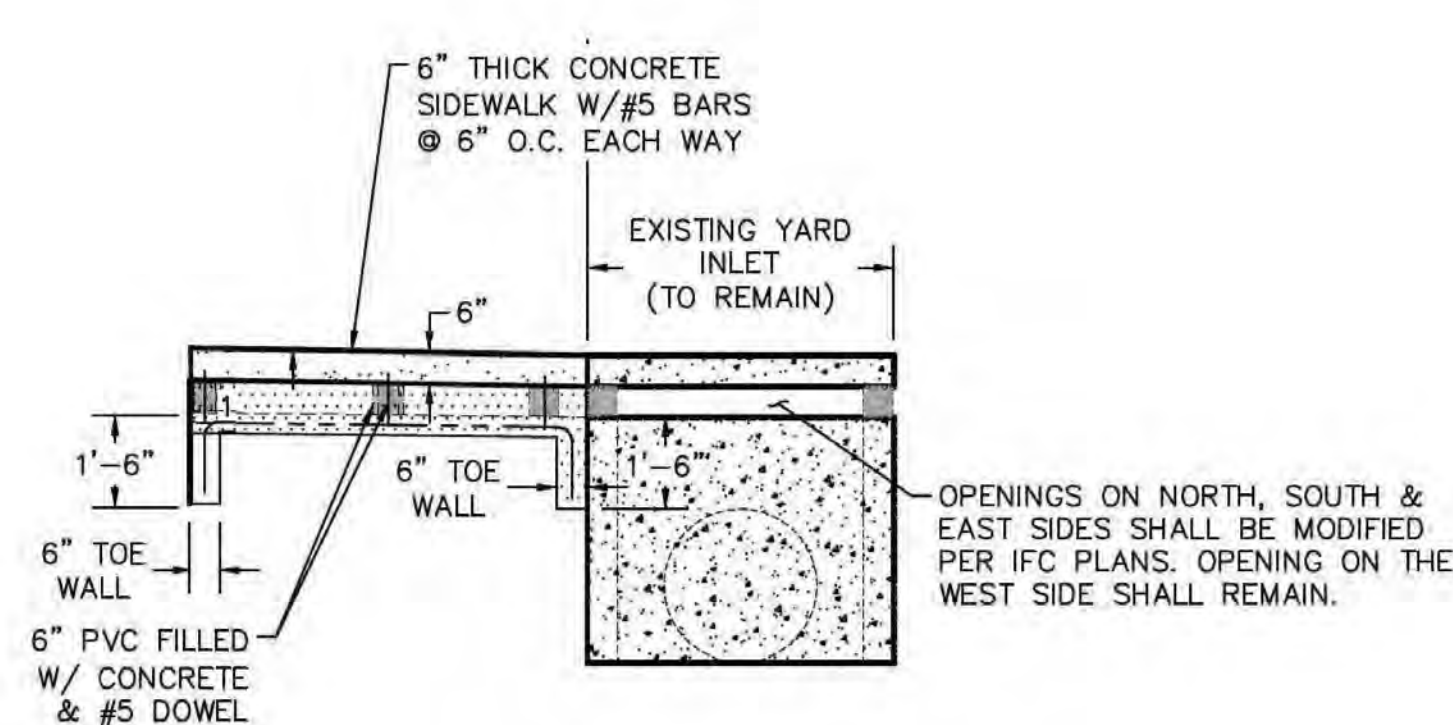
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GENERAL NOTES

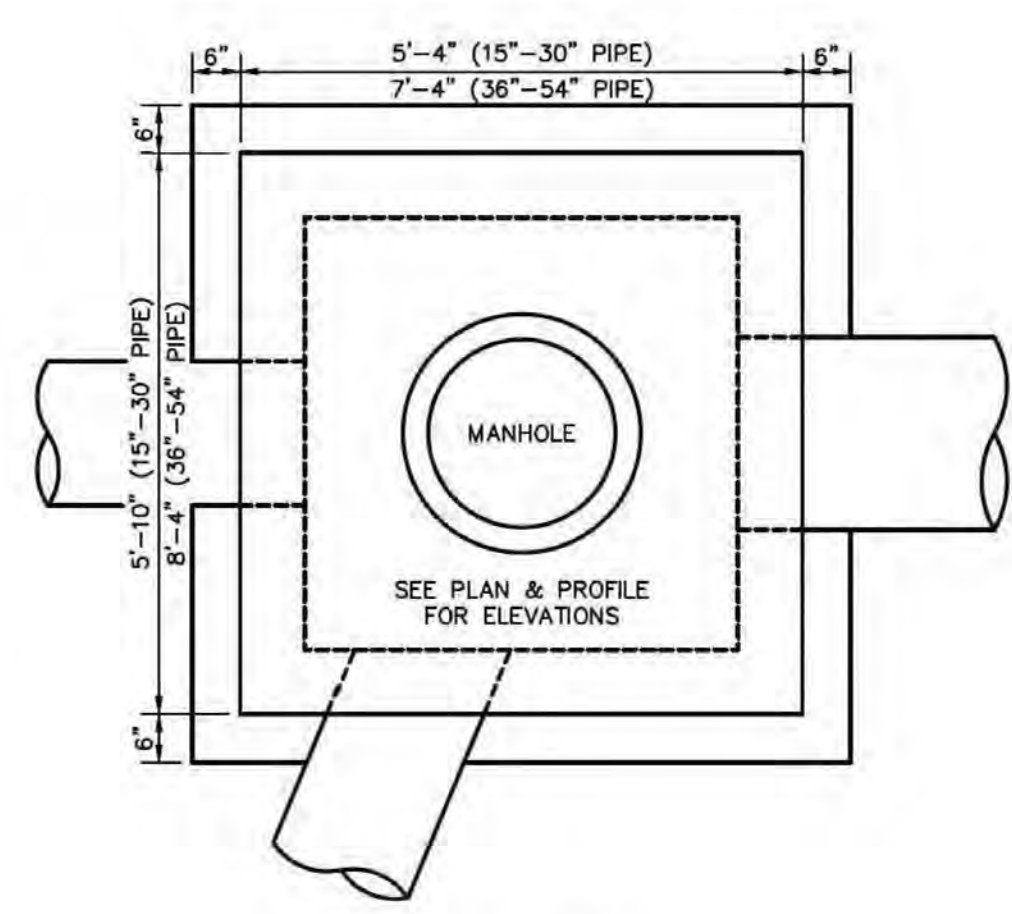
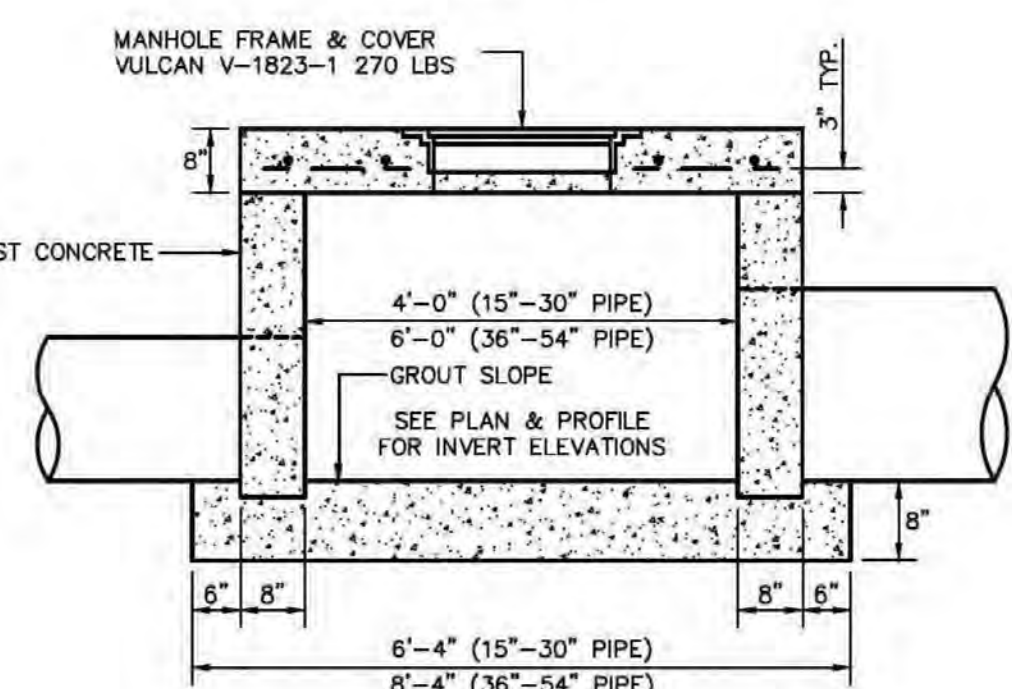
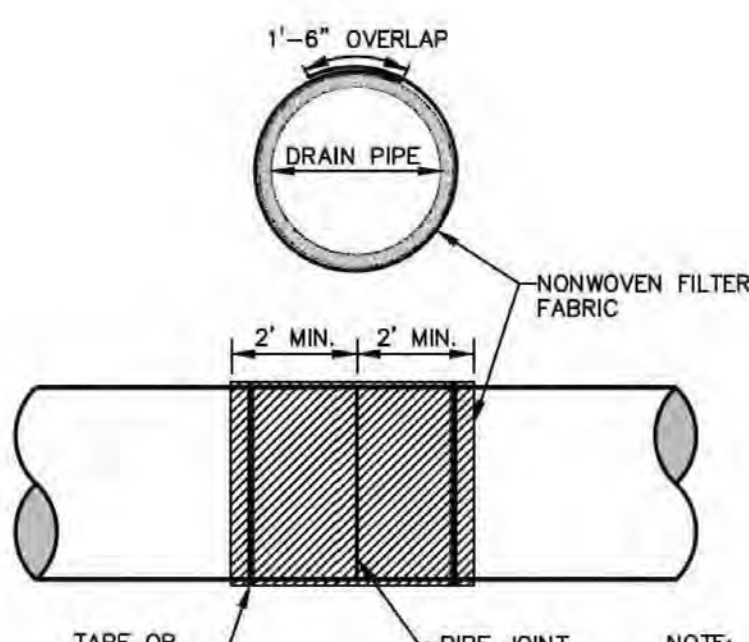
1. WHERE DIRECTION OF FLOW IS FROM EACH END OF INLET, SIDING OPENINGS (AS SHOWN ON ONE SIDE ONLY ON THIS DRAWING) SHALL BE CONSTRUCTED AT EACH END OF INLET. FOR EACH INLET SO CONSTRUCTED, PAYMENT WILL BE MADE UNDER ITEM INLETS TYPE-S (TWO WINGS). WHERE ONE WING ONLY IS CONSTRUCTED PAYMENT WILL BE MADE UNDER ITEM INLETS TYPE-S (ONE WING).
2. TO ACCOMMODATE SKEWED PIPE OR FIT OTHER CONDITIONS, IT MAY BE NECESSARY TO INCREASE ONE OR BOTH PLAN VIEW DIMENSIONS OF INLET BOX AND COVER SLAB. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRESPONDING INCREASE IN MATERIALS AND OTHER COSTS WHERE CHANGES IN DIMENSIONS ARE REQUIRED.
3. INLET WITH BOX SIZED FOR 15"-30" PIPE SHALL BE DESIGNATED AS TYPE S3, FOR 36"-60" PIPE AS TYPE S4.

**TYPE "S" INLET DETAIL (WITH VALLEY GUTTER)****TYPICAL DITCH DETAIL**

NOT TO SCALE

YARD INLET DETAIL**DETAIL Z****

** N.T.S.

**PLAN VIEW (N.T.S.)****TYPICAL SECTION JUNCTION BOX DETAIL****PIPE JOINT WRAP**

NOTE: JOINTS ON ALL STORM DRAIN PIPES SHALL BE PIPE WRAPPED WITH A NON-WOVEN FILTER FABRIC AS SHOWN IN THIS DETAIL.

- NOTES:
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM-CURB AND GUTTER, OR DITCH WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER COUNTY OR MUNICIPALITY REGULATIONS.
 2. FINISH FLOOR ELEVATION MUST BE 1' (MINIMUM) ABOVE FINISH GRADE ELEVATION (EXCLUDING BASEMENT ELEVATIONS) AND AT LEAST 18" ABOVE THE CENTERLINE OF ADJACENT ROADWAYS UNLESS OTHERWISE STATED IN THE PLANS. FINISH FLOOR ELEVATIONS SHALL ALSO COMPLY WITH LOCAL REGULATIONS.
 3. THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE DRAINAGE SYSTEM.

