Sherry Sullivan
Mayor

Council Members

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Fairhope Planning Commission Agenda

March 2, 2026 – 5:00 PM

1. CALL TO ORDER

Lee Turner, Chairman
Rebecca Bryant, Vice Chairman
Harry Kohler
Hollie MacKellar
Paul Fontenot
Kim McCormick
John Worsham
Erik Cortinas
Jimmy Conyers (CC)

(CC) City Council Representative

2. CONSENT AGENDA

- Approval of Minutes – February 2, 2026

3. REGULAR AGENDA

OLD BUSINESS

A. SR 25.09 Request of the Applicant, HFA-AE LTD, on behalf of the Owner, Brew Horizons LLC, for Site Plan Approval of 7 Brew Fairhope. The property is zoned B-2, General Business District. The property is located on Lot 5 of Planters Pointe on the northwest corner of State Highway 181 and State Highway 104 and is 1.01± acres. **PPIN #: 626310**

B. SD 23.26 Discussion of vertical construction at the Vatan Mixed-Use Development. The property is located on the northeast corner of Magnolia Avenue and North Church Street and is 0.52± Acres. **PPIN #: 15164**

NEW BUSINESS

C. SR 26.01 Request of the Applicant, Lieb Engineering, on behalf of the Owner, Rockwell LLC, for Site Plan Approval of Jiffy Lube Fairhope. The property is zoned B-2, General Business District. The property is located on Lot 2 of Rockwell Place north of the northeast corner of State Highway 181 and State Highway 104 and is 0.99± acres. **PPIN #: 633808**

D. SR 26.02 Request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST DELAMARE PLACE LLC, for Site Plan Approval of De La Mare Phase 2, on property zoned B-2, General Business District. The property is located on the southeast corner of De La Mare and Bernhardt Lane and is 0.24± acres. **PPIN #: 15174**

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City Treasurer

E. SD 26.05 Request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST DELAMARE PLACE LLC, for Preliminary Plat approval of De La Mare Phase 2, a 9-unit Multiple Occupancy Project, on property zoned B-2, General Business District. The property is located on the southeast corner of De La Mare and Bernhardt Lane and is 0.24± acres. **PPIN #: 15174**

F. SD 26.02 Public hearing to consider the request of Dewberry, on behalf of the owners, James M and SM Scopolites, for Preliminary Plat approval of Dresden Woods, a 6-lot Major Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located on the northeast corner of Bishop Road and Gayfer Road Extension and is 4.66± acres. **PPIN #: 43888**

G. SD 26.06 Public hearing to consider the request of the Applicant, Sawgrass Consulting, on behalf of the Owner, PCH Hotels and Resorts/RSA, for Final Plat approval of Battles Trace Phase 9, an 81-lot Major Subdivision, on property zoned TR, Tourist Resort District. The property is located on the north side of Battles Road, on the east and west sides of Colony Drive and is 22.4± acres. **PPINS #: 5499, 20948, 286294**

H. ZC 25.08 Public hearing to consider the request of the Applicant, Core Development and Construction of Alabama, LLC, on behalf of the Owner, FST and Bertolla Properties LLC, for Conditional Annexation to PUD, Planned Unit Development for Colony Village. The property is located at 10504 State Highway 104 and is 148± acres. **PPIN #: 14396**

I. ZC 26.01 Various proposed amendments – **HELDOVER TO LATER MEETING DATE TO BE DETERMINED**

4. ADJOURN

The Planning Commission met Monday, February 2, 2026, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot; Kim McCormick; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Michelle Melton-Null, City Planner; Chris Williams, City Attorney and Cindy Beaudreau, Planning Clerk.

Absent: Erik Cortinas; Hollie MacKellar and John Worsham

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

Consent Agenda

- Approval of the Minutes of January 5, 2026

Harry Kohler made a motion to approve the minutes.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick
Nay: None

Old Business

A. SR 25.09 Site Plan Approval of 7 Brew Fairhope – **Applicant requested to be moved to the March agenda.**

B. SD 24.14 Highlands at Fairhope Village - Request of Owner, Highlands at Fairhope Village, LLC, for an extension of one year for final plat approval.

Mike Jeffries, Development Services Manager, presented the request of Owner, Highlands at Fairhope Village, LLC, for an extension of one year for final plat approval.

Staff recommends approval of one year extension for SD 24.14.

Jimmy Conyers made a motion to approve the one-year extension for SD 24.14.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick
Nay: None

New Business

C. SD 26.03 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Sandra Bonner, for Preliminary and Final Plat approval of Twin Beech Subdivision, a 2-lot minor subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 6796 Twin Beech Road and is 13.71± acres. **PPIN #: 3747**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST SILDI, LLC, for Site Plan Approval of Fairhope Boarding House. The property is approximately 0.20 acres and is zoned B-2 – General Business District. The property is located at 301 Fairhope Avenue. Mr. Payton shared the zoning map and aerial map. Mr. Payton presented this request along with SD 26.04.

Staff recommends approval of SD 26.03 with the following recommendations:
1. Revision of the Final Plat to illustrate Calyx Circle as a public road with a 40' ROW.
2. Provision of a note on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder.
3. Provision of a drainage letter from an engineer verifying that drainage for the proposed Twin Beech Subdivision will not be altered as a result of this application.
4. Revision of the Final Plat to illustrate a 30' wetland buffer adjacent to the entirety of the wetland areas located on both Lots 1 and 2.

Will Graham, Jade Consulting, stated that he is available for questions.

Ryan Baker asked if the outfall would increase at post development. Mr. Graham stated that the drainage under Twin Beech is undersized, but the pond will be oversized for storage which will release less water.

Lee Turner stated that the culvert may backup. Mr. Graham stated that they calculated the drainage for this project and using the dam will allow a slower release of water.

This public hearing is combined with SD 26.04

Jimmy Conyers made a motion to recommend SD 26.03 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick
Nay: None

D. SD 26.04 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Sandra Bonner, for Preliminary Plat approval of The Preserve at Point Clear, a 13-lot subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 6796 Twin Beech Road and is 11.41± acres. **PPIN #: 3747**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Sandra Bonner, for Preliminary Plat approval of The Preserve at Point

Clear, a 13-lot subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located at 6796 Twin Beech Road and is 11.41± acres. Mr. Rogers presented this at the same time as SD 26.03. Mr. Rogers presented the waiver request received from the Applicant.

Staff supports the following waiver request:
1. Article V, Section F.9.e of the City of Fairhope Subdivision Regulations limiting storm water detention from being located within the ROW.

Staff recommends approval of SD 26.04 with the following recommendations:
1. Approval of SD 26.03 – Twin Beech Subdivision by the Planning Commission and completion of the Subdivision process by address all conditions of approval and the recording of the Final Plat for Twin Beech Subdivision in Baldwin County Probate Court within 120 days of approval.
2. Approval of the aforementioned waiver request by the Planning Commission.
3. Approval and adoption of a Cooperative Maintenance Agreement by the Fairhope City Council to allow storm water infrastructure within city ROW.
4. Revision of the Final Plat to illustrate Calyx Circle as a public road with a 40' ROW width.
5. Revision of the Final Plat to label all easements and include a note stating that not structures shall be constructed in any easement without permission of the easement holder.
6. Revision of the Final Plat to provide a side3walk easement along with margin of lots where no sidewalk is being provided adjacent to the ROW to accommodate the installation of sidewalks in the future.
7. Coordinate with staff to revise the Greenspace Plan adjusting total gross area and greenspace area for compliance.

Chairman Turner opened the public hearing at 5:25pm.

Stacy Quaites Mitchell, 6689 Twin Beech Road, shared her concerns about drainage coming across the street creating erosion. She also expressed frustration with whoever is responsible for fixing the infrastructure. Mr. Simmons explained how the drainage will work post-construction and stated that Twin Beech is a county road. Ms. Bryant shared how wetlands worked.

The public hearing was closed at 5:40pm.

Mr. Graham explained that upsizing the pipe would create more water. Chairman Turner suggested adding riprap. Mr. Graham explained their process with the Windrow Subdivision.

Chairman Turner stated that it was hard to see the elevations for lots 7, 8 and 9 and asked if the houses will be higher than Twin Beech Road. Mr. Graham stated yes.

Mr. Achee stated that the houses will be built up at least 24".

Paul Fontenot, suggesting making a connectivity loop near lot 10. Mr. Simmons stated that there are trees there that the applicant is trying to save and that Public Works does not want a mid-street crosswalk.

Mr. Achee stated that they will look at the area after it's been graded to see if there's a way to bring connectivity and will work with city staff on this.

Rebecca Bryant made a motion to approve the waiver.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick
Nay: None

Jimmy Conyers made a motion to approve SD 26.04 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick
Nay: None

Adjournment

Jimmy Conyers made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot and Kim McCormick
Nay: None

Adjourned at 6:08pm.

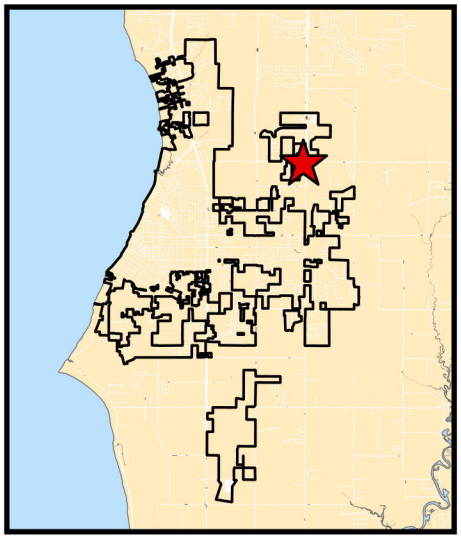
_____ _____

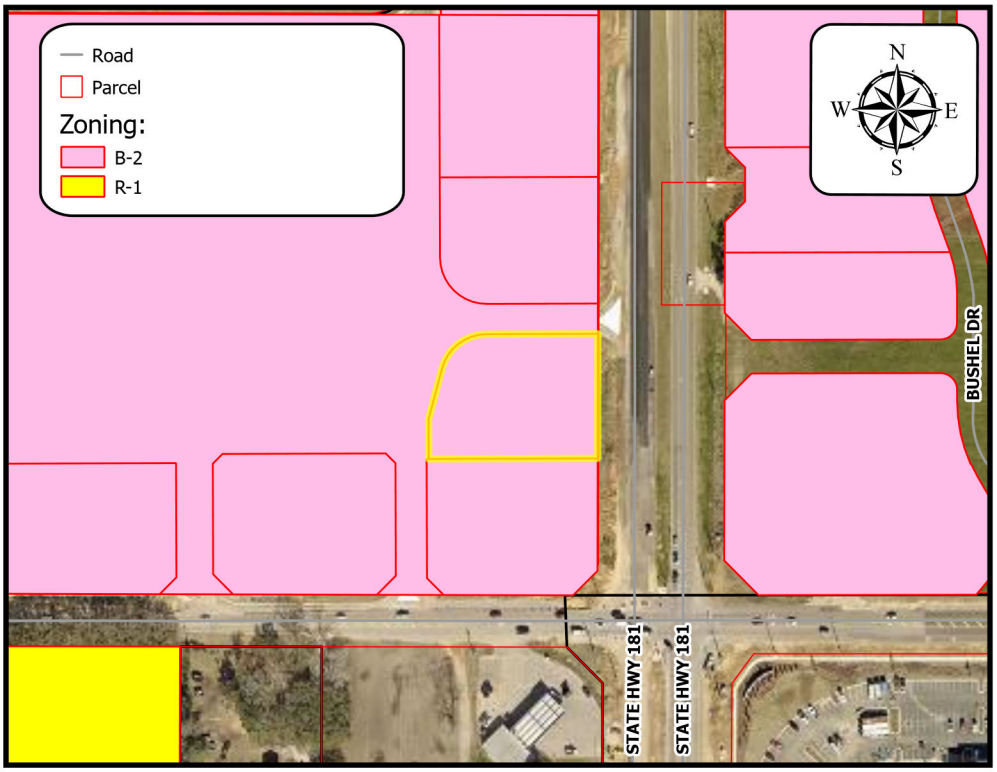
Lee Turner, Chairman Cindy Beaudreau, Secretary

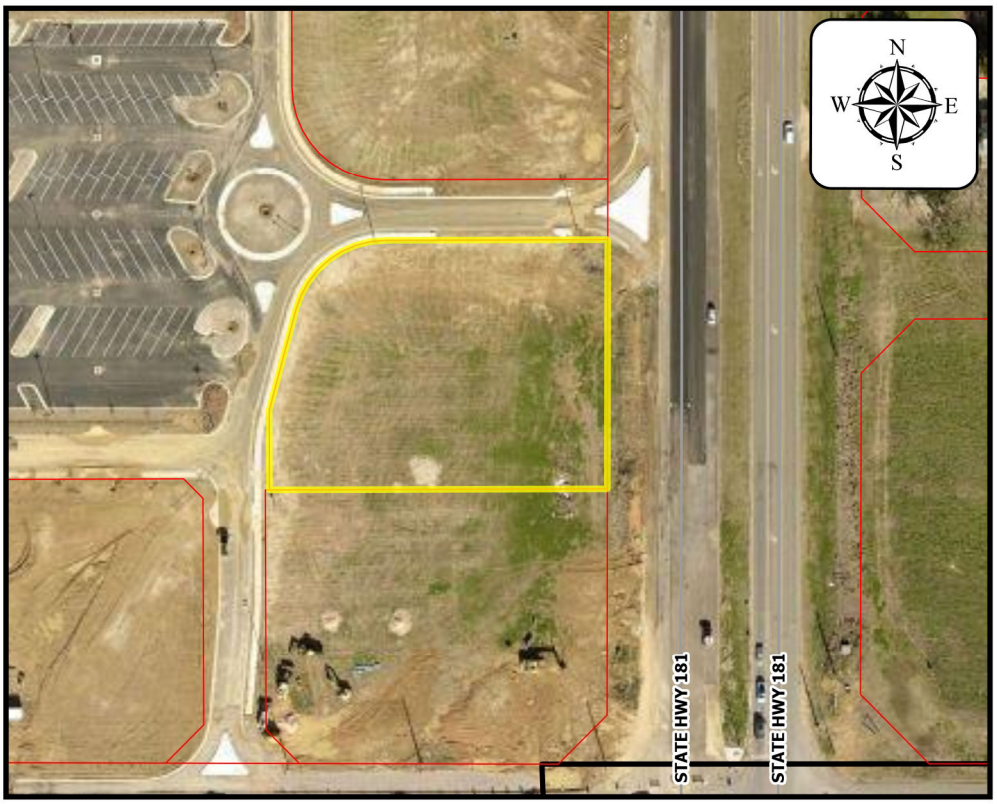
This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope
Planning Commission
March 2, 2026

SR 25.09 - 7 Brew Fairhope







Project Name:
7 Brew Fairhope
Site Data:
1.01 acres
Project Type:
Site plan approval
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2 General Business District
PPIN Number:
626310
General Location:
Northwest corner of State Highway 181 and State Highway 104
Surveyor of Record:
HFA-AE LTD
Engineer of Record:
HFA-AE LTD
Owner / Developer:
Brew Horizons LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Payton Rogers

SUMMARY OF REQUEST

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

SITE HISTORY

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

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

STAFF COMMENTS

This application was before the Planning Commission at its January 5, 2026 meeting for Site Plan Review and was ultimately tabled at the request of the Applicant. At that time, the proposed plan had numerous deficiencies including insufficient tree plantings, insufficient landscaping adjacent to public right-of-way (ROW), insufficient stormwater screening, and non-compliant exterior lighting.

The current application has addressed all previous concerns and is reflected in the following comments.

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

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

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

Tree & Landscaping - COMPLIANT
The City of Fairhope Trees and Landscaping Ordinance details all tree planting and landscape area requirements for commercial development. As proposed, the Site Plan illustrates full compliance with the Trees and Landscaping Ordinance (see exhibits). The Tree and Landscape plan illustrates an additional ten (10) understory trees on site which do not count towards required tree plantings. It's important to note that these ten (10) understory trees are existing and were included in the original landscape plan approved with the Planter's Pointe Multiple Occupancy Project (MOP), and as such, cannot be removed and must be protected throughout construction.

Parking - COMPLIANT
Article IV-E.4 Table 4-3, *Parking Schedule* details the amount of on-site parking required for restaurants based on the number of seats provided. The proposed 7-Brew is a drive-thru only coffee restaurant which does not provide any indoor or outdoor seating. Drive-thru only businesses are omitted from Table 4-3, and as such,

parking is not required at this time. However, the Site Plan does illustrate a surplus of nine (9) on-site parking spaces. Article IV Section E.4.c(2) of the Zoning Ordinance requires any parking provided that is more than what is required by Table 4-3 "shall be designed with a pervious surfacing". As such, if approved, the Site Plan should be revised to illustrate all proposed parking spaces to utilize pervious surfacing while maintaining compliance with ADA standards.

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

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

As proposed the Applicant intends to utilize an underground stormwater management system located on the North side of the site and states within the provided Drainage Report that post development runoff conditions will not exceed predevelopment conditions.

Exterior Lighting - COMPLIANT
As proposed, exterior lighting is compliant with Article IV Section B.3 of the Zoning Ordinance as it relates to on-site lighting. However, it's important to note that while the submitted Photometric Plans illustrate blue building canopy lighting, the applicant has stated that they no longer intend to install the blue canopy lighting. If approved, the Photometric Plans should be revised to remove any lighting not to be proposed.

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

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

Signage - N/A
All Signage will be formally reviewed at time of sign permit submittal. However, the Applicant submitted two (2) possible signage options for staff to consider. Option A (see exhibits) is a singular 4-foot by 4-foot circular wall sign on the building's front elevation facing State Highway 181, which as proposed, would be compliant with current sign regulations. Option B (see exhibits) is a singular 2.5-foot by 8-foot wall sign on the same elevation facing 181, which as proposed, would be non-compliant with current sign regulations as it exceeds the maximum allowable square footage for all signs on the subject site.

Erosion Control - COMPLIANT
An erosion control plan was submitted with the application and is acceptable.

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

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

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

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

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

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

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

SITE PLAN CONSIDERATIONS

Standards of Review:

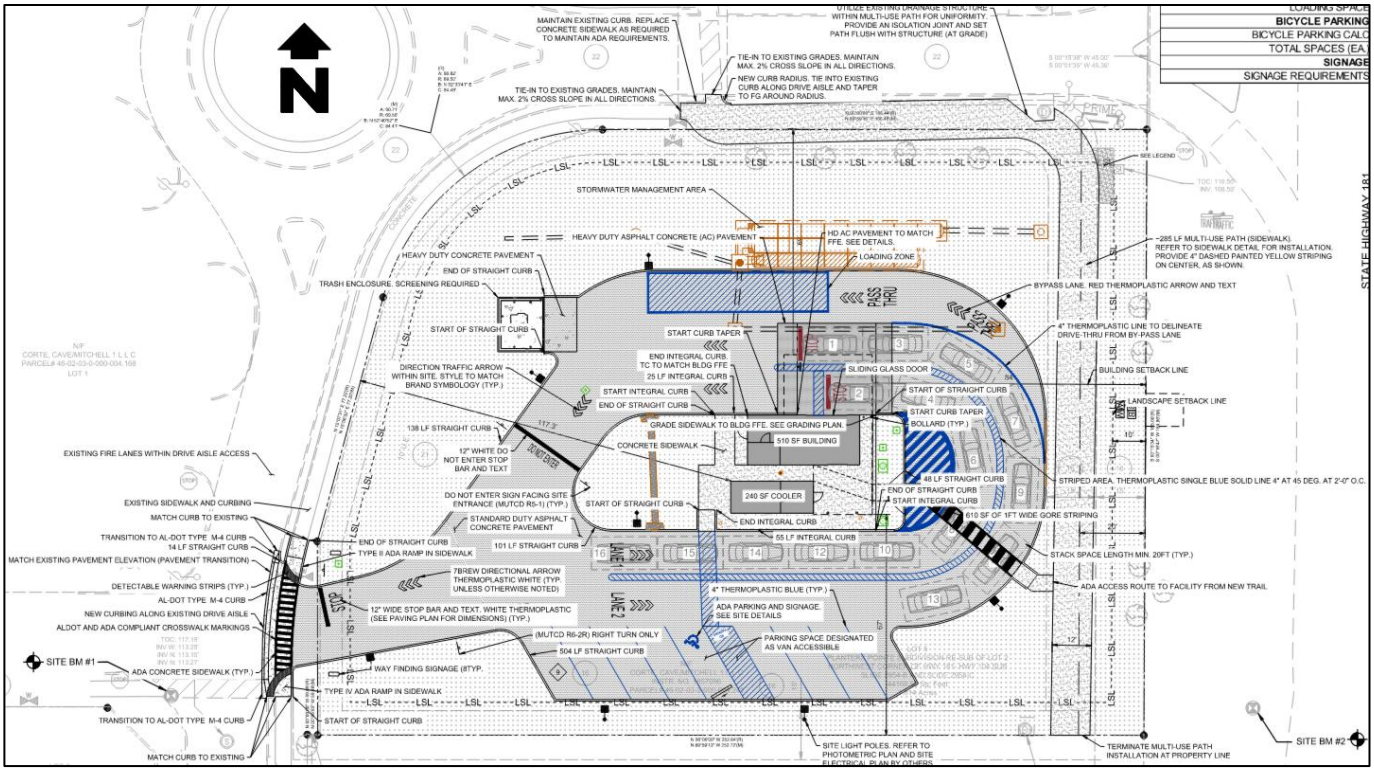
Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing Site Plan Review requests.

Recommendation:

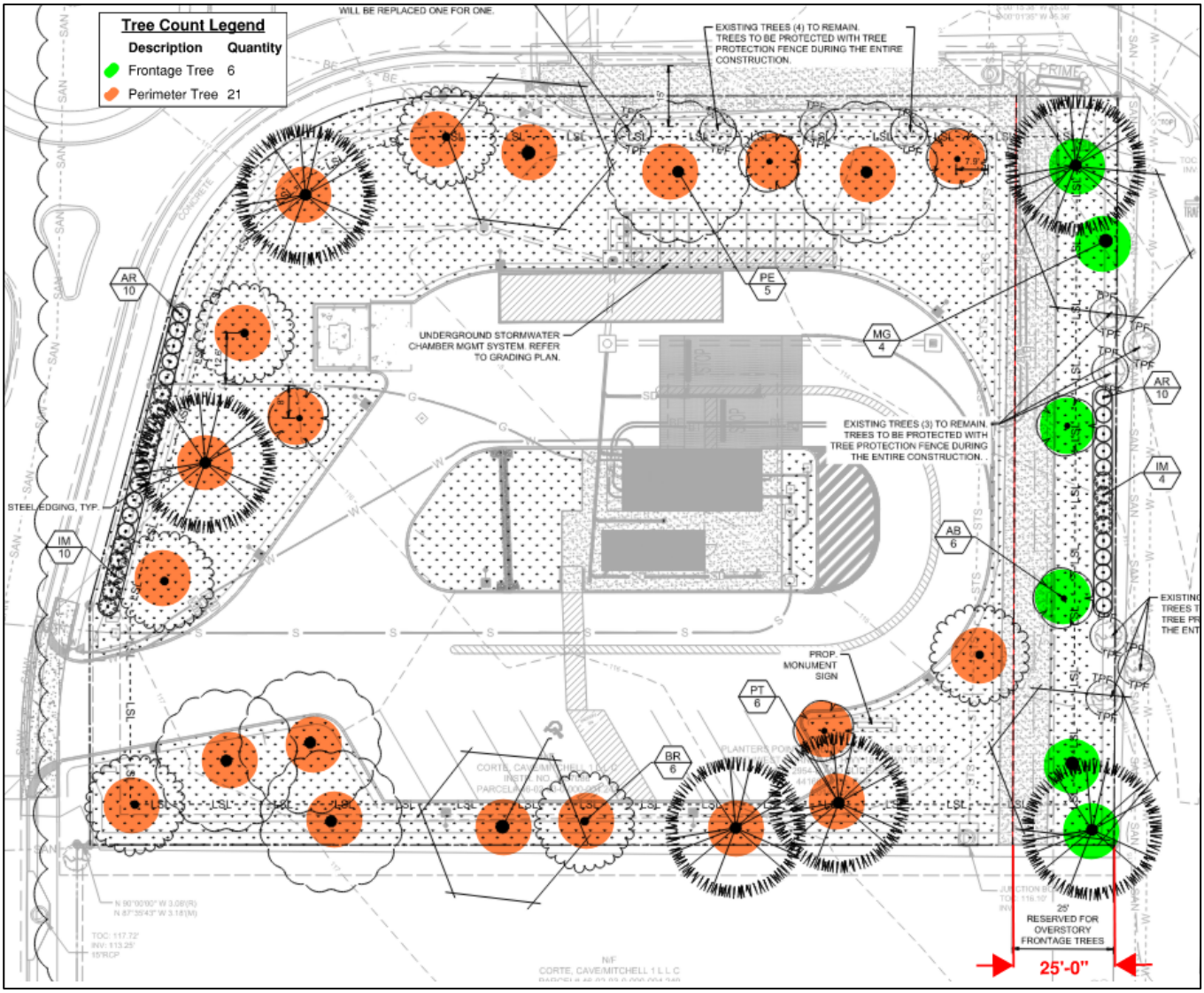
Staff recommends **APPROVAL** of SR 25.09 – 7-Brew Fairhope Site Plan with the following conditions:

1. Revision of the Site Plan to illustrate all proposed parking spaces to utilize pervious surfacing while maintaining compliance with ADA standards;
2. Revision of the construction plans to include a dumpster detail illustrating dumpster screening in compliance with Article IV.B.2. of the Zoning Ordinance; and
3. Revision of the Photometric Plans to remove any lighting not to be proposed.

Proposed Site Plan

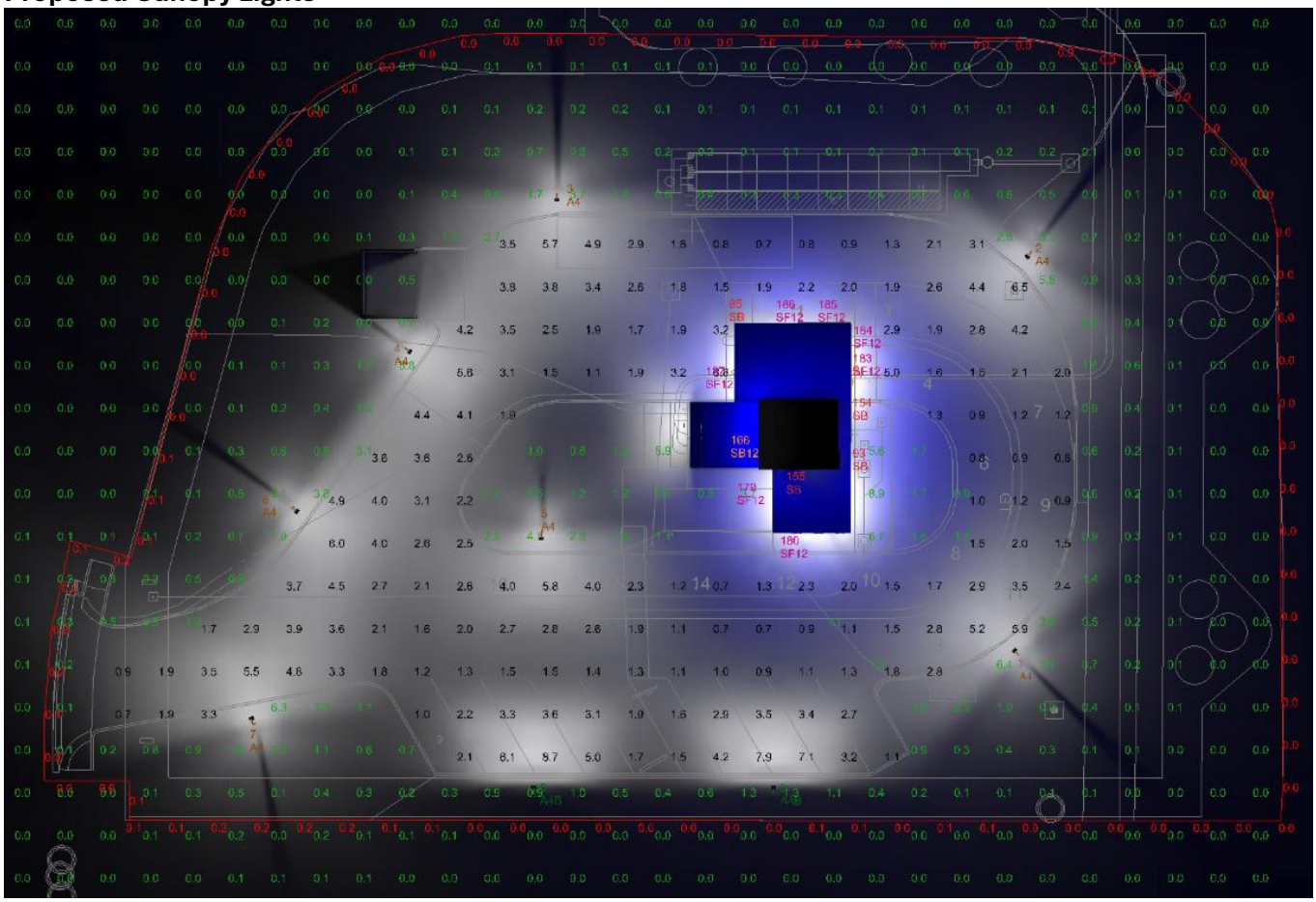


Proposed Tree & Landscape Plan



TREE & LANDSCAPE COMPLIANCE TABLE			
Reviewed by	Payton Rogers		
Date	01/28/26		
Total	**Plan Required**	**Plan Provided**	**Plan Compliance?**
Landscape Area			
Total Landscape Area	8,818	24,348	Yes
Front Landscape Area	5,291	10,610	Yes
Frontage Trees	**6**	**6**	Yes
Frontage 1	6	6	Yes
Frontage 2	0	0	
Frontage 3	0	0	
Frontage 4	0	0	
Perimeter Trees	**21**	**21**	Yes
Parking Trees	**0**	**0**	
Overstory	0	0	
Understory	0	0	
Parking Understory < 50%			
Total	**27**	**27**	Yes
Overstory	27	27	Yes
Understory	0	0	
Total Trees Saved (Credits)	**0**		
Total New Overstory Planted	**27**		
Total New Understory Planted	**0**		
Species Richness (> 4)	**4**		Yes

Proposed Canopy Lights



APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: 10/10/2025

Property Owner / Leaseholder Information

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

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

Authorized Agent Information

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

Engineer/Architect Information

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

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

Dennis Proto
Property Owner/Leaseholder Printed Name

Dennis Proto Jr
Signature

10/14/2025
Date

Fairhope Single Tax Corp. (If Applicable)

Authorization Letter

To Whom it May Concern:

I, Dennis Proto, hereby authorize
Owner of Record

Megan Broderick of HFA-AE LTD
Authorized Agent *Company*

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

7 Brew Fairhope, AL.
Name of Development/Application

Sincerely,

Dennis Proto Jr, 10.15.25
Owner of Record *Date*

Delaware

The First State

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

Jeffrey W. Bullock, Secretary of State

6235998 8100
SR# 20213252738

Authentication: 204165353
Date: 09-15-21

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

State of Delaware
Secretary of State
Division of Corporations
Delivered 01:59 PM 09/15/2021
FILED 01:59 PM 09/15/2021
SR 20213252738 - File Number 6235998

STATE *of* DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE *of* FORMATION

OF

BREW HORIZONS LLC

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

First: The name of the Company is BREW HORIZONS LLC

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

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

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

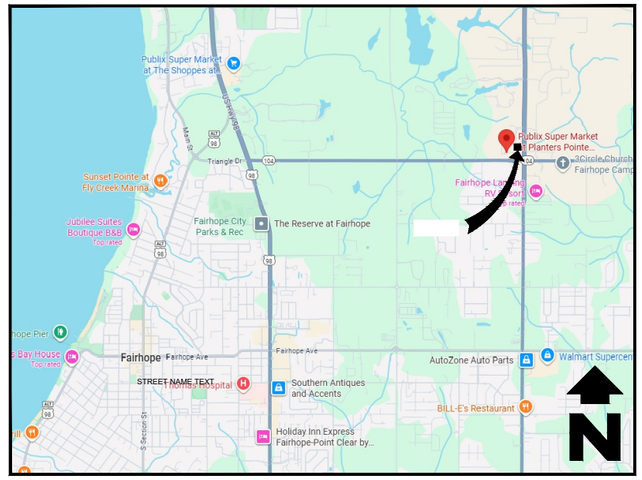
BY: /s/ Erin C. Joyce
Erin C. Joyce, Authorized Person

HARRISON FRENCH & ASSOCIATES, PLLC

HFA

7 BREW COFFEE

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



VICINITY MAP
1=2000'

PROJECT CONTACTS

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

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

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

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

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

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

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

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

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LEGAL DESCRIPTION

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

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT, FOR INGRESS, EGRESS, AND UTILITIES, OVER AND ACROSS LOT 1 OF THE NORTHWEST CORNER OF HWY 181-HWY 104 SUBDIVISION, AS RECORDED ON SLIDE 2725-E AND RATIFICATION OF PLAT RECORDED AS INSTRUMENT NUMBER 1857087 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, WHICH IS HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS FOR THE BENEFIT OF ITS ADJOINING PROPERTY AND ANY FUTURE DEVELOPMENT THEREOF. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

TOGETHER WITH A PERMANENT INGRESS/EGRESS ACCESS EASEMENT APPURTENANT DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, AS RECORDED ON SLIDE 2954-B IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA AND ALSO SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N-90°00'00"-W 35.00' TO A POINT; THENCE RUN S-00°00'00"-E FOR A DISTANCE OF 370.80'; THENCE RUN S-28°06'08"-W FOR A DISTANCE OF 54.29' TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 51.31', CHORD BEARING OF S-01°26'16"¬W AND CHORD LENGTH OF 64.42', THENCE RUN ALONG SAID CURVE 69.64' TO THE BEGINNING OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 137.02', A CHORD BEARING OF S-31°55'31"-E AND CHORD LENGTH OF 45.65', THENCE RUN ALONG SAID CURVE 45.86' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 27.40', A CHORD BEARING S-03°01'40"-E AND CHORD LENGTH OF 16.10'; THENCE RUN ALONG SAID CURVE 16.34'; THENCE RUN S-15°07'31"-W FOR A DISTANCE OF 54.82' TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 174.50', A CHORD BEARING OF S-12°53'08"-W AND CHORD LENGTH OF 13.64'; THENCE RUN ALONG SAID CURVE 13.64' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 14.50', A CHORD BEARING S-50°19'22"-W AND CHORD LENGTH OF 18.52'; THENCE RUN ALONG SAID CURVE 20.08'; THENCE RUN N-90°00'00"-W FOR A DISTANCE OF 327.09'; THENCE RUN S-00°00'00"-E FOR A DISTANCE OF 219.85'; THENCE RUN S-45°10'03"-W FOR A DISTANCE OF 35.46' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALABAMA HWY 104; THENCE RUN S-89°39'55"-E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 110.00'; THENCE LEAVING SAID RIGHT OF WAY RUN N-44°49'57"-W FOR A DISTANCE OF 42.34'; THENCE RUN N-00°00'00"-E FOR A DISTANCE OF 165.96'; THENCE RUN N-45°00'00"-E FOR A DISTANCE OF 20.51'; THENCE RUN N-90°00'00"-E FOR A DISTANCE OF 244.33'; THENCE RUN S-45°00'00"-E FOR A DISTANCE OF 20.51'; THENCE RUN S-00°00'00"-E FOR A DISTANCE OF 168.94'; THENCE RUN S-45°10'03"-W FOR A DISTANCE OF 40.16' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALABAMA HWY 104; THENCE RUN S-89°39'55"-E ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 100.00'; THENCE LEAVING SAID RIGHT OF WAY LINE RUN N-44°49'57"-W FOR A DISTANCE OF 35.25'; THENCE RUN N-00°11'11"-E FOR A DISTANCE OF 178.92'; THENCE RUN N-90°00'00"-E FOR A DISTANCE OF 2.50'; THENCE RUN N-00°00'00"-E FOR A DISTANCE OF 59.09'; THENCE RUN N-15°07'31"-E FORA DISTANCE OF 77.22' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.82', A CHORD BEARING N-52°33'46"-E AND CHORD LENGTH OF 84.50'; THENCE RUN ALONG SAID CURVE 90.82'; THENCE RUN N-90°00'00"-E FOR A DISTANCE OF 166.44' TO A POINT ON THE WEST RIGHT OF WAY LINE FOR ALABAMA HIGHWAY 181; THENCE RUN N-00°15'38"-E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 45.00'; THENCE LEAVING SAID RIGHT OF WAY RUN N-90°00'00"-W FOR A DISTANCE OF 166.58' TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 69.50', A CHORD BEARING N-45°00'00"-W AND A CHORD LENGTH OF 98.29', THENCE RUN ALONG SAID CURVE 109.17'; THENCE RUN N-00°00'00"-W FOR A DISTANCE OF 359.87' TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 1.70 ACRES, MORE OR LESS.

FLOOD NOTE

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

BENCHMARK

TEMPORARY BENCHMARK A: FROM SURVEY

TEMPORARY BENCHMARK B: FROM SURVEY

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IRR1.1	IRRIGATION DETAILS
ATTACH	ALTA_NSPS LAND TITLE SURVEY
ATTACH	PHOTOMETRIC PLAN

REVISION CHART

△	TITLE	DATE	NOTES:

HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
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THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT 9867 AL-104 (LOT 5) FAIRHOPE, AL 36532 AND IS NOT CONTEMPORANEOUSLY WITH ITS ISSUE DATE FOR USE.
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. ANY REUSE WITHOUT SPECIFIC VERIFICATION OR ADAPTATION BY THE PROPERLY LICENSED ARCHITECTS AND ENGINEERS WHO PREPARED THIS DRAWING FOR REUSE ON ANOTHER PROJECT SITE OR AT A LATER TIME SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE PREPARERS AND MAY BE CONTRARY TO THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-80012

2026.02.12 09:40:52-06'00'

△	TITLE	DATE
	OTP	
1	PAVE	11/05/2025
2	PAVE	11/11/2025
3	CITY	11/14/2025
4	CITY	01/07/2026
5	CITY	01/19/2026
6	CITY	02/11/2026

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

ALABAMA LICENSED No. 52179 PROFESSIONAL ENGINEER GARRETT DAVID SMALL

PRELIMINARY

COVER SHEET

SHEET:
C1.0

Feb 12, 2026

Feb12,2026-10:09am - User mike.butler
I:\12\12-25-80012 BH - 7Brew - Fairhope, AL\04-Design\Civil\DWGs\ 12-25-80012-SHEET.dwg

GENERAL CONSTRUCTION NOTES:

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

SITE NOTES:

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

DEMOLITION NOTES:

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

PAVING, GRADING AND DRAINAGE NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM AREAS TO BE OCCUPIED BY BUILDING AND PAVEMENT. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE WITH APPLICATION OF REQUIRED EROSION CONTROLS.
2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY OR IN ACCORDANCE WITH GEOTECH REPORT. UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE FILL MATERIAL CAN BE APPLIED. IN AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO OWNER AND CONTRACTOR ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
3. OFF-SITE FILL MATERIAL SHALL BE SUITABLE AND MEET OR EXCEED THE REQUIREMENTS IN THE PROJECT GEOTECHNICAL REPORT AND SHALL BE FREE FROM UNSUITABLE MATERIAL.
4. AREAS THAT ARE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
5. CONTRACTOR SHALL TEMPORARILY STABILIZE GRADED AND OTHERWISE DISTURBED AREAS WITHIN 15 DAYS, OR WITHIN TIMEFRAMES SET BY THE AHJ, WHICHEVER IS MORE STRINGENT, AFTER GRADING OR DISTURBANCE ACTIVITY HAS CEASED IN THAT AREA.
6. STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE ALL CONNECTIONS AT STRUCTURES ARE WATER TIGHT.
7. SOIL STOCK PILES OF IMPORTED FILL SHALL BE LIMITED TO 10– FOOT VERTICAL HEIGHT UNLESS APPROVED BY ENGINEER OF RECORD. CONTRACTOR SHALL PROVIDE A REQUEST FOR SUCH STOCK PILES WITH INFORMATION DEMONSTRATING PROPOSED SLOPE STABILITY, ADEQUATE EROSION CONTROLS, AND DRAINAGE CONTROLS.
8. CONTRACTOR SHALL PLACE EXPANSION JOINTS BETWEEN CONCRETE PAVING TRANSITIONS.
9. CONTRACTOR TO PROVIDE 45° CHAMFERED SHAPE AT CORNERS OF CONCRETE PAVING TO INCLUDE CONTROL JOINTS AT TRANSITIONS TO ABUTTING PAVEMENTS, UNLESS OTHERWISE SPECIFIED ON PLAN DETAILS - SEE DETAILS.
10. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO ENGINEER OF RECORD, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURED STRUCTURES. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO ENGINEER OF RECORD. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
11. PROPOSED DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC– RATED FOR H-20 LOADINGS.
12. PIPE LENGTHS SHOWN ARE THE MINIMUM REQUIRED TO THE INSIDE FACE OF THE DRAINAGE STRUCTURE OR END OF MITERED END SECTION.
13. CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL FLUSH EXISTING AND PROPOSED ONSITE STORM DRAIN PIPES AND STRUCTURES WITHIN WORK AREAS AS NEEDED DURING CONSTRUCTION TO PREVENT DEBRIS ACCUMULATION AND BLOCKAGE. DRAINAGE INFRASTRUCTURE IS TO BE CLEAR OF DEBRIS PRIOR TO CONTRACTOR'S REQUEST FOR ENGINEER'S FINAL INSPECTION. DEBRIS FROM FLUSHING IS TO BE CAPTURED, COLLECTED, AND REMOVED FROM SITE TO BE DISPOSED IN A PERMITTED AND APPROVED LOCATION. CONTRACTOR SHALL PUMP DRAINAGE SYSTEM DRY FOR FINAL INSPECTION ACCORDING TO AHJ REQUIREMENTS.
14. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) OR THE ARCHITECTURAL BARRIERS ACT (ABA) AS APPLICABLE TO THE PROJECT. HANDICAP ACCESSIBLE SIDEWALK RAMPS SHALL BE CONSTRUCTED PER PLAN AND LOCAL AHJ STANDARDS.
15. DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, AS DIRECTED BY ENGINEER OF RECORD, OR AS DESCRIBED BY THE PROJECT SOIL TESTING COMPANY, WITH OWNER APPROVAL. DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE TO A PERMITTED AND APPROVED LOCATION, AND SUCH EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
16. CONTRACTOR IS TO PROVIDE A ½" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE TO ANY BUILDING, STRUCTURE, OR UTILITY SERVICE PAD.
17. GREEN OPEN SPACE ELEVATIONS SHOWN ARE TO TOP OF SOD WITH ASSUMED 2" SOD THICKNESS. CONTRACTOR IS THEREFORE TO PREPARE SODDED AREAS TO A GRADE 2" BELOW OVERLAND FINISHED GRADES AND 2" BELOW ABUTTING PAVEMENT AND CURBING EDGES BEFORE LAYING SOD, OR INSTALLING LANDSCAPED MULCH BEDS. ALL AREAS TO BE GRADED AND SODDED MUST DRAIN WITHOUT ANY PONDING. CONTRACTOR WILL BE REQUIRED TO REGRADE AND RESOD ANY AREAS WHICH ARE PONDING OR DO NOT ACHIEVE POSITIVE DRAINAGE.
18. CONTRACTOR IS REQUIRED TO ADJUST SURFACE COVERS (VALVE COVERS, HANDHOLE BOXES, METER PITS, MANHOLE RIMS, ETC.) AS NECESSARY TO MATCH FINISHED GRADE SMOOTH IN LINE AND GRADE. ADJUSTMENTS SHALL BE MADE IN ACCORDANCE WITH THE PLANS AND LOCAL AHJ REQUIREMENTS.
19. BACKFILL MATERIAL SHALL BE COMPACTED TO THE PLANS AND PROJECT GEOTECHNICAL SPECIFICATIONS AROUND PIPES IN 6" LIFTS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND ONE FOOT BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE FILLED IN 12" MAXIMUM LIFTS AND COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, MODIFIED PROCTOR. OTHER AREAS TO BE FILLED SHALL ADHERE TO GEOTECHNICAL REQUIREMENTS ON IMPORTED FILL.
20. DRAINAGE AND UTILITY LINE CLEAN OUT ACCESS PORTS IN HARDSCAPE AREAS SHALL HAVE HEAVY DUTY ADA– COMPLIANT RIMS, LIDS, AND COVERS SET FLUSH WITH ADJACENT GRADES; LIDS IN NON-HARDSCAPE LANDSCAPED AREAS SHALL BE PLACED IN A 2'X2' SQUARE 4" THK. CONCRETE PAD.
21. CONTRACTOR SHALL COMPACT PERIMETER BERMS AND POND EMBANKMENTS THAT WILL SUPPORT STRUCTURES TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) UNLESS OTHERWISE SPECIFIED BY ARCHITECT OR GEOTECHNICAL ENGINEER. FOR ALL OTHER AREAS, CONTRACTOR SHALL COMPACT BERMS AND EMBANKMENTS TO 90 PERCENT OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) IN ACCORDANCE WITH ASTM D1557. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED GEOTECHNICAL TEST REPORTS CERTIFYING THAT PLACED EMBANKMENTS ARE COMPACTED TO THE FULL DEPTH OF FILL.
22. SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE PLANS, THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR MUTCD OF THE AHJ AS APPLICABLE. ONSITE PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT MEETING PROJECT SPECIFICATIONS AND LOCAL AHJ REQUIREMENTS UNLESS OTHERWISE NOTED. HANDICAP ACCESSIBLE REQUIREMENTS FOR SIGNAGE AND STRIPING WILL BE PER THE LATEST ADA/ABA CRITERIA USING THE APPROPRIATE TRAFFIC PAINT COLORS.

UTILITY NOTES:

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

EROSION CONTROL NOTES:

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

Permit General Notes:

1. All meters shall be installed off of ALDOT Right-of-Way.
2. All manholes, valve boxes, and hand holes should be flush with existing ground.
3. Applicant shall contact the District Administrator 48 hours prior to beginning work on ALDOT Right-of-Way. The District Administrators are as follows:

Area- 9
(91) Mobile County – David A. Hollowell, (251) 470-8219
(92) Baldwin County – Jason Shaw, P.E. (251) 937-2086
(93) Escambia and Conecuh Counties – Tammy W. Evers, (251) 578-7546

4. The Engineer of Record shall promptly write an As-Built Certification letter to the District Administrator requesting an inspection upon completion of the permitted work. Any punch list items shall be completed prior to Provisional Acceptance of work.

5. Bonds submitted for permits shall be held for a (1) one-year Maintenance Period which begins on the Provisional Acceptance date issued by the Department. During this time any failures, deficiencies, or maintenance care shall be the responsibility of the applicant. At the end of the Maintenance Period the applicant or Engineer of Record shall submit a bond release request letter to the District Administrator, bonds are not released without request.

6. All traffic control shall be in accordance with Part 6 of the Manual on Uniform Traffic Control Devices (MUTCD) 2009 edition. (If project necessitates lane closure, lane closure must be made part of the permit.)

7. Onsite Representatives & Contact Information: Mike Tierney - mtierney@transcendentbrandco.com - 508-561-4903

8. Onsite representatives will have on hand, at all times:
(1) Approved permit and plans stamped by the Region Engineer
(2) Traffic Control Plans
(3) Erosion Control Plans

9. All disturbed areas on ROW shall receive 4" of topsoil and be sodded or seeded as directed by the Department.

10. All work on the ROW will be in conformance with the latest edition of ALDOT Standard Specifications.

11. Electric power and communication facilities will conform to the current applicable National Electrical Safety Code.

12. A Best Management Plan shall at minimum return all exposed areas to original or better condition and require stand of grass and/or sod before acceptance. Silt fence and any other erosion control items needed shall be used to prevent erosion. (NO HAYBALES ARE ALLOWED IN ROW)

13. All trees over 4" DBH shall not be cut/removed without written permission from ALDOT.

14. Absolutely no bore pits shall be allowed to be unfilled and/or uncovered overnight unless protected. (Bore pits have a maximum of 72 hours to be open before filled.)

15. Upon completion & any time thereafter, ALDOT retains the right to request an As-Built plan of any permitted work in said department's Rights-of-Way (ROW).

16. WARNING: Do not disturb Survey Markers located on ALDOT Right-of-Way. Any property markers disturbed during construction shall be re-established by an Alabama licensed professional land surveyor at the expense of the permit applicant.

17. The total area to be disturbed during construction of this permit: 1.0 acre(s).(On & Off ROW combined).

18. Water lines shall conform to the currently applicable standards of the American Water Works Association.

19. Pressure pipelines shall conform to the currently applicable sections of American National Standards Institute (ANSI).

20. As required by Alabama Act 94-487: Call two working days before excavation 1-800-292-8525, Alabama Line Location Center, Inc.

21. All existing utility facilities in the proposed work area shall be physically located both horizontally and vertically.
a. The utility facilities in work area are represented to the best of my knowledge, according to locates provided by 811 and individual due diligence. Engineer Initials GDS

b. 811 Ticket # TBD

22. Any ornamental vegetative landscaping (shrubs, flowers, ornamental grass, etc.) disturbed during construction shall be replaced, transplanted, or sodded by the applicant as directed by the Alabama Department of Transportation District Administrator.

23. All fill material or onsite debris deposited in the right-of-way shall be removed prior to issuance of final acceptance to begin the one-year maintenance period of the permit contract.

24. The applicant shall see that all solid waste (I.E., wood, stumps, etc.) is disposed of in accordance with applicable regulations of the Alabama Department of Environmental Management (ADEM).

25. Property obstructions which are to remain in place, such as historical structures, trees, drains, water or gas pipes, poles, wall, etc., are not to be disturbed unless noted and approved by SHPO, ALDOT, ADEM, EPA, etc.

26. The applicant is responsible to see that streets are cleaned immediately after concrete or other delivery trucks leave the site. Mud and debris are to be kept off streets, and out of inlets, ditches, etc.

27. Fuel tanks shall not be stored on the right-of-way overnight. Vehicles transporting fuel, chemicals, fertilizers, etc. onto right-of-way shall not be left unattended.

28. The applicant or Engineer of Record shall promptly notify ALDOT of any perceived conflicts, ambiguous items or deficiencies in the plans, specifications, general notes, or related contract documents.

29. For work within Interstate ROW, all ingress and egress to worksite shall be from applicant's property. No access shall be gained from the Interstate ROW. Equipment and materials shall not be stored on Interstate ROW.

30. Milepost(s) 2.184 Speed Limit 55 MPH

31. Is drainage/ runoff from this site directed onto state ROW? (circle) YES or (NO) Engineer Initials ___GDS_____

32. Are utility, signal or light pole, related conflicts present or are any relocations required for this project to be constructed as proposed in these plans? (circle) YES or (NO) Engineer Initials ____GDS_____

33. Minimum cover over utilities shall be maintained upon completion of work.
(YES) or NO Engineer Initials _____GDS_____

34. The legal permit applicant is held responsible and liable for all damages, actions, or responsibilities of their appointed contractors, assigns, or appointees.

Brew Horizons, LLC
APPLICANT NAME

mtierney@brew-horizons.com
APPLICANT EMAIL ADDRESS

508-561-4903
APPLICANT PHONE NUMBER

2000 West Park Drive, Suite 130
Westborough, MA 01581
APPLICANT MAILING ADDRESS

2000 West Park Drive, Suite 130
Westborough, MA 01581
MAILING ADDRESS FOR APPROVED PERMIT

11/21/2025
DATE

GARRETT D. SMALL, PE
ENGINEER OF RECORD

479-360-6267
ENGINEER'S PHONE NUMBER

garrett.small@hfa-ae.com
ENGINEER'S EMAIL ADDRESS

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

PROJ NUMBER: 12-25-80012

	TITLE	DATE
	OTP	
1	PAVE	11/05/2025
2	PAVE	11/11/2025
3	CITY	11/14/2025
4	CITY	01/07/2026
5	CITY	01/19/2026
6	CITY	02/11/2026

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

ALABAMA LICENSED No. 52179 PROFESSIONAL ENGINEER GARRETT DAVID SMALL

PRELIMINARY

ALDOT NOTES

SHEET: C1.2

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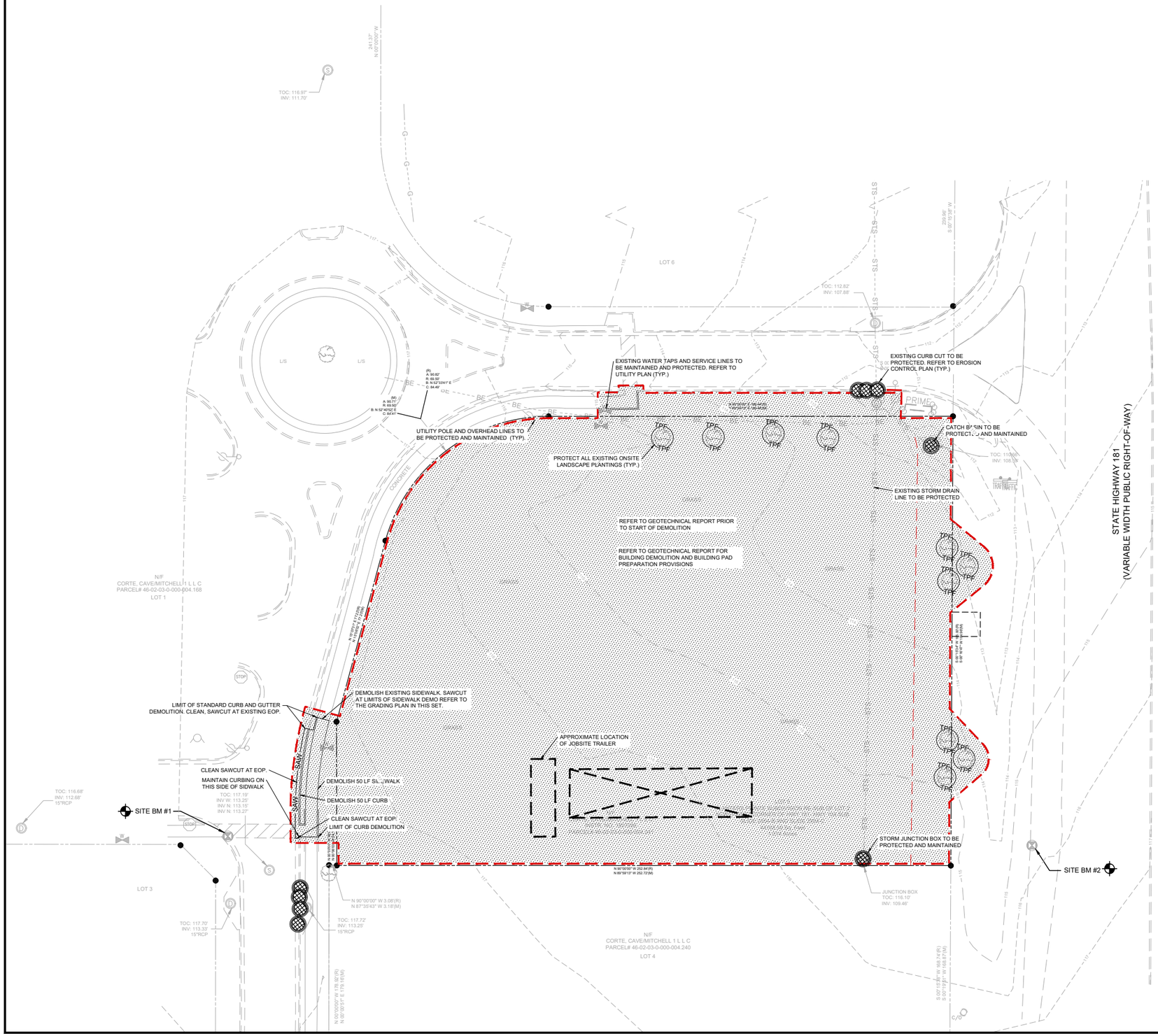

PROPOSED LEGEND

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

SHEET NOTES

1. REFER TO EROSION CONTROL DETAILS.
2. DUST CONTROL IS TO BE MAINTAINED AT INGRESS/EGRESS TO THE SITE DURING THE LENGTH OF THE PROJECT.
3. TOTAL LIMIT OF DISTURBANCE IS 45,094 SF (1.03 AC).
4. REFER TO EROSION CONTROL PLAN AND LANDSCAPE DETAILS FOR TREE PROTECTION MEASURES.

EXISTING LEGEND

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

SURVEY PROVIDED BY:

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

DATED: JULY 17, 2025

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7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-80012

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	TITLE	DATE
	OTP	
1	PAVE	11/05/2025
2	PAVE	11/11/2025
3	CITY	11/14/2025
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DOCUMENT DATE: 10/10/2025
CHECKED BY: KFB
DRAWN BY: MPB

ALABAMA LICENSED No. 52179 PROFESSIONAL ENGINEER GARRETT DAVID SMALL

PRELIMINARY

EXISTING CONDITIONS AND DEMO PLAN

SHEET:
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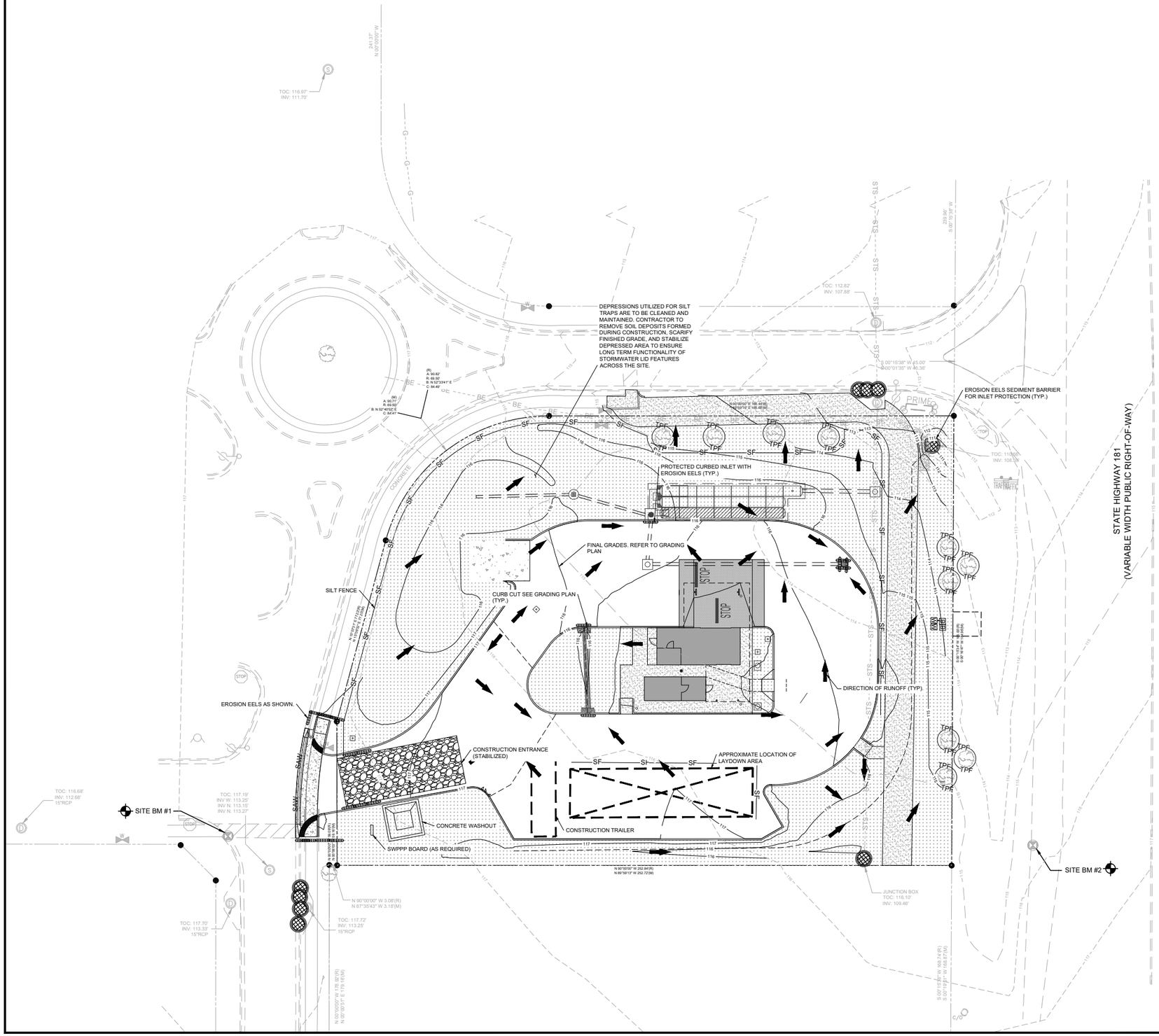

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

PROPOSED LEGEND

- PROPERTY LINE
- PROTECT EXISTING OPEN GRADE DRAINAGE STRUCTURES. PROVIDE EROSION EELS AROUND STRUCTURES.
- SF — SILT FENCE
- STABILIZED LANDSCAPE AREAS
- FLOW ARROW

SHEET NOTES

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

EXISTING LEGEND

- PROPERTY LINE/R.O.W.
- LOT LINE
- EASEMENT LINE
- FENCE
- WATERMAIN
- FORCEMAIN
- REUSE WATERMAIN
- SANITARY SEWER
- STORM PIPE
- BURIED ELECTRIC
- BURIED FIBER
- BURIED TELEPHONE
- BURIED CASING/CONDUIT
- BURIED TV
- BURIED CABLE
- BURIED GAS
- OVERHEAD ELECTRIC
- STORM STRUCTURE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
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7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-80012

2026.02.12 09:41:00-06'00'

	TITLE	DATE
	OTP	
1	PAVE	11/05/2025
2	PAVE	11/11/2025
3	CITY	11/14/2025
4	CITY	01/07/2026
5	CITY	01/19/2026
6	CITY	02/11/2026

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

ALABAMA LICENSED No. 52179 PROFESSIONAL ENGINEER GARRETT DAVID SMALL

PRELIMINARY

EROSION CONTROL PLAN

SHEET: C3.0

10 10 2025

Feb 12 2026 - 10:10am - User: mike butler
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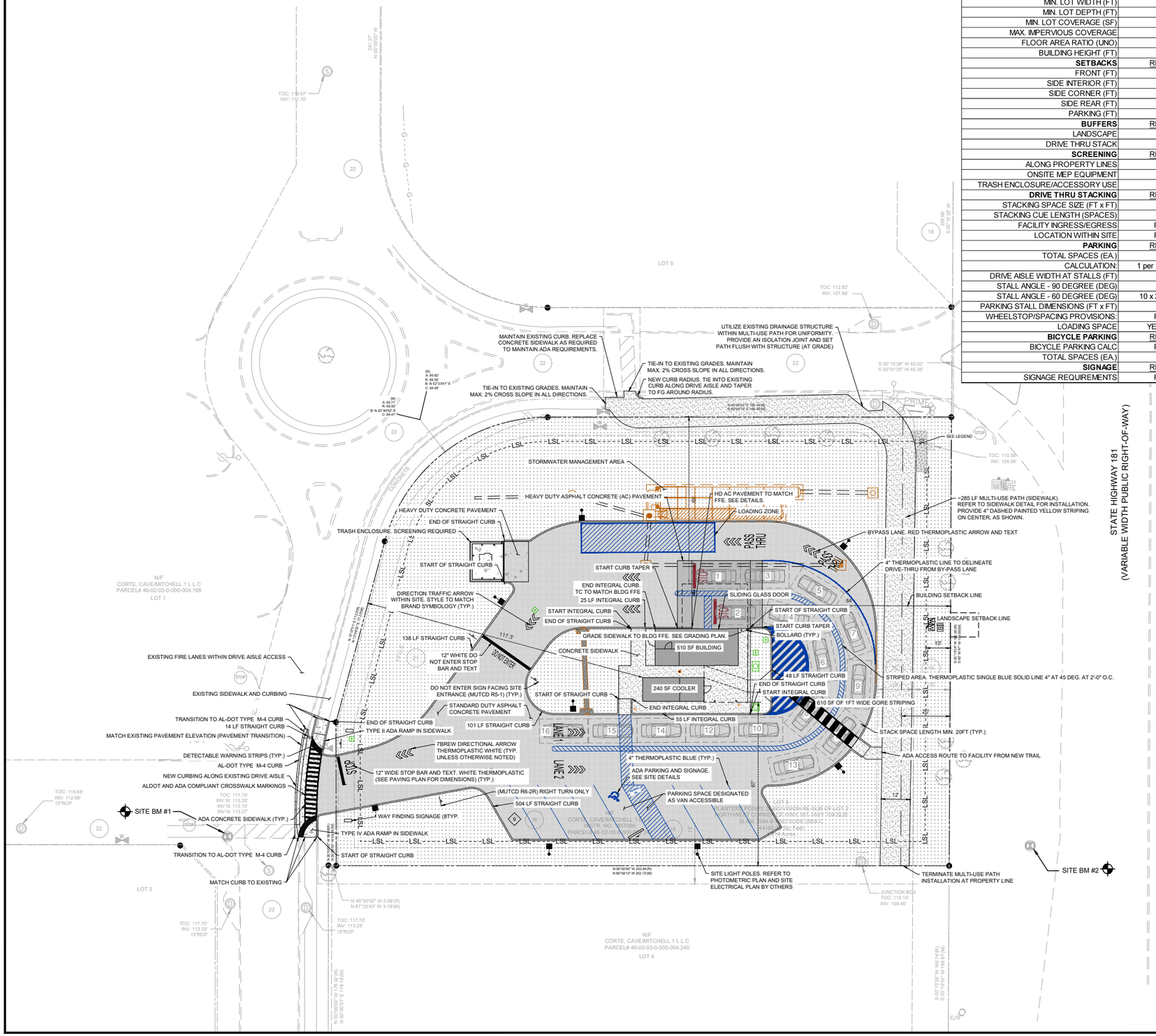
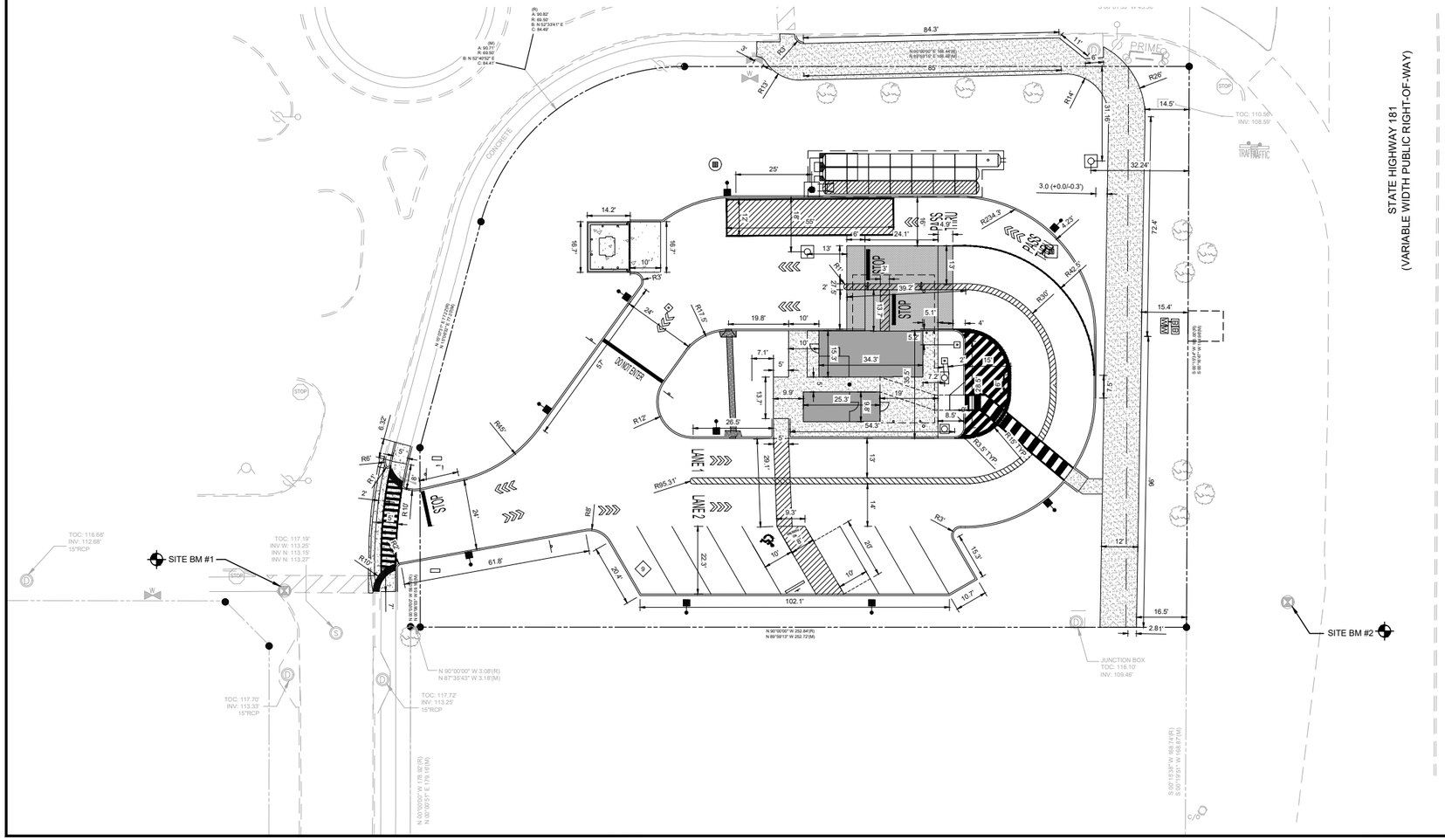
SITE DATA

OVERALL SITE DATA	REQUIRED	PROVIDED
SITE AREA (AC)	-	1.014
BUILDING GFA (SF)	-	44,168
ZONING	GENERAL BUSINESS (B-2)	GENERAL BUSINESS (B-2)
USE	-	SERVICE-RESTAURANT
OVERLAY DISTRICT	NONE	NONE
MIN. LOT WIDTH (FT)	N/A	N/A
MIN. LOT DEPTH (FT)	N/A	N/A
MIN. LOT COVERAGE (SF)	N/A	N/A
MAX. IMPERVIOUS COVERAGE	NONE	58%
FLOOR AREA RATIO (UNO)	N/A	N/A
BUILDING HEIGHT (FT)	30 MAX.	20
SETBACKS	REQUIRED	PROVIDED
FRONT (FT)	20	84
SIDE INTERIOR (FT)	0	67
SIDE CORNER (FT)	0	69
SIDE REAR (FT)	0	117
PARKING (FT)	10	10
BUFFERS	REQUIRED	PROVIDED
LANDSCAPE	10	10
DRIVE THRU STACK	N/A	N/A
SCREENING	REQUIRED	PROVIDED
ALONG PROPERTY LINES	None	None
ONSITE MEP EQUIPMENT	N/A	N/A
TRASH ENCLOSURE/ACCESSORY USE	YES	YES
DRIVE THRU STACKING	REQUIRED	PROVIDED
STACKING SPACE SIZE (FT x FT)	None	10x20
STACKING CUE LENGTH (SPACES)	None	7 (Min.)
FACILITY INGRESS/EGRESS	Per code	Per code
LOCATION WITHIN SITE	Per code	Per code
PARKING	REQUIRED	PROVIDED
TOTAL SPACES (EA.)	5	9
CALCULATION:	1 per 100 SF plus 1	1 per 100 SF plus 1
DRIVE AISLE WIDTH AT STALLS (FT)	14	14
STALL ANGLE - 90 DEGREE (DEG)	N/A	N/A
STALL ANGLE - 60 DEGREE (DEG)	10 x 20 with stops	10 x 20 with stops
PARKING STALL DIMENSIONS (FT x FT)	10 x 20	10 x 20
WHEELSTOP/SPACING PROVISIONS:	Per code	Per code
LOADING SPACE	YES (12'x55')	YES (12'x55')
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING CALC	Per code	Per code
TOTAL SPACES (EA.)	X	X
SIGNAGE	REQUIRED	PROVIDED
SIGNAGE REQUIREMENTS	Per code	Per code


STATE HIGHWAY 181
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
MAINTAIN EXISTING CURB. REPLACE CONCRETE SIDEWALK AS REQUIRED TO MAINTAIN ADA REQUIREMENTS.
UTILIZE EXISTING DRAINAGE STRUCTURE WITHIN MULTI-USE PATH FOR UNIFORMITY. PROVIDE AN ISOLATION JOINT AND SET PATH FLUSH WITH STRUCTURE (AT GRADE)
TIE-IN TO EXISTING GRADES. MAINTAIN MAX. 2% CROSS SLOPE IN ALL DIRECTIONS.
NEW CURB RADIUS. TIE INTO EXISTING CURB ALONG DRIVE AISLE AND TAPER TO FG AROUND RADIUS.
TIE-IN TO EXISTING GRADES. MAINTAIN MAX. 2% CROSS SLOPE IN ALL DIRECTIONS.
STORMWATER MANAGEMENT AREA
HEAVY DUTY ASPHALT CONCRETE (AC) PAVEMENT
HD AC PAVEMENT TO MATCH FFE. SEE DETAILS.
LOADING ZONE
HEAVY DUTY CONCRETE PAVEMENT
END OF STRAIGHT CURB
TRASH ENCLOSURE. SCREENING REQUIRED
START OF STRAIGHT CURB
START CURB TAPER
END INTEGRAL CURB TC TO MATCH BLDG FFE
25 LF INTEGRAL CURB
SLIDING GLASS DOOR
START INTEGRAL CURB
END OF STRAIGHT CURB
DIRECTION TRAFFIC ARROW WITHIN SITE. STYLE TO MATCH BRAND SYMBOLOGY (TYP.)
138 LF STRAIGHT CURB
GRADE SIDEWALK TO BLDG FFE. SEE GRADING PLAN.
CONCRETE SIDEWALK
510 SF BUILDING
240 SF COOLER
12" WHITE DO NOT ENTER STOP BAR AND TEXT
DO NOT ENTER SIGN FACING SITE ENTRANCE (MUTCD R5-1) (TYP.)
START OF STRAIGHT CURB
END INTEGRAL CURB
48 LF STRAIGHT CURB
END OF STRAIGHT CURB
START INTEGRAL CURB
START CURB TAPER
BOLLARD (TYP.)
610 SF OF 1FT WIDE GORE STRIPING
55 LF INTEGRAL CURB
STANDARD DUTY ASPHALT CONCRETE PAVEMENT
101 LF STRAIGHT CURB
7BREW DIRECTIONAL ARROW THERMOPLASTIC WHITE (TYP. UNLESS OTHERWISE NOTED)
4" THERMOPLASTIC BLUE (TYP.)
ADA PARKING AND SIGNAGE. SEE SITE DETAILS
PARKING SPACE DESIGNATED AS VAN ACCESSIBLE
(MUTCD R6-2R) RIGHT TURN ONLY
504 LF STRAIGHT CURB
1 WAY FINDING SIGNAGE (8TYP.
12" WIDE STOP BAR AND TEXT. WHITE THERMOPLASTIC (SEE PAVING PLAN FOR DIMENSIONS) (TYP.)
285 LF MULTI-USE PATH (SIDEWALK). REFER TO SIDEWALK DETAIL FOR INSTALLATION. PROVIDE 4" DASHED PAINTED YELLOW STRIPING ON CENTER, AS SHOWN.
BYPASS LANE. RED THERMOPLASTIC ARROW AND TEXT
4" THERMOPLASTIC LINE TO DELINEATE DRIVE-THRU FROM BY-PASS LANE
BUILDING SETBACK LINE
LANDSCAPE SETBACK LINE
STRIPED AREA. THERMOPLASTIC SINGLE BLUE SOLID LINE 4" AT 45 DEG. AT 2'-0" O.C.
STACK SPACE LENGTH MIN. 20FT (TYP.)
ADA ACCESS ROUTE TO FACILITY FROM NEW TRAIL
SITE LIGHT POLES. REFER TO PHOTOMETRIC PLAN AND SITE ELECTRICAL PLAN BY OTHERS
TERMINATE MULTI-USE PATH INSTALLATION AT PROPERTY LINE
SITE BM #2
EXISTING FIRE LANES WITHIN DRIVE AISLE ACCESS
EXISTING SIDEWALK AND CURBING
TRANSITION TO AL-DOT TYPE M-4 CURB
14 LF STRAIGHT CURB
MATCH EXISTING PAVEMENT ELEVATION (PAVEMENT TRANSITION)
DETECTABLE WARNING STRIPS (TYP.)
AL-DOT TYPE M-4 CURB
NEW CURBING ALONG EXISTING DRIVE AISLE
ALDOT AND ADA COMPLIANT CROSSWALK MARKINGS
SITE BM #1
ADA CONCRETE SIDEWALK (TYP.)
TYPE II ADA RAMP IN SIDEWALK
TYPE IV ADA RAMP IN SIDEWALK
TRANSITION TO AL-DOT TYPE M-4 CURB
START OF STRAIGHT CURB
MATCH CURB TO EXISTING
N/F CORTE, CAVE/MITCHELL 1 L L C PARCEL# 46-02-03-0-000-004.168 LOT 1
N/F CORTE, CAVE/MITCHELL 1 L L C PARCEL# 46-02-03-0-000-004.240 LOT 4
LOT 3
LOT 6
LOT 5
LOT 2
PLANTER POINTE SUBDIVISION
SOUTHWEST CORNER
SEE LEGEND
JUNCTION BOX TOC: 116.10' INV: 109.46'
TOC: 116.65' INV: 112.68' 15"RCP
TOC: 117.19' INV W: 113.25' INV N: 113.15' INV S: 113.27'
TOC: 117.70' INV: 113.33' 15"RCP
TOC: 117.72' INV: 113.25' 15"RCP
TOC: 112.82' INV: 107.88'
TOC: 110.95' INV: 108.59'
TOC: 110.95' INV: 108.59'
TOC: 112.68' INV: 107.74'
TOC: 112.68' INV: 107.74'
TOC: 112.68' INV: 107.74



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2026.02.12 09:41:08-06'00'

N

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

PROPOSED LEGEND

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

SHEET NOTES

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

EXISTING LEGEND

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

SURVEY PROVIDED BY:

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EVANSVILLE, INDIANA 47715
800-867-8783 X 201

DATED: JULY 17, 2025

PRELIMINARY

PAVING PLAN

SHEET:
C5.0

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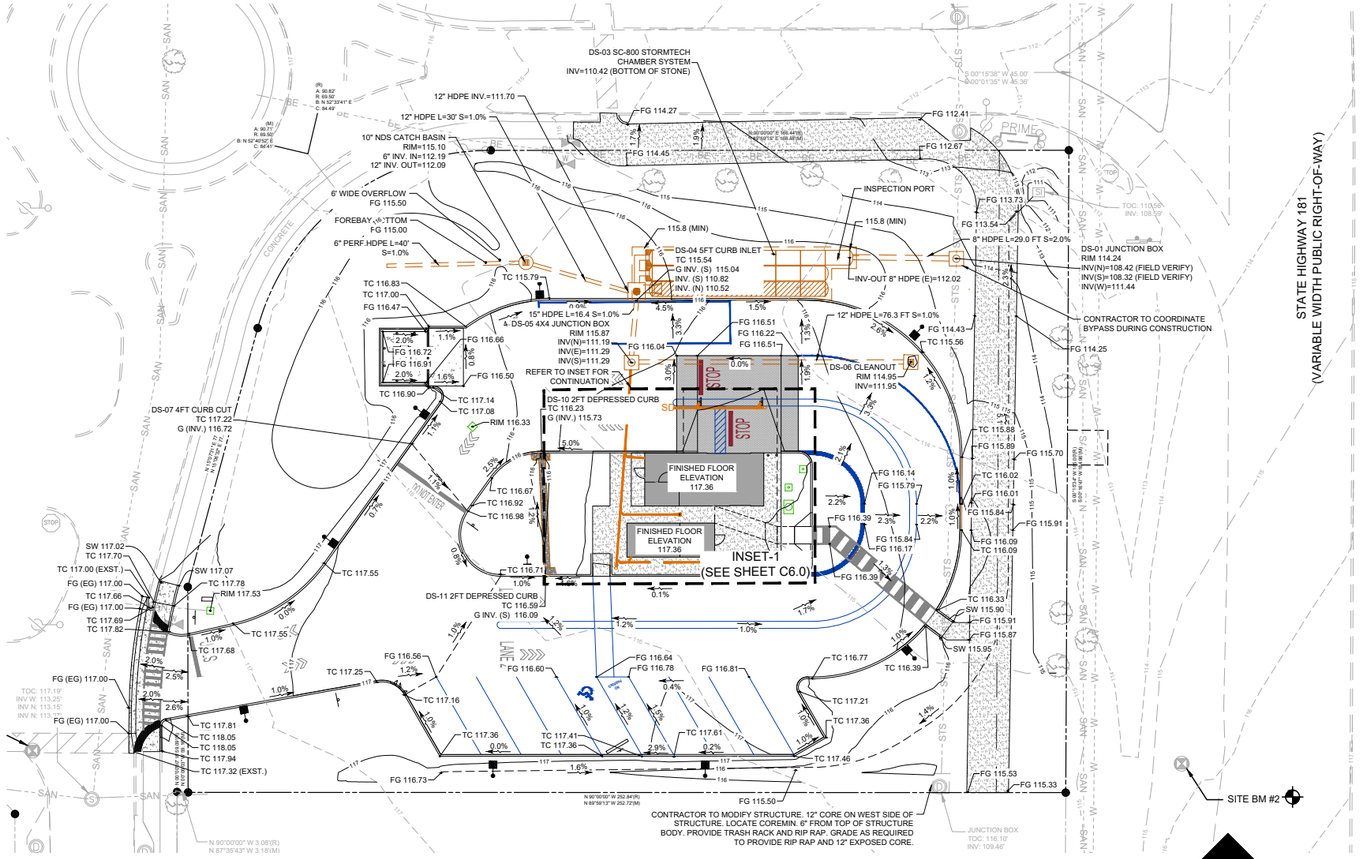
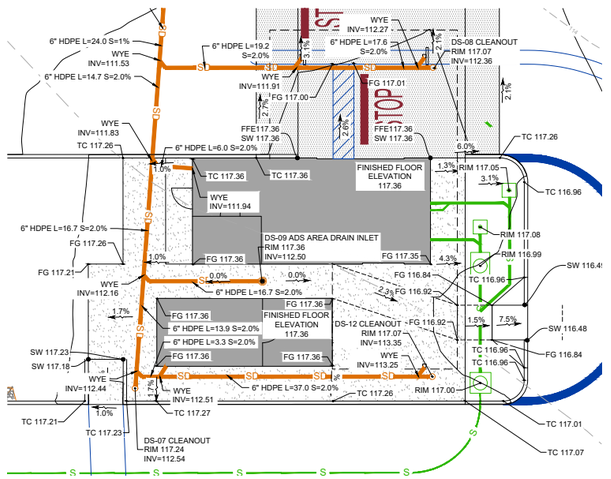


1 OVERALL GRADING PLAN

SCALE H1:20

SCALE: 1 inch = 20 ft.