LEGEND

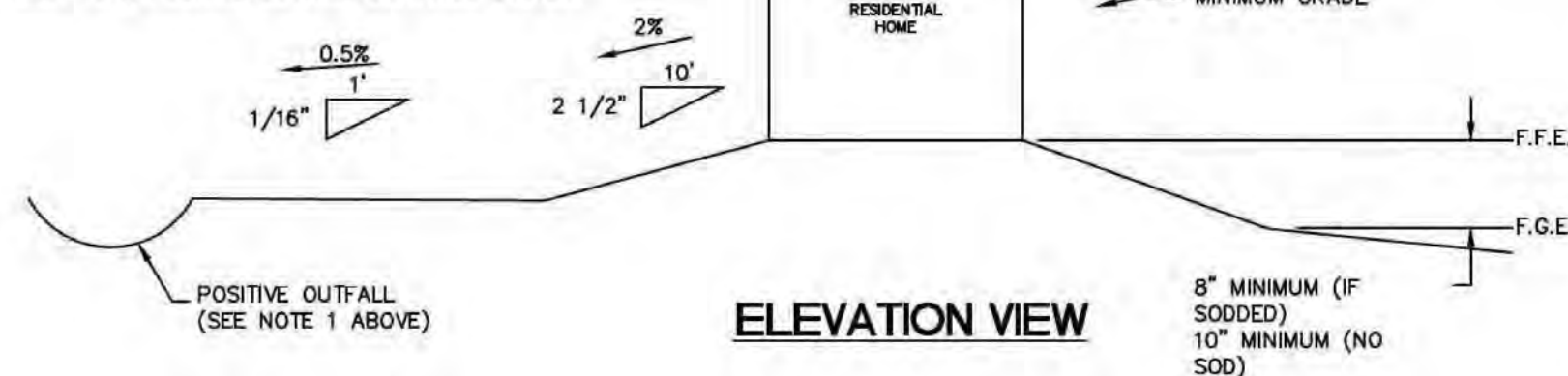
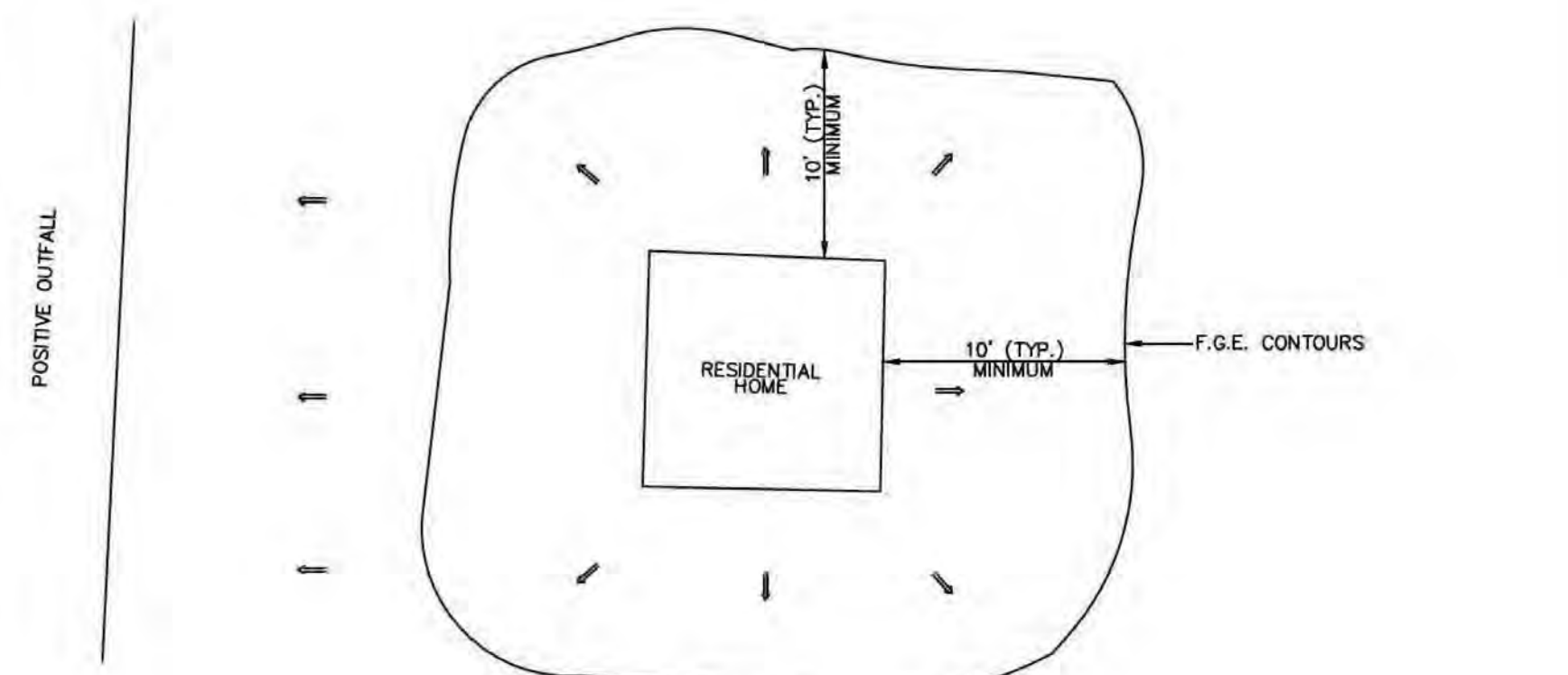
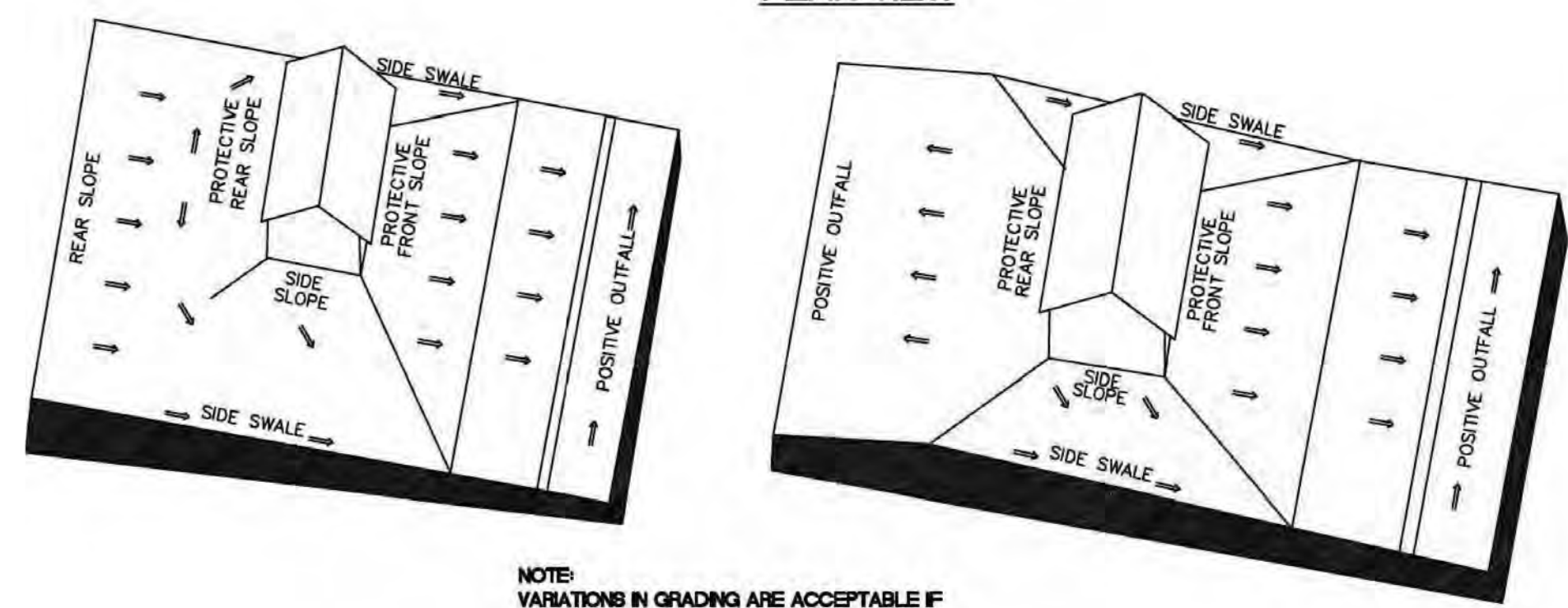
F.F.E. - FINISH HABITABLE FLOOR ELEVATION

F.G.E. - FINISH GRADE ELEVATION

- - - STORMWATER FLOW DIRECTION ARROW

- - - GRADE SLOPE (MINIMUM)

- - - MINIMUM GRADE

**ELEVATION VIEW****PLAN VIEW****LOT GRADING - TYPE "A"**

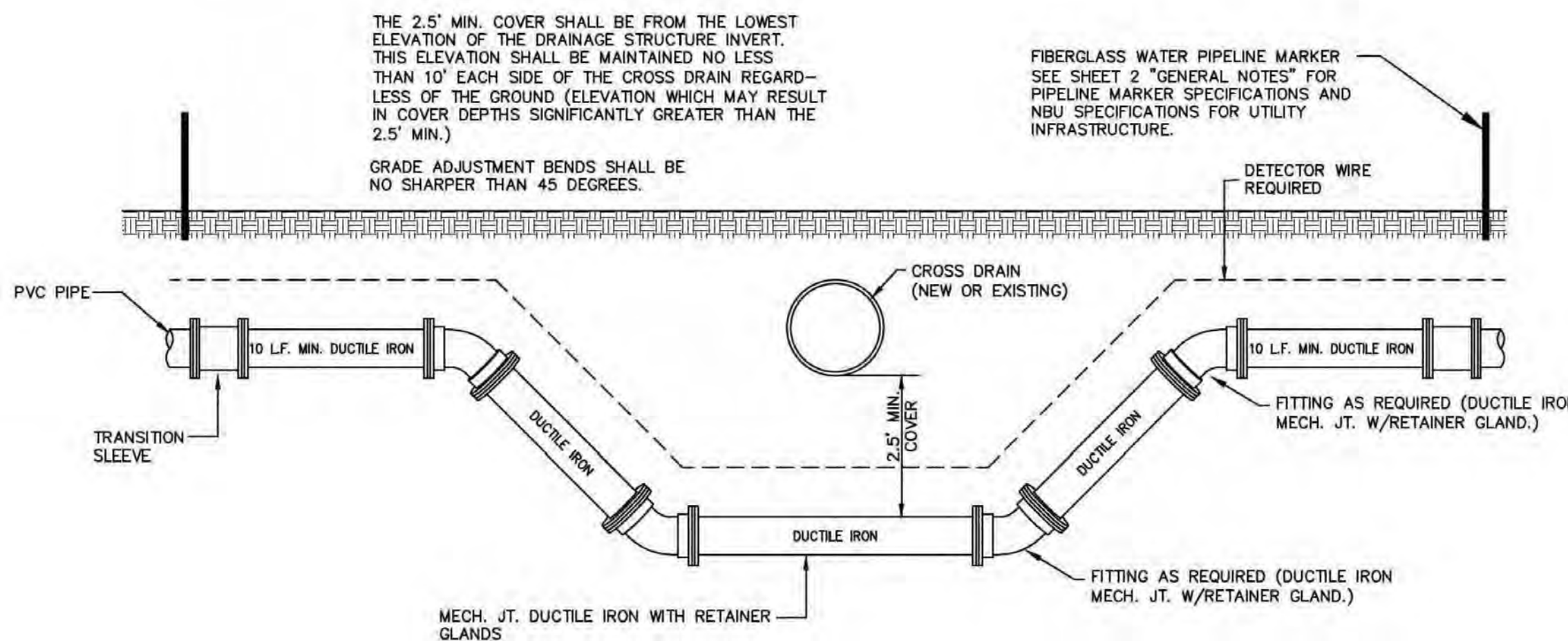
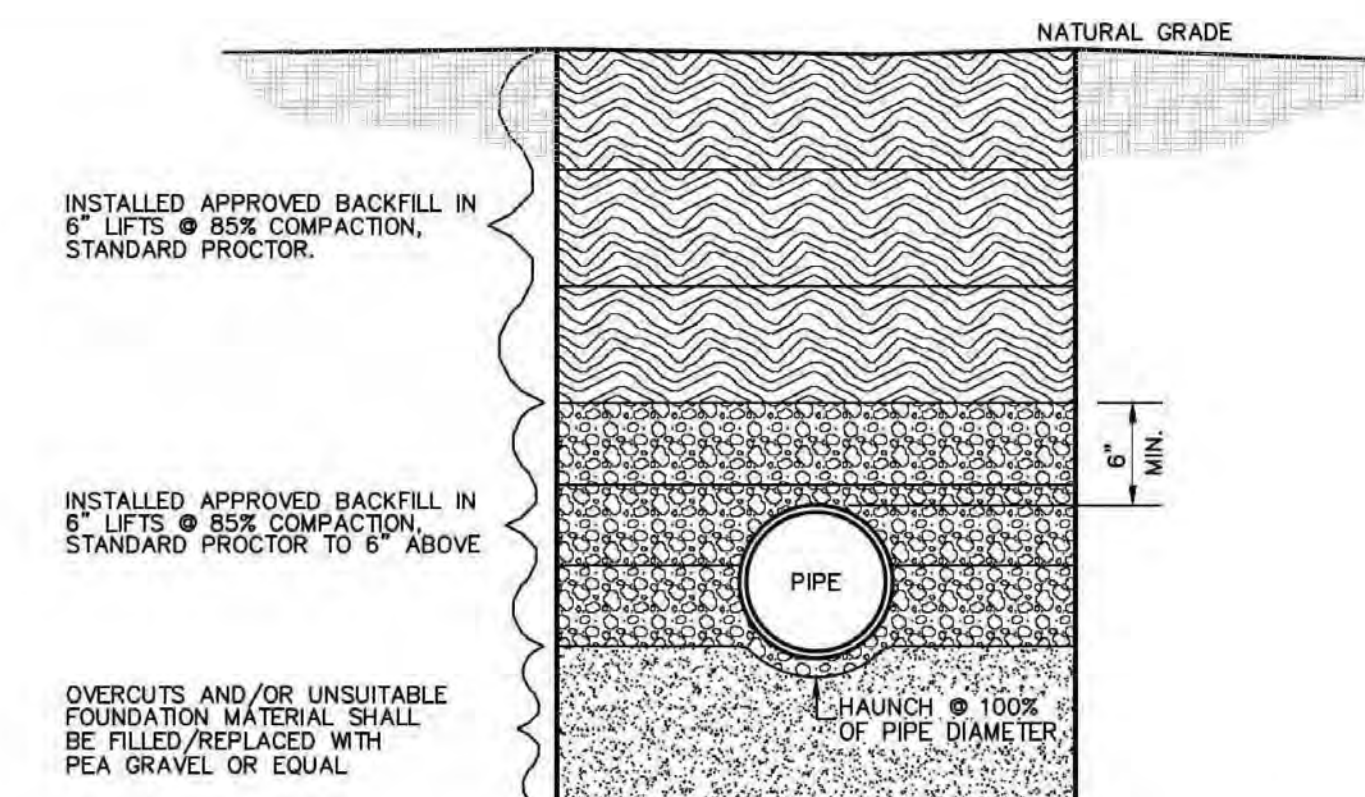
ALL DRAINAGE TO STREET

LOT GRADING - TYPE "B"

DRAINAGE TO STREET AND REAR LOT LINE

NOTE: VARIATIONS IN GRADING ARE ACCEPTABLE IF GRADING DRAINS TO A POSITIVE OUTFALL.

HOME BUILDERS NOTE: THE HOMEOWNER SHALL INSTALL AND MAINTAIN THROUGH OUT CONSTRUCTION APPROPRIATE EROSION CONTROL MEASURES, SILT FENCE, HAY BALES AND SWALES, TO ENSURE THAT NO SEDIMENTS WILL LEAVE THE SITE DURING CONSTRUCTION.

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN**TYPICAL DRAINAGE PIPE CROSSING****TYPICAL TRENCH DETAIL**

25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9990

OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
CITY, STATE

SEAL



AS BUILT
11/28/2023

SCALE

N/A

NO.	DESCRIPTION	DATE

REVISIONS

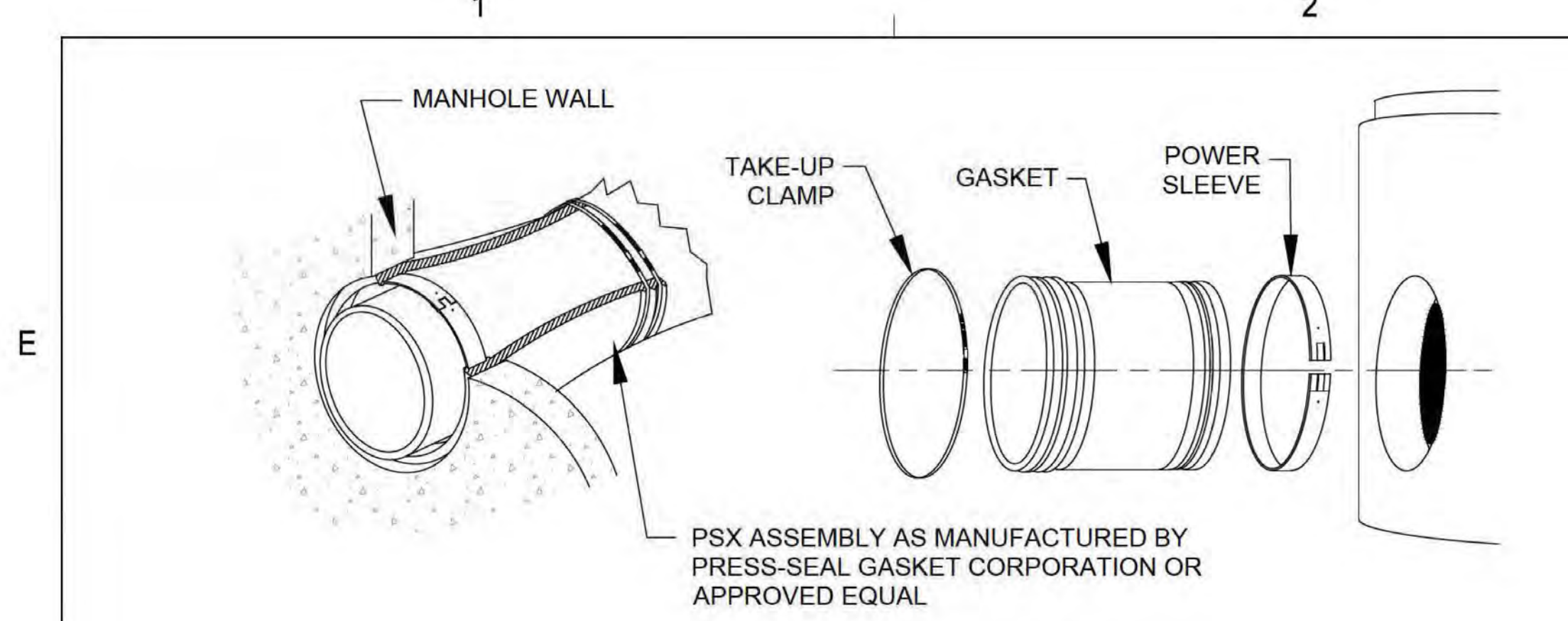
DRAWN BY CCB | DEB
APPROVED BY JNE
CHECKED BY CCB
DATE OCTOBER 2023

TITLE**DRAINAGE DETAILS**

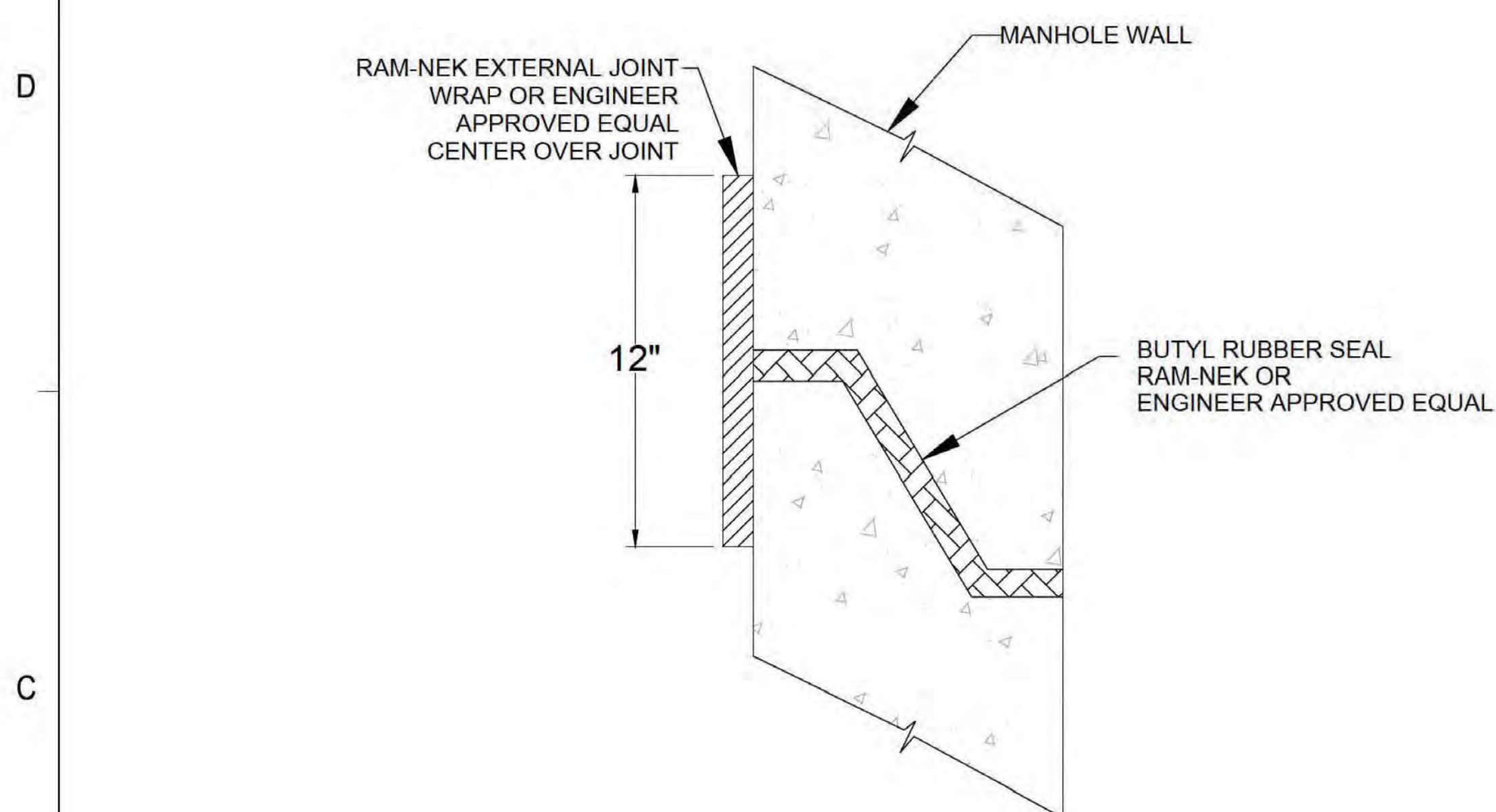
PROJECT NO. 50125058

D3

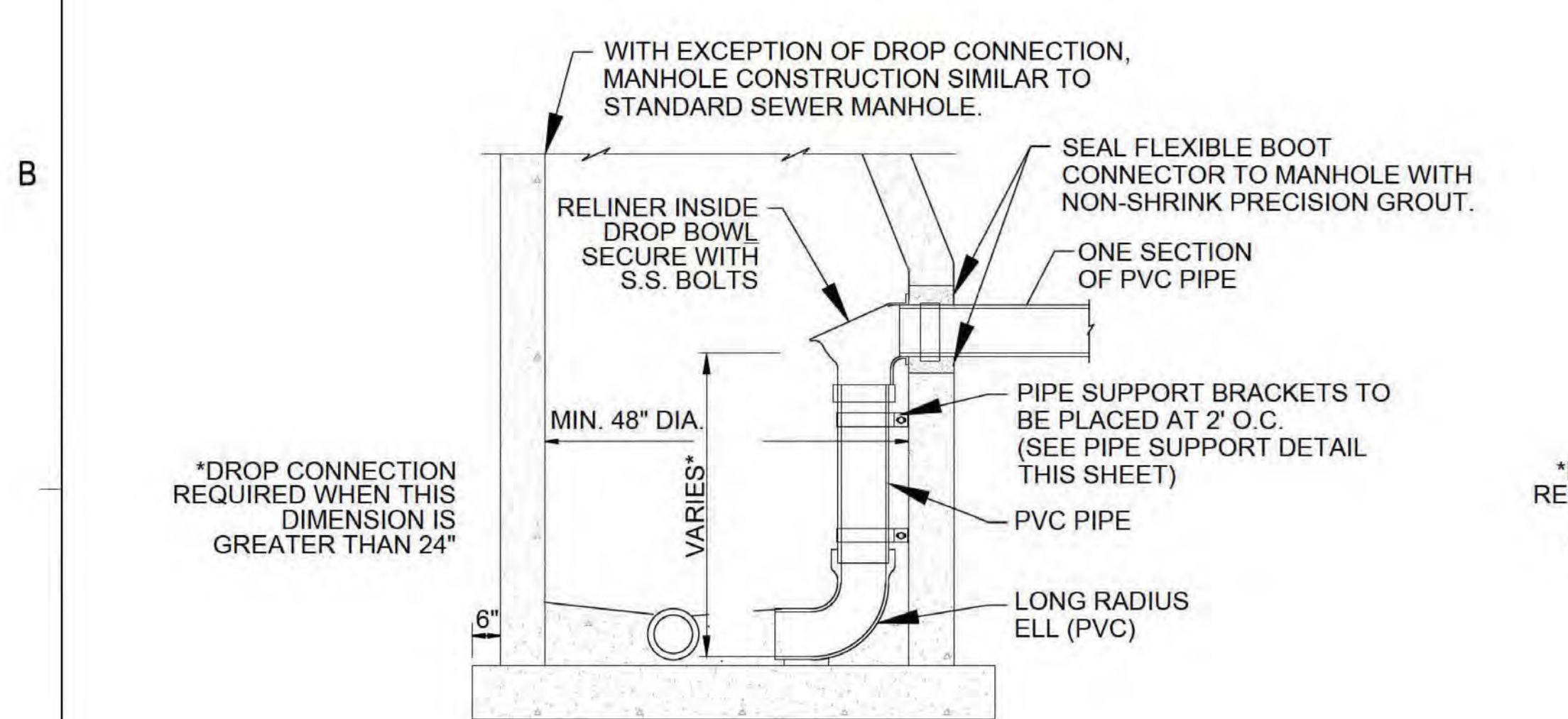
SHEET NO.



TYPICAL "BOOT" DETAIL
N.T.S.

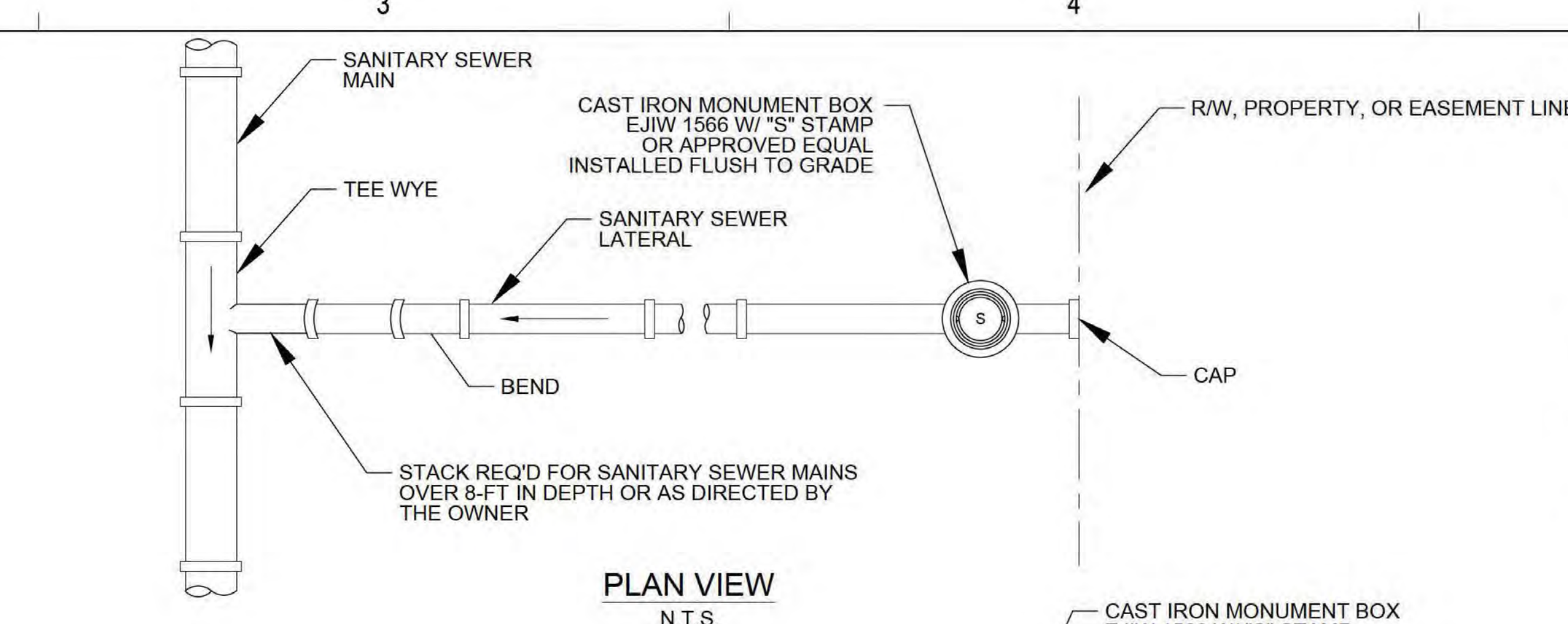


MANHOLE JOINT DETAIL
N.T.S.

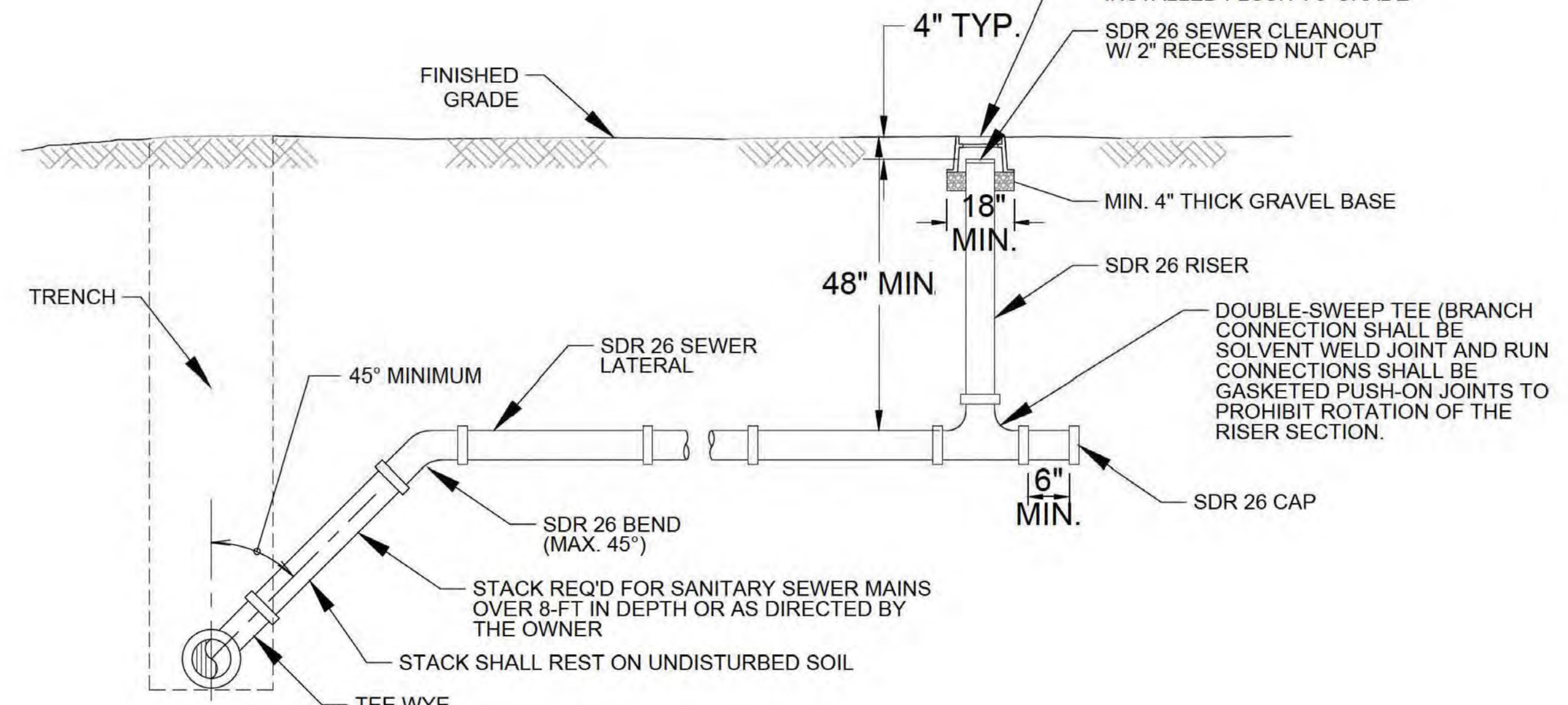


DETAIL OF DROP CONNECTION
INSIDE OF MANHOLE
N.T.S.