2 GRADING INSET-1

SCALE H1:10

SCALE: 1 inch = 10 ft.

PROPOSED LEGEND

XXX	PROPOSED CONTOUR
	BREAKLINE
x%	DRAINAGE SLOPE AND DIRECTION
FG XX.XX	FINISHED GRADE
TC XXX.XX G XXX.XX	TOP OF CURB GUTTER
RIM XXX.XX INV XXX.XX SUMP XXX.XX	RIM ELEVATION INVERT ELEVATION SUMP ELEVATION
TC XXX.XX	TOP OF CURB ELEVATION
SW XXX.XX	SIDEWALK ELEVATION
FFE XXX.XX	FINISHED FLOOR ELEVATION
	STORM SEWER JUNCTION BOX
	ROOF DRAIN CLEANOUT
	OPEN GRATE INLET
	CURBED INLET
SD	6" HDPE ROOF STORM DRAIN (INSET)

EXISTING LEGEND

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

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EVANSVILLE, INDIANA 47715
800-867-8783 X 201

DATED: JULY 17, 2025

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PRELIMINARY

GRADING PLAN

SHEET: C6.0

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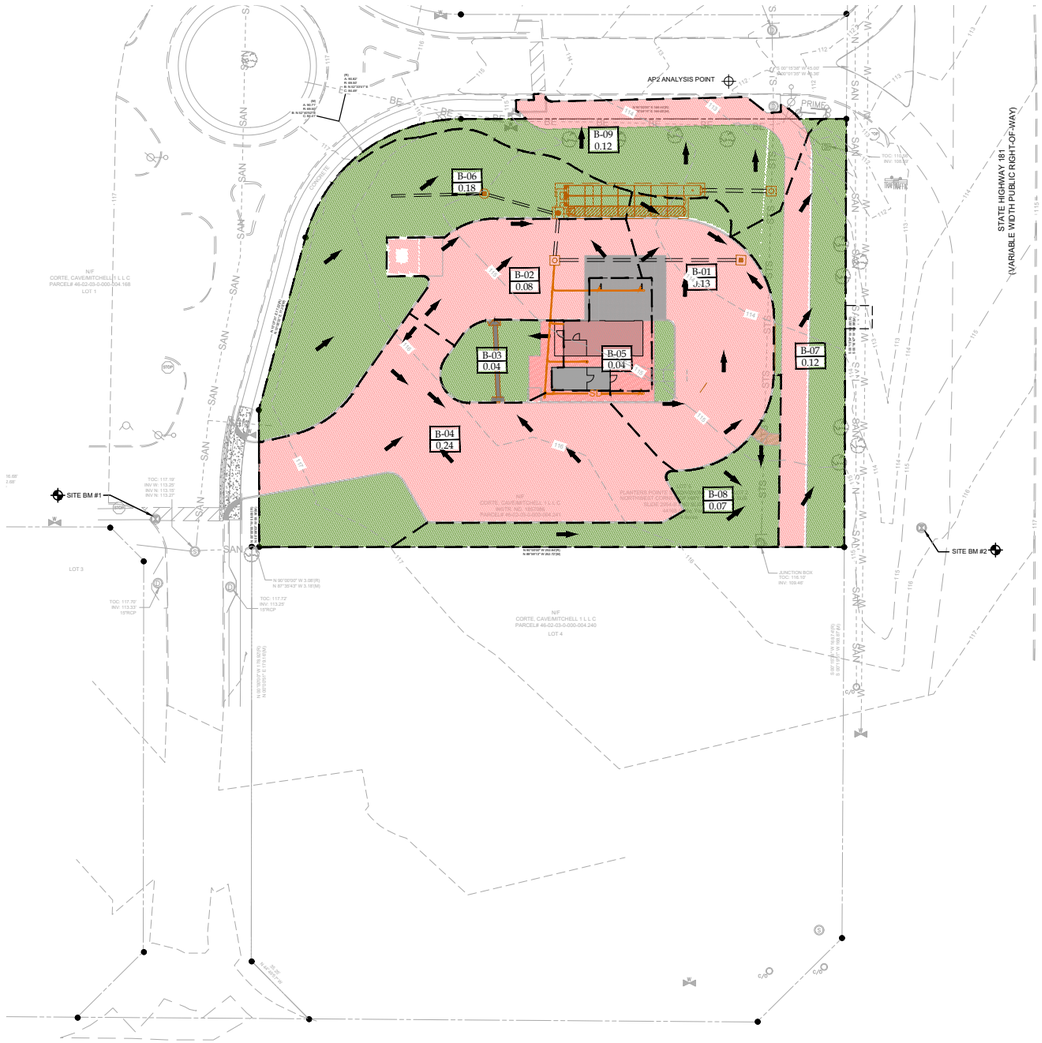

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N

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

PROPOSED LEGEND

- BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- FLOW ARROW
- 1-X — DRAINAGE BASIN ID
- X.XX — DRAINAGE BASIN AREA (XX.X ACRE)
- PERVIOUS AREA
- IMPERVIOUS AREA
- ANALYSIS POINT

EXISTING LEGEND

- PROPERTY LINE/R.O.W.
- LOT LINE
- EASEMENT LINE
- FENCE
- WATERMAIN
- FORCEMAIN
- REUSE WATERMAIN
- SANITARY SEWER
- STORM PIPE
- BURIED ELECTRIC
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- STORM STRUCTURE
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- SANITARY CLEANOUT
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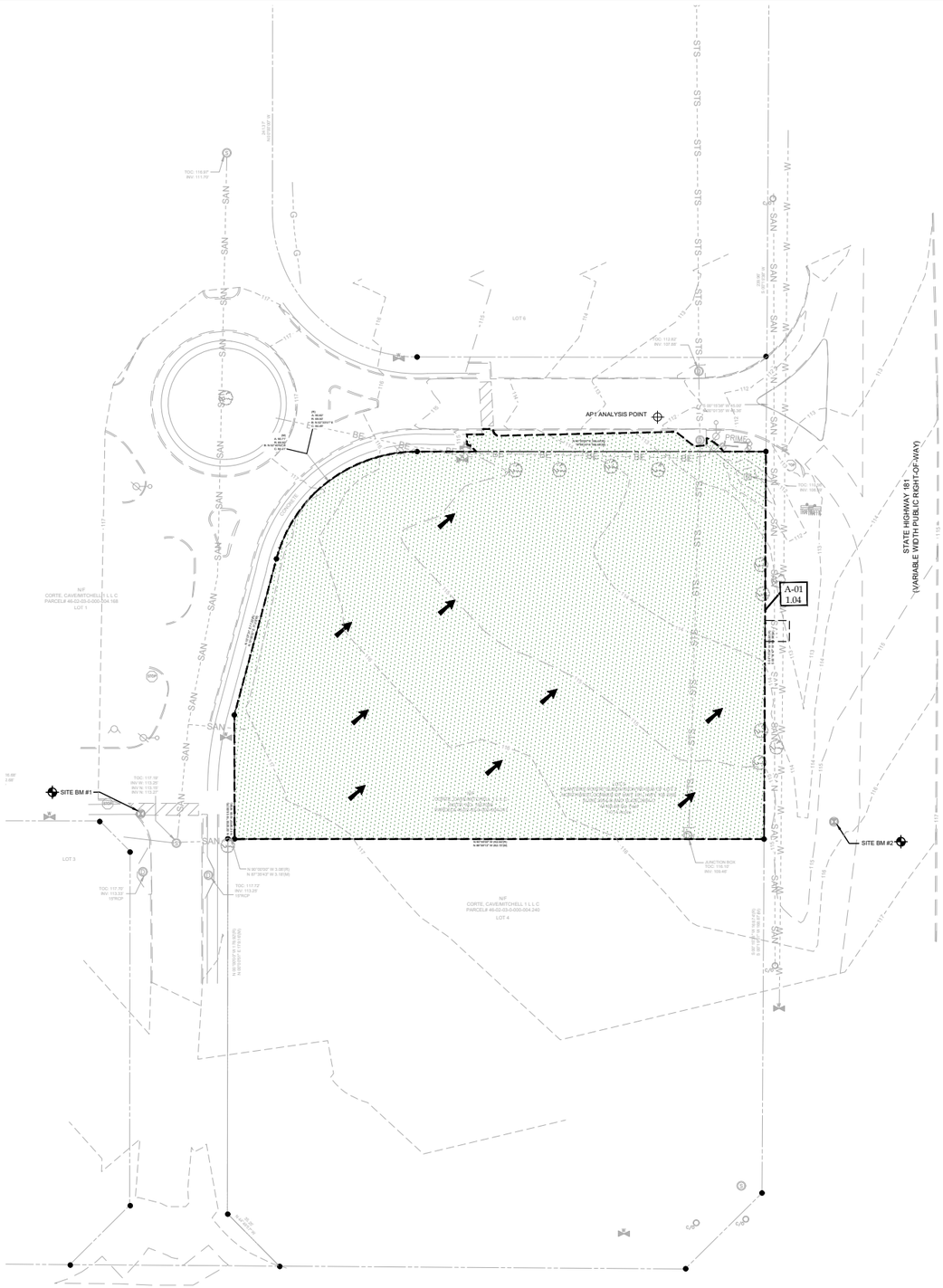
POST DEVELOPMENT PLAN

SHEET:
C6.2

10 10 2025



30 25 20 15 10 5 0 10 20 30 40 50

SCALE: 1 inch = 30 ft.

BASIN BOUNDARY

FLOW ARROW

1-X — DRAINAGE BASIN ID

X.XX — DRAINAGE BASIN AREA (XX.X ACRE)

PERVIOUS AREA (95,832 SF) [100%]

ANALYSIS POINT

SHEET NOTES

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

EXISTING LEGEND

	PROPERTY LINE/R.O.W.
	LOT LINE
	EASEMENT LINE
X X X	FENCE
W W W	WATERMAIN
FM FM	FORCEMAIN
NPW NPW	REUSE WATERMAIN
SAN SAN	SANITARY SEWER
STS STS	STORM PIPE
BE BE	BURIED ELECTRIC
BFOC BFOC	BURIED FIBER
BT BT	BURIED TELEPHONE
CAS CAS	BURIED CASING/CONDUIT
BT BT	BURIED TV
BTV BTV	BURIED CABLE
G G G	BURIED GAS
OE OE	OVERHEAD ELECTRIC
	STORM STRUCTURE
	SANITARY MANHOLE
	SANITARY CLEANOUT
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PRE DEVELOPMENT PLAN

SHEET:
C6.1

Feb12,2026-10:11am - User:mike.butler
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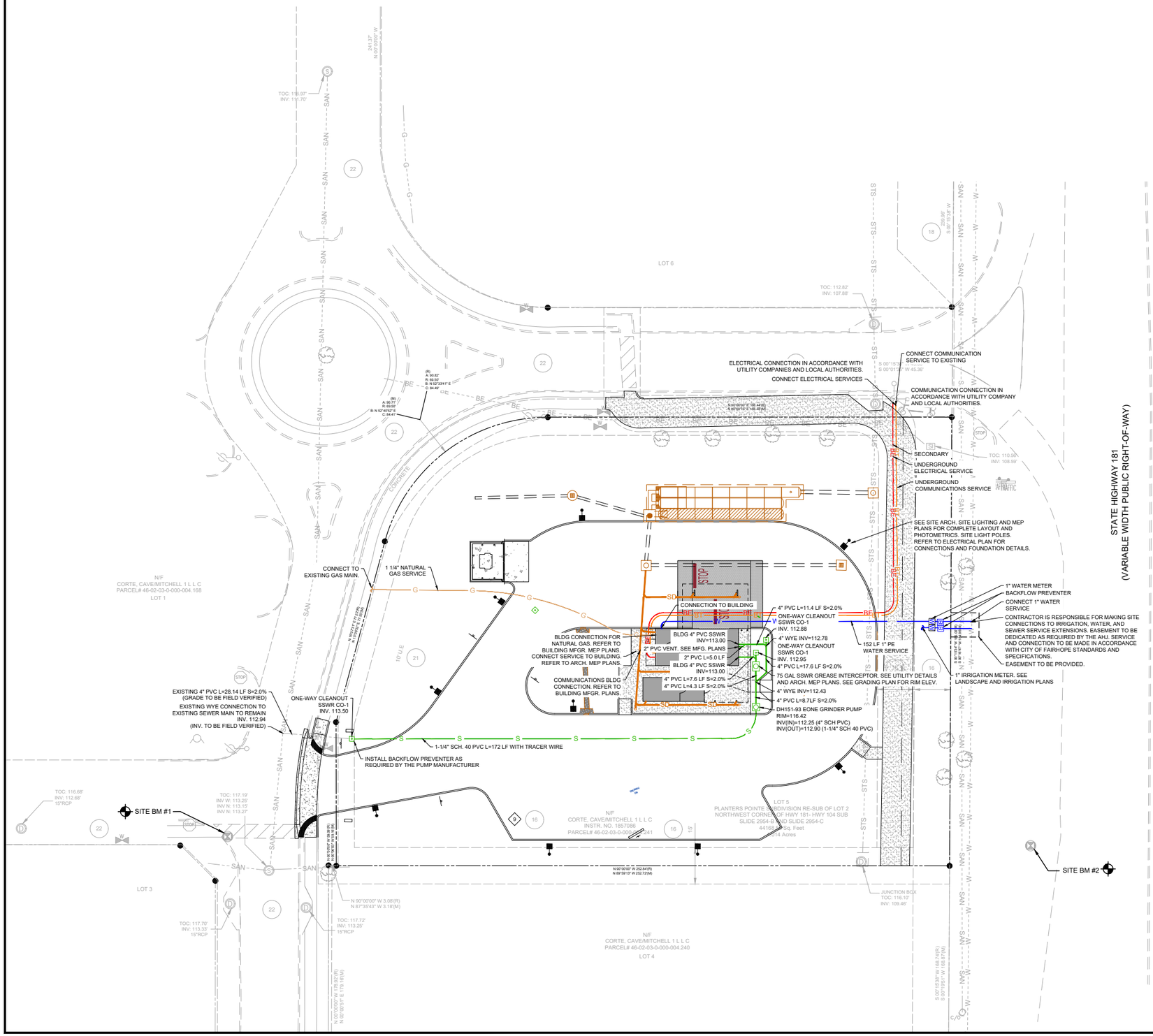
10 10 2025



PROPOSED LEGEND

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

EXISTING LEGEND

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

SURVEY PROVIDED BY:

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

DATED: JULY 17, 2025

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7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-80012

2026.02.12 09:40:45-06'00'

	TITLE	DATE
A	OTP	
1	PAVE	11/05/2025
2	PAVE	11/11/2025
3	CITY	11/14/2025
4	CITY	01/07/2026
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DOCUMENT DATE:	10/10/2025
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DRAWN BY:	MPB

ALABAMA LICENSED No. 52179 PROFESSIONAL ENGINEER GARRETT DAVID SMALL

PRELIMINARY

UTILITY PLAN

SHEET: C7.0

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10 2025

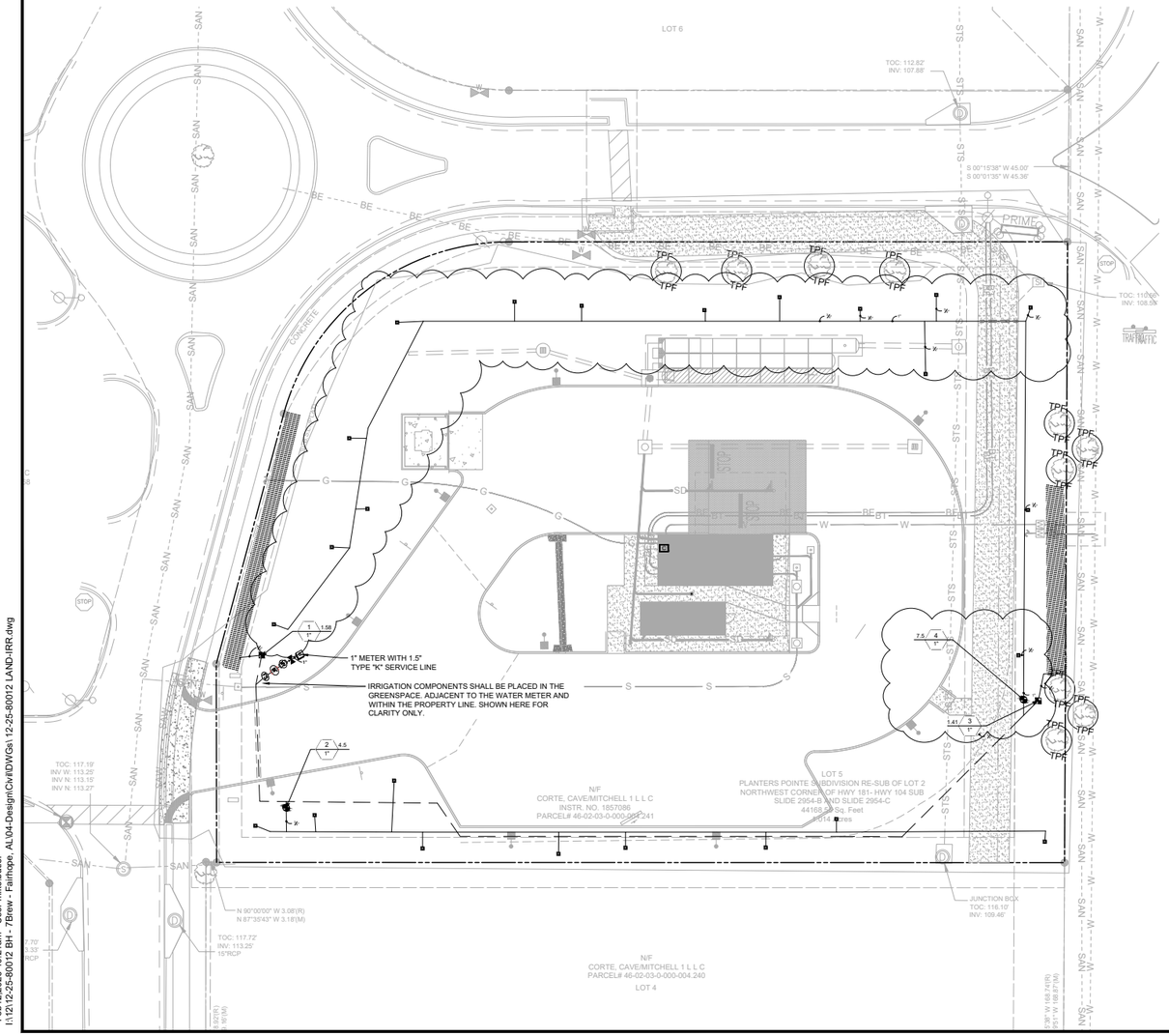
GENERAL IRRIGATION NOTES:

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

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

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

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



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device. Install w/ PA-80 adapter.	24	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF 1" Low Flow, 0.2-10 GPM, with 1in. Low Flow Valve and 1in. Pressure Regulating RBY filter and 40psi pressure regulator.	2
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	447.7 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/2in., 2in. Brass Remote Control Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.	2
	Shut Off Valve	1
MV	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Watts 919QT 1" Backflow reduced pressure zone	1
C	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	623.0 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	162.1 lf
	Irrigation Mainline: PVC Schedule 40 1"	320.3 lf
	Pipe Sleeve: PVC Class 200 SDR 21	33.7 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated: 2026-01-19 18:04

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

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

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

DESIGN ANALYSIS
Maximum Station Flow: 7.5 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 10.7 GPM

Critical Station: 4
Design Pressure: 20 PSI
Friction Loss: 3.49 PSI
Fittings Loss: 0.35 PSI
Elevation Loss: 0 PSI
Loss through Valve: 0.45 PSI
Pressure Req. at Critical Station: 24.3 PSI
Loss for Fittings: 0.46 PSI
Loss for Main Line: 4.6 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.5 PSI
Loss for Master Valve: 0.45 PSI
Loss for Water Meter: 0.45 PSI
Critical Station Pressure at POC: 42.8 PSI
Pressure Available: 66 PSI
Residual Pressure Available: 23.2 PSI

NOTE TO CONTRACTOR:

ALL DISTURBED AREAS SHALL RECEIVE SEED OR SOD ACCORDING TO LANDSCAPE PLAN. ALL AREAS RECEIVING SEED OR SOD AND NOT COVERED BY THE AUTOMATIC IRRIGATION SYSTEM SHALL BE HAND WATERED UNTIL VEGETATION IS ESTABLISHED AND ABLE TO SUSTAIN ITSELF IN A CONSISTENTLY HEALTHY CONDITION.

SURVEY PROVIDED BY:

US SURVEYOR
4929 RIVERWINDE POINTE DRIVE
EVANSVILLE, IN 47715
1-800-TO SURVEY

DATED: 06-09-2024

N

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

PROPOSED LEGEND:

—— TPF ——— TREE PROTECTION FENCE, SEE DETAIL

HFA
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7 BREW COFFEE
BREW HORIZONS, LLC.
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6	CITY	02/11/2026

DOCUMENT DATE:	
CHECKED BY:	WDW
DRAWN BY:	JMS

STATE OF ALABAMA
WENDY D. WERT
1002
REGISTERED LANDSCAPE ARCHITECT

2026.02.12 09:44:25 -06'00'

PRELIMINARY

IRRIGATION PLAN

SHEET:
IRR1.0

2025 10 10

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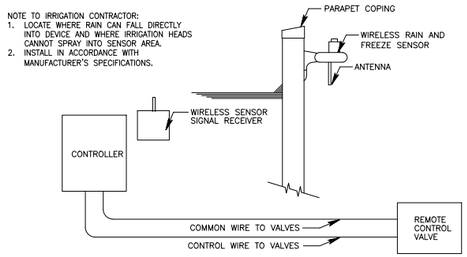
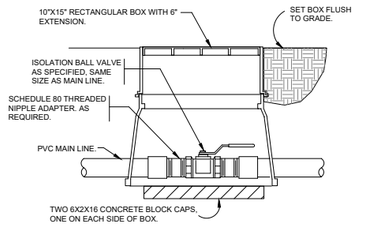


13 RAIN SENSOR
NTS



12 BRASS BALL ISOLATION VALVE
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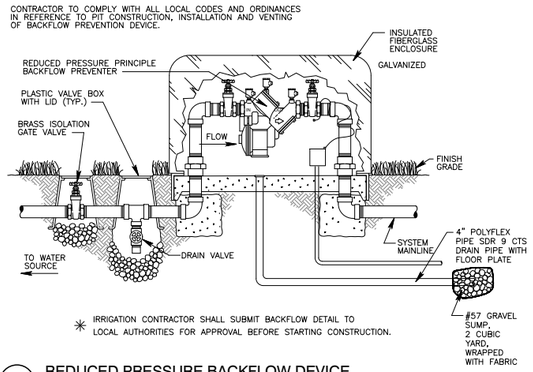
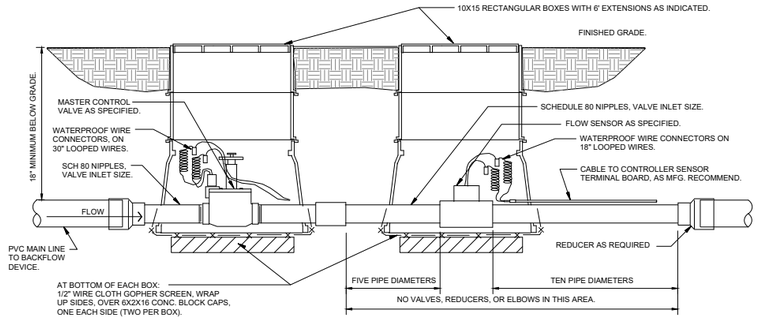
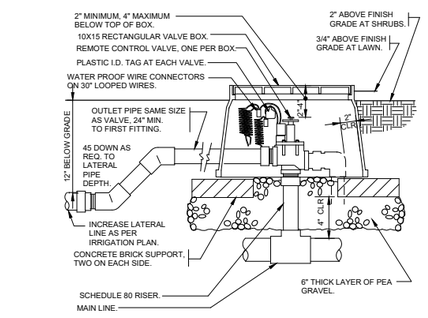


11 REDUCED PRESSURE BACKFLOW DEVICE
NTS



10 MASTER VALVE/FLOW SENSOR ASSEMBLY
NTS



9 ELECTRIC REMOTE CONTROL VALVE
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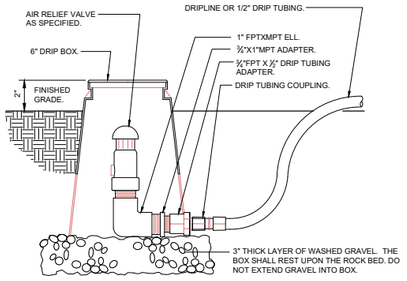

8 DRIP AIR RELIEF VALVE IN BOX
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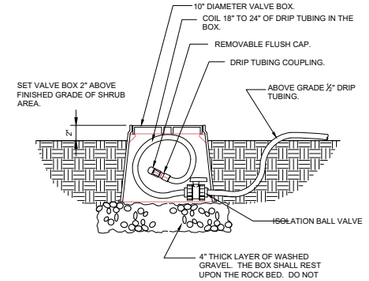
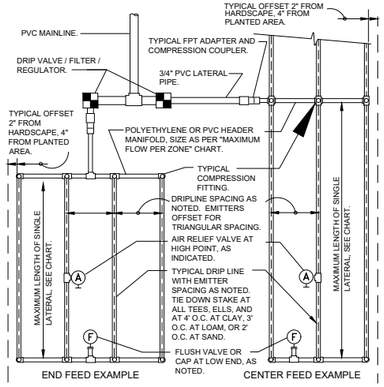


1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

7 DRIP FLUSH CAP ASSEMBLY W/ BALL VALVE
NTS



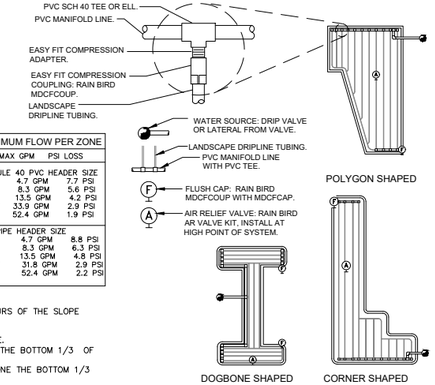
MAXIMUM LATERAL LENGTH (FEET)				
	EMITTER FLOW RATE GPH			
	12" SPACING		18" SPACING	
PSI	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

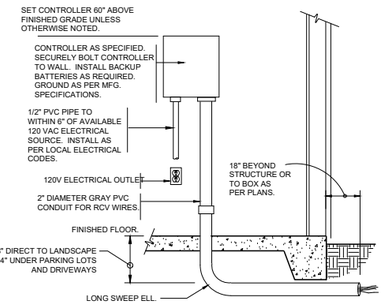
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



6 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
N.T.S.



5 INTERIOR WALL MOUNT CONTROLLER
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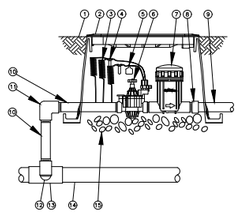
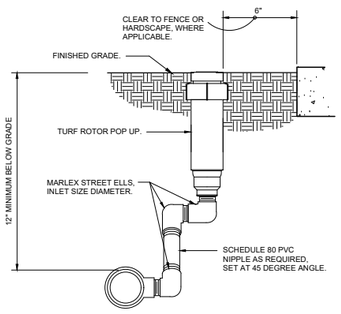
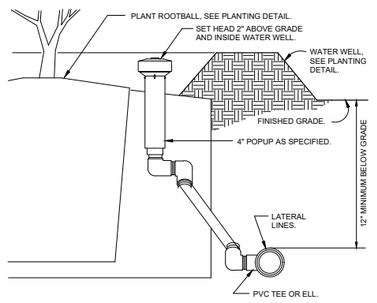


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

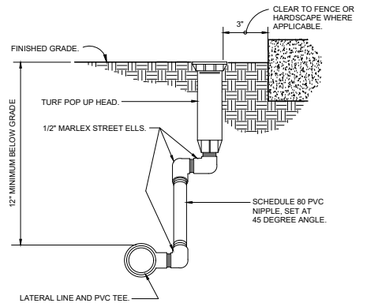
4 CZK-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT
NTS



3 TURN ROTOR MARLEX ASSEMBLY
NTS



2 POPUP BUBBLER AT PLANT PIT W/ SWING JOINT
NTS



1 TURF SPRAY MARLEX ASSEMBLY
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DOCUMENT DATE:	
CHECKED BY:	WDW
DRAWN BY:	JMS

STATE OF ALABAMA
WENDY D. WERT
1002
REGISTERED LANDSCAPE ARCHITECT

PRELIMINARY

IRRIGATION DETAILS

SHEET: IRR1.1

2026.02.12-09:44:00-06'00'

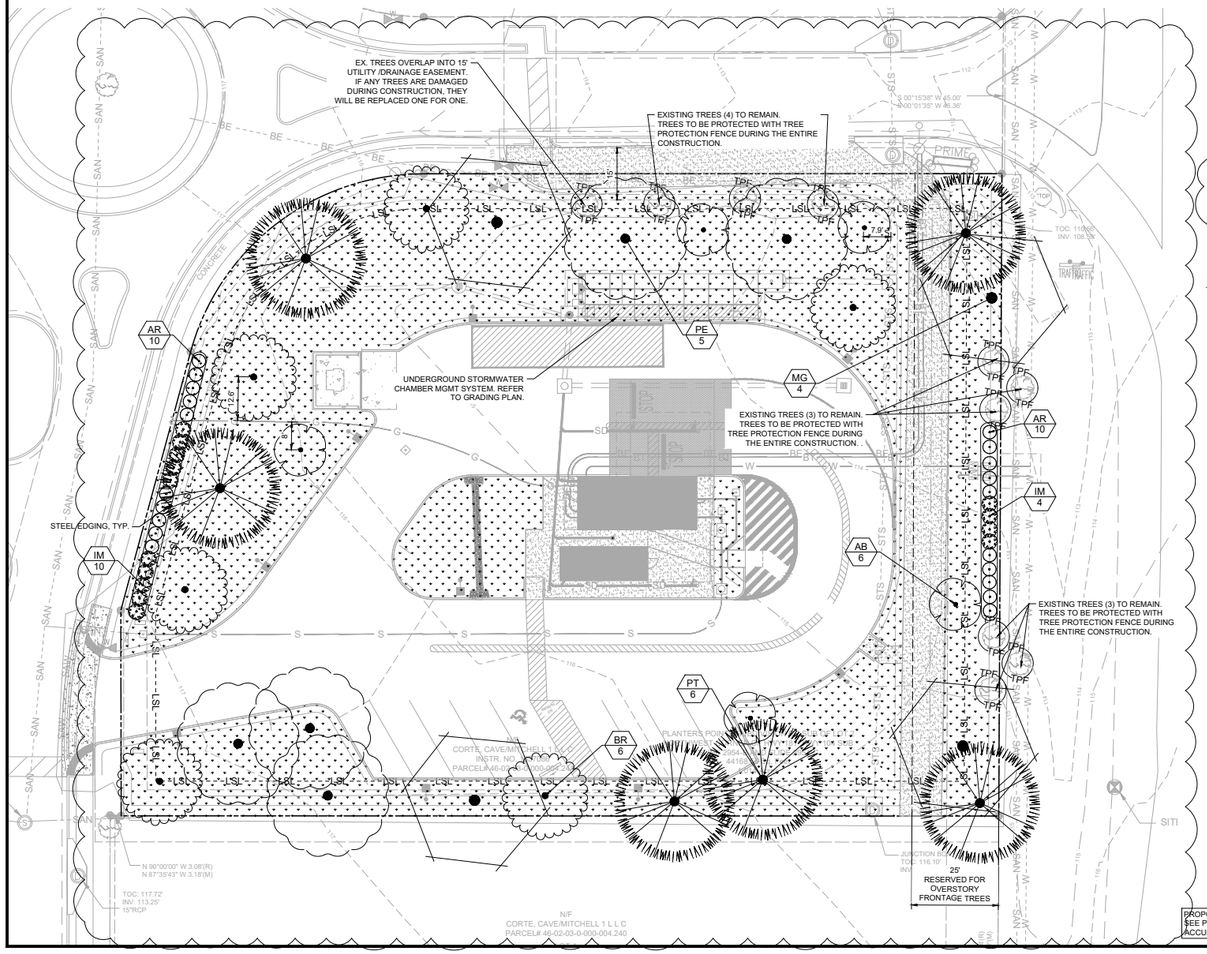
Feb12,2026-10:21am - User:mike.butler
I:\12\12-25-80012 BH - 7Brew - Fairhope, AL\04-Design\Civil\DWGs\12-25-80012 LAND-IRR.dwg

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
OVERSTORY TREES						
	AB	Acer rubrum 'Bowhall' / Bowhall Red Maple	3" Cal.	B&B	6	Mature Height 45' / Mature Width 15'
	BR	Betula nigra / River Birch	3" Cal.	B&B	6	Mature Height 40' / Mature Width 40'
	MG	Magnolia grandiflora / Southern Magnolia	3" Cal.	B&B	4	Mature Height 60' / Mature Width 50'
	PT	Pinus taeda / Loblolly Pine	3" Cal.	B&B	6	Mature Height 60' / Mature Width 35'
SHADE TREES						
	PE	Pinus elliottii / Slash Pine	3" Cal.		5	Min. 12' H / 5' Spread / 4.5' CT
SHRUBS						
	AR	Azalea indica `Rose Glow` / Rose Glow Indica Azalea	5 gal.		20	Mature Height 5' / Mature Width 5'
	IM	Ilex glabra `Pretty Boy` / Pretty Boy Male Inkberry Holly	5 gal.		14	Mature Height 5' / Mature Spread 5'

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	CD	Cynodon dactylon / Bermudagrass	sod			21,119 sf	

*ALL PROPOSED TREES COME FROM THE CITY OF FAIRHOPE TREE LIST PER ORDINANCE NO. 1444 AND THE ALABAMA FORESTRY COMMISSION RECOMMENDATIONS:
HTTPS://FORESTRY.ALABAMA.GOV/PAGES/MANAGEMENT/FORMS/FOREST_TREES_ALABAMA.PDF OR THE AL COOPERATIVE EXTENSION OFFICE
HTTPS://WWW.ACES.EDU/WP-CONTENT/UPLOADS/2019/03/ANR-0509_KEYTONATIVECOMMONTREES_042321L-REVISION.PDF



SITE DATA	
JURISDICTION	CITY OF FAIRHOPE
ZONING	B-2 GB
LOT SIZE	1.01 AC
LANDSCAPE	
BUFFER	REQUIRED: *ALL INTERIOR DEVELOPMENT & VEHICULAR USE AREAS (VUA) SHALL BE SEPARATED FROM ROW FRONTAGE VIA 10' LANDSCAPE BUFFER. *SECONDARY PERIMETER - ALL INTERIOR DEVELOPMENT & VUA LOCATED AT INTERSECTIONS SHALL BE SEPARATED BY 6' LANDSCAPE BUFFER. *THESE LANDSCAPE BUFFERS SHALL BE PLANTED WITH A SOLID UNBROKEN VISUAL SCREEN AT LEAST 48" H, EXCEPT 4' ON EACH SIDE OF PERMITTED ACCESS WAYS. *MIN. 60% LANDSCAPING BETWEEN BUILDING WALL AND PUBLIC ROW 1958 SF * .60 = 1175 SF PROVIDED: 10610 SF
PERIMETER	REQUIRED: FRONT SETBACK MUST CONTAIN AT LEAST ONE OVERSTORY (MATURE HEIGHT/WIDTH 40') FOR EVERY 30 LF OF ROAD FRONTAGE. MUST BE PLANTED WITHIN 25' OF PL. (185 LF/ 30 = 6 TREES) PROVIDED: 6 NEW OVERSTORY TREES (EXISTING TREES NOT COUNTED) REQUIRED: MUST CONTAIN ONE OVERSTORY (MATURE HEIGHT/WIDTH 40') FOR EVERY 30' OF REMAINING OUTSIDE LOT PERIMETER. (646 LF/ 30 = 21 TREES) PROVIDED: 21 NEW TREES (EXISTING TREES NOT COUNTED)
SITE	LANDSCAPE AREA REQUIRED: 20% OF THE TOTAL PROPERTY (NOT INCLUDING ROW) SHALL BE LANDSCAPED OR 44153.63 * .20 = 8830 SF FRONT LANDSCAPE AREA - 5291 SF (PER CITY COMMENTS) PROVIDED: 24348 SF OF TOTAL LANDSCAPE AREA IS PROVIDED 10610 SF OF FRONT LANDSCAPE AREA IS PROVIDED REQUIRED: VEHICLES ARE NOT ALLOWED TO HANG MORE THAN 2' INTO LANDSCAPING A MIN. OF (4) DIFFERENT TREE SPECIES ON EACH SITE WITH AT LEAST (1) SPECIES BEING AN OVERSTORY TREE.

SITE LANDSCAPING NOTE:
TEN UNDERSTORY TREES ARE EXISTING AND WERE APPROVED/PROVIDED WITH THE PLANTER'S POINTE MULTIPLE OCCUPANCY PROJECT (MOP) AND THEREFORE WILL NOT BE COUNTED IN THIS SITE'S PROPOSED LANDSCAPE PLAN BUT SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.

PROPOSED LEGEND:

——TPF—— TREE PROTECTION FENCE, SEE DETAIL

——--LSL--—— LANDSCAPE SETBACK LINE

PROPOSED LIGHT POLE LOCATIONS ARE APPROXIMATE. SEE PHOTOMETRICS PLAN FOR FURTHER DETAIL AND ACCURACY.

N

SCALE: 1 inch = 20 ft.

LANDSCAPE NOTES:

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.

2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.

6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.

7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.

8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

80% TOPSOIL
20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

- 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
- 1 PART - STERILIZED COW MANURE (OR EQUAL)
- COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
- LIME (AS RECOMMENDED IN SOIL ANALYSIS)

9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).

TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE. PRIOR TO PLANTING, THE CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.

11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.

12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT

13. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. **DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE HARDWOOD MULCH FROM THE PLANTS.**

14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.

15. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.

16. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

CITY OF FAIRHOPE LANDSCAPE NOTES:

1. TREES MUST BE OBTAINED FROM A REPUTABLE SOURCE. TREES HAVE BEEN DUG IN THE WILD WILL NOT BE ACCEPTED.
2. MAINTENANCE OF NEW PLANTINGS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THERE WILL BE (2) REQUIRED CONFORMANCE REVIEWS TO CONFIRM THE ESTABLISHMENT OF THE LANDSCAPE. THE FIRST WILL BE IN (6) MONTHS AND THE SECOND IN (12) MONTHS. ANY FAILURES OF THE LANDSCAPE MUST BE REPLACED BY A SPECIFIED DATE DETERMINED BY THE CITY HORTICULTURIST.
3. ANY VEGETATION PLANTED OR RETAINED TO FULFILL THIS ORDINANCE, WHICH DIES, BECOMES DAMAGED OR DISEASED, MUST BE REPLACED BY THE PROPERTY OWNER. THE PROPERTY OWNER MUST NOTIFY THE CITY HORTICULTURIST WHEN THE REPLACEMENT HAS BEEN SCHEDULED AND PLANTED. FAILURE TO REPLACE TREES THAT DIE WILL RESULT IN THE PENALTIES.

SURVEY PROVIDED BY:

US SURVEYOR
4929 RIVERWINDE POINTE DRIVE
EVANSVILLE, IN 47715
1-800-TO SURVEY

DATED: 06-09-2025

HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT AREP AL-104 (LOT 5) 7 BREW COFFEE AND SHALL NOT BE CONTEMPORANEOUSLY WITH ITS ISSUE DATE. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER DATE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE BY OTHERS OR REUSE OR ALTERATION OF THE DRAWING FOR REUSE ON ANOTHER PROJECT OR SITE WITHOUT THE ARCHITECT'S PROPER, LICENSED ARCHITECTS TO AND FOR THE SPECIFIC PROJECT AND SITE FOR WHICH THEY WERE PREPARED SHALL BE CONSIDERED AND MAY BE CONTRARY TO THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-80012

ISSUE BLOCK		
	TITLE	DATE
	OTP	
1	PAVE	
2	PAVE	11/11/2025
3	CITY	11/14/2025
4	CITY	01/07/2026
5	CITY	01/19/2026
6	CITY	02/11/2026

DOCUMENT DATE:	
CHECKED BY:	WDW
DRAWN BY:	JMS

STATE OF ALABAMA
WENDY D. WERT
1002
REGISTERED LANDSCAPE ARCHITECT

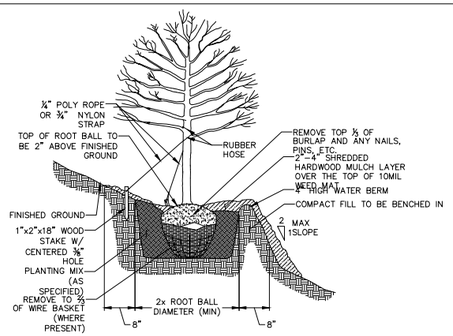
PRELIMINARY

LANDSCAPE PLAN

SHEET:
L1.0

2026.02.12 09:43:30-06'00'

Feb12,2026-10:21am - User:mike butler
I:\12\12-25-80012 BH - 7Brew - Fairhope, AL\04-Design\Civil\DWG\s1 12-25-80012 LAND-IRR.dwg

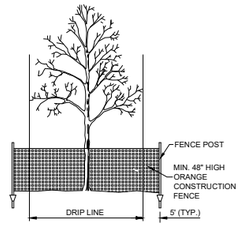


NOTES:
1. ¾" NYLON STRAP MAY BE USED IN PLACE OF RUBBER HOSE (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISHED GRADE (ADJACENT UPHILL GRADE).
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION OF PLANTING.
5. LENGTH OF RUBBER HOSE TO BE ⅔ THE CIRCUMFERENCE OF TREE CALIPER.
6. PLACE 2 WOOD STAKES PARALLEL TO STREET OR PARKING LOT.
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
8. SET TREE IN VERTICAL PRIOR TO STAKING.
9. SEE LANDSCAPE SPECIFICATIONS FOR ANY OTHER PLANTING REQUIREMENTS.
10. THIS DETAIL APPLIES TO BOTH SINGLE AND MULTI-STEM TREES.

TREE PLANTING ON SLOPE

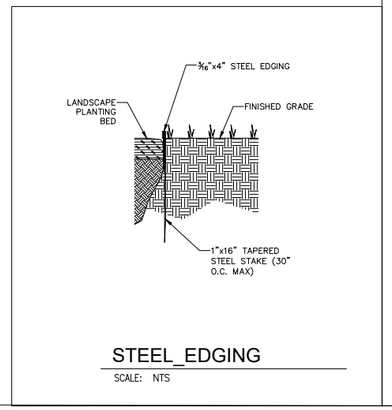
SCALE: NTS

NOTES:
1. All trees shown on this plan to be retained shall be protected during all phases of demolition/construction with temporary fencing. It shall be the general contractors responsibility to coordinate with landscape contractor.
2. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading). Clearing shall be done by hand.
3. Fences shall completely surround tree or clusters of trees; shall be located 5' from the outermost limits of the tree branches (drip line); and shall be maintained throughout the construction by contractor. Project in order to prevent the following:
   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials.
   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill) or trenching.
   C. Wounds to exposed roots, trunk or limbs by mechanical equipment.
   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
4. Exceptions to installing fences 5' from tree drip lines may be permitted in the following cases:
   A. Where permeable paving is to be installed: erect the fence at the outer limits of the permeable paving area.
   B. Where trees are close to the proposed building: erect the fence no closer than 6 feet to the building.
5. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branches) in addition to the reduced fencing provided.
6. Where any of the above exceptions result in areas of unprotected root zones (under drip lines), those areas should be covered with 4 inches of organic mulch to minimize soil compaction.
7. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area. No root over 1 inch diameter will be cut.
8. Any roots exposed by construction activity shall be pruned with a clean cut flush with the soil. Backfill root areas with good quality top soil immediately. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
9. Prior to excavation or grade cutting within tree drip lines, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
10. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot, dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
11. No conduit or utilities can be installed within tree protection areas. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
12. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree. Grading limited to 3 inch cut.
13. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.
14. All pruning must be done according to recognized, approved standards of the industry (reference the national arborist association pruning standards for shade trees) by a certified arborist and shall be approved and supervised by owners representative or project urban forester.
15. Damage to trees or any natural resource due to contractor's negligence during the construction phase shall be appraised by the owners representative and ordered repaired, replaced, or compensated.



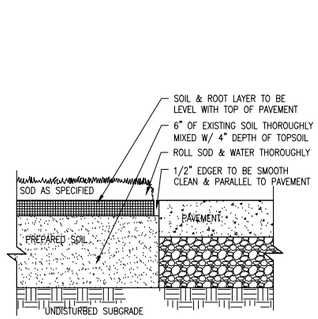
TREE_PROTECTION_FENCE

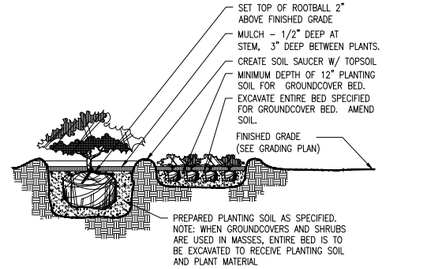
SCALE: NTS



STEEL_EDGING

SCALE: NTS





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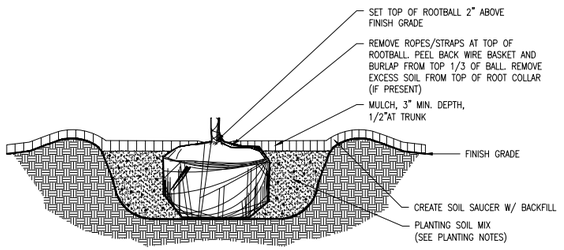
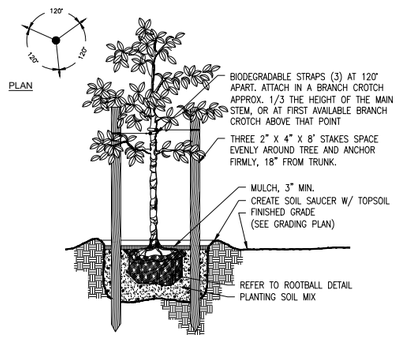


NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.

ROOTBALL DETAIL

SCALE: NTS



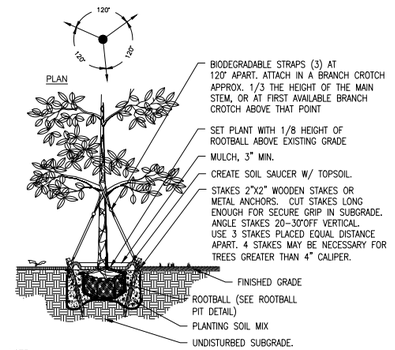
NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREES ARE ONLY TO BE STAKED/GUYED AS NECESSARY, AND ALL STRAPS ARE TO BE REMOVED AFTER ONE YEAR OF INSTALLATION.

SMALL TREE STAKING

SCALE: NTS



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www.hfa-ae.com

SEAL/PLATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT 9867 AL-104 (LOT 5) FAIRHOPE, ALABAMA 36532
CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER DATE. ALL REUSE SHALL BE AT THE USER'S REFERENCE OR EXAMPLE ON ANOTHER PROJECT SHALL BE AT THE USER'S SOLE RISK. PROPER'S LICENSED ARCHITECTS AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR DRAWING FOR REUSE ON ANOTHER PROJECT UNLESS SPECIFICALLY AGREED AND SHALL NOT BE CONTRARY TO THE LAW.

7 BREW COFFEE
BREW HORIZONS, LLC.
9867 AL-104 (LOT 5)
FAIRHOPE, AL 36532

PROJ NUMBER: 12-25-80012

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DOCUMENT DATE:	
CHECKED BY:	WDW
DRAWN BY:	JMS

STATE OF ALABAMA
WENDY D. WERT
1002
REGISTERED LANDSCAPE ARCHITECT

PRELIMINARY

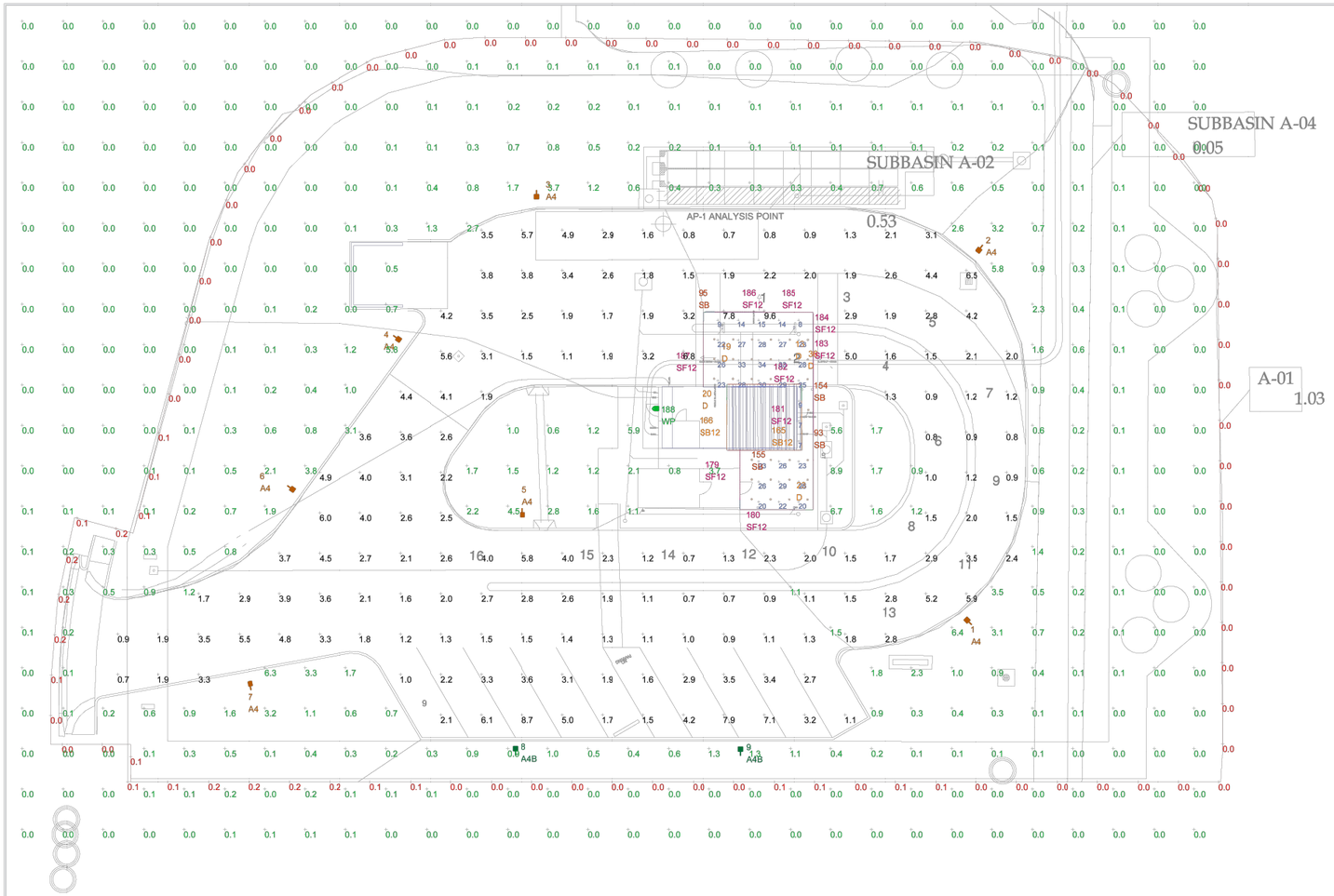
LANDSCAPE DETAILS

SHEET: L1.1

2026.02.12 09:44:47 -06'00'

Feb 12,2026- 10:21am - User mike.butler
I:\12\12-25-80012 BH - 7Brew - Fairhope, AL\04-Design\Cad\DWGs\ 12-25-80012 LAND-IRR.dwg

SHRUB & GROUNDCOVER PLANTING



NOTES:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 7FT POLE ATOP A 3FT CONCRETE BASE.

FOOTCANDLES LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS OTHERWISE NOTED

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1-7	A4	10
8-9	A4B	10
10-40	D	8.5
41-162	SB	15 -18
163	SB04	18.2
164	SB04	14.23
165	SB12	18.2
166	SB12	14.23
167-173	SF	9.5
174-176	SF02	9.5
177-178	SF04	9.5
179-187	SF12	9.5
188	WP	8.5

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE	0.03	0.2	0.0	N.A.	N.A.
UNDERCANOPY	22.31	34	7	3.19	4.86
PAVED SURFACE	2.72	9.6	0.7	3.89	13.71
UNDEFINED	0.40	8.9	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIM SETTINGS	BUG Rating	ARR. WATTS	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	7	A4	Single	6394	1.030	1.000	B1-U0-G3	45.14	315.98	Lithonia Lighting	DSX0 LED P2 50K 70CRI T4M MVOLT SPA DDBXD
	2	A4B	SINGLE	4582	1.030	1.000	B0-U0-G2	45.14	90.28	Lithonia Lighting	DSX0 LED P2 50K 70CRI BLC3 MVOLT SPA DDBXD
	31	D	Single	986	1.000	1.000	N.A.	13.1	406.1	Juno Lighting	WF6 SWW5 90CRI MW
	122	SB	Single	133	1.000	1.000	N.A.	3.65	445.3	PLED	M-SV024-BL
	2	SB04	SF 4FT	133	1.000	1.000	N.A.	51.1	102.2	PLED	M-SV024-BL
	2	SB12	SF 12FT	133	1.000	1.000	N.A.	160.6	321.2	PLED	M-SV024-BL
	7	SF	Single	205	1.000	1.000	N.A.	3.79	26.53	P-LED	M-SX024-BL
	3	SF02	SF 2FT	205	1.000	1.000	N.A.	30.32	90.96	P-LED	M-SX024-BL
	2	SF04	SF 4FT	205	1.000	1.000	N.A.	53.06	106.12	P-LED	M-SX024-BL
	9	SF12	SF 12FT	205	1.000	1.000	N.A.	166.76	1500.84	P-LED	M-SX024-BL
	1	WP	Single	2913	1.030	1.000	B1-U0-G1	24.42	24.42	Lithonia Lighting	WPX1 LED 40K MVOLT EXXX DBLXD

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr. Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	JRB	11/14/25	REDUCED HEIGHT OF POLES TOP 10 FT
R2	JRB	01/05/26	REVISED CAD BACKGROUND
R3	JRB	01/21/26	REDESIGNED TO MEET SPILL WITH DSX0 AND UPDATED POLE NOTATION

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 16'
LAYOUT BY: JRB
DWG SIZE: D
DATE: 09/22/25

PROJECT NAME:
7 BREW
FAIRHOPE, AL
DRAWING NUMBER:
RL-10650-S1-R3

SEVEN BREW DRIVE THRU COFFEE

US Surveyor Internal Use Only= XXX ## xx/xx

ALTA/NSPS LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. NCS-1226491AL1-ORL DATED JUNE 30, 2025

(11) 11. Oil, Gas and Mineral Lease from A.I. Corte, Jr., also known as Attilio I. Corte, Jr. and Barbara Yarbrough Corte to Amerada Hess Corporation, filed for record December 8, 1976 in Deed Book 510, Page 269.
BLANKET IN NATURE, NO ITEMS TO PLOT

(12) 12. Right-of-Way from Barbara Y. Corte to The Utilities Board of the City of Foley, dated June 24, 1998, filed for record in Real Property Book 845, Page 623.
IS NOT ON OR DOES NOT TOUCH

(13) 13. Release of Damages set forth in Deed to the State of Alabama dated January 24, 2014, recorded as Instrument Number 1438234.
BLANKET IN NATURE, NO ITEMS TO PLOT

(14) 14. Non-Exclusive Easement for Ingress, Egress and Utilities from Barbara Y. Corte to The Sanctuary, LLC, dated April 27, 2005, recorded as Instrument Number 887981.
IS NOT ON OR DOES NOT TOUCH

(16) 16. Building setback lines, drainage and utility easements, terms, conditions and restrictions as set out on recorded plat of said subdivision on Slide 2954-B, Slide 2954-C and corrected in Doc # 2189244.
SHOWN HEREON; MULTIPLE DRAINAGE AND UTILITY EASEMENTS ALONG WITH 15' SIDEWALK EASEMENT SHOWN APPROXIMATE HEREON

(18) 18. Drainage Easement granted to State of Alabama Department of Transportation recorded as Instrument Number 1883828.
SHOWN HEREON

(19) 19. Term, Conditions, and Restrictions on use of subject property as set forth in Memorandum of Lease between Corte, Cave/Mitchell 1, LLC, as Landlord and Publix Alabama, LLC, as Tenant recorded as Instrument Number 1888619.
NO ITEMS TO PLOT

(21) 21. Declaration of Covenants, Conditions, Restrictions and grant of Easement recorded as Instrument Number 1888620.
As amended by the Amendment to Declaration of Covenants, Conditions, Restrictions and Grant of Easements, recorded on February 20, 2024 as Instrument Number 20108011.
Further amended by Second Amendment to Declaration of Covenants, Conditions, Restrictions and Grant of Easements, recorded on April 4, 2025 as Instrument Number 2180246.
SHOWN HEREON- 10' UTILITY EASEMENT ALONG REAR SIDE OF SUBJECT PROPERTY

(22) 22. Permanent Ingress Egress Access Easement granted to Lots 2, 3,4, 5, 6, 7, 8 and 9 as shown on Planters Pointe Subdivision Slide 2954-B as contained in Doc # 2137580.
SHOWN HEREON

STANDARD LEGEND

5/8" REBAR W/ CAP THOMPSON ENGINEERING PRP	POWERPOLE	SAN. SEWER LINE
MONUMENT SET	GUY WIRE	SEWER MANHOLE
MAG NAIL FOUND	LIGHT POLE	GREASE TRAP
MAG NAIL SET	STREET LIGHT POLE	CLEAN OUT
X MARK AS NOTED	ELEC. TRANSFORMER	STORM DRAIN LINE
R.R. SPIKE FOUND	BURIED ELECTRIC	STORM DRAIN MANHOLE
R.R. SPIKE SET	O/HE OVERHEAD ELECTRIC	STORM INLET
BENCHMARK	ELECTRIC MANHOLE	CATCH BASIN
CONC. R/W MARKER	ELECTRIC METER	CURB INLET
(R) RECORD DATA	ELECTRIC BOX	TELEPHONE BOX
(M) MEASURED DATA	ELECTRICAL VAULT	TELEPHONE PEDESTAL
(C) CALCULATED DATA	ELECTRICAL PEDESTAL	TELEPHONE VAULT
R/W RIGHT OF WAY	WATER LINE	TELEPHONE MANHOLE
BSL BACK SET LINE	WATER MANHOLE	TELEPHONE POLE
RCP REINFORCED CONC PIPE	WATER VALVE	TELEPHONE LINE
CMP CORRUGATED METAL PIPE	WATER METER	O/HT OVERHEAD TELEPHONE
PVC PLASTIC PIPE	HYDRANT	UNDERGROUND TELEPHONE MARKER
MTL METAL	BACK FLOW PREVENTOR	CABLE TELEVISION
AGL ABOVE GROUND LEVEL	FIRE DEPARTMENT CONNECTION	FIBER OPTIC CABLE
S.F. SQUARE FOOT	WATER VAULT	O/HC OVERHEAD CABLE
L/S LANDSCAPING	GAS VALVE	CABLE BOX
FUEL TANK LID	GAS METER	CABLE PEDESTAL
FLAG POLE	UNDERGROUND GAS MARKER	UNDERGROUND CABLE MARKER
UNKNOWN MANHOLE	GAS MANHOLE	TELECOMMUNICATIONS MANHOLE
UNKNOWN VAULT	GAS LINE	TELECOMMUNICATIONS PEDESTAL
UNKNOWN WATER VAULT METAL	TRAFFIC POLE	TELECOMMUNICATIONS VAULT
MAIL BOX	TRAFFIC MANHOLE	FIBER OPTIC VAULT
BOLLARD	TRAFFIC SIGNAL BOX	FENCE
BORE HOLE	TRAFFIC VAULT	
MW MONITORING WELL	STOP SIGN	
DECIDUOUS TREE	SIGN	

THE ABOVE SYMBOLS MAKE NO STATEMENT AS TO OWNERSHIP UNLESS NOTED OTHERWISE

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE

LEGAL DESCRIPTION

Lot 5 of Planters Pointe Subdivision Re-sub of Lot 2 NW corner Hwy 181- Hwy 104 Sub as recorded on Slide 2954-B and Slide 2954-C, and corrected in Doc # 2180244, Baldwin County, Alabama.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement, for ingress, egress, and utilities, over and across Lot 1 of the Northwest Corner of Hwy 181-Hwy 104 Subdivision, as recorded on Slide 2725-E and ratification of plat recorded as Instrument Number 1857087 in the Office of the Judge of Probate, Baldwin County, Alabama, which is hereby reserved unto the grantor, its successors and/or assigns for the benefit of its adjoining property and any future development thereof. Said easement being more particularly described as follows:

Commencing at the Southwest corner of said Lot 2, NW Corner Hwy 181 – Hwy 104 Subdivision; thence run N-00°04'20"-W, 863.28 feet to the a point; thence run S-89°39'53"-E, 574.80 feet to the Point of Beginning; thence run Northeasterly along a curve to the left having a radius of 50.00 feet, a chord of which bears N-45°10'03"-E, 70.92 feet, an arc distance of 78.83 feet to a point; thence run N-00°00'00"-E, 154.18 feet to a point; thence run Northwesterly along a curve to the left having a radius of 87.00 feet, a chord of which bears N-03°26'37"-W, 10.45 feet, an arc distance of 10.46 feet to a point; thence run N-06°53'06"-W, 118.06 feet to a point; thence run Northeasterly along a curve to the left having a radius of 150.00 feet, a chord of which bears N-44°54'29"-E, 235.73 feet, an arc distance of 271.19 feet to a point; thence run Southeasterly along a curve to the left having a radius 175.00 feet, a chord of which bears S-86°38'58"-E, 20.45 feet, an arc distance of 20.47 feet to a point; thence run N-90°00'00"-E, 85.53 feet to a point on the West right-of-way of State Route 181; thence run S-33°25'46"-E along said West right-of-way of State Route 181, 54.46 feet to a point; thence run S-00°15'38"-W along said West right-of-way of State route 181, 36.55 feet to a point; thence run N-90°00'00"-W leaving said West right-of-way of State Route 181, 89.75 feet to a point; thence run Southwesterly along a curve to the left having a radius of 88.00 feet, a chord of which bears S-63°58'56"-W, 77.20 feet, an arc distance of 79.92 feet to a point; thence run Southwesterly along a curve to the right having a radius of 313.00 feet, a chord of which bears S-41°19'36"-W, 36.71 feet, an arc distance of 36.73 feet to a point; thence run Southwesterly along a curve to the left having a radius 187.00 feet, a chord of which bears S-22°20'40"-W, 142.19 feet, an arc distance of 145.85 feet to a point; thence run S-00°00'00"-E 223.23 feet to a point; thence run N-89°39'53"-W, 100.29 feet to the Point of Beginning, containing 1.17 acres, more or less.

TOGETHER WITH a permanent ingress/egress access easement appurtenant described as:

Beginning at the Northeast corner of Lot 1, as recorded on Slide 2954-B in the Office of the Judge of Probate, Baldwin County, Alabama and also said point being the Point of Beginning; thence run N-90°00'00"-W 35.00' to a point; thence run S-00°00'00"-E for a distance of 370.80'; thence run S-28°06'08"-W for a distance of 54.29' to the beginning of a curve to the left, said curve having a radius of 51.31', chord bearing of S-01°26'16"-W and chord length of 64.42', thence run along said curve 69.64' to the beginning of curve to the right, said curve having a radius of 137.02', a chord bearing of S-31°55'31"-E and chord length of 45.65', thence run along said curve 45.86' to the beginning of a curve to the right, said curve having a radius of 27.40', a chord bearing S-03°01'40"-E and chord length of 16.10'; thence run along said curve 16.34'; thence run S-15°07'31"-W for a distance of 54.82' to the beginning of a curve to the left, said curve having a radius of 174.50', a chord bearing of S-12°53'08"-W and chord length of 13.64'; thence run along said curve 13.64' to the beginning of a curve to the right, said curve having a radius of 14.50', a chord bearing S-50°19'22"-W and chord length of 18.52'; thence run along said curve 20.08'; thence run N-90°00'00"-W for a distance of 327.09'; thence run S-00°00'00"-E for a distance of 219.85'; thence run S-45°10'03"-W for a distance of 35.46' to a point on the North right of way line of Alabama Hwy 104; thence run S-89°39'55"-E along said right of way line for a distance of 110.00'; thence leaving said right of way run N-44°49'57"-W for a distance of 42.34'; thence run N-00°00'00"-E for a distance of 165.96'; thence run N-45°00'00"-E for a distance of 20.51'; thence run N-90°00'00"-E for a distance of 244.33'; thence run S-45°00'00"-E for a distance of 20.51'; thence run S-00°00'00"-E for a distance of 168.94'; thence run S-45°10'03"-W for a distance of 40.16' to a point on the North right of way line of Alabama Hwy 104; thence run S-89°39'55"-E along said right of way for a distance of 100.00'; thence leaving said right of way line run N-44°49'57"-W for a distance of 35.25'; thence run N-00°11'11"-E for a distance of 178.92'; thence run N-90°00'00"-E for a distance of 2.50'; thence run N-00°00'00"-E for a distance of 59.09'; thence run N-15°07'31"-E for a distance of 77.22' to the beginning of a curve to the right, said curve having a radius of 90.82', a chord bearing N-52°33'46"-E and chord length of 84.50'; thence run along said curve 90.82'; thence run N-90°00'00"-E for a distance of 166.44' to a point on the west right of way line of Alabama Highway 181; thence run N-00°15'38"-E along said right of way line for a distance of 45.00'; thence leaving said right of way run N-90°00'00"-W for a distance of 166.58' to the beginning of a curve to the right, said curve having a radius of 69.50', a chord bearing N-45°00'00"-W and a chord length of 98.29', thence run along said curve 109.17'; thence run N-00°00'00"-W for a distance of 359.87' to the Point of Beginning. Said easement contains 1.70 acres, more or less.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: B-2 (GENERAL BUSINESS)

   SETBACKS–
   –FRONT= 20'; WHERE ABUTS RESIDENTIAL, BE IN LINE WITH ADJACENT STRUCTURES
   –CORNER SIDE= NONE
   –SIDE= 0'; 10' WHEN ABUTTING RESIDENTIAL
   –REAR= 0'; 20' WHEN ABUTTING RESIDENTIAL

   HEIGHT RESTRICTIONS– 30'

   PARKING PROVIDED–
   –REGULAR= 0 SPACES
   –HANDICAP= 0 SPACES
   TOTAL SPACES PROVIDED= 0 MARKED SPACES

2. VERTICAL DATUM– NAVD88, OPUS SOLUTION

3. SITE BENCHMARKS–

   #1– MAG NAIL, ELEV. 117.31'
   #2– MAG NAIL, ELEV. 115.76'

4. NOTES REGARDING TABLE A ITEMS 16 & 17–

   NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

   NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

5. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM A REPORT FURNISHED BY BLOODHOUND UTILITY LOCATORS.

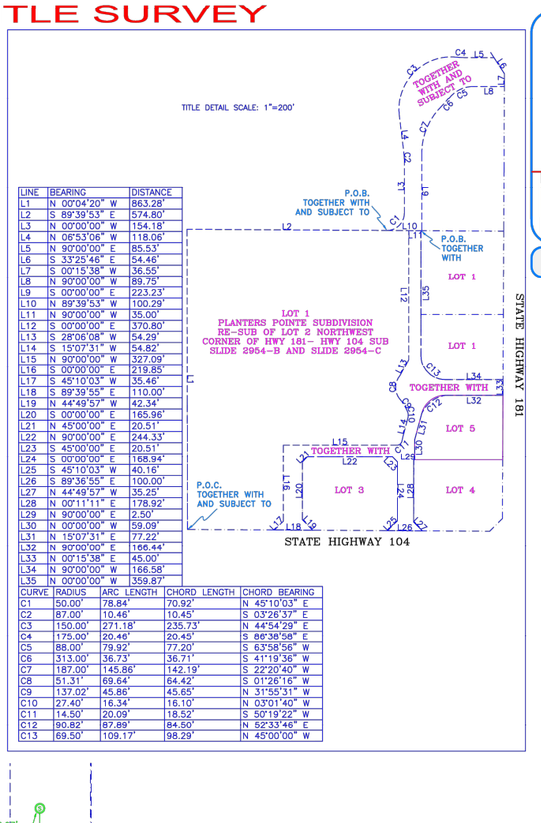
SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

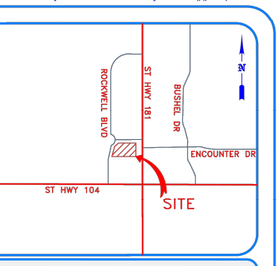
A2 NONE

TITLE DETAIL SCALE: 1"=200'



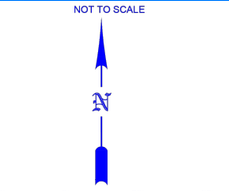
LINE	BEARING	DISTANCE
L1	N 00°04'20" W	863.28'
L2	S 89°39'53" E	574.80'
L3	N 00°00'00" W	154.18'
L4	N 06°53'06" W	118.06'
L5	N 90°00'00" E	85.53'
L6	S 33°25'46" E	54.46'
L7	S 00°15'38" W	36.55'
L8	N 90°00'00" W	89.75'
L9	S 00°00'00" E	223.23'
L10	N 89°39'53" W	100.29'
L11	N 90°00'00" W	35.00'
L12	S 00°00'00" E	370.80'
L13	S 28°06'08" W	54.29'
L14	S 15°07'31" W	54.82'
L15	N 90°00'00" W	327.09'
L16	S 00°00'00" E	219.85'
L17	S 45°10'03" W	35.46'
L18	S 89°39'55" E	110.00'
L19	N 44°49'57" W	42.34'
L20	S 00°00'00" E	165.96'
L21	N 45°00'00" E	20.51'
L22	N 90°00'00" E	244.33'
L23	S 45°00'00" E	20.51'
L24	S 00°00'00" E	168.94'
L25	S 45°10'03" W	40.16'
L26	S 89°36'55" E	100.00'
L27	N 44°49'57" W	35.25'
L28	N 00°11'11" E	178.92'
L29	N 90°00'00" E	2.50'
L30	N 00°00'00" W	59.09'
L31	N 15°07'31" E	77.22'
L32	N 90°00'00" E	166.44'
L33	N 00°15'38" E	45.00'
L34	N 90°00'00" W	166.58'
L35	N 00°00'00" W	359.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.84'	70.92'	N 45°10'03" E
C2	87.00'	10.46'	10.45'	S 03°26'37" E
C3	150.00'	271.18'	235.73'	N 44°54'29" E
C4	175.00'	20.46'	20.45'	S 86°38'58" E
C5	88.00'	79.92'	77.20'	S 63°58'56" W
C6	313.00'	36.73'	36.71'	S 41°19'36" W
C7	187.00'	145.86'	142.19'	S 22°20'40" W
C8	51.31'	69.64'	64.42'	S 01°26'16" W
C9	137.02'	45.86'	45.65'	N 31°55'31" W
C10	27.40'	16.34'	16.10'	N 03°01'40" W
C11	14.50'	20.09'	18.52'	S 50°19'22" W
C12	90.82'	87.89'	84.50'	N 52°33'46" E
C13	69.50'	109.17'	98.29'	N 45°00'00" W



VICINITY MAP

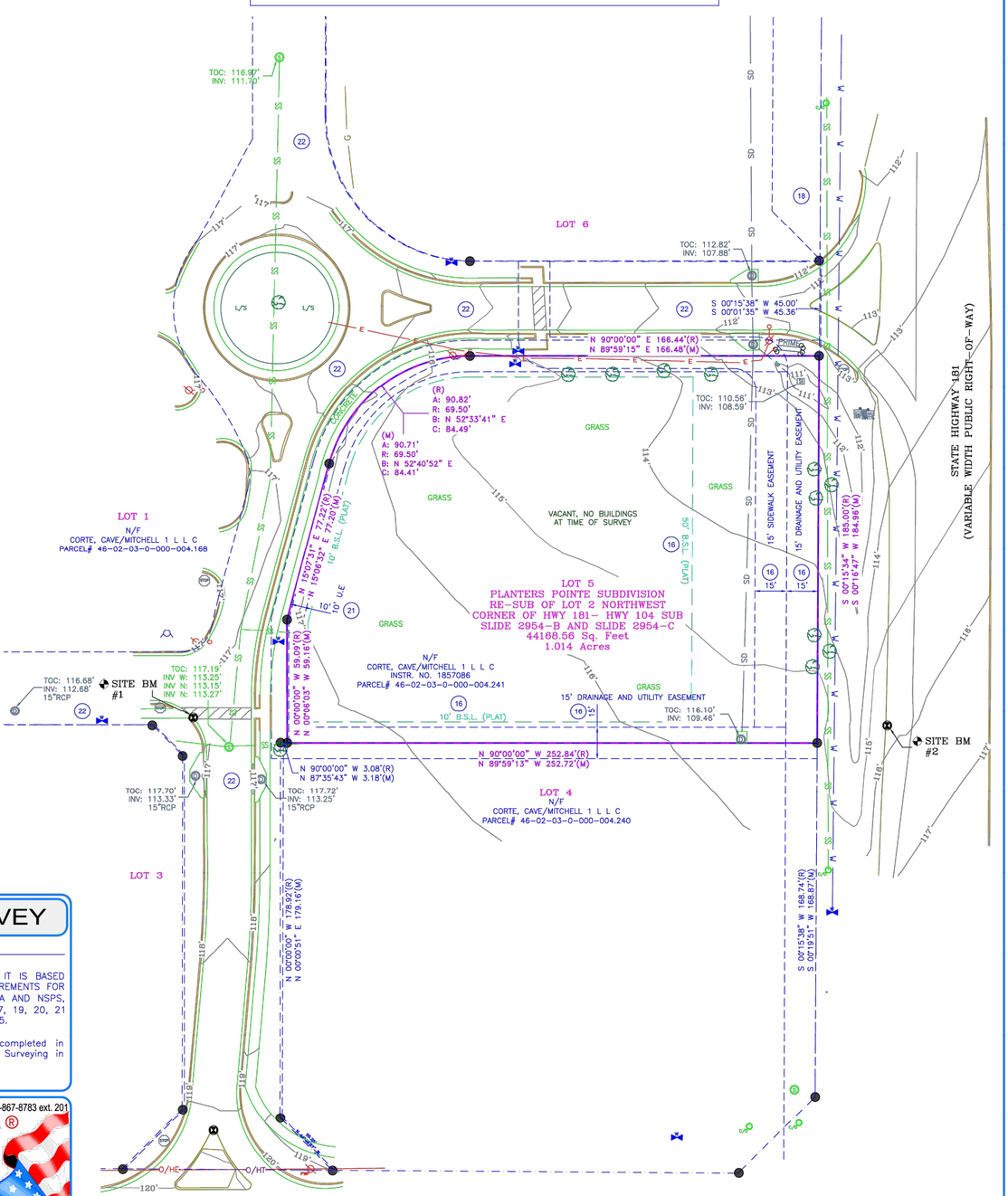
NOT TO SCALE



SCALE: 1" = 30'

THIS DRAWING WAS CREATED TO BE VIEWED IN CMG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE

NORTH INDEX IS
GRID STATE PLANE AL WEST



RECORD CLOSURE 1:381778.77
MEASURED CLOSURE 1:927815.53
CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: JULY 17, 2025
REVISION: 1 REVISED TITLE COMMITMENT DATE: JULY 21, 2025
REVISION: 2 CLIENT COMMENTS–MDT DATE: SEPTEMBER 3, 2025
REVISION: DATE: , 2025
FIELD SURVEY: RH CAD: KJW PLS REVIEW:

811 Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: HARRISON FRENCH; FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 4, 6a, 6b, 7a, 7b(1), 8, 9, 11b, 13, 16, 17, 19, 20, 21 & 22 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 8, 2025.

"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."

For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
AMERICA'S ALTA SURVEYOR
1-800- TO SURVEY

PREPARED FOR:

HARRISON FRENCH

PROJECT LOCATION:

BALDWIN COUNTY, STATE OF ALABAMA

PROJECT ADDRESS:
9867 STATE HWY 104
FAIRHOPE, AL 36532

PROJECT TYPE:
ALTA/NSPS LAND TITLE SURVEY

ALABAMA LICENSED NO. 25861 PROFESSIONAL LAND SURVEYOR RODNEY K. YOUNG

NOT VALID WITHOUT ORIGINAL SIGNATURE

PROFORMA

RODNEY K. YOUNG P.L.S.
ALABAMA REGISTRATION NO. 25861
DATE OF CERTIFICATION 07/17/2025

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SHEET 1 OF 1

JOB NUMBER:
SS57225.DWG

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FLOOD DATA
This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 01003C0661M which has an effective date of 4/19/2019 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

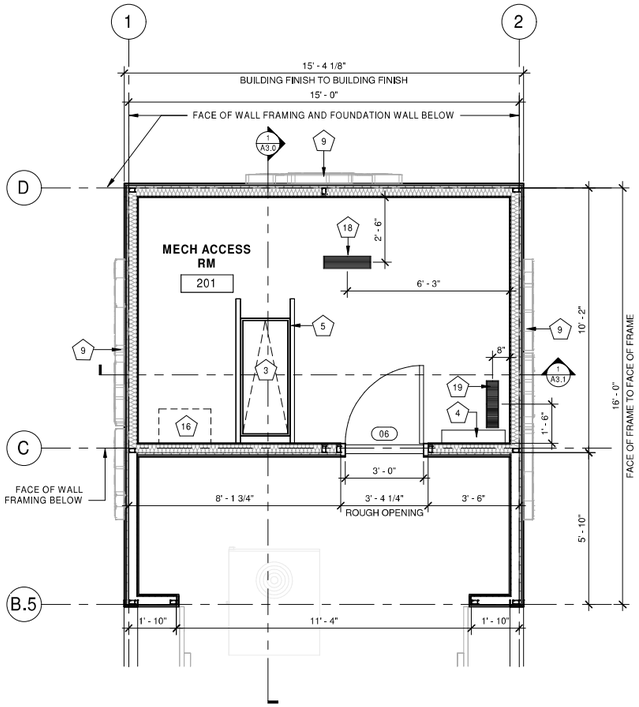
FLOOR PLAN KEYNOTES

1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK RE: PLUMBING DRAWINGS
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	WATER FILTRATION SYSTEM
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY MANUFACTURER TO BE DETERMINED BY OWNER.G.C TO SUBMIT FORMARL RFI IMMIDIATELY TO ARCHITECT IF COOLER MANUFACTURER CONSTRUCTION VARIES FROM DETAILING PROVIDED IN DRAWING SET.
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF. ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED & INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF. CIVIL
11	SITE CONTRACTOR TO COORDINATE CIVIL & STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES & BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
12	DOWNSPOUT OUTLET- STORMWATERCONNECTION
13	FROST-PROTECTED LANDING; REF. STRUCT.; FLUSH WITH SURROUNDING PAVEMENT; PROVIDE EXPANSION JOINTS AT EDGES
14	ALL EXIT DOOR LANDING AREAS CANNOT SLOPE MORE THAN 2%
15	HSS COLUMN; REF. STRUCT.
16	ENCLOSED 12U DATA RACK -PROVIDE 2x WOOD BLOCKING AS INDICATED FOR ADDITIONAL SUPPORT; REF. ELEC
17	6" CONCRETE FILLED BOLLARD - TYP. G.C. TO COORDINATE WITH CIVIL
18	HEAVY DUTY LINEAR BAR GRILLE - SUPPLY; REF. MECH.
19	HEAVY DUTY LINEAR BAR GRILLE - RETURN; REF. MECH.