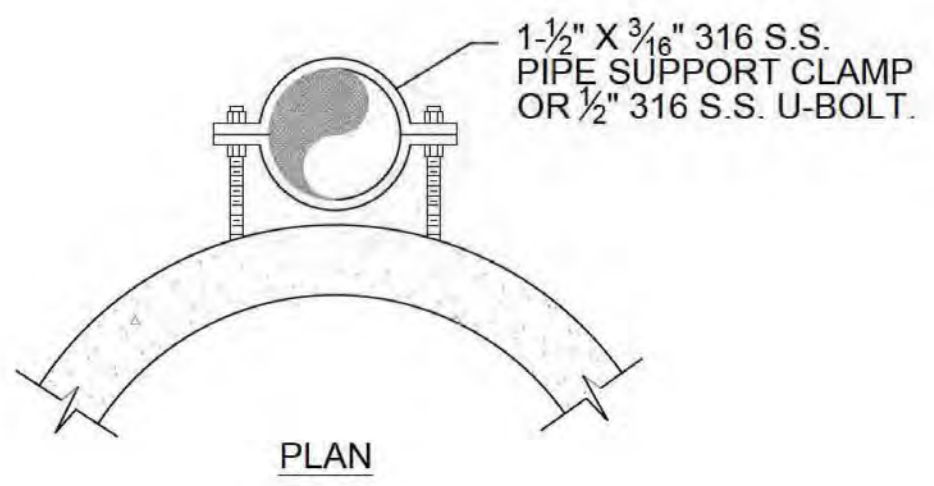
NOTE:
INSIDE DROP CONNECTION IS
PREFERRED. CONTRACTOR
SHALL OBTAIN APPROVAL FOR
OUTSIDE DROP CONNECTION
FROM RIVIERA UTILITIES PRIOR
TO CONSTRUCTION.



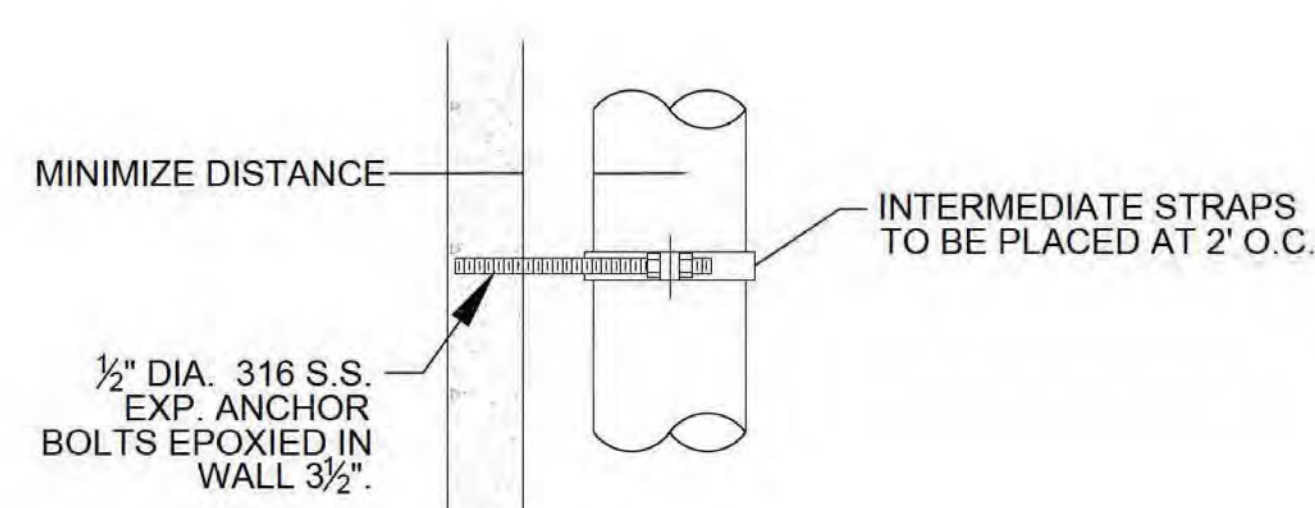
PLAN VIEW
N.T.S.



ELEVATION VIEW
N.T.S.



PLAN



SECTION

PIPE SUPPORT DETAILS
N.T.S.

- NOTES:
- SANITARY SEWER LATERALS SHALL BE 4" SDR 26 UNLESS DIRECTED OTHERWISE BY THE OWNER.
 - DOUBLE SWEEP TEES SHALL HAVE SOLVENT WELD JOINTS FOR THE BRANCH CONNECTION AND GASKETED PUSH-ON JOINTS FOR THE RUN CONNECTIONS.
 - NON-SEIZE GREASE SUITABLE FOR USE WITH PVC FITTINGS SHALL BE APPLIED TO THE THREADS OF THE CLEANOUT CAP.
 - WHERE THE SANITARY SEWER MAIN IS PVC C900, THE TEE-WYE SHALL BE GASKETED C-900.
 - CLEANOUTS SHALL BE INSTALLED AS NEAR TO THE R/W, PROPERTY, OR EASEMENT LINE AS POSSIBLE. IF A CLEANOUT IS TO BE INSTALLED WHERE SIDEWALK IS EITHER EXISTING OR PROPOSED, IT SHALL BE PLACED BETWEEN THE SIDEWALK AND THE R/W LINE WHERE PRACTICAL. IF THE SIDEWALK IS INSTALLED AT THE R/W LINE, THE CLEANOUT SHALL BE PLACED BETWEEN THE SIDEWALK AND THE EDGE OF PAVEMENT IMMEDIATELY ADJACENT TO THE SIDEWALK. THE CLEANOUT SHALL NOT BE PLACED IN THE SIDEWALK OR A PAVED DRIVEWAY UNLESS APPROVED IN WRITING BY THE RIVIERA UTILITIES AND THE CITY OF FOLEY.
 - NO HORIZONTAL BENDS SHALL BE ALLOWED BETWEEN THE MAIN AND THE CLEANOUT UNLESS APPROVED IN WRITING BY RIVIERA UTILITIES AND THE CITY OF FOLEY. WHERE HORIZONTAL BENDS ARE ALLOWED, AN ADDITIONAL CLEANOUT SHALL BE INSTALLED AT EACH BEND.
 - PVC LATERALS SHALL BE MARKED WITH 14-GAUGE COATED COPPER WIRE BURIED 3 TO 6 INCHES ABOVE THE TOP OF THE PIPE IN ACCORDANCE WITH SECTION 400.07 OF RIVIERA UTILITIES' STANDARD SPECIFICATIONS. THE END OF THE LOCATE WIRE SHALL STUB-UP AT THE CLEANOUT INTO THE MONUMENT BOX.



25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.590.9590

OLD BATTLES VILLAGE
PHASE 6
68V OBV 2020, LLC
FAIRHOPE, AL



AS BUILT
11/28/2023

SCALE

N/A

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	CCB DEB
APPROVED BY	JNE
CHECKED BY	CCB
DATE	OCTOBER 2023

TITLE

SEWER DETAILS

PROJECT NO. 50125058

D5A

SHEET NO.

NOT

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

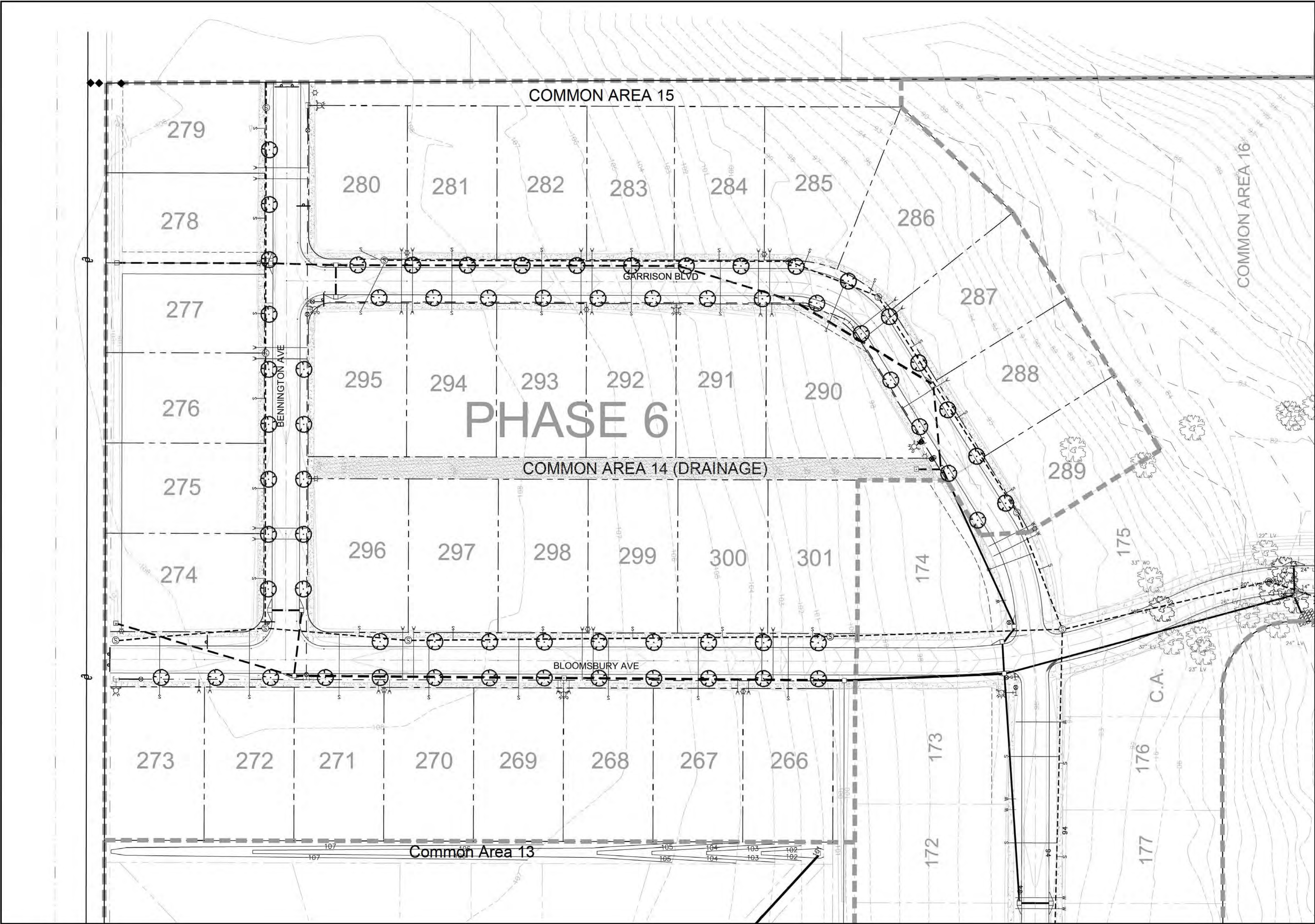
A Landscape Development Plan for
Old Battle's Ph. 6
Fallhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
00.00.00		REVISION

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VTW
Drawn
VTW
Project Manager
CW
Principal
213163-126
Project No.
05.25.21
Date

Registration
STATE OF ALABAMA
LESTER CHAD
MEMBER
518
REGISTERED LANDSCAPE ARCHITECT



PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	QN	79	QUERCUS NUTTALLII	NUTTALL OAK	B&B OR CONT	1.5"-2.5"	8'-10'	FULL HEAD, SPECIMEN QUALITY
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	SOD	11,301 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			

GENERAL NOTES

- TREE PLACEMENT NOTES:**
- 1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"-2.5" DIA AT THE TIME OF PLANTING.
 - 2.) TREES SHALL BE PLANTED EVERY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.
 - 3.) TREE SPECIES AND TREE PLACEMENT SHALL BE APPROVED BY THE CITY HORTICULTURIST.
 - 4.) ALL TREES SHALL BE PRUNED SO THAT NOT FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.
 - 5.) IN AREAS WHERE PLANTING STRIPS ARE OPTIONAL AND NOT PROVIDED, SIDEWALKS TEN FEET OR GREATER SHALL PROVIDE 4'X4' TREE WELLS ALONG THE CURB SO THE TREES MAY BE PLANTED IN CONFORMANCE WITH THESE REQUIREMENTS.
 - 6.) PER TREE ORDINANCE, SMALL TREES WILL BE PLANTED IN BETWEEN WALK AND CURB AREAS LESS THAN 5 FEET. MEDIUM TREES CAN BE PLANTED BETWEEN 5-7 FEET AND LARGE GROWING TREES CAN BE PLANTED IF AREA BETWEEN WALK AND CURB IS 7 FEET OR MORE (SEE ORDINANCE FOR LIST).
 - 7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBDIVISION ACCEPTANCE AND DURING 2-YEAR MAINTENANCE PERIOD.
- TREE PROTECTION NOTES:**
- 1.) TREES IN EXCESS OF 20" IN DIAMETER ARE CONSIDERED PROTECTED AND SHALL RECEIVE THE TREE PROTECTION AS DETAILED ON THIS SHEET. NO DIGGING TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.
 - 2.) TREES SHALL NOT BE REMOVED PRIOR TO ISSUANCE OF PERMIT TO DO SO. THE CITY OF FAIRHOPE UTILIZED THE FOLLOWING RESTITUTION REQUIREMENTS FOR TREES THAT ARE REMOVED WITHOUT A PERMIT:
 - 3.) ANY PERSON WISHING TO REMOVE OR RELOCATE A SIGNIFICANT TREE SHALL MAKE A WRITTEN APPLICATION WITH THE CITY HORTICULTURIST. THE APPLICATION SHALL INCLUDE A LANDSCAPE PLAN. THE CITY HORTICULTURIST MUST APPROVE OR DENY THE PERMIT WITHIN 14 WORKING DAYS AFTER RECEIPT OF APPLICATION.
- DISTURBED AREA NOTES:**
- ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.