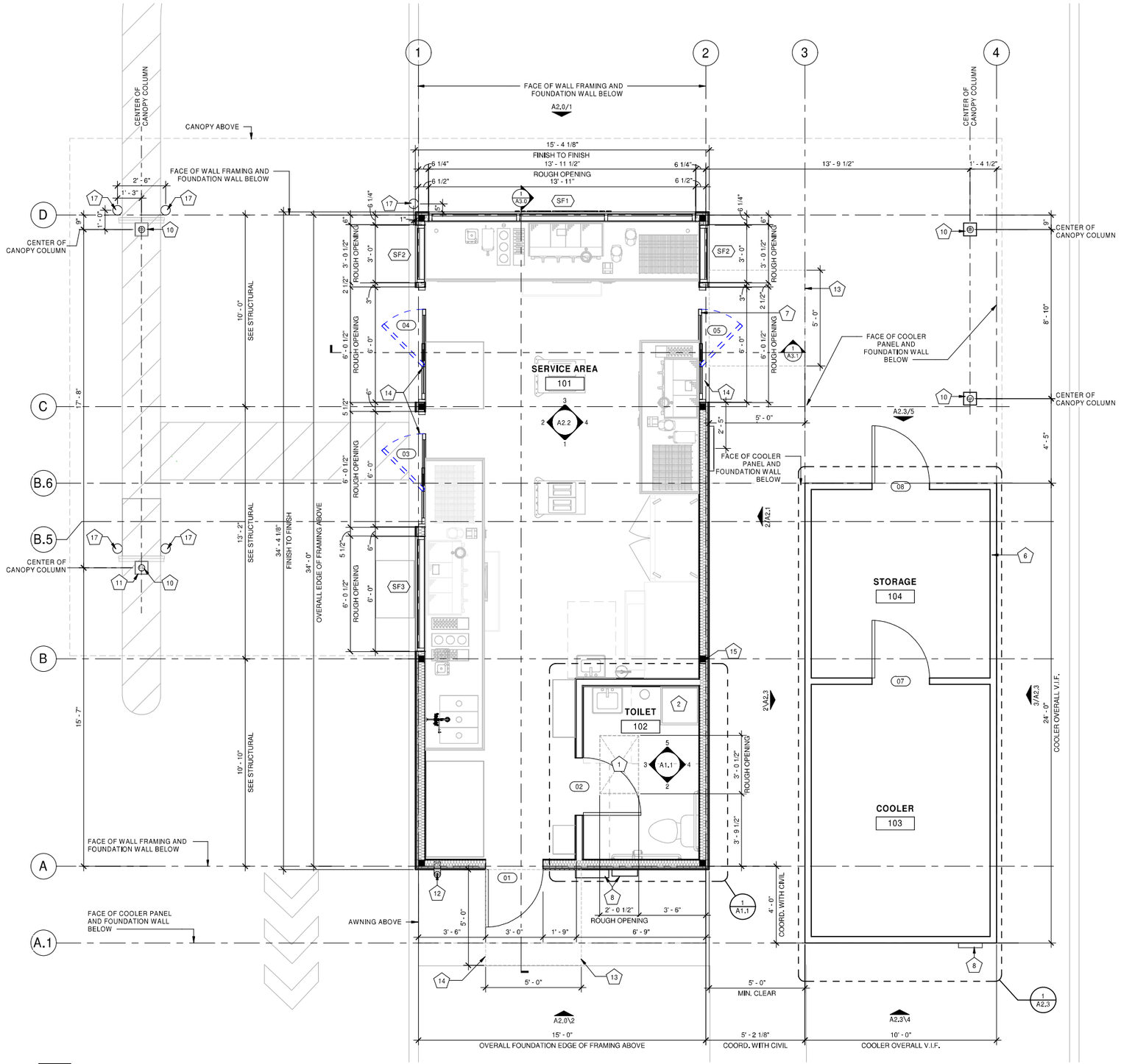
NOTES:

1. ALL EXPOSED PLUMBING PIPES TO FIXTURES SHALL BE ROUTED AS CLOSE TO THE WALL SURFACE AS POSSIBLE TO MINIMIZE PROJECTED ITEMS. REF MECH.

2. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE



2 MECH ACCESS RM
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

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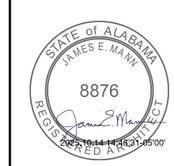
7 BREW
MILK SIDE SERVICE 3 COUNTER
9867 ALABAMA 104 LOT 5
FAIRHOPE, AL 36532
JOB NUMBER: 12-25-80012

ISSUE BLOCK

1	PERMIT SET	10/13/25

CHECKED BY: JM
DRAWN BY: RTM
DOCUMENT DATE: 10/13/25



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FLOOR PLAN

SHEET: A1.0

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A1.0 FLOOR PLAN PERMIT SET

FINISH MATERIALS SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
BRK-1	FIBER-CEMENT PANEL SIDING	BRAND: NICHIHA COLOR: MIDNIGHT STYLE: MODERN BRICK	EXTERIOR WAINSCOT AND REAR WALL a,
BRK-2	FIBER-CEMENT PANEL SIDING	BRAND: NICHIHA COLOR: SHALE BROWN STYLE: CANYON BRICK	EXTERIOR WAINSCOT AND REAR MECHANICAL WELL WALL a.
FRP-1	FRP WALL COVERING	BRAND: MARLITE OR APPROVED EQUAL COLOR: P159 / P100 / S100 SIZE: 4'x9'x3/32"	SERVICE AREA AND TOILET b.
PT-1	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "SALTY DOG" SW 9177 FINISH: SATIN / SEMI-GLOSS FINISH	BOLLARDS b, d.
PT-2	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "FIRST STAR" SW 7646 FINISH: SATIN / SEMI-GLOSS FINISH	DOORS AND FRAMES b, d.
MP-1	METAL PANEL	BRAND: BERRIDGE - (ZEE-LOCK PANEL) COLOR: ROYAL BLUE FINISH: SMOOTH	STANDING SEAM METAL ROOF PANELS a.
MP-2	BRAKE METAL	BRAND: BERRIDGE COLOR: ROYAL BLUE FINISH: SMOOTH	METAL ROOF AND CANOPIES - SOFFIT PANELS a.
MP-3	CANOPY COLUMNS	CUSTOM POWDERCOATING COLOR: REGAL BLUE - RAL 5003 FINISH: SMOOTH	CANOPIES a.
MP-4	BRAKE METAL	BRAND: BERRIDGE COLOR: ZINC GRAY FINISH: SMOOTH	METAL COPING AT SIDE & REAR WALLS a.
WC-1	DECORATIVE WALL COVERING	CUSTOM VINYL WALL COVERING	COOLER WALLS d,
VT-1	RESILIENT VINYL FLOORING AND BASE	BRAND: AMARCO COLOR: DARK GRAY STYLE: PROTECT-ALL FLOORING	SERVICE AREA AND TOILET a.
VB-1	RESILIENT VINYL BASE	BRAND: AMARCO COLOR: LIGHT GRAY STYLE: PROTECT-ALL BASE	SERVICE AREA AND TOILET a.

FINISH MATERIALS SCHEDULE NOTES:

a. PROVIDED BY 7 BREW AND INSTALLED BY 7 BREW
b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
c. PROVIDED BY 7 BREW AND INSTALLED BY GENERAL CONTRACTOR.
d. PROVIDED AND INSTALLED BY SIGN CONTRACTOR

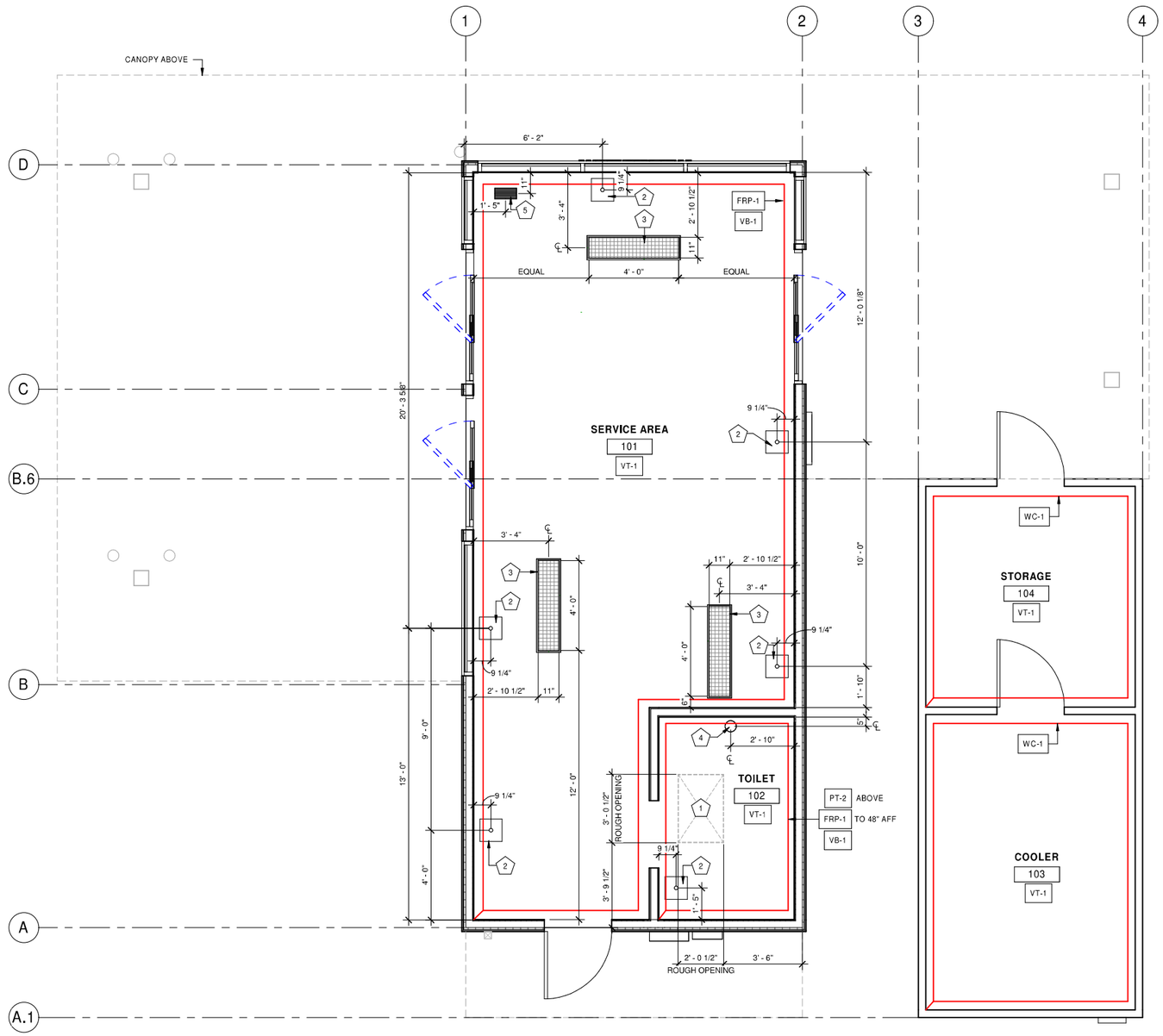
FLOOR FINISH GENERAL NOTES

1. PROTECT-ALL VINYL FLOORING AND COVE BASE THROUGHOUT SERVICE AREA AND TOILET - TYP.

FLOOR FINISH KEYNOTES

1	ACCESS DOOR FOR CRAWL SPACE ACCESS
2	12"x12" FLOOR SINK WITH 3/4 GRATE
3	11"x48" FLOOR TRENCH DRAIN AND GRID GRATE
4	6" EXHAUST PIPE
5	12"x6" FLOOR MOUNTED TRANSFER GRILLE

NOTE: DIMENSION PROVIDED ON THIS PLAN ARE FROM FINISH FACE OF INTERIOR SIDE OF WALL FRAMING UNLESS NOTED OTHERWISE.



1 FLOOR FINISH PLAN
3/8" = 1'-0"

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7 BREW
DRIVE THRU COFFEE
MILK SIDE SERVICE 3 COUNTER
9867 ALABAMA 104 LOT 5
FAIRHOPE, AL 36532
JOB NUMBER: 12-25-80012

ISSUE BLOCK

1	PERMIT SET	10/13/25

CHECKED BY: JM
DRAWN BY: RTM
DOCUMENT DATE: 10/13/25

STATE of ALABAMA
JAMES E. MANN
8876
REGISTERED ARCHITECT

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CLARKSVILLE, AR 72830
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FINISH FLOOR PLAN

SHEET: A1.2

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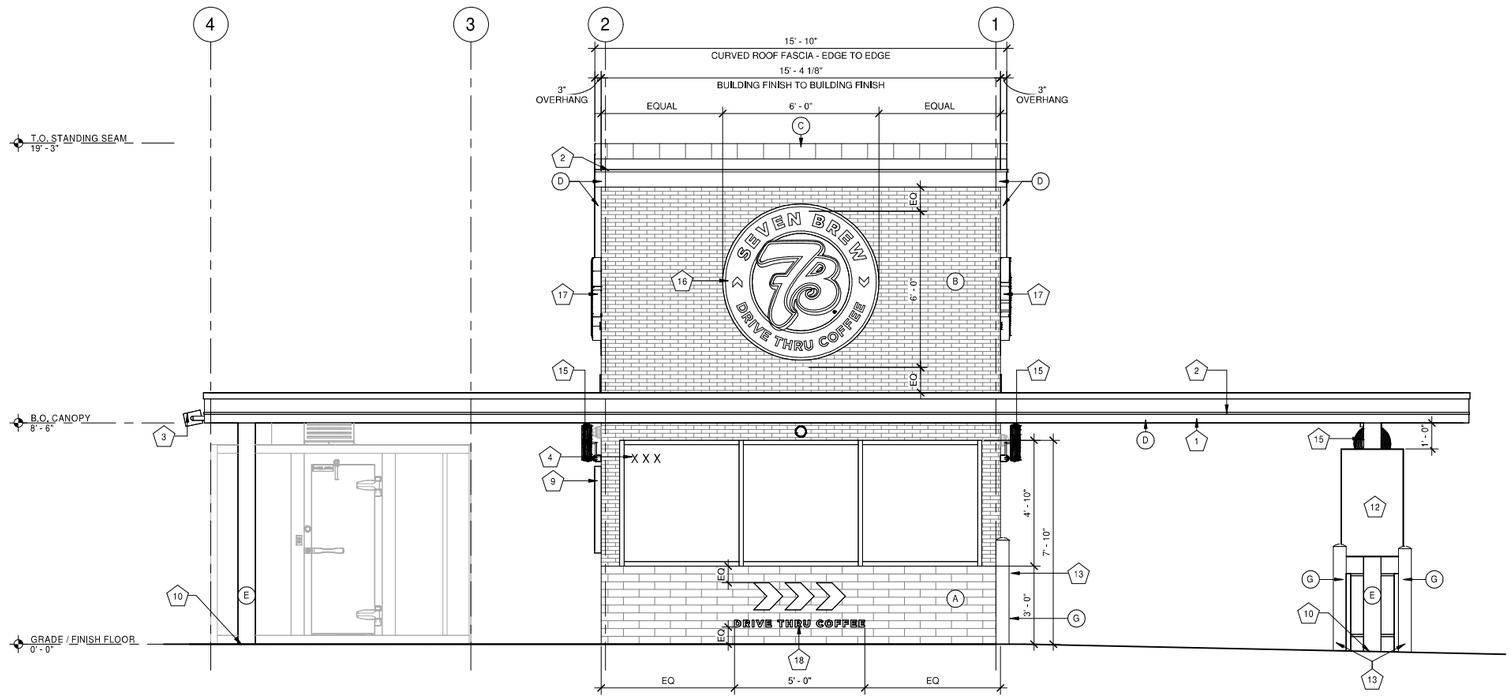
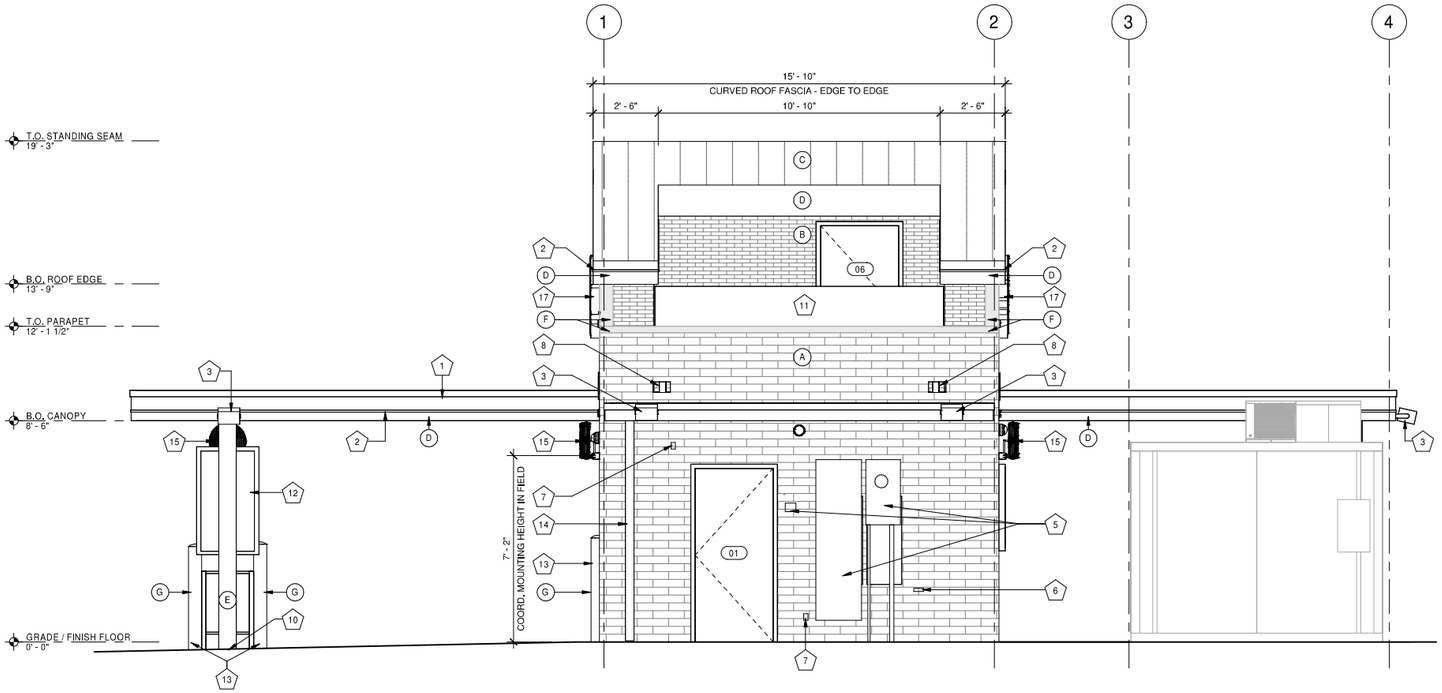
A1.2 FINISH FLOOR PLAN-PERMIT SET



1 **EXTERIOR ELEVATION - FRONT**

3/8" = 1'-0"



2 **EXTERIOR ELEVATION - BACK**

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	PRE-ENGINEERED CANOPY AND FRAMING; REF. STRUCT.
2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6" HIGH MANUFACTURED 3" x 3" x 1/4" SQUARE TUBE STEEL. PAINTED REGAL BLUE. ROOF EQUIPMENT SCREEN MOUNTED ON GUARDRAIL . PAINTED ZINC GRAY
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	6" CONCRETE FILLED BOLLARD - TYP. G.C. TO COORDINATE WITH CIVIL
14	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM TO BE PAINTED TO MATCH ADJACENT NICHIHA PANEL; REF. CIVIL
15	LIGHT-DUTY INDUSTRIAL FAN
16	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
17	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
18	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE

EXTERIOR ELEVATION MATERIALS LEGEND	
A	NICHIHA PANEL - MODERN BRICK (BRK-1)
B	NICHIHA PANEL - CANYON BRICK (BRK-2)
C	BERRIDGE- STANDING SEAM METAL ROOF PANEL (MP-1)
D	BERRIDGE - ROOF & CANOPY SOFFIT PANEL (MP-2)
E	CANOPY COLUMN - REGAL BLUE POWDERCOAT (MP-3)
F	BERRIDGE - METAL COPING (MP-4)
G	BOLLARD, PAINT (PT-1)

MATERIAL HATCH LEGEND

- NICHIHA PANEL - MODERN BRICK (BRK-1)
- NICHIHA PANEL - CANYON BRICK (BRK-2)
- BERRIDGE STANDING SEAM - REGAL BLUE (MP-1)
- BERRIDGE - SOFFIT PANEL - REGAL BLUE (MP-2)
- BERRIDGE - METAL COPING - ZINC GRAY (MP-4)

*REFER TO SHEET A1.2 FOR FINISH SPECIFICATIONS

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7 BREW
MILK SIDE SERVICE 3 COUNTER
9867 ALABAMA 104 LOT 5
FAIRHOPE, AL 36532
JOB NUMBER: 12-25-80012

ISSUE BLOCK			
1	PERMIT SET	10/13/25

CHECKED BY:	JM
DRAWN BY:	RTM
DOCUMENT DATE:	10/13/25

STATE of ALABAMA
JAMES E. MANN
8876
REGISTERED ARCHITECT

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EXTERIOR ELEVATIONS

SHEET:
A2.0

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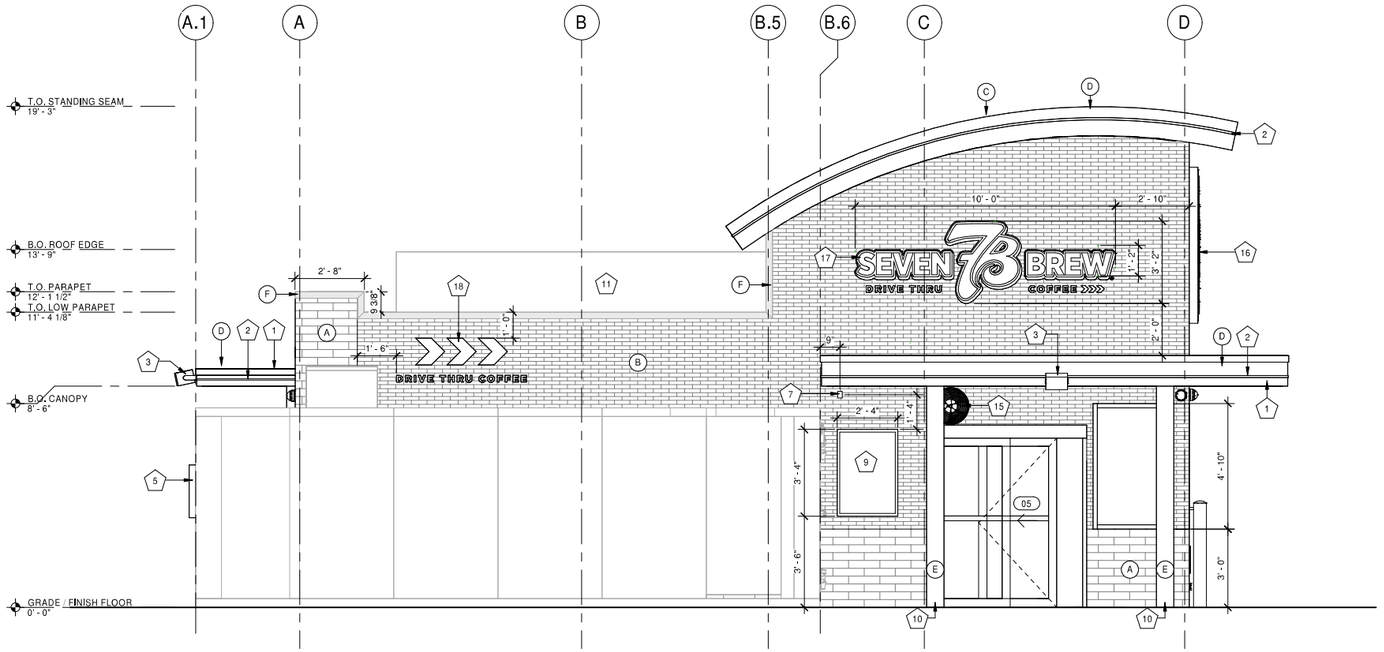
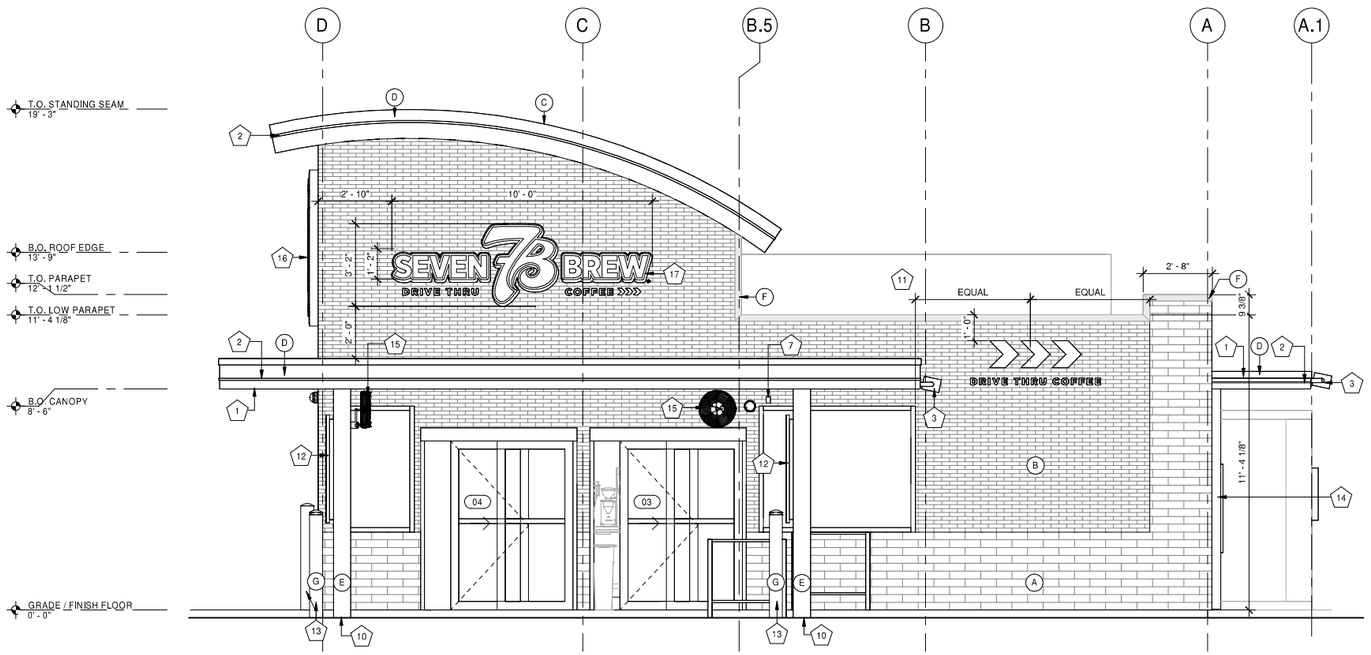
A2.0 EXTERIOR ELEVATIONS PERMIT SET



2 EXTERIOR ELEVATION - RIGHT SIDE

3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1	PRE-ENGINEERED CANOPY AND FRAMING; REF. STRUCT.
2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - REF: SYSTEMS PLAN
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
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MATERIAL HATCH LEGEND

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9867 ALABAMA 104 LOT 5
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JOB NUMBER: 12-25-80012

ISSUE BLOCK		
1	PERMIT SET	10/13/25

CHECKED BY:	JM
DRAWN BY:	RTM
DOCUMENT DATE:	10/13/25

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JAMES E. MANN
8876
REGISTERED ARCHITECT

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EXTERIOR ELEVATIONS

SHEET:
A2.1

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A2.1_EXTERIOR ELEVATIONS_PERMIT SET

SEVEN 7B BREW

DRIVE THRU

COFFEE

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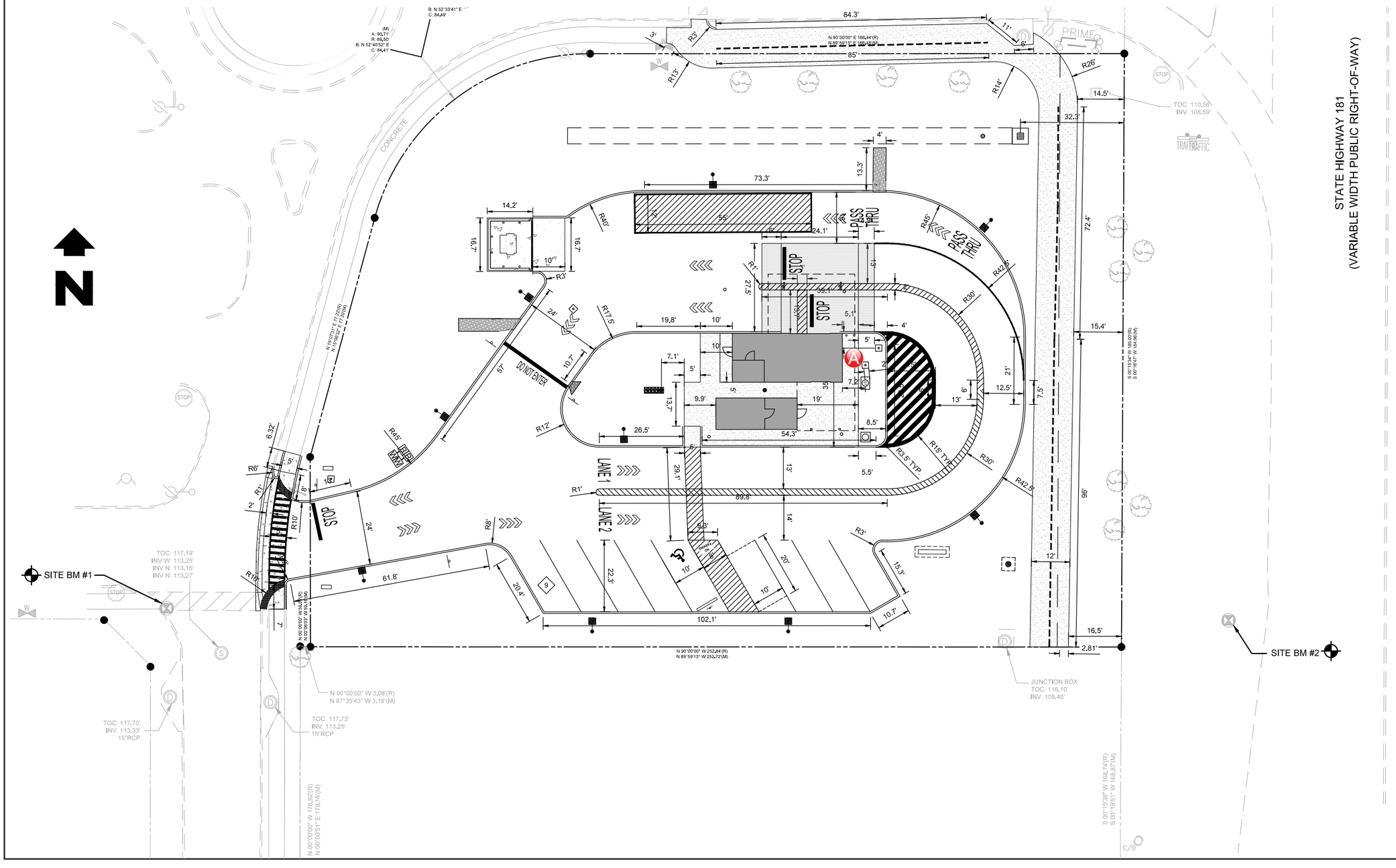
FAIRHOPE, AL

SITE PLAN

A 4’-0” INTERNALLY ILLUMINATED LOGO • 16.00 SQ FT



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NOTES

REVISION	
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2.	XXXXX
3.	XXXXX
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ARTIST
MC

CLIENT
7 BREW

SCALE
3/4” = 1’-0”

DATE
01/22/26

LOCATION
FAIRHOPE, AL

Underwriters Laboratories Inc.® LISTED
DEPARTMENT: ART

4’ S/F WALL SIGN • INTERNALLY ILLUMINATED REMOTE MOUNT • 16.00 SQ FT

L. E. D. CHANNEL LETTER MOUNTING DETAIL (EXTERIOR)

A. .040" X 3" ALUMINUM RETURN TO BE PAINTED BLACK

B. 1" BLACK JEWELITE

C. ACM BACKS

D. .150” CLEAR PCB FACES w/ 2ND SURFACE VINYL GRAPHICS (MATCH PMS 185C RED & 3630-22 OPAQUE BLACK) PANNED & EMBOSSED

E. WHITE GE TETRA MAX 7100K LEDs

F. POWER CABLE LOW VOLTAGE SHIELDED W/ STRAIN RELIEF STARTING FROM POWER SUPPLY THEN LETTER TO LETTER (BEHIND FASCIA)

G. 1/4" WEEP HOLES AS REQUIRED (FOR EXTERIOR INSTALLATION ONLY)

H. SILICONE BEAD AROUND THE INSIDE OF RETURN AND BACK TO SEAL FROM WATER LEAKAGE

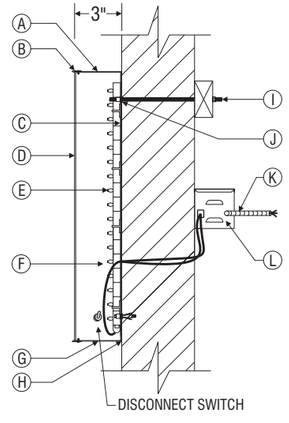
I. 1/4" LAGBOLTS OR 3/8" THREADED RODS WITH 2" x 4" WOOD BLOCKING AS REQ'D

J. 3/8" RIV NUTS

K. 1/2" SEALTITE CONDUIT RUNNING TO SECONDARY CONNECTION
* NOTE: GENERAL CONTRACTOR TO HAVE PRIMARY CONNECTION HOOKED UP

L. STANDARD POWER SUPPLY HOUSED IN A WEATHERPROOF SHEET METAL BOX

TYPICAL WALL SECTION:
NOT TO SCALE



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MC

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7 BREW

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01/22/26

LOCATION
FAIRHOPE, AL

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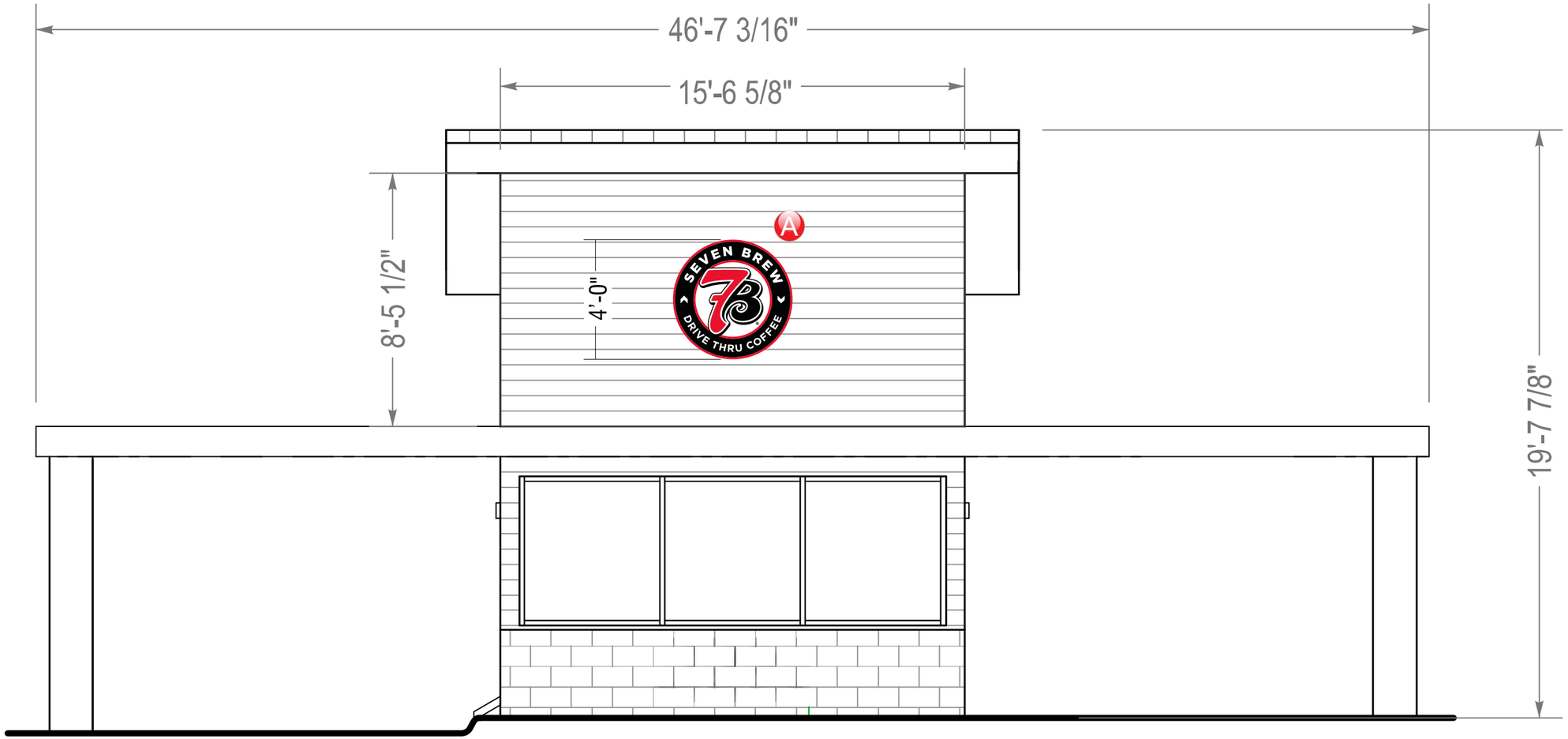
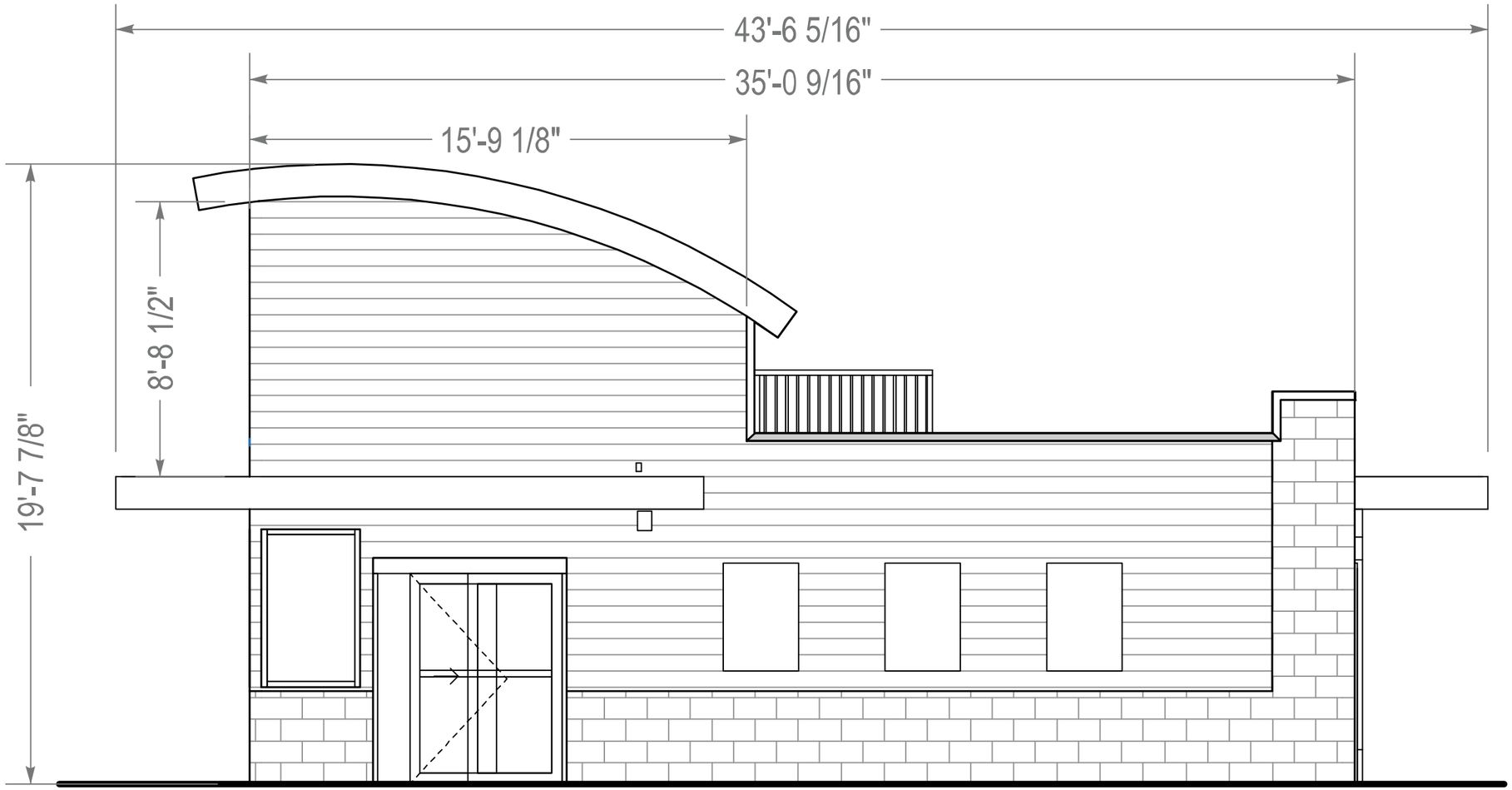
LISTED

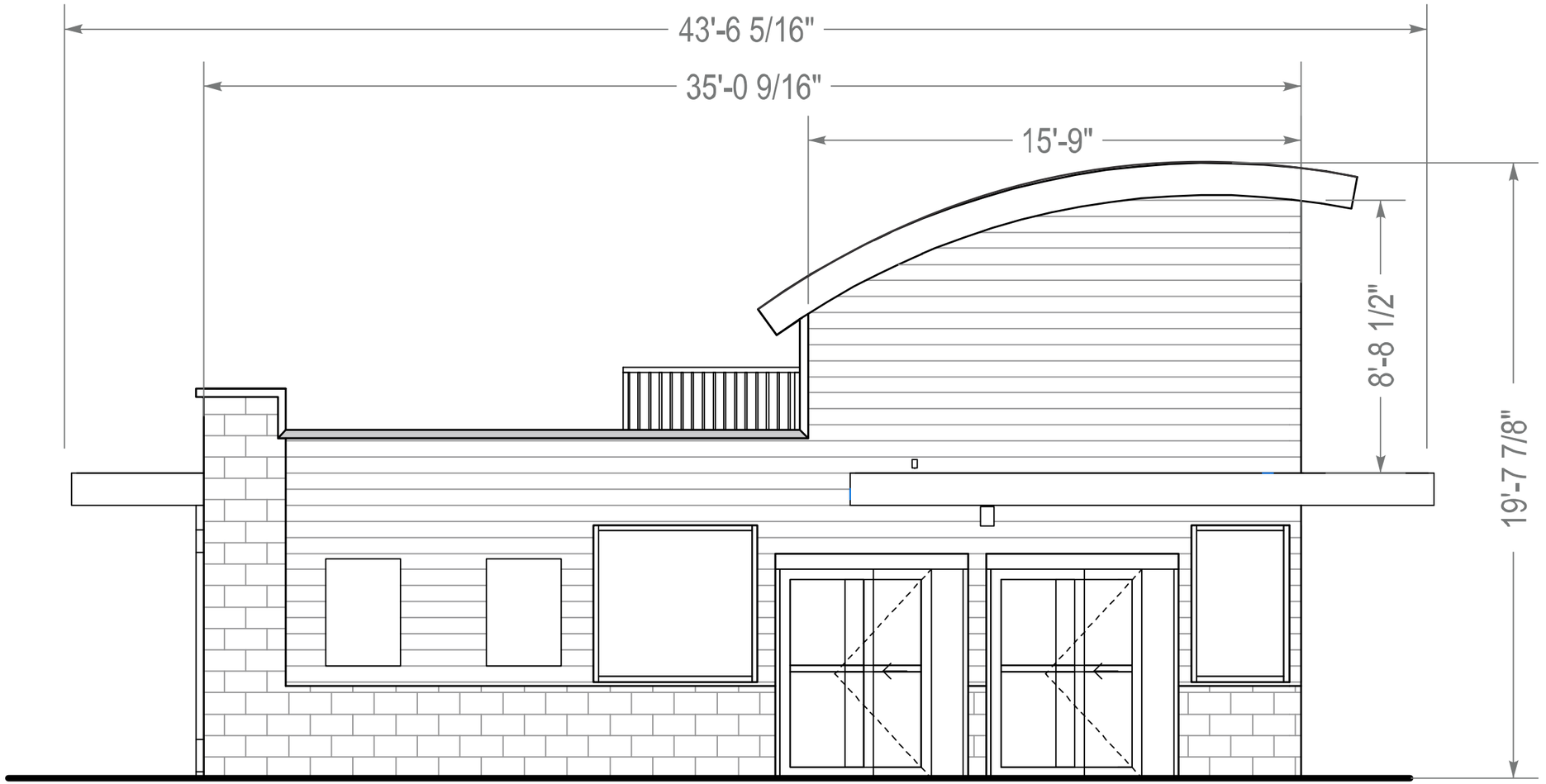
DEPARTMENT: ART



Front Elevation

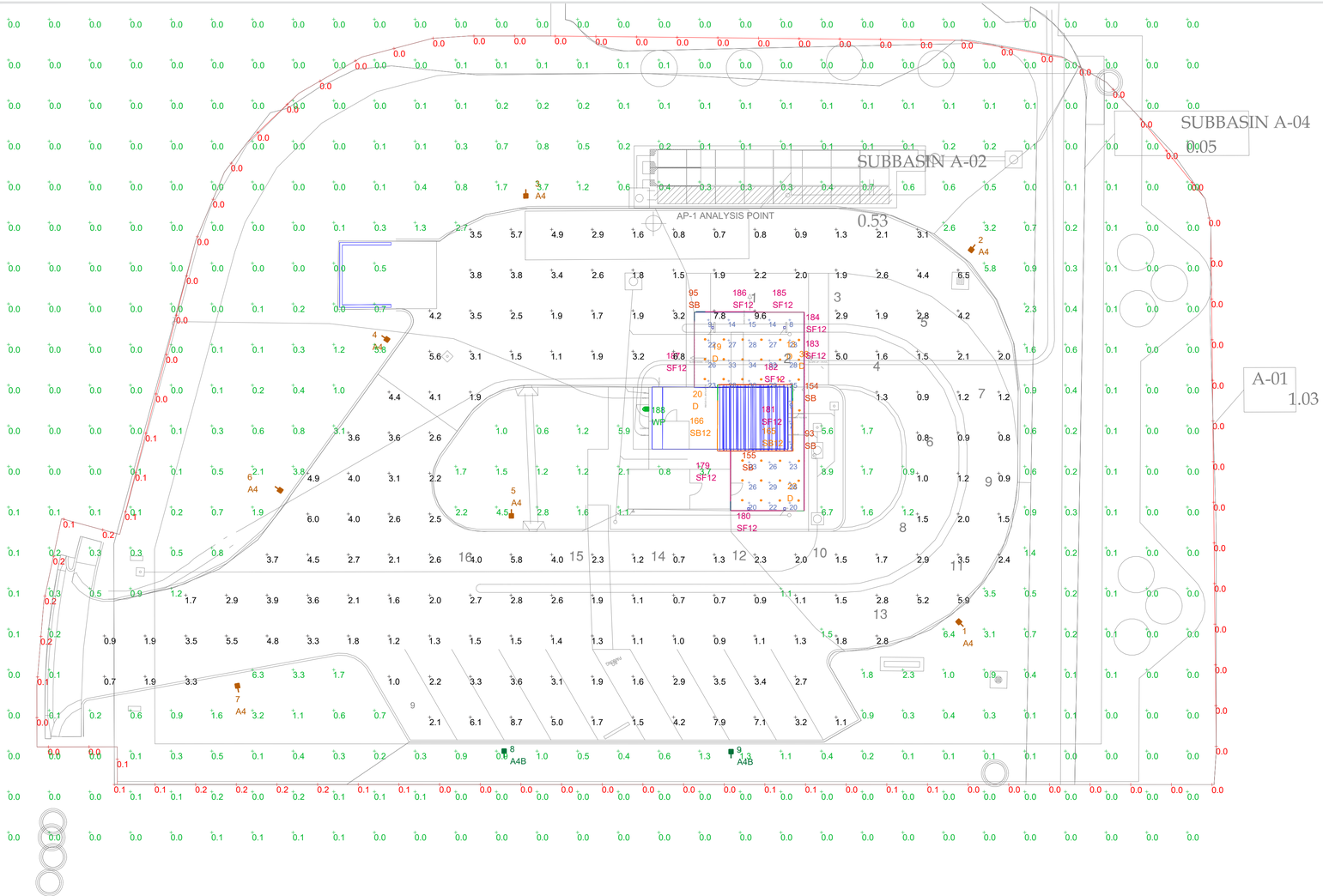


Right Side Elevation



Left Side Elevation

8' - 0"
2' - 6"
SEVEN 7B BREW
DRIVE THRU
COFFEE
XXX



NOTES:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 7FT POLE ATOP A 3FT CONCRETE BASE.

FOOTCANDLES LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS OTHERWISE NOTED

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1-7	A4	10
8-9	A4B	10
10-40	D	8.5
41-162	SB	15 -18
163	SB04	18.2
164	SB04	14.23
165	SB12	18.2
166	SB12	14.23
167-173	SF	9.5
174-176	SF02	9.5
177-178	SF04	9.5
179-187	SF12	9.5
188	WP	8.5

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE	0.03	0.2	0.0	N.A.	N.A.
UNDERCANOPY	22.31	34	7	3.19	4.86
PAVED SURFACE	2.72	9.6	0.7	3.89	13.71
UNDEFINED	0.40	8.9	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIM SETTINGS	BUG Rating	ARR. WATTS	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	7	A4	Single	6394	1.030	1.000	B1-U0-G3	45.14	315.98	Lithonia Lighting	DSX0 LED P2 50K 70CRI T4M MVOLT SPA DDBXD
	2	A4B	SINGLE	4582	1.030	1.000	B0-U0-G2	45.14	90.28	Lithonia Lighting	DSX0 LED P2 50K 70CRI BLC3 MVOLT SPA DDBXD
	31	D	Single	986	1.000	1.000	N.A.	13.1	406.1	Juno Lighting	WF6 SWW5 90CRI MW
	122	SB	Single	133	1.000	1.000	N.A.	3.65	445.3	PLED	M-SV024-BL
	2	SB04	SF 4FT	133	1.000	1.000	N.A.	51.1	102.2	PLED	M-SV024-BL
	2	SB12	SF 12FT	133	1.000	1.000	N.A.	160.6	321.2	PLED	M-SV024-BL
	7	SF	Single	205	1.000	1.000	N.A.	3.79	26.53	P-LED	M-SX024-BL
	3	SF02	SF 2FT	205	1.000	1.000	N.A.	30.32	90.96	P-LED	M-SX024-BL
	2	SF04	SF 4FT	205	1.000	1.000	N.A.	53.06	106.12	P-LED	M-SX024-BL
	9	SF12	SF 12FT	205	1.000	1.000	N.A.	166.76	1500.84	P-LED	M-SX024-BL
	1	WP	Single	2913	1.030	1.000	B1-U0-G1	24.42	24.42	Lithonia Lighting	WPX1 LED 40K MVOLT EXXX DBLXD

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	JRB	11/14/25	REDUCED HEIGHT OF POLES TOP 10 FT
R2	JRB	01/05/26	REVISED CAD BACKGROUND
R3	JRB	01/21/26	REDESIGNED TO MEET SPILL WITH DSX0 AND UPDATED POLE NOTATION

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SCALE: 1" = 16'
LAYOUT BY: JRB
DWG SIZE: D
DATE: 09/22/25

PROJECT NAME:
7 BREW
FAIRHOPE, AL
DRAWING NUMBER:
RL-10650-S1-R3

SEVEN BREW DRIVE THRU COFFEE

AREA	QTY	LABEL	DESCRIPTION
	7	A4	DSX0 LED P2 50K 70CRI T4M MVOLT SPA DDBXD
	2	A4B	DSX0 LED P2 50K 70CRI BLC3 MVOLT SPA DDBXD

DOWNLIGHT	QTY	LABEL	DESCRIPTION
	31	D	WF6 SWW5 90CRI MW

STREET WRAP	QTY	LABEL	DESCRIPTION
	122	SB	M-SX024-BL
	2	SB04	M-SX024-BL
	2	SB12	M-SX024-BL

STREET WRAP	QTY	LABEL	DESCRIPTION
	7	SF	M-SX024-BL
	3	SF02	M-SX024-BL
	2	SF04	M-SX024-BL
	9	SF12	M-SX024-BL

WALL MOUNTED	QTY	LABEL	DESCRIPTION
	1	WP	WPX1 LED 40K MVOLT EXXX DBLXD

ADDITIONAL FIXTURE INFO

D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED							
Series	LEDs	Color temperature*	Color Rendering Index*	Distribution		Voltage	Mounting
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P10* P12* P11* P13*	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TFS Type I short T2M Type II medium T3M Type III medium T4LG Type IV low glare T4M Type IV medium T4LG Type IV low glare T5W Forward throw medium T5VW Forward throw very wide T5LG Type V low glare T5M Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff RCCO Right corner cutoff	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control	MVOLT (120V-277V)** HVOLT (347V-480V)** XVOLT (277V-480V)** 120 V, H 208 V, H 240 V, H 277 V, H 347 V, H 480 V, H	Shipped included SPA Square pole mounting (#8 drilling, 5.5" min. for pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SRM5 Square pole mounting (#5 drilling, 3" min. for pole)** RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)** SPA5IN Square narrow pole mounting (#5 drilling, 3" min. for pole)** WBA Wall back box* MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR 2 pre-commissioned with sensor module / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc**,***,**** PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc**,***,**** PER NEMA twist-lock receptacle only (controls ordered separate)**,*** PERS Five-pin receptacle only (controls ordered separate)**,***	PE57 Seven-pin receptacle only (controls ordered separate)**,*** FAO Field adjustable output**,*** BL30 Bi-level switched dimming, 30%**,*** BL50 Bi-level switched dimming, 50%**,*** DMG 0-10v dimming wires pulled outside fixture (for use with external control, ordered separately)**,*** Shipped installed HS Houseside shield (black finish standard)* * LTR Left rotated optics* RTR Right rotated optics* CCE Coastal Construction* WA 120°C ambient operation* BAA Buy American(a) Act Compliant* SF Single fuse (120, 277, 347V)** DF Double fuse (208, 240, 480V)** Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option LPO or RPO.
2 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P3 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 SPA5IN and RPA5 not available with T4LG, T4M, T5LG, T5M, T5W (not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (for use with #8 drilling).
10 Not available with BLC3, BLC4, LCCO, RCCO, T3LG, T4LG, T5LG, T5M, T5W.
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 PIR not available with sensor color controls (CCE, WA, DDBTXD, DBLBXD, DNATXD, DWHGXD, BL30, BL50 and DMG). NLTAIR2 PIRHN not available with P7, P13 and MVOLT.
13 PIR not available with NLTAIR2, PER, PERS, PERT, PIN7, BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using MVOLT. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P7, P13 and MVOLT.
14 FAO/PERS/PERT not available with NLTAIR2, PIR, BL30, BL50.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
16 BL30 and BL50 are not available with motion control options NLTAIR2 PIRHN, PIR, PIRH, PER7, PERT, BL30, or DMG.
17 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PIRH, PER5, PERT, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
18 PIR, PIRH, PER5, PER7, PERT, NLTAIR2 PIRHN, PIR, PIRH, PER5, PERT, BL30, BL50 and FAO.
19 Reference Motion Sensor Default Settings table on page 6 to see functionality.
20 Reference Controls Options table on page 6.
21 Not available with BLC3, BLC4, T3LG, T4LG, T5LG, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 CCE option not available with option BS and Button Type PE. Consult Technical Support for availability.
23 Not available with P7, P13 and MVOLT. Consult Technical Support for availability.
24 Requires luminaire to be specified with PER, PERS or PERT option. See Controls Table on page 4.
25 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

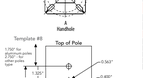
External Glare Shield (EGSR)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)

Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2 3/8"	RPA	AST3-190	AST3-280	AST3-290	AST3-390	AST3-320	AST3-490
4"	RPA	AST3-190	AST3-280	AST3-290	AST3-390	AST3-320	AST3-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Shaded drilling template is standard. Round drilling template available from Drawdown.							
EPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	5"	5"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	5"	5"	3"	3"	3"	3"

DSX0 Area Luminaire - EPA
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single 2@120	2 @ 180 DBGX	2 @ 90 DBGX	3 @ 90 DBGX	3 @ 120 DBGX	4 @ 90 DBGX
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.76
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with NB	0.64	1.28	1.24	1.67	1.75	1.55

ADDITIONAL FIXTURE INFO

CONTRACTOR SELECT

JUNO

Contractor Select™

WF4 & WF6 SWW5
4" & 6" Switchable White Downlight LED
Ultra-Thin Wafer

Catalog Number
Notes
Type

The 4" and 6" round smooth with SCCT Switchable White technology provide high-quality light output and efficiency featuring a switch for easy color temperature adjustment to choose between 2700K, 3000K, 3500K, 4000K, or 5000K - while eliminating the need for recessed housings.

WF4

WF6

Matte Black

FEATURES:
- Round smooth lens trim designed to distribute precise even illumination for general purpose areas
- Cavityless - no can required; equals easy to install and less labor
- 5 selectable color temperatures to choose with a switch ranging from warm (2700K) to daylight (5000K) allowing customization for endless applications
- Dimmable to 10%

Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pallet Qty.
WF4 SWW5 90CRI MW Mtx	194994240465	4" Wafer-Thin LED Downlight	65W	670	9W	2700K/3000K/3500K/4000K/5000K	90	120V	Matte White	Triac	540
WF4 SWW5 90CRI MB Mtx	194994240595	4" Wafer-Thin LED Downlight	65W	670	9W	2700K/3000K/3500K/4000K/5000K	90	120V	Matte Black	Triac	540
WF6 SWW5 90CRI MW Mtx	194994240731	6" Wafer-Thin LED Downlight	75W	970	13W	2700K/3000K/3500K/4000K/5000K	90	120V	Matte White	Triac	360
WF6 SWW5 90CRI MB Mtx	194994240809	6" Wafer-Thin LED Downlight	75W	970	13W	2700K/3000K/3500K/4000K/5000K	90	120V	Matte Black	Triac	450

Accessories: Order as separate catalog number.

WFBKIT/WH	Universal New Construction Wafer Pan
WF4 FRA 812	4" new construction pan, retail pack of 12
WF6 FRA 812	6" new construction pan, retail pack of 12
WFAGR MW	4" Wafer Gold Ring 4.2" ID x 4.2" OD
WFAGR MW	6" Wafer Gold Ring 6" ID x 6" OD
WFBI U	Remodel Joist Bar
WFCRCS SW3PIN FT4	3-Pin Slim Cable
WFETC TO SW3PIN FT4	3-Pin 10ft Cable
WFEXC2B SW3PIN FT4	3-Pin 20ft Cable

*Good rings are made of 22 gauge steel and painted white.

WF4/6 External New Construction Pan

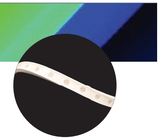
WF4 FRA 4" New Construction Pan

WF6 FRA 6" New Construction Pan

WFEXC_ extension cable

Remodel Joist Bar

STREET WRAP™ FLEX POD



SPECIFICATIONS

Certifications	UL 94 V-0, UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	(See Table). X 1.06"W X 0.63"H
Input	24V
Operating Temp	-40° to +65°C
Power	4.73 W per foot
Power Supply	P-LED 24V
Protection Grade	IP67

FEATURES
- Bends front to back with 6" minimum bending radius
- Dual extrusion, diffused, UV resistant silicone lens and thermal conductive base
- Easy installation
- Available with multiple feeds:
  - Back
  - End

FLEX POD PRODUCT OPTIONS

LED CCT/Color	Jacket Color	Lm./ft	Cut Section Length	Max Length/96W PS	W/max Length	SKU
6500K	White	368	4.9213" (125mm)	241.1417"	95.1	M-SPX020-65
5000K	White	368	4.9213" (125mm)	241.1417"	95.1	M-SPX020-50
Cyan	White	106	9.8425" (250mm)	236.2205"	93.1	M-SPX019-CN
Amber	White	124	9.8425" (250mm)	236.2205"	93.1	M-SPX019-AM
Pink	White	61	9.8425" (250mm)	236.2205"	93.1	M-SPX019-PK
RGB	White	N/A	9.8425" (250mm)	236.2205"	93.1	M-SPX019-3C

IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplies, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.

PRINCIPAL LED
WE SPEAK SIGN LANGUAGE

ADDITIONAL FIXTURE INFO

STREET WRAP™ FLEX BACK-BEND 24VDC
Flexible LED Illumination

STREET WRAP FLEX

Specifications

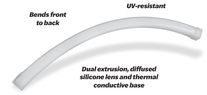
Dimensions L x W x H	24-ft and custom lengths available
Input	24 V
Min. bend radius	2.36"
Power	3.66 W/ft.
Operating temp.	-40° C to +65° C
Environment	IP67
Power supply	Principal Sloan 24V
Run footage	Max. 24 ft.
Applications	Neon tube light source, building and sign outline lighting and cover lighting, indoor/outdoor, curvise letters and design
Warranty	5-year Product/5-year Labor

- Available with multiple feeds:
  - Back
  - End

*Customers unable to self-calibrate within ±2.5% (white) or ±5 step (color) should purchase neon matching, and the MCAG or ACAN-NAK-96.

Bends front to back

UV-resistant



Dual extrusion, diffused silicone lens and thermal conductive base

Standard colors cuttable every 3.9370", RGB cuttable every 2.9948"

cULus CE RoHS Compliant

Product Options

CCT/color	Jacket color	Lm/ft	Cut section length	Max. length/ 96 W PS	W/max. length	SKU
6500 K	White	305	3.9370"	287.4016"	87.7	M-SX024-65
5000 K						M-SX024-50
4000 K						M-SX024-40
Red (623 nm)	Red	82				M-SX024-RD
Orange (609 nm)	Orange	116				M-SX024-OR
Yellow (590 nm)	Yellow	158				M-SX024-YL
Green (525 nm)	Green	140				M-SX024-GR
Blue (468 nm)	Blue	20				M-SX024-BL
Cyan	N/A	36	2.8110"	287.7244"	87.5	M-SX024-CN
Pink		17				M-SX024-PK
RGB		N/A				M-SX024-3C

IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field.
Any cuts must be made by Principal Sloan to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplies, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.

End Caps*

Silicone end cap
A-SXWH-ECSI
*Endcaps supplied with available spare request.

Silicone insert, single color
X-C-SX-SINC

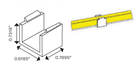
Silicone insert, RGB
X-C-SX-SI3C

Silicone glue
A-SWFX-SA

Aluminum mill finish clips for outdoor applications
A-SXMH-CLAL

3.28-ft & 8-ft Aluminum mill finish extrusion for outdoor applications
A-SXMH-TRAL

Transparent PC clips*
A-SXMH-CLPL
*Transparent clips are not warranted if used in outdoor applications.



Wiring

Single color product

RGB product

Types of Feed

principalsloan.com
325.227.4577
3490 Ventura Dr., San Angelo, TX 76905

© 2024 Principal Industries Rev.A 2024-01-30

5 YEAR LIMITED WARRANTY

Specifications subject to change without notice.

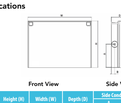
PRINCIPAL SLOAN We Speak Sign Language

ADDITIONAL FIXTURE INFO

WPX LED
Wall Packs

Catalog Number
Notes
Type

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.8" (10.3 cm)	8.4" (11.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	8.7" (12.7 cm)	8.2 lbs (3.7kg)
WPX3	9.2" (24.1 cm)	13.8" (35.0 cm)	5.3" (13.7 cm)	4.7" (12.0 cm)	8.7" (12.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 protection and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1 WPX1 LED P2 WPX2 LED WPX3 LED	1,550 Lumens, 1788° 2,900 Lumens, 3948° 6,000 Lumens, 4798 9,200 Lumens, 6998	30K 3000K 40K 4000K 50K 5000K	MVOLT 120V - 277V 347 347V *	(blank) None EWR Emergency battery backup, CEC compliant (4W, 0°C min)* E14WC Emergency battery backup, CEC compliant (14W, -20°C min)* PE Photocell*	DDBXD Dark bronze DWHXD White DBLXD Black Note - For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1 All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package, which comes with 2.5kV surge protection standard. Add SPDA6KV option to get WPX1 LED P1 with 6kV surge protection.
2 Single luminaire: WPX1 LED P1 40K MVOLT SPDA6KV DDBXD
3 Battery pack options only available on WPX1 and WPX2.
4 Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both maximizes LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engines and electronics consist of high-efficacy LEDs and LED lumen maintenance of 100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. Add SPDA6KV option to get 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.
Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
WPX is designed to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. Designed to comply with DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Consult the Design Lights Consortium (DLC) Future Seal of Approval (FSA) is available for all products on this page utilizing 5000K color temperature.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions-page.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance
Data references the extrapolated performance projection for a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,301
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for ambient temperatures from 0-40°C (32-104°F).

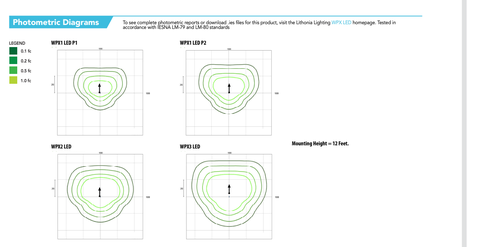
Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Options	Ordering Example
Standard	0°C	4W	E4WR	WPX2 LED 40K MVOLT E4WR DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



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PROJECT NAME:
7 BREW
FAIRHOPE, AL
DRAWING NUMBER:
RL-10650-S1-R3

SEVEN BREW DRIVE THRU COFFEE

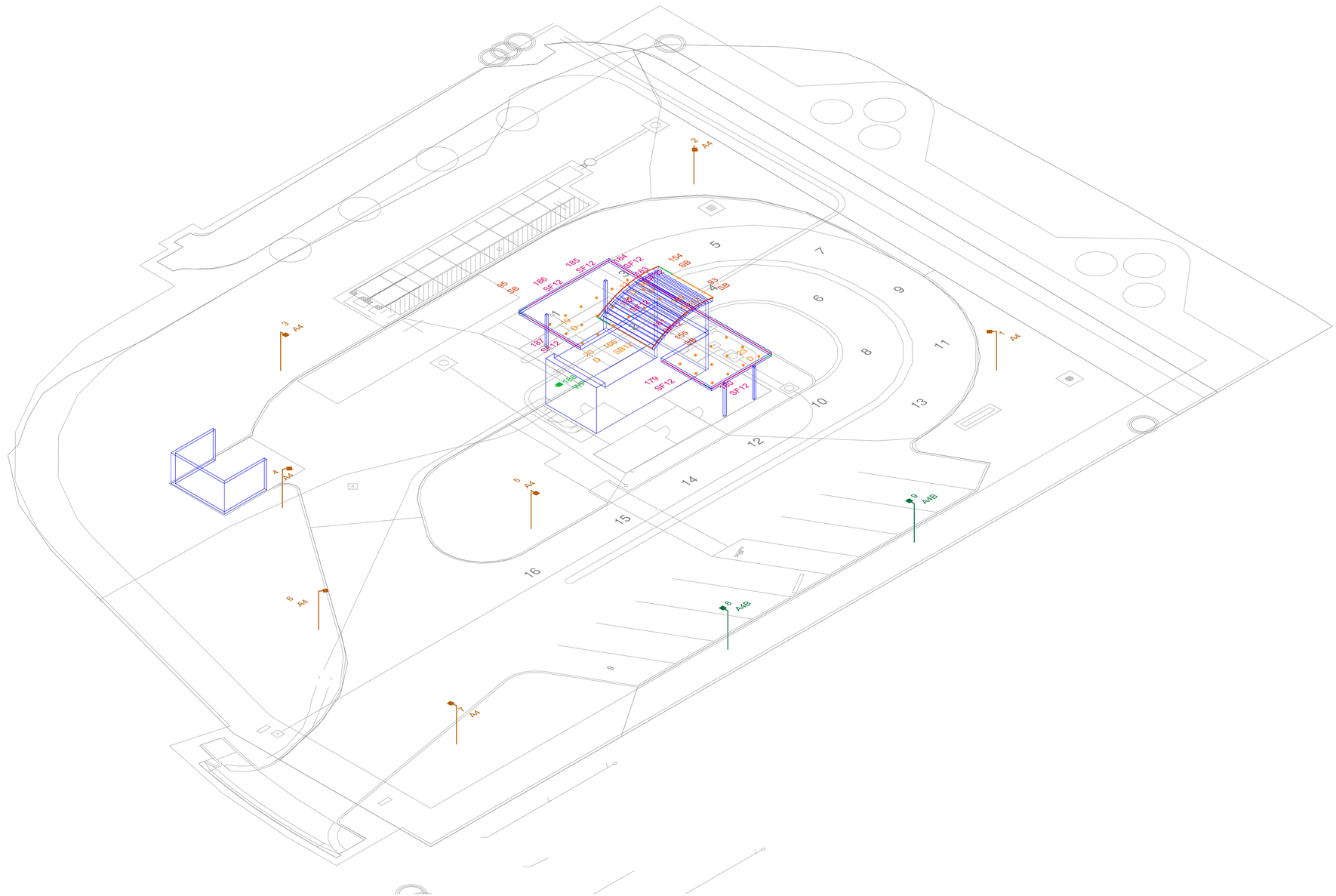
AREA

DOWNLIGHT

STREET WRAP

STREET WRAP

WALL MOUNTED



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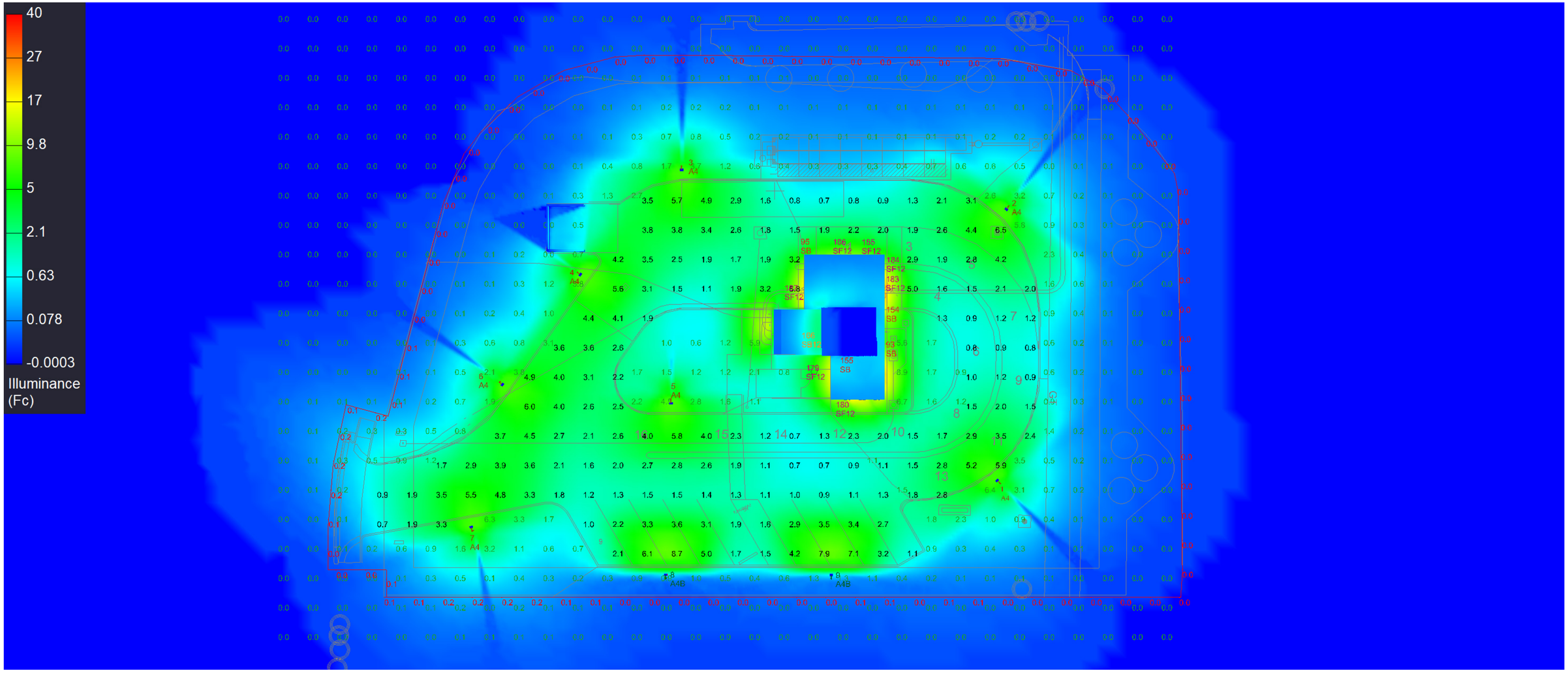
SEVEN BREW DRIVE THRU COFFEE



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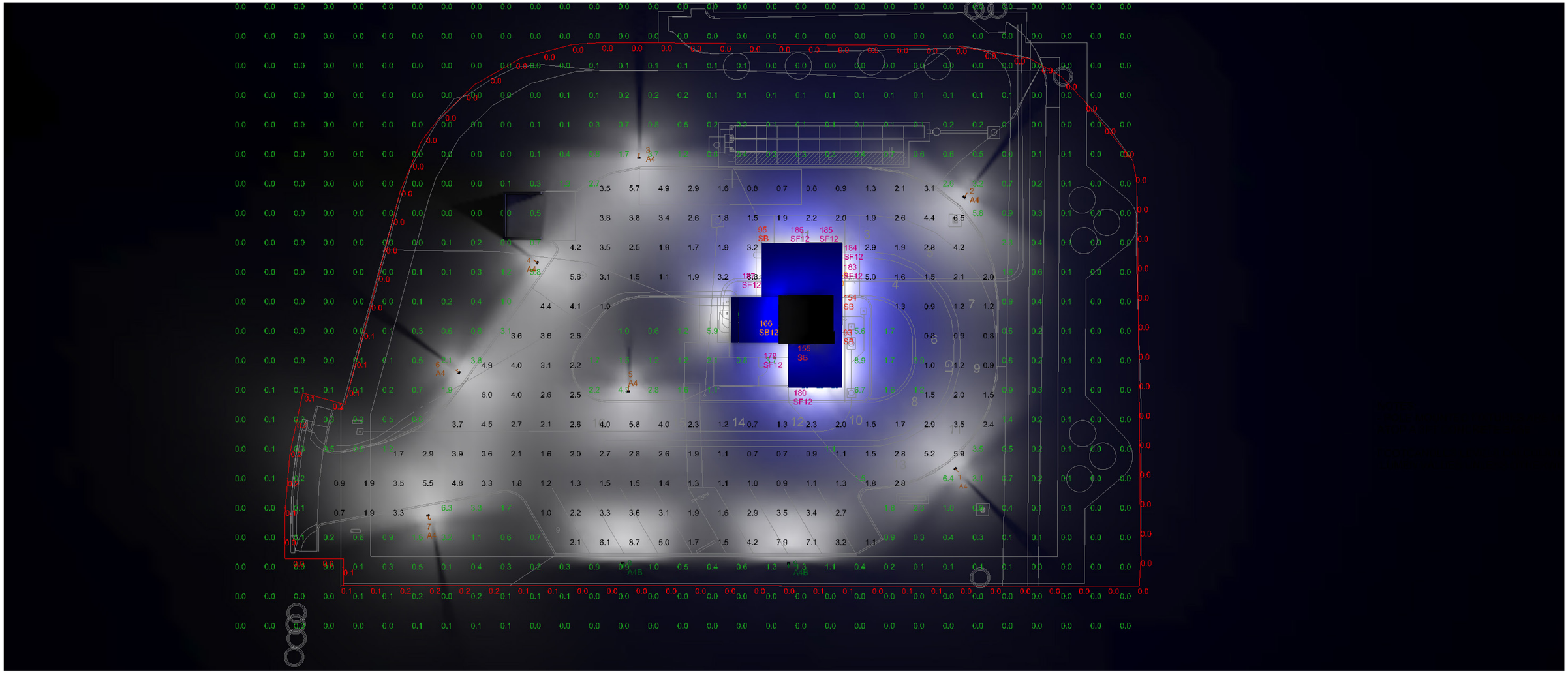

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RL-10650-S1-R3

SEVEN BREW DRIVE THRU COFFEE

HARRISON FRENCH
& ASSOCIATES, PLLC
HFA

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

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

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

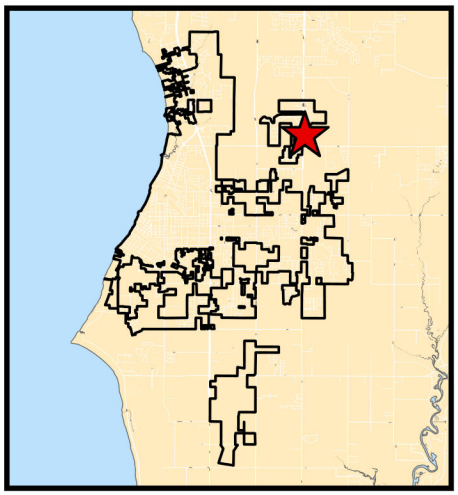
Weekday PM Peak Hour:
34 Total Trips, 17 (Entry), 17 (Exit)
w/50% Pass-By Rate: 17 Total, 9 (Entry), 9 (Exit)

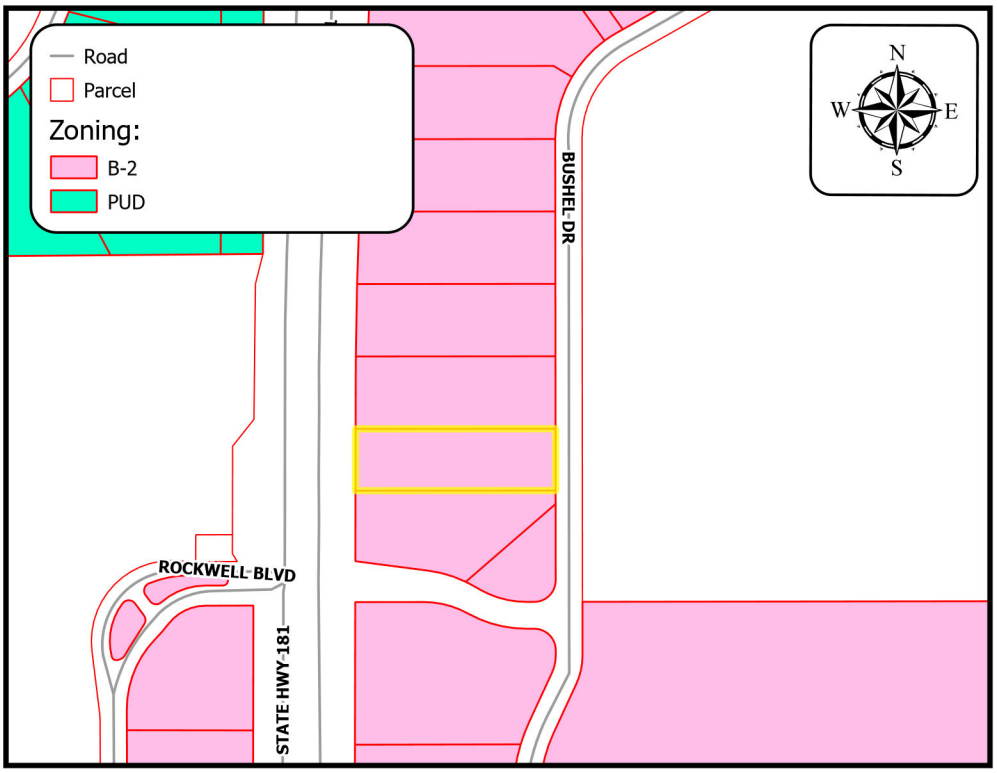
Thank you,

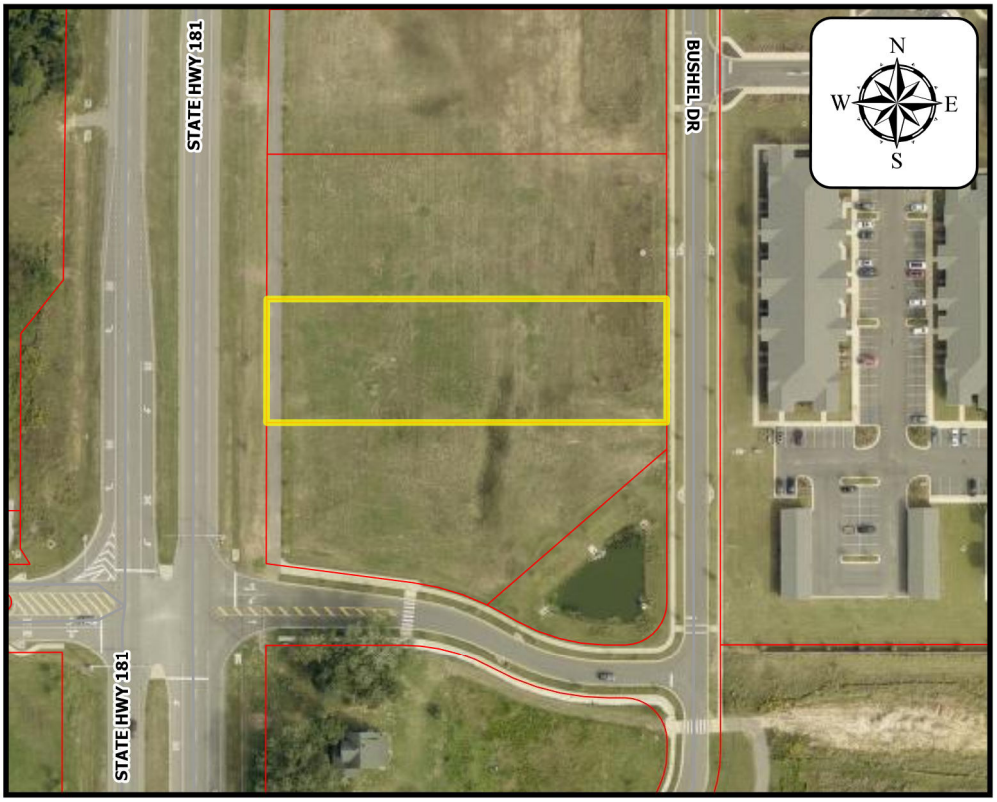
Garrett Small, PE

City of Fairhope
Planning Commission
March 2, 2026

SR 26.01 - Jiffy Lube







Project Name:
Jiffy Lube
Site Data:
0.99 acres
Project Type:
Site Plan Approval
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2, General Business District
PPIN Number:
633808
General Location:
Northeast corner of State Highway 181 and State Highway 104
Surveyor of Record:
Lieb Engineering
Engineer of Record:
Lieb Engineering
Owner / Developer:
Rockwell LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Payton Rogers

SUMMARY OF REQUEST

Request of the Applicant, Lieb Engineering, on behalf of the Owner, Rockwell LLC, for Site Plan Approval of Jiffy Lube Fairhope. The property is zoned B-2, General Business District. The property is located on Lot 2 of Rockwell Place north of the northeast corner of State Highway 181 and State Highway 104 and is 0.99± acres.

SITE HISTORY

The subject site has had numerous Subdivision, Multiple Occupancy Project (MOP), and Zoning Change applications before both the City of Fairhope and County Planning Commissions. Most recently the subject site was before the Planning Commission at its July 7, 2025 meeting included as part of a request for approval of a 10-Lot Major Subdivision to resubdivide Rockwell Place Lot 1.

STAFF COMMENTS

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

Setbacks - COMPLIANT
The Final Plat recorded for Rockwell Place Commercial Subdivision establishes setback requirements for Lot 2 to be 70 feet from the East property line along Bushel Drive, zero (0) feet from the North and South property lines, and 30 feet from the West property line along State Highway 181. All setbacks are illustrated as compliant on the proposed Site Plan. However, some are incorrectly labeled. On the West side of the Lot the 20-foot Drainage & Utility Setback should be revised to state “20’ Drainage and Utility Easement”, the Minimum Highway Setback should be revised to state “Minimum Highway Construction Setback (125’ From Centerline), and the 30-foot Landscape & Greenspace Buffer should be revised to state “30’ Landscape & Greenspace Buffer & Minimum Building Setback”. If approved, the Site Plan should be revised to reflect the aforementioned labels accurately.

On the East side of the Lot the proposed Site Plan illustrates two different building setbacks. As previously stated the Final Plat for Rockwell Place Commercial Subdivision established a minimum 70-foot Front Building Setback along Bushel Drive for the subject site. As such, if approved, the Site Plan should be revised to remove the additional 40-foot setback illustrated.

Buildings - COMPLIANT
B-2, General Business District has a required maximum building height of 30 feet. The proposed building height for the one-story structure is 22 feet.

Tree & Landscaping - COMPLIANT
The City of Fairhope Trees and Landscaping Ordinance details all tree planting and landscape area requirements for commercial development. As proposed, the Site Plan illustrates full compliance with the Trees and Landscaping Ordinance (see exhibits). The Tree and Landscape plan illustrates nine (9) overstory trees which currently exist on site that, while not of a large enough size to count as Credit Trees, do count towards required tree plantings. It’s important to note, however, that these nine (9) overstory trees were included as required street tree and greenspace buffer plantings approved with the various Rockwell Place subdivisions, and as such, cannot be removed and must be protected throughout construction.

If approved a note should be added to the Tree and Landscape Plan stating that all nine (9) existing Credit Trees shall not be removed and shall be protected throughout construction in accordance with the City of Fairhope Trees and Landscaping Ordinance.

Parking - NON-COMPLIANT
Article IV-E.4 Table 4-3, *Parking Schedule* requires a minimum of five (5) parking spaces for the subject site and allows for an overage of one (1) additional space not to exceed a total of six (6) spaces for the site. As proposed, the Site Plan illustrates seven (7) parking spaces in total which includes one (1) handicap spaces and two (2) compact spaces. As such, if approved, the Site Plan should be revised to remove one (1) of the excess parking spaces while maintaining compliance with compact car and pervious surfacing parking standards.

Connectivity - COMPLIANT
Sidewalks and pedestrian connectivity are illustrated along Bushell Drive, as required. Additionally, the proposed Site Plan provides direct access to the existing 11-foot-wide multi-purpose trailway along State Highway 181.

Drainage - COMPLIANT
Drainage has been accounted for the entire commercial portion of Rockwell Place in accordance with SD 25.08.

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

Mechanical Equipment - NON-COMPLIANT
As illustrated, the Site Plan depicts HVAC mechanical equipment to be located on a concrete pad north of the proposed structure and does not illustrate any mechanical screening as required by Article IV.B.2.a. As such, if approved, the Site Plan, Civil Plans, and Elevation Plans should be revised to include compliant mechanical screening or relocation of all mechanical equipment to the roof.

Dumpster - NON-COMPLIANT
The proposed plans illustrate a dumpster with screening on the East side of the proposed parking area. However, a dumpster detail was not provided illustrating compliant screening. As such, if approved Architectural Plans should be provided illustrating compliant dumpster screening.

Signage - N/A
Signage will be reviewed at time of a sign permit submittal. It should be noted that as proposed, the subject site is allowed a maximum of two (2) building signs and two (2) freestanding signs with the total aggregate surface area for ALL permitted signage to be no greater than 50 square feet.

Erosion Control - COMPLIANT
An erosion control plan was submitted with the application and is acceptable.

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

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

Traffic - COMPLIANT
A traffic study was conducted for Rockwell Place Subdivision, and the road infrastructure was designed in accordance with the recommendations from the traffic study. Shared access points are on the plat to limit the number of curb cuts on Bushel Drive.

Lot Access - COMPLIANT
As illustrated, the Site Plan proposes shared access with Lot 1 to the South in accordance with the Rockwell Place Commercial Subdivision Final Plat.

Comprehensive Plan - COMPLIANT
Rockwell Place is in a newly recognized Suburban Mixed-Use Center in the proposed Comprehensive Plan.

Impacts on Surrounding Neighborhood - COMPLIANT
As previously stated, the subject site is zoned B-2. Directly adjacent to the site are the Rockwell Place Apartments. Proper buffers are included in the plans to mitigate the conflicting land uses.

Benefits to the Community - COMPLIANT
There are a lot of residential units being built in the immediate surrounding area, especially to the North. A commercial retail center with a variety of retail/restaurant/office/commercial units will be a benefit to the residential subdivisions.

SITE PLAN CONSIDERATIONS

Standards of Review:

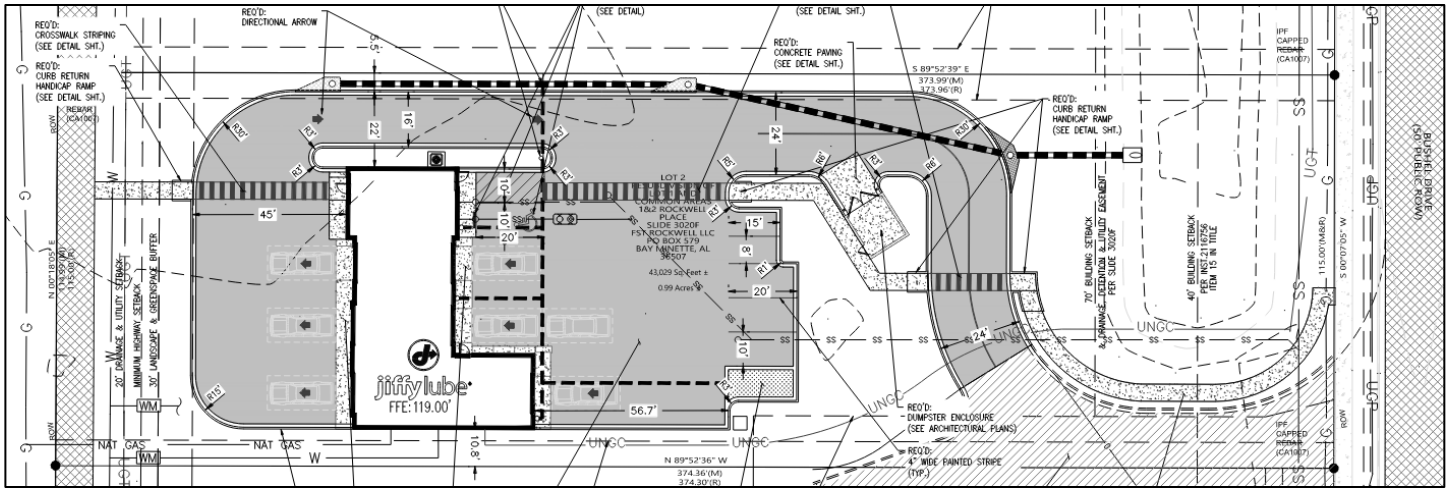
Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing Site Plan Review requests.

Recommendation:

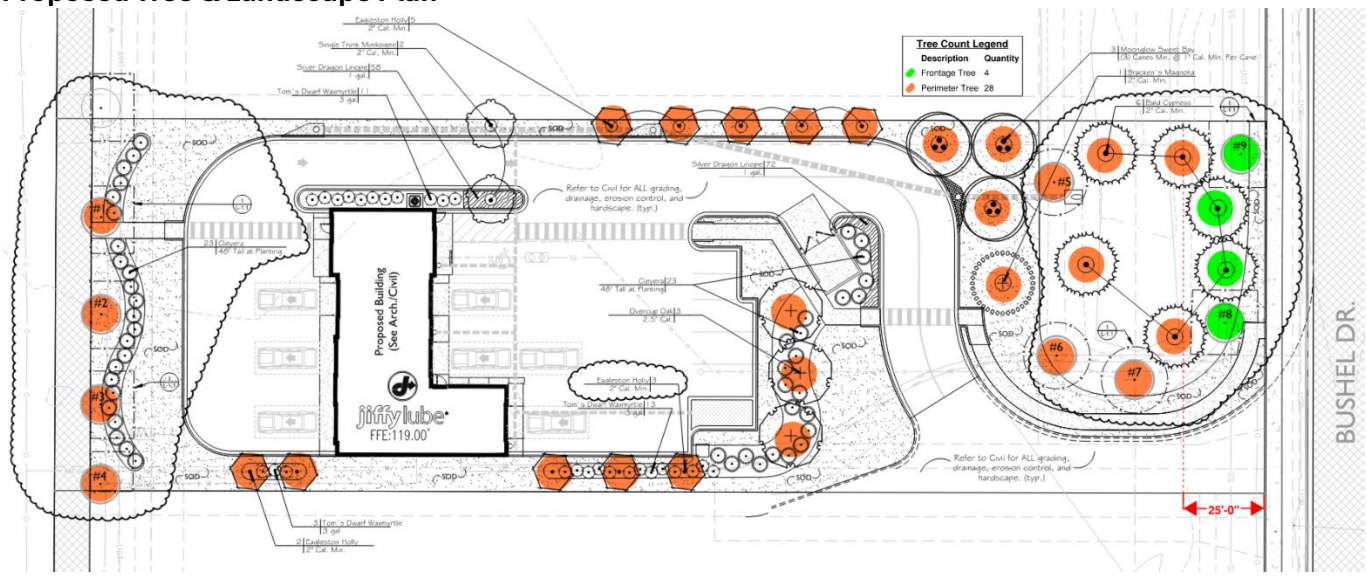
Staff recommends **APPROVAL** of SR 26.01 – Jiffy Lube Fairhope Site Plan with the following conditions:

1. Revision of the Site Plan to accurately label all easements and setbacks in accordance with the Final Plat for Rockwell Place Commercial Subdivision (Resubdivision of Lot 1 and Common Areas 1 & 2, Rockwell Place);
2. Provision of a note on the Tree and Landscape Plan stating that all nine (9) existing Credit Trees shall not be removed and shall be protected throughout construction in accordance with the City of Fairhope Trees and Landscaping Ordinance;
3. Revision of the Site Plan to remove one (1) of the excess parking spaces while maintaining compliance with compact car and pervious surfacing parking standards;
4. Revision of the Site Plan, Civil Plans, and Elevation Plans to include compliant mechanical screening or relocation of all mechanical equipment to the roof; and
5. Provision of Architectural Plans prior to issuance of Building Permit illustrating compliant dumpster screening.

Proposed Site Plan

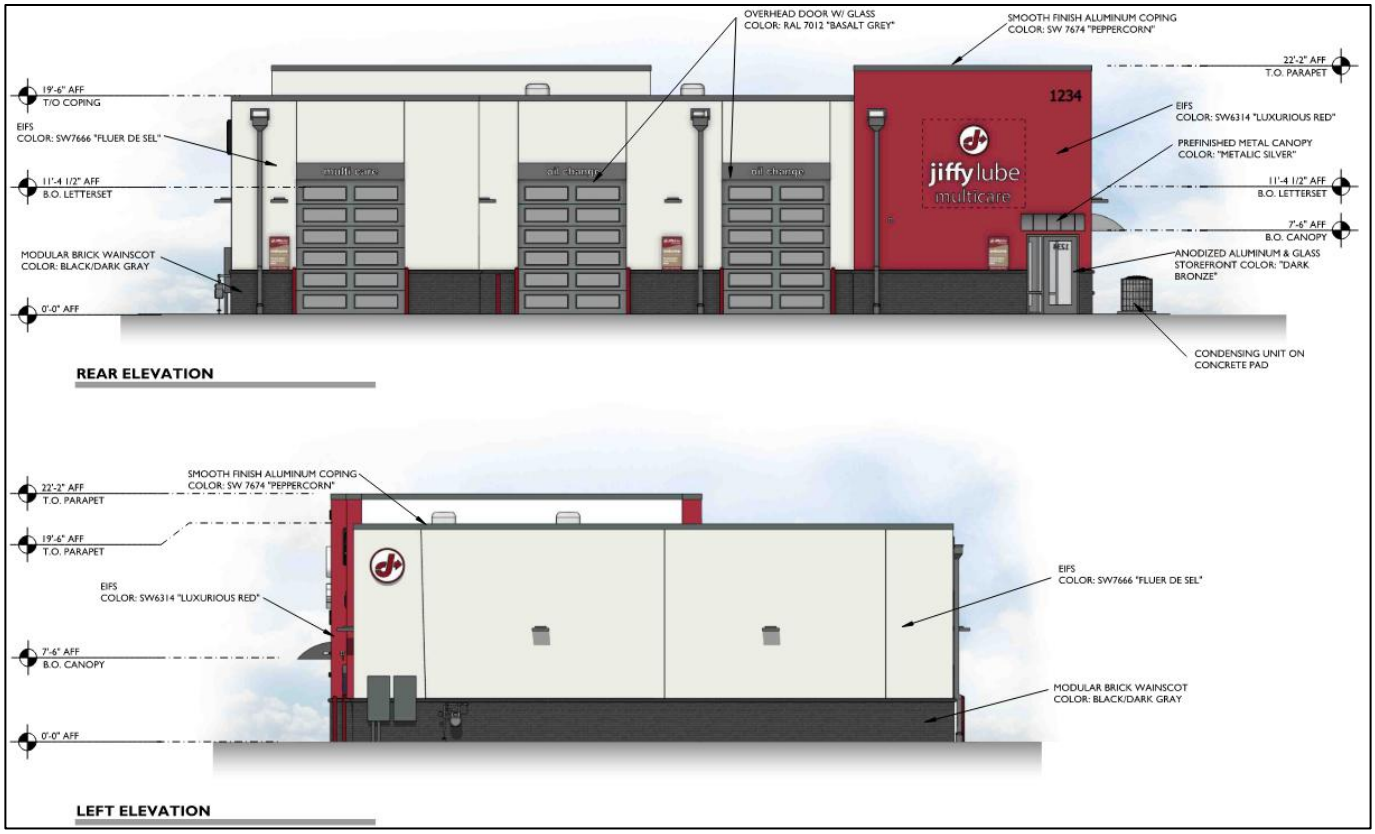


Proposed Tree & Landscape Plan



TREE & LANDSCAPE COMPLIANCE TABLE			
Reviewed by	Payton Rogers		
Date	02/19/26		
Total	**Plan Required**	**Plan Provided**	**Plan Compliance?**
Landscape Area			
Total Landscape Area	8,603	18,170	Yes
Front Landscape Area	5,162	17,256	Yes
Frontage Trees	**3**	**4**	Yes
Frontage 1	3	4	Yes
Frontage 2	0	0	
Frontage 3	0	0	
Frontage 4	0	0	
Perimeter Trees	**28**	**28**	Yes
Parking Trees	**0**	**0**	
Overstory	0	0	
Understory	0	0	
Parking Understory < 50%			
Total	**31**	**32**	Yes
Overstory	31	32	Yes
Understory	0	0	
Total Trees Saved (Credits)	**0**		
Total New Overstory Planted	**32**		
Total New Understory Planted	**0**		
Species Richness (> 4)	**6**		Yes

Proposed Elevations



APPLICATION FOR SITE PLAN APPROVAL

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

Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: ROCKWELL LLC Phone Number: 251-937-9544
Address of Property Owner: PO BOX 579
City: BAY MINETTE State: AL Zip: 36507

Proposed Site Plan Name: Jiffy Lube Fairhope
Site Acreage: 0.99 Sq. Footage: 43,029 SF
Parcel No: 05-46-01-02-0-000-001.911 Current Zoning: B-2

Authorized Agent Information

Name of Authorized Agent: Chris Lieb with Lieb Engineering Phone Number: 2519789779
Address: 7671 Parker Rd
City: Fairhope State: AL Zip: 36532
Contact Person: Chris Lieb

Engineer/Architect Information

Name of Firm: Lieb Engineering Company Phone Number: 2519789779
Address: 7671 Parker Rd
City: Fairhope State: AL Zip: 36532
Contact Person: Chris Lieb

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

ROCKWELL LLC — MANAGER
Property Owner/Leaseholder Printed Name — Signature

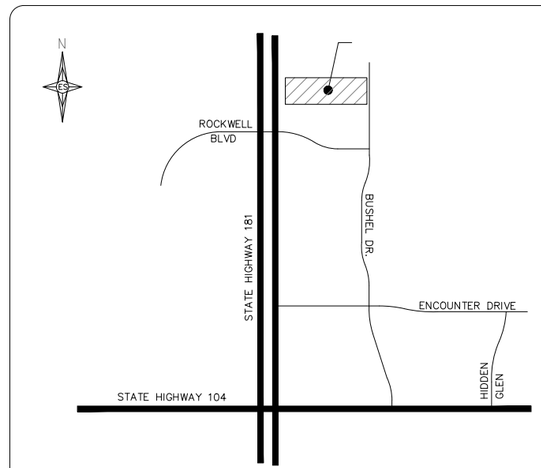
1-19-2026 —
Date — Fairhope Single Tax Corp. (If Applicable)

FAIRHOPE JIFFY LUBE

BUSHEL DRIVE
FAIRHOPE, AL 36532

INDEX TO SHEETS

SHEET NO.	SHEET NAME
C1.0	TITLE SHEET
C2.0	CIVIL NOTES
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0	PEDESTRIAN CIRCULATION PLAN
C8.0	AERIAL OVERLAY
C9.0–C11.0	CIVIL DETAILS



VICINITY MAP
NOT TO SCALE

PROJECT CONTACT INFORMATION

OWNER:
GUGGENHEIM DEVELOPMENT SERVICES, LLC
3000 INTERNET BLVD. SUITE 570
FRISCO, TX. 75034
CONTACT: ANGEL ROBINSON

ENGINEER:
LIEB ENGINEERING COMPANY, LLC
7671 PARKER ROAD
FAIRHOPE, AL. 36532
(251) 978-9779
CONTACT: CHRIS LIEB, PE

SURVEYOR:
GONZALEZ – STRENGTH & ASSOCIATES, INC.
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, AL. 35244
(205) 942-2486
CONTACT: DEREK MEADOWS

ALABAMA ONE-CALL

THE CONTRACTOR IS REQUIRED TO CALL "ALABAMA ONE-CALL" 1-800-292-8525 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND SHALL EXERCISE EXTREME CARE TO AVOID DAMAGING EXISTING UTILITIES.

ISSUED FOR REVIEW

REVISIONS

A	ISSUED FOR REVIEW	1/20/2026	

LIEB ENGINEERING COMPANY
7671 PARKER ROAD
FAIRHOPE, AL 36532
PH: (251) 978-9779

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

JOB NUMBER 2025-102	DRAWN BY: JLG	DATE: 1/20/2026	SCALE: AS SHOWN
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE JIFFY LUBE
TITLE SHEET
FAIRHOPE, AL
OWNER:

SHEET NUMBER 1 OF 11

C1.0 A

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER J. LIEB
1/20/2026

SITE LOCATION

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION.
3. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO ORDERING MATERIALS AND/OR BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO LIEB ENGINEERING IMMEDIATELY. THE CONTRACTOR SHALL EXERCISE DUE CARE TO PROTECT THEM FROM DAMAGE DURING EXCAVATION AND CONSTRUCTION.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL EXCAVATIONS SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT OSHA STANDARDS AND SPECIFICATIONS.
7. THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 661 OF 1100 FOR BALDWIN COUNTY AND MAP NUMBER 01003C0661M AS PER REVISED MAP DATED APRIL 19, 2019.
8. SURVEY DATA WAS COMPILED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GONZALEZ – STRENGTH & ASSOCIATES, INC.

SITE DEMOLITION NOTES:

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

LAYOUT NOTES:

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

GRADING NOTES:

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

EROSION CONTROL NOTES:

1. SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A "NOTICE OF REGISTRATION"(NOR) FROM ADEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES & REGULATIONS. DOCUMENTATION OF INSPECTIONS BY A Q.C.I. OR Q.C.P. SHALL BE MAINTAINED BY THE CONTRACTOR AND PROVIDED TO THE OWNER AT HIS/HER REQUEST. ANY AND ALL FEES, FINES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
4. EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
5. EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATTLES , CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
7. EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
8. AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
9. DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
10. A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
11. ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY
12. ALL PREVIOUSLY GRADED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENT GRASSING UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
13. PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
14. ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLES, BRUSH BERMS, ETC.
15. WATTLES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
16. GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
17. GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1' UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
18. GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES, STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES, PUBLICIZING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS, WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS, AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
19. AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNFORESEEN BY THIS SET OF PLANS.
20. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 13 DAYS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH ALDOT SPECIFICATIONS SECTION 652 AND 656.

TRAFFIC CONTROL NOTES:

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

STORM DRAINAGE NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL STORM PIPE MATERIALS TO LIEB ENGINEERING PRIOR TO INSTALLATION AND/OR FABRICATION.
2. ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
3. STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. VERIFY ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION. NOTIFY LIEB ENGINEERING OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM PIPE GRADES AND POINTS OF CONNECTION PRIOR TO INSTALLATION. LIEB ENGINEERING SHALL BE NOTIFIED OF ANY DEVIATIONS PRIOR TO CONSTRUCTION.
5. PROPOSED STORM PIPES SHALL BE BEDDED IN 6" OF SAND.
6. ALL RIP RAP SHALL BE CLASS 2 PER THE ALABAMA DEPT. OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
7. ALL STORM PIPES 15" AND LESS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE (HDPE) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC) WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED, INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
8. ALL STORM PIPES 18" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED.
9. ALL SLOPE PAVED HEADWALLS SHALL BE PER ALDOT SPECIAL DRAWING #HW-614-SP.

CONCRETE NOTES:

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

UTILITY NOTES:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICES (WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE TV) FROM THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
2. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. PLANS FOR ALL PROPOSED UTILITY POINTS OF CONNECTION AT THE BUILDING. NOTIFY CIVIL ENGINEER, LIEB ENGINEERING OF ANY DISCREPANCIES.
3. BACKFLOW PREVENTION AND METERING SHALL BE PROVIDED ON THE FIRE, DOMESTIC, AND IRRIGATION SERVICES IN ACCORDANCE WITH THE FAIRHOPE PUBLIC UTILITIES (FPU).
4. WATER MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FAIRHOPE PUBLIC UTILITIES (FPU) REQUIREMENTS. ALL MAINS AND SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER UNLESS OTHERWISE INDICATED ON PLANS.
5. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SCH 40 UNLESS OTHERWISE REQUIRED BY THE FAIRHOPE PUBLIC UTILITIES (FPU).
6. ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING FAIRHOPE PUBLIC UTILITIES (FPU) REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR SPECIFIC INFORMATION.
7. FPU INSPECTORS REQUIRE CONTRACTOR TO NOTIFY WITHIN 48 HOURS NOTICE FOR OBSERVING BACKFILLING AND COMPACTION OPERATIONS NO BACKFILL IS AUTHORIZED UNTIL FPU INSPECTOR HAS APPROVED INSTALLATION METHODS.
8. UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 6 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN ±3%.
9. WHEN INSTALLING UTILITIES IN EXISTING PAVED AREAS OR IN AREAS WHERE SOILS ARE CONSIDERED UNSUITABLE FOR BEDDING OR BACKFILLING, UTILITY TRENCHES SHALL BE BACKFILLED FULL DEPTH WITH SAND.
10. WHERE UTILITIES ARE TO BE INSTALLED IN AREAS OF EXISTING PAVING, HARDSCAPE, SIDEWALKS, ETC. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVING, HARDSCAPE, SIDEWALK ETC. AND REPLACE IN LIKE KIND AND RESTRIPE AS NECESSARY. BACKFILL TRENCH FULL DEPTH WITH SAND.
11. ALL WATER AND SEWER PIPING TO BE INSTALLED AS PER 2018 INTERNATIONAL PLUMBING CODE AND LOCAL ORDINANCE.

ISSUED FOR REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	

LIEB ENGINEERING COMPANY
7671 PARKER ROAD
FAIRHOPE, AL 36532
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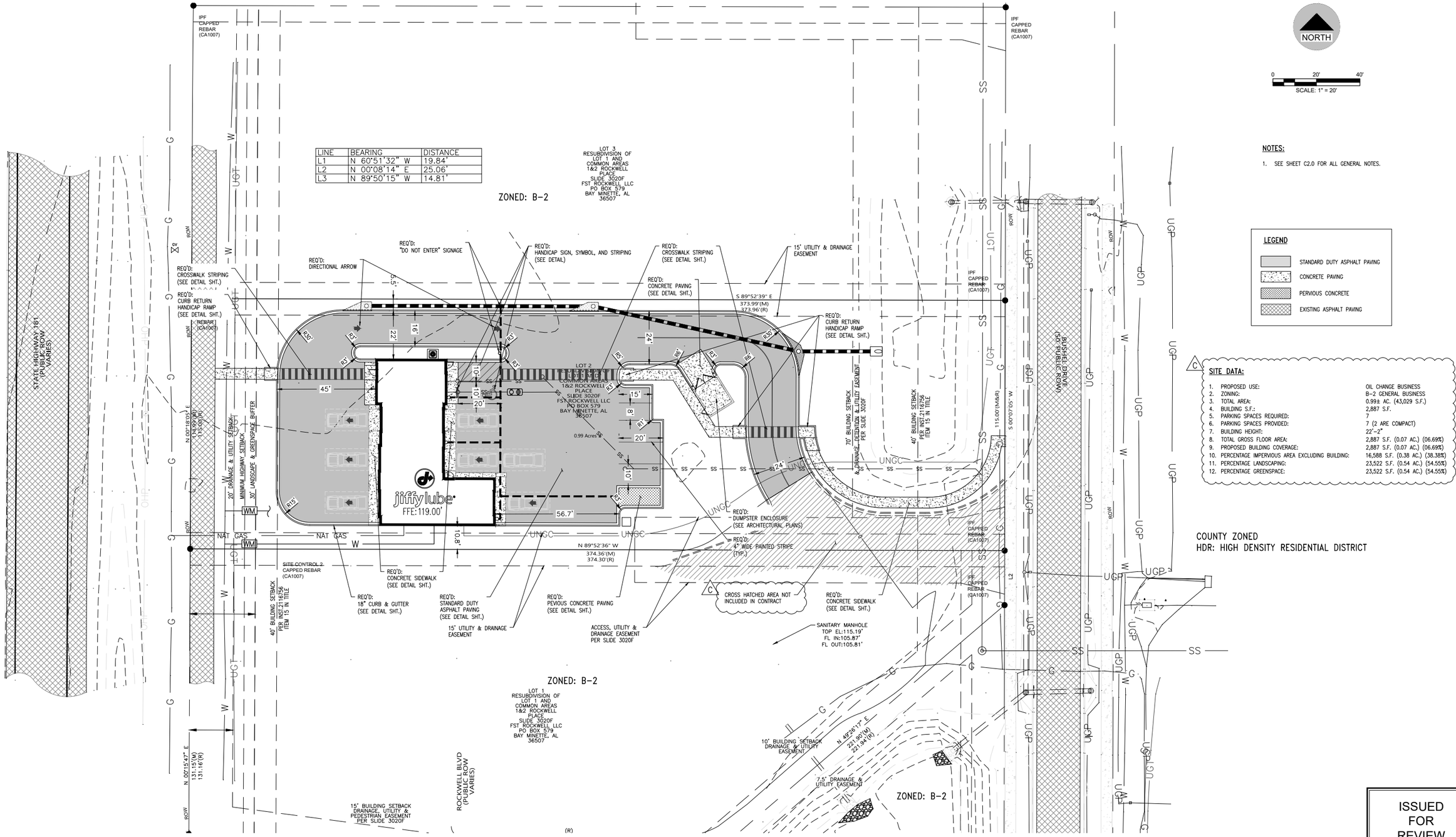
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

FAIRHOPE JIFFY LUBE
CIVIL NOTES
FAIRHOPE, AL
OWNER:

JOB NUMBER	DRAWN BY:	DATE:	SCALE:	SHEET NUMBER		
2025-102	JLG	1/20/2026	NO SCALE	2 OF 11	C2.0	A
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL			

ALABAMA REGISTERED No. 31204 PROFESSIONAL CIVIL ENGINEER CHRISTOPHER J. LIEB
1/20/2026



REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	
B	ADDRESSING CITY COMMENTS	2/4/2026	
C	ADDRESSING OWNER COMMENTS	2/5/2026	

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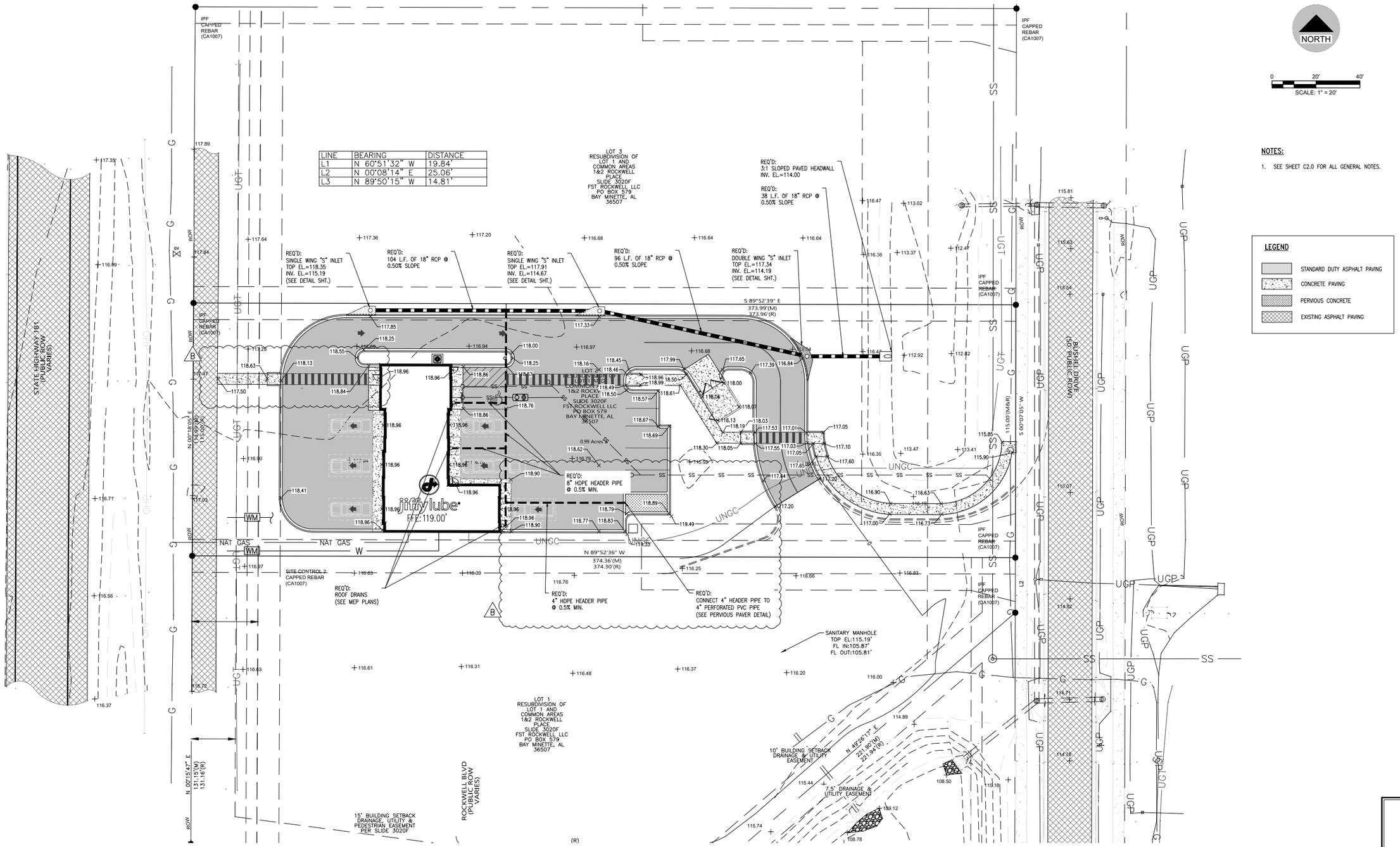
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

FAIRHOPE JIFFY LUBE
SITE PLAN
FAIRHOPE, AL
OWNER:

JOB NUMBER	DRAWN BY	DATE	SCALE	SHEET NUMBER		
2025-102	JLG	1/20/2026	1"=20'	3 OF 11	C3.0	C
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL			

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER JAY LIEB
2/5/2026



NOTES:

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

ISSUED FOR REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	
B	ADDRESSING CITY COMMENTS	2/4/2026	

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ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER 2025-102	DRAWN BY: JLG	DATE: 1/20/2026	SCALE: 1"=20'
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE JIFFY LUBE
GRADING & DRAINAGE PLAN
FAIRHOPE, AL
OWNER:

SHEET NUMBER 4 OF 11

C4.0 B

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER JAY LIEB
2/4/2026

VERIFY SEWER LATERAL CONDITION. THE PLUMBER MUST ENSURE THAT THE CITY'S SEWER LATERAL CONNECTION AT THE PROPERTY LINE/ROW IS INTACT, UNOBSTRUCTED, AND PROPERLY SLOPED ALL THE WAY TO THE SEWER MAIN LINE PRIOR TO CONNECTING TO THE NEW BUILDING SEWER SYSTEM.

MARK CURB FOR SEWER LOCATION WITH THE LETTER "S" (SEWER) SHALL BE ENGRAVED OR IMPRINTED ON THE VERTICAL FACE OF THE CURB AND GUTTER, OR ON THE HIGH POINT OF A ROLLED CURB, ALIGNED WITH THE RESPECTIVE SERVICE CLEANOUT AT THE PROPERTY LINE/ROW.

FAIRHOPE PUBLIC UTILITIES NOT RESPONSIBLE TO REPAIR ASPHALT, CONCRETE DRIVEWAYS, OR OTHER HARDSCAPING OVER THE SEWER LATERAL AND CLEANOUT MONUMENT THAT IS WITHIN THE UTILITY EASMENT/ROW.

LINE	BEARING	DISTANCE
L1	N 60°51'32" W	19.84'
L2	N 00°08'14" E	25.06'
L3	N 89°50'15" W	14.81'

NORTH

0 20' 40'

SCALE: 1" = 20'

NOTES:

1. SEE SHEET C2.0 FOR GENERAL NOTES.
2. CLEANOUTS ON THE SEWER LINE SHALL BE INSTALLED AT THE CONNECTION TO THE BUILDING 5' OUTSIDE THE FACE OF THE BUILDING. ALL 6" PIPES SHALL HAVE CLEANOUTS INSTALLED AT 100' INTERVALS.
3. COORDINATE OIL/WATER SEPARATOR SIZE WITH MEP DRAWINGS.
4. ALL PLUMBING FIXTURES THAT DISCHARGE WASTEWATER CONTAINING FATS, OILS, AND GREASE (FOG)--INCLUDING BUT NOT LIMITED TO KITCHEN SINKS, DISHWASHERS, FLOOR DRAINS IN FOOD PREP AREAS, AND MOP SINKS--SHALL BE ROUTED THROUGH A DEDICATED GREASE WASTE LINE. THIS LINE SHALL CONNECT TO A PROPERLY SIZED AND APPROVED GREASE INTERCEPTOR PRIOR TO DISCHARGING INTO THE SANITARY SEWER SYSTEM.
5. NO FOG-PRODUCING FIXTURE SHALL BE CONNECTED DIRECTLY TO THE BUILDING' S BLACK WATER (SANITARY SEWER) DRAINAGE SYSTEM. TOILETS, URINALS, AND OTHER SANITARY FIXTURES SHALL DISCHARGE SEPARATELY INTO THE SANITARY SEWER SYSTEM WITHOUT PASSING THROUGH THE GREASE INTERCEPTOR.
6. THE GREASE INTERCEPTOR SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 1003.3.5, ASME A112.14.3, AND APPLICABLE LOCAL REGULATIONS INCLUDING FAIRHOPE BUILDING STANDARDS.
7. THE INTERCEPTOR TYPE (HYDROMECHANICAL OR GRAVITY), LOCATION, CAPACITY, INVERT ELEVATIONS, PIPE SIZE AND SLOPE, FLOW DIRECTION, CLEANOUTS, AND MANHOLES, AND ACCESS SHALL BE CLEARLY INDICATED ON THE PLUMBING PLANS. ALL GREASE WASTE PIPING SHALL BE LABELED AND SIZED APPROPRIATELY, WITH CLEANOUTS PROVIDED PER CODE.
8. MAINTENANCE ACCESS SHALL BE PROVIDED FOR ALL GREASE INTERCEPTORS, AND THE FACILITY OWNER SHALL BE RESPONSIBLE FOR REGULAR CLEANING AND DOCUMENTATION OF SERVICE.
9. BUILDING WILL NOT REQUIRE A SPRINKLER SYSTEM.

LEGEND

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

ISSUED FOR REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	
B	ADDRESSING OWNER COMMENTS	2/5/2026	

LIEB ENGINEERING COMPANY
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ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: JLG	DATE: 1/20/2026	SCALE: 1"=20'
2025-102	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

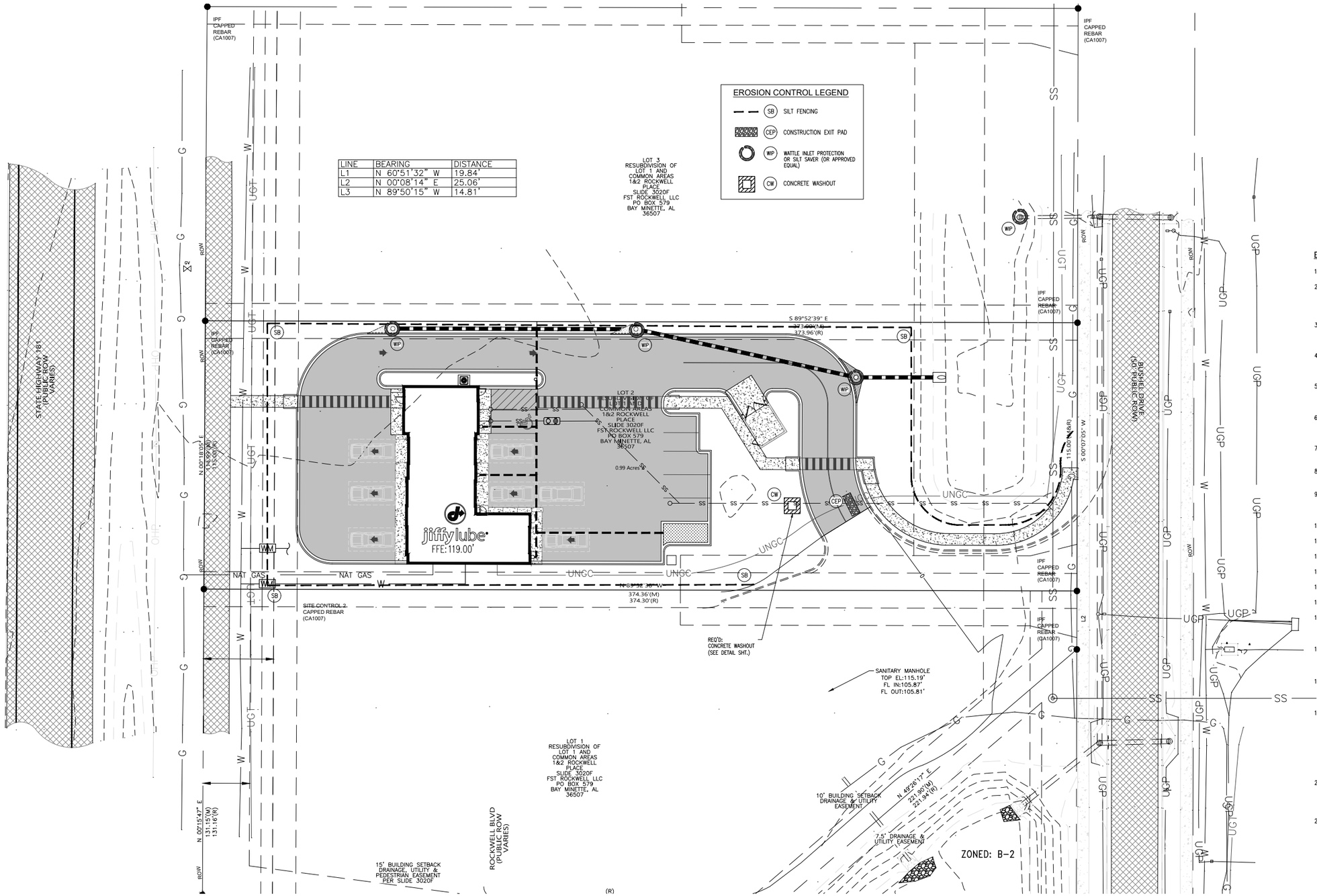
FAIRHOPE JIFFY LUBE
UTILITY PLAN
FAIRHOPE, AL
OWNER:

SHEET NUMBER 5 OF 11

C5.0 B

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER JAY LIEB

2/5/2026



NOTES:

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

EROSION CONTROL NOTES:

1. SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS AND UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
3. EROSION CONTROL DEVICES SHOWN ON THESE PLANS ARE A MINIMUM. ADDITIONAL DEVICES SHALL BE INSTALLED AS REQUIRED TO PREVENT SILTATION, EROSION AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS.
4. EROSION CONTROL DEVICES SHALL INCLUDE, BUT NOT LIMITED, TO THE FOLLOWING DEVICES: SILT FENCING, BRUSH BERMS, SEDIMENT BASINS, DETENTION PONDS, STRAW WATTLES, CHECK DAMS, FILTER BERMS, JUTE MATTING, VEGETATIVE FILTER STRIPS, TURF REINFORCEMENT MAT, DIVERSION BERMS, ETC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN GOOD OPERATING CONDITION DURING ALL LAND DISTURBING ACTIVITIES. THIS RESPONSIBILITY SHALL INCLUDE THE CLEANUP AND/OR REPAIRS TO THE DEVICES AT NO ADDITIONAL COST TO THE OWNER.
6. EROSION CONTROL DEVICES SHALL BE MONITORED AND MAINTAINED UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD, ANY WIND GUSTS GREATER THAN 25 MPH, AND ANY SUSTAINED WINDS GREATER THAN 20 MPH IN A 24 HOUR PERIOD.
7. AFTER ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, THE EROSION CONTROL DEVICES SHALL BE REMOVED BY THE CONTRACTOR AND THE AREA CLEANED AND DRESSED.
8. DEWATERING OPERATIONS MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR POLLUTION TO ADJACENT PROPERTIES, STREAMS, DITCHES, OR PUBLIC ROADWAYS.
9. A GRAVELED ACCESS DRIVE OF SUFFICIENT SIZE SHALL BE AT EACH SITE ENTRANCE/EXIT TO PREVENT TRACKING OF DIRT AND SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. IF SEDIMENT REACHES THE ROADWAY, THEN IT MUST BE CLEANED AT THE END OF EACH WORKDAY.
10. ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE EXPOSURE OF BARE AREAS AT ANY ONE TIME.
11. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 10 DAYS SHALL BE SEEDED AND MULCHED.
12. PRIOR TO SITE CLEARING, ALL PERIMETER SILT FENCING, BRUSH BERMS, ETC. AND GRAVELED ACCESS DRIVES SHALL BE INSTALLED.
13. ALL EXISTING STREAMS, DITCHES, ETC. SHALL BE PROTECTED FROM SEDIMENTS AND SILTS BY SILT FENCING, WATTLES, BRUSH BERMS, ETC.
14. WATTLES OR SILT FENCING SHALL BE INSTALLED AT ALL INLETS UPON THE COMPLETION OF EACH INLET AS INSTALLED.
15. RIP RAP SHALL BE PLACED AT EACH HEADWALL IMMEDIATELY FOLLOWING CONSTRUCTION OF EACH HEADWALL.
16. GEOTEXTILE SHALL BE PLACED ON ALL 2:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
17. GEOTEXTILE SHALL BE PLACED ON ALL 3:1 SIDE SLOPES. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN S150 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
18. GEOTEXTILE SHALL BE PLACED ON ALL DITCH BOTTOMS & 1' UP EACH SIDE. GEOTEXTILE SHALL BE NORTH AMERICAN GREEN SC250 OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL GEOTEXTILES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
19. GOOD HOUSEKEEPING PRACTICES AND PREVENTATIVE MAINTENANCE SHALL BE PERFORMED ON SITE DAILY TO PREVENT POLLUTION SOURCES FROM CONTACTING STORMWATER AND GROUND WATER. THIS INCLUDES, BUT IS NOT LIMITED TO: EQUIPMENT INSPECTION FOR LEAKS OF HAZARDOUS MATERIALS, PICKUP AND PROPER DISPOSAL OF WASTE MATERIALS TO APPROVED DISPOSAL SITES, STORING CONTAINERS AND BAGS AWAY FROM TRAFFIC ROUTES, PUBLICIZING POLLUTION PREVENTION CONCEPTS THROUGH POSTERS, WASHING EQUIPMENT AND VEHICLES AT APPROVED WASHING LOCATIONS, AND USING ONLY WATER (NO DETERGENTS) FOR WASHING ACTIVITIES.
20. AT A MINIMUM, THE EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMMEDIATELY INSTALLED UPON ANY ADDITIONAL SILTATION, EROSION, AND OTHER DEGRADATION OR POLLUTION TO THE SITE OR ADJACENT PROPERTIES, STREAMS, DITCHES, AND PUBLIC ROADWAYS NOT MITIGATED OR UNFORESEEN BY THIS SET OF PLANS.
21. THE CONTRACTOR SHALL SIZE, INSTALL, AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE. REFER TO THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.

ISSUED FOR REVIEW

REVISIONS			
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FAIRHOPE, AL 36532
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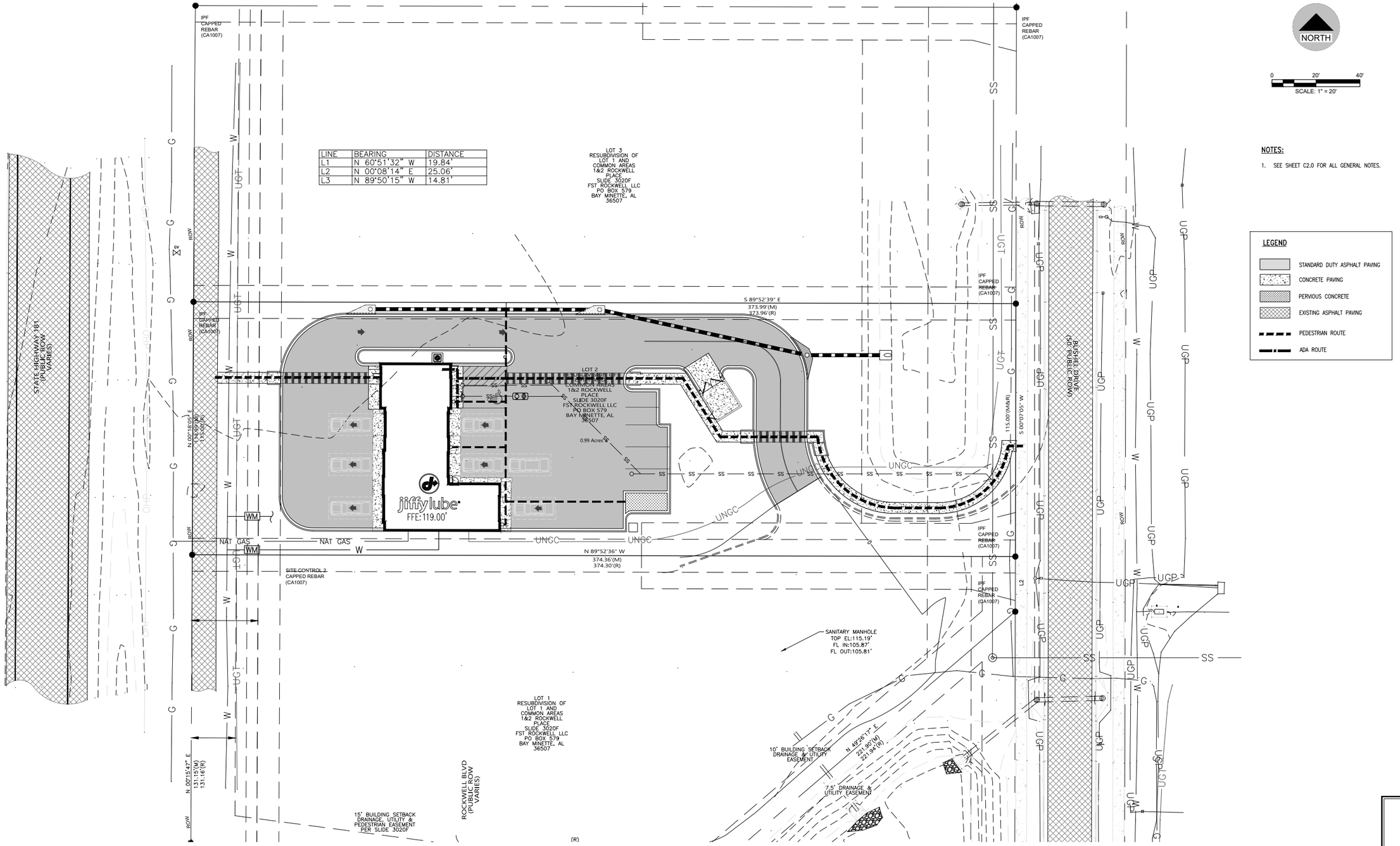
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER 2025-102	DRAWN BY: JLG	DATE: 1/20/2026	SCALE: 1"=20'
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE JIFFY LUBE
EROSION CONTROL PLAN
FAIRHOPE, AL
OWNER:

SHEET NUMBER 6 OF 11 | C6.0 | A

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER J. LIEB
1/20/2026



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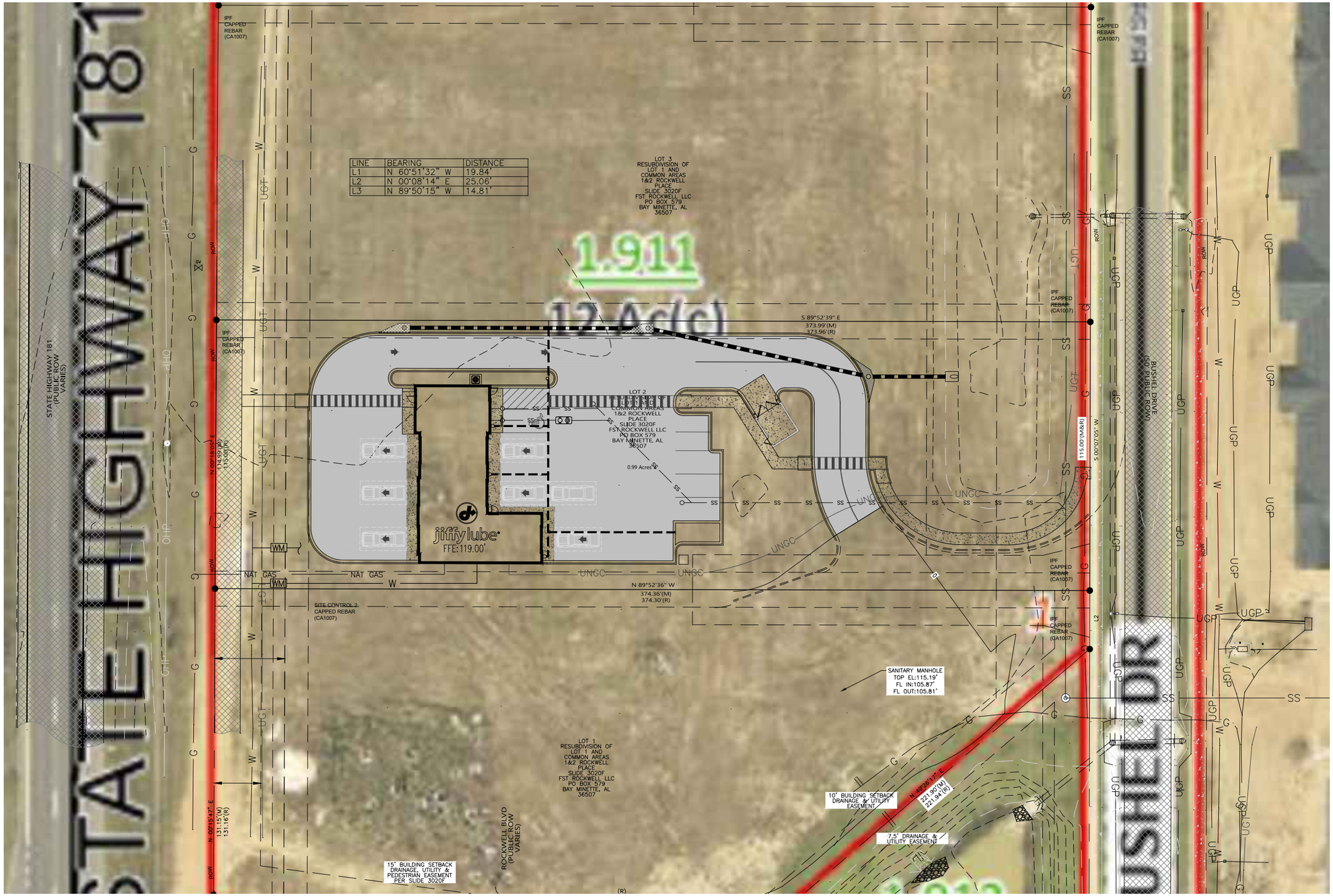
2025-102	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE JIFFY LUBE
PEDESTRIAN CIRCULATION PLAN
FAIRHOPE, AL
OWNER:

SHEET NUMBER 7 OF 11 | C7.0 | A

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER J. LIEB
1/20/2026



NORTH

0 20' 40'

SCALE: 1" = 20'

NOTES:

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

LEGEND

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

ISSUED FOR REVIEW

REVISIONS			
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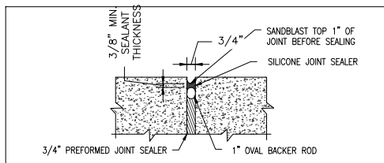
2025-102	JLG	1/20/2026	1"=20'
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

FAIRHOPE JIFFY LUBE
AERIAL OVERLAY
FAIRHOPE, AL
OWNER:

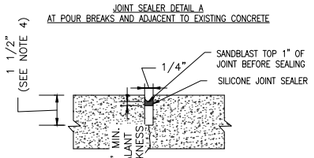
SHEET NUMBER 8 OF 11

C8.0 A

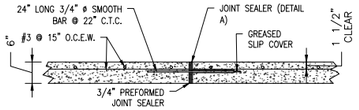
ALABAMA REGISTERED No. 31204 PROFESSIONAL CHRISTOPHER J. LIEB ENGINEER
1/20/2026



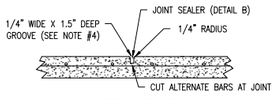
JOINT SEALER DETAIL A
AT POUR BREAKS AND ADJACENT TO EXISTING CONCRETE



JOINT SEALER DETAIL B
SAW CUT JOINT



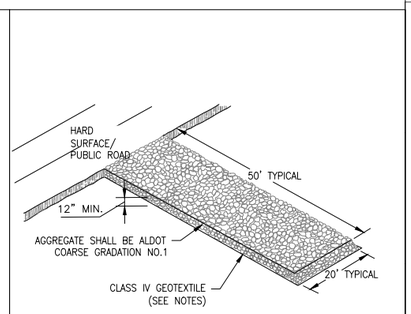
EXPANSION JOINT - DOWELED
AT POUR BREAKS



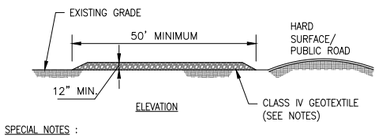
CONTROL JOINT - TYP.

NOTES:
1. CONTRACTOR SHALL INSTALL 4" OF CRUSHED AGGREGATE BASE COURSE, TYPE B (ALDOT 825) UNDER ALL CONCRETE PAVING
2. CONCRETE SHALL HAVE 4000 PSI AT 28 DAYS
3. CONTRACTOR SHALL INSTALL CONTROL JOINTS IN CONCRETE PAVING AT 15' MAX SPACING BOTH WAYS. COORDINATE WITH ARCHITECTURAL PLANS FOR SCORING PATTERN.
4. CONTROL JOINT TO BE 1/4 OF THE SLAB THICKNESS TYPICALLY.
5. EXPANSION JOINTS AT POUR BREAKS AND 100' MAX SPACING. COORDINATE WITH CONTROL JOINTS.

CONCRETE PAVING DETAIL
N.T.S.



ISOMETRIC VIEW

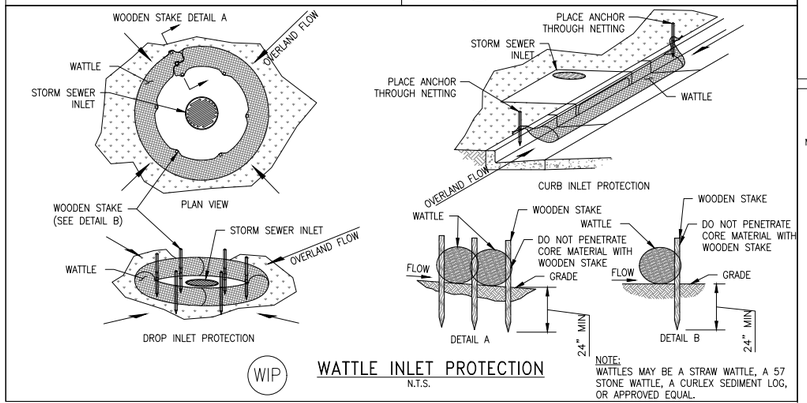


ELEVATION

SPECIAL NOTES :

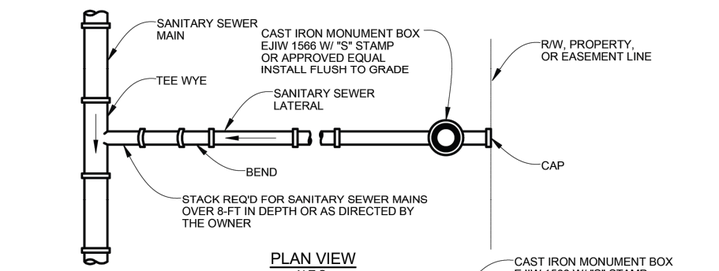
1. A STABILIZED PAD OF CRUSHED STONE SPREAD OVER FILTER FABRIC SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC STREET. THE STONE SHALL BE ALDOT GRADATION NO. 1 STONE, FILTER FABRIC SHALL BE NONWOVEN GEOTEXTILE CLASS IV OR EQUAL.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY BY STREET CLEANING (NOT FLUSHING). WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
4. IF THE PAD SLOPE TOWARDS THE ROAD EXCEEDS 2%, A DIVERSION RIDGE 6" – 8" HIGH WITH 3:1 SIDE SLOPES MUST BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15' AWAY FROM THE ROAD AND DRAIN INTO A SEDIMENT TRAP OR BASIN.

(CEP) CONSTRUCTION EXIT PAD
N.T.S.

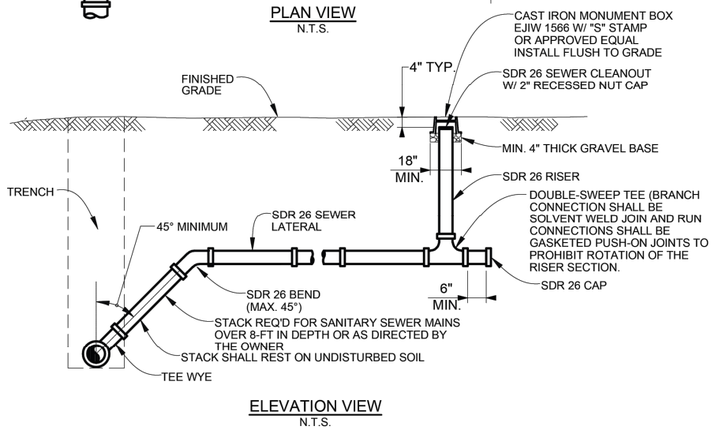


(WIP) WATTLE INLET PROTECTION
N.T.S.

NOTE:
WATTLES MAY BE A STRAW WATTLE, A 57 STONE WATTLE, A CURLEX SEDIMENT LOG, OR APPROVED EQUAL.



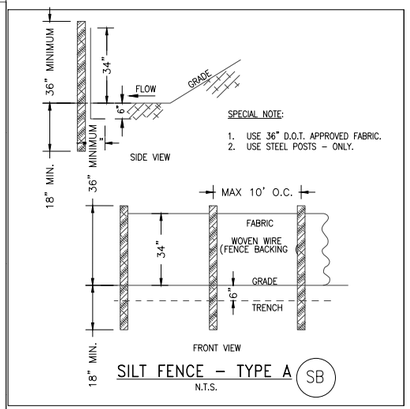
PLAN VIEW
N.T.S.



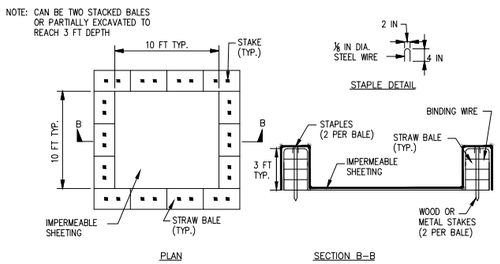
ELEVATION VIEW
N.T.S.

NOTE:

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



SILT FENCE – TYPE A (SB)
N.T.S.



CONCRETE WASHOUT STRUCTURE DETAIL
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

CITY OF FAIRHOPE

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

STANDARD SANITARY SEWER DETAILS

TYPICAL SANITARY SEWER LATERAL CONNECTION

DATE ISSUED 11/25/20

SHEET NO. S-6

ISSUED FOR REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	

LIEB ENGINEERING COMPANY
7671 PARKER ROAD
FAIRHOPE, AL 36532
PH: (251) 978-9779

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

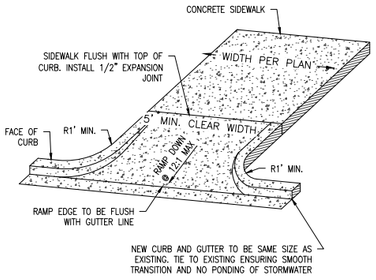
JOB NUMBER 2025-102
DRAWN BY: JLG DATE: 1/20/2026 SCALE: AS SHOWN
CHECKED BY: CJL APPROVED BY: CJL ENGR: CJL

FAIRHOPE JIFFY LUBE
CIVIL DETAILS
FAIRHOPE, AL
OWNER:

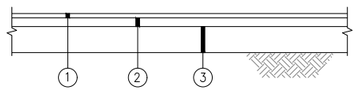
SHEET NUMBER 9 OF 11

C9.0 A

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER JAY LIEB
1/20/2026

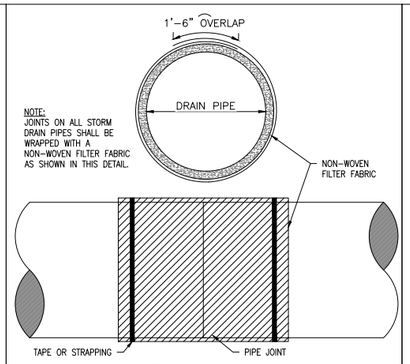


CURB RETURN HANDICAP RAMP
N.T.S.

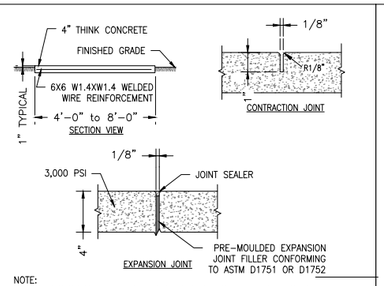


1. REQUIRED 2 INCH BITUMINOUS WEARING SURFACE (220 lb/sy 3/4" MAX. AGG MIX) (ALDOT 424A)
2. 6" CRUSHED AGGREGATE BASE (100% STANDARD DENSITY) (ALDOT 825)
3. 24" A-2-4 STRUCTURAL FILL (COMPACTED TO 100% STANDARD DENSITY)

STANDARD DUTY ASPHALT PAVING
N.T.S.

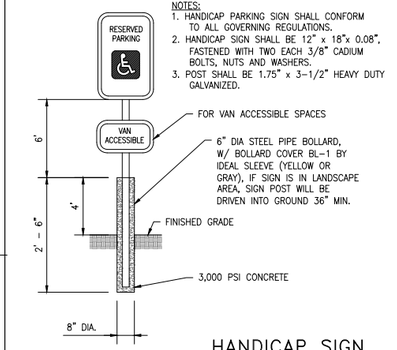


PIPE JOINT WRAP
N.T.S.



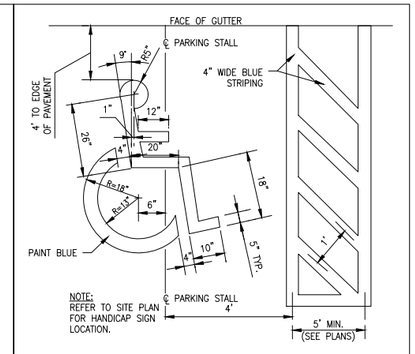
NOTE:
1. CONTRACTOR SHALL PLACE A CONTRACTION JOINT EVERY 5 TO 10 FEET.
2. CONTRACTOR SHALL PLACE AN EXPANSION JOINT EVERY 15 FEET.
3. MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2.0% (UNLESS OTHERWISE NOTED)

TYPICAL SIDEWALK DETAIL
N.T.S.

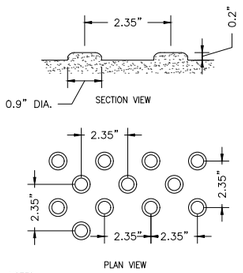


NOTES:
1. HANDICAP PARKING SIGN SHALL CONFORM TO ALL GOVERNING REGULATIONS.
2. HANDICAP SIGN SHALL BE 12" x 18"x 0.08", FASTENED WITH TWO EACH 3/8" CADIUM BOLTS, NUTS AND WASHERS.
3. POST SHALL BE 1.75" x 3-1/2" HEAVY DUTY GALVANIZED.

HANDICAP SIGN
N.T.S.

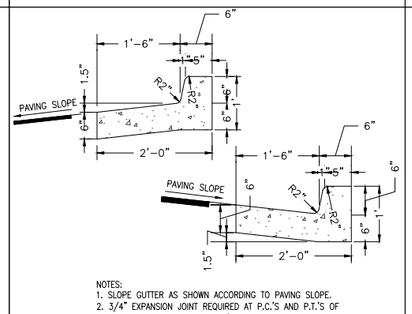


HANDICAP SYMBOL AND STRIPING
N.T.S.



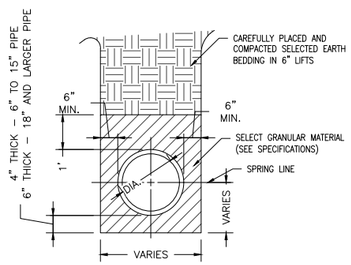
NOTES:
1. SEE PLAN FOR LOCATION AND EXTENTS OF PAVERS.

DOME PAVER DETAIL
N.T.S.

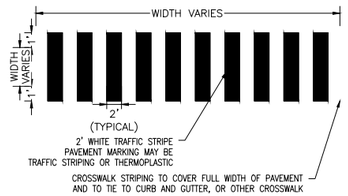


NOTES:
1. SLOPE GUTTER AS SHOWN ACCORDING TO PAVING SLOPE.
2. 3/4" EXPANSION JOINT REQUIRED AT P.C.'S AND P.T.'S OF ALL CURVES, AT STRUCTURES (CURB INLETS, WHEELCHAIR RAMPS, ETC.) AND EVERY 100' MAX. WITH FILLER MATERIAL.
3. 3/16" SAWED JOINTS REQUIRED ON 20' INTERVALS.
4. 3,000 PSI CONCRETE UNLESS STATED OTHERWISE.

24" CURB & GUTTER
N.T.S.

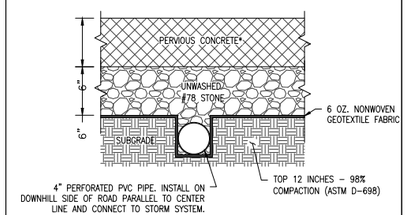


TYPICAL PIPE BEDDING AND INITIAL BACKFILL DETAIL
N.T.S.



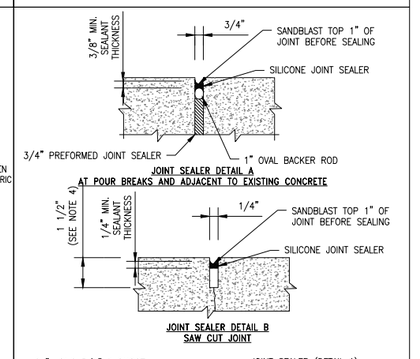
NOTES:
1. CROSSWALK LINES SHALL CONSIST OF SOLID WHITE LINES THAT MARK THE CROSSWALK. THE LINES SHALL NOT BE LESS THAN 2 FEET IN WIDTH.
2. CROSSWALK LINES SHOULD EXTEND THE FULL WIDTH OF PAVEMENT FROM CURB TO CURB OR TO THE EDGE OF THE INTERSECTING CROSSWALK.
3. FOR ADDED VISIBILITY, THE CROSSWALK AREA MAY BE MARKED WITH WHITE DIAGONAL LINES AT 45 DEGREE ANGLE TO THE LINE OF THE CROSSWALK.

PEDESTRIAN CROSSWALK
N.T.S.



*NOTE: REFER TO PERVIOUS CONCRETE PAVING SPECIFICATION FOR DETAILS.

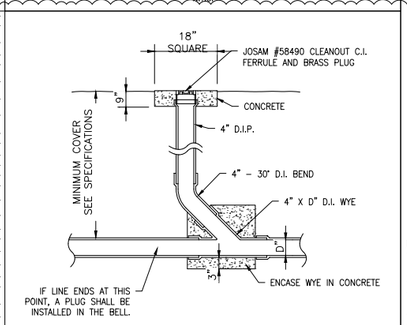
PERVIOUS CONCRETE PAVING
N.T.S.



NOTES:
1) CONTRACTOR SHALL INSTALL 4" OF CRUSHED AGGREGATE BASE COURSE, TYPE B (ALDOT 825) UNDER ALL CONCRETE PAVING
2) CONCRETE SHALL HAVE 4000 PSI AT 28 DAYS
3) CONTRACTOR SHALL INSTALL CONTROL JOINTS IN CONCRETE PAVING AT 15' MAX SPACING BOTH WAYS. COORDINATE WITH ARCHITECTURAL PLANS FOR SCORING PATTERN.
4) CONTROL JOINT TO BE 1/4 OF THE SLAB THICKNESS TYPICALLY.
5) EXPANSION JOINTS AT POUR BREAKS AND 100' MAX SPACING. COORDINATE WITH CONTROL JOINTS.

CONCRETE PAVING DETAIL
N.T.S.

C



CLEANOUT
N.T.S.

ISSUED FOR REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	
B	ADDRESSING CITY COMMENTS	2/4/2026	
C	ADDRESSING OWNER COMMENTS	2/5/2026	

LIEB ENGINEERING COMPANY
7671 PARKER ROAD
FAIRHOPE, AL 36532
PH: (251) 978-9779

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

FAIRHOPE JIFFY LUBE
CIVIL DETAILS
FAIRHOPE, AL
OWNER:

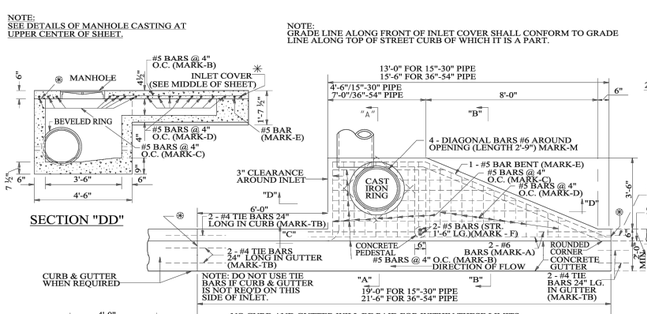
ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER JAY LIEB
2/5/2026

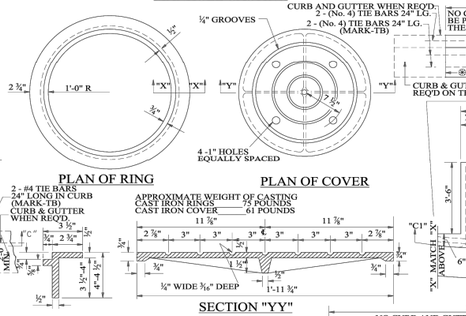
JOB NUMBER	DRAWN BY: JLG	DATE: 1/20/2026	SCALE: AS SHOWN	SHEET NUMBER		
2025-102	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL	10 OF 11	C10.0	C

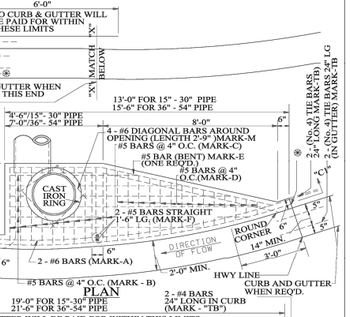
MANHOLE CASTING

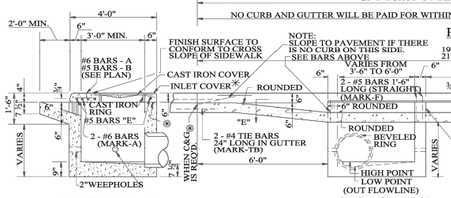
NOTE:
SEE DETAILS OF MANHOLE CASTING AT UPPER CENTER OF SHEET.

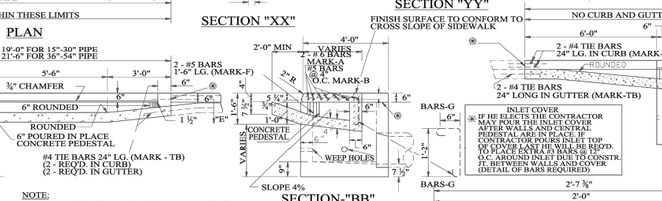
NOTE:
GRADE LINE ALONG FRONT OF INLET COVER SHALL CONFORM TO GRADE LINE ALONG TOP OF STREET CURB OF WHICH IT IS A PART.

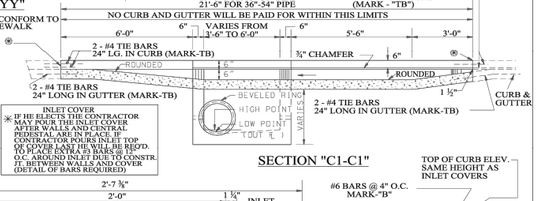


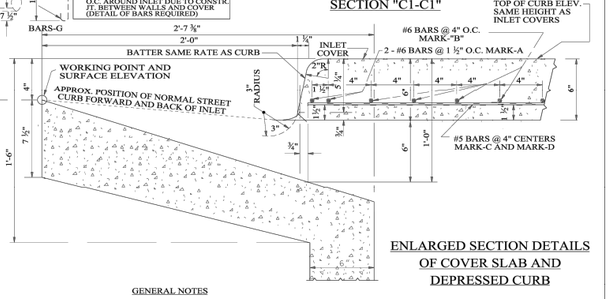


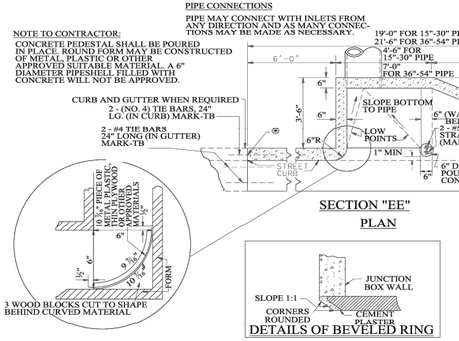




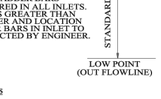








NOTE: A MINIMUM OF (3) THREE ⅝"ϕ STEEL LADDER BARS ARE REQUIRED IN ALL INLETS. WHERE H IS GREATER THAN 4'-0" NUMBER AND LOCATION OF LADDER BARS IN INLET TO BE AS DIRECTED BY ENGINEER.



GENERAL NOTES

1. WHERE DIRECTION OF FLOW IS FROM EACH END OF INLET, SIDEWING 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. 2" MINIMUM WEEP HOLES SHALL BE CONSTRUCTED IN INLETS AS DIRECTED BY THE ENGINEER TO FACILITATE SUBGRADE DRAINAGE.
3. TO ACCOMODATE 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 COST WHERE CHANGES IN DIMENSIONS ARE REQUIRED.
4. INLET WITH BOX SIZED FOR 15"-30" PIPE SHALL BE DESIGNATED AS TYPE S3, FOR 36"-54" PIPE AS TYPE S4.

NOT TO SCALE

--SPECIFICATIONS--
CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION

ALABAMA DEPARTMENT OF TRANSPORTATION
1409 COLISEUM BOULEVARD
MONTGOMERY, AL 36130-3050

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REVISIONS:
1. Added to CADD on 11-20-1999 by J.F.T.
2. Clarified the standard inlet height & added symbol for Construction Joints on 7-14-2009 by W.W.A.

Bureau Std Engr:	D.J.W.
DRAWN BY:	
DATE DRAWN:	7-18-1991
REVISED DATE:	7-14-2009

DESIGN BUREAU SPECIAL DRAWING
REINFORCED CONCRETE STORM SEWER INLET TYPES S3 AND S4

SPECIAL DRAWING NO	INDEX NO
I-621-S	62133

ISSUED FOR REVIEW

REVISIONS			
A	ISSUED FOR REVIEW	1/20/2026	

LIEB ENGINEERING COMPANY
7671 PARKER ROAD
FAIRHOPE, AL 36532
PH: (251) 978-9779

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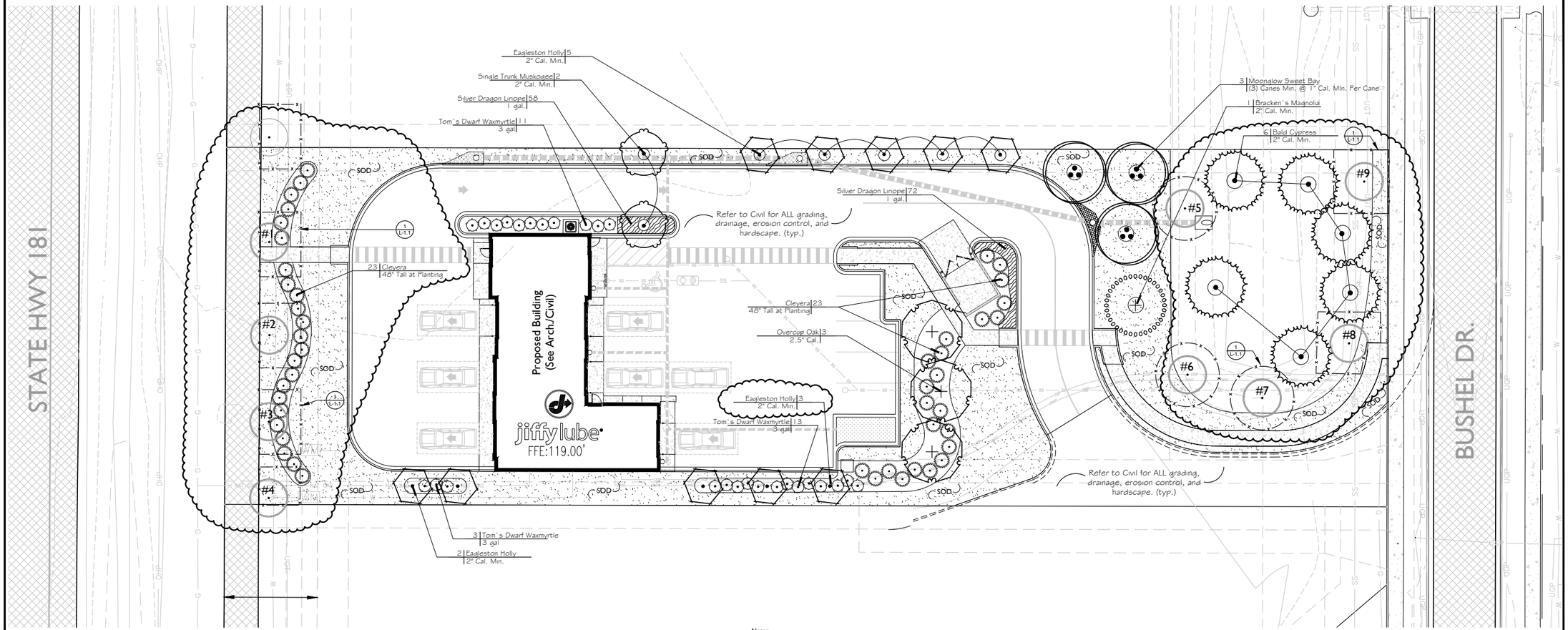
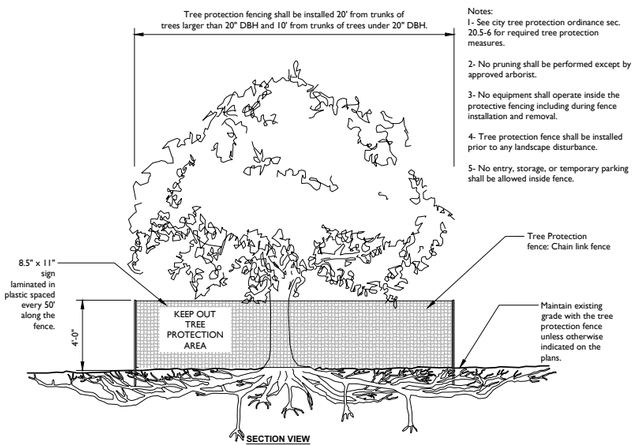
JOB NUMBER	DRAWN BY:	DATE:	SCALE:	SHEET NUMBER
2025-102	JLG	1/20/2026	AS SHOWN	11 OF 11
	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL	C11.0 A

FAIRHOPE JIFFY LUBE
CIVIL DETAILS
FAIRHOPE, AL
OWNER:

ALABAMA REGISTERED No. 31204 PROFESSIONAL ENGINEER CHRISTOPHER JAY LIEB
1/20/2026





Notes:
1- See city tree protection ordinance sec. 20.5-6 for required tree protection measures.