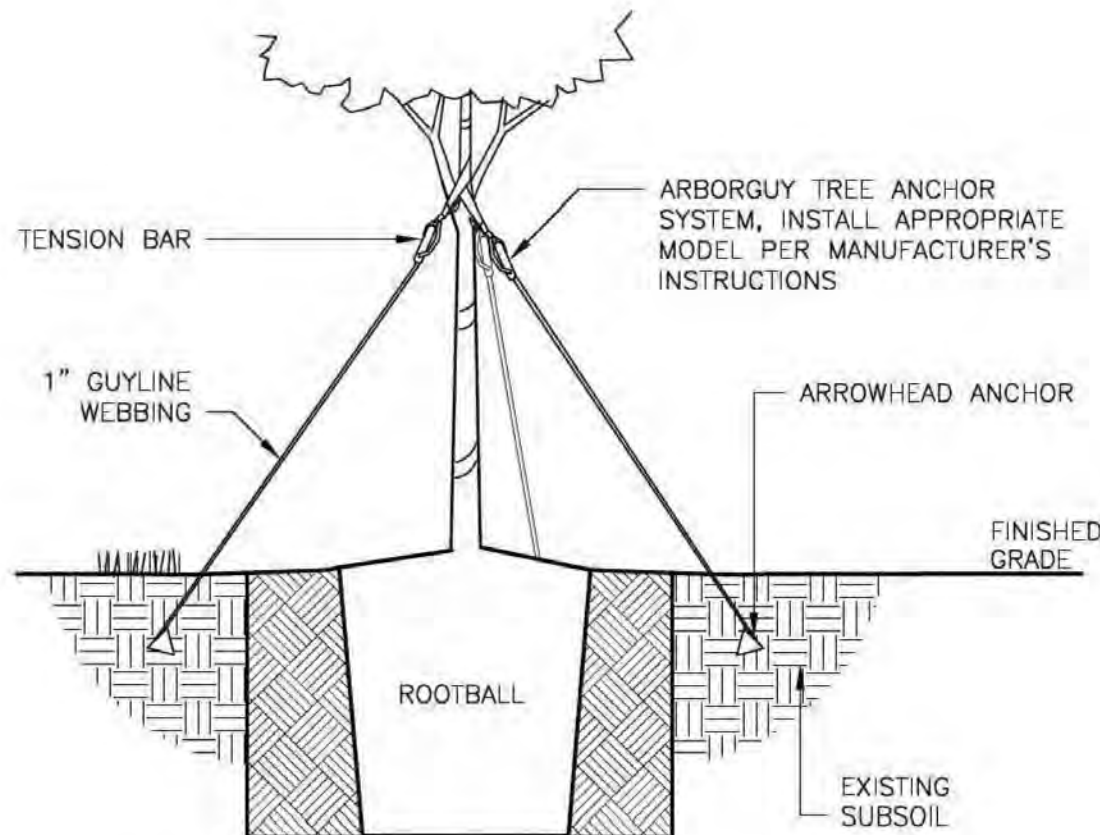
GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION:
 - SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

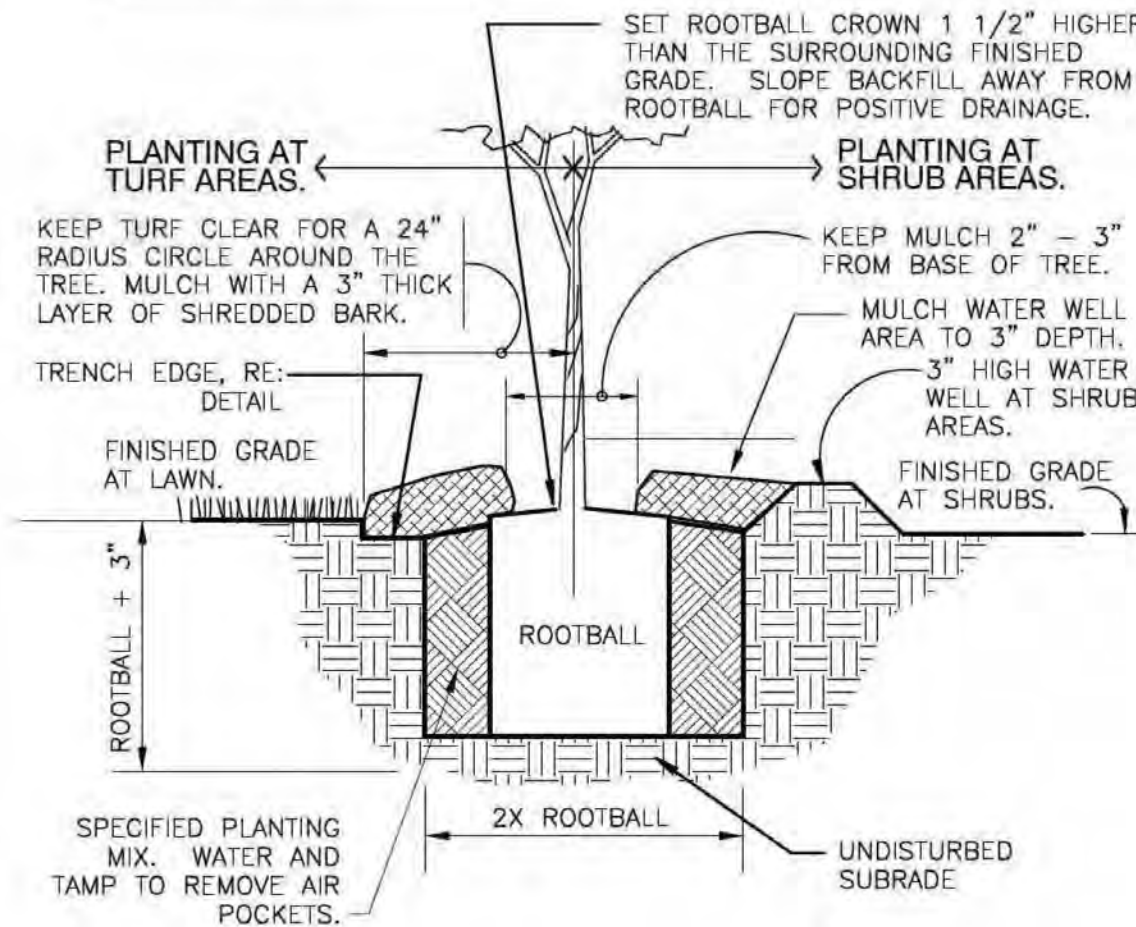
1 GENERAL PLANTING NOTES

1" = 1"

329399-05



STAKING DETAIL



PLANT PIT DETAIL

2 TREE PLANTING - GUY STRAP

1" = 1'-0"

329343.26-02

- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - ☐ 3" DEPTH PINE BARK
 - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
 - ☒ 3" DEPTH LONGLEAF PINESTRAW, SETTLED
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

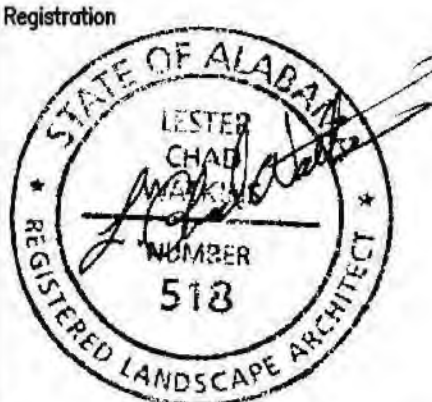
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FOR CONSTRUCTION
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A Landscape Development Plan for
Old Battle's Ph. 6
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
	00.00.00	REVISION

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VTW	Registration
Drawn	
VTW	
Project Manager	
CW	
Principal	
213163-126	
Project No.	
05.25.21	
Date	



Sheet Title

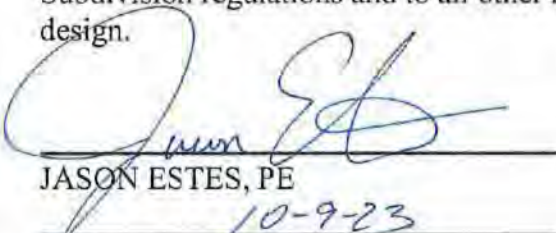
LANDSCAPE PLANTING DETAILS

Sheet No.

LP500

ENGINEER'S CERTIFICATION**OLD BATTLES VILLAGE PH. 6**

I, JASON ESTES, PE the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 22714, 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 knowledge and to the best of my belief, conforms to the requirements of the Fairhope Subdivision regulations and to all other rules, regulations, laws, and ordinances applicable to my design.



JASON ESTES, PEDate 10-9-23**OLD BATTLES VILLAGE PH. 6**

Plans which are certified consist of Page A1 thru D5A, each of which bears my seal and signature.

Drainage calculations were designed in conjunction with construction plans for **OLD BATTLES VILLAGE PH. 6**. Additional construction information concerning drainage can be found in the referenced construction plans.



STAMP



December 11, 2023

RE: Old Battles Phase 6

Mr. Jason Estes

Attached is the initial punch list that needs to be completed before Final Plat Acceptance is awarded. The following items have been found to be in nonconformance with the City of Fairhope standards and will need to be corrected prior to acceptance. If you have questions or concerns, please do not hesitate to contact me. 251-278-7278

Sincerely,

David Thomas

David Thomas
Right of Way Construction Inspector

Punch List Items:

1. Sewer Manhole 34 at Lot 285 needs invert. **Done**
2. Lot 292 replace marked sidewalk panels. Over 2% cross slope. **Done**
3. Lot 288 needs "W" stamped on curb. **Done**
4. Lot 290 needs "W" stamped on curb. **Done**
5. Lot 291 hydrant valve cover needs to be straightened. **Done**
6. Lot 283 storm inlet needs steps. **Done**
7. Lot 293 replace cracked sidewalk panel. **Done**
8. Corner of Garrison and Bennington replace 3 sidewalk panels. Over 2% cross slope. **One panel that was replaced is cracked. Needs to be replaced.**
9. Lot 280 replace marked sidewalk panels. Over 2% cross slope. **Done**
10. Lot 274 storm inlet needs step. **Done**
11. Lot 273 hydrant valve is needs to be marked with a "V" on the curb. Currently marked with a "W". **Done**

12. Lot 271 valve cover needs to be straightened. **Done**
13. Lot 270 replace marked sidewalk panels. Over 2% cross slope. **Done**
14. Lot 301 sewer lateral cover needs to be raised. **Done**
15. Remove forms in inlet at both entrances. Under sidewalk panel drains. **Done**
16. Fill sink hole next to inlet at entrance on Bloomsbury Ave. **Done**

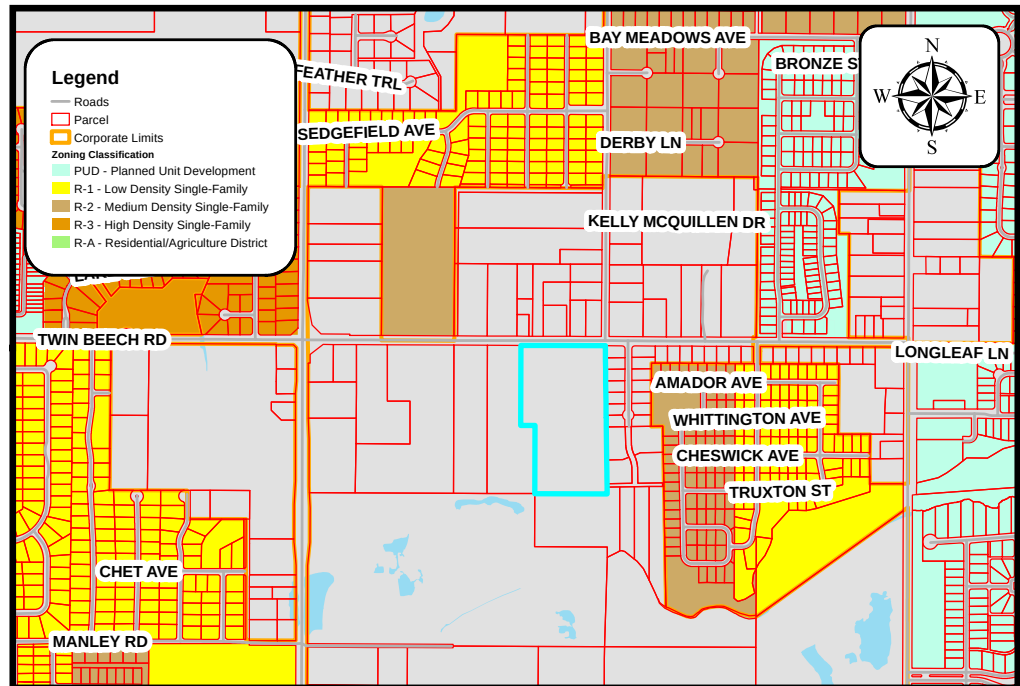
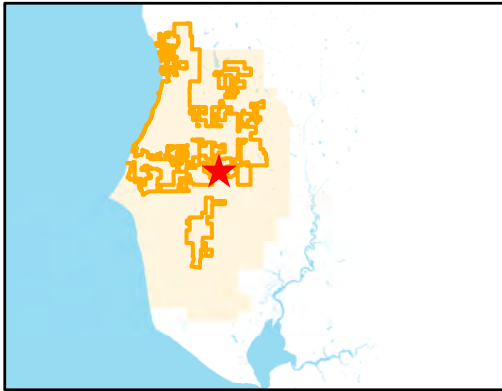
***General Notes: Remove Debris from All Storm Inlets;
All valves need to be stamp with "V" on curb;
Blue reflectors need to be installed in road at all hydrants**

City of Fairhope Planning Commission

January 4, 2024



SD 24.03 - The Flats at East Bay



Project Name:

The Flats at Easy Bay

Site Data:

20.19 acres

Project Type:

240-lot MOP Final Plat

Jurisdiction:

N/A

Zoning District:

N/A

PPIN Number:

254668

General Location:

South side of Twin Beech Road, West of Thompson Hall Road

Surveyor of Record:

S.E. Civil LLC

Engineer of Record:

S.E. Civil LLC

Owner / Developer:

The Waters at East Bay LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries



APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

Attachments: ☒ Articles of Incorporation or List all associated investors

Date of Application: 11/21/2023

Property Owner / Leaseholder Information

Name of Property Owner: FST The Waters at East Bay, LLC Phone Number: 225-414-1100

Address of Property Owner: 201 E. Morris Ave

City: Hammond

State: LA.

Zip: 70403

Proposed Subdivision Name: The Flats at East Bay

No. Acres in Plat: 20.19 AC.

No. Lots/Units: 240

Parcel No: 05-46-08-27-0-000-002.537

Current Zoning: RMF-6

Authorized Agent Information

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

Name of Authorized Agent: S.E. CIVIL, LLC

Phone Number: 990-6566

Address: 9969 Windmill Road

City: Fairhope

State: AL.

Zip: 36532

Contact Person: Aaron Collins

Surveyor/Engineer Information

Name of Firm: S E CIVIL

Phone Number: 251-990-6566

Address: 9969 Windmill Road

City: FAIRHOPE

State: ALABAMA

Zip: 36532

Contact Person: DAVID DIEHL

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

Aaron Collins (As Agent)
 Property Owner/Leaseholder Printed Name

Signature

11/21/2023
 Date

Fairhope Single Tax Corp. (If Applicable)

*by Lee Turner as
 FSTC President*

CITY OF FAIRHOPE
AGENT AUTHORIZATION

The Waters at East Bay, LLC
201 E. Morris Ave.
Hammond La. 70403

To Whom It May Concern:

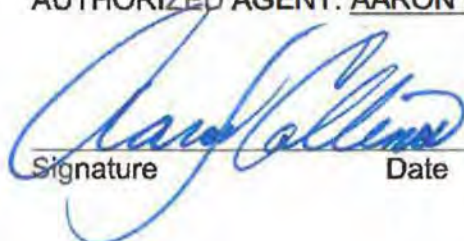
S E CIVIL, LLC is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission and City Council on all submittals related to: **The Flats At East Bay MOP**

Sincerely,

OWNER: Toby Easterly
Print Name

 8-8-22
Signature Date

AUTHORIZED AGENT: AARON COLLINS (S.E. CIVIL)
Print Name

 08/09/22
Signature Date

Summary of Request:

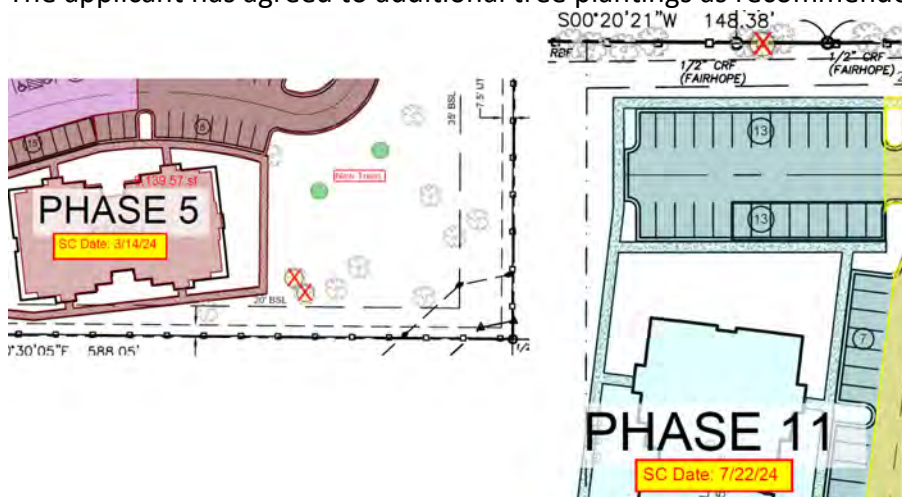
The Applicant, S.E. Civil, LLC, acting on behalf of the Owner, The Waters at East Bay, LLC, is requesting Final Plat approval of The Flats at East Bay, a 240-unit Multiple Occupancy Project (MOP). The property is approximately 20.19 acres and is located at the southwest corner of the intersection of Twin Beech Road and Thompson Hall Road. The property is zoned RMF-6 Multiple Family District by Baldwin County. Preliminary MOP approval was granted at the March 1, 2021, and received a 1-year extension by the Fairhope Planning Commission.

Comments:

The major infrastructure has been installed and completed with the exception of the access drive around the development. Attached is a proposed phasing plan that includes projected completion dates. Staff will review the completion of each phase prior to the release the Certificate of Occupancy for the building included in the phase. The entrance on the east side will remain open for construction traffic and the main entrance will be limited to residents. Construction fencing will be relocated as shown the phasing plan as the phasing is completed. With the completion of the 11th and final phase the construction entrance will be removed and replaced with the approved landscape.

Additional Comments:

- Traffic improvements required by the Traffic Study have been completed including ADLDOT's projects at the intersection of CR 44 and HWY 98 and Baldwin County's round-about project at the intersection of CR 44 and CR 13.
- Water, Sewer and the access drive to the buildings inside the development will remain private and not the responsibility of Fairhope to maintain.
- Landscaping has been installed according to the approved landscape plan.
- Additional trees originally saved were determined by the Horticultural Supervisor to be in poor health. The applicant has agreed to additional tree plantings as recommended to mitigate the removal.



3 Trees marked with an "X" are in poor health.

- Baldwin County holds the permit for work done in County ROW and will the release permit once final two inspection items have been completed and inspected.
- Bonds and a schedule of values have been provided and are under review.
 - o A performance bond has been provided for the surety that the landscaping, asphalt, and sidewalks are completed for all phases. Once Phase 11 has been approved the obligations of the performance bond will be satisfied.

Follow-Up Activities Required the Applicant:

- Copy of the recorded MOP Plan
- Copy of the recorded O&M Agreement
- Maintenance and Guaranty (M&G) Agreement executed by the developer – this document is not considered fully executed until the Mayor signs said agreement.
 - o Remember to include the instrument # from the recorded plat
 - o Please include 30 days in paragraph 3

Staff Recommendation:

Approve with the following conditions:

1. A letter confirming all onsite Sewer, Water, and drives are to remain privately maintained and is not the responsibility of the City of Fairhope or Baldwin County signed by the development owner.
2. Staff approval at the end of each phase prior to issuance of any building Certificate of Occupancy in the phase including but limited to the completion of the asphalt.
3. Landscape mitigation and planting is completed and approved by the city Horticultural Supervisor as part of the Phase 5 inspection.
4. A complete As-Built set shall be provided as part of the close out of the final phase.

AS-BUILT SITE IMPROVEMENT PLANS

for

The Flats at East Bay

**Twin Beech Road
Fairhope, Alabama 36532**

Developer:
The Waters at East Bay, LLC
1250 SW Railroad Ave.
Hammond, LA 70403

CONTACTS

GAS DEPARTMENT
CITY OF FAIRHOPE
MR. JEREMY LITTLE
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

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

PLANNING/ZONING DEPARTMENT
BALDWIN COUNTY
MR. MATTHEW BROWN
22070 HWY. 59, 4TH FLOOR
ROBERTSDALE, ALABAMA 36567
251-580-1657

HIGHWAY DEPARTMENT
BALDWIN COUNTY
MRS. MARY BOOTH
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VICINITY MAP
N.T.S.



ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 26348, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of Section 7-18 of the City of Fairhope Municipal Code and to all other rules, regulations, laws, and ordinances applicable to my design.

[Signature]
Project Engineer

November 21st, 2023

Name of Project to which this Certificate Applies: The Flats at East Bay.
Plans which are certified consist of Pages Cover Sheet thru Sheet XS1.



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REVISIONS

NO.	DATE	APPR.	REVISION
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SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE & BALDWIN COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
- ALL CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- REFER TO THE LANDSCAPING PLANS FOR PLANTING LOCATIONS AND ISLAND DETAILS.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. STANDARD FOR CURBING SHALL BE 3000 PSI.
- HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
- THIS SITE IS UNZONED.
- TOTAL SITE ACREAGE ~20.19 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 10,000 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, DISTURBED, 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 EXIST PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	20.19 ACRES	—
BUILDING AREA (UNDER ROOF)	2.88 ACRES	14.28%
IMPERVIOUS PAVING	5.70 ACRES	28.23%
PERVIOUS PAVING	N/A	N/A
GRASSED/LANDSCAPED AREA	11.61 ACRES	57.51%

SITE ANALYSIS

TOTAL ACREAGE 20.19 AC	PROPOSED BUILDINGS 113,614 SF	BUILDING HEIGHT 435 FEET
IMPERVIOUS AREA 8.58 AC (42.5%)	GROUND COVER RATIO 0.425	LANDSCAPE AREA 11.61 AC (57.5%)
PROPERTY ZONING UN-ZONED	UNITS 240	DENSITY 11.89 UNITS/AC
REQUIRED PARKING 480 SPACES		PROVIDED PARKING 484 SPACES
BUILDING SETBACKS:		
FRONT YARD:		35 FEET
SIDE YARD:		10 FEET
REAR YARD:		30 FEET
MAX. BUILDING HEIGHT		N/A
MAX. GROUND COVER RATIO		N/A
OPEN SPACE REQUIRED (20%)		4.04 AC
USABLE OPEN SPACE REQUIRED (50% OF REQ. OPEN SPACE)		2.02 AC

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (2 SPACES/UNIT) =	480
TOTAL PROVIDED =	484

SITE PLAN LEGEND

EXISTING		PROPOSED
	TRAFFIC CONTROL ARROW	
	CURB & GUTTER	
	HEADER CURB	
	RIBBON CURB	
	PARKING QUANTITY	
	ACCESSIBLE PARKING SPACE	
	PERVIOUS CONCRETE PAVING	
	CONCRETE PAVING	
	ASPHALT PAVING (MEDIUM-DUTY PARKING) (STANDARD DUTY DRIVES)	
X" SYSL - X" WIDE SINGLE YELLOW SOLID LINE		
X" DYSL - X" WIDE DOUBLE YELLOW SOLID LINE		
X" SWSL - X" WIDE SINGLE WHITE SOLID LINE		

GRADING & DRAINAGE NOTES

- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
- ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
- STORM PIPE SHALL BE AS FOLLOWS:
RCP, CLASS III PER ALDOT SPECIFICATIONS
HDPE, ADS N12 PIPE PER SPECIFICATIONS
PVC, SCH 40 PIPE PER SPECIFICATIONS
PVC, A-2000 PIPE PER SPECIFICATIONS
THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
- ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
- THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
WEIR INLET (WI) = THROAT, ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
DROP INLET (DI) = GRATE, THE TOP MOST PART OF THE FRAME AND GRATE.
CATCH BASIN (SWCB) (DWCB) = THROAT, ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
JUNCTION BOX (JB) = TOP, THE TOP MOST PART OF THE RIM AND COVER CASTING.
OUTLET CONTROL STRUCTURE (OCS) = TOP, THE TOP MOST PART OF THE RIM AND COVER CASTING.
- FIRM NO. 9103C0263M AND FIRM NO. 1003C0780M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X.
- UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAWINGS OF AS-BUILT CONDITIONS FOR THE DEVELOPMENT OF THE SITE.
- ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT BY GEOCON ENGINEERING & MATERIALS TESTING, INC. FOR COMPACTION REQUIREMENTS.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADE.
- ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
- THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- PIPE LENGTHS SHOWN ARE LINEAR DISTANCES BETWEEN CENTER TO CENTER OF STRUCTURES. THE CONTRACTOR SHALL DETERMINE THE QUANTITY OF PIPE NEEDED FOR THE JOB, BASED ON SLOPE LENGTH AND WHOLE STANDARD PIPE SECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- MAXIMUM CUT OR FILL SLOPE IS 3H:1V.
- SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
- REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
- RIP RAP WILL BE REQUIRED AT ALL HEADWALL STRUCTURES. THE RIP RAP SHALL BE PLACED AT THE TIME OF STRUCTURE PLACEMENT AND CLEANED/REPLACED AS NECESSARY OR PER THE ENGINEER'S INSTRUCTIONS.
- TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT OF THE DETENTION POND, OUTLET CONTROL STRUCTURE, AND STORM SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.
- DETENTION POND AND TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN STORM SYSTEM AND DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- ROOF DRAIN COLLECTOR PIPES SHALL BE PVC, SDR 35 SLOPED AT 1% MIN.
- EXTERIOR GRADE AROUND ALL BUILDINGS SHALL BE A MINIMUM OF 0.50' BELOW FINISHED FLOOR ELEVATION EXCEPT AT ENTRANCES, AND SHALL SLOPE AWAY FROM FOUNDATION TO PROMOTE POSITIVE DRAINAGE.

GRADING & DRAINAGE PLAN LEGEND

EXISTING	PROPOSED
	STORM SEWER PIPING
	UNDERDRAIN
	ROOF DRAIN COLLECTOR
	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
	HIGH POINT

EROSION CONTROL NOTES

- THE EXISTING SITE IS PARTIALLY DEVELOPED.
- CONTACT DAVID KING, 251-860-6506.
- AREA TO BE DISTURBED = 18.30 ACRES.
- 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).
- 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.
- 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.
- ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
- 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.
- REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
- 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.
- 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.
- ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
- CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
- THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TIRE TRACKS, FLOW OF SEDIMENT, OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 10% OF THE CAPACITY OF THE DEVICE.
- 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.
- 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.
- THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
- BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
- BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
- REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
- ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
- EXISTING TREES TO BE SAVED, SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
- CONTRACTOR TO CLEAN OUT ACCUMULATED SEDIMENT IN THE DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
- ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

USDA SOIL SURVEY CLASSIFICATIONS

EuB - EUSTIS LOAMY FINE SAND 0-5% SLOPES - HSG A
Hb - HYDE, BABORD, AND MUCK SOILS - HSG AD
LdO - LAVELAND LOAMY FINE SAND, 6-12% SLOPES - HSG A
NxA - NORFOLK FINE SANDY LOAM, 0-2% SLOPES - HSG B
RuB2 - RUSTON FINE SANDY LOAM, 2-5% SLOPES, ERODED - HSG B
RuC - RUSTON FINE SANDY LOAM, 3-8% SLOPES - HSG B

CONSTRUCTION SEQUENCE - PHASE 1

- INSTALL TREE PROTECTION FENCING PER TREE PROTECTION ORDINANCE.
- REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, SEDIMENT POND, AND CONSTRUCTION EXIT.
- INSTALL THE CONSTRUCTION EXIT PER DETAILS.
- INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
- INSTALL SEDIMENT BASIN AND ASSOCIATED STORM PIPE.
- REQUEST BMP & TREE PROTECTION INSPECTION PRIOR TO CLEARING.
- ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

- PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
- INSTALL STORM SYSTEM AND UTILITIES.
- INSTALL CURBING AND STONE BASE.
- ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

- INSTALL PAVING AND FINAL LANDSCAPING.
- CALL FOR AN INSPECTION FROM THE GCP.
- ONCE THE GCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED, REMOVE BMP'S AND TREE PROTECTION.
- STABILIZE ANY AREAS DISTURBED BY BMP AND TREE PROTECTION REMOVAL.

UTILITY NOTES

- THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
- 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.
- THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
- CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
- ALL PVC WATER PIPE SHALL BE MARKED USING A TRACER WIRE BURIED BETWEEN 3 AND 9 INCHES ABOVE THE TOP OF THE PIPE. TRACER WIRE SHALL BE NO. 12 COPPER WIRE WITH PLASTIC COATING. WIRE SHALL BE CARRIED UP THROUGH VALVE BOXES AND TERMINATED A MINIMUM OF 2 FEET ABOVE THE GROUND TO PERMIT CONNECTION OF LOCATING EQUIPMENT. NONMETALLIC BLUE MARKER TAPE SHALL BE BURIED APPROXIMATELY 15 INCHES ABOVE THE TOP OF THE PIPE. TAPE SHALL BE A MINIMUM OF 3 INCHES WIDE AND ON THE OWNERS LIST OF MATERIALS AND APPROVED MANUFACTURERS.
- SANITARY SEWER PVC GRAVITY AND FORCE MAINS SHALL HAVE METALIZED MARKING TAPE TO ALLOW FOR FUTURE LOCATING WITH STANDARD EQUIPMENT AND TO PROVIDE PROTECTION. TAPE SHALL BE BURIED BETWEEN 6 AND 12 INCHES ABOVE THE PIPE. TAPE SHALL BE GREEN, 3 INCHES WIDE, AND MARKED "CAUTION BURIED SEWER LINE BELOW". FOURTEEN GAGE WIRE SHALL BE INSTALLED ONE FOOT ABOVE THE TOP OF PVC SEWER MAINS.
- 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.
- PVC WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI, SDR 18 OR HEAVIER.
- WATER MAINS 4"-12" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241 FOR PRESSURE PIPE WITH IRON PIPE OUTSIDE DIAMETER OR AWWA C900. PIPE SHALL BE A MINIMUM CLASS 250 FOR ASTM D2241 OR SDR 18 OR HEAVIER FOR AWWA C900.
- 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.
- ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
- THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
- 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 A MINIMUM OF 150 PSI FOR 8 HOURS MINIMUM.
- PLASTIC PIPE FOR GRAVITY SEWERS, STACKS AND LATERALS, AND FITTINGS SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC), MEETING OR EXCEEDING ASTM SPECIFICATION D3034 LATEST EDITION, CLASSIFICATION SDR 26. PVC GRAVITY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D3231, LATEST EDITION.
- PVC PIPE FOR SANITARY SEWER FORCE MAINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241 WITH MINIMUM CLASS 250 FOR PRESSURE PIPE WITH IRON PIPE OUTSIDE DIAMETER OR AWWA C900 WITH SDR 18 OR HEAVIER FOR PRESSURE PIPE WITH DUCTILE IRON PIPE OUTSIDE DIAMETER.