2- No pruning shall be performed except by approved arborist.

3- No equipment shall operate inside the protective fencing including during fence installation and removal.

4- Tree protection fence shall be installed prior to any landscape disturbance.

5- No entry, storage, or temporary parking shall be allowed inside fence.

1 TREE PROTECTION DETAIL

NOT TO SCALE LA-32

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

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

NORTH

0 16 32 48 feet

SCALE: 1/16" = 1'-0"

ESPALIER
landscape architecture

Espalier, LLC
P.O. Box 1247
Fairhope, Alabama 36533
P: 251.454.3500
espalierdesign.com

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JIFFY LUBE

Bushel Drive
Fairhope, AL

SEAL

ISSUED/REVISED
Permitting 1/20/26
Revised 2/9/26
Revised 2/10/26

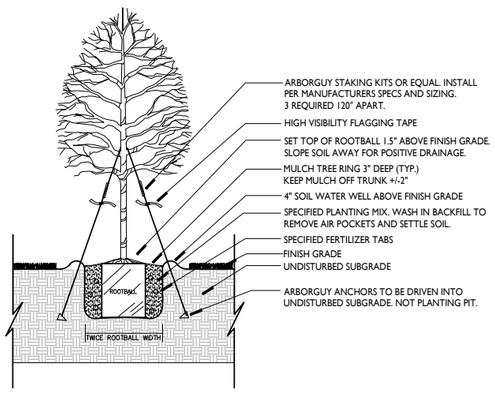
SHEET TITLE

LANDSCAPE PLAN

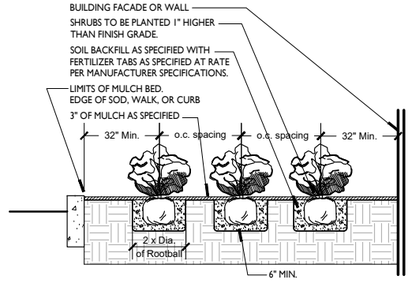
DESIGNED BY JC	FILE NAME JIFYLA
DRAWN BY JC	SHEET L-1.1
CHECKED BY JC	
PROJECT NO. 2603	
DATE 1/15/26	

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

1 LANDSCAPE NOTES
NTS LA-16

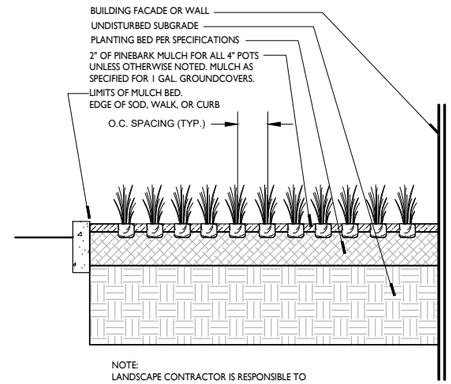


2 TREE PLANTING
N.T.S. LA-01



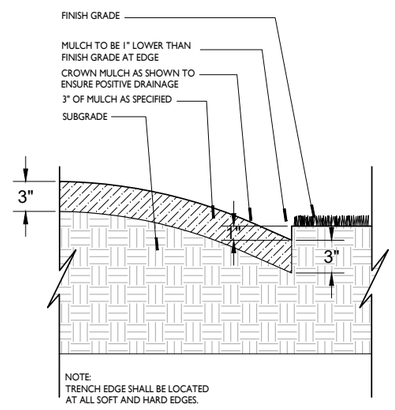
NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL
N.T.S. LA-02



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

4 GROUNDCOVER PLANTING DETAIL
N.T.S. LA-03



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

5 TRENCH BED EDGE
N.T.S. LA-04

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPECS		REMARKS
CITY REQUIRED TREES									
	IE2	10	Ilex x attenuata 'Eagleston'	Eagleston Holly	2" Cal. Min.	8' Ht. Min.	30 Gal.		Single Trunk, Tree Form, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size. Approve photo with LA.
	LM	2	Lagerstroemia x `Muskogee`	Single Trunk Muskogee	2" Cal. Min.	8' Ht. Min.	30 Gal.		Single Trunk,Tree Form, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
	MB	1	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Magnolia	2" Cal. Min.	10' Ht. Min.	45 Gal.		FTG. NO B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
	MS	3	Magnolia virginiana 'Jim Wilson'	Moonglow Sweet Bay	(3) Canes Min. @ 1" Cal. Min. Per Cane	10' Ht. Min.	30 Gal.		Multi. Trunk, Tree Form, No B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
	QL	3	Quercus lyrata	Overcup Oak	2.5" Cal.	10' Ht. Min.	30 Gal.		No B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
	TD	6	Taxodium distichum	Bald Cypress	2" Cal. Min.	10' Ht. Min.	30 Gal.		No B&B. Trees Shall Meet Size Specifications Regardless of Container Size.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE		SPACING	REMARKS
SHRUBS									
	CJ	46	Cleyera japonica	Cleyera	48" Tall at Planting			60" o.c.	Must be 48" tall planted out from finished grade at time of planting. Regardless of container size.
	DW	27	Myrica cerifera `Tom`s Dwarf`	Tom`s Dwarf Waxmyrtle	3 gal			48" o.c.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		SPACING	REMARKS
GROUND COVERS									
	CT	10,813 sf	Cynodon dactylon `Tif 419`	419 Bermuda Grass	sod				Contractor shall verify quantity.
	LS	130	Liriope muscari `Silver Dragon`	Silver Dragon Liriope	1 gal.			15" o.c.	Plant Ceaux Nursery Doug Young Nursery

NOTES:
1. LONG LEAF PINESTRAW ALL BEDS EXCEPT 4"& 1 GAL. POTS.
2. 4"& 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
3. APPLY GRANULAR PRE-EMERGENT TO ALL PLANTING BEDS. SEE NOTES.
4. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
5. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
6. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
7. SEE LANDSCAPE NOTES.

APPROVED NURSERIES:
1. GREEN FOREST NURSERY
2. FLOWERWOOD NURSERY
3. GREENS NURSERY
4. CHERRY LAKE NURSERY
Other nurseries may he approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:
Bushel Road Frontage Feet = 115'/30' = 4 Trees in First 25' regardless of tree credits.
Hwy 181 Road Frontage Feet = 115'/30' = 4 Trees in First 25' regardless of tree credits.
Remaining Perimeter Feet = 748'/30' = 25 Trees
Parking Requirements (1 Tree/12 Spaces) = 7 Spaces/12 = 1 Trees
Total Existing Tree Credits = 0
Total Trees Required = (2) Bushel, (0) Hwy 181 (Overstory),
22 Perimeter Trees (At Least 50% Overstory), & 1 Parking Lot Trees

EXISTING TREE CREDIT TABLE

TREES PROPOSED TO REMAIN:

#1-2" Nuttall Oak	/8 = 1
#2-2" Live Oak	/8 = 1
#3-2" Bald Cypress	/8 = 1
#4-2" Nuttall Oak	/8 = 1
#5-2" Bald Cypress	/8 = 1
#6-2" Bald Cypress	/8 = 1
#7-2" Bald Cypress	/8 = 1
#8-2" Bald Cypress	/8 = 1
#9-2" Bald Cypress	/8 = 1
Total Tree Credits	= 9

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JIFFY LUBE
Bushel Drive
Fairhope, AL

SEAL

ISSUED/REVISED
Permitting 1/20/26
Revised 2/9/26
Revised 2/10/26

SHEET TITLE
LANDSCAPE DETAILS

DESIGNED BY JC	FILE NAME JIFYLA
DRAWN BY JC	SHEET L-1.2
CHECKED BY JC	
PROJECT NO. 2603	
DATE 1/15/26	

ENTRY PERSPECTIVE

ARCHITECTURAL DESIGN GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
Bushel Drive
Fairhope, AL

1/9/2026

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REAR PERSPECTIVE

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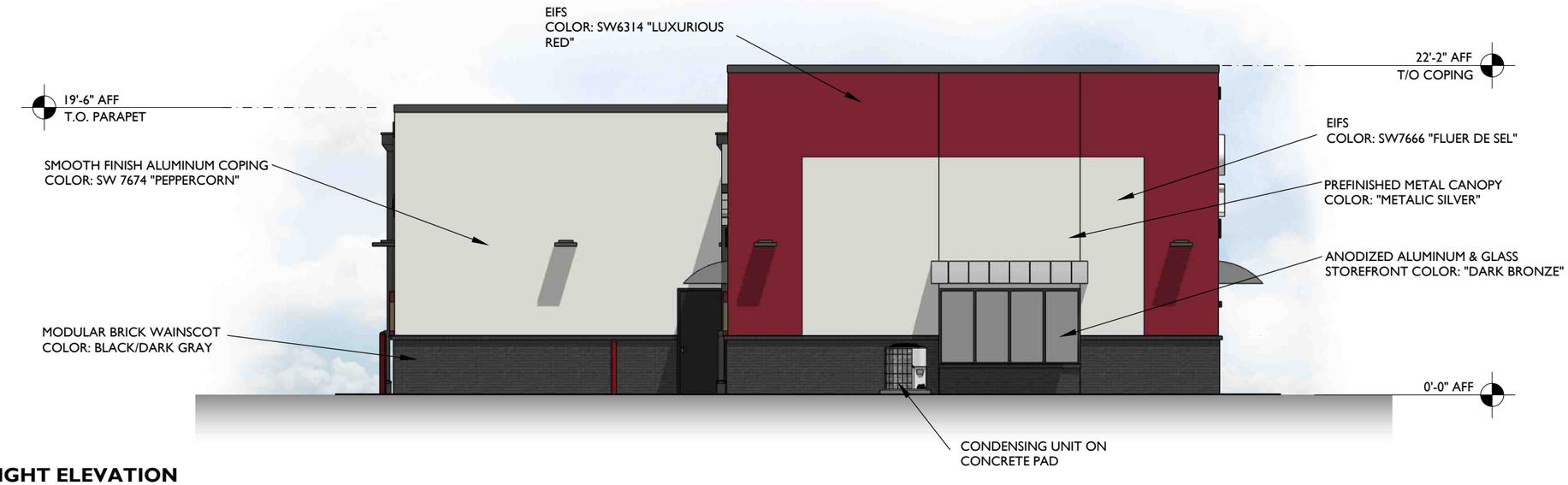
FRONT ELEVATION



RIGHT ELEVATION

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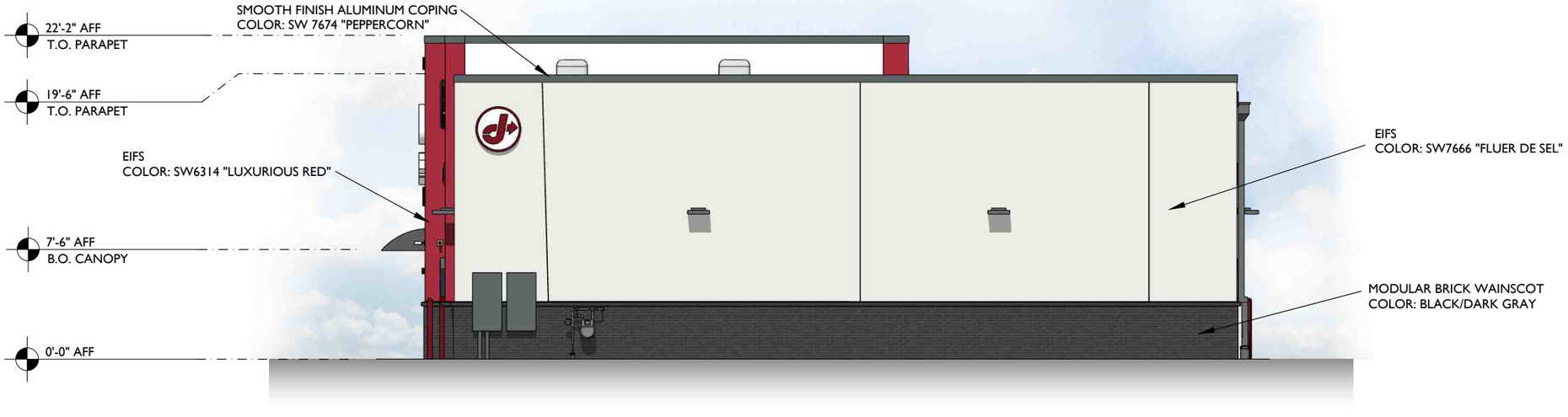
Fairhope, AL

1/9/2026

REAR ELEVATION



LEFT ELEVATION

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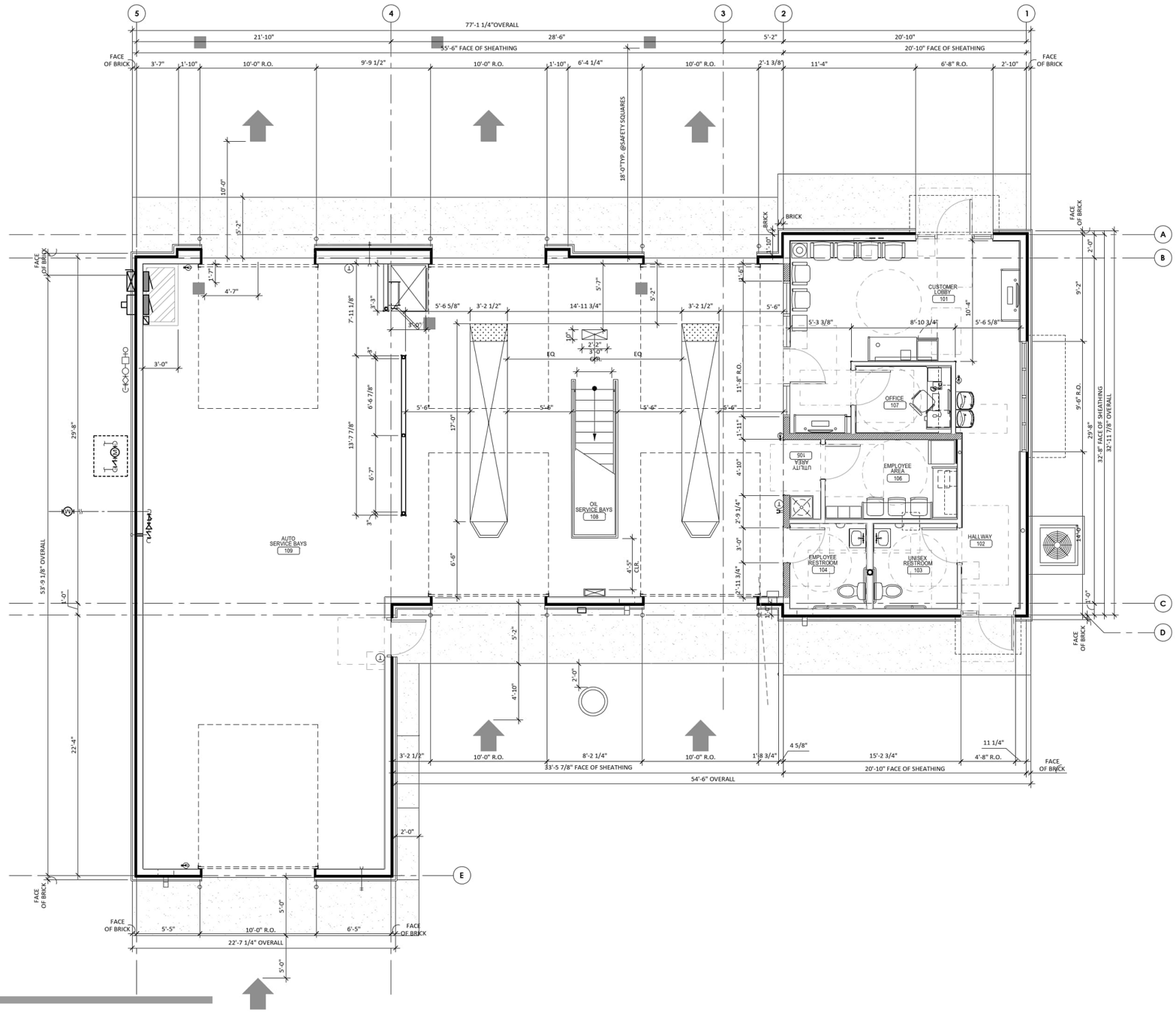
1/9/2026



FLOOR PLAN

ARCHITECTURAL DESIGN GUILD

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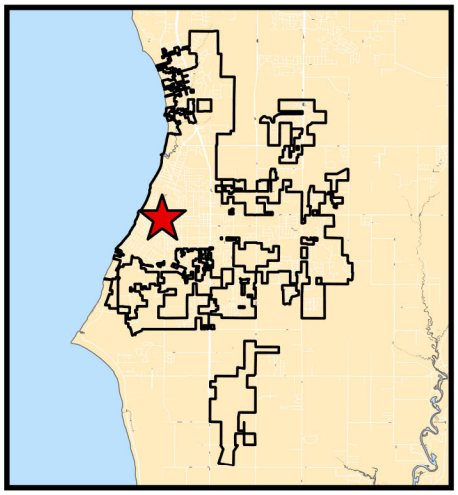
Design Development Plans

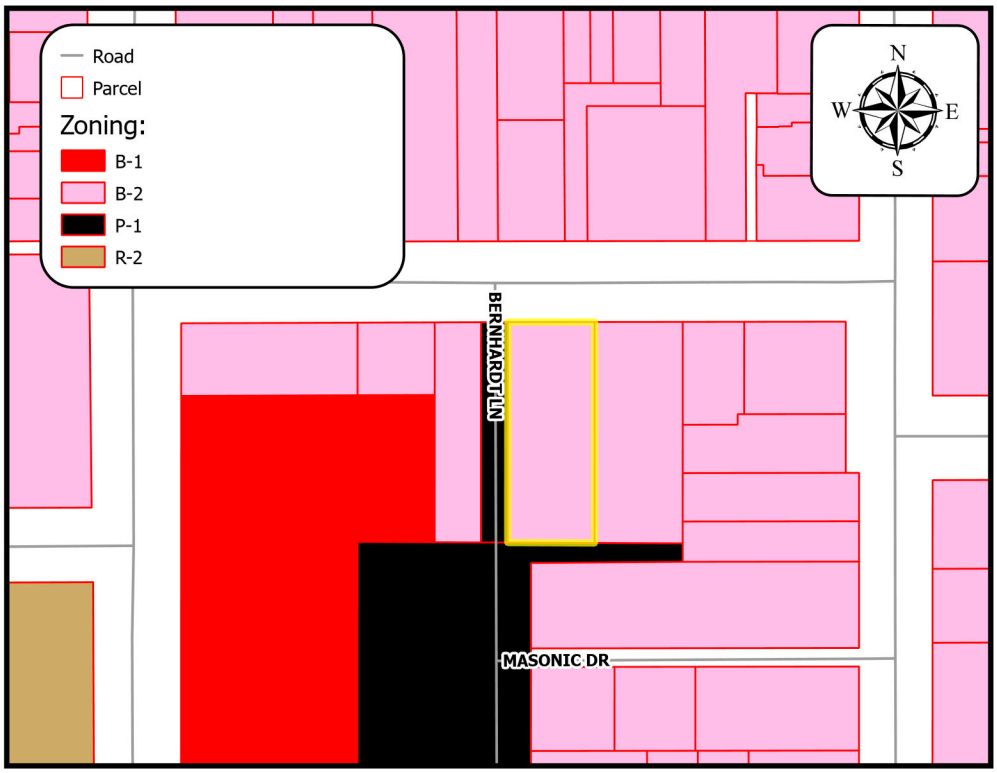
Proposed Jiffy Lube Multicare
Bushel Drive
Fairhope, AL

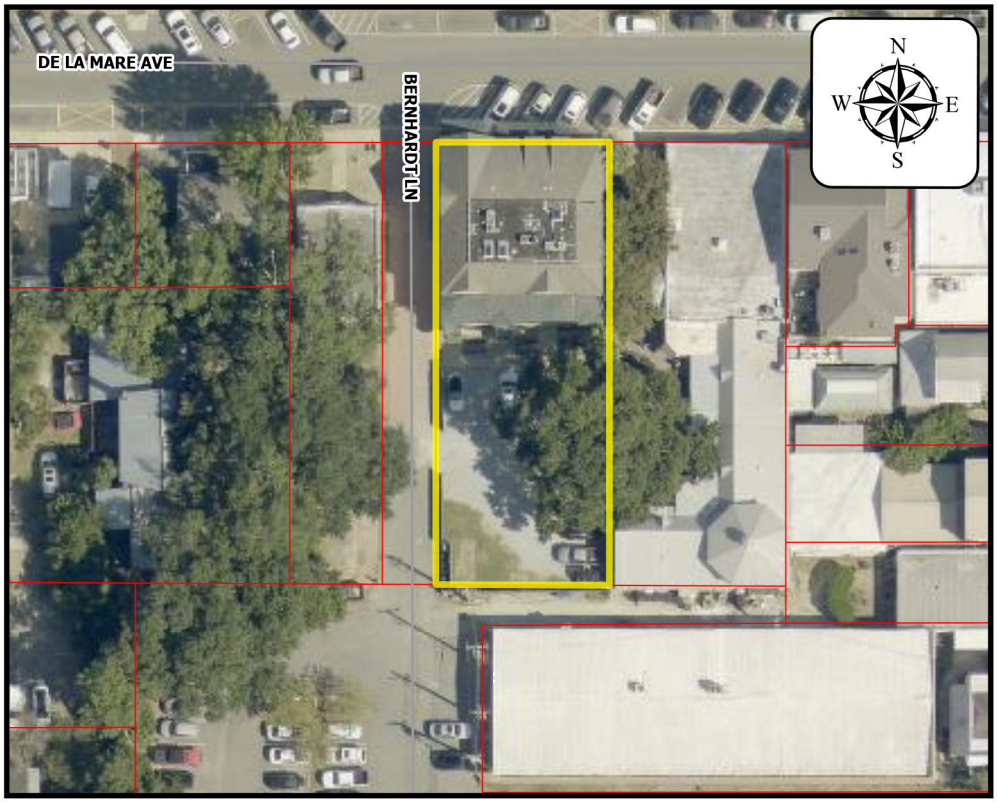
1/9/2026

City of Fairhope
Planning Commission
March 2, 2026

SR 26.02 - De La Mare Phase 2







Project Name:
De La Mare Phase 2
Site Data:
0.24 acres
Project Type:
Site Plan Approval
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2 General Business District
PPIN Number:
15174
General Location:
Southeast corner of De La Mare and Bernhardt Lane
Surveyor of Record:
S.E. Civil, LLC
Engineer of Record:
S.E. Civil, LLC
Owner / Developer:
FST DELAMARE PLACE LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Michelle Melton

SUMMARY OF REQUEST

Request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST DELAMARE PLACE LLC, for Site Plan approval of De La Mare Phase 2, on property zoned B-2, General Business District. The property is located on the southeast corner of De La Mare and Bernhardt Lane (314 De La Mare Avenue) and is 0.24± acres.

SITE HISTORY

Phase I of this development was built in 2002 and consists of the existing two-story mixed-use building with two (2) commercial units on the ground floor as The Happy Olive and The Avenue Boutique and three (3) residential units on the second floor. Originally, the building's ground floor contained three (3) separate units; however, The Happy Olive combined two (2) of the three (3) units resulting in the current layout.

Phase II (SR 03.01) was approved unanimously at the July 7, 2003, Planning Commission meeting. However, it does not appear that SR 03.01 was reviewed by the City Council, and as such, expired 365 days following Planning Commission review.

This application was submitted concurrently with SD 26.05 for Preliminary Plat approval of De La Mare Phase 2, a 9-unit Multiple Occupancy Project (MOP).

STAFF COMMENTS

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

Setbacks - COMPLIANT
The Central Business District requires non-residential buildings to be built at the right-of-way line, unless a courtyard, plaza, or other public open space is proposed, *Article V, Section B(4)(d)(1)*. The proposed Phase II will be built to the applicable lot lines. There is a new paver courtyard with a fountain and landscaping, including preservation of a Heritage Tree, separating Phases I and II.

Buildings - COMPLIANT
The Central Business District has a maximum building height of 40 feet. The proposed building height for the three-story structure is approximately 38 feet (*See Sheet A6 of attached Building Elevations)*.

Tree & Landscaping - N/A
A 43 inch Live Oak will be protected and preserved (*See Sheet D01 in Proposed Site Improvement Plans)*. The proposed plans illustrate a paver courtyard, fountian, and landscape wells within the common area between Phases I and II.

Parking - COMPLIANT
Article V, Section B.4.d(2) of the Zoning Ordinance requires a minimum of five (5) parking spaces for the subject site. The proposed Site Plan illustrates six (6) parking spaces, in compliance with the aforementioned section.

Connectivity - COMPLIANT
A paver courtyard sits between Phase I and II. There is direct access to Bernhardt Lane from the courtyard and carport. There is also access to the alley behind the development via a concrete sidewalk. The alley leads to the French Quarter.

Drainage - COMPLIANT
The new building will utilize internal roof drains to direct water to the rear of the building and will be dispersed directly into the existing storm system. Rainfall in the courtyard will sheet flow towards the alley and enter the existing concrete flume along De La Mare Ph I. The additional building will not change the existing flow patterns and will not have a negative impact on adjacent properties per the provided Drainage Letter dated January 21, 2026, which has been included in the case packet for reference.

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

Mechanical Equipment - COMPLIANT
All mechanical equipment is proposed to be located on the building's second floor porch screened with a parapet wall and is illustrated in the submitted plans.

Garbage- COMPLIANT
There will be nine (9) garbage receptacles located in the alley. The placement is acceptable per Public Works. It will be a "back door truck" route. An easement from the Parking Authority is necessary for this service and should be noted and/or located on the Site Plan.

Signage - N/A
Signage is not being proposed as part of this application. Any future signage shall comply with the City of Fairhope Sign Ordinance.

Erosion Control - COMPLIANT
An erosion control plan was submitted with the application and is acceptable.

Utilities - COMPLIANT
A utility plan was submitted and has been reviewed and approved by the appropriate providers. The Applicant is required to receive approval of easement(s) from the Parking Authority for each utility and is currently scheduled for their March meeting to discuss easement(s) and granting thereof. If approved, easement(s) shall be noted and/or located on the Site Plan and a revised Site Plan shall be submitted to Staff illustrating as such.

ADA Standards - COMPLIANT
ADA requirements per the Engineer of record are met and at time of building permit will be further verified.

Traffic - COMPLIANT
A Traffic Concurrence Verification letter was submitted with the application and is attached to this packet. As proposed the addition of two (2) residential units and approximately 1,860 square feet of office space is estimated to generate four (4) peak hour trips. As such, no further traffic study was conducted.

Lot Access COMPLIANT
There is existing access off Bernhardt Lane that will be improved with the development of Phase II.

Comprehensive Plan - COMPLIANT
This in-fill development has already been approved and coordinates with the proposed Comprehensive Plan.

Impacts on Surrounding Neighborhood - COMPLIANT
This in-fill development has already been approved and should benefit the surrounding neighborhood because it will provide more residential units, office space, and be an improvement to the existing gravel parking lot and to the rear alley connecting to the French Quarter.

Benefits to the Community - COMPLIANT
This mixed-use building will benefit downtown by providing more residential and office spaces.

SITE PLAN CONSIDERATIONS

Standards of Review:

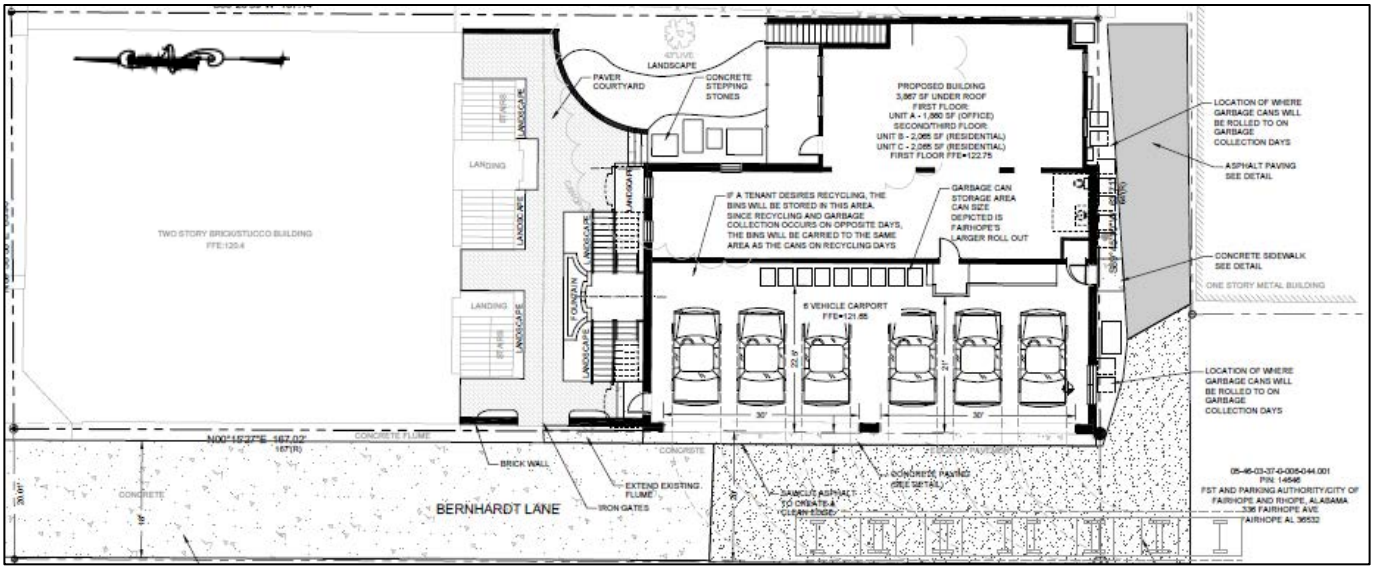
Article II Section C.2.d of the City of Fairhope Zoning Ordinance sets forth all criteria for reviewing Site Plan Review requests.

Recommendation:

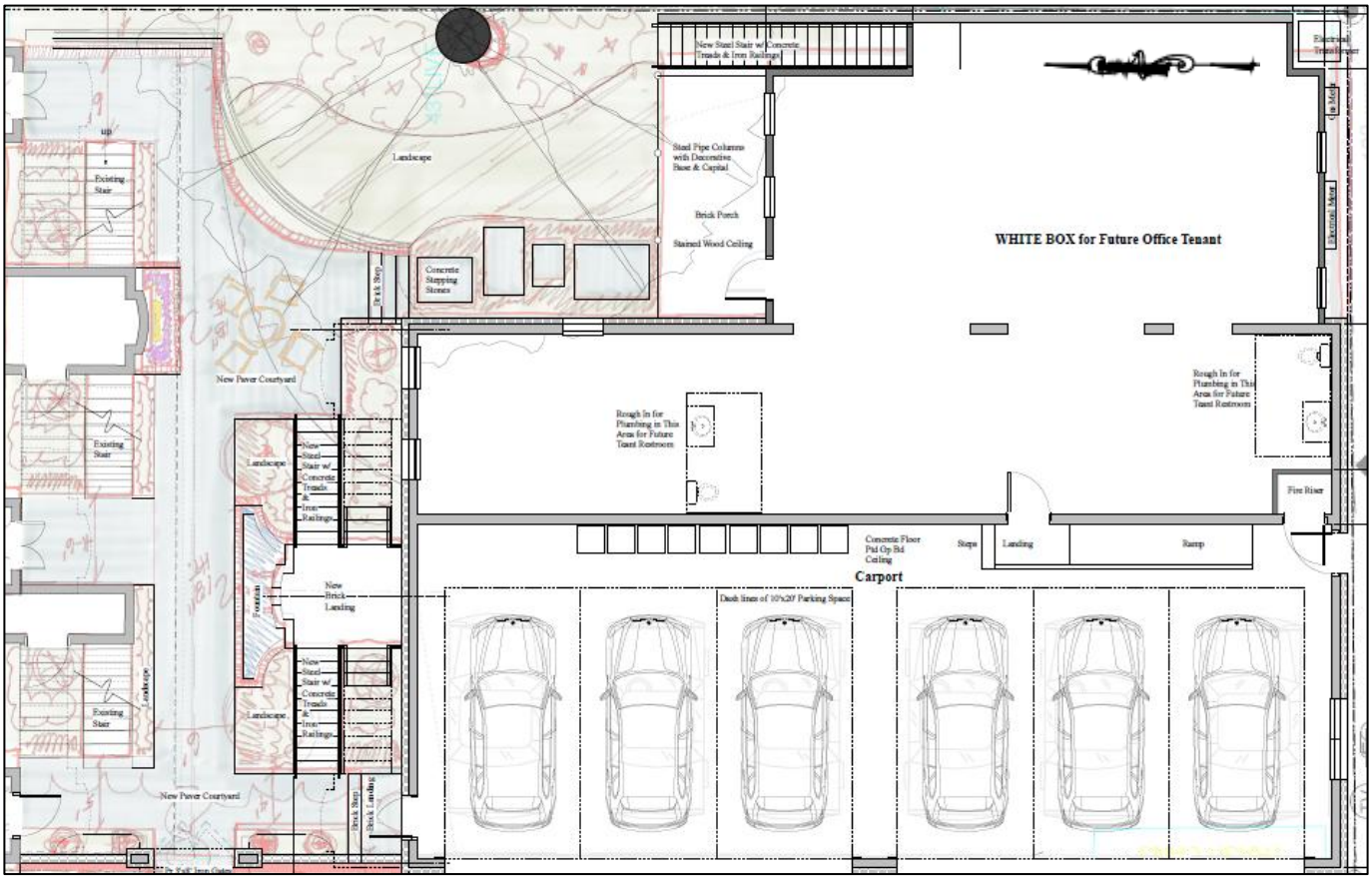
Staff recommends **APPROVAL** of SR 26.02 – De La Mare Phase II Site Plan with the following conditions that must be satisfied prior to this Application being referred to City Council for consideration:

1. Approval of SD 26.05 De La Mare Phase II MOP;
2. Revision of all construction and architectural plans to replace the label for “Rooftop Terrace” with “Second Floor Porch”;
3. Provision of written consent and approval by the Parking Authority for the use of Bernhardt Lane and the alley behind Phase II during construction;
4. Approval of all easement(s) by the Parking Authority for utilities and/or services within Bernhardt Lane ROW and the alley behind Phase II shown on Site Plan;
5. Revision of the Site Plan to include a note and/or illustrate the location of all easements approved by the Parking Authority for utilities and/or services within Bernhardt Lane ROW and the alley behind Phase II; and
6. Completion of any required improvements to alley behind Phase II or Bernhardt Lane ROW as determined by the Applicant, Parking Authority, and applicable city departments.

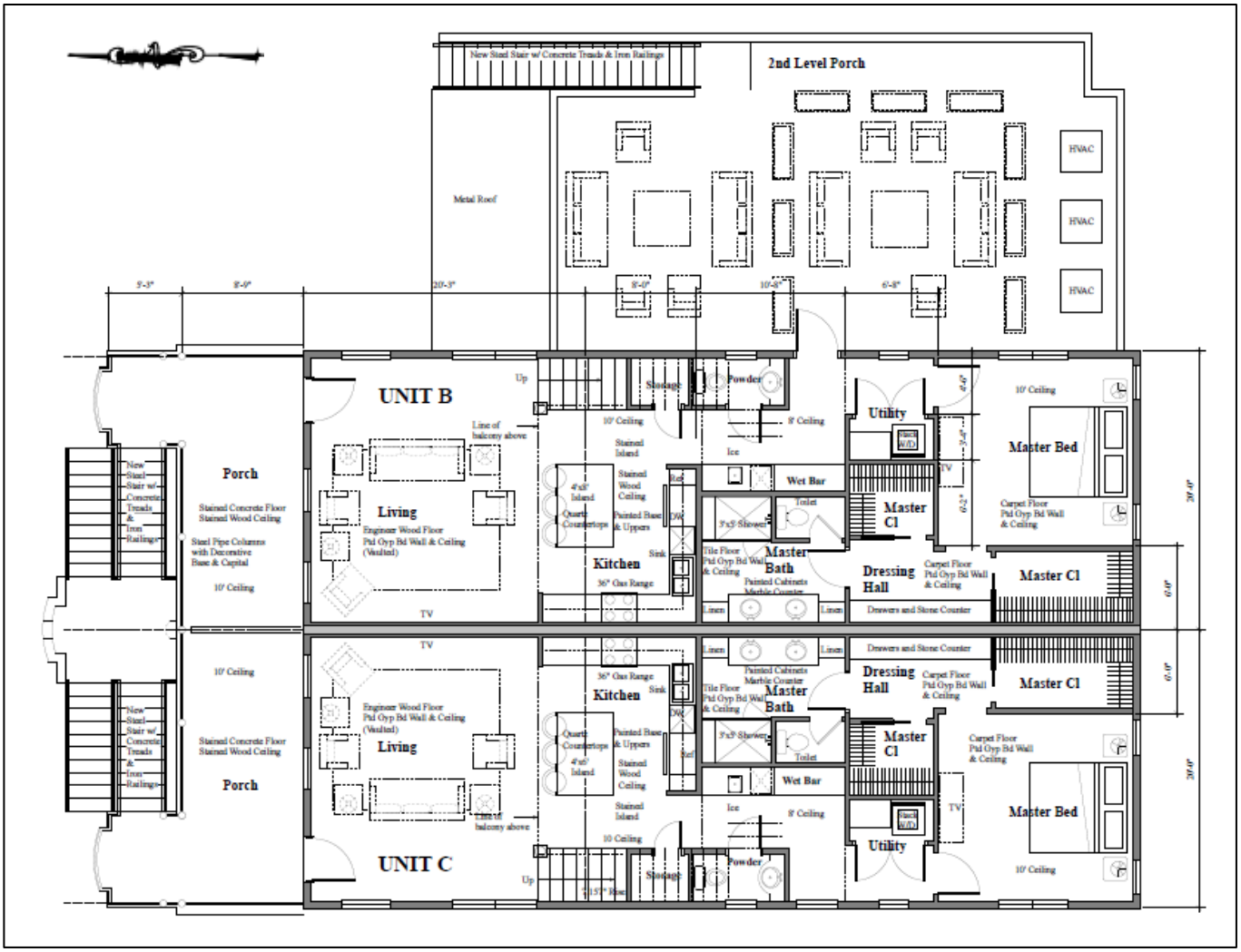
Proposed Site Plan



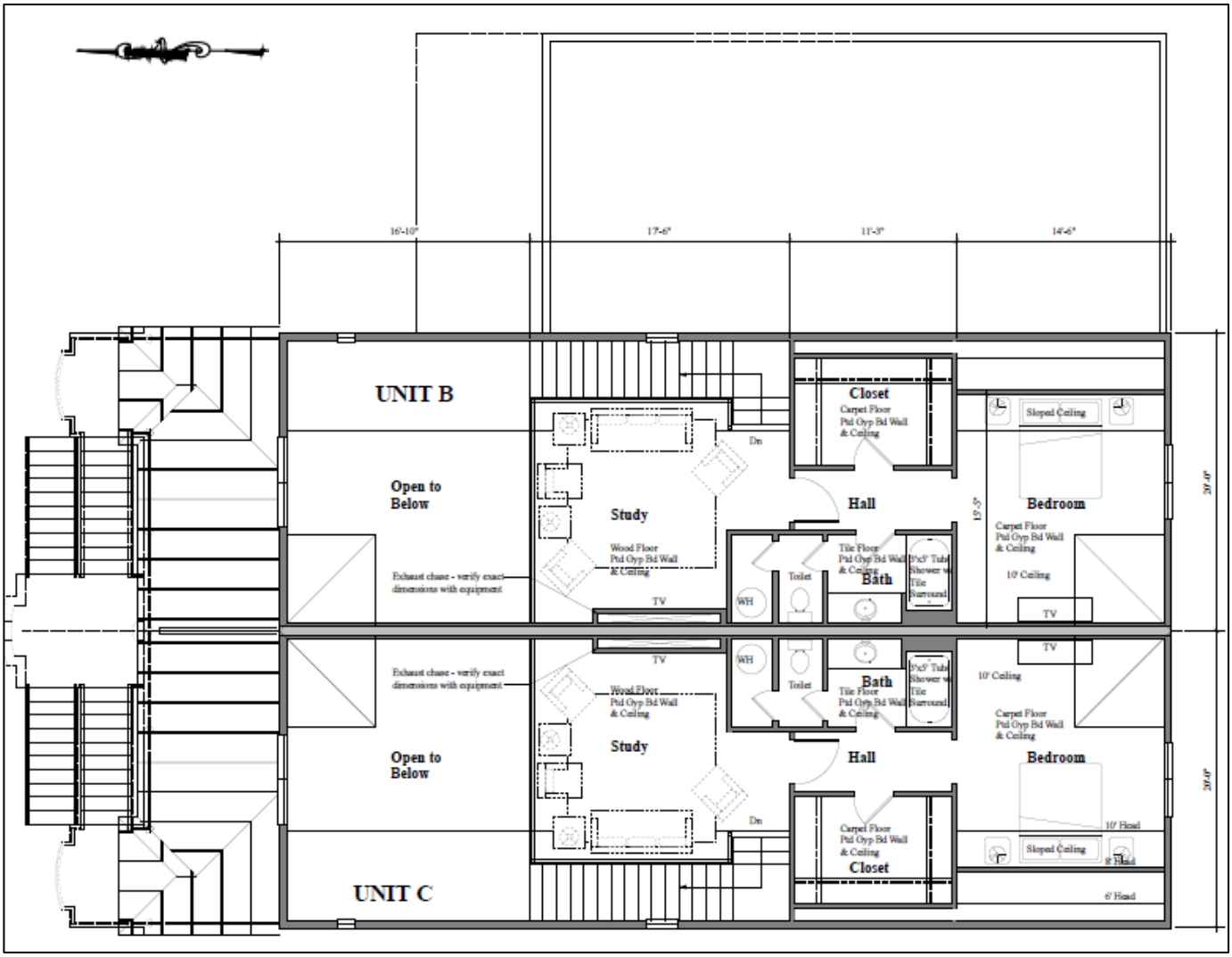
First Floor Plans (Office and Carport)



Second Floor Plans (Residential)

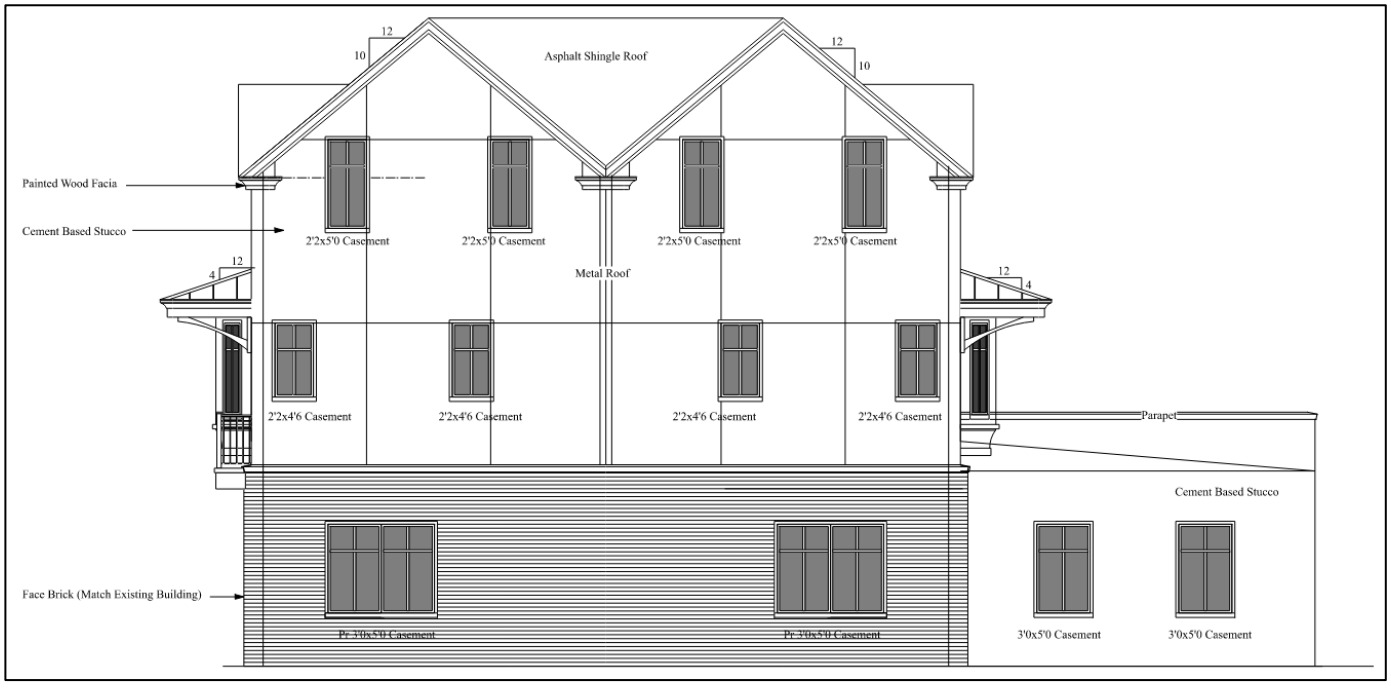


Third Floor Plans (Residential)



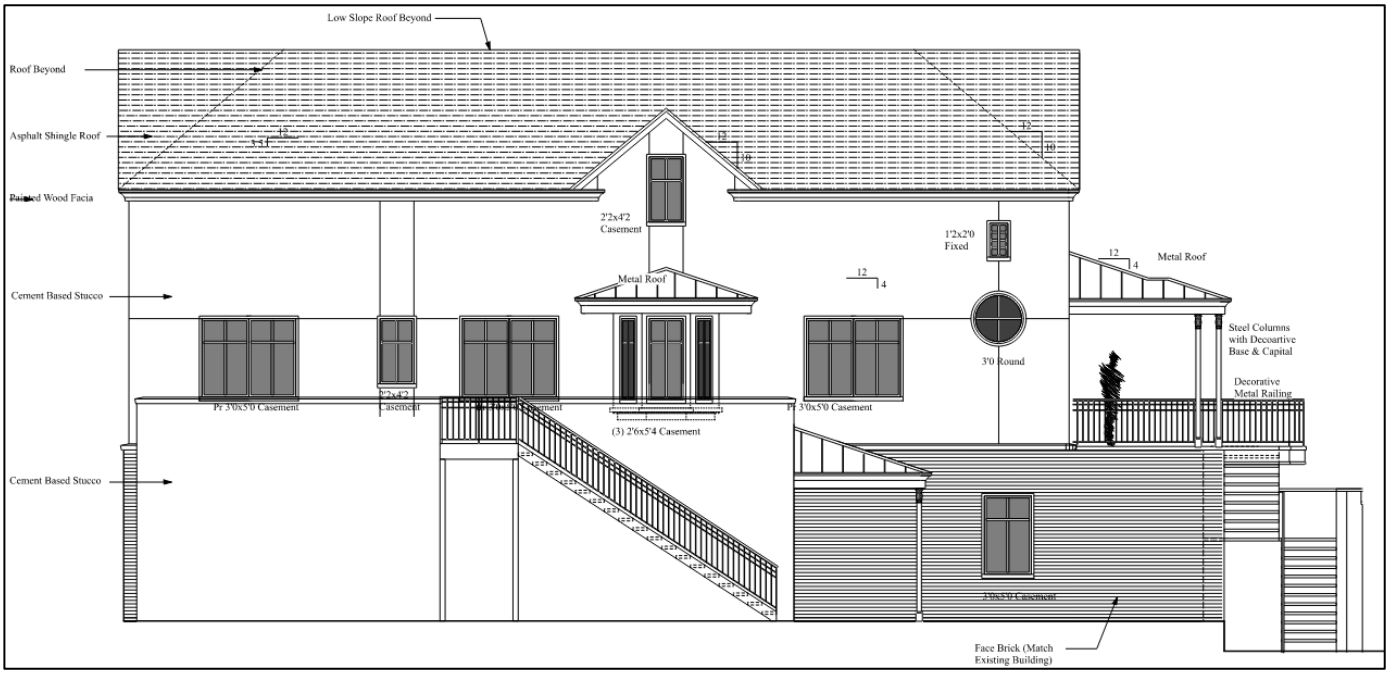
Elevations: Front (North)

Elevations: Rear (South)



Elevations: Alley Side (West)

Elevations: Side (East)



APPLICATION FOR SITE PLAN APPROVAL

Application Type: [X] Site Plan
Attachments: [X] Articles of Incorporation or List all associated investors

Date of Application: 1/20/2026

Property Owner / Leaseholder Information

Name of Property Owner: FST DELAMARE PLACE LLC Phone Number: 251-422-6211
Address of Property Owner: PO Box 506
City: Point Clear State: AL Zip: 36564

Proposed Site Plan Name: De La Mare Phase 2
Site Acreage: 0.24 AC. Sq. Footage: +/-10450
Parcel No: 05-46-03-37-0-602-003.504 Current Zoning: B-2, CBD

Authorized Agent Information

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Larry Smith, PE

Engineer/Architect Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Larry Smith, PE

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

Larry Smith (Agent)
Property Owner/Leaseholder Printed Name

Signature

1/12/26
Date

Fairhope Single Tax Corp. (If Applicable)

Reuben E. Davidson, III
Secretary, FSTC

677839

Posted by:	Checked by:
CS	

THE STATE OF ALABAMA
BALDWIN COUNTY
I, Adrian T. Johns Judge of Probate in and for said State and County, do hereby certify that the within and forgoing is a true and correct copy of Articles of Organization as the same appears of record in my office on this date.
Instrument # 618224
Given under my hand and seal of office this 24th day of September 2001
Adrian T. Johns
JUDGE OF PROBATE

ARTICLES OF ORGANIZATION

OF

DELAMARE PLACE, L.L.C.,
AN ALABAMA LIMITED LIABILITY COMPANY

The undersigned, for the purpose of forming a limited liability company under **Ala. Code, §10-12-1 et seq.** as amended (the "**Alabama Limited Liability Company Act**") files the following **Articles of Organization** in the **Office of the Judge of Probate of Baldwin County, Alabama** and affirms that the facts stated in these **Articles of Organization** are true and correct:

1. **Name**. The name of the limited liability company is **Delamare Place, L.L.C.** (the "**Company**").

2. **Duration**. The period of duration of the **Company** shall be perpetual, unless the **Company** is dissolved and the affairs of the **Company** are wound up in accordance with the **Alabama Limited Liability Company Act**.

3. **Purpose**. The purposes for which the **Company** is formed are:

A. To acquire by purchase, exchange, lease, hire or otherwise, real property of every kind, character and description whatever, wherever located, and interests of all kinds in real property; and to hold, own, develop, improve, manage, operate, let as lessor or sublessor, and mortgage such property; to sell and exchange said property and interests in said property; and to obtain, use, dispose of and deal in and with said property in every other manner, either alone or in conjunction with others, as partners, joint venturers or otherwise.

B. The **Company** is organized with a general business purpose and may transact any other lawful business or activity for which **Limited Liability Companies** may be organized pursuant to the **Alabama Limited Liability Company Act.**

618224

4. **Registered Agent and Office**. The location address of the initial registered office of the **Company** is **18138 Woodland Drive, Fairhope, Alabama 36532** and the mailing address of the initial registered office of the **Company** is **Post Office Box 506, Point Clear, Alabama 36564**. The name of the initial registered agent of the **Company** at that address is **Ware M. Porter**.

5. **Initial Member**. The name address of the sole **Member** of the **Company** is **Ware M. Porter**.

6. **Additional Members**. Additional **Members** may be admitted but only upon the unanimous written consent of the then existing **Member** or **Members**.

7. **Continuation of Business.** Upon occurrence of an event of dissociation of a **Member** in the **Company**, the remaining **Member** or **Members** of the **Company** shall have the right to continue the business of the **Company**; provided that **(i)** there is at least **one (1)** remaining **Member**, and **(ii)** the legal existence of the **Company** is continued by the unanimous written

RECEIVED

SEP 28 2001

SECRETARY OF STATE

consent of all remaining **Members** within **ninety (90) days** after the occurrence of the event of dissociation.

8. **Management**. Management of the **Company** shall be vested in the **Member** of the **Company**.

9. **No Liability**. The **Member** of the **Company** shall have no liability for any debt, obligation or liability of the **Company** as provided in the **Alabama Limited Liability Company Act**.

The undersigned, constituting the sole **Member** of the **Company** named in these **Articles of Organization** in accordance with the **Alabama Limited Liability Company Act**, executed these **Articles of Organization** this 7th day of **September, 2001**.

_____(Seal)
Ware M. Porter

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Ware M. Porter**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of **September, 2001**.

_____
W. Kenneth Heard
Notary Public
My Commission Expires: 8/10/05

THIS INSTRUMENT PREPARED BY:
Sam W. Irby
Irby & Heard, P.C.
Attorneys at Law
317 Magnolia Avenue
Post Office Box 1031
Fairhope, Alabama 36533
(334)928-4555

I:\Files\Files.01\01302\LLC Documentation\Articles of Organization.wpd

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:

2001 September-24 2:21PM

Instrument Number 618224 Pages 2
Recording 35.00 Mortgage
Deed Min Tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate

S.E. Civil
Engineering
& Surveying

Agent Authorization Form

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:
De La Mare Phase 2, located at 314 De La Mare, Fairhope AL 36532.

Sincerely,

OWNER: MARK M. PORTER
Authorized as Member/ Signatory (Print Name)
DELAMARE PLACE LLC

Signature Date 1/12/26

February 11, 2026

Mrs. Michelle Melton
City of Fairhope
Development Services Manager
451 Pecan Avenue
Fairhope, AL 36532

Re: SR 26.02 and SD 26.05 De La Mare Ph. II
S.E. Civil Project #20241372

Dear Michelle:

Attached are the revised plans based upon the comments provided. Below are responses to your comments.

Planning Department:

1. Revision of the Preliminary Plat/Site Plan to include placement of the nine (9) garbage receptacles in the alley.

   Response: The site plan has been updated to show the correct size for the larger City of Fairhope cans and the location that they will be hauled to within the alley on garbage collection days.

2. Will there be recycling? If so, where will the recycling receptacles be placed? Please include on Preliminary Plat/Site Plan

   Response: It is unknown at this time if recycling will be provided, however we have shown where the recycling bins will be stored in the event a tenant requests them. The bins will be hauled to the same area as the cans on recycling day since these pick-up dates differ.

3. Please provide turning radii for each parking place in the carport

   Response: The turning movement has been added to the site plan.

4. Please provide the dimensions of the parking spots in the carport.

   Response: Dimensions have been added to the site plan.

5. Replace the "Rooftop Terrace" name with a synonym that will not cause confusion within the CBD.

   Response: The wording has been changed to "2nd Level Porch".

6. Revision of the Preliminary Plat/Site Plan to conform with Section 19-112 - Balconies and overhangs in the Municode (Ordinance 1754).

   Response: The plans have been modified to remove balconies and overhangs from the adjacent property.

7. Consent of Parking Authority to do work within Bernhardt Lane and the alley behind proposed Phase II.

   Response: Noted. Please let us know when the meeting will be held.

8. Easements from the Parking Authority for each utility and/or service located within Bernhardt Lane and the alley behind proposed Phase II

   Response: Noted. Please let us know when the meeting will be held. I would like to point out that the city has multiple utilities lines already running through the property. Water, Sewer, Power, Gas, Fiber, etc are all located on the property. Does Fairhope Utilities not already have a blanket easement in place?

9. Compliance with all other DRC Staff Review Comments attached to this letter as exhibits.

   Response: Noted. See responses below.

Building Department:

1. Bldg Dept comments will be addressed at building permit submittal.

   Response: Noted.

Utility Department:

1. SE Civils Site Improvement (WasteWater): Verify existing lateral size on Bernhardt Lane. If 4", replace or upsize to 6" back to the main. No lateral connections to the sanitation sewer manhole are permitted

   Response: Notes added to sheet C04 to reflect this.

2. C04 – SE Civils Site Improvement (Water): The plan currently shows two (2) 90 degree bends with MEGALUG restraints. Revise design to utilize four (4) 45 degree bends with MEGALUGS in place of the 90 degree bends.

   Response: The plans have been updated to reflect this.

Please let me know if you have any questions or need any additional information. Thank you.

Sincerely,

Larry Smith, PE
Partner

Attachments:

Revised Architectural Floorplans and Elevations
Revised Site Improvement Plans

PROPOSED SITE IMPROVEMENT PLANS

for

De La Mare Phase 2

De La Mare Avenue
Fairhope, AL 36532

LEGAL DESCRIPTION

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (I) of the land of lessor in the City of
Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320-21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac1 Section 18, T6S, R2E, Baldwin County, Alabama."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH REBAR (NO CAP) AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13, DIVISION 1, PLAN OF SUBDIVISION OF LAND THE FAIRHOPE SINGLE TAX CORPORATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANOUS BOOK 1, PAGE 320 AND PAGE 321, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 167.14 FEET TO A ONE-HALF INCH OPEN-TOP IRON PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 63.71 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF BERNHARDT LANE; THENCE RUN NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 167.02 FEET TO A MAG NAIL WITH DISC SET (SE CIVIL) ON THE SOUTH RIGHT-OF-WAY LINE OF DE LA MARE AVENUE; THENCE RUN NORTH 89 DEGREES 38 MINUTES 56 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.24 ACRES, MORE OR LESS.

CONTACTS

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

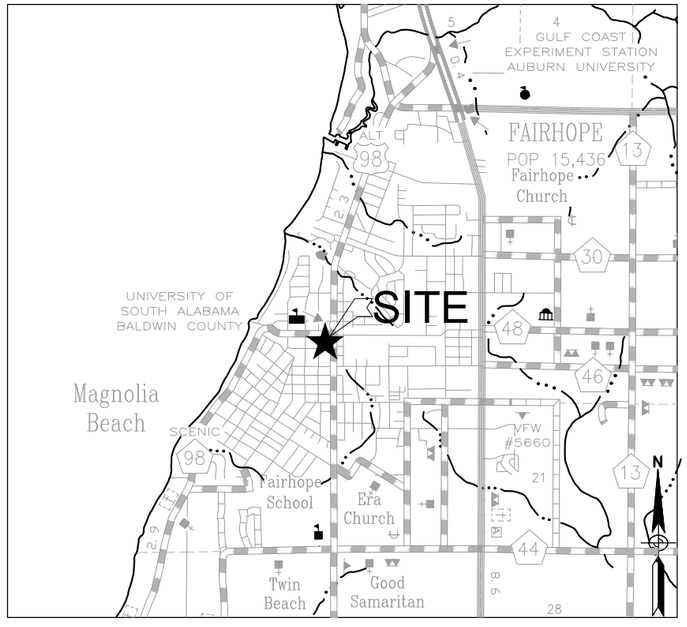
PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

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

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



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

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

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

ENGINEER'S CERTIFICATE

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

Project Engineer

February 11, 2026
Name of Project to which this Certificate Applies: De La Mare Phase 2
Plans which are certified consist of Pages Cover Sheet thru Sheet C07.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH

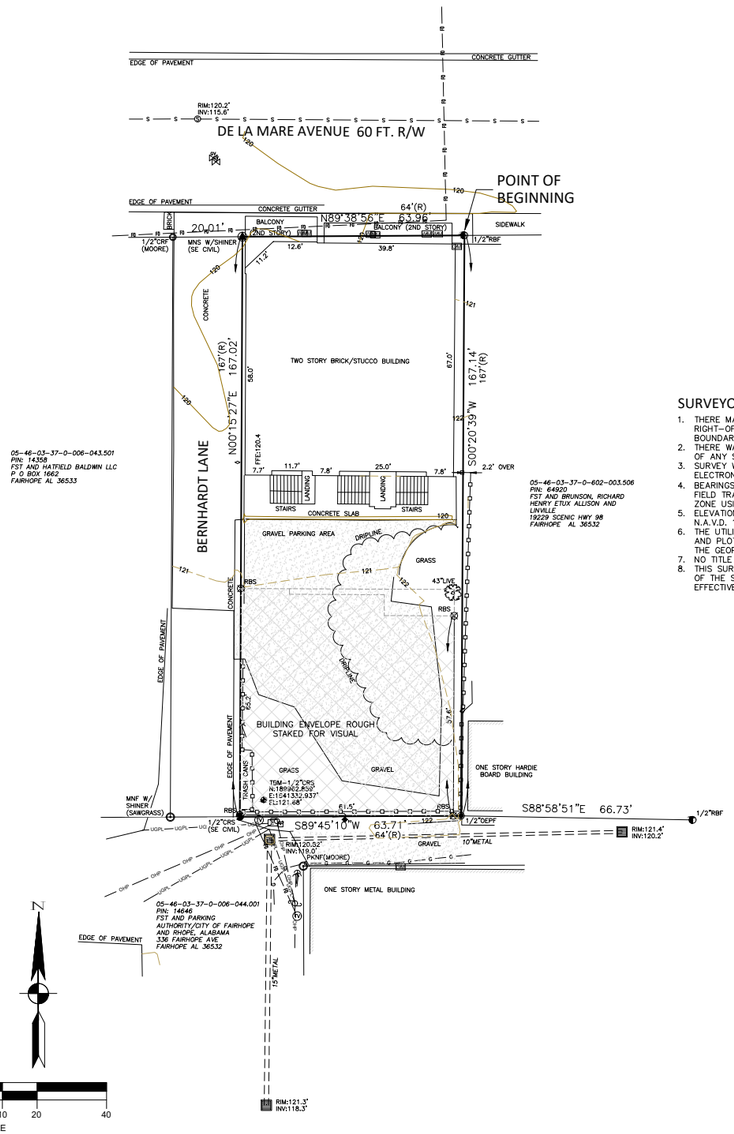
TABLE OF CONTENTS

	COVER
	BOUNDARY & TOPOGRAPHIC SURVEY
D01	DEMOLITION PLAN
C01	SITE PLAN
C02	GRADING & DRAINAGE PLAN
C03	EROSION & SEDIMENT CONTROL PLAN
C04	UTILITY PLAN
C05	CONSTRUCTION DETAILS
C06	CONSTRUCTION DETAILS
C07	CONSTRUCTION DETAILS

REVISIONS

REVISIONS:

NO.	DATE	APPR.	REVISION
0	1/20/26	TLS	INITIAL CITY OF FAIRHOPE SUBMITTAL
1	2/11/26	TLS	RE-SUBMITTAL TO FAIRHOPE



LEGEND:

(R) = RECORD BEARING/DISTANCE
CRS = CAPPED REBAR SET (SE CIVIL–CA1167LS)
MNS = MAG NAIL SET
RBS = 1/2" REBAR SET
CRF = CAPPED REBAR FOUND
MNF = MAG NAIL FOUND
OEPF = OPEN END PIPE FOUND
RBF = REBAR FOUND (NO CAP)
TBM = TEMPORARY BENCH MARK
INV = INVERT
PIN = PARCEL IDENTIFICATION NUMBER
= WOOD FENCE
UGPL = UNDERGROUND POWER LINE
= FIBER OPTIC LINE
OHP = OVERHEAD POWER LINE
G = GAS LINE
S = SEWER MAIN
= UTILITY POLE
= GUY WIRE
= TELEPHONE PEDESTAL
= SEWER MANHOLE
= WATER METER
= GAS VALVE
= GAS METER
= SEWER SERVICE CONNECTION
= CABLE TELEVISION PEDESTAL
= ELECTRIC BOX
= OAK

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT–OF–WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB–SURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON JUNE 20, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (I) of the land of lessor in the City of Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320–21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac'l Section 18, T6S, R2E, Baldwin County, Alabama."

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

07-02-2024

S.E. CIVIL, LLC — DATE
DAVID E. DIEHL — AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

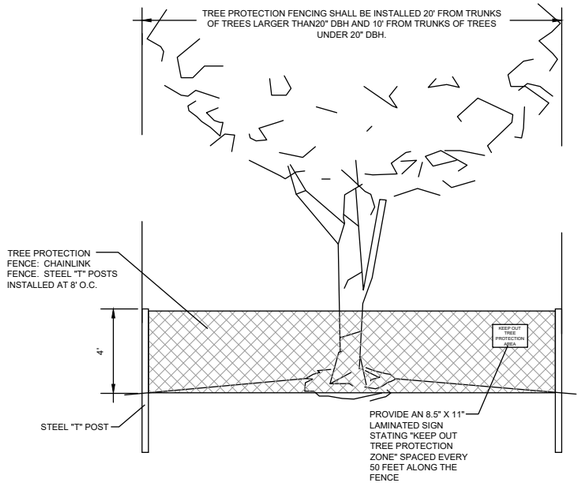
ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY

WALCOTT ADAMS VERNEUILLE

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=20'
PROJECT	20241372
FILE	20241372
SHEET	1 OF 1



TREE PROTECTION FENCE

SCALE: NTS

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

DEMOLITION NOTES

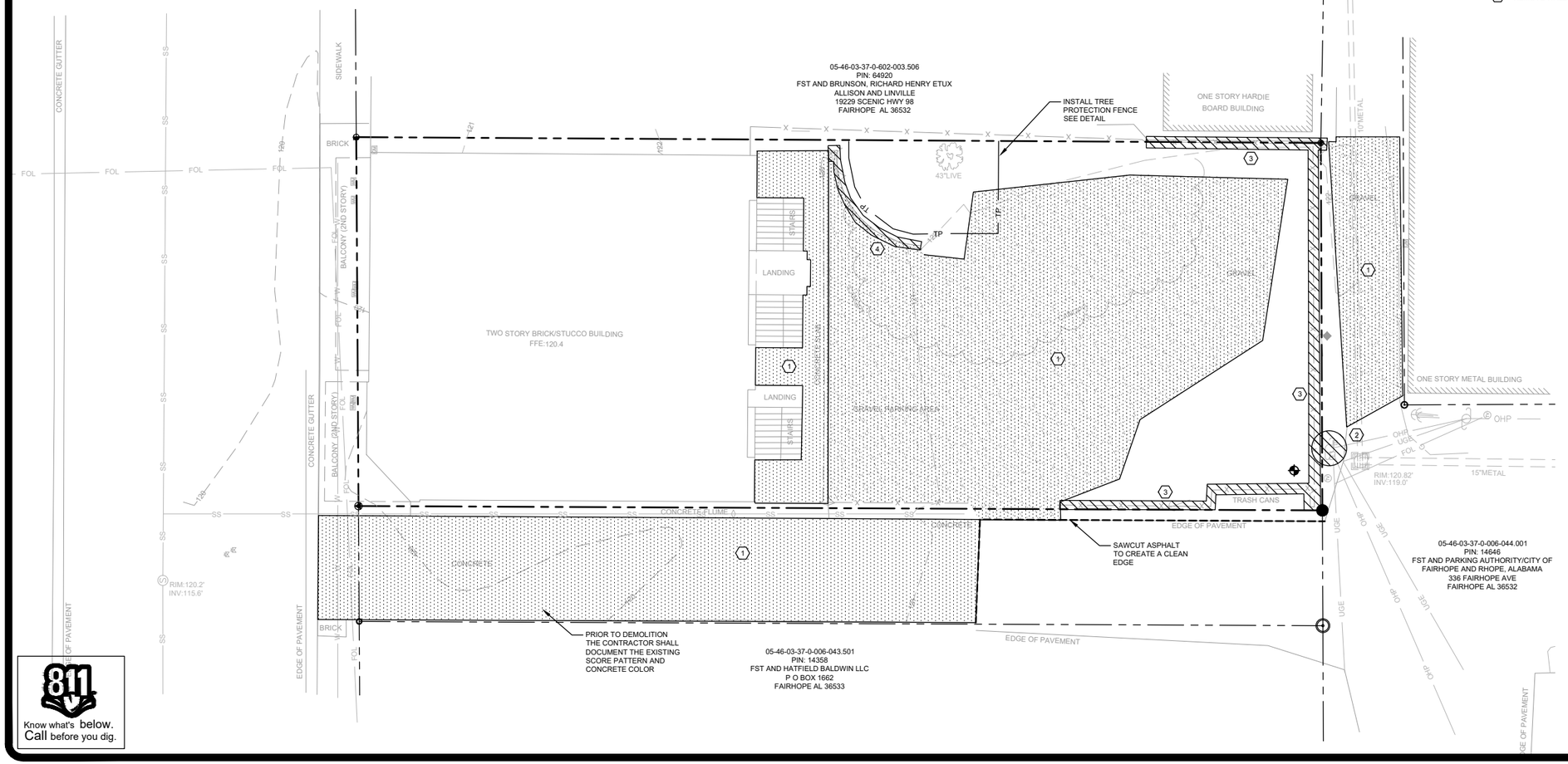
1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR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

DEMOLITION LEGEND

- REMOVAL - FENCE/UTILITY/WALL
- REMOVAL - ASPHALT/CONCRETE/GRAVEL
- ASPHALT SAWCUT
- TREE PROTECTION FENCE

DEMOLITION SYMBOLS

1. REMOVE PAVING AND BASE MATERIAL
2. REMOVE POWER POLE AND GUY WIRES, COORDINATE WITH UTILITY
3. REMOVE FENCE, POSTS, AND CONCRETE
4. REMOVE WALL AND FOUNDATION



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

REVISION	DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.4566

DEMOLITION PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN	SCALE
TLS	1"=10'

SHEET
D01

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/RES. UNIT) =	5
TOTAL PROVIDED =	6

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.245 ACRES	--
BUILDING AREA (UNDER ROOF)	0.183 ACRES	74.69%
IMPERVIOUS PAVING	0.038 ACRES	15.51%
GRASSED/LANDSCAPED AREA	0.024 ACRES	9.80%

SITE ANALYSIS

SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.245 AC	40'-0"	7,971 SF

REQUIRED PARKING	PROVIDED PARKING
5 SPACES (SEE PARKING DATA)	6 SPACES
JURISDICTION	ZONING
C.O. FAIRHOPE	B-2 (CBD)
IMPERVIOUS AREA	PERVIOUS AREA
0.221 AC (90.20%)	0.024 AC (9.80%)

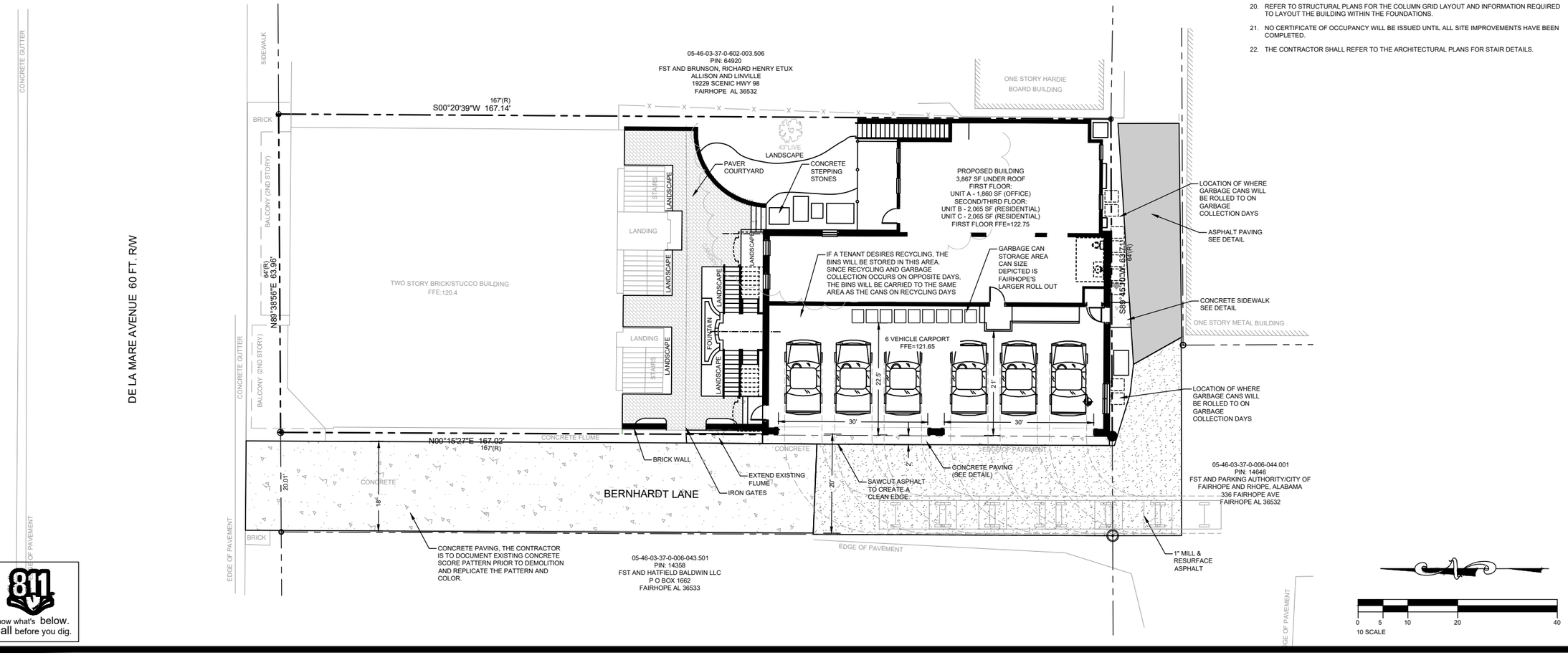
	REQUIRED:
BUILDING SETBACKS:	
FRONT YARD:	0 FT
SIDE YARD:	0 FT
REAR YARD:	0 FT
MAXIMUM BUILDING HEIGHT:	40'
MAX. GROUND COVERAGE RATIO:	N/A
PROPOSED BUILDING COVERAGE	7,971 SF (74.69%)

SITE PLAN LEGEND

EXISTING		PROPOSED
	VALLEY GUTTER	
	EDGE OF PAVEMENT	
	MILL & RESURFACE	
	CONCRETE PAVING	
	ASPHALT PAVING	

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR 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.
5. 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.
6. THIS SITE IS ZONED B-2 (CBD).
7. TOTAL SITE ACREAGE = 0.24 ACRES.
8. NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
12. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
13. 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.
14. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
15. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
16. 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.
17. 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.
18. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
19. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
20. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
21. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
22. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.



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

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.4566

SITE PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN	SCALE
TLS	1"=10'

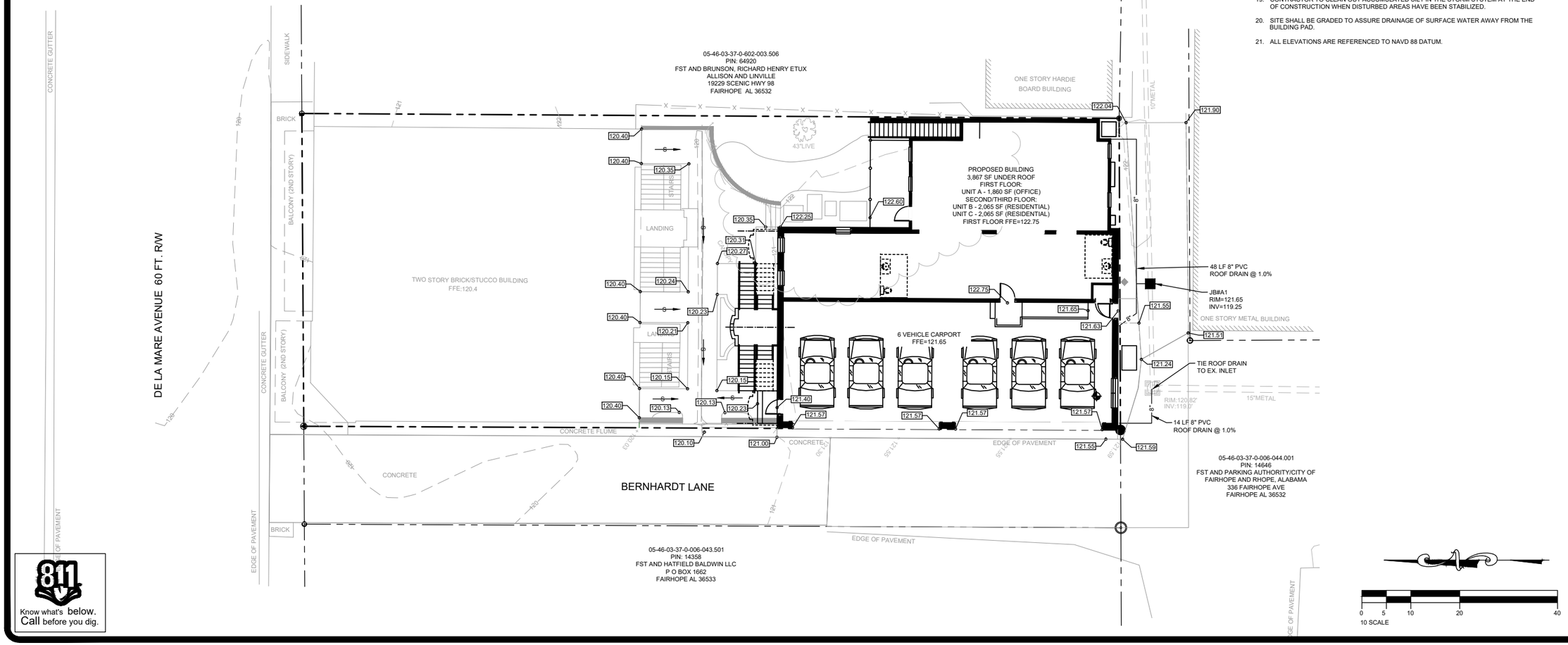
SHEET
C01

GRADING & DRAINAGE PLAN LEGEND

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

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED.
3. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
4. STORM PIPE SHALL BE AS FOLLOWS:
   RCP, CLASS III PER ALDOT SPECIFICATIONS.
   HDPE, ADS N12 PIPE PER SPECIFICATIONS.
   PVC, SCH. 40 PIPE PER SPECIFICATIONS.
   THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
5. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
8. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
   WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
   CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   JUNCTION BOX = RIM; THE TOP MOST PART OF THE RIM AND COVER CASTING.
9. FIRM NO. 01003C0644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X (UNSHADED).
10. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER.
11. 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.
12. 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.
13. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
14. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
15. 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.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
17. 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.
18. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
19. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
20. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
21. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.