AS-BUILT
GENERAL NOTES

The Flats at East Bay
9316 Tina Birch Road, (Corner Hwy 44)
Fairhope, Alabama



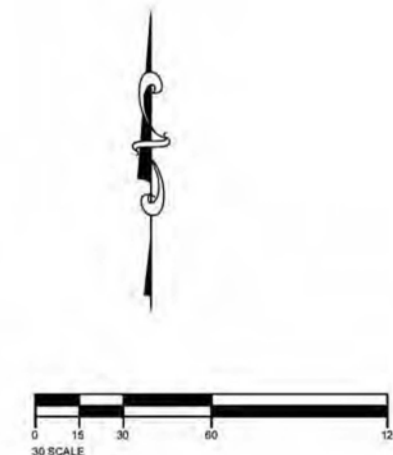
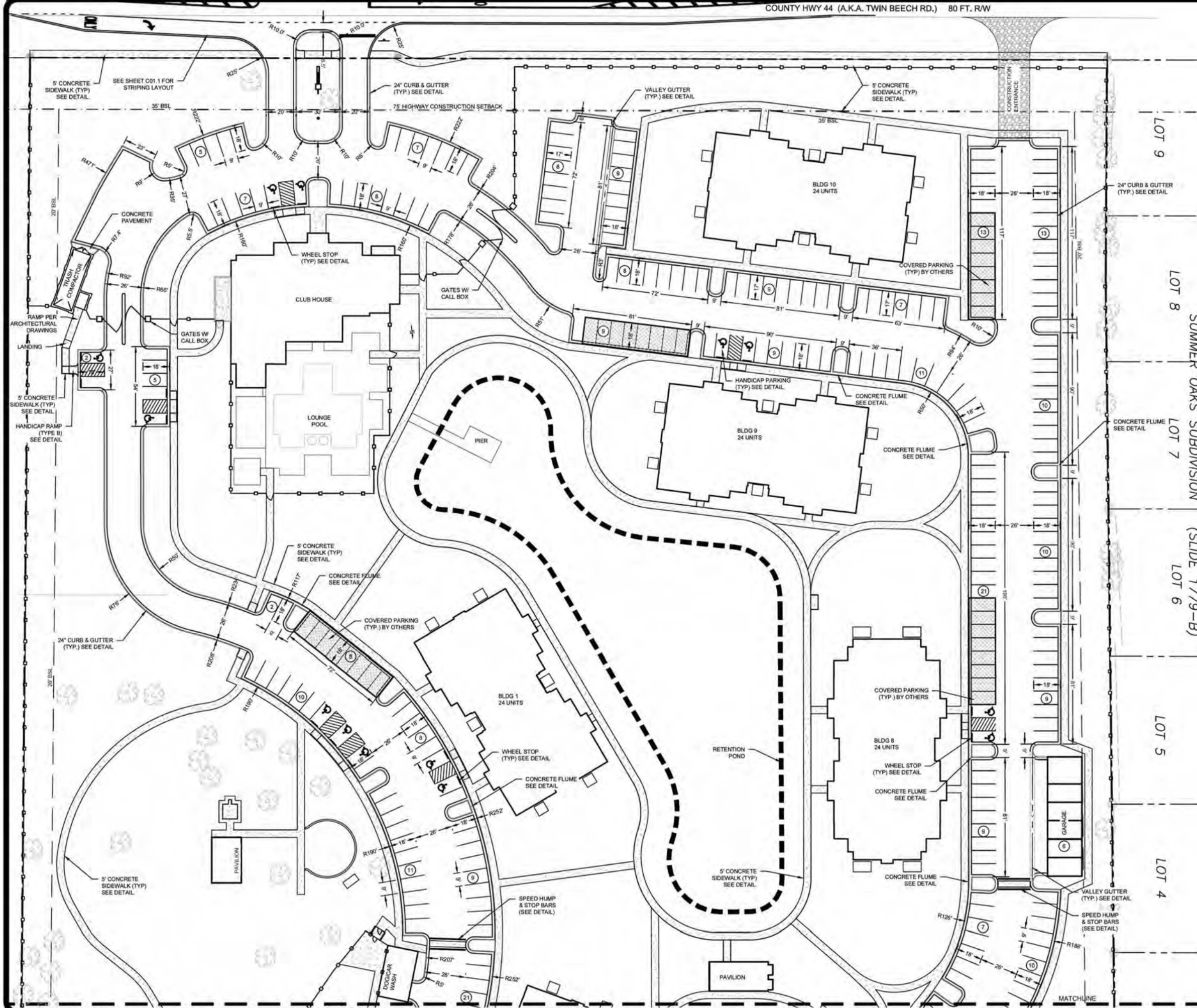
JOB No. 20200572 DATE 11/21/23

DRAWN DAK SCALE N/A

SHEET

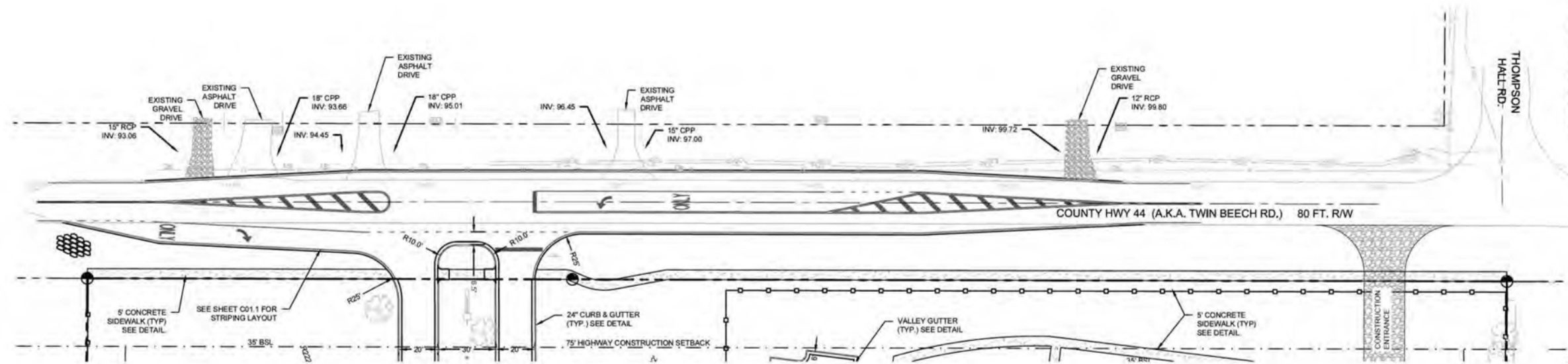
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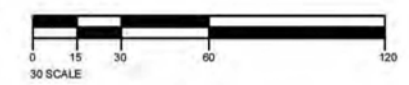


REVISION	
DATE	
S.E. Civil Engineering & Surveying 9909 Windmill Road Farmers Branch, TX 75446 214-996-6666	
AS-BUILT SITE PLAN	
The Flats at East Bay 9716 Twin Beech Road (County Hwy 44) Ft. Worth, Texas 76116	
APPROVED BY THOMAS LARRY REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS EXPIRATION DATE 12/31/23 LICENSE NO. 14583	
JOB No. 20200672	DATE 11/27/23
DRAWN DAK	SCALE 1"=30'
SHEET C01	

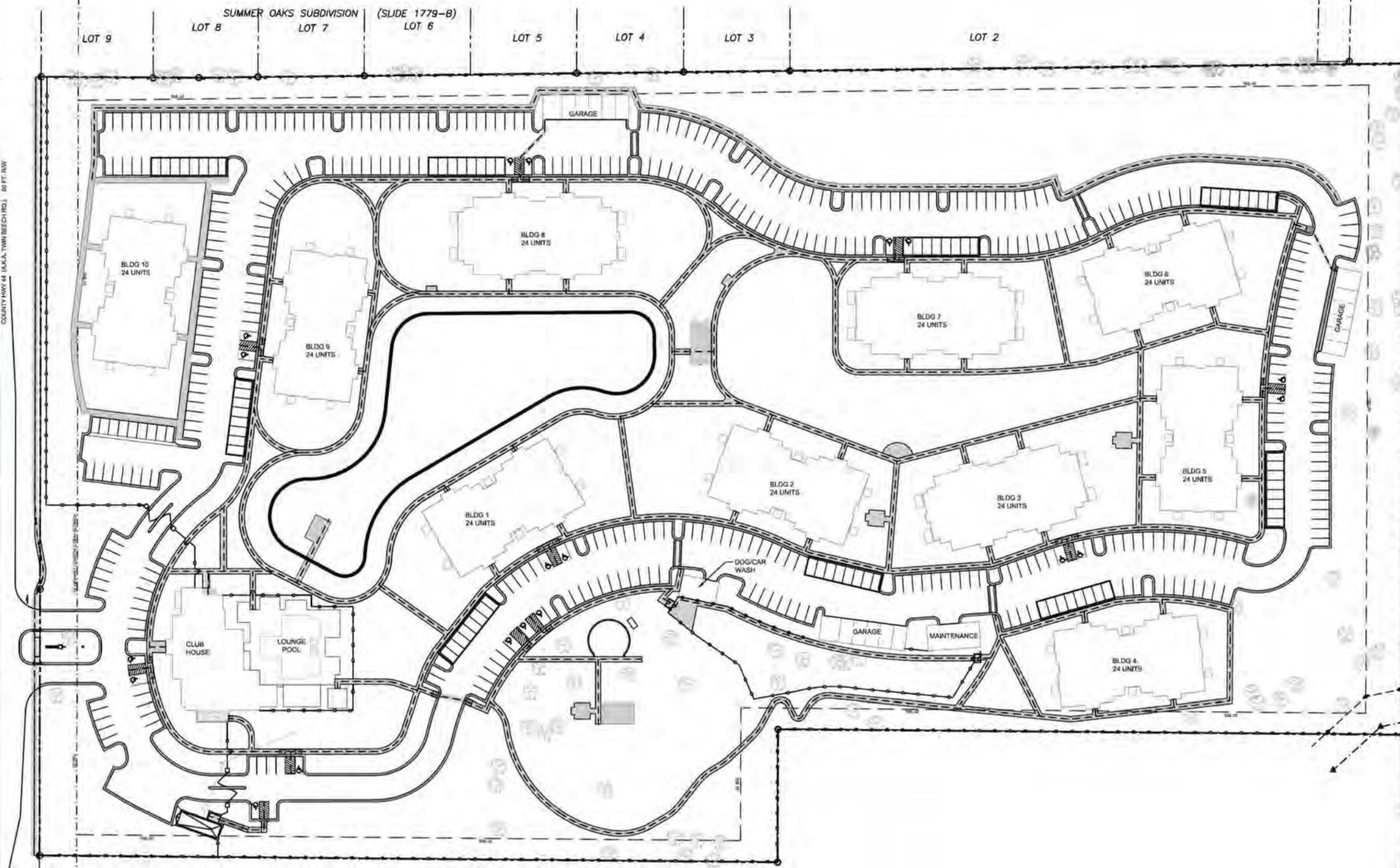




NOTE:
ALL TRAFFIC MARKINGS AND STRIPING WITHIN COUNTY ROW SHALL BE CLASS 2 TYPE A THERMOPLASTIC.

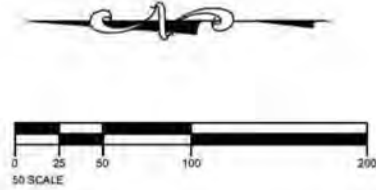


 S.E. Civil Engineering & Surveying 9909 Windmill Road Fairburn, AL 36525 Phone: 205.966.6666	
DATE	REVISION
The Flats at East Bay 9716 Twin Beech Road (County Hwy 44) Fairhope, Alabama	
JOB No. 20200572	DATE 11/20/23
DRAWN DAK	SCALE 1"=30'
SHEET C01.1	



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

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



REPLAT OF LOT 1 OF
SUMMER OAKS STABLES
SLIDE 2374-C

REPLAT OF LOT 1 OF
SUMMER OAKS STABLES
SLIDE 2374-C

COUNTY HWY 44 (AKA TWIN BEECH RD.) 80 FT. RW

THOMPSON
HALL RD



**AS-BUILT
PEDESTRIAN CIRCULATION PLAN**

The Flats at East Bay
9736 Twin Branch Road (County Hwy 44)
Tallahassee, Alabama



JOB No. 20200872	DATE 11/27/23
DRAWN DAK	SCALE 1"=50'
SHEET C17	



SITE ANALYSIS		
TOTAL ACREAGE ±20.19 AC	PROPOSED BUILDINGS 107,256 SF	BUILDING HEIGHT ±35 FEET
IMPERVIOUS AREA 8.38 AC (41.5%)	GROUND COVER RATIO 0.415	LANDSCAPE AREA 11.81 AC (58.5%)
PROPERTY ZONING UN-ZONED	UNITS 240	DENSITY 11.89 UNITS/AC
REQUIRED PARKING 480 SPACES	PROVIDED PARKING 494 SPACES	
BUILDING SETBACKS:		
FRONT YARD:		35 FEET
SIDE YARD:		10 FEET
REAR YARD:		30 FEET
MAX. BUILDING HEIGHT		N/A
MAX. GROUND COVER RATIO		N/A

Construction Entrance will be removed and landscaping installed at Phase 11.

SITE PLAN LEGEND	
EXISTING	PROPOSED
	TRAFFIC CONTROL ARROW
	CURB & GUTTER
	HEADER CURB
	RIBBON CURB
	STANDARD PARKING QUANTITY
	ACCESSIBLE PARKING SPACE
	PERVIOUS CONCRETE PAVING
	CONCRETE PAVING
	MEDIUM DUTY ASPHALT PAVING
X" SYSL - X" WIDE SINGLE YELLOW SOLID LINE	
X" DYSL - X" WIDE DOUBLE YELLOW SOLID LINE	
X" SWSL - X" WIDE SINGLE WHITE SOLID LINE	

OWNER:
FAIRHOPE SINGLE TAX CORP.
336 FAIRHOPE AVE.
FAIRHOPE, AL 36532

LESSEE/DEVELOPER:
THE FST WATERS AT FAIRHOPE LLC
1250 SW RAILROAD AVE.
HAMMOND, LA 70403

FLOOD ZONE:
PROPERTY LIES IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FLOOD INSURANCE RATE MAPS NUMBER 01003C063M, COMMUNITY NUMBER 015000, PANEL 0693, SUFFIX "M", DATED APRIL 19, 2019 AND NUMBER 01003C0780M, COMMUNITY NUMBER 015000, PANEL 0780, SUFFIX "M", DATED APRIL 19, 2019

UTILITY PROVIDERS:
WATER - FAIRHOPE PUBLIC UTILITIES
SEWER - FAIRHOPE PUBLIC UTILITIES
ELECTRIC - BALDWIN EMC
TELEPHONE - AT&T

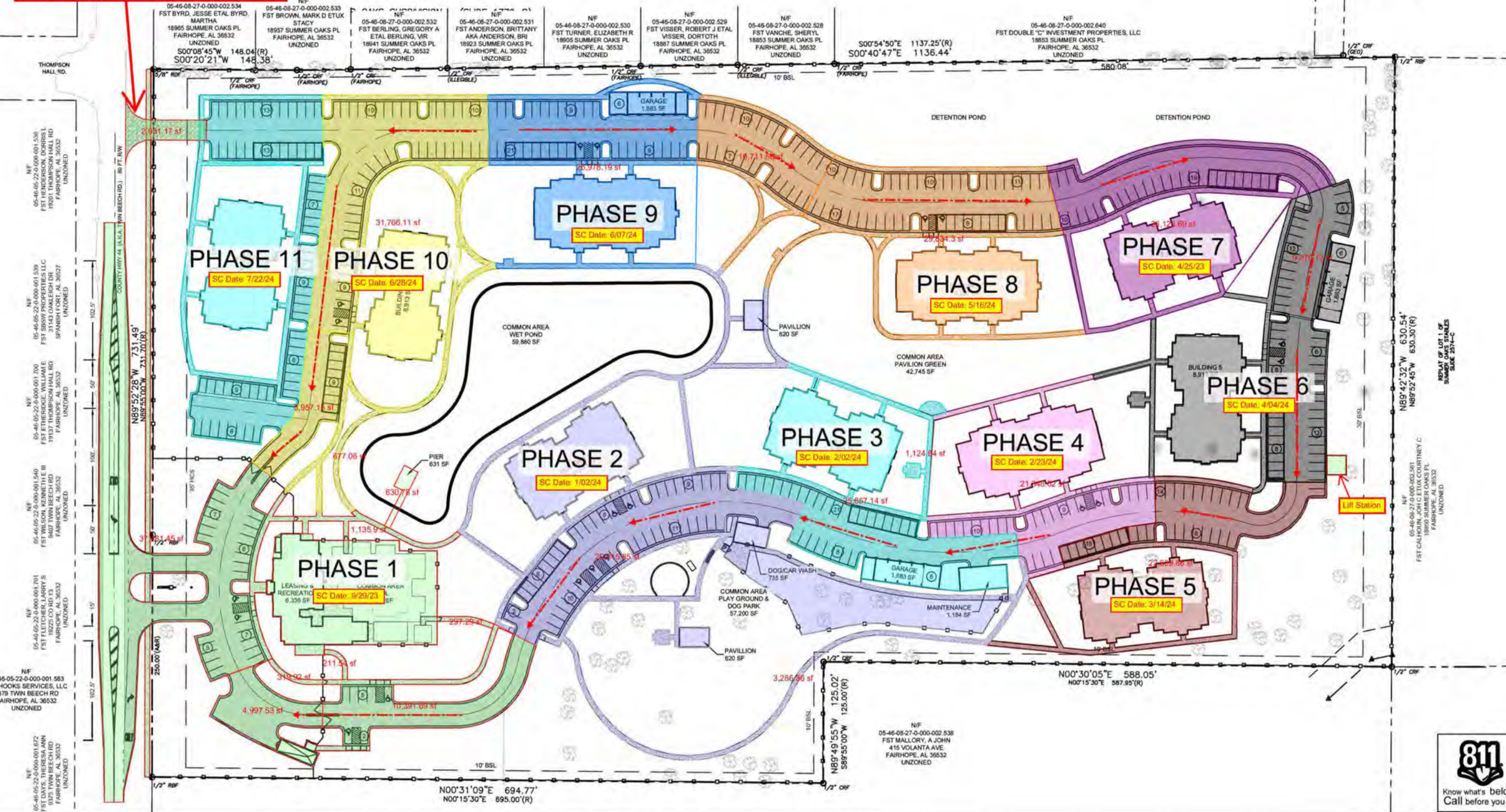
SITE DATA (BALDWIN COUNTY):