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Fairhope, AL 36532
251.990.4566

GRADING & DRAINAGE PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

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CONSTRUCTION SEQUENCE - PHASE 1

1. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, AND CONSTRUCTION EXIT.
2. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
3. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
4. REQUEST BMP INSPECTION PRIOR TO CLEARING.
5. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. CONSTRUCT BUILDING AND INSTALL UTILITIES.
3. INSTALL STONE BASE.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

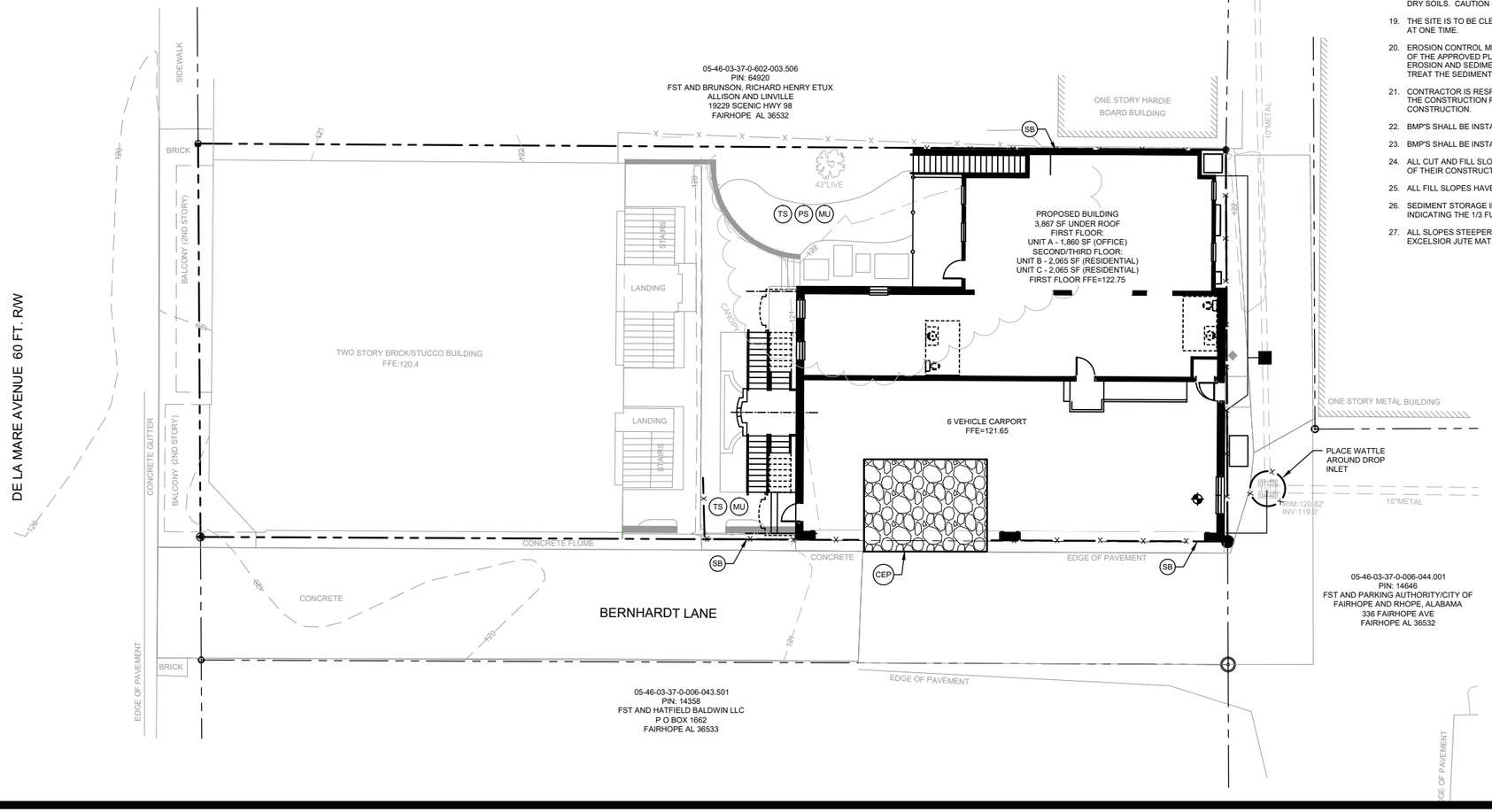
1. INSTALL PAVING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED REMOVE BMPS.
4. STABILIZE ANY AREAS DISTURBED BY BMP REMOVAL.

LEGEND:

SB	SEDIMENT BARRIER
CEP	CONSTRUCTION EXIT PAD
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING

USDA SOIL SURVEY CLASSIFICATIONS

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



EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT DAVID WEBB, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.15 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
25. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
26. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
27. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

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251-990-6566

EROSION & SEDIMENT CONTROL PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFRIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

SHEET
C03

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
FOL	FIBER OPTIC LINE	FOL
SS	SANITARY SEWER	SS
	FIRE HYDRANT ASSEMBLY	
	VALVE	
W	WATER METER	W
	CLEANOUT	C.O.

UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
5. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
6. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
7. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
8. WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL BE DUCTILE IRON.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
13. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
14. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
15. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.

DE LA MARE AVENUE 60 FT. R/W

BERNHARDT LANE

05-46-03-37-0-602-003.506
PIN: 64920
FST AND BRUNSON, RICHARD HENRY ETUX
ALLISON AND LINVILLE
19229 SCENIC HWY 98
FAIRHOPE AL 36532

05-46-03-37-0-006-043.501
PIN: 14358
FST AND HATFIELD BALDWIN LLC
P O BOX 1662
FAIRHOPE AL 36533

05-46-03-37-0-006-044.001
PIN: 14646
FST AND PARKING AUTHORITY/CITY OF FAIRHOPE AND RHOPE, ALABAMA
336 FAIRHOPE AVE
FAIRHOPE AL 36532

ONE STORY HARDIE BOARD BUILDING

TWO STORY BRICK/STUCCO BUILDING
FFE:120.4

PROPOSED BUILDING
3,867 SF UNDER ROOF
FIRST FLOOR:
UNIT A - 1,860 SF (OFFICE)
SECOND/THIRD FLOOR:
UNIT B - 2,065 SF (RESIDENTIAL)
UNIT C - 2,065 SF (RESIDENTIAL)
FIRST FLOOR FFE=122.75

6 VEHICLE CARPORT
FFE=121.65

ONE STORY METAL BUILDING

HVAC UNIT ON ROOFTOP TERRACE, SCREENED BY PARAPET WALL

TRANSFORMER PAD

ELECTRICAL PANELS

GAS METER

FIRE RISER ROOM BACKFLOW TO BE LOCATED ON THE RISER

INSTALL FDC

6" - 45° BEND W/ MEGALUGS

THREE (3) - 3/4" WATER SERVICES

3'X5' ELECTRICAL BOX BY UTILITY

6" TEE W/ MEGALUGS

6" - 45° BEND W/ MEGALUGS

EXISTING SEWER LINE. CONTRACTOR TO VERIFY THE SEWER LINE SIX INCHES. IF IT IS NOT, THE CONTRACTOR WILL NEED TO REPLACE THE EXISTING SEWER WITH A 6" LINE ALL THE WAY BACK TO THE MAIN. NO LATERAL CONNECTIONS TO THE SANITARY SEWER MANHOLES ARE PERMITTED.

TIE TO EXISTING SEWER

FIRE HYDRANT ASSEMBLY SEE DETAIL

6" DIP WATER MAIN

TAP EXISTING WATER MAIN W/ TAP, SADDLE, & VALVE

RIM:121.4'
INV:120.2'

RIM:120.2'
INV:115.6'

RIM:120.82'
INV:119.0'

43"LIVE

10"METAL

15"METAL

STAIRS

LANDING

BALCONY (2ND STORY)

CANOPY

SIDEWALK

BRICK

CONCRETE GUTTER

EDGE OF PAVEMENT

CONCRETE

CONCRETE FLUME

FOL

OHP

UGE

SS

W

C.O.

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251-990-6566

UTILITY PLAN

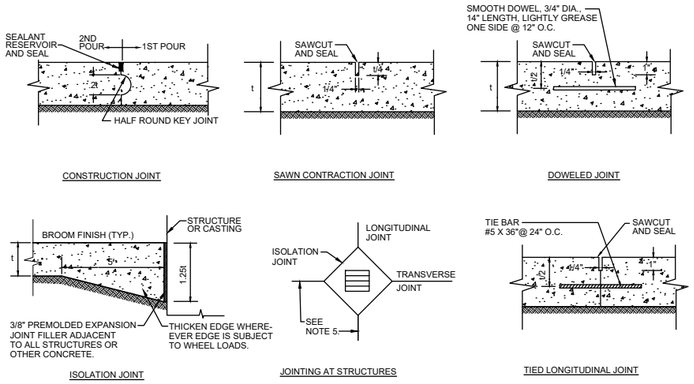
De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY HIVES 20241 2/11/26 I, OR UNDER MY DIRECT SUPERVISION, HAVE PREPARED THESE PLANS AND DESIGN DOCUMENTS

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

SHEET
C04

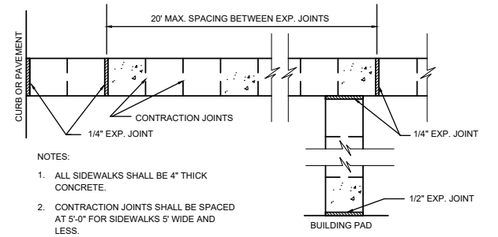


NOTE:

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

CONCRETE PAVEMENT JOINTS DETAILS

SCALE: NTS

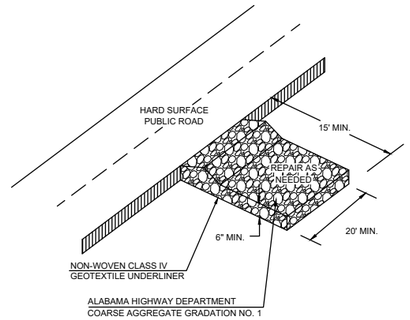


NOTES:

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

TYPICAL SIDEWALK DETAIL

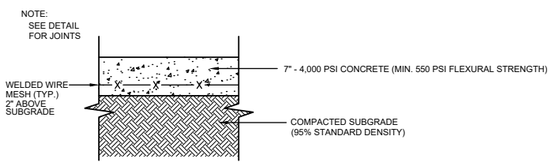
SCALE: NTS



CEP

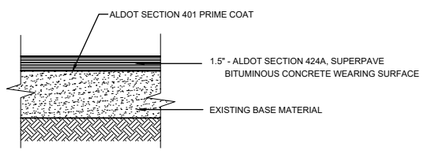
CONSTRUCTION EXIT PAD

SCALE: NTS



CONCRETE PAVEMENT DETAIL

SCALE: NTS



ASPHALTIC CEMENT PAVEMENT DETAIL

SCALE: NTS

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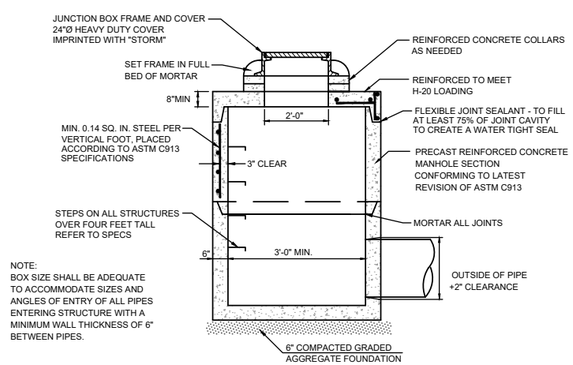
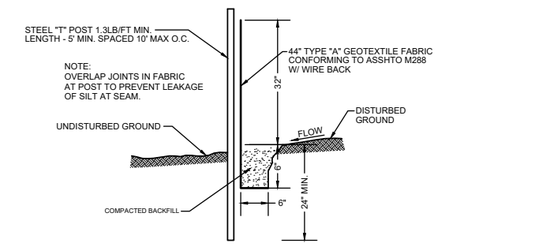


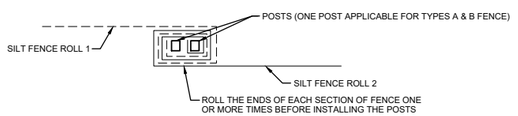
NOTE:
BOX SIZE SHALL BE ADEQUATE TO ACCOMMODATE SIZES AND ANGLES OF ENTRY OF ALL PIPES ENTERING STRUCTURE WITH A MINIMUM WALL THICKNESS OF 6" BETWEEN PIPES.

JUNCTION BOX (JB) DETAIL

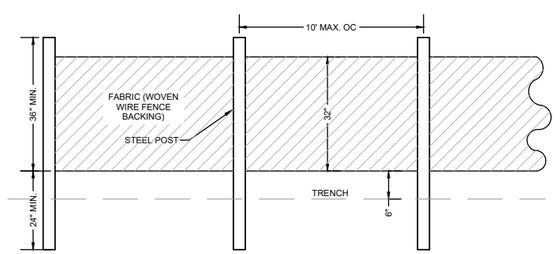
SCALE: NTS



SIDE VIEW



ROLL JOINT FOR JOINING TWO SILT FENCE SECTIONS



FRONT VIEW

SB

SILT BARRIER TYPE "A"

SCALE: NTS

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SHEET
C05

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

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

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

MULCH RATE:
PER MULCHING DETAIL

PS

PERMANENT SEEDING

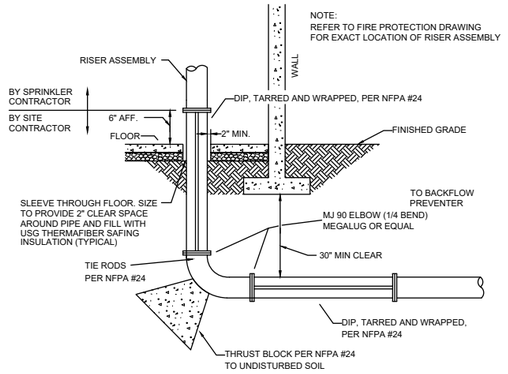
SCALE: NTS

MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS-160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
WOOD CHIPS	5-6 TONS (225 LBS-270 LBS)	TREAT WITH 12 LBS NITROGEN/TON
BARK	35 CUBIC YARDS (0.8 CUBIC YARDS)	CAN APPLY WITH MULCH BLOWER
PINE STRAW	1-2 TONS (45 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; WILL NOT BLOW LIKE STRAW
PEANUT HULLS	10-20 TONS (450 LBS-900 LBS)	WILL WASH OFF SLOPES. TREAT WITH 12 LBS NITROGEN/TON

MU

MULCHING

SCALE: NTS



FIRE RISER STUB DETAIL

SCALE: NTS

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

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

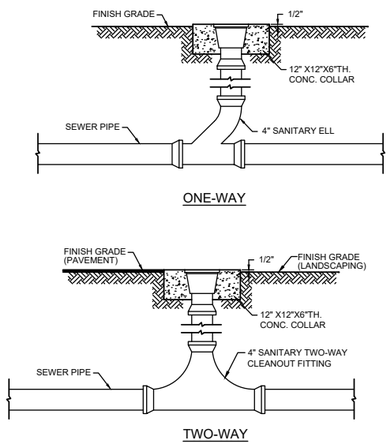
FERTILIZER RATE:
APPLY 8-24-24 FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS
WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, FERTILIZE WITH 30 TO 40 LBS/ACRE OF 28-0-0

MULCH RATE:
PER MULCHING DETAIL

TS

TEMPORARY SEEDING

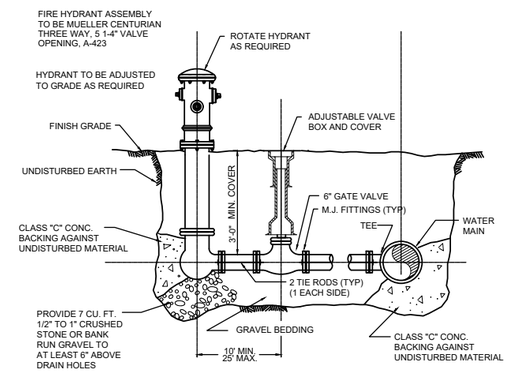
SCALE: NTS



NOTE:
CLEANOUT TO BE 4" DURA-COATED HEAVY DUTY WITH ROUND TOP & BRONZE PLUG ZURN Z-1400-HD, WADE W-6000-2, WATTS CO-Z00-RX4, OR APPROVED EQUAL.

SANITARY SEWER CLEANOUT

SCALE: NTS



TYPICAL HYDRANT AND VALVE

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ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS L. SMITH 25115 REGISTERED

JOB No. 20241372	DATE 2/11/26
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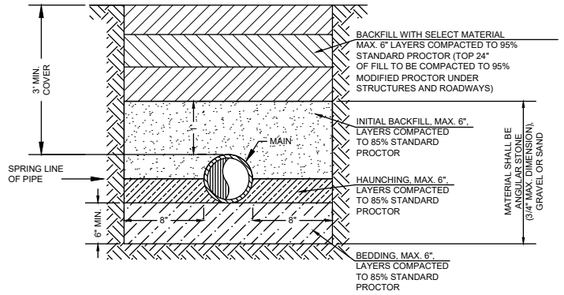
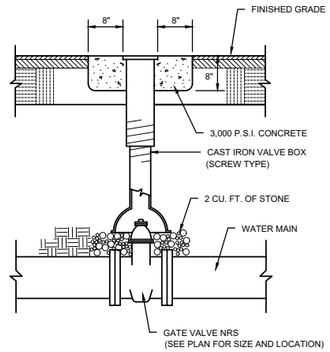
C06



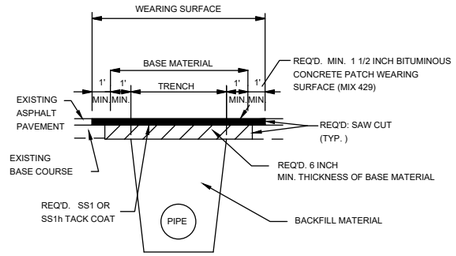
SANITARY SEWER PVC PIPE BEDDING

SCALE: NTS



VALVE BOX SETTING

SCALE: NTS



PAVEMENT PATCH

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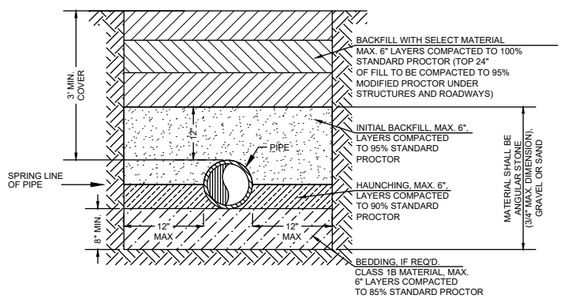
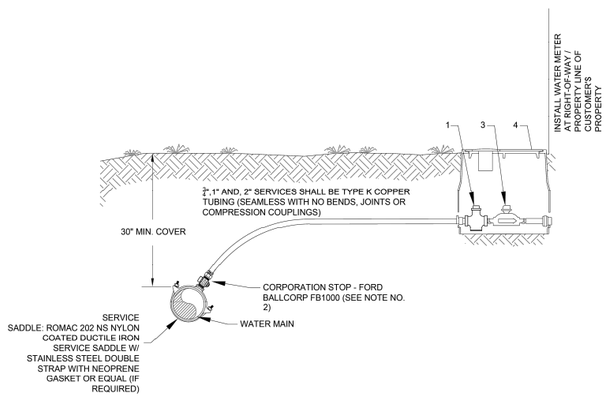


PVC WATER BEDDING

SCALE: NTS



ELEVATION VIEW
N.T.S.

WATER METER MATERIAL SCHEDULE

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

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	WATER DETAILS	DATE ISSUED 12-07-20
		TYPICAL ¾" WATER SERVICE METER DETAIL	SHEET NO. W-1

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JOB No. 20241372	DATE 2/11/26
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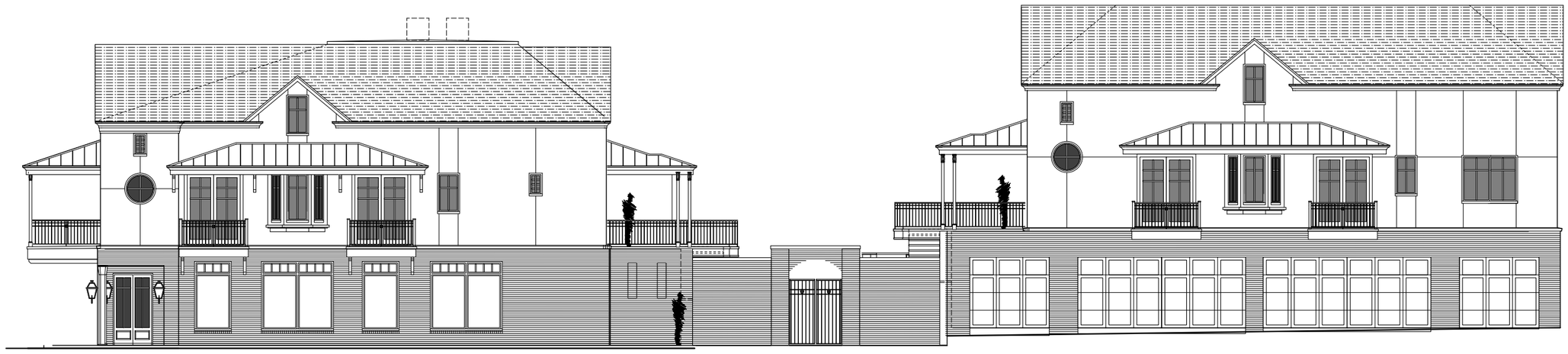
C07

Site Plan Review
January 22, 2026



artist's depiction- not for construction reference

A New Residential Development
De La Mare Phase 2
Fairhope, AL

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Date	January 22, 2026
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Title

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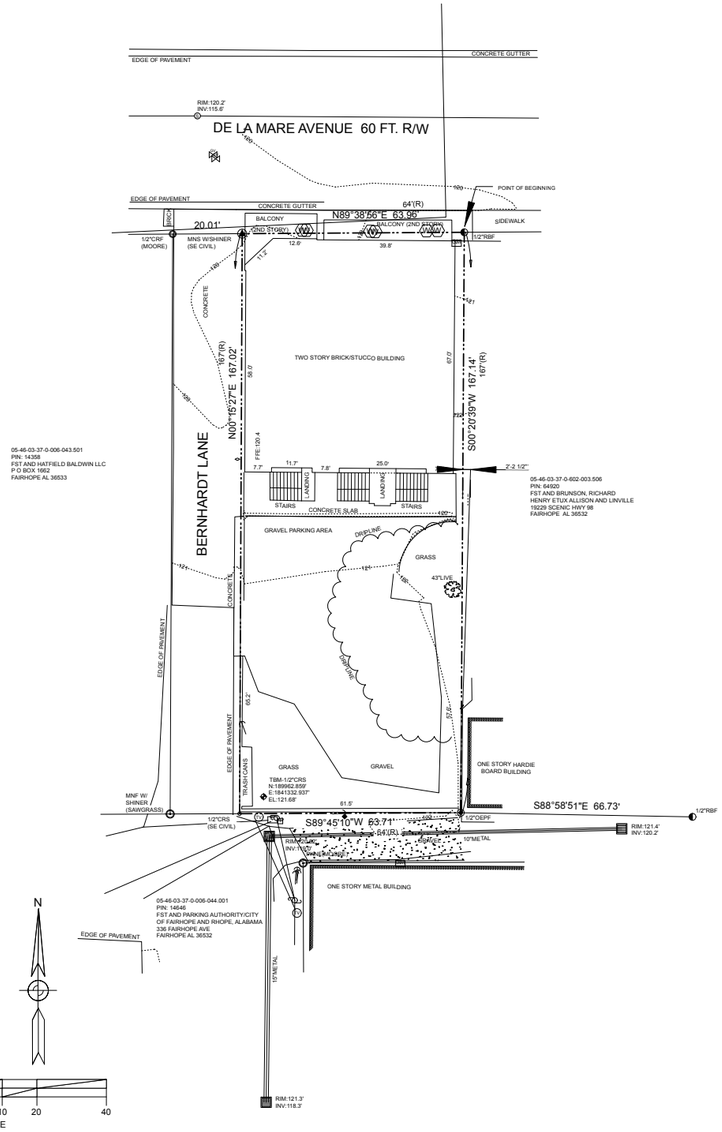

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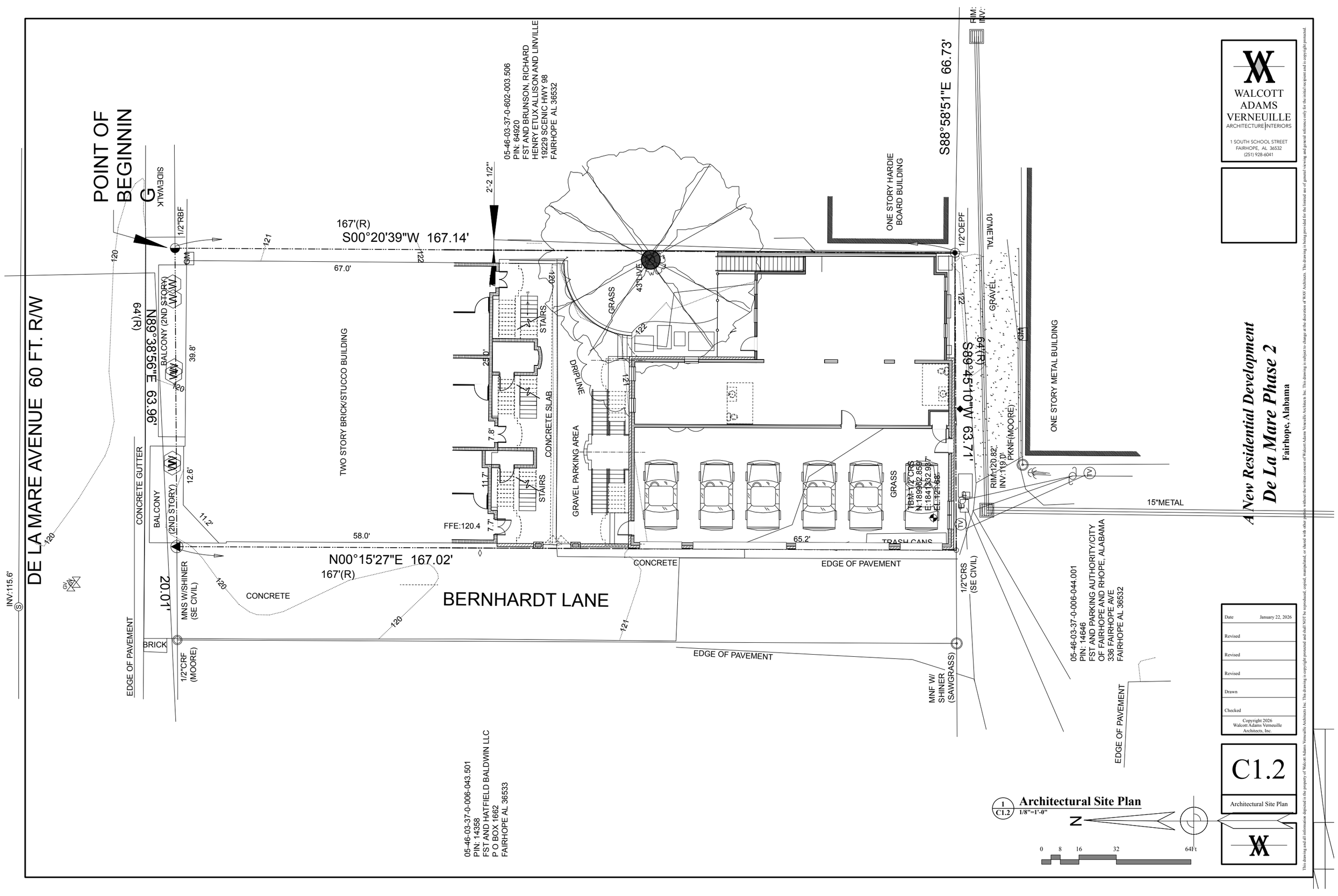

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Architectural Site Plan

1/C1.2 **Architectural Site Plan**
1/8"=1'-0"

N

0 8 16 32 64Ft

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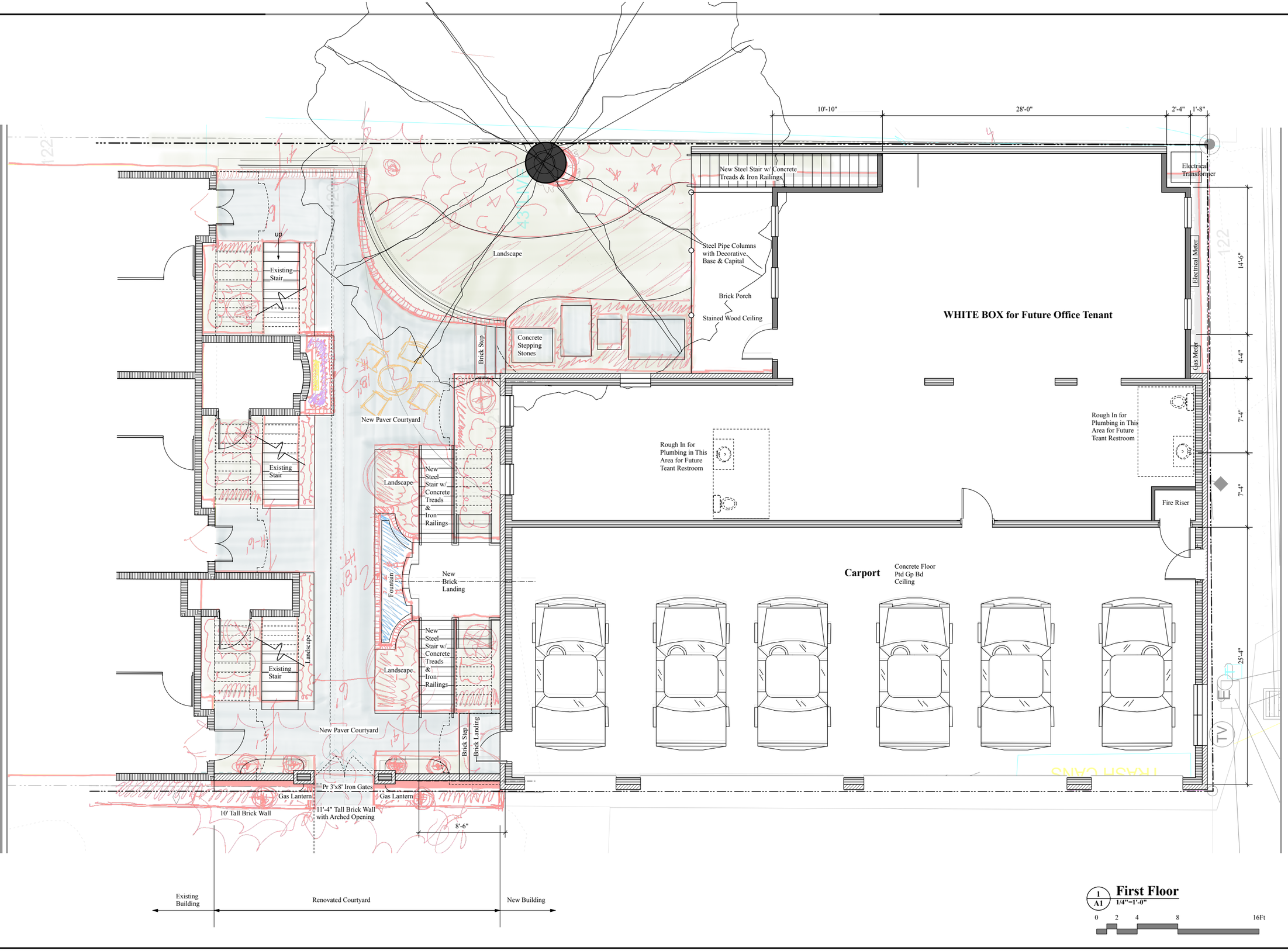

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First Floor Plan

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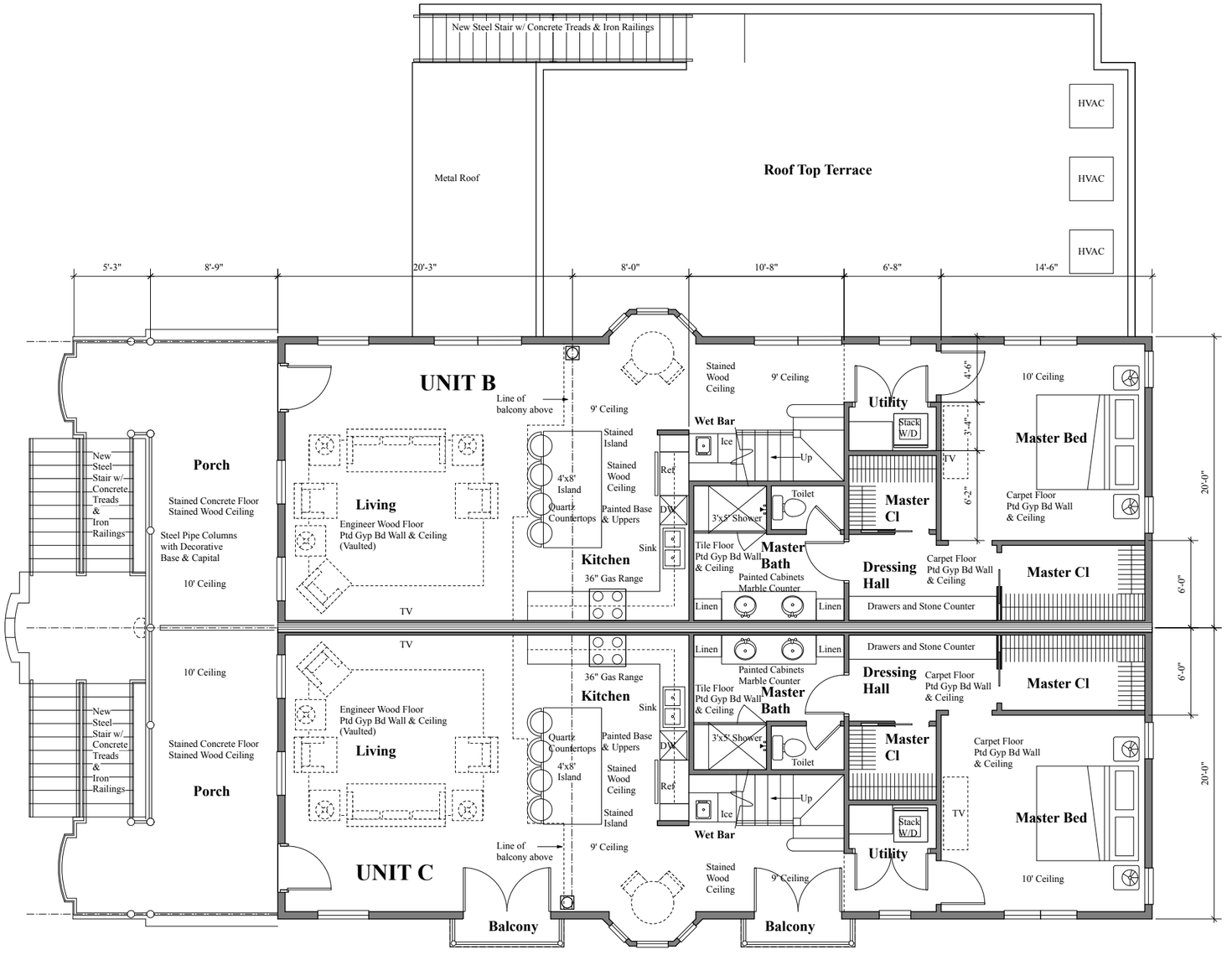

1 A2 **Second Floor**
1/4"=1'-0"

0 2 4 8 16Ft

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Second Floor Plan

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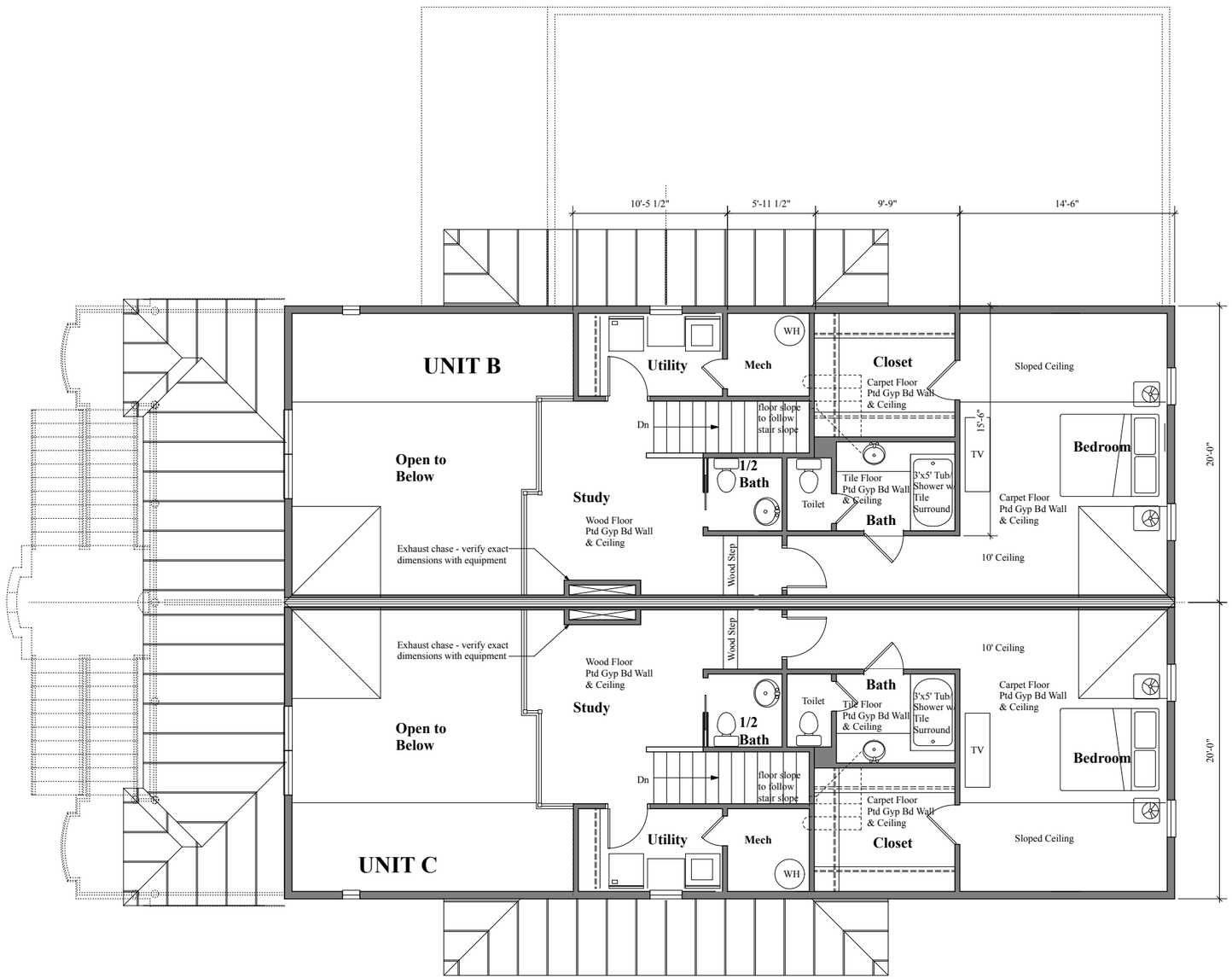

Third Floor
1/4"=1'-0"

0 2 4 8 16Ft

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Third Floor Plan

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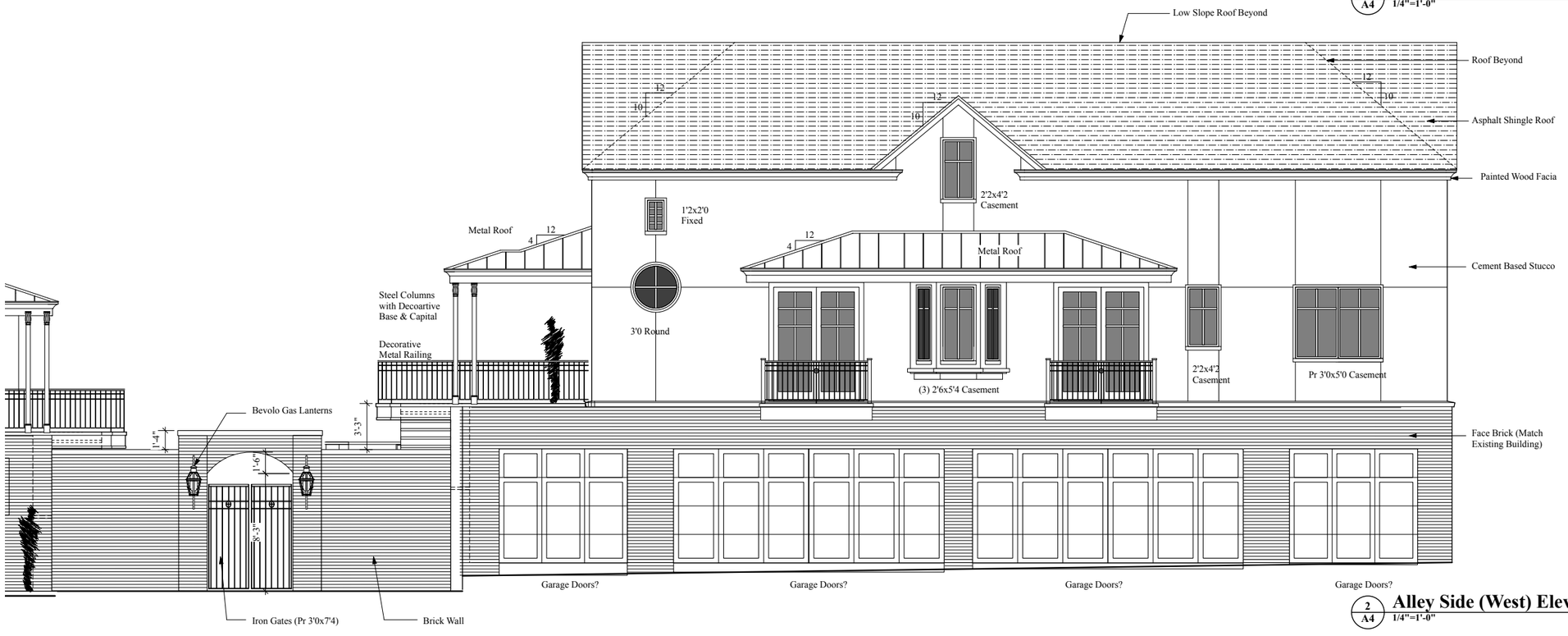
1 / A4 Front (North) Elvation
1/4"=1'-0"



2 / A4 Alley Side (West) Elevation
1/4"=1'-0"

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Exterior Elevations

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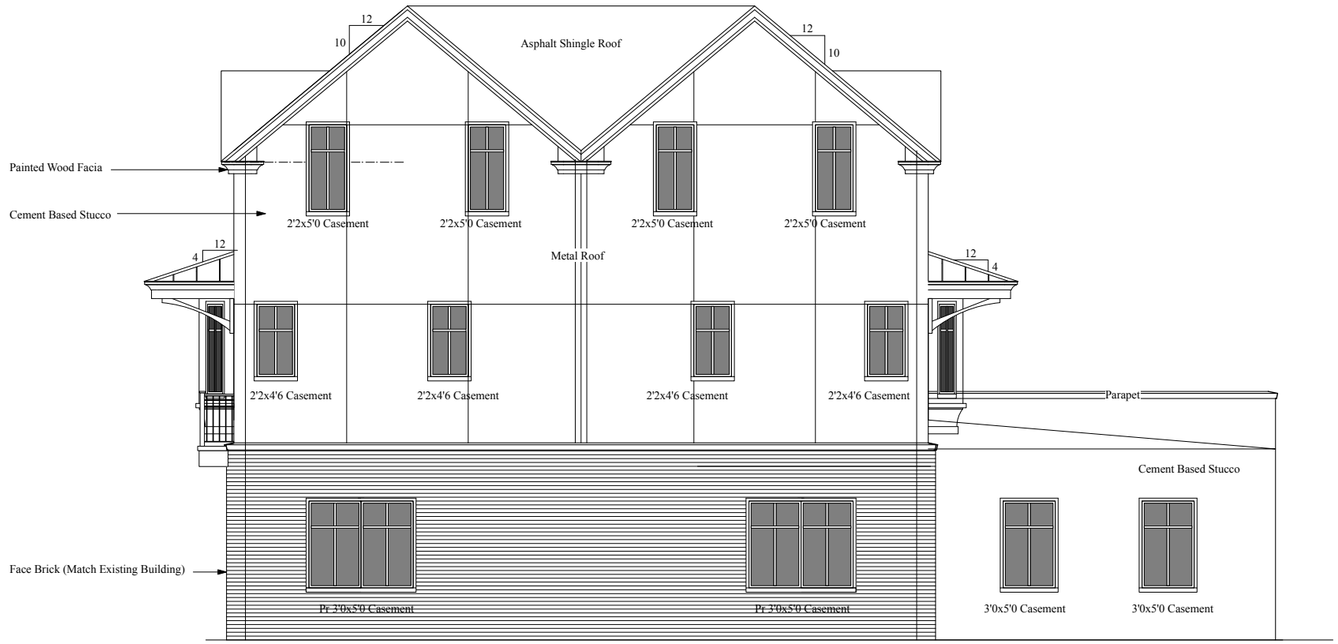
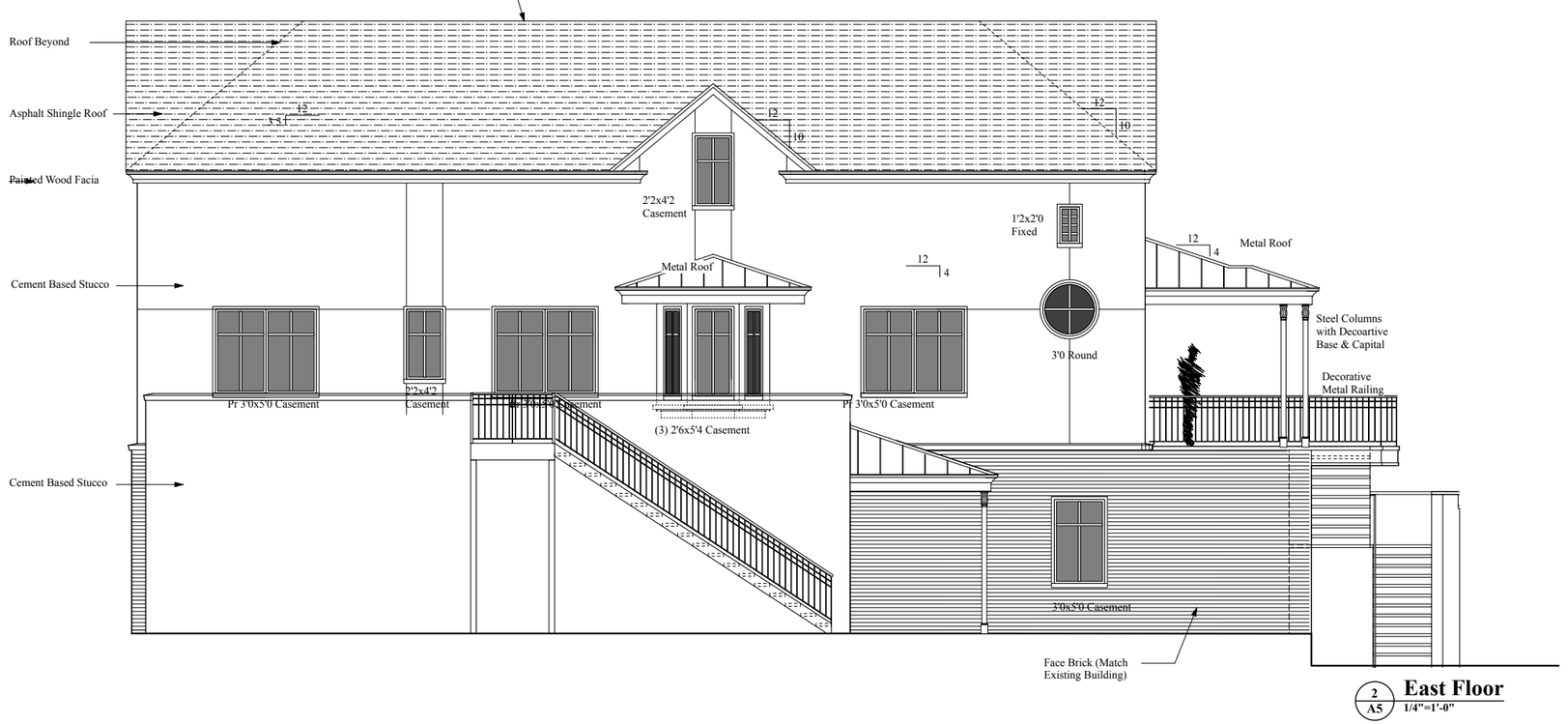


1 / A5 Rear (South) Elevation
1/4"=1'-0"



2 / A5 East Floor
1/4"=1'-0"

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

A New Residential Development
De La Mare Phase 2
Fairhope, Alabama

Date	January 22, 2026
Revised	
Revised	
Revised	
Drawn	
Checked	

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A5

Exterior Elevations

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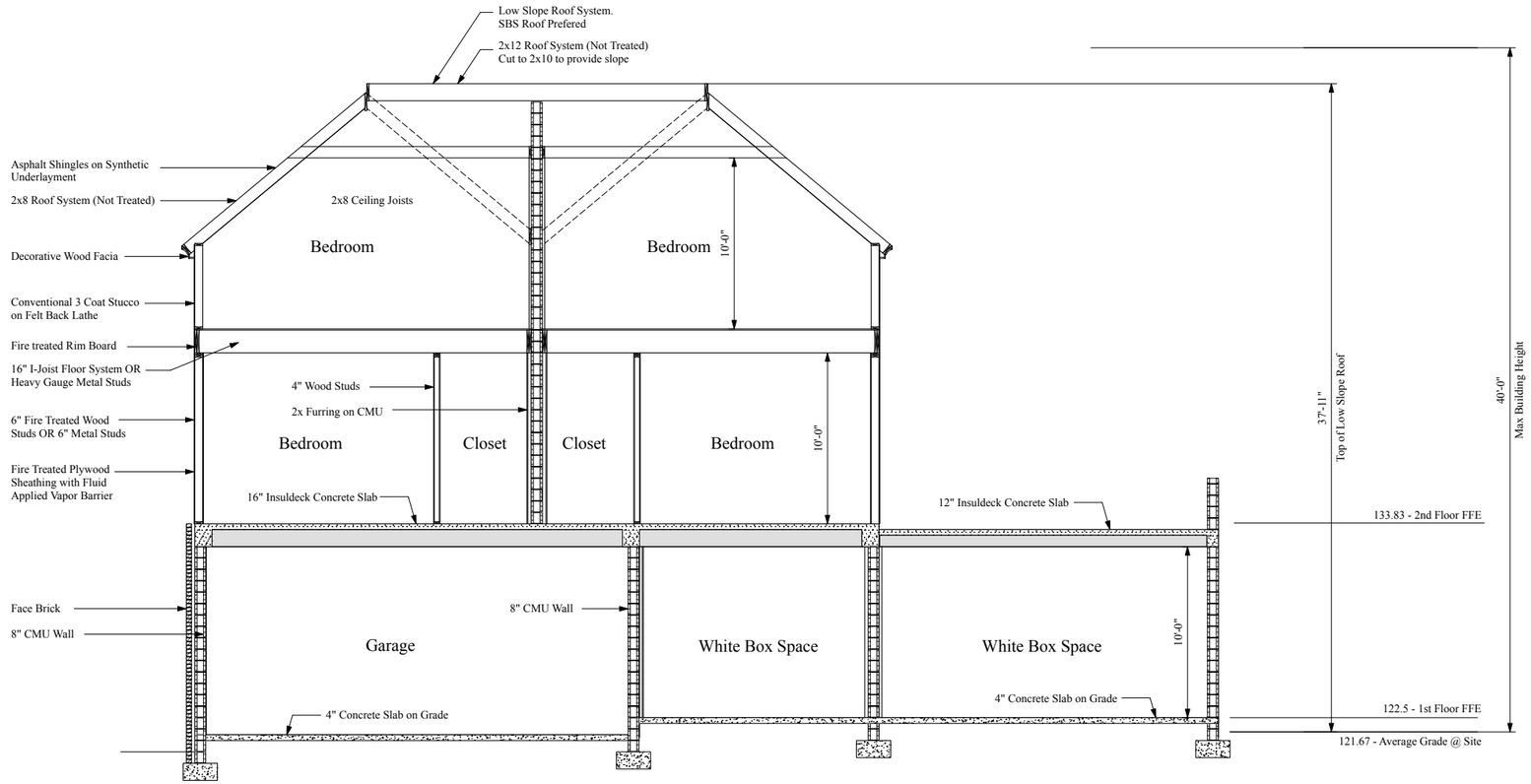

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A6

Building Section

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S.E. Civil
Engineering
& Surveying

January 20, 2026

Hunter Simmons
Fairhope Planning Department
451 Pecan Street
Fairhope, AL 36532

Re: De La Mare Phase 2 – Fire Flow

Dear Hunter:

Below are previous results from fire flow data for the hydrant located on Section Street:

Static: 53 psi
Residual: 51 psi
Pitot: 37.5 psi
Observed Flow: 1,015 gpm
Calculated Flow at 20 psi: 4,612 gpm

As you can see, there is adequate fire flow available.

If you have any questions, please let me know.

Sincerely,

Larry Smith, PE
lsmith@secivileng.com

S.E. Civil
Engineering
& Surveying

January 20, 2026

Hunter Simmons
Fairhope Planning Department
451 Pecan Avenue
Fairhope, AL 36532

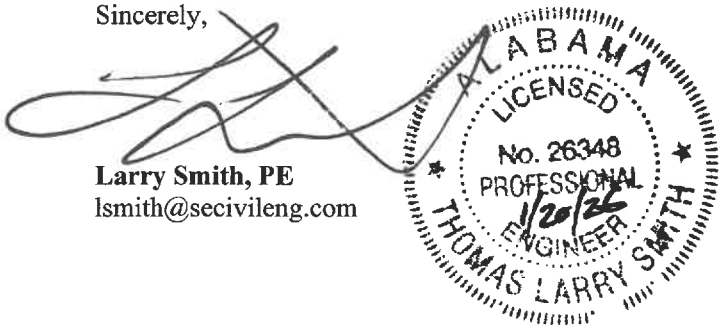
Re: De La Mare Phase 2 – Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The proposed development will consist of 2 residential units and approximately 1,860 sq. ft of office space. When plugging in this information into the ITE Trip Generation Report, we come up with 32 daily trips and 4 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,



Larry Smith, PE
lsmith@secivileng.com

Instructions:

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

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

NA: *Not Available*
DU: *Dwelling Unit*
Occ.Room: *Occupied Room*
KSF²: *Units of 1,000 square feet*
Fuel Position: *# of vehicles that could be fueled simultaneously*

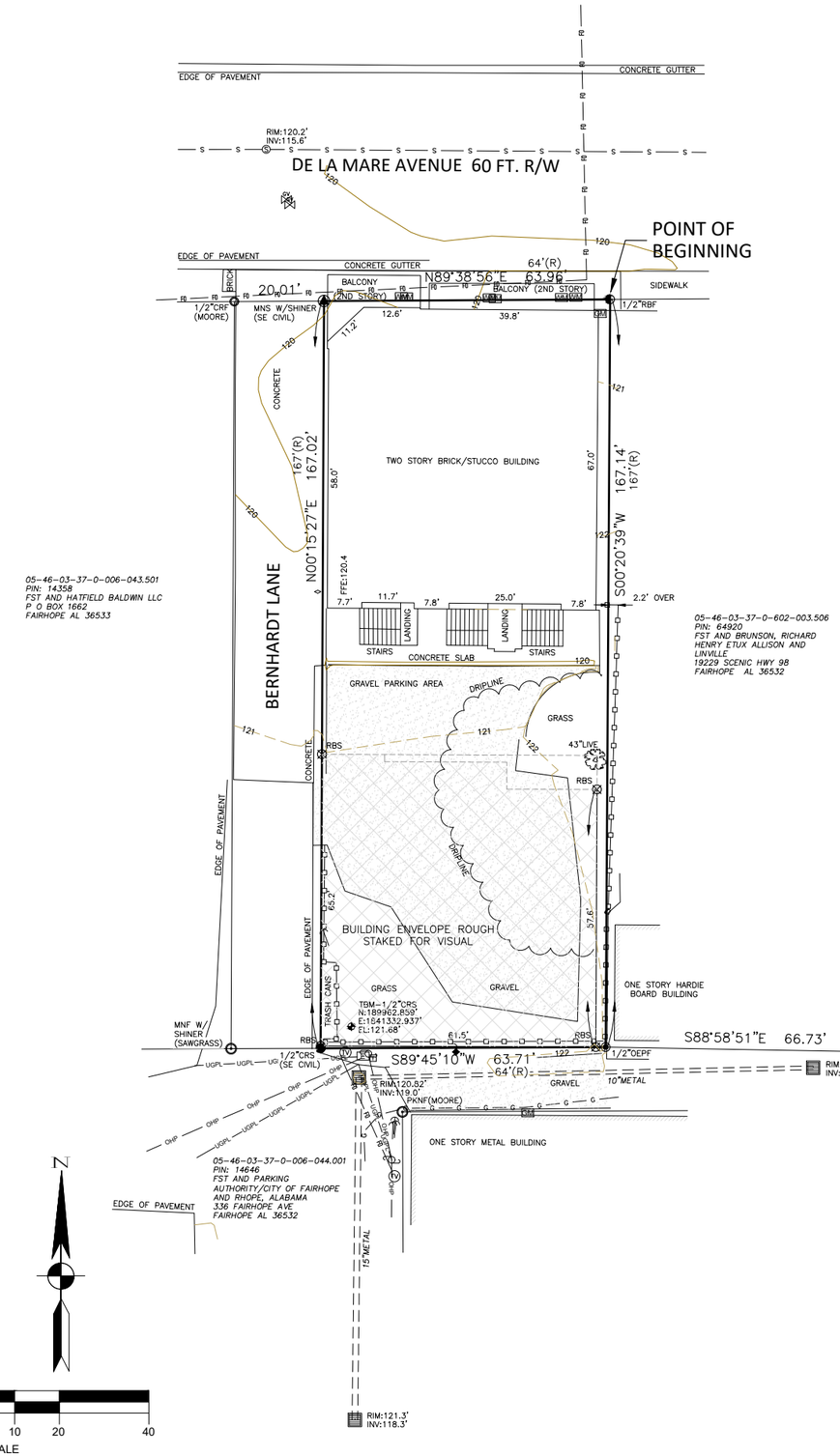
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF²	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF²	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF²	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF²	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF²	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF²	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF²	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF²	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	2.0	12	1	1	0
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA

Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA
Minature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA
Movie Theater w/o matinee 443	KSF^2	78.06	6.16	94%	6%		0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA
Movie Theater w/ matinee 444	KSF^2	NA	3.80	64%	36%		0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF^2	NA	13.43	56%	44%		0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA
Racquet Club 491	KSF^2	14.03	1.06	NA	NA		0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA
Health Club 492	KSF^2	32.93	3.53	57%	43%		0	0	NA	NA

Bowling Alley 494	KSF^2	33.33	3.54	35%	65%		0	0	NA	NA
Recreational Com. Center 495	KSF^2	22.88	1.45	37%	63%		0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA
Elementary School 520	KSF^2	15.43	1.21	45%	55%		0	0	NA	NA
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA
Middle/ JR. High School 522	KSF^2	13.78	1.19	52%	48%		0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA
High School 530	KSF^2	12.89	0.97	54%	46%		0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA
Junior/ Comm. College 540	KSF^2	27.49	2.54	58%	42%		0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA
Church 560	KSF^2	9.11	0.55	48%	52%		0	0	NA	NA
Synagogue 561	KSF^2	10.64	1.69	47%	53%		0	0	NA	NA
Daycare Center 565	KSF^2	79.26	12.46	47%	53%		0	0	NA	NA
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA
Prison 571	KSF^2	NA	2.91	NA	NA		0	0	NA	NA
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA
Library 590	KSF^2	56.24	7.30	48%	52%		0	0	NA	NA
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA
Hospital 610	KSF^2	16.50	1.14	42%	58%		0	0	NA	NA
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA
Clinic 630	KSF^2	31.45	5.18	NA	NA		0	0	NA	NA
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA
General Office 710 (Equation)	KSF^2	**Equation**	**Equation**	17%	83%		0	0	NA	NA
General Office 710	KSF^2	11.01	1.49	17%	83%	1.9	20	3	0	2
Corporate Headquarters 714	KSF^2	7.98	1.40	10%	90%		0	0	NA	NA
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA
Single Tenant Office Bldg 715	KSF^2	11.57	1.72	15%	85%		0	0	NA	NA
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA
Medical Dental Office 720	KSF^2	36.13	3.46	27%	73%		0	0	NA	NA
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA
Government Office Building 730	KSF^2	68.93	1.21	31%	69%		0	0	NA	NA
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA
State Motor Vehicles Dept. 731	KSF^2	166.02	17.09	NA	NA		0	0	NA	NA
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA
US Post Office 732	KSF^2	108.19	11.12	51%	49%		0	0	NA	NA
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA

Gov. Office Complex 733	KSF^2	27.92	2.85	31%	69%		0	0	NA	NA
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA
R&D Center 760	KSF^2	8.11	1.07	15%	85%		0	0	NA	NA
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA
Building Materials/Lumber 812	KSF^2	45.16	4.49	47%	53%		0	0	NA	NA
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA
Free-Standing Discount Superstore 813	KSF^2	53.13	4.61	49%	51%		0	0	NA	NA
Free-Standing Discount Store 815	KSF^2	57.24	5.00	50%	50%		0	0	NA	NA
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA
Hardware/Paint Store 816	KSF^2	51.29	4.84	47%	53%		0	0	NA	NA
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	KSF^2	36.08	3.80	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	KSF^2	39.00	5.17	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA
Shopping Center 820 (Equation)	KSF^2	**Equation**	**Equation**	49%	51%		0	0	NA	NA
Shopping Center 820 Rate	KSF^2	42.94	3.37	49%	51%		0	0	NA	NA
Factory Outlet Center 823	KSF^2	26.59	2.29	47%	53%		0	0	NA	NA
Quality Restaurant 931	KSF^2	89.95	7.49	67%	33%		0	0	NA	NA
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA
High Turnover/Sit Down Rest 932	KSF^2	127.15	11.15	59%	41%		0	0	NA	NA
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA
Fast Food w/o Drive Thru 933	KSF^2	716.00	26.15	51%	49%		0	0	NA	NA
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA
Fast Food w/ Drive Thru 934	KSF^2	496.12	33.48	52%	48%		0	0	NA	NA
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA
Drive Thru Only 935	KSF^2	NA	153.85	54%	46%		0	0	NA	NA
Drinking Place 925	KSF^2	NA	11.34	66%	34%		0	0	NA	NA
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA
Automobile Care Center 942	KSF^2	15.86	3.38	50%	50%		0	0	NA	NA
New Car Sales 841	KSF^2	33.34	2.59	39%	61%		0	0	NA	NA
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA
Automobile Parts Sales 843	KSF^2	61.91	5.98	49%	51%		0	0	NA	NA
Gasoline/Service Station 944	Fuel. Position	168.56	13.87	50%	50%		0	0	NA	NA
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA
Tire Store 848	KSF^2	24.87	4.15	43%	57%		0	0	NA	NA
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA
Supermarket 850	KSF^2	102.24	10.50	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 24 hrs) 851	KSF^2	737.99	52.41	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 16 Hrs) 852	KSF^2	NA	34.57	49%	51%		0	0	NA	NA
Convenien. Mkt w/ Gas Pumps 853	KSF^2	845.60	59.69	50%	50%		0	0	NA	NA
Discount Supermarket 854	KSF^2	96.82	8.90	50%	50%		0	0	NA	NA
Wholesale Market 860	KSF^2	6.73	0.88	53%	47%		0	0	NA	NA

Discount Club 857	KSF^2	41.80	4.24	50%	50%		0	0	NA	NA
Home Improvement Store 862	KSF^2	29.80	2.37	48%	52%		0	0	NA	NA
Electronics Superstore 863	KSF^2	45.04	4.50	49%	51%		0	0	NA	NA
Toy/Children's Superstore 864	KSF^2	NA	4.99	50%	50%		0	0	NA	NA
Apparel Store 876	KSF^2	66.40	3.83	50%	50%		0	0	NA	NA
Drugstore w/o Drive-Thru 880	KSF^2	90.06	8.42	50%	50%		0	0	NA	NA
Drugstore w/ Drive-Thru 881	KSF^2	88.16	10.35	50%	50%		0	0	NA	NA
Furniture Store 890	KSF^2	5.06	0.45	48%	52%		0	0	NA	NA
Video Arcade 895	KSF^2	NA	56.81	52%	48%		0	0	NA	NA
Video Rental Store 896	KSF^2	NA	31.54	50%	50%		0	0	NA	NA
Walk-in Bank 911	KSF^2	156.48	12.12	44%	56%		0	0	NA	NA
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA
Drive-in Bank 912	KSF^2	148.15	25.82	50%	50%		0	0	NA	NA



LEGEND:

(R) = RECORD BEARING/DISTANCE
CRS = CAPPED REBAR SET (SE CIVIL–CA1167LS)
MNS = MAG NAIL SET
RBS = 1/2" REBAR SET
CRF = CAPPED REBAR FOUND
MNF = MAG NAIL FOUND
OEPF = OPEN END PIPE FOUND
RBF = REBAR FOUND (NO CAP)
TBM = TEMPORARY BENCH MARK
INV = INVERT
PIN = PARCEL IDENTIFICATION NUMBER
= WOOD FENCE
UGPL = UNDERGROUND POWER LINE
= FIBER OPTIC LINE
OHP = OVERHEAD POWER LINE
G = GAS LINE
S = SEWER MAIN
= UTILITY POLE
= GUY WIRE
= TELEPHONE PEDESTAL
= SEWER MANHOLE
WM = WATER METER
GV = GAS VALVE
GM = GAS METER
= SEWER SERVICE CONNECTION
TV = CABLE TELEVISION PEDESTAL
E = ELECTRIC BOX
= OAK

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT–OF–WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB–SURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON JUNE 20, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (I) of the land of lessor in the City of Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320–21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac'l Section 18, T6S, R2E, Baldwin County, Alabama."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE–HALF INCH REBAR (NO CAP) AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13, DIVISION 1, PLAN OF SUBDIVISION OF LAND THE FAIRHOPE SINGLE TAX CORPORATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANOUS BOOK 1, PAGE 320 AND PAGE 321, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 167.14 FEET TO A ONE–HALF INCH OPEN–TOP IRON PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 63.71 FEET TO A ONE–HALF INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT–OF–WAY OF BERNHARDT LANE; THENCE RUN NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG SAID EAST RIGHT–OF–WAY, A DISTANCE OF 167.02 FEET TO A MAG NAIL WITH DISC SET (SE CIVIL) ON THE SOUTH RIGHT–OF–WAY LINE OF DE LA MARE AVENUE; THENCE RUN NORTH 89 DEGREES 38 MINUTES 56 SECONDS EAST, ALONG SAID SOUTH RIGHT–OF–WAY, A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.24 ACRES, MORE OR LESS.

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

07-02-2024

S.E. CIVIL, LLC — DATE
DAVID E. DIEHL — AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY

WALCOTT ADAMS VERNEUILLE

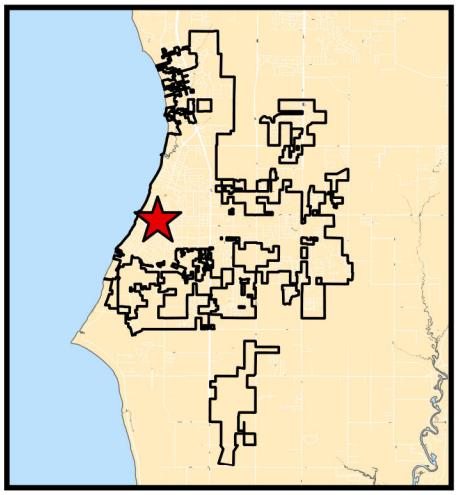
S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566

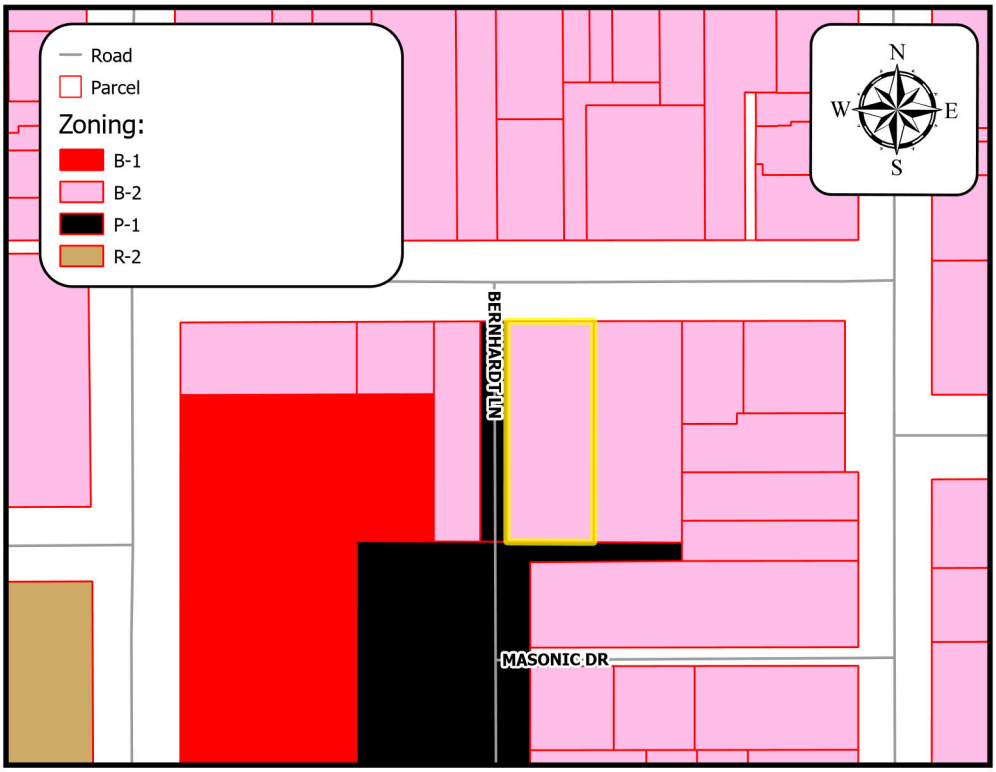
DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=20'
PROJECT	20241372
FILE	20241372
SHEET	1 OF 1

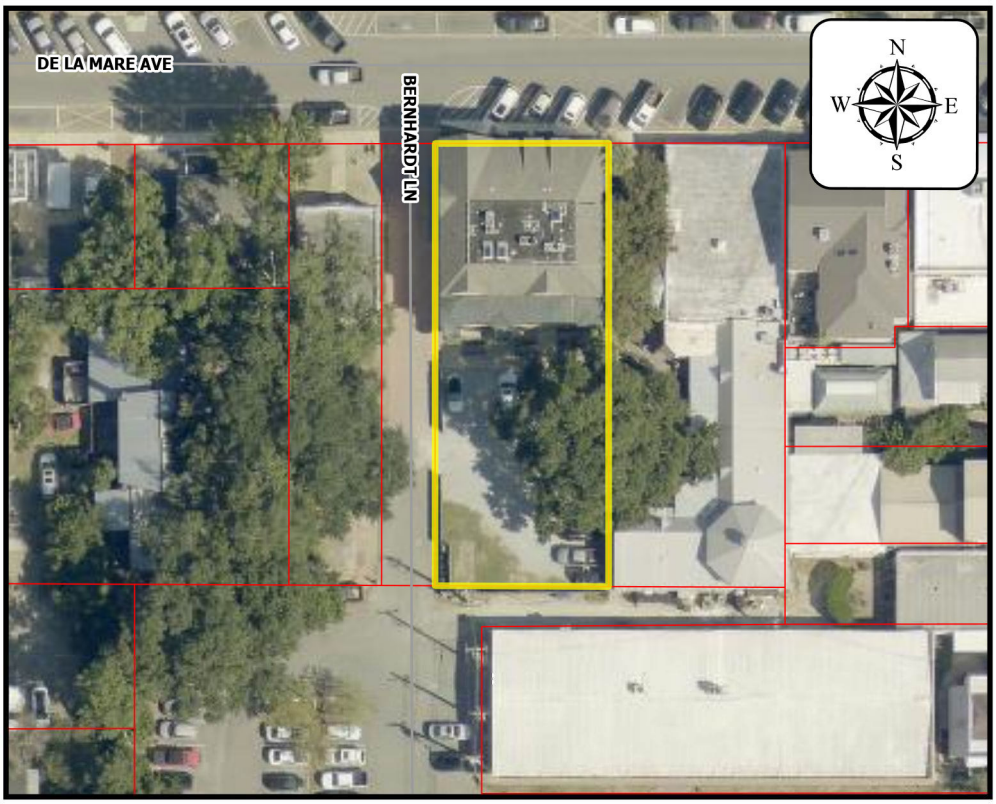
05-46-03-37-0-602-003.506
PIN: 64920
FST AND BRUNSON, RICHARD HENRY ETUX
ALLISON AND LINVILLE
19229 SCENIC HWY 98
FAIRHOPE AL 36532
ONE STORY HARDIE BOARD BUILDING
RIM:121.4'
INV:120.2'
10"METAL
SIDEWALK
CONCRETE GUTTER
BRICK
121
120
122
43"LIVE
PROPOSED BUILDING
3,867 SF UNDER ROOF
FIRST FLOOR:
UNIT A - 1,860 SF (OFFICE)
SECOND/THIRD FLOOR:
UNIT B - 2,065 SF (RESIDENTIAL)
UNIT C - 2,065 SF (RESIDENTIAL)
FIRST FLOOR FFE=122.75
BALCONY (2ND STORY)
STAIRS
LANDING
CANOPY
TWO STORY BRICK/STUCCO BUILDING
FFE:120.4
6 VEHICLE CARPORT
FFE=121.65
DE LA MARE AVENUE 60 FT. R/W
CONCRETE FLUME
CONCRETE
EDGE OF PAVEMENT
BERNHARDT LANE
RIM:120.82
INV:119.0'
14 LF 8"
ROOF D
05-46-03-37-0-006-043.501
PIN: 14358
FST AND HATFIELD BALDWIN LLC
P O BOX 1662
FAIRHOPE AL 36533

City of Fairhope
Planning Commission
March 2, 2026

SD 26.05 - De La Mare Phase 2







Project Name:
De La Mare Phase 2 MOP
Site Data:
0.24 acres
Project Type:
9-unit multiple occupancy project
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2, General Business District
PPIN Number:
15174
General Location:
Southeast corner of De La Mare and Bernhardt Lane
Surveyor of Record:
S.E. Civil, LLC
Engineer of Record:
S.E. Civil, LLC
Owner / Developer:
FST DELAMARE PLACE LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Michelle Melton

SUMMARY OF REQUEST

Request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST DELAMARE PLACE LLC, for Preliminary Plat approval of De La Mare Phase 2, a 9-unit Multiple Occupancy Project, on property zoned B-2, General Business District. The property is located on the southeast corner of De La Mare and Bernhardt Lane (314 De La Mare Avenue) and is 0.24± acres.

SITE HISTORY

Phase I of this development was built in 2002 and consists of the existing two-story mixed-use building with two (2) commercial units on the ground floor as The Happy Olive and The Avenue Boutique and three (3) residential units on the second floor. Originally, the building's ground floor contained three (3) separate units; however, The Happy Olive combined two (2) of the three (3) units resulting in the current layout.

Phase II (SR 03.01) was approved unanimously at the July 7, 2003, Planning Commission meeting. However, it does not appear that SR 03.01 was reviewed by the City Council, and as such, expired 365 days following Planning Commission review.

This application was submitted concurrently with SR 26.02 Site Plan Review of De La Mare Phase 2.

STAFF COMMENTS

The purpose of this request is to create two (2) additional residential units and one (1) office unit making nine (9) total units on one (1) existing metes-and-bounds parcel. The subject property is located within the Central Business District (CBD). Fairhope Utilities will provide the site with electric, water, sewer, and gas utility services.

Utility easement(s) will be required for proposed utility locations and must be approved by the Fairhope Parking Authority. If approved, the Final Plat should be revised to illustrate all necessary utility easements. Additionally, a note should be placed on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder. The Parking Authority has agreed to meet with the Applicant at its March 2026 meeting. It should be noted that the Parking Authority maintains the right to require improvements to be made to the existing alley connecting Bernhardt Lane and the French Quarter should they choose to grant the aforementioned easement(s).

A pre-construction meeting will be required prior to issuance of any building permits associated with the proposed development.

Utilities
As previously mentioned, all work and connections within Bernhardt Lane and the alley require consent and easements from the Fairhope Parking Authority. Utility service providers for the subject site include Fairhope Utilities for electric, water, sewer, and gas, as well as AT&T for communications. Electric service will require upgrades at the owner/developer's expense, with aid-to-construction costs determined upon review of final drawings. Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs), and any required infrastructure improvements will be the developer's responsibility.

Traffic
A Traffic Concurrence Verification letter was submitted with the application and is attached to this packet. As proposed the addition of two (2) residential units and approximately 1,860 sf of office space is estimated to generate four (4) peak hour trips. As such, no further traffic study was conducted.

Drainage
The new building will utilize roof drains and internal roof drains to direct water to the rear of the building and will be dispersed directly into the existing storm system. Rainfall in the courtyard will sheet flow towards the alley and enter the existing concrete flume along De La Mare Ph. I. The additional building will not change the existing flow patterns and will not have a negative impact on adjacent properties per Drainage Letter dated January 21, 2026, in the packet.

Public Works (Garbage)
The applicant is proposing nine (9) garbage receptacles to be located in the alley south of the subject property. The proposed location has been approved by Public Works stating that the subject site will be on a "back door truck" route.

Tree & Landscaping
There is a 43 inch Live Oak Heritage Tree located on site which shall be protected and preserved throughout the construction process (*See Sheet D01 in Proposed Site Improvement Plans)*. The proposed plans illustrate a paver courtyard, fountain, and planters proposed in the common area between Phases I and II.

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations the Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a) The proposed subdivision is not consistent with the City's Comprehensive Plan, and/or the City's Zoning ordinance, where applicable;
b) The proposed subdivision is not consistent with the City's Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;
c) The proposed subdivision is not consistent with these Regulations;
d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City."

Recommendation:

Staff recommends **APPROVAL** of SD 26.05 De La Mare Phase II Preliminary Plat with the following conditions:

1. Approval of SR 26.02 De La Mare Phase II Site Plan by the City Council;
2. Revisions of all construction and architectural plans to replace the label for "Rooftop Terrace" with Second Floor Porch";
3. Provision of written consent and approval by the Parking Authority for the use of Bernhardt Lane and the alley behind Phase II during construction;
4. Approval of all easement(s) by the Parking Authority for utilities and/or services within Bernhardt Lane ROW and the alley behind Phase II shown on Site Plan; and
5. Completion of any required improvements to alley behind Phase II or Bernhardt Lane ROW as determined by the Applicant, Parking Authority, and applicable city departments.

Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure

Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
B-1	None/ -	none	20' [d]	20'	none [e]			30' [l]
B-2	None/ -	none	20' [d]	none [f]	none [e]			30' [l]
B-3a	7,500 s.f./ -	60'	30'	35'	10'		30%	30' [l]
B-3b	7,500 s.f./ -	60'	20'	20'	none [e]		none	30' [l]
B-4	None/ -	none	20'	20'	10'			30' [l]

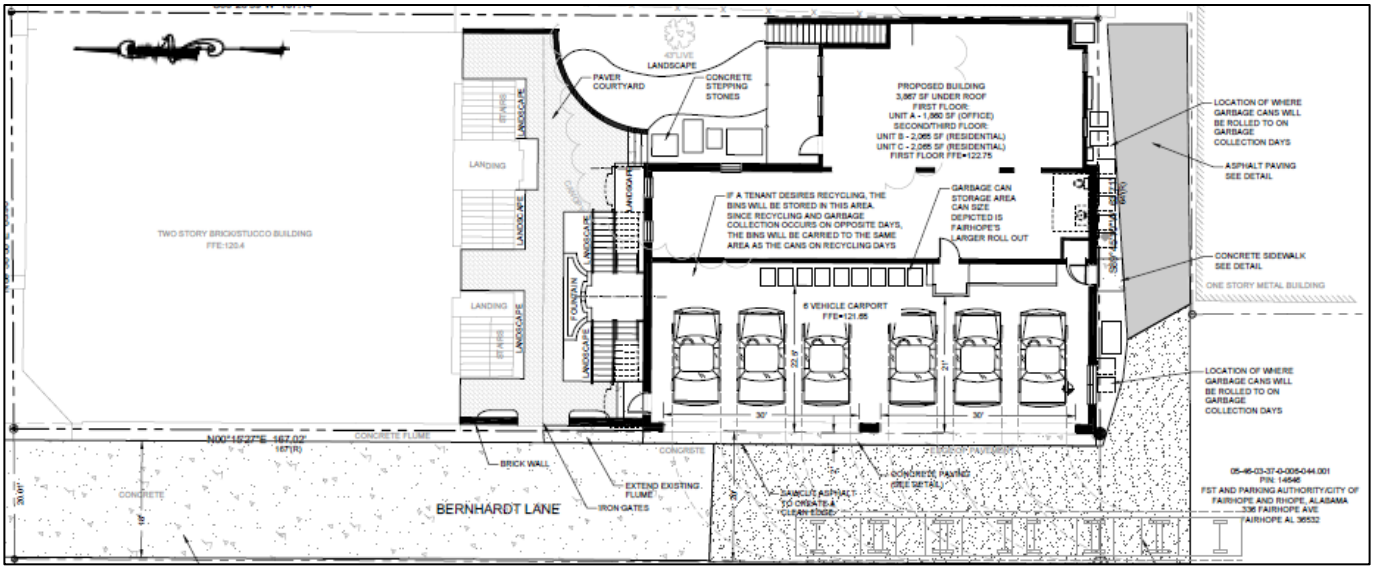
d. Where a lot abuts residential property on both sides, the front setback shall be in line with adjacent structures.

e. Where a lot abuts residential property, the side setback shall be 10'.

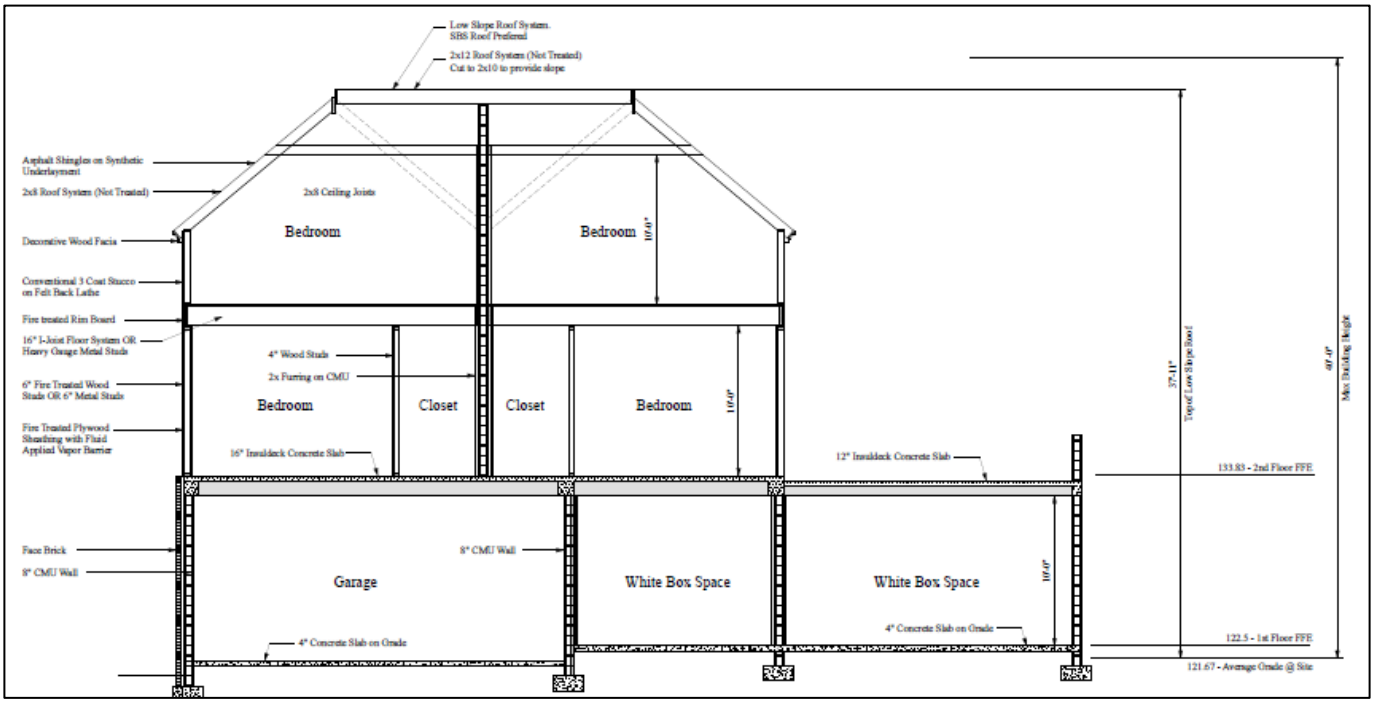
f. Where a lot abuts residential property to the rear, the rear setback shall be 20'

l. A building located in any commercial zone may have a height of 35' if it contains both residential and commercial space. The residential use must make up at least 33% of the total area of the building and be located on the second and/or third floor and retail or office space must be located on ground and/or second floor. (See Site Plan Review Article II, Section C, Sub-section 2 – Site Plan, for approval procedures)

Preliminary Plat Site Plan

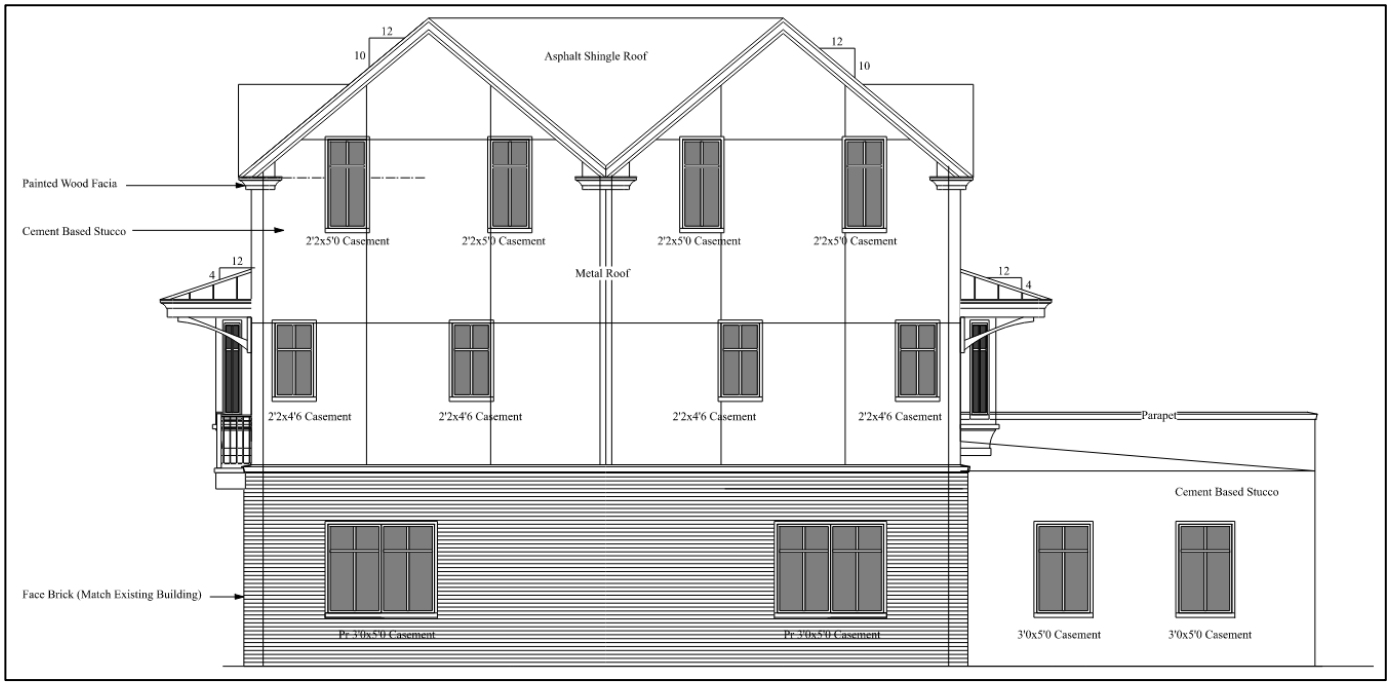


Building Section



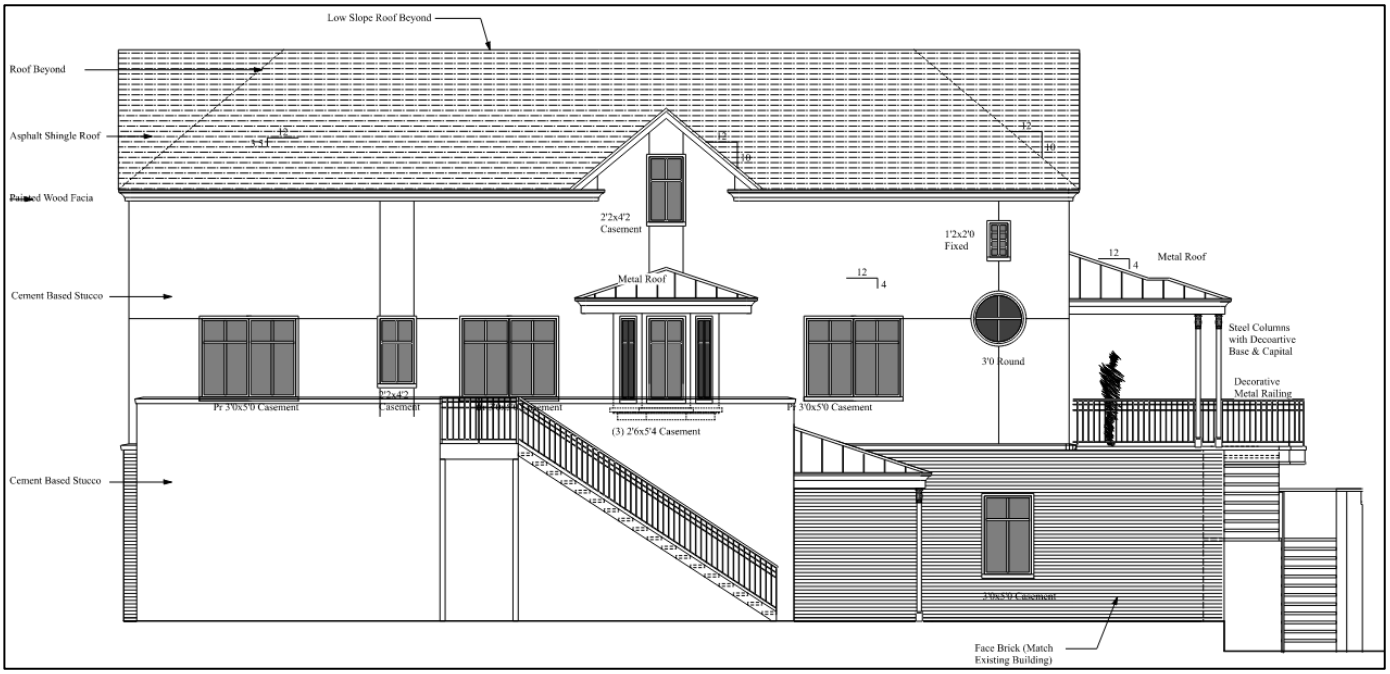
Elevations: Front (North)

Elevations: Rear (South)



Elevations: Alley Side (West)

Elevations: Side (East)



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: 1/20/2026

Property Owner / Leaseholder Information

Name of Property Owner: FST DELAMARE PLACE LLC Phone Number: 251-422-6211
Address of Property Owner: PO Box 506
City: Point Clear State: AL Zip: 36564

Proposed Subdivision Name: De La Mare Phase 2
No. Acres in Plat: 0.24 AC. No. Lots/Units: 9
Parcel No: 05-46-03-37-0-602-003.504 Current Zoning: B-2 (CBD)

Authorized Agent Information

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

Name of Authorized Agent: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Larry Smith, PE

Surveyor/Engineer Information

Name of Firm: SE Civil, LLC Phone Number: 251-990-6566
Address: 9969 Windmill Road
City: Fairhope State: AL Zip: 36532
Contact Person: Larry Smith, PE

Plat Fee Calculation:

Reference: Ordinance 1269

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

Larry Smith (Agent)
Property Owner/Leaseholder Printed Name

Signature

1/12/26
Date

Fairhope Single Tax Corp. (If Applicable)

Reuben E. Davidson III
Secretary, FSTC

677839

Posted by:	Checked by:
CS	

THE STATE OF ALABAMA
BALDWIN COUNTY
I, Adrian T. Johns Judge of Probate in and for said State and County, do hereby certify that the within and forgoing is a true and correct copy of Articles of Organization as the same appears of record in my office on this date.
Instrument # 618224
Given under my hand and seal of office this 24th day of September 2001
Adrian T. Johns
JUDGE OF PROBATE

ARTICLES OF ORGANIZATION

OF

DELAMARE PLACE, L.L.C.,
AN ALABAMA LIMITED LIABILITY COMPANY

The undersigned, for the purpose of forming a limited liability company under **Ala. Code, §10-12-1 et seq.** as amended (the "**Alabama Limited Liability Company Act**") files the following **Articles of Organization** in the **Office of the Judge of Probate of Baldwin County, Alabama** and affirms that the facts stated in these **Articles of Organization** are true and correct:

1. **Name**. The name of the limited liability company is **Delamare Place, L.L.C.** (the "**Company**").

2. **Duration**. The period of duration of the **Company** shall be perpetual, unless the **Company** is dissolved and the affairs of the **Company** are wound up in accordance with the **Alabama Limited Liability Company Act**.

3. **Purpose**. The purposes for which the **Company** is formed are:

A. To acquire by purchase, exchange, lease, hire or otherwise, real property of every kind, character and description whatever, wherever located, and interests of all kinds in real property; and to hold, own, develop, improve, manage, operate, let as lessor or sublessor, and mortgage such property; to sell and exchange said property and interests in said property; and to obtain, use, dispose of and deal in and with said property in every other manner, either alone or in conjunction with others, as partners, joint venturers or otherwise.

B. The **Company** is organized with a general business purpose and may transact any other lawful business or activity for which **Limited Liability Companies** may be organized pursuant to the **Alabama Limited Liability Company Act.**

618224

4. **Registered Agent and Office**. The location address of the initial registered office of the **Company** is **18138 Woodland Drive, Fairhope, Alabama 36532** and the mailing address of the initial registered office of the **Company** is **Post Office Box 506, Point Clear, Alabama 36564**. The name of the initial registered agent of the **Company** at that address is **Ware M. Porter**.

5. **Initial Member**. The name address of the sole **Member** of the **Company** is **Ware M. Porter**.

6. **Additional Members**. Additional **Members** may be admitted but only upon the unanimous written consent of the then existing **Member** or **Members**.

7. **Continuation of Business.** Upon occurrence of an event of dissociation of a **Member** in the **Company**, the remaining **Member** or **Members** of the **Company** shall have the right to continue the business of the **Company**; provided that **(i)** there is at least **one (1)** remaining **Member**, and **(ii)** the legal existence of the **Company** is continued by the unanimous written

RECEIVED

SEP 28 2001

SECRETARY OF STATE

consent of all remaining **Members** within **ninety (90) days** after the occurrence of the event of dissociation.

8. **Management**. Management of the **Company** shall be vested in the **Member** of the **Company**.

9. **No Liability**. The **Member** of the **Company** shall have no liability for any debt, obligation or liability of the **Company** as provided in the **Alabama Limited Liability Company Act**.

The undersigned, constituting the sole **Member** of the **Company** named in these **Articles of Organization** in accordance with the **Alabama Limited Liability Company Act**, executed these **Articles of Organization** this 7th day of **September, 2001**.

_____(Seal)
Ware M. Porter

STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **Ware M. Porter**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of **September, 2001**.

_____
W. Kenneth Heard
Notary Public
My Commission Expires: 8/10/05

THIS INSTRUMENT PREPARED BY:
Sam W. Irby
Irby & Heard, P.C.
Attorneys at Law
317 Magnolia Avenue
Post Office Box 1031
Fairhope, Alabama 36533
(334)928-4555

I:\Files\Files.01\01302\LLC Documentation\Articles of Organization.wpd

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:

2001 September-24 2:21PM

Instrument Number 618224 Pages 2
Recording 35.00 Mortgage
Deed Min Tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate

S.E. Civil
Engineering
& Surveying

Agent Authorization Form

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:
De La Mare Phase 2, located at 314 De La Mare, Fairhope AL 36532.

Sincerely,

OWNER: MARK M. PORTER
Authorized as Member/ Signatory (Print Name)
DELAMARE PLACE LLC

Signature Date 1/12/26

PROPOSED SITE IMPROVEMENT PLANS

for

De La Mare Phase 2

De La Mare Avenue
Fairhope, AL 36532

LEGAL DESCRIPTION

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (I) of the land of lessor in the City of
Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320-21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac1 Section 18, T8S, R2E, Baldwin County, Alabama."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH REBAR (NO CAP) AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13, DIVISION 1, PLAN OF SUBDIVISION OF LAND THE FAIRHOPE SINGLE TAX CORPORATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANOUS BOOK 1, PAGE 320 AND PAGE 321, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 167.14 FEET TO A ONE-HALF INCH OPEN-TOP IRON PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 63.71 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF BERNHARDT LANE; THENCE RUN NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 167.02 FEET TO A MAG NAIL WITH DISC SET (SE CIVIL) ON THE SOUTH RIGHT-OF-WAY LINE OF DE LA MARE AVENUE; THENCE RUN NORTH 89 DEGREES 38 MINUTES 56 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.24 ACRES, MORE OR LESS.

CONTACTS

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

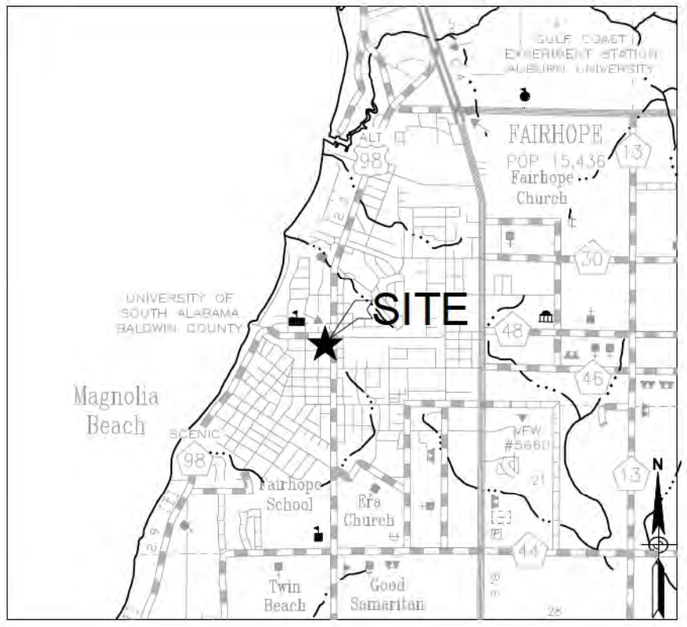
PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

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

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



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

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

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

ENGINEER'S CERTIFICATE

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

Project Engineer

February 11, 2026
Name of Project to which this Certificate Applies: De La Mare Phase 2
Plans which are certified consist of Pages Cover Sheet thru Sheet C07.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH

TABLE OF CONTENTS

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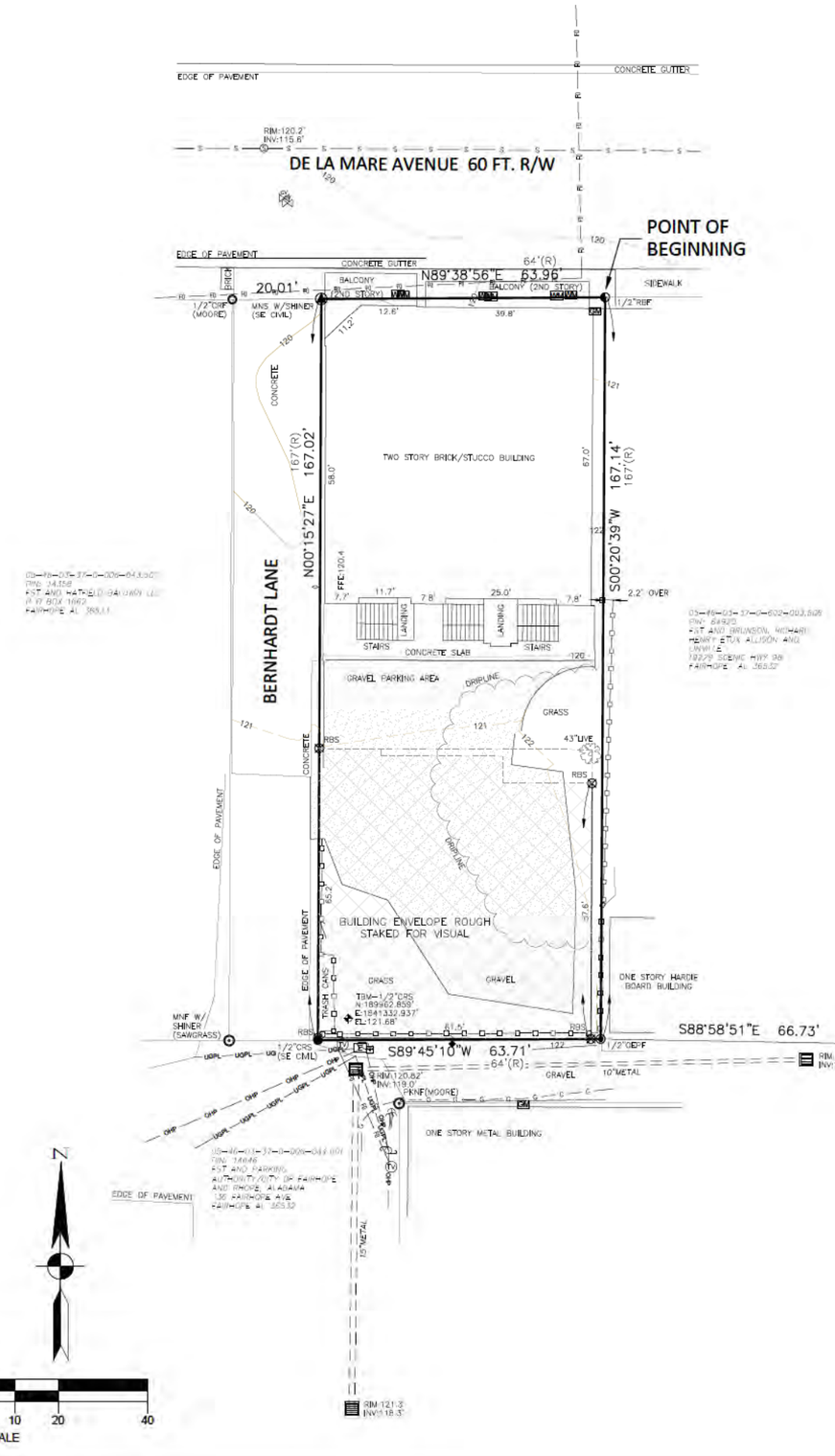
REVISIONS

REVISIONS:

NO.	DATE	APPR.	REVISION
0	1/20/26	TLS	INITIAL CITY OF FAIRHOPE SUBMITTAL
1	2/11/26	TLS	RE-SUBMITTAL TO FAIRHOPE



LEGEND:

(R) = RECORD BEARING/DISTANCE
CRS = CAPPED REBAR SET (SE CIVIL–CA1167LS)
MNS = MAG NAIL SET
RBS = 1/2" REBAR SET
CRF = CAPPED REBAR FOUND
MNF = MAG NAIL FOUND
OEPF = OPEN END PIPE FOUND
RBF = REBAR FOUND (NO CAP)
TBM = TEMPORARY BENCH MARK
INV = INVERT
PIN = PARCEL IDENTIFICATION NUMBER
= WOOD FENCE
UGPL = UNDERGROUND POWER LINE
= FIBER OPTIC LINE
OHP = OVERHEAD POWER LINE
= GAS LINE
= SEWER MAIN
= UTILITY POLE
= GUY WIRE
= TELEPHONE PEDESTAL
= SEWER MANHOLE
WM = WATER METER
= GAS VALVE
GM = GAS METER
= SEWER SERVICE CONNECTION
= CABLE TELEVISION PEDESTAL
= ELECTRIC BOX
= OAK

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT–OF–WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB–SURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON JUNE 20, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (1) of the land of lessor in the City of Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320–21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac'l Section 18, T6S, R2E, Baldwin County, Alabama."

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

07-02-2024

S.E. CIVIL, LLC — DATE
DAVID E. DIEHL — AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

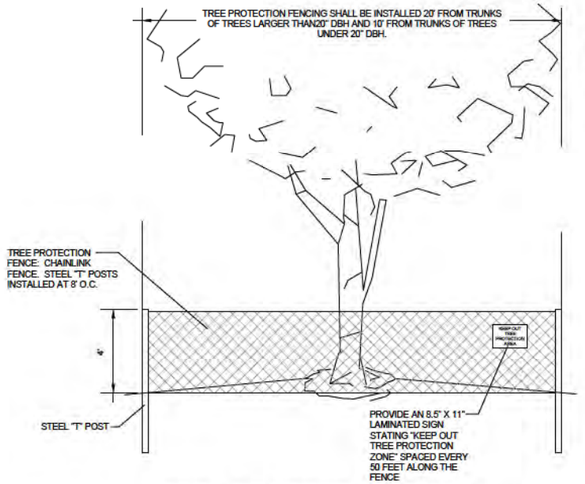
ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY

WALCOTT ADAMS VERNEUILLE

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=20'
PROJECT	20241372
FILE	20241372
SHEET	1 OF 1



TREE PROTECTION FENCE

SCALE: NTS

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

DEMOLITION NOTES

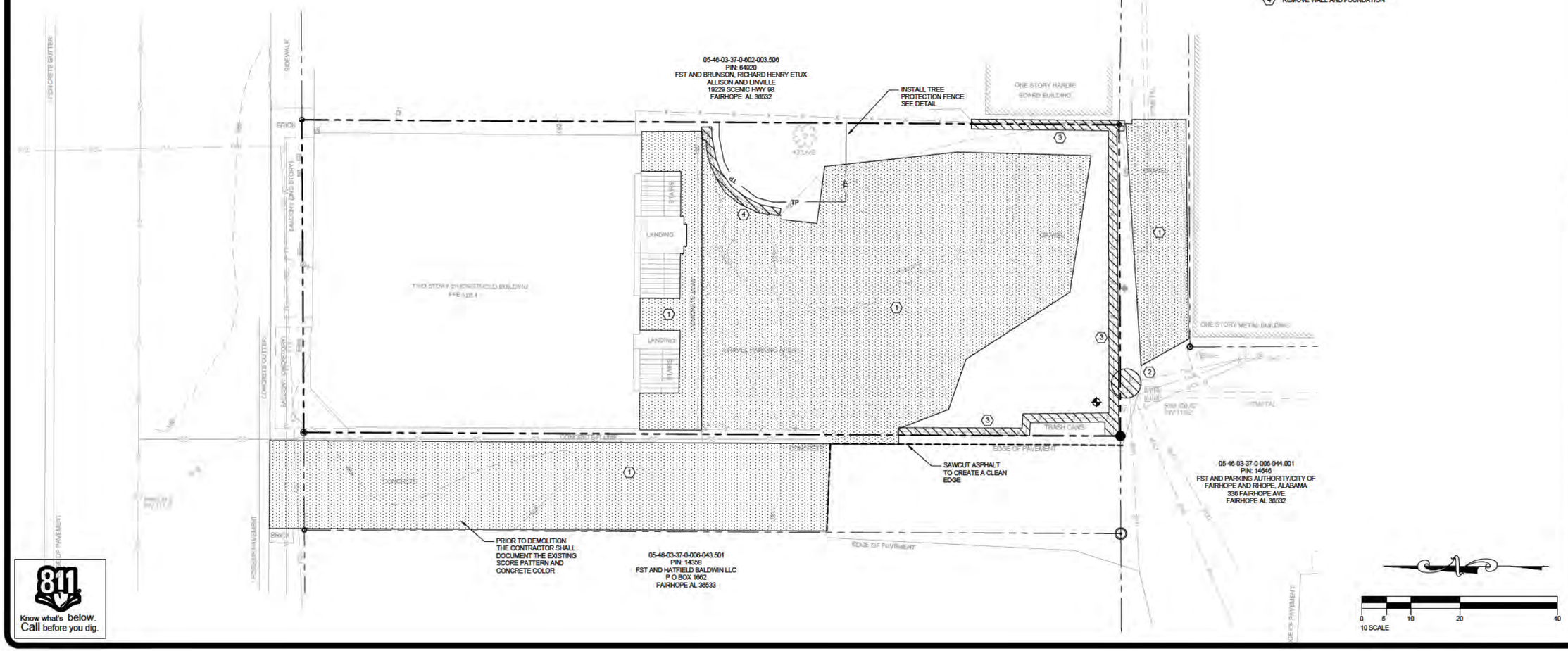
1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR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

DEMOLITION LEGEND

- REMOVAL - FENCE/UTILITY/WALL
- REMOVAL - ASPHALT/CONCRETE/GRAVEL
- ASPHALT SAWCUT
- TREE PROTECTION FENCE

DEMOLITION SYMBOLS

1. REMOVE PAVING AND BASE MATERIAL
2. REMOVE POWER POLE AND GUY WIRES, COORDINATE WITH UTILITY
3. REMOVE FENCE, POSTS, AND CONCRETE
4. REMOVE WALL AND FOUNDATION



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REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-4566

DEMOLITION PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN	SCALE
TLS	1"=10'

SHEET
D01

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/RES. UNIT) =	5
TOTAL PROVIDED =	6

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.245 ACRES	–
BUILDING AREA (UNDER ROOF)	0.183 ACRES	74.69%
IMPERVIOUS PAVING	0.038 ACRES	15.51%
GRASSED/LANDSCAPED AREA	0.024 ACRES	9.80%

SITE ANALYSIS

SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.245 AC	40'-0"	7,971 SF

REQUIRED PARKING	PROVIDED PARKING
5 SPACES (SEE PARKING DATA)	6 SPACES
JURISDICTION: C.O. FAIRHOPE	ZONING: B-2 (CBD)
IMPERVIOUS AREA: 0.221 AC (90.20%)	PERVIOUS AREA: 0.024 AC (9.80%)

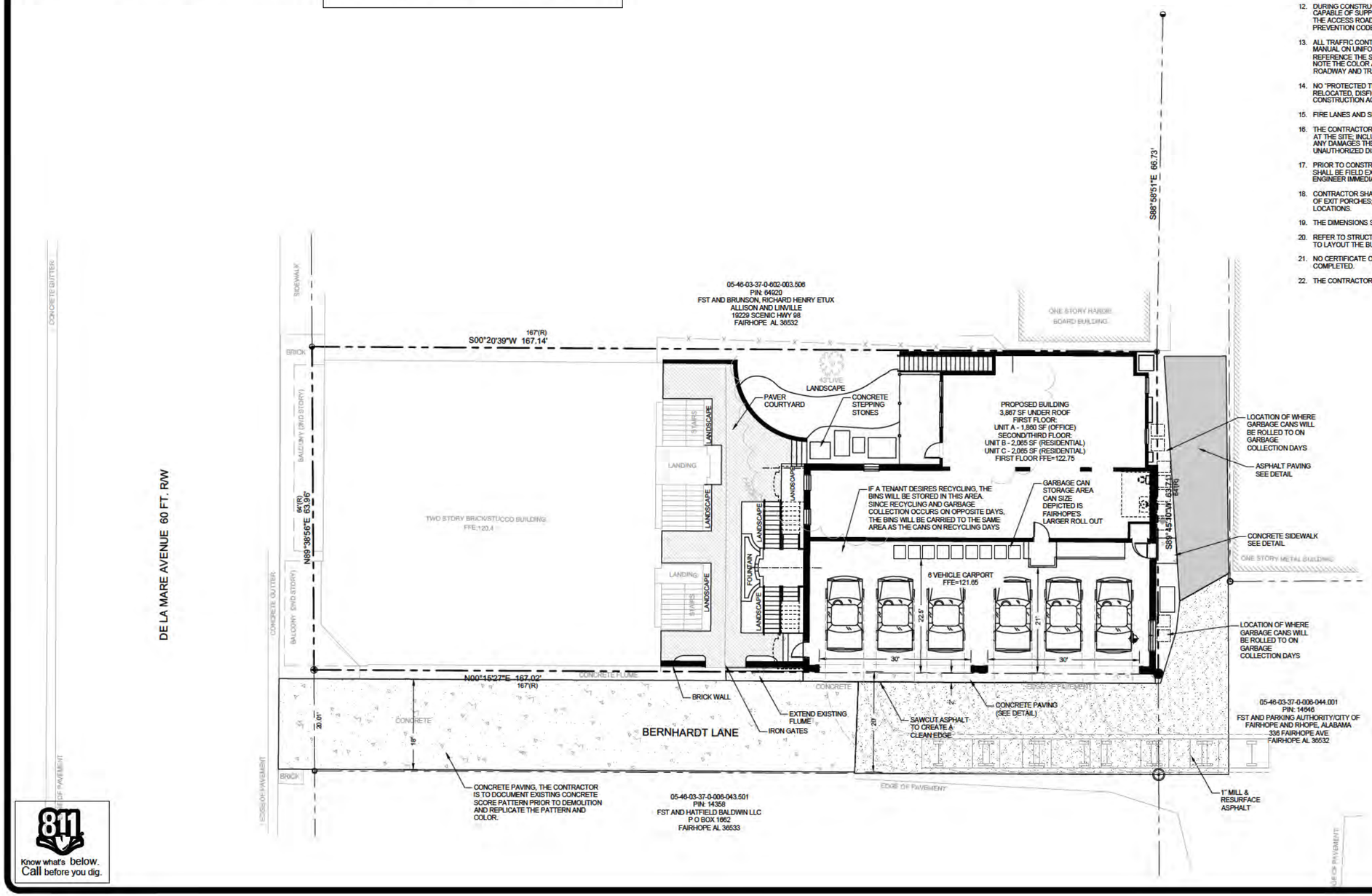
BUILDING SETBACKS:	REQUIRED:
FRONT YARD:	0 FT
SIDE YARD:	0 FT
REAR YARD:	0 FT
MAXIMUM BUILDING HEIGHT:	40'
MAX. GROUND COVERAGE RATIO:	N/A
PROPOSED BUILDING COVERAGE	7,971 SF (74.69%)

SITE PLAN LEGEND

EXISTING		PROPOSED
	VALLEY GUTTER	
	EDGE OF PAVEMENT	
	MILL & RESURFACE	
	CONCRETE PAVING	
	ASPHALT PAVING	

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR 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.
5. 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.
6. THIS SITE IS ZONED B-2 (CBD).
7. TOTAL SITE ACREAGE = 0.24 ACRES.
8. NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
12. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
13. 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.
14. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
15. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
16. 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.
17. 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.
18. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
19. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
20. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
21. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
22. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.



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REVISION | DATE

S.E. Civil Engineering & Surveying
9460 Windmill Road
Fairhope, AL 36532
251-990-4566

SITE PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

APPLY SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

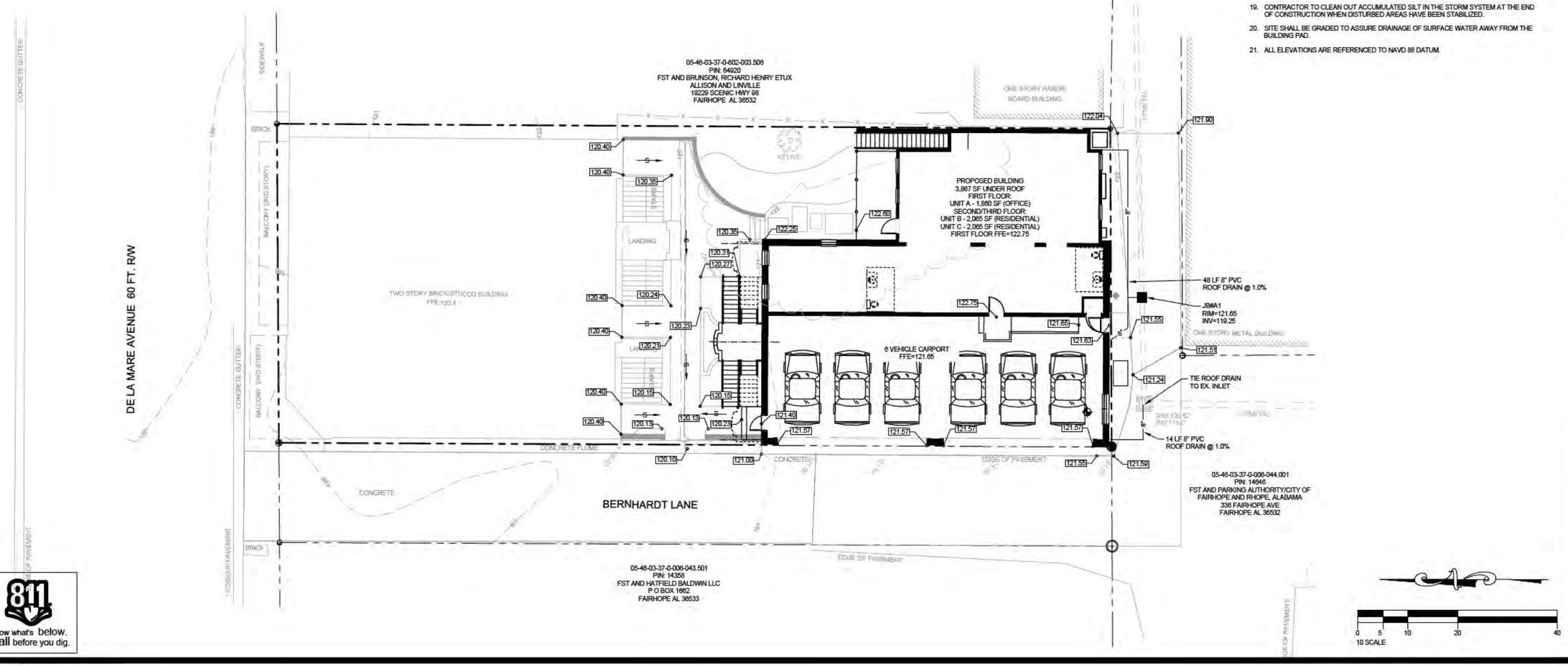
SHEET C01

GRADING & DRAINAGE PLAN LEGEND

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

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED.
3. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
4. STORM PIPE SHALL BE AS FOLLOWS:
   RCP, CLASS III PER ALDOT SPECIFICATIONS.
   HDPE, ADS N12 PIPE PER SPECIFICATIONS.
   PVC, SCH. 40 PIPE PER SPECIFICATIONS.
   THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
5. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
8. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
   WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
   CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   JUNCTION BOX = RIM; THE TOP MOST PART OF THE RIM AND COVER CASTING.
9. FIRM NO. 01003C0644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X (UNSHADED).
10. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER.
11. 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.
12. 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.
13. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
14. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
15. 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.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
17. 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.
18. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
19. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
20. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
21. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.



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S.E. Civil Engineering & Surveying
9460 Wilson Blvd
Fairhope, AL 36532
251-990-4566

GRADING & DRAINAGE PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

SHEET C02

CONSTRUCTION SEQUENCE - PHASE 1

1. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, AND CONSTRUCTION EXIT.
2. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
3. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
4. REQUEST BMP INSPECTION PRIOR TO CLEARING.
5. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. CONSTRUCT BUILDING AND INSTALL UTILITIES.
3. INSTALL STONE BASE.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

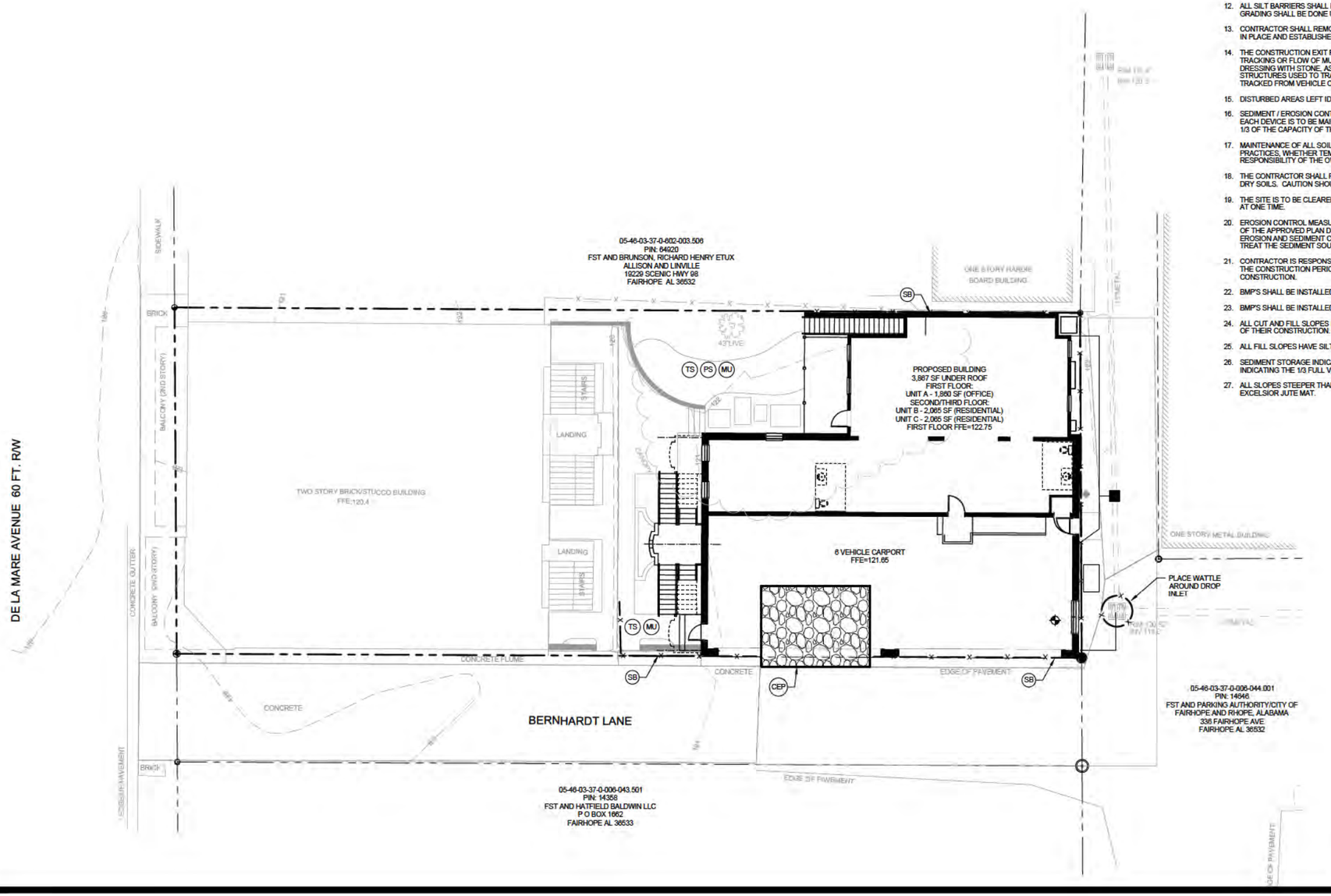
1. INSTALL PAVING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED REMOVE BMPS.
4. STABILIZE ANY AREAS DISTURBED BY BMP REMOVAL.

LEGEND:

SB	SEDIMENT BARRIER
CEP	CONSTRUCTION EXIT PAD
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING

USDA SOIL SURVEY CLASSIFICATIONS

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



EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT DAVID WEBB, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.15 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
25. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
26. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
27. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

Know what's below. Call before you dig.

REVISION | DATE

S.E. Civil Engineering & Surveying
9460 Wilson Blvd
Fairhope, AL 36532
251-990-6566

EROSION & SEDIMENT CONTROL PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

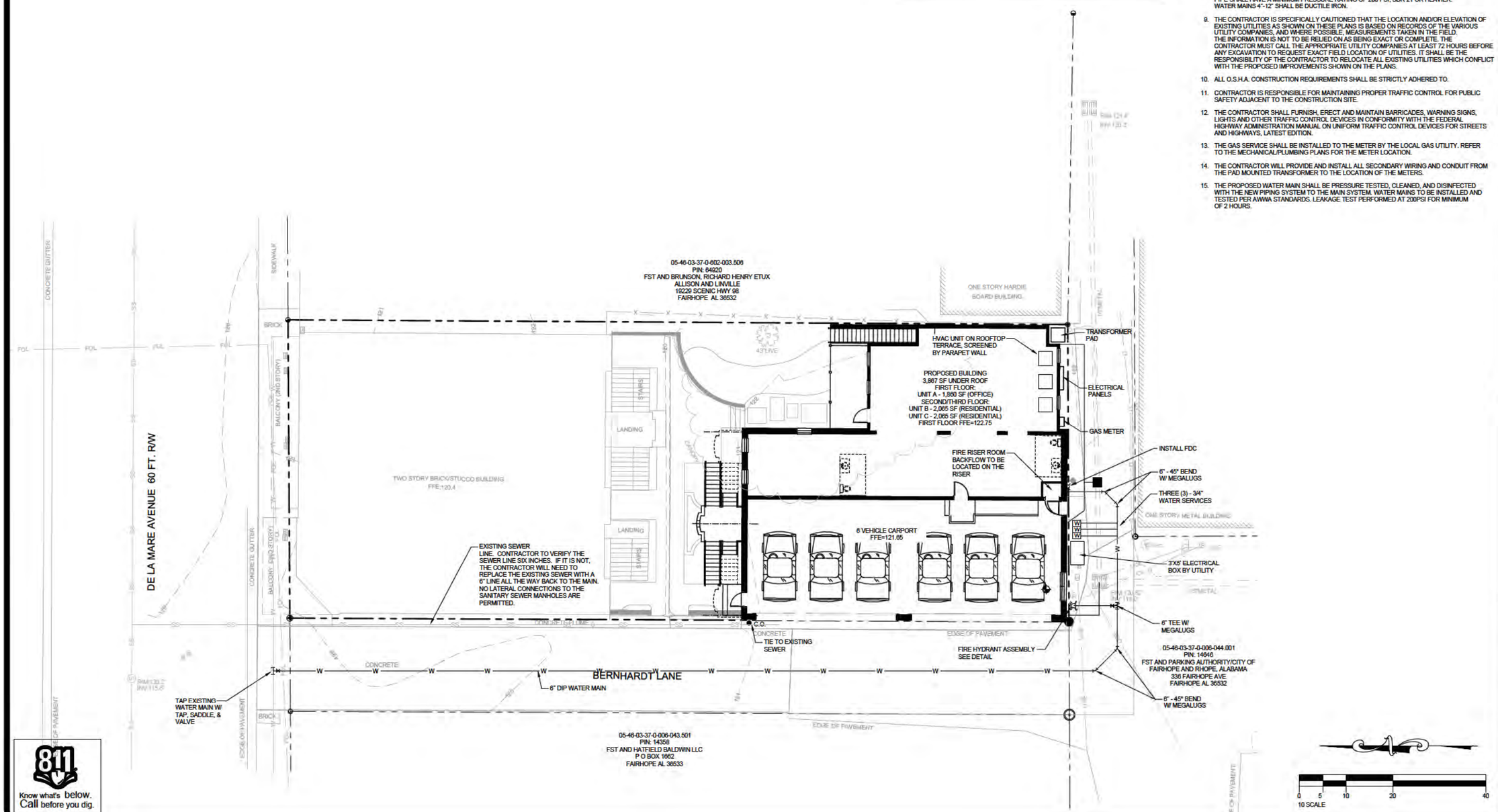
SHEET C03

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
FOL	FIBER OPTIC LINE	FOL
SS	SANITARY SEWER	SS
	FIRE HYDRANT ASSEMBLY	
	VALVE	
	WATER METER	
	CLEANOUT	C.O.

UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
5. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
6. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
7. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
8. WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL BE DUCTILE IRON.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
13. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
14. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
15. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.



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

REVISION | DATE

S.E. Civil Engineering & Surveying
9160 Vinemont Drive
Fairhope, AL 36532
251-990-4566

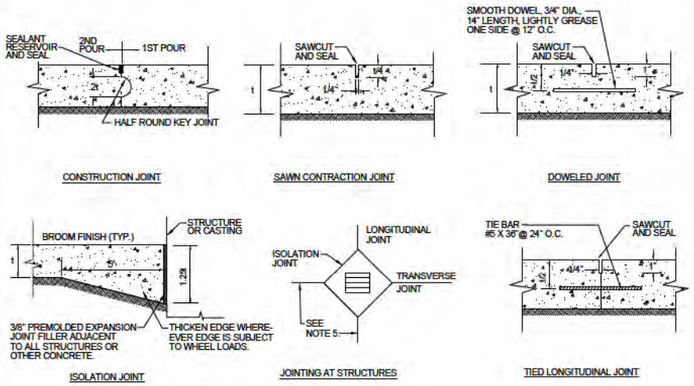
UTILITY PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

APEX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN	SCALE
TLS	1"=10'

SHEET
C04

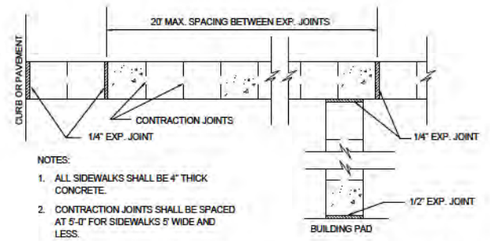


NOTE:

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

CONCRETE PAVEMENT JOINTS DETAILS

SCALE: NTS

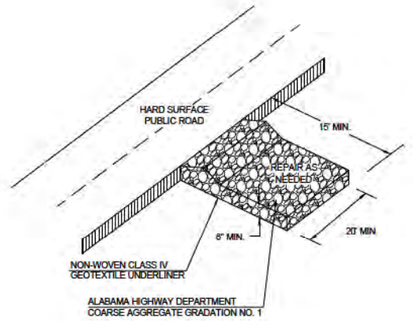


NOTES:

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

TYPICAL SIDEWALK DETAIL

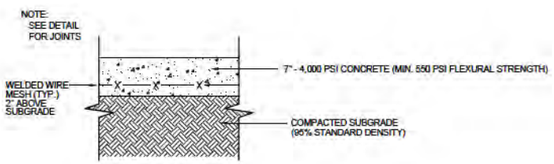
SCALE: NTS



CEP

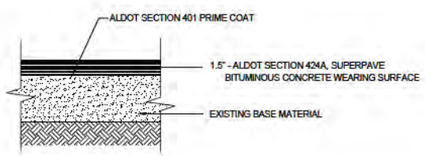
CONSTRUCTION EXIT PAD

SCALE: NTS



CONCRETE PAVEMENT DETAIL

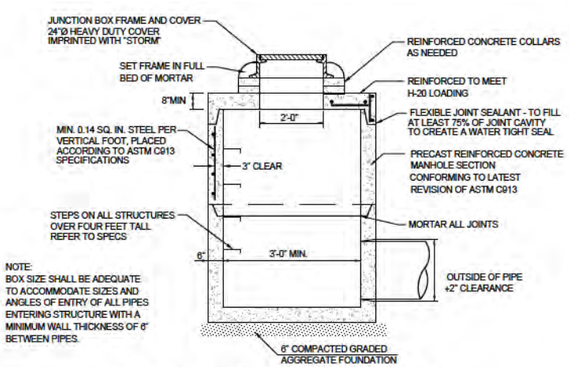
SCALE: NTS



ASPHALTIC CEMENT PAVEMENT DETAIL

SCALE: NTS

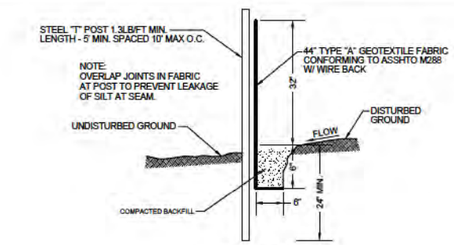
811 Know what's below. Call before you dig.



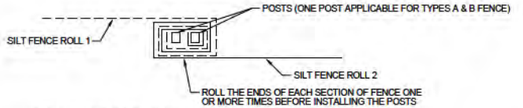
NOTE:
BOX SIZE SHALL BE ADEQUATE TO ACCOMMODATE SIZES AND ANGLES OF ENTRY OF ALL PIPES ENTERING STRUCTURE WITH A MINIMUM WALL THICKNESS OF 6" BETWEEN PIPES.

JUNCTION BOX (JB) DETAIL

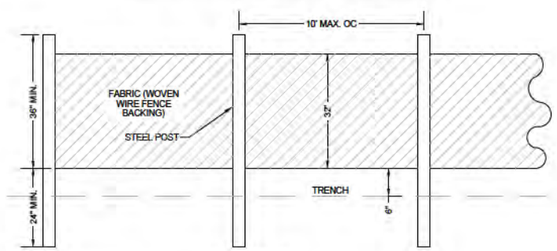
SCALE: NTS



SIDE VIEW



ROLL JOINT FOR JOINING TWO SILT FENCE SECTIONS



FRONT VIEW

SB

SILT BARRIER TYPE "A"

SCALE: NTS

REVISION

DATE

S.E. Civil Engineering & Surveying
9140 Vista Park Drive
Fairhope, AL 36532
251-990-4566

CONSTRUCTION DETAILS

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE N.T.S.

SHEET C05

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

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

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

MULCH RATE:
PER MULCHING DETAIL

PS PERMANENT SEEDING
SCALE: NTS

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

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

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

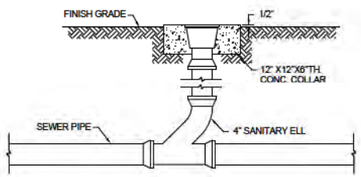
MULCH RATE:
PER MULCHING DETAIL

TS TEMPORARY SEEDING
SCALE: NTS

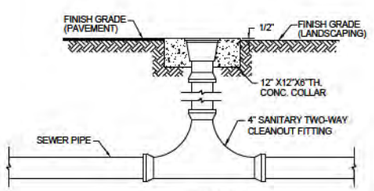
Know what's below. Call before you dig.

MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS-160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
WOOD CHIPS	5-6 TONS (225 LBS-270 LBS)	TREAT WITH 12 LBS NITROGEN/TON
BARK	35 CUBIC YARDS (0.8 CUBIC YARDS)	CAN APPLY WITH MULCH BLOWER
PINE STRAW	1-2 TONS (45 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; WILL NOT BLOW LIKE STRAW
PEANUT HULLS	10-20 TONS (450 LBS-900 LBS)	WILL WASH OFF SLOPES. TREAT WITH 12 LBS NITROGEN/TON

MU MULCHING
SCALE: NTS



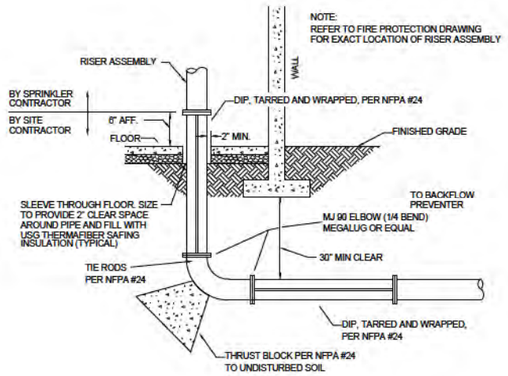
ONE-WAY



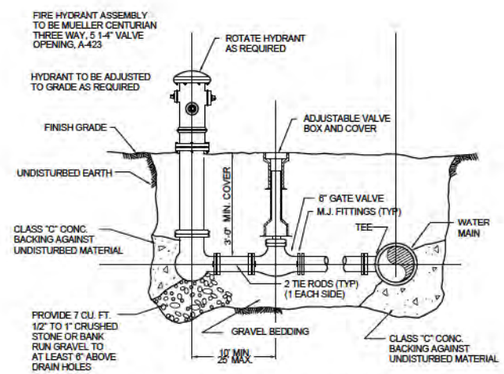
TWO-WAY

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

SANITARY SEWER CLEANOUT
SCALE: NTS



FIRE RISER STUB DETAIL
SCALE: NTS



TYPICAL HYDRANT AND VALVE
SCALE: NTS

REVISION
DATE

S.E. Civil Engineering & Surveying
9969 Village Trail
Fairhope, AL 36532
251-990-4566

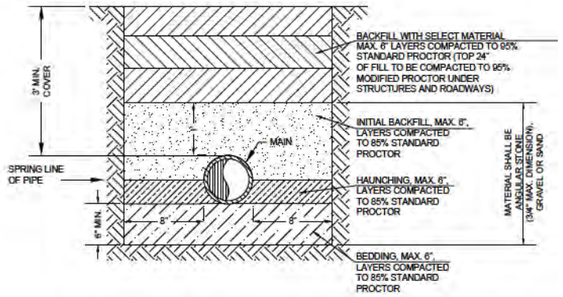
CONSTRUCTION DETAILS

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

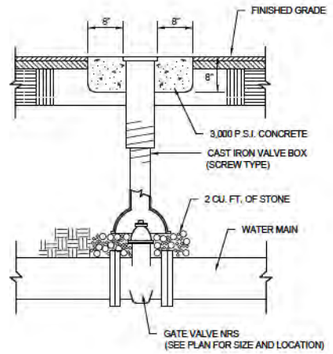
JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE N.T.S.

SHEET
C06



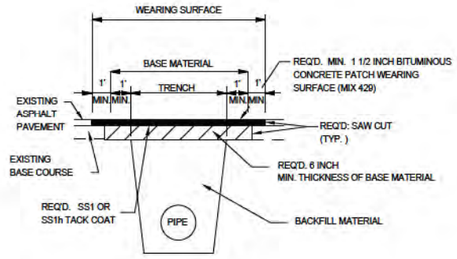
SANITARY SEWER PVC PIPE BEDDING

SCALE: NTS



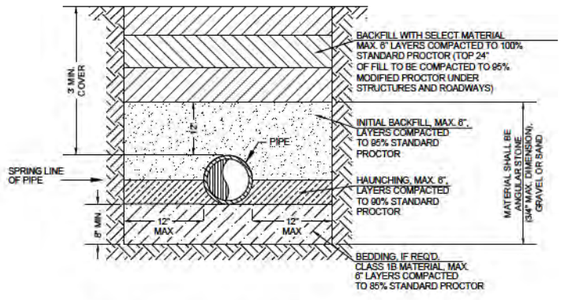
VALVE BOX SETTING

SCALE: NTS



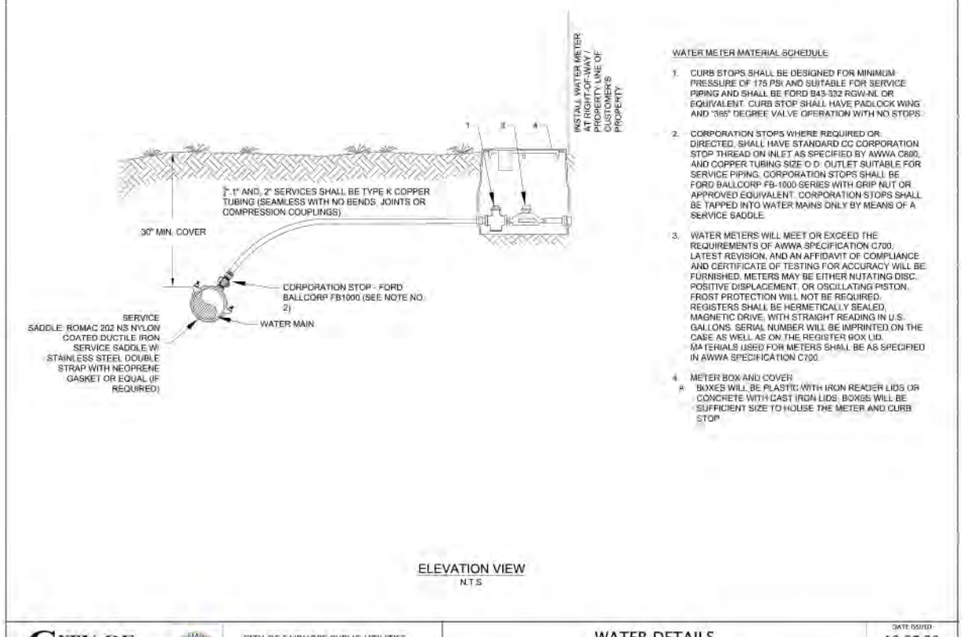
PAVEMENT PATCH

SCALE: NTS



PVC WATER BEDDING

SCALE: NTS



ELEVATION VIEW
N.T.S.

WATER METER MATERIAL SCHEDULE:

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

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	WATER DETAILS	DATE ISSUED 12-07-20
		TYPICAL ¾" WATER SERVICE METER DETAIL	SHEET NO. W-1

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9460 Wintzell Avenue
Fairhope, AL 36532
251-990-4566

CONSTRUCTION DETAILS

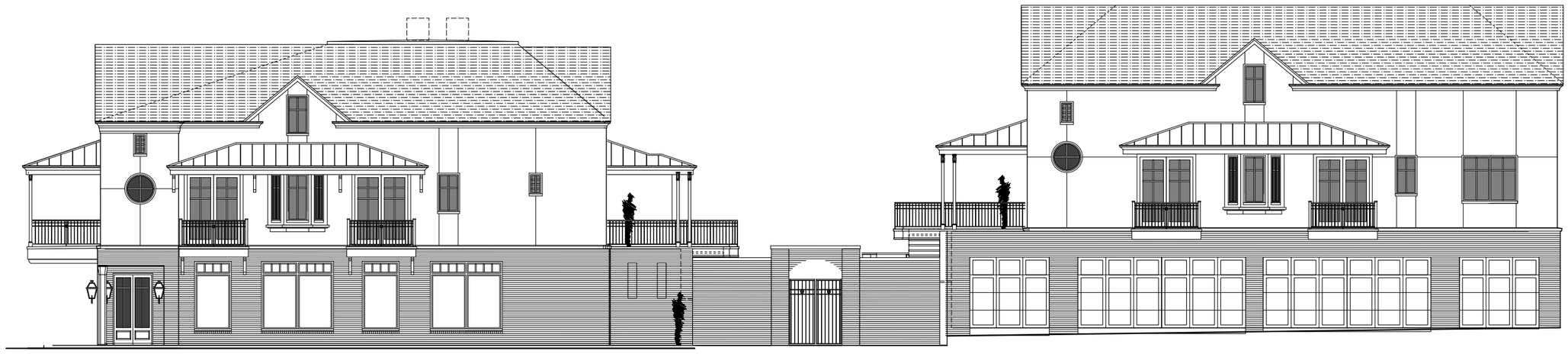
De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

APPX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE N.T.S.

SHEET
C07

Site Plan Review
January 22, 2026



artist's depiction- not for construction reference

A New Residential Development
De La Mare Phase 2
Fairhope, AL

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE | INTERIORS

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

Date	January 22, 2026
Revised	
Revised	
Revised	
Drawn	
Checked	

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T1.1

Title

A New Residential Development
De La Mare Phase 2
Fairhope, Alabama

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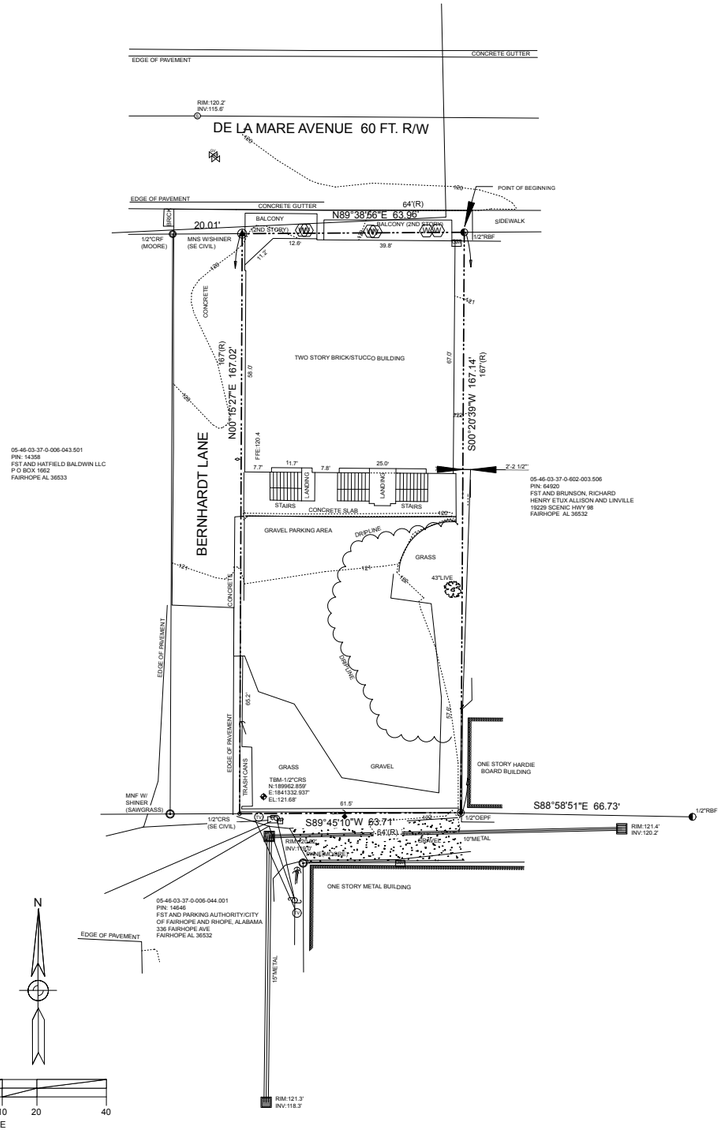

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Survey of Record

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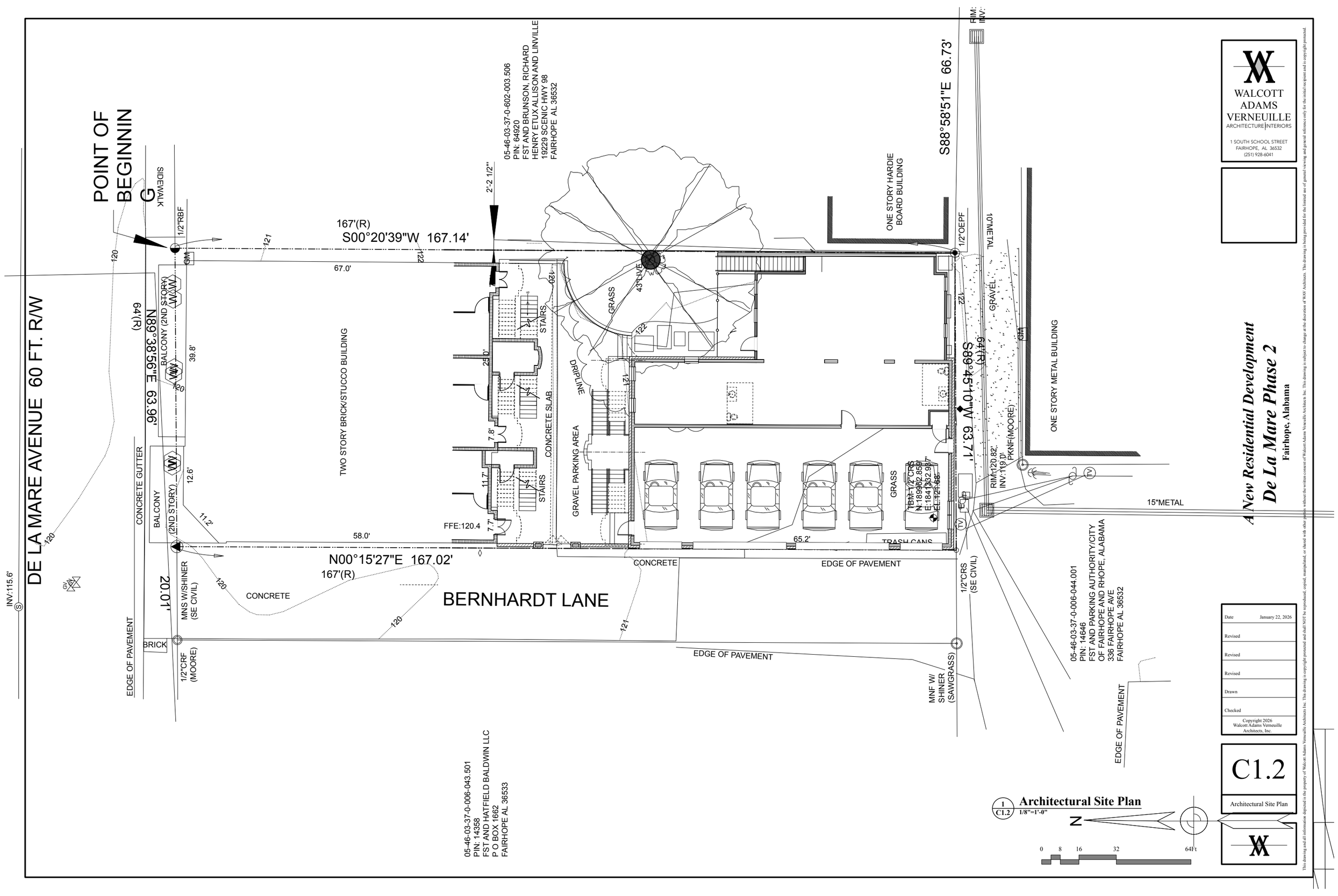

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C1.2

Architectural Site Plan

1/C1.2 **Architectural Site Plan**
1/8"=1'-0"

N

0 8 16 32 64Ft

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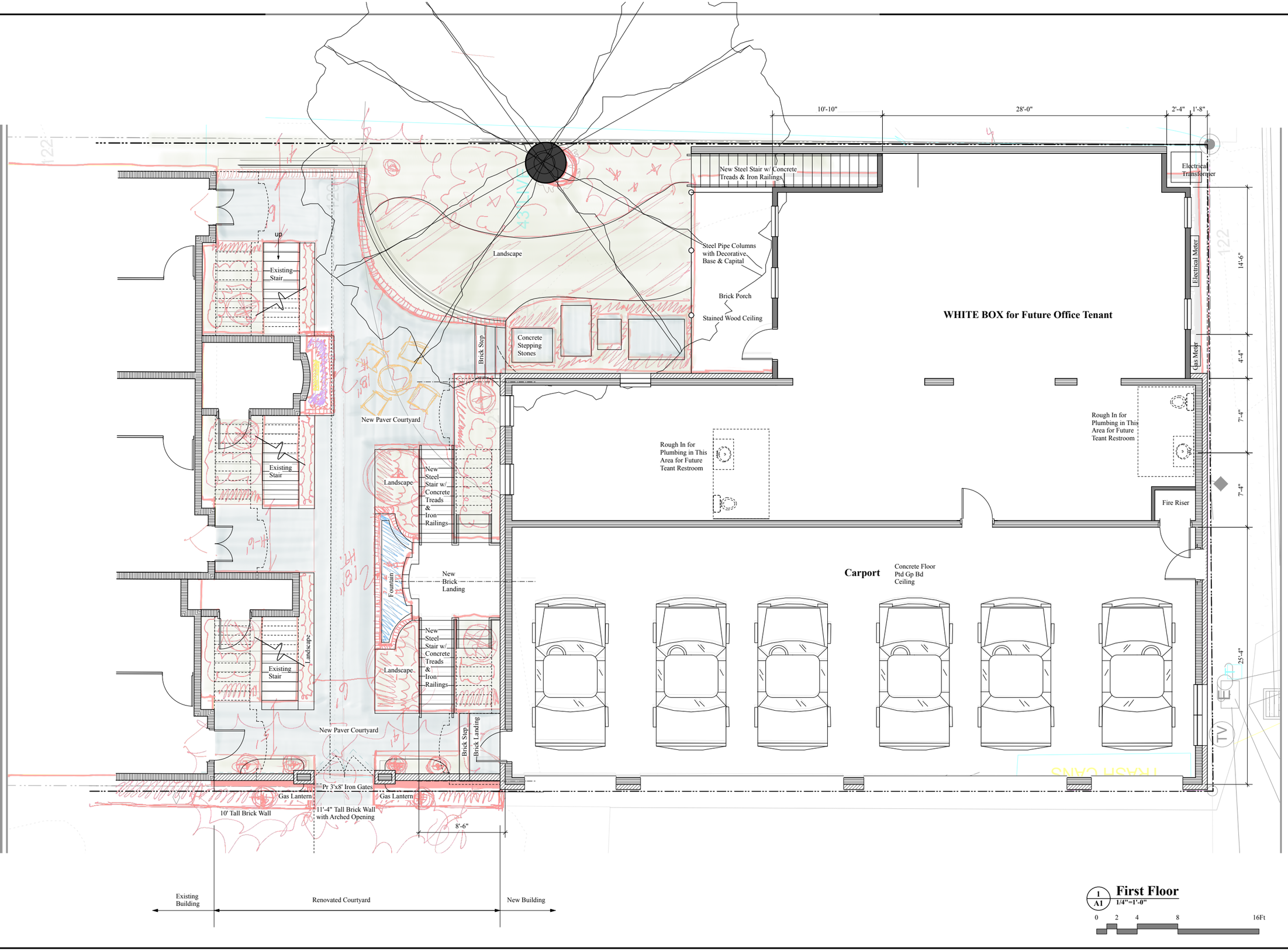

First Floor
1/4"=1'-0"

0 2 4 8 16Ft

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De La Mare Phase 2
Fairhope, Alabama

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First Floor Plan

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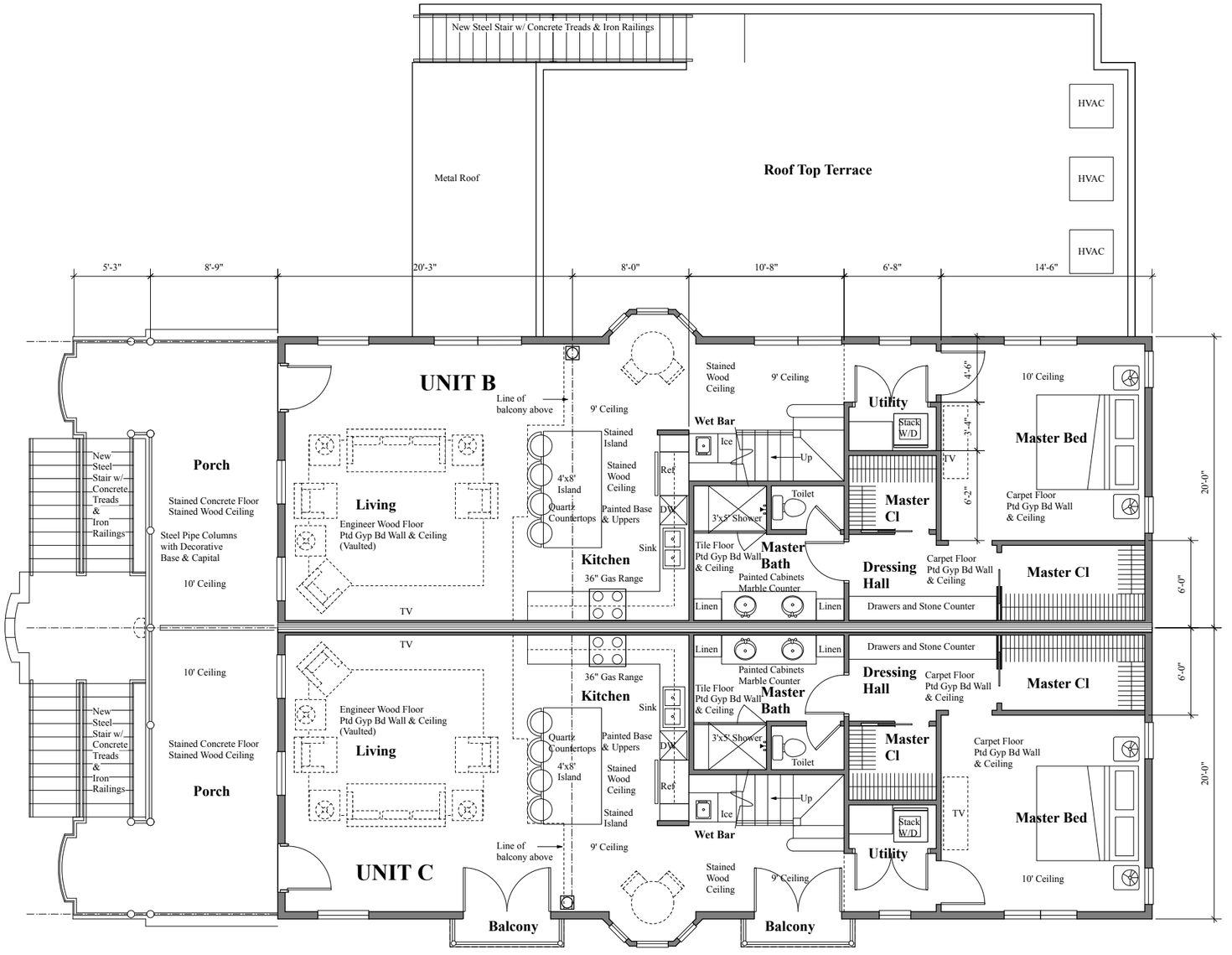

1 A2 **Second Floor**
1/4"=1'-0"

0 2 4 8 16Ft

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Second Floor Plan

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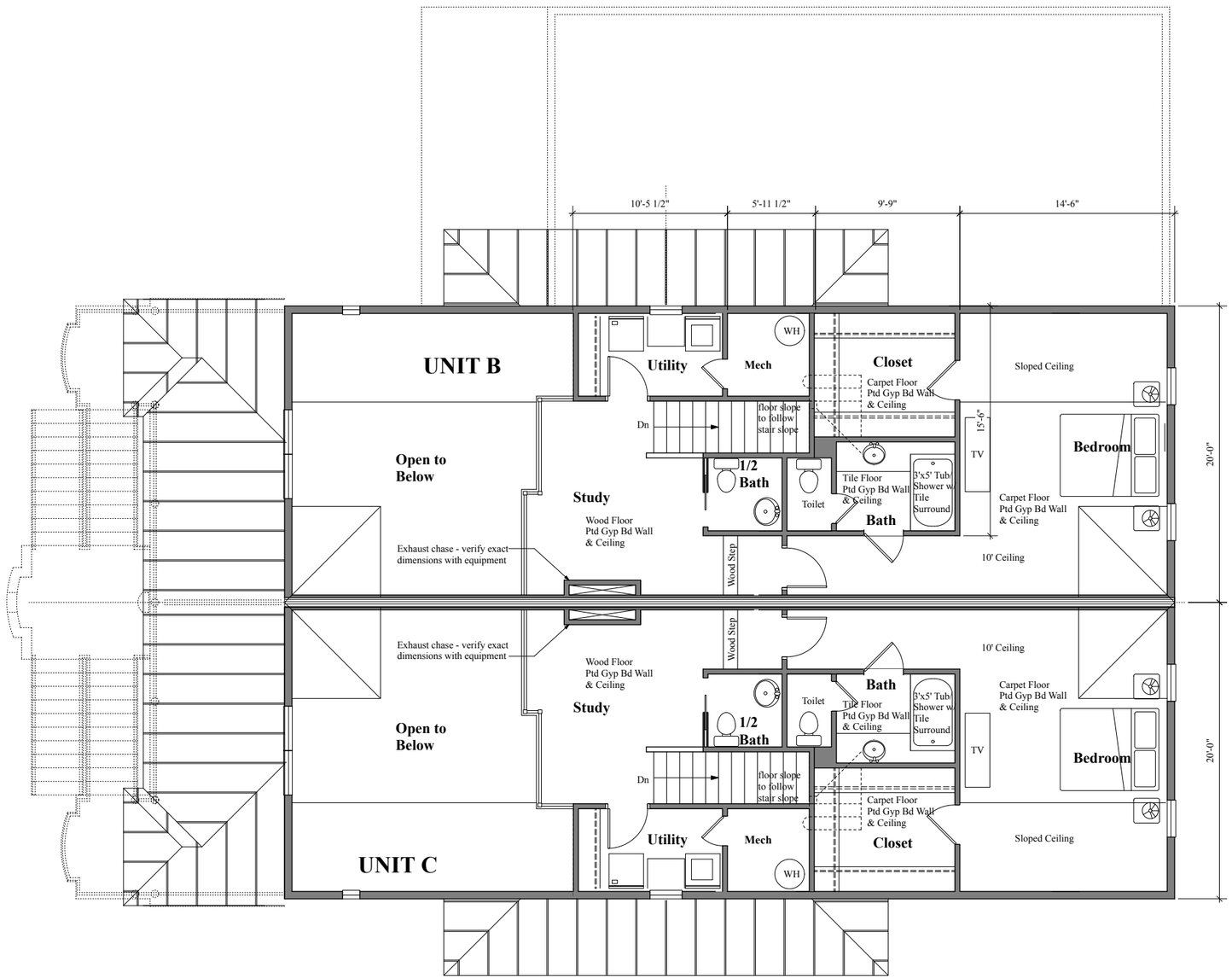

Third Floor
1/4"=1'-0"

0 2 4 8 16Ft

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Third Floor Plan

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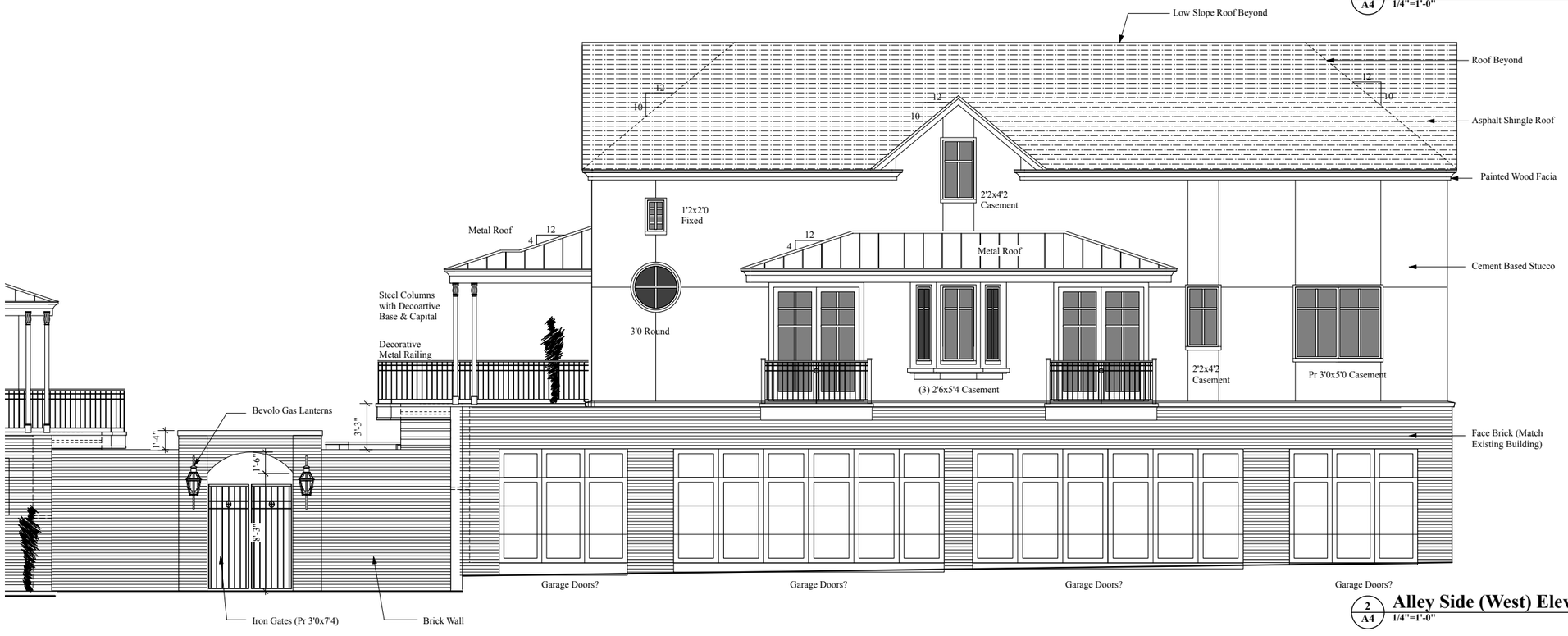
1 / A4 Front (North) Elvation
1/4"=1'-0"



2 / A4 Alley Side (West) Elevation
1/4"=1'-0"

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Exterior Elevations

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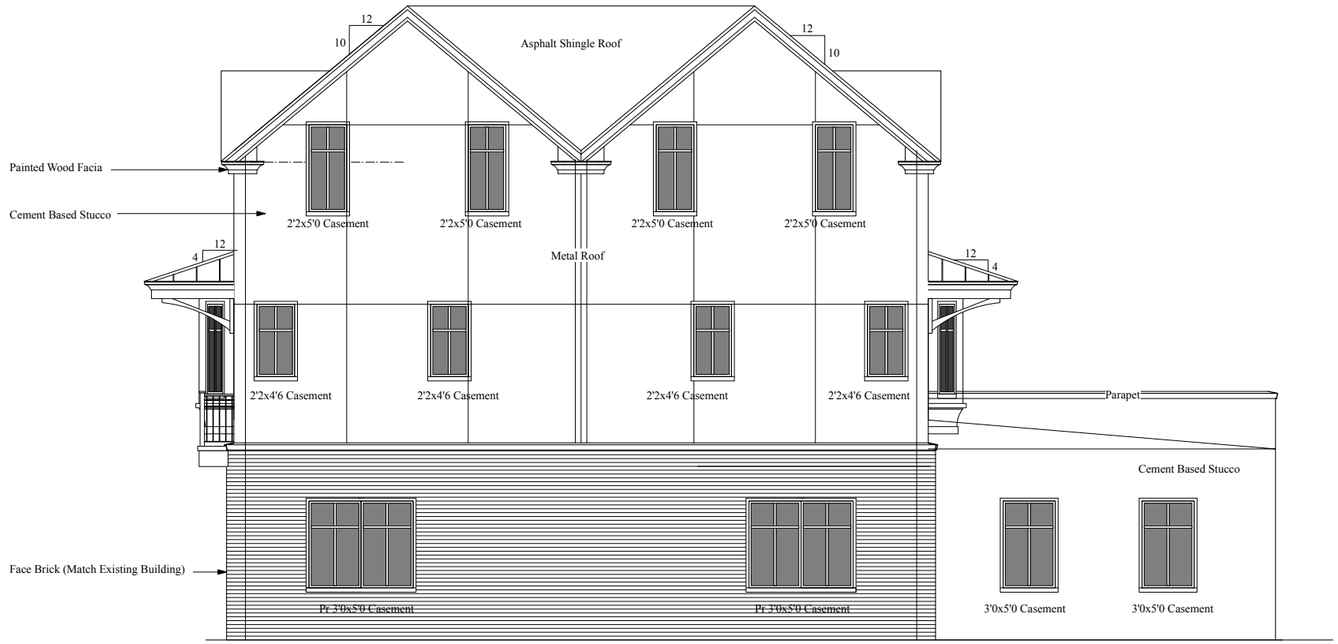
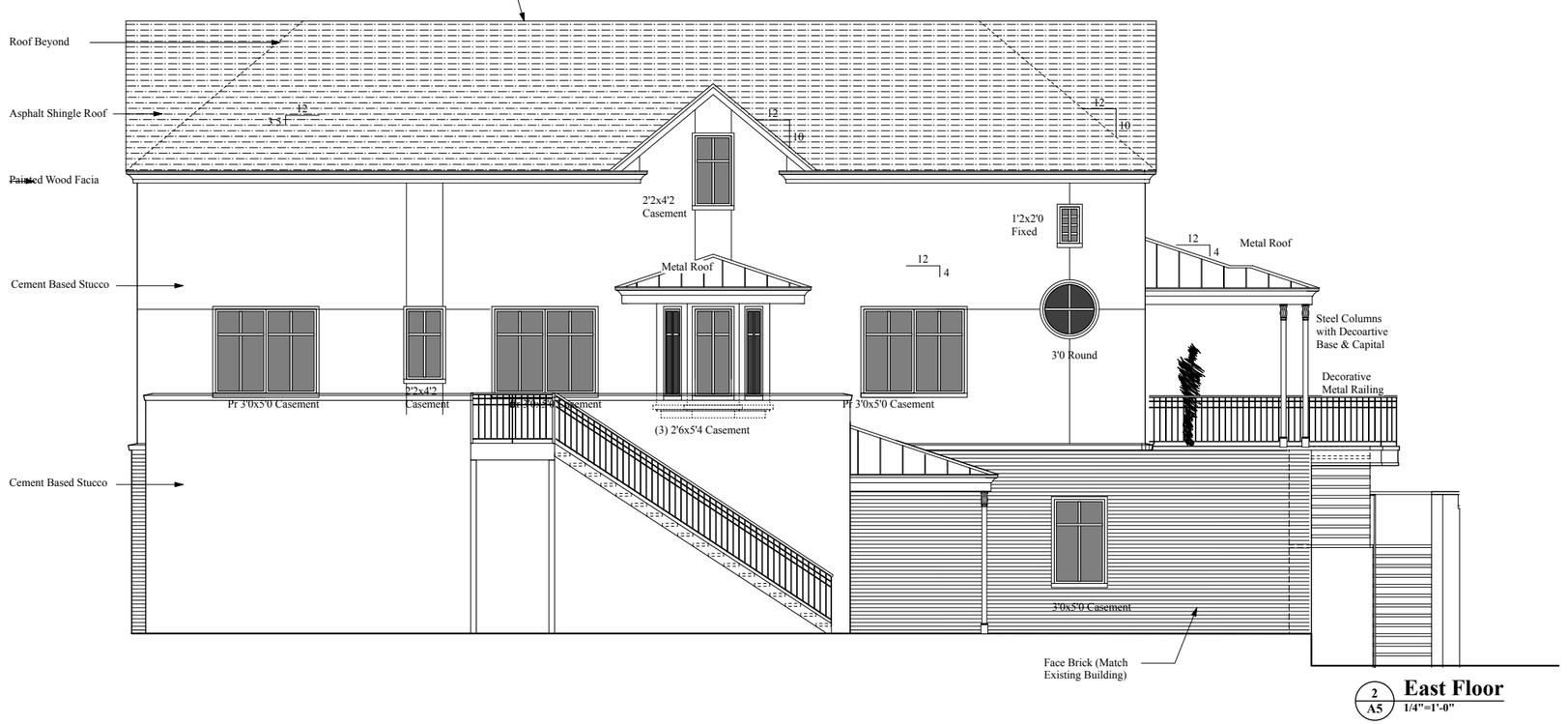


1 / A5 Rear (South) Elevation
1/4"=1'-0"



2 / A5 East Floor
1/4"=1'-0"

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Fairhope, Alabama

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A5

Exterior Elevations

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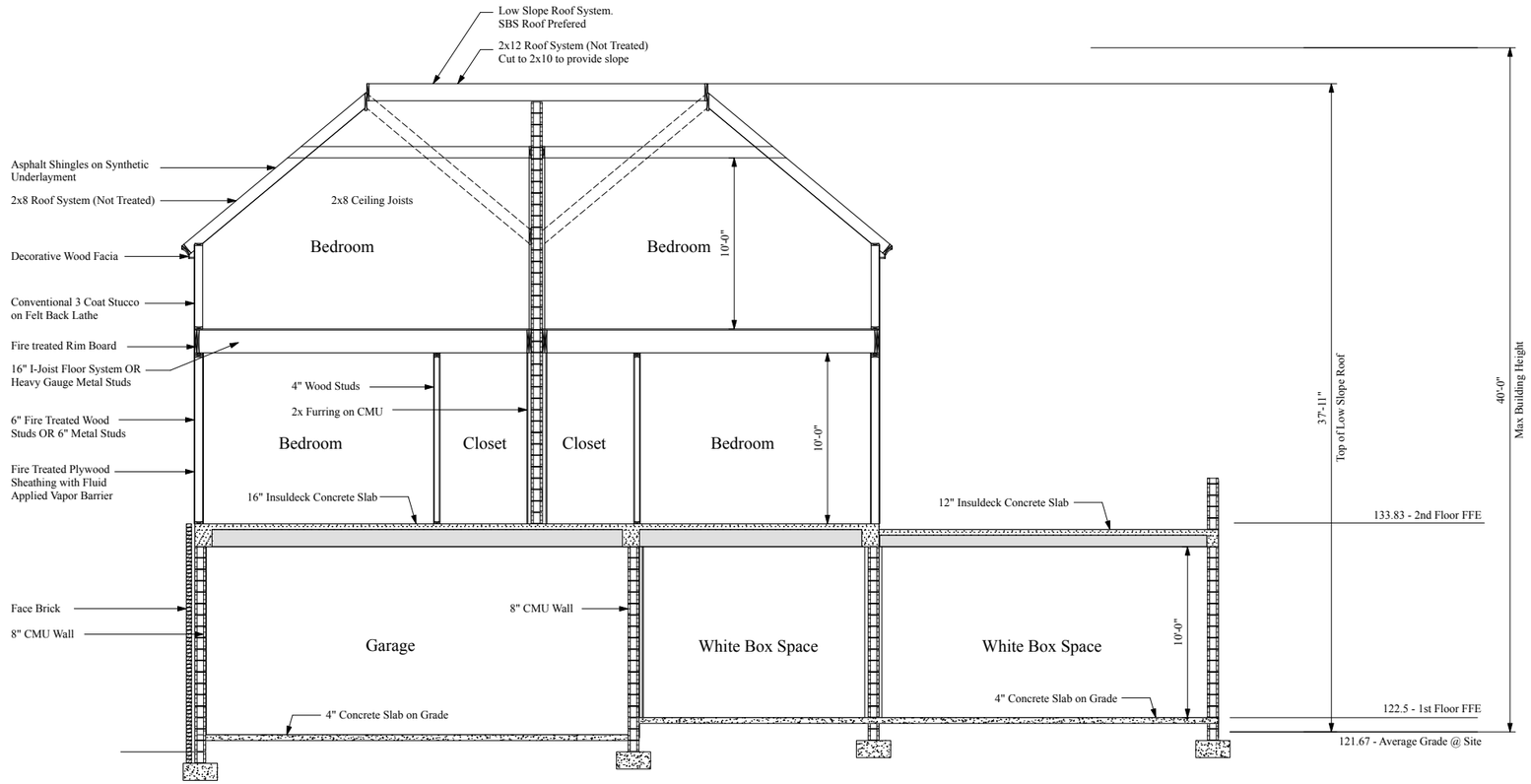

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A New Residential Development
De La Mare Phase 2
Fairhope, Alabama

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A6

Building Section

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De La Mare Phase 2 MOP

Community Meeting
Meeting Notes

Meeting Date: January 19, 2026
Meeting Time: 12:00 PM
Meeting Location: SE Civil, LLC 9969 Windmill Road, Fairhope, AL 36532
Hosted By: Larry Smith, PE, S.E. Civil

In Attendance
Larry Smith, PE, with SE Civil hosted the meeting. Four people from the community attended the meeting representing the Richard Henry and/or Allison Linville Brunson property. This property is known as the "French Quarter". Please see attached sign-in sheet.