1. ACREAGE IN TOTAL TRACT: 20.19 ACRES
2. SMALLEST LOT SIZE: 6,913 SF
3. TOTAL SQUARE FEET OF EACH LOT OR UNIT: 92,112 SF
4. TOTAL NUMBER OF LOTS OR UNITS: 240
5. TOTAL NUMBER OF BEDROOMS: 396
6. LINEAR FEET IN STREETS: 3,900 LF (PRIVATE)
7. NUMBER OF PARKING SPACES: 494 SPACES
8. AMOUNT OF IMPERVIOUS SURFACE: 365,200 SF
9. DENSITY: 11.89 UNITS/AC
10. TOTAL SF OF ALL AREAS RESERVED FOR TOTAL OPEN SPACE: 514,263 SF (11.81 AC)
11. TOTAL SF OF ALL AREAS RESERVED FOR USEABLE OPEN SPACE: 440,412 SF (10.11 AC)
12. COMMON AREA: 196,065 SF (3.81 AC)

GREENSPACE CALCULATIONS (CITY OF FAIRHOPE):

ACREAGE IN TOTAL TRACT:	20.19 ACRES
WETLANDS:	0.01 ACRES
PONDS:	1.70 ACRES
ASPHALT ROADS:	2.08 ACRES
NET ACREAGE:	16.40 ACRES
DENSITY (NET) = 240 UNITS/16.40 ACRES:	14.63 UNITS/ACRE
GREENSPACE REQUIRED (25% OF 20.19 ACRES):	5.05 ACRES
GREENSPACE PROVIDED:	8.74 ACRES

NOTE:
THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. THE INTERNAL RIGHT-OF-WAYS, ROADS, EASEMENTS AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD, THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.



S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.979.6066

PLANNED DEVELOPMENT
SITE PLAN

THE FLATS AT EAST BAY
9376 Twin Beech Road (County Hwy 4)
Fairhope, Alabama



JOB No. 20220072	DATE 2/21/22
DRAWN DRL	SCALE 1"=50'
SHEET 2 of 2	



SITE ANALYSIS

TOTAL ACREAGE ±20.19 AC	PROPOSED BUILDINGS 113,914 SF	BUILDING HEIGHT ±35 FEET
IMPERVIOUS AREA 8.58 AC (42.5%)	GROUND COVER RATIO 0.425	LANDSCAPE AREA 11.61 AC (57.5%)
PROPERTY ZONING RMF-6	UNITS 240	DENSITY 11.89 UNITS/AC
REQUIRED PARKING 480 SPACES	PROVIDED PARKING 494 SPACES	
BUILDING SETBACKS:		
FRONT YARD:		35 FEET
SIDE YARD:		20 FEET
REAR YARD:		35 FEET
MAX. BUILDING HEIGHT:		N/A
MAX. GROUND COVER RATIO:		N/A
OPEN SPACE REQUIRED (20%):		4.04 AC
USABLE OPEN SPACE REQUIRED (50% OF REQ. OPEN SPACE):		2.02 AC

SITE PLAN LEGEND

EXISTING		PROPOSED
	TRAFFIC CONTROL ARROW	
	CURB & GUTTER	
	HEADER CURB	
	RIBBON CURB	
	STANDARD PARKING QUANTITY	
	ACCESSIBLE PARKING SPACE	
	PERVIOUS CONCRETE PAVING	
	CONCRETE PAVING	
	MEDIUM DUTY ASPHALT PAVING	

X" SYSL - X" WIDE SINGLE YELLOW SOLID LINE
X" DYSL - X" WIDE DOUBLE YELLOW SOLID LINE
X" SWSL - X" WIDE SINGLE WHITE SOLID LINE

OWNER:
FAIRHOPE SINGLE TAX CORP.
336 FAIRHOPE AVE.
FAIRHOPE, AL 36532

LESSEE/DEVELOPER:
THE WATERS AT EASTBAY, LLC
1250 SW RAILROAD AVE.
HAMMOND, LA 70403

FLOOD ZONE:
PROPERTY LIES IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FLOOD INSURANCE RATE MAPS NUMBER 01003C063M, COMMUNITY NUMBER 015000, PANEL 0693, SUFFIX "M", DATED APRIL 19, 2019 AND NUMBER 01003C070M, COMMUNITY NUMBER 015000, PANEL 0780, SUFFIX "M", DATED APRIL 19, 2019

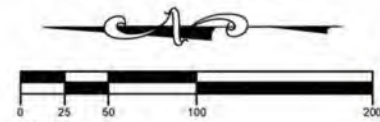
UTILITY PROVIDERS:
WATER - FAIRHOPE PUBLIC UTILITIES
SEWER - FAIRHOPE PUBLIC UTILITIES
ELECTRIC - BALDWIN EMC
TELEPHONE - AT&T

SITE DATA (BALDWIN COUNTY):
1. ACREAGE IN TOTAL TRACT: 20.19 ACRES
2. SMALLEST LOT SIZE: 9,500 SF
3. TOTAL SQUARE FEET OF EACH LOT OR UNIT: 97,415 SF
4. TOTAL NUMBER OF LOTS OR UNITS: 240
5. TOTAL NUMBER OF BEDROOMS: 396
6. LINEAR FEET IN STREETS: 3,800 LF (PRIVATE)
7. NUMBER OF PARKING SPACES: 494 SPACES
8. AMOUNT OF IMPERVIOUS SURFACE: 373,750 SF
9. DENSITY: 11.89 UNITS/AC
10. TOTAL SF OF ALL AREAS RESERVED FOR TOTAL OPEN SPACE: 506,726 SF (11.61 AC)
11. TOTAL SF OF ALL AREAS RESERVED FOR USEABLE OPEN SPACE: 422,962 SF (9.71 AC)
12. COMMON AREA: 201,880 SF (4.63 AC)

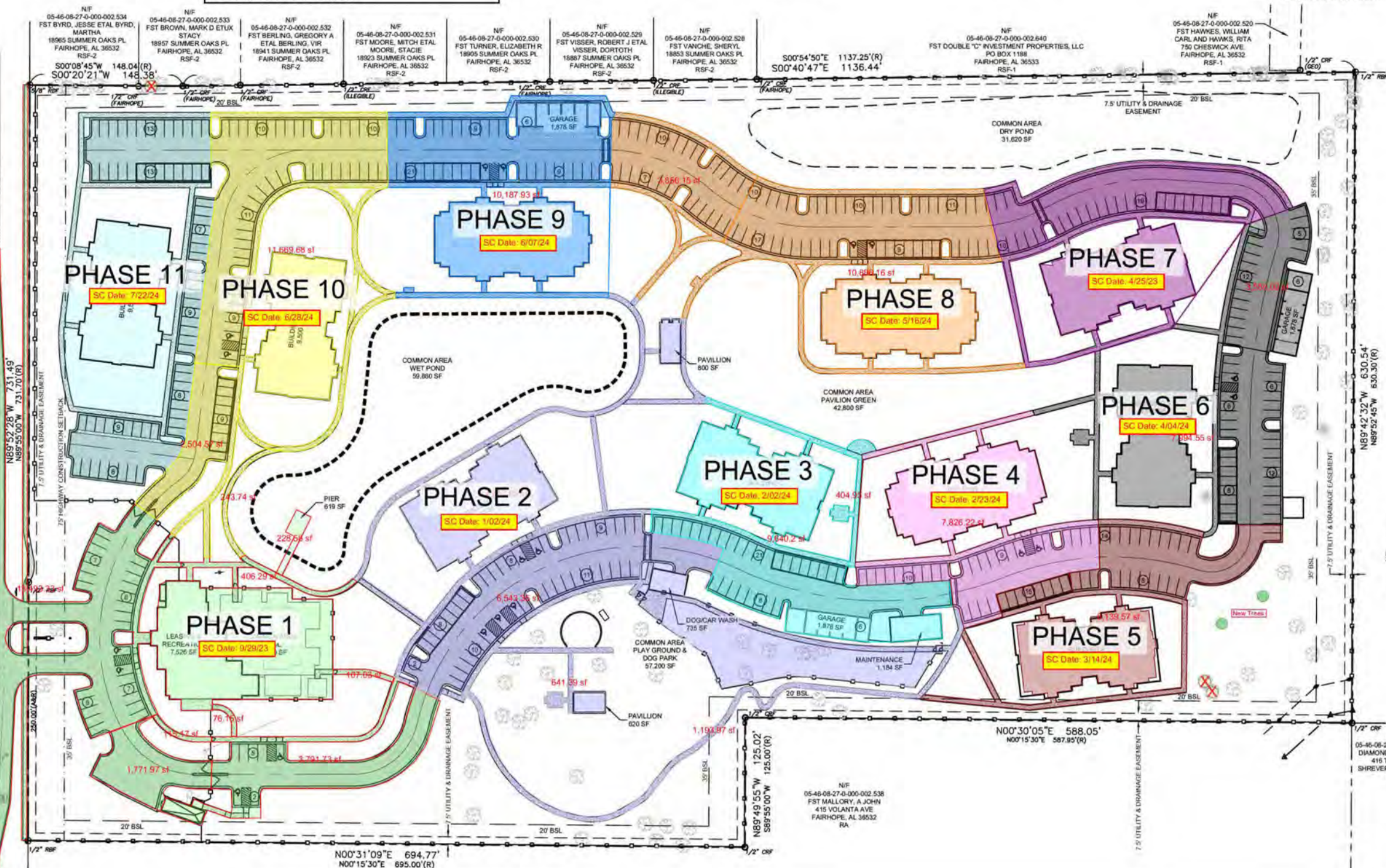
GREENSPACE CALCULATIONS (CITY OF FAIRHOPE):
ACREAGE IN TOTAL TRACT: 20.19 ACRES
WETLANDS: 0.01 ACRES
POND: 1.70 ACRES
ASPHALT ROADS: 2.08 ACRES
NET ACREAGE: 16.40 ACRES
DENSITY (NET) = 240 UNITS/16.40 ACRES: 14.63 UNITS/ACRE
GREENSPACE REQUIRED (25% OF 20.19 ACRES): 5.05 ACRES
GREENSPACE PROVIDED: 8.57 ACRES

NOTE:
THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER. THE INTERNAL RIGHT-OF-WAYS, ROADS, EASEMENTS AND DRAINAGE FACILITIES WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC., ARE TO BE SOLD, THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.

ALL SEWER INFRASTRUCTURE WITHIN THE PROPERTY BOUNDARY IS TO REMAIN PRIVATE AND IS NOT THE RESPONSIBILITY OF THE CITY OF FAIRHOPE NOR BALDWIN COUNTY.



VICINITY MAP
N.T.S.
SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST
BALDWIN COUNTY, ALABAMA



S.E. Civil
Engineering & Surveying
9909 Windmill Road
Fairhope, AL 36532
251.966.6066

PLANNED DEVELOPMENT
SITE PLAN

THE FLATS AT EAST BAY
9315 Twin Beech Road (County Hwy 4)
Fairhope, Alabama



JOB No. 20200572 DATE 11/27/23

DRAWN DRL SCALE 1"=50'

SHEET

2 of 2





BALDWIN COUNTY

HIGHWAY DEPARTMENT

P.O. Box 220
SILVERHILL, ALABAMA 36576
TELEPHONE: (251) 937-0371
FAX (251) 937-0201

FRANK LUNDY, P.E.
COUNTY ENGINEER

December 20, 2023

Larry Smith, PE
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, Alabama 36532

TO-22028 The Flats at East Bay - Inspection

The above referenced project was inspected on December 20, 2023 for compliance with the submitted construction plans. Please see the following items noted during the inspection.

1. Replace the 24inch stop sign with a 36inch stop sign as shown on Sheet C01.1 of the construction plans.
2. Re-grade the ditch and adjacent shoulder slopes around the sloped paved headwall in the right-of-way just west of the entrance. Once all has been properly graded apply permanent vegetation (sod) on all exposed soils.

Once the above items have been corrected and approved the public may use the entrance as ingress/egress. Please note: This permit shall remain active for the duration of all construction. This includes the removal of the construction entrance, regrading the area, and establishing permanent vegetation. Once construction has been completed you are required to notify Baldwin County for final inspection.

If you have any questions or concerns, do not hesitate to contact me at (251) 202-1693 or at jlundy@baldwincountyal.gov.

Sincerely,

John Lundy
Subdivision Inspector

Cc: Tucker Stuart, P.E. Construction Manager
File

STATE OF ALABAMA)
COUNTY OF BALDWIN)

DECLARATION AND OPINION

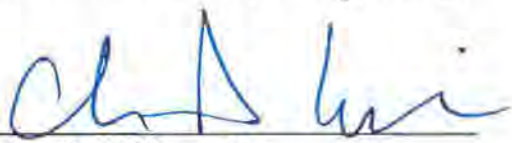
My name is Christopher S. Williams. I am over the age of nineteen (19), and I make this Declaration and Opinion based upon my own personal knowledge, information and belief. I am an attorney licensed to practice law in the State of Alabama and have been duly appointed Attorney for the Fairhope Planning Commission for the City of Fairhope, Alabama ("Commission"). I am offering this Declaration and Opinion in compliance with Section 36-25A-7 of the *Code of Alabama* (1975).

On the 4th day of January, 2024, at a meeting of the Commission, there will be made a motion calling for an executive session to discuss with the Commission's attorney the legal ramifications of and legal options for pending or future potential litigation pursuant to Alabama Code § 36-25A-7(a)(3).

Prior to the Commission voting to convene the executive session, I am offering this Declaration and Opinion for the purpose of stating that Section 36-25A-7 of the *Code of Alabama* (1975) is applicable to the planned discussion, and I hereby request that this written Declaration and Opinion be reflected in the minutes for said meeting. I will further advise the Commission that if any deliberation begins among them regarding what action to take relating to pending or threatened litigation based upon the advice of counsel, the executive session shall be concluded and the deliberation shall be conducted in the open portion of the meeting or the deliberation shall cease.

This Declaration and Opinion shall not constitute a waiver of the attorney-client privilege.

Dated this 4th day of January, 2024



Christopher S. Williams, Esq.
Attorney for Fairhope Planning Commission
City of Fairhope, Alabama