Larry Smith, the civil engineer, began the meeting by explaining the purpose of the community meeting and then gave an overview of the MOP project. He explained that the new building will contain an office space on the bottom floor along with parking for six vehicles. The second and third floors will consist of two residential spaces. He explained that the office space contains a single story to help protect the canopy of the oak tree and that Chris Francis was hired to evaluate the tree and make suggestions.

The attendees had a few questions/comments pertaining to the development:

- Q – The original plan sent over had the HVAC units along the eastern property line, where have they been moved to? A- The HVAC units have been moved to the 1st Floor Rooftop Terrace.
- Q – What is the material of the wall along their common line. A – That portion of the building is listed as stucco.
- Q – Are their windows along this wall? A – No there are not windows on that section of the wall.
- Q – Has this project already been approved? A – No, it will be submitted to the planning department, and they will receive notification of the time and date of the planning commission meeting where it will be held.
- Q – Will the roof direct run-off towards their property? A – No, the roof run-off will be collected by roof drains that are tied directly to the storm system.

Larry ended the meeting at 12:30 when all of the attendees' questions had been answered. Larry thanked them for attending the meeting. He offered for them to reach out via phone or email if they thought of any more questions.

Next Steps:

- City of Fairhope Planning Commission will present the Subdivision application on Monday, March 2, 2026 at 5 PM.

Attachment:

- Sign In Sheet

DE LA MARE PLACE SIGN IN

Property	Signature	Email Address
HATFIELD BALDWIN LLC		
ELIZABETH JOY WORD		
DELAMARE PLACE LLC		
FAIRHOPE SINGLE TAX CORP		
CITY OF FAIRHOPE PARKING AUTHORITY		
PETER ROBINSON		
RICHARD HENRY AND/OR ALLISON LINVILLE BRUNSON	Allison Brunson	rhbrunson@yahoo.com
DE LA MARE LLC		

S.E. Civil
Engineering
& Surveying

January 12, 2025

Re : De La Mare Place MOP

Dear Fairhope Resident:

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

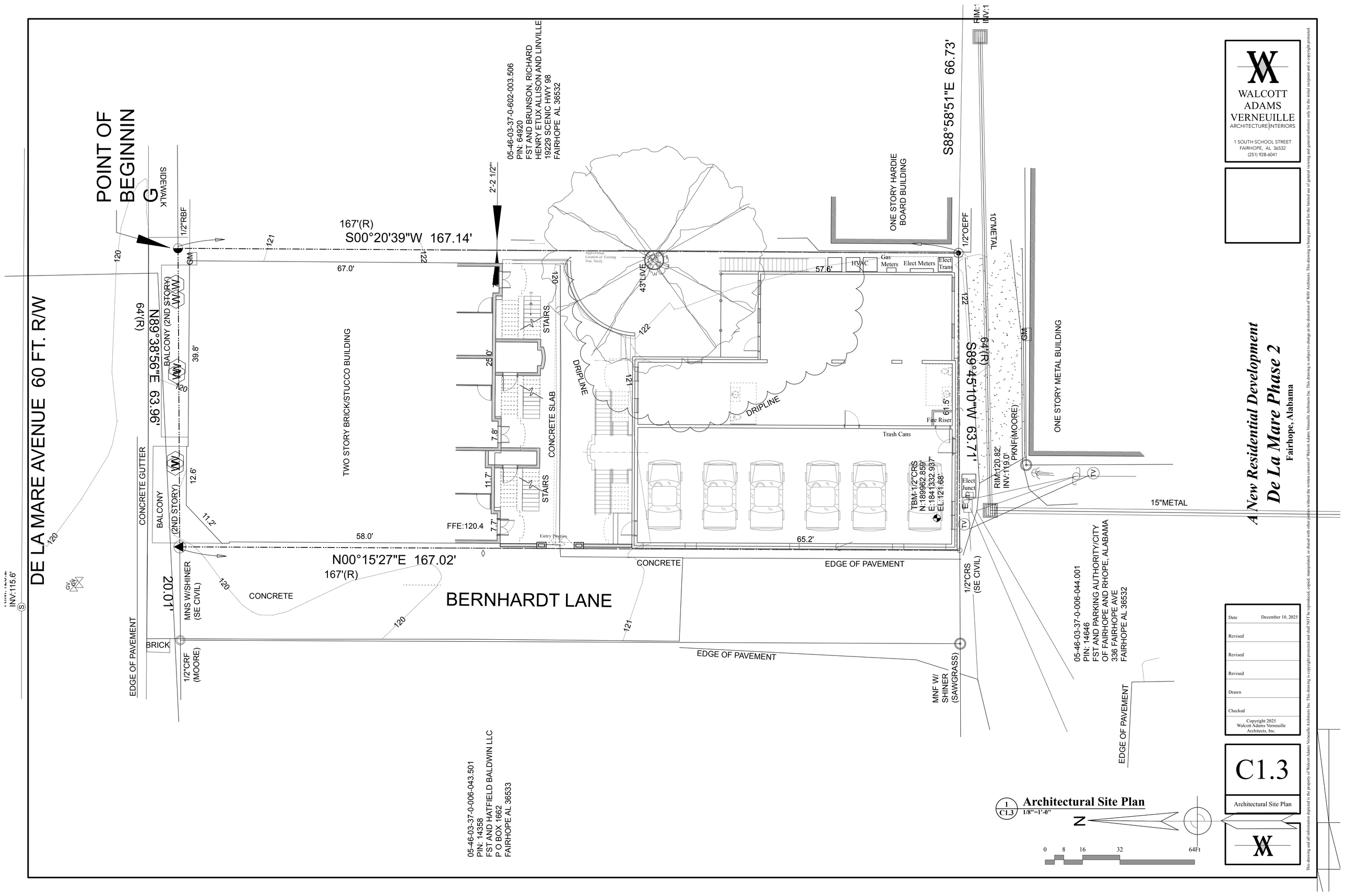
DELAMARE PLACE LLC is requesting approval for De La Mare Place MOP. This development will consist of adding an office space and two residential units. The property is located off De La Mare Ave in Fairhope, Alabama. The parcel number for this project is **05-46-03-37-602-003.504**.

S.E. Civil Engineering will hold a Community Meeting at 12:00 PM at S.E. Civil, 9969 Windmill Road, Fairhope, Alabama, on Monday, January 19, 2026. Please note this is an informational meeting only. The city staff and Planning Commission will not be present and will not be voting on this project at this time.

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

Sincerely,

Larry Smith, PE
lsmith@secivileng.com


DE LA MARE AVENUE 60 FT. R/W
POINT OF BEGINNING
1/2"RBF
SIDEWALK
N89°38'56"E 63.96'
64'(R)
BALCONY (2ND STORY)
39.8'
CONCRETE GUTTER
BALCONY (2ND STORY)
12.6'
11.2'
20.01'
EDGE OF PAVEMENT
BRICK
1/2"CRF (MOORE)
MNS W/SHINER (SE CIVIL)
CONCRETE
BERNHARDT LANE
N00°15'27"E 167.02'
167'(R)
58.0'
FFE:120.4
Entry Pavers
TWO STORY BRICK/STUCCO BUILDING
CONCRETE SLAB
STAIRS
STAIRS
25.0'
7.8'
11.7'
7.7'
DRIPLINE
DRIPLINE
43"LIVE
Approximate Location of Existing Tree. Verify.
S00°20'39"W 167.14'
167'(R)
67.0'
2'-2 1/2"
05-46-03-37-0-602-003.506
PIN: 64920
FST AND BRUNSON, RICHARD
HENRY ETUX ALLISON AND LINVILLE
19229 SCENIC HWY 98
FAIRHOPE AL 36532
ONE STORY HARDIE BOARD BUILDING
S88°58'51"E 66.73'
1/2"OEPF
HVAC
Gas Meters
Elect Meters
Elect Trans
57.6'
Fire Riser
Trash Cans
65.2'
TBM-1/2"CRS
N:189962.859'
E:1841332.937'
EL:121.68'
Elect Junct
CONCRETE
EDGE OF PAVEMENT
1/2"CRS (SE CIVIL)
S89°45'10"W 63.71'
64'(R)
10"METAL
RIM:120.82'
INV:119.0'
PKNF(MOORE)
ONE STORY METAL BUILDING
15"METAL
05-46-03-37-0-006-044.001
PIN: 14646
FST AND PARKING AUTHORITY/CITY
OF FAIRHOPE AND RHOPE, ALABAMA
336 FAIRHOPE AVE
FAIRHOPE AL 36532
EDGE OF PAVEMENT
MNF W/ SHINER (SAWGRASS)
EDGE OF PAVEMENT
05-46-03-37-0-006-043.501
PIN: 14358
FST AND HATFIELD BALDWIN LLC
P O BOX 1662
FAIRHOPE AL 36533
INV:115.6'
GV
MH
S
TV
WM
WALCOTT ADAMS VERNEUILLE
ARCHITECTURE | INTERIORS
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041
A New Residential Development
De La Mare Phase 2
Fairhope, Alabama
Date December 10, 2025
Revised
Revised
Revised
Drawn
Checked
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C1.3
Architectural Site Plan
1 C1.3 Architectural Site Plan
1/8"=1'-0"
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0 8 16 32 64Ft
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S.E. Civil
Engineering
& Surveying

January 21, 2026

Mrs. Michelle Melton
City of Fairhope
City Planner
555 S. Section Street
Fairhope, AL 36532

Re: SR 26.02 and SD 26.05 De La Mare Phase 2 – Drainage Letter
S.E. Civil Project #20241372

Dear Michelle:

The existing De La Mare Building roof lines discharge both toward De La Mare and behind the unit. The rear of the property is a combination of grass, asphalt, concrete, and compacted gravel. The new building will utilize roof drains and internal roof drains to direct water to the rear of the building. This water will be collected via roof drains and connected directly to the existing storm system. Rain that falls within the courtyard will sheet flow towards the alley and enter the existing concrete flume along the existing Phase 1 building. The proposed improvements will not alter the existing flow patterns and will not have a negative impact on the adjacent properties.

Please let me know if you have any questions or need any additional information.

Sincerely,

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH

Larry Smith, PE
Partner
251-990-6566

S.E. Civil
Engineering
& Surveying

January 20, 2026

Hunter Simmons
Fairhope Planning Department
451 Pecan Street
Fairhope, AL 36532

Re: De La Mare Phase 2 – Fire Flow

Dear Hunter:

Below are previous results from fire flow data for the hydrant located on Section Street:

Static: 53 psi
Residual: 51 psi
Pitot: 37.5 psi
Observed Flow: 1,015 gpm
Calculated Flow at 20 psi: 4,612 gpm

As you can see, there is adequate fire flow available.

If you have any questions, please let me know.

Sincerely,

Larry Smith, PE
lsmith@secivileng.com

DECLARATION OF CONDOMINIUM

OF

DeLaMare Place,

A CONDOMINIUM

875381

This Instrument Prepared By:
David E. Hudgens
Hudgens & Eiland LLP
Post Office Box 1574
Daphne, Alabama 36526
Tel. (251) 625-2880

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2005 March - 9 4:18PM

Instrument Number 875381 Pages 53
Recording 159.00 Mortgage
Deed Min Tax
Index DP 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate

S.E. Civil
Engineering
& Surveying

January 20, 2026

Hunter Simmons
Fairhope Planning Department
451 Pecan Avenue
Fairhope, AL 36532

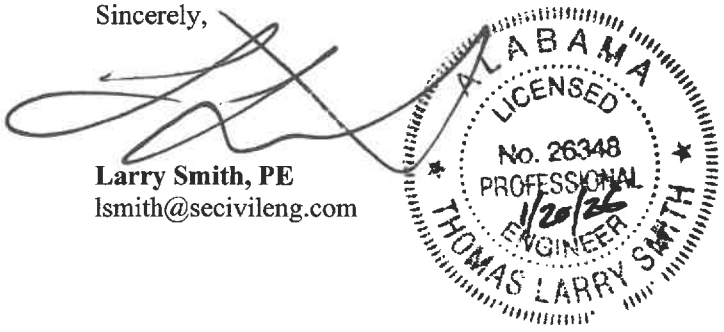
Re: De La Mare Phase 2 – Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The proposed development will consist of 2 residential units and approximately 1,860 sq. ft of office space. When plugging in this information into the ITE Trip Generation Report, we come up with 32 daily trips and 4 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,



Larry Smith, PE
lsmith@secivileng.com

Instructions:

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

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

NA: *Not Available*
DU: *Dwelling Unit*
Occ.Room: *Occupied Room*
KSF[2]: *Units of 1,000 square feet*
Fuel Position: *# of vehicles that could be fueled simultaneously*

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF^2	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF^2	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF^2	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF^2	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF^2	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF^2	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF^2	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF^2	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	2.0	12	1	1	0
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA

Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA
City Park 411	Picinic Sites	5.87	NA	NA	NA		0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA
Minature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA
Movie Theater w/o matinee 443	KSF^2	78.06	6.16	94%	6%		0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA
Movie Theater w/ matinee 444	KSF^2	NA	3.80	64%	36%		0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF^2	NA	13.43	56%	44%		0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA
Racquet Club 491	KSF^2	14.03	1.06	NA	NA		0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA
Health Club 492	KSF^2	32.93	3.53	57%	43%		0	0	NA	NA

Bowling Alley 494	KSF^2	33.33	3.54	35%	65%		0	0	NA	NA
Recreational Com. Center 495	KSF^2	22.88	1.45	37%	63%		0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA
Elementary School 520	KSF^2	15.43	1.21	45%	55%		0	0	NA	NA
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA
Middle/ JR. High School 522	KSF^2	13.78	1.19	52%	48%		0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA
High School 530	KSF^2	12.89	0.97	54%	46%		0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA
Junior/ Comm. College 540	KSF^2	27.49	2.54	58%	42%		0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA
Church 560	KSF^2	9.11	0.55	48%	52%		0	0	NA	NA
Synagogue 561	KSF^2	10.64	1.69	47%	53%		0	0	NA	NA
Daycare Center 565	KSF^2	79.26	12.46	47%	53%		0	0	NA	NA
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA
Prison 571	KSF^2	NA	2.91	NA	NA		0	0	NA	NA
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA
Library 590	KSF^2	56.24	7.30	48%	52%		0	0	NA	NA
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA
Hospital 610	KSF^2	16.50	1.14	42%	58%		0	0	NA	NA
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA
Clinic 630	KSF^2	31.45	5.18	NA	NA		0	0	NA	NA
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA
General Office 710 (Equation)	KSF^2	**Equation**	**Equation**	17%	83%		0	0	NA	NA
General Office 710	KSF^2	11.01	1.49	17%	83%	1.9	20	3	0	2
Corporate Headquarters 714	KSF^2	7.98	1.40	10%	90%		0	0	NA	NA
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA
Single Tenant Office Bldg 715	KSF^2	11.57	1.72	15%	85%		0	0	NA	NA
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA
Medical Dental Office 720	KSF^2	36.13	3.46	27%	73%		0	0	NA	NA
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA
Government Office Building 730	KSF^2	68.93	1.21	31%	69%		0	0	NA	NA
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA
State Motor Vehicles Dept. 731	KSF^2	166.02	17.09	NA	NA		0	0	NA	NA
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA
US Post Office 732	KSF^2	108.19	11.12	51%	49%		0	0	NA	NA
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA

Gov. Office Complex 733	KSF^2	27.92	2.85	31%	69%		0	0	NA	NA
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA
R&D Center 760	KSF^2	8.11	1.07	15%	85%		0	0	NA	NA
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA
Building Materials/Lumber 812	KSF^2	45.16	4.49	47%	53%		0	0	NA	NA
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA
Free-Standing Discount Superstore 813	KSF^2	53.13	4.61	49%	51%		0	0	NA	NA
Free-Standing Discount Store 815	KSF^2	57.24	5.00	50%	50%		0	0	NA	NA
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA
Hardware/Paint Store 816	KSF^2	51.29	4.84	47%	53%		0	0	NA	NA
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	KSF^2	36.08	3.80	NA	NA		0	0	NA	NA
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	KSF^2	39.00	5.17	NA	NA		0	0	NA	NA
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA
Shopping Center 820 (Equation)	KSF^2	**Equation**	**Equation**	49%	51%		0	0	NA	NA
Shopping Center 820 Rate	KSF^2	42.94	3.37	49%	51%		0	0	NA	NA
Factory Outlet Center 823	KSF^2	26.59	2.29	47%	53%		0	0	NA	NA
Quality Restaurant 931	KSF^2	89.95	7.49	67%	33%		0	0	NA	NA
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA
High Turnover/Sit Down Rest 932	KSF^2	127.15	11.15	59%	41%		0	0	NA	NA
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA
Fast Food w/o Drive Thru 933	KSF^2	716.00	26.15	51%	49%		0	0	NA	NA
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA
Fast Food w/ Drive Thru 934	KSF^2	496.12	33.48	52%	48%		0	0	NA	NA
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA
Drive Thru Only 935	KSF^2	NA	153.85	54%	46%		0	0	NA	NA
Drinking Place 925	KSF^2	NA	11.34	66%	34%		0	0	NA	NA
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA
Automobile Care Center 942	KSF^2	15.86	3.38	50%	50%		0	0	NA	NA
New Car Sales 841	KSF^2	33.34	2.59	39%	61%		0	0	NA	NA
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA
Automobile Parts Sales 843	KSF^2	61.91	5.98	49%	51%		0	0	NA	NA
Gasoline/Service Station 944	Fuel. Position	168.56	13.87	50%	50%		0	0	NA	NA
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA
Tire Store 848	KSF^2	24.87	4.15	43%	57%		0	0	NA	NA
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA
Supermarket 850	KSF^2	102.24	10.50	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 24 hrs) 851	KSF^2	737.99	52.41	51%	49%		0	0	NA	NA
Convenien. Mkt. (Open 16 Hrs) 852	KSF^2	NA	34.57	49%	51%		0	0	NA	NA
Convenien. Mkt w/ Gas Pumps 853	KSF^2	845.60	59.69	50%	50%		0	0	NA	NA
Discount Supermarket 854	KSF^2	96.82	8.90	50%	50%		0	0	NA	NA
Wholesale Market 860	KSF^2	6.73	0.88	53%	47%		0	0	NA	NA

Discount Club 857	KSF^2	41.80	4.24	50%	50%		0	0	NA	NA
Home Improvement Store 862	KSF^2	29.80	2.37	48%	52%		0	0	NA	NA
Electronics Superstore 863	KSF^2	45.04	4.50	49%	51%		0	0	NA	NA
Toy/Children's Superstore 864	KSF^2	NA	4.99	50%	50%		0	0	NA	NA
Apparel Store 876	KSF^2	66.40	3.83	50%	50%		0	0	NA	NA
Drugstore w/o Drive-Thru 880	KSF^2	90.06	8.42	50%	50%		0	0	NA	NA
Drugstore w/ Drive-Thru 881	KSF^2	88.16	10.35	50%	50%		0	0	NA	NA
Furniture Store 890	KSF^2	5.06	0.45	48%	52%		0	0	NA	NA
Video Arcade 895	KSF^2	NA	56.81	52%	48%		0	0	NA	NA
Video Rental Store 896	KSF^2	NA	31.54	50%	50%		0	0	NA	NA
Walk-in Bank 911	KSF^2	156.48	12.12	44%	56%		0	0	NA	NA
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA
Drive-in Bank 912	KSF^2	148.15	25.82	50%	50%		0	0	NA	NA

Fairhope Public Utilities

Mayor
Sherry Sullivan

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

November 20, 2025

Re: De La Mare Phase 2, Pin 15174

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

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

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

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

Daryl Morefield
Water/Wastewater Superintendent

Sid Grose
Gas Department Construction Supervisor

Marshall King
Electric Staking Technician

January 12, 2026

Larry Smith
S.E. Civil Engineering & Surveying

RE: Service Availability – De La Mare, Phase 2

Dear Mr. Smith,

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

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

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

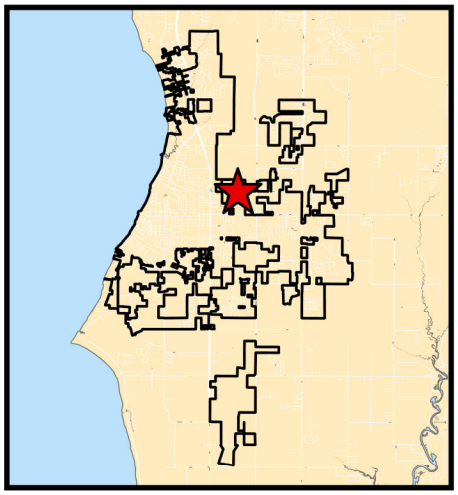
Sincerely,

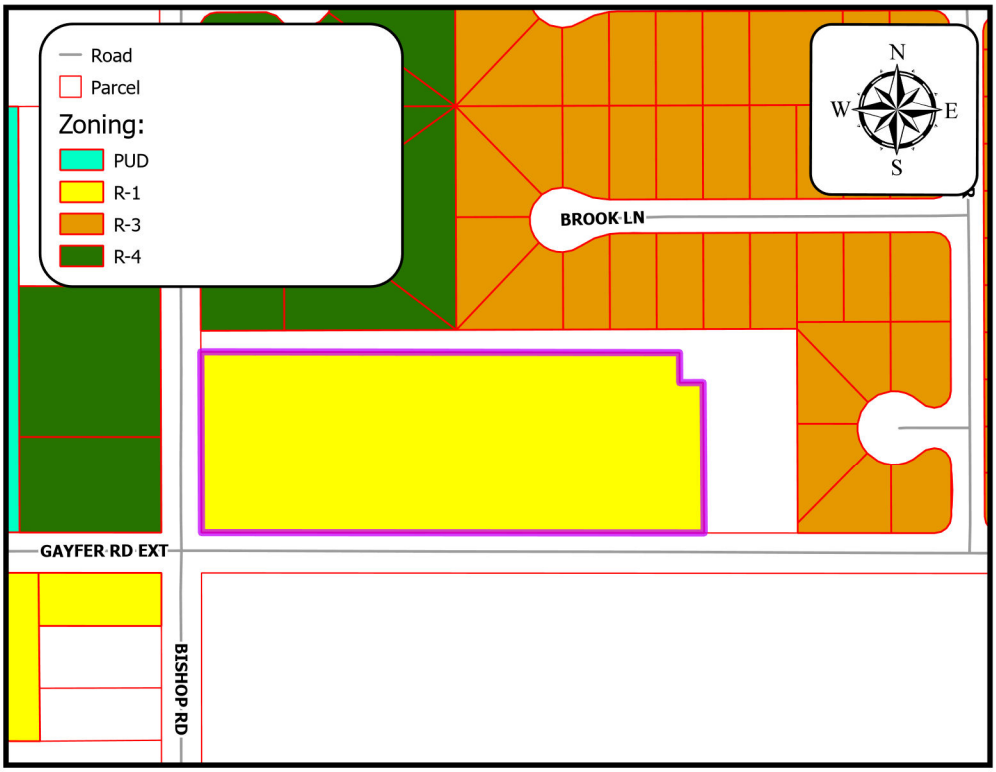
Wade Mitchell
Senior – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office
(251) 680-7402

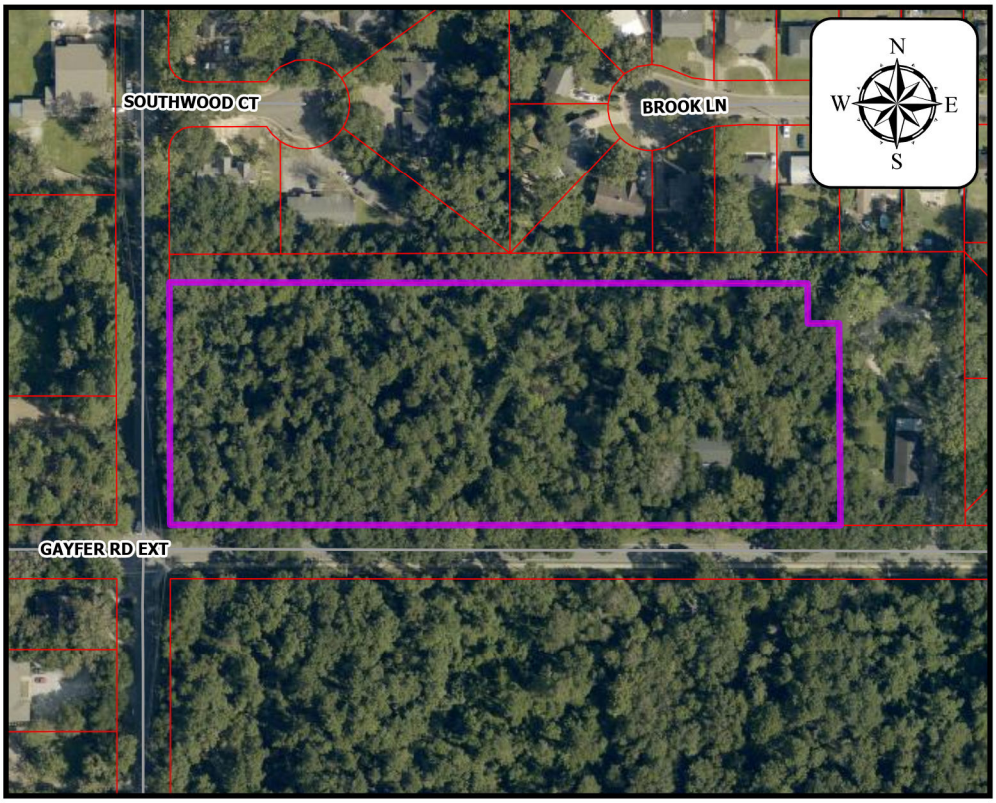
Proud Sponsor of the U.S. Olympic Team

City of Fairhope
Planning Commission
March 2, 2026

SD 26.02 - Dresden Woods







Project Name:
Dresden Woods
Site Data:
4.66 acres
Project Type:
Preliminary plat approval of 6-lot subdivsion
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
R-1, Low Density Single-Family Residential District
PPIN Number:
43888
General Location:
Northeast corner of Bishop Road and Gayfer Road Extension
Surveyor of Record:
Dewberry
Engineer of Record:
Dewberry
Owner / Developer:
James and SM Scopolites
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Michelle Melton

SUMMARY OF REQUEST

Public hearing to consider the request of Dewberry, on behalf of the owners, James M and SM Scopolites, for Preliminary Plat approval of Dresden Woods, a 6-lot Major Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located on the northeast corner of Bishop Road and Gayfer Road Extension and is 4.66± acres.

SITE HISTORY

At its meeting in May 2020 the Planning Commission tabled SD 20.18 involving the subject property in a 3-lot Minor Subdivision due to concerns regarding the configuration of the lots, proximity to a fire hydrant, and the construction of sidewalks. Following revisions, the 2020 application was ultimately approved by the Planning Commission in June 2020 with partial acceptance of the fire hydrant and sidewalk waivers with the following conditions:

a. Sidewalks and a fire hydrant must be installed on the proposed lot "2" ROW at the time of any vertical construction activities and shall be a condition of receiving final occupancy approval.
b. Sidewalks must be installed on the proposed Lot 1 and Lot 2 ROW at the time of any vertical construction or class 3 renovation of existing structures on proposed Lot 1 and Lot 2, and installation of sidewalks shall be a condition of receiving final occupancy approval.
c. A signature block for the City of Fairhope Building Official shall be included on the plat.

The subject property was annexed into the City via Ordinance 1787 on December 20, 2023.

At its July 1, 2024 meeting the Planning Commission approved SD 24.16 involving the subject property in a 2-lot Minor Subdivision for Preliminary and Final Plat of Gayfer Place Phase Two with conditions. However, it does not appear that the Final Plat for Gayfer Place Subdivision Phase II was recorded in Baldwin County Probate, and as such, has expired.

At its December 1, 2025 meeting the Planning Commission approved SD 25.19 involving the subject property in a 4-lot Major Subdivision for Preliminary Plat approval of Dresden Woods Subdivision with conditions. The December application was never acted on and associated permit applications were never submitted to staff.

STAFF COMMENTS

The purpose of this request is to create six (6) legal lots of record from two (2) existing legal lots that are Gayfer Place Subdivision.

Proposed Lots 1 and 2 have frontage on Bishop Road. As a corner lot, Lot 2 has additional frontage along Gayfer Road Extension. Proposed Lots 3-6 have frontage on Gayfer Road Extension. Both roads are Baldwin County maintained rights-of-way (ROW). As such, all work performed within County ROW will require permitting from the Baldwin County Highway Department.

The Preliminary Plat illustrates a compliant minimum lot width for all proposed lots and properly labels lot area for all lots in both square feet and acres. If approved, this information should be retained on the Final Plat.

The Preliminary Plat illustrates a compliant 40-foot front yard setback along Bishop Road for Lots 1 and 2. However, Lots 3-6 illustrate a 45-foot front yard setback along Gayfer Road Extension. Article III Section C of

the Zoning Ordinance only requires a minimum 40-foot front yard setback for lots within R-1 districts; however, Gayfer Road Extension has a 75-foot Highway Construction Setback measured from the centerline of the road. As such, the Applicant proposes a 45-foot front yard setback for all lots fronting Gayfer Road in order to accommodate both required setbacks.

There are 10-foot side yard setbacks and 35-foot rear yard setbacks illustrated for all proposed lots in compliance with Article V Section E.4.a of the Subdivision Regulations and Article III Section C.1. of the Zoning Ordinance.

Various access and utility easements are depicted on the Preliminary Plat. If approved, a note should be added to the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder.

It should be noted that one of the conditions of approval for the December application (SD 25.19) required driveway access for Lot 1 to be placed within 30 feet of the northern property line of Lot 1. The Preliminary Plat for the current application illustrates this requirement as a note on the proposed Lot 1 and as such, if approved, should be retained on the Final Plat.

Common Area makes up approximately 43% of the subdivision and all proposed lots are within 450' of a fire hydrant.

Utilities
Utility service providers for the subject site include Fairhope Utilities for electric, water, sewer, and gas, as well as AT&T for communications.

Water and sewer connections will be subject to all applicable tap fees and system development charges (SDCs), and any required infrastructure improvements will be the developer's responsibility. The current residence on proposed Lot 6 is on a septic system. Low pressure sewer service is available; however, the developer is responsible for the installation of the low-pressure sewer along Gayfer Road Extension. This necessity for additional infrastructure makes this subdivision application a major subdivision application with Preliminary and Final plat approval.

Gas service installation for the subdivision will also be determined based on final drawings.

Traffic
A traffic letter was submitted with the application and is attached to this packet. As proposed the 6-lot subdivision is estimated to generate fifty-eight (58) trips daily, which is well below the 1,000-trip threshold. As such, no further traffic study was conducted.

Drainage
A Drainage Narrative is included in the packet. Currently, stormwater runoff drains to the proposed grady pond located in the center of the subdivision within a Preserve greenspace type, then drains north towards Fly Creek. Proper grading is critical for efficient drainage. There is a natural drainage ditch that allows stormwater to flow between the grady pond and ROW (ditch). The Drainage Narrative states that the addition of six (6) houses and driveways will create an increase in stormwater runoff for this site. A detention pond is designed to attenuate stormwater runoff such that the post-development stormwater runoff rates are less than the pre-development rates. (Drainage Narrative, p.3).

Wetlands
The Applicant submitted a wetland delineation report dated July 7, 2025. There is a grady pond on site. The Applicant does not currently have a formal jurisdictional determination from the Army Corps of Engineers (USACE). Applicant included the grady pond within the Common Area with a 30-foot wetland buffer in accordance with Article V, Section F.4. of the Subdivision Regulations. If approved, the 30-foot wetland buffer should be retained on the Final Plat.

The most recent version of the Utility and Sidewalk Plan (Sheet C2) shows a sewer main to be installed by bore within the wetland buffer along Gayfer Road Extension. Previously, a sidewalk was potentially going through the wetland buffer along Gayfer Road Extension. The sidewalk has since been revised so that it will meander around the buffer and trees within the ROW (see exhibits).

Greenspace Preserve
The subject site has less than two (2) units per acre, which requires a minimum of 10% greenspace area in accordance with Article V, Section C, of the Subdivision Regulations. The Preliminary Plat has approximately 1.4 acres of Preserve greenspace type or 30% of the subject site. *See below.*

Table 4-1: Greenspace Categories and Types

Category	Type	Description	Location	Size Recommendation	Image
	Preserve	An undeveloped area that contains significant natural features or habitat worthy of preservation. Features such as large stands of trees, water elements, or prominent topography characterize preserves. A preserve may by use for passive recreation or as a scenic and visual buffer. It generally contains little or no constructed improvements although trails may access the preserve.	Preserves may be located in development type based natural features and the required level of preservation of natural characteristics required.	The size of a Preserve greenspace should be based on the site characteristics and potential continuity of natural features in the area along with the potential to connect to adjacent natural areas.	

Connectivity
There are not any sidewalks installed directly adjacent to the subject property. There is an existing sidewalk along the south side of Gayfer Road Extension.

While the Preliminary Plat illustrates 15’ drainage/utility/sidewalk easements along both Bishop Road and Gayfer Road Extension, past approvals for the subject property included conditions of approval requiring the installation of sidewalks along all street frontages in accordance with the Subdivision Regulations. As such, if approved, installation of sidewalks shall be required prior to submittal of an application for Final Plat.

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations the Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a) The proposed subdivision is not consistent with the City's Comprehensive Plan, and/or the City's Zoning ordinance, where applicable;
b) The proposed subdivision is not consistent with the City's Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;
c) The proposed subdivision is not consistent with these Regulations;
d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City."

Recommendation:

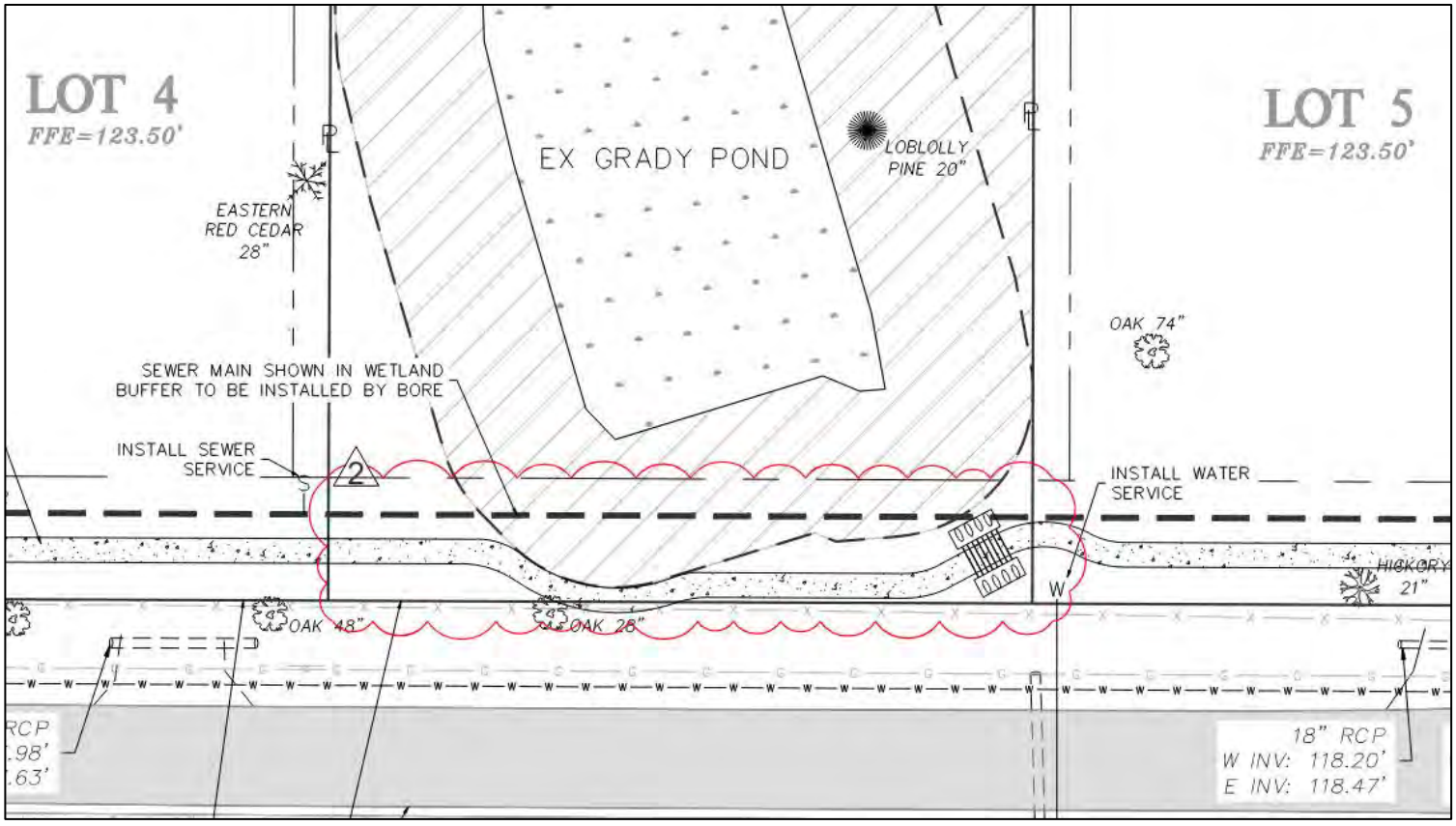
Staff recommends **APPROVAL** of SD 26.02 – Dresden Woods Preliminary Plat with the following conditions:

1. Revision of the Final Plat to remove all structures illustrated on Lot 6 prior to application for Final Plat;
2. Receipt of all required permits necessary for proposed ROW work from Baldwin County; and
3. Installation of sidewalks along all street frontages prior to application for Final Plat.

Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure

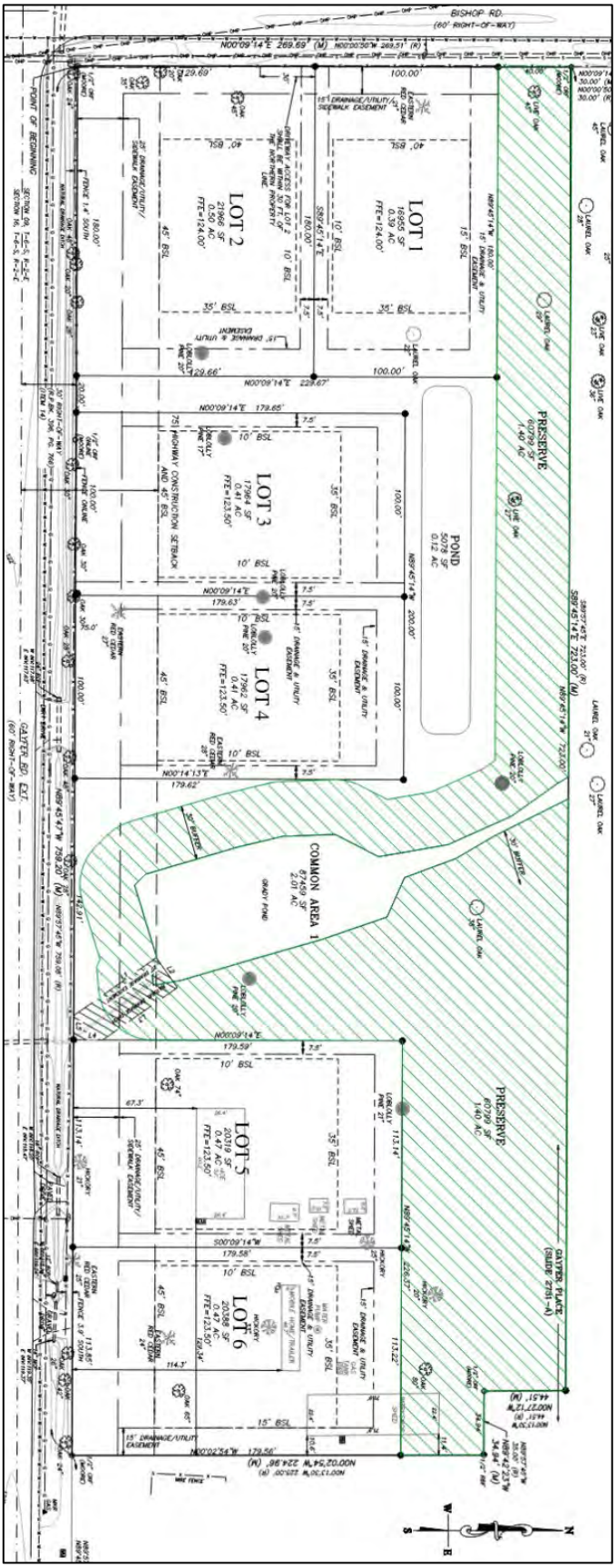
Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
R/A	3 acres/ -	198’	75’	75’	25’	50’	none	30’
R-1	15,000 s.f./ -	100’	40’	35’	10’ [b]	20’	40%	30’ [a]
R-1a	40,000 s.f./ -	120’	30’	30’	10’ [b]	20’	25%	35’
R-1b	30,000 s.f./ -	100’	30’	30’	10’ [b]	20’	25%	35’
R-1c	20,000 s.f./ -	80’	30’	30’	10’ [b]	20’	25%	35’

Meandering Sidewalk Abutting Grady Pond

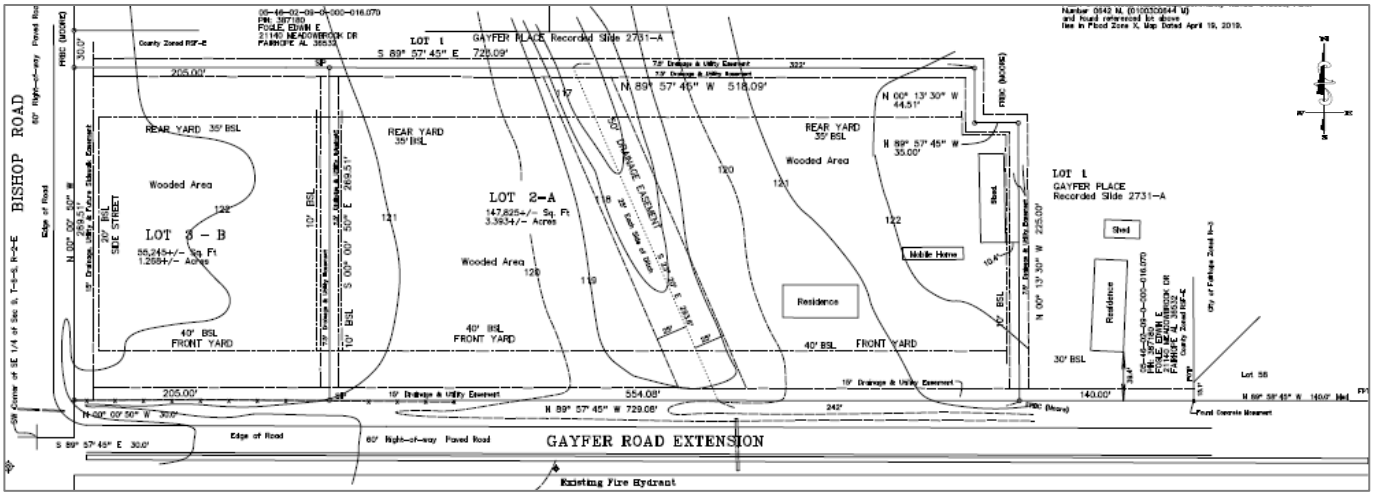


EXHIBITS

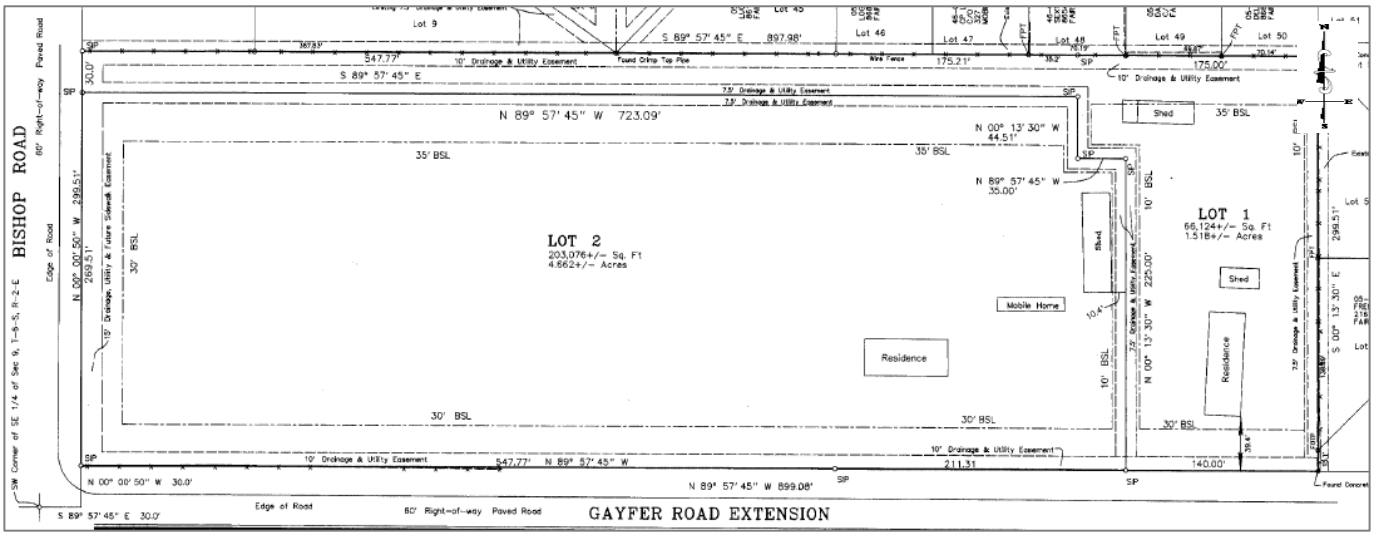
Preliminary Plat



SD 24.16 Gayfer Place Subdivision, Phase II (approved and unrecorded plat)



SD 20.18 Gayfer Place Subdivision (Recorded as Slide 2731-A)



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: 12/23/2025

Property Owner / Leaseholder Information

Name of Property Owner: Scopolites, James M and S M Phone Number:
Address of Property Owner: 8611 Gayfer Ave Ext
City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Dresden Woods
No. Acres in Plat: 4.66 No. Lots/Units: 6
Parcel No: 05-46-02-09-0-000-016.000 Current Zoning: R-1

Authorized Agent Information

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

Name of Authorized Agent: Dewberry Phone Number: 251-990-9950
Address: 25353 Friendship Rd
City: Daphne State: AL Zip: 36526
Contact Person: Aaron Collins

Surveyor/Engineer Information

Name of Firm: Dewberry Phone Number: 251-990-9950
Address: 25353 Friendship Rd
City: Daphne State: AL Zip: 36526
Contact Person: Victor Germain / Jason Estes

Plat Fee Calculation:

Reference: Ordinance 1269

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

Aaron Collins (as agent)
Property Owner/Leaseholder Printed Name

Aaron S. Collins
Signature

12/23/2025
Date

Fairhope Single Tax Corp. (If Applicable)

Docusign Envelope ID: 252E62D1-2460-4839-BAFD-FEE516B8A8A1

October 23, 2025

TO WHOM IT MAY CONCERN:

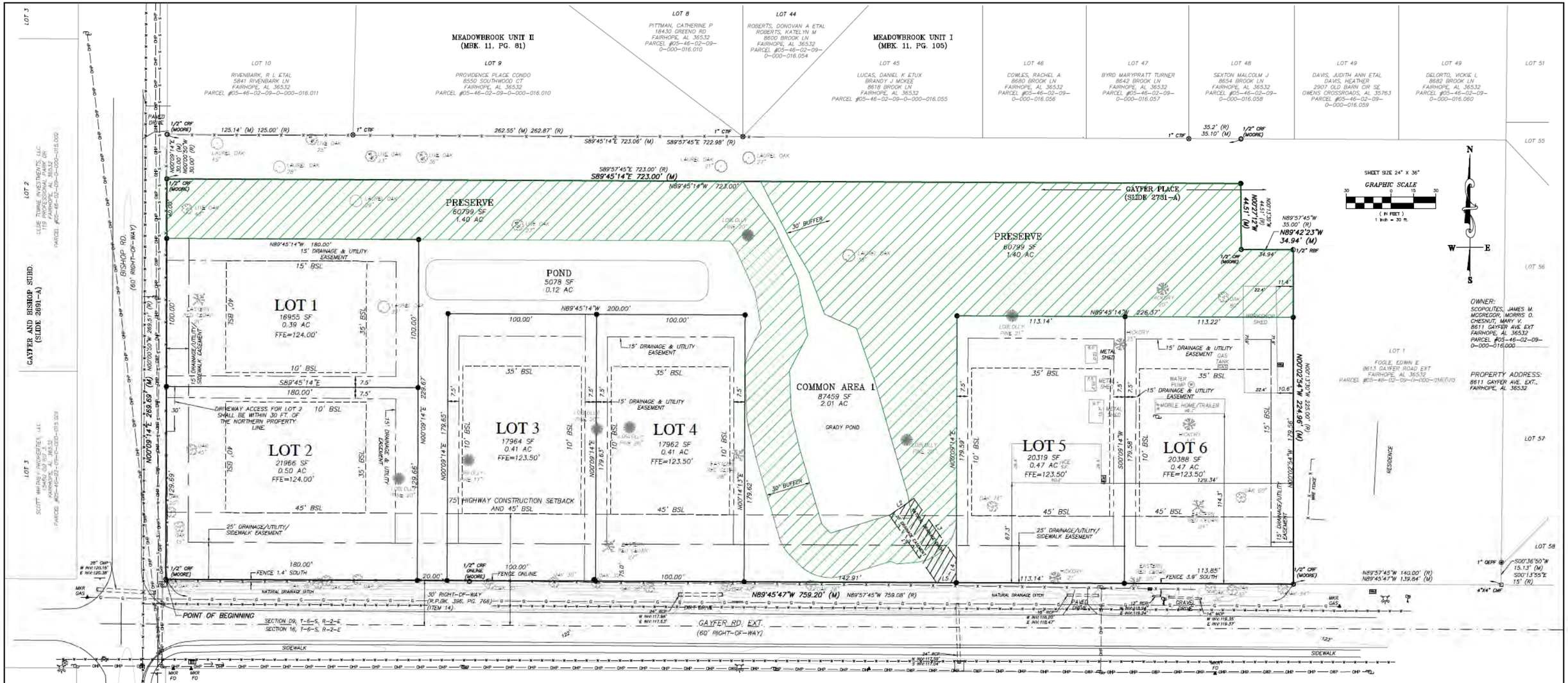
DEWBERRY is hereby authorized as our agent to represent us before the City of Fairhope's Planning Commission and/or City Council regarding DRESDEN WOODS.

Sincerely,

Signed by:
Nicole Scopolites, Adm. of the Estate of James M. Scopolites
4BDB8C8F46424DB...

Scopolities, James M and S M

Dewberry



SITE DATA:

TOTAL AREA: 4.66 AC.
CURRENT ZONING: R-1 (Low Density Single Family Residential)
LIN. FT. STREETS: NONE
NUMBER OF LOTS: 6
DENSITY: 1.29 UNITS/AC
MIN. LOT SIZE: 15,000 SF
SMALLEST LOT: 18,000 SF (LOT 1)
LARGEST LOT: 23,342 (LOT 2)
COMMON AREA: 2.01AC (43%)
PRESERVE: 1.40 AC. (30%)

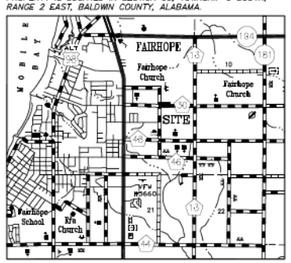
UTILITIES:

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: CITY OF FAIRHOPE
BROADBAND: AT&T

REQUIRED SETBACKS:

FRONT: 45 FEET (GAYFER RD)
FRONT: 40 FEET (BISHOP RD)
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20

PROPERTY IS LOCATED IN SECTION 09, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1" = 1 MILE

CERTIFICATE OF APPROVAL BY AT&T: (TELEPHONE)

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 _____ 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE:(WATER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE:(GAS)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE:(SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE:(ELECTRIC)

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 O F_____ 2025.

AUTHORIZED REPRESENTATIVE

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

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION. BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

SECRETARY DATE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____ 20____

COUNTY ENGINEER

FLOOD ZONE INFORMATION:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0642M, COMMUNITY NUMBER 015000, PANEL NUMBER 0642, SUFFIX M AND MAP NUMBER 01003C0644M, COMMUNITY NUMBER 015000, PANEL NUMBER 0644, SUFFIX M, MAPS EFFECTIVE DATE APRIL 19, 2019.

CERTIFICATE OF OWNERSHIP

I, _____, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS DRESDEN WOODS, A PART OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

OWNER: _____

BY: _____ DATE

ITS: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND, ACKNOWLEDGE THAT HE/SHE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE/SHE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS/HER (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2025.

NOTARY PUBLIC

LEGEND:

- CMF = CONCRETE MONUMENT FOUND
- CRF = CAPPED REBAR FOUND
- RBF = REBAR FOUND
- CTF = CRIMP TOP IRON FOUND
- OEPF = OPEN END PIPE FOUND
- CRS = 5/8" CAPPED REBAR SET (CA-1109-LS)
- (M) = MEASURED BEARING AND DISTANCE
- (R) = RECORDED BEARING AND DISTANCE
- M.BK. = MAP BOOK
- PG. = PAGE
- INS = INSTRUMENT
- INV = INVERT
- RCP = REINFORCED CONCRETE PIPE
- MCP = METAL CORRUGATED PIPE
- BSL = BUILDING SETBACK LINE
- = MAILBOX
- = GUY WIRE
- = SIGN
- = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = POWER POLE
- = LIGHT POLE
- = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = UNDERGROUND UTILITY MARKER
- = GAS TANK
- = WATER PUMP
- OHP = OVERHEAD POWER LINE
- = WIRE FENCE
- = GAS LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- = WATER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- = SEWER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED IN SEPTEMBER 16, 2025; AND IS RECORDED IN FIELD BOOK 339 PAGE 69 AND IN AN ELECTRONIC DATA FILE.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
8. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
9. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
10. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
11. SOURCE OF INFORMATION: GAYFER PLACE SUBDIVISION, SLIDE 2731-A; MEADOWBROOK UNIT 1, MBK. 11, PG. 105; MEADOWBROOK UNIT 2, MBK. 11, PG. 81; WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM.

GENERAL NOTES:

1. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE & UTILITY EASEMENT ON ALL EXTERNAL BOUNDARY LINES.
2. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE & UTILITY EASEMENT ON ALL INTERIOR LOT LINES (7.5 FOOT ON EITHER SIDE).
3. PIPE FOR EACH LOT SHOWN HEREON SHALL BE A MINIMUM OF 15 INCHES ABOVE GRADE.
4. LOT 3 SHALL INSTALL ROOF DRAINS THAT CONNECT TO EITHER THE POND OR THE DRAINAGE DITCH.

LINE	BEARING	DISTANCE
L1	N35°01'46"W	17.00'
L2	N54°58'14"E	20.00'
L3	N35°01'46"W	50.00'
L4	S00°09'14"W	15.62'
L5	N89°45'47"W	13.33'

SURVEYOR'S CERTIFICATE:

DESCRIPTION:

LOT 2, GAYFER PLACE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED ON SLIDE 2731-A, IN THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COPIED FROM WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 25-001195, DATED JULY 10, 2025 AT 9:30 PM)

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

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

DRESDEN WOODS

A RESUBDIVISION OF LOT 2, GAYFER PLACE SUBDIVISION AS RECORDED AT SLIDE 2731-A

PRELIMINARY PLAT - NOT FOR RECORDING

FEBRUARY 11, 2025 - SHEET 1 OF 1

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN		DRAWN: A.S.C.	CHKD: V.L.G.
ENG	L.M.D.	SURVEYOR: V.L.G.	PROJ MGR C.S.B.
			SCALE 1"=30'
			PROJ. NO. 50189049
			FILE DRESDEN WOODS PRELIM PLAT V2
			SHEET 1 OF 1

Dewberry®
25353 Friendship Road Daphne, AL 36526
251-990-9959 fax 251-929-9815

PROPOSED SITE IMPROVEMENT PLANS

for

De La Mare Phase 2

De La Mare Avenue
Fairhope, AL 36532

LEGAL DESCRIPTION

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (I) of the land of lessor in the City of
Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320-21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac1 Section 18, T8S, R2E, Baldwin County, Alabama."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH REBAR (NO CAP) AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13, DIVISION 1, PLAN OF SUBDIVISION OF LAND THE FAIRHOPE SINGLE TAX CORPORATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANOUS BOOK 1, PAGE 320 AND PAGE 321, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 167.14 FEET TO A ONE-HALF INCH OPEN-TOP IRON PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 63.71 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF BERNHARDT LANE; THENCE RUN NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 167.02 FEET TO A MAG NAIL WITH DISC SET (SE CIVIL) ON THE SOUTH RIGHT-OF-WAY LINE OF DE LA MARE AVENUE; THENCE RUN NORTH 89 DEGREES 38 MINUTES 56 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.24 ACRES, MORE OR LESS.

CONTACTS

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

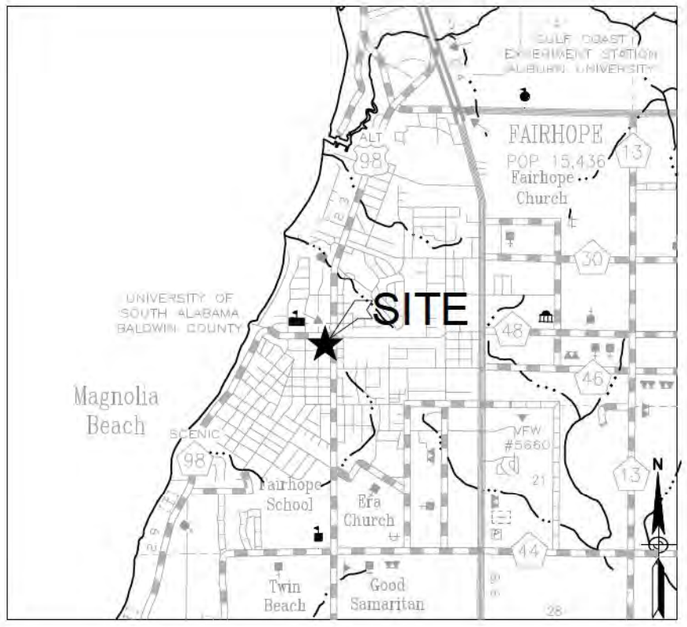
PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

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

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



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

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

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

ENGINEER'S CERTIFICATE

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

Project Engineer

February 11, 2026
Name of Project to which this Certificate Applies: De La Mare Phase 2
Plans which are certified consist of Pages Cover Sheet thru Sheet C07.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH

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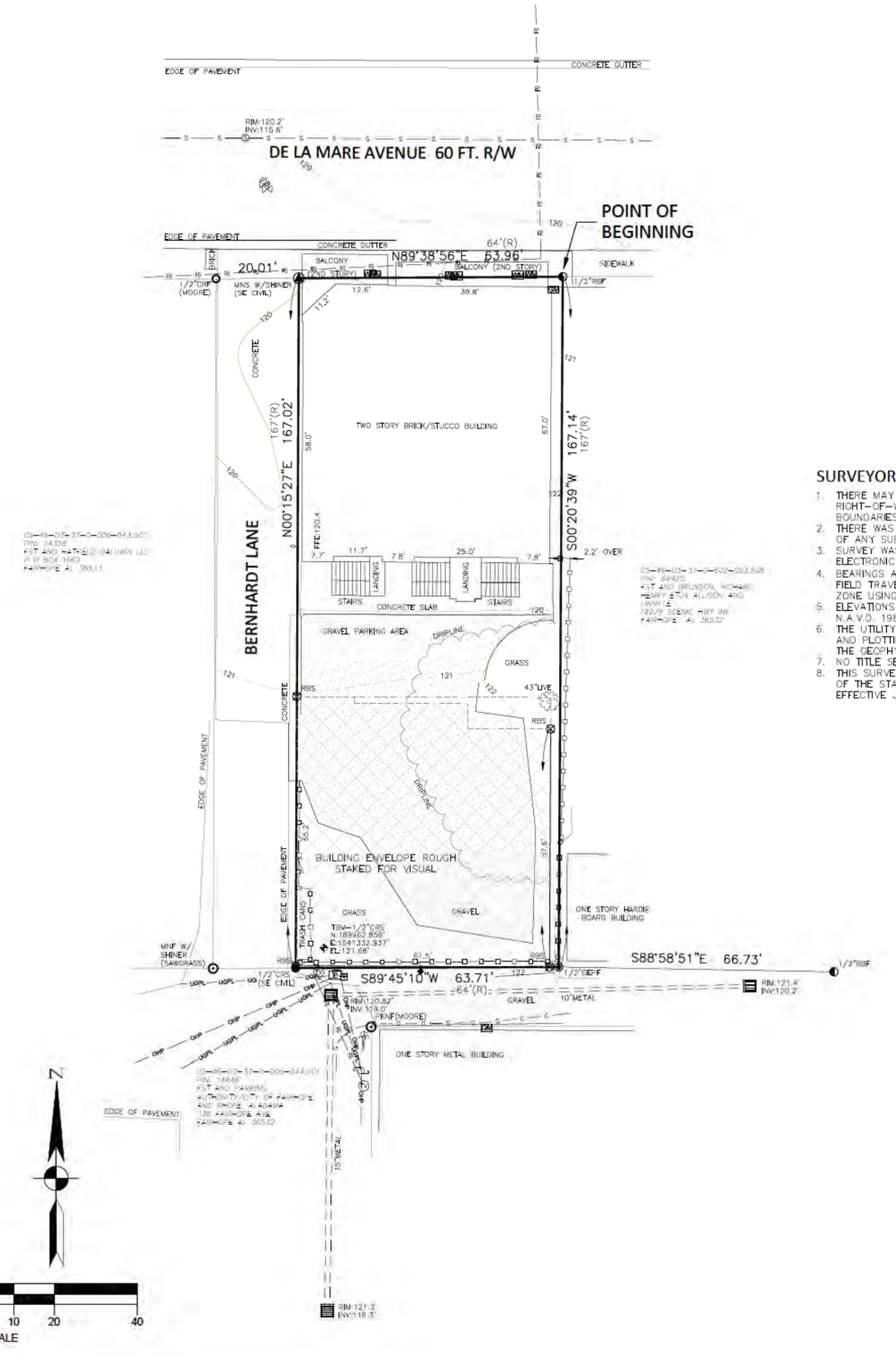
REVISIONS

REVISIONS:

NO.	DATE	APPR.	REVISION
0	1/20/26	TLS	INITIAL CITY OF FAIRHOPE SUBMITTAL
1	2/11/26	TLS	RE-SUBMITTAL TO FAIRHOPE



LEGEND:

(R) = RECORD BEARING/DISTANCE
CRS = CAPPED REBAR SET (SE CIVIL–CA1167LS)
MNS = MAG NAIL SET
RBS = 1/2" REBAR SET
CRF = CAPPED REBAR FOUND
MNF = MAG NAIL FOUND
OEPF = OPEN END PIPE FOUND
RBF = REBAR FOUND (NO CAP)
TBM = TEMPORARY BENCH MARK
INV = INVERT
PIN = PARCEL IDENTIFICATION NUMBER
= WOOD FENCE
UGPL = UNDERGROUND POWER LINE
= FIBER OPTIC LINE
= OVERHEAD POWER LINE
= GAS LINE
= SEWER MAIN
= UTILITY POLE
= GUY WIRE
= TELEPHONE PEDESTAL
= SEWER MANHOLE
= WATER METER
= GAS VALVE
= GAS METER
= SEWER SERVICE CONNECTION
= CABLE TELEVISION PEDESTAL
= ELECTRIC BOX
= OAK

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT–OF–WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB–SURFACE FEATURES.
3. SURVEY WAS CONDUCTED ON JUNE 20, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"Lot five (5) and additional land on West and South to give a total width of 64 feet and a uniform depth of 167 feet, Block thirteen (13), Division one (1) of the land of lessor in the City of Fairhope, Alabama as per its plat thereof filed for record Sept. 13, 1911, Misc. Book 1, Pages 320–21, Probate Records and Council actions Nov. 6, 1911 and Sept. 2, 1948; Frac'l Section 18, T6S, R2E, Baldwin County, Alabama."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE–HALF INCH REBAR (NO CAP) AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13, DIVISION 1, PLAN OF SUBDIVISION OF LAND THE FAIRHOPE SINGLE TAX CORPORATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANOUS BOOK 1, PAGE 320 AND PAGE 321, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 167.14 FEET TO A ONE–HALF INCH OPEN–TOP IRON PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 63.71 FEET TO A ONE–HALF INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT–OF–WAY OF BERNHARDT LANE; THENCE RUN NORTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, ALONG SAID EAST RIGHT–OF–WAY, A DISTANCE OF 167.02 FEET TO A MAG NAIL WITH DISC SET (SE CIVIL) ON THE SOUTH RIGHT–OF–WAY LINE OF DE LA MARE AVENUE; THENCE RUN NORTH 89 DEGREES 38 MINUTES 56 SECONDS EAST, ALONG SAID SOUTH RIGHT–OF–WAY, A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.24 ACRES, MORE OR LESS.

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

07-02-2024

S.E. CIVIL, LLC — DATE
DAVID E. DIEHL — AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

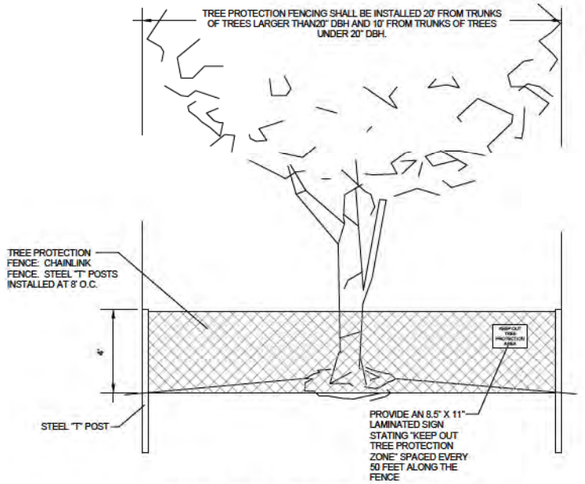
ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY

WALCOTT ADAMS VERNEUILLE

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=20'
PROJECT	20241372
FILE	20241372
SHEET	1 OF 1



TREE PROTECTION FENCE

SCALE: NTS

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

DEMOLITION NOTES

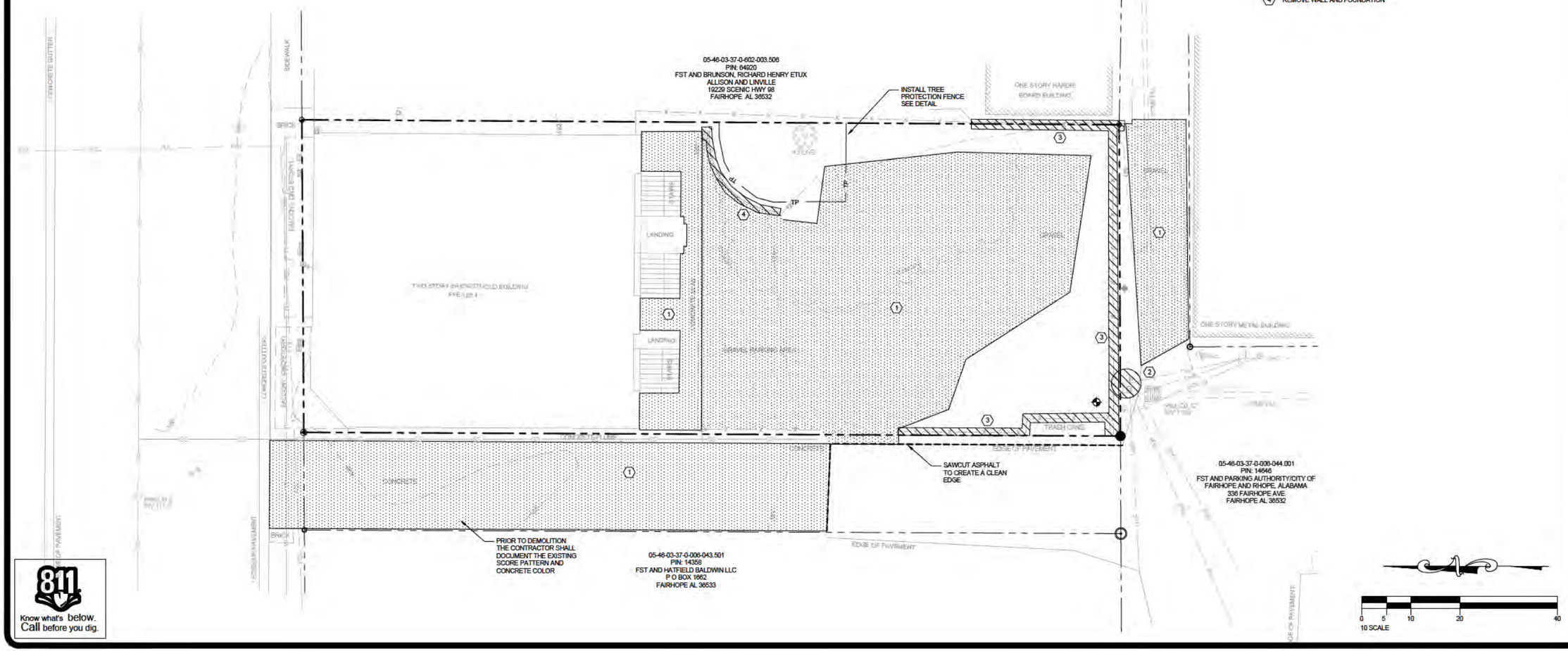
1. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, TREES, PAVING, OR INFRASTRUCTURE.
2. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE, PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
3. CONTRACTOR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

DEMOLITION LEGEND

- REMOVAL - FENCE/UTILITY/WALL
- REMOVAL - ASPHALT/CONCRETE/GRAVEL
- ASPHALT SAWCUT
- TREE PROTECTION FENCE

DEMOLITION SYMBOLS

1. REMOVE PAVING AND BASE MATERIAL
2. REMOVE POWER POLE AND GUY WIRES, COORDINATE WITH UTILITY
3. REMOVE FENCE, POSTS, AND CONCRETE
4. REMOVE WALL AND FOUNDATION



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REVISION | DATE

S.E. Civil Engineering & Surveying
9460 Wintervail Lane
Fairhope, AL 36532
251-990-4566

DEMOLITION PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN	SCALE
TLS	1"=10'

SHEET
D01

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/RES. UNIT) =	5
TOTAL PROVIDED =	6

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.245 ACRES	–
BUILDING AREA (UNDER ROOF)	0.183 ACRES	74.69%
IMPERVIOUS PAVING	0.038 ACRES	15.51%
GRASSED/LANDSCAPED AREA	0.024 ACRES	9.80%

SITE ANALYSIS

SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.245 AC	40'-0"	7,971 SF

REQUIRED PARKING	PROVIDED PARKING
5 SPACES (SEE PARKING DATA)	6 SPACES
JURISDICTION: C.O. FAIRHOPE	ZONING: B-2 (CBD)
IMPERVIOUS AREA: 0.221 AC (90.20%)	PERVIOUS AREA: 0.024 AC (9.80%)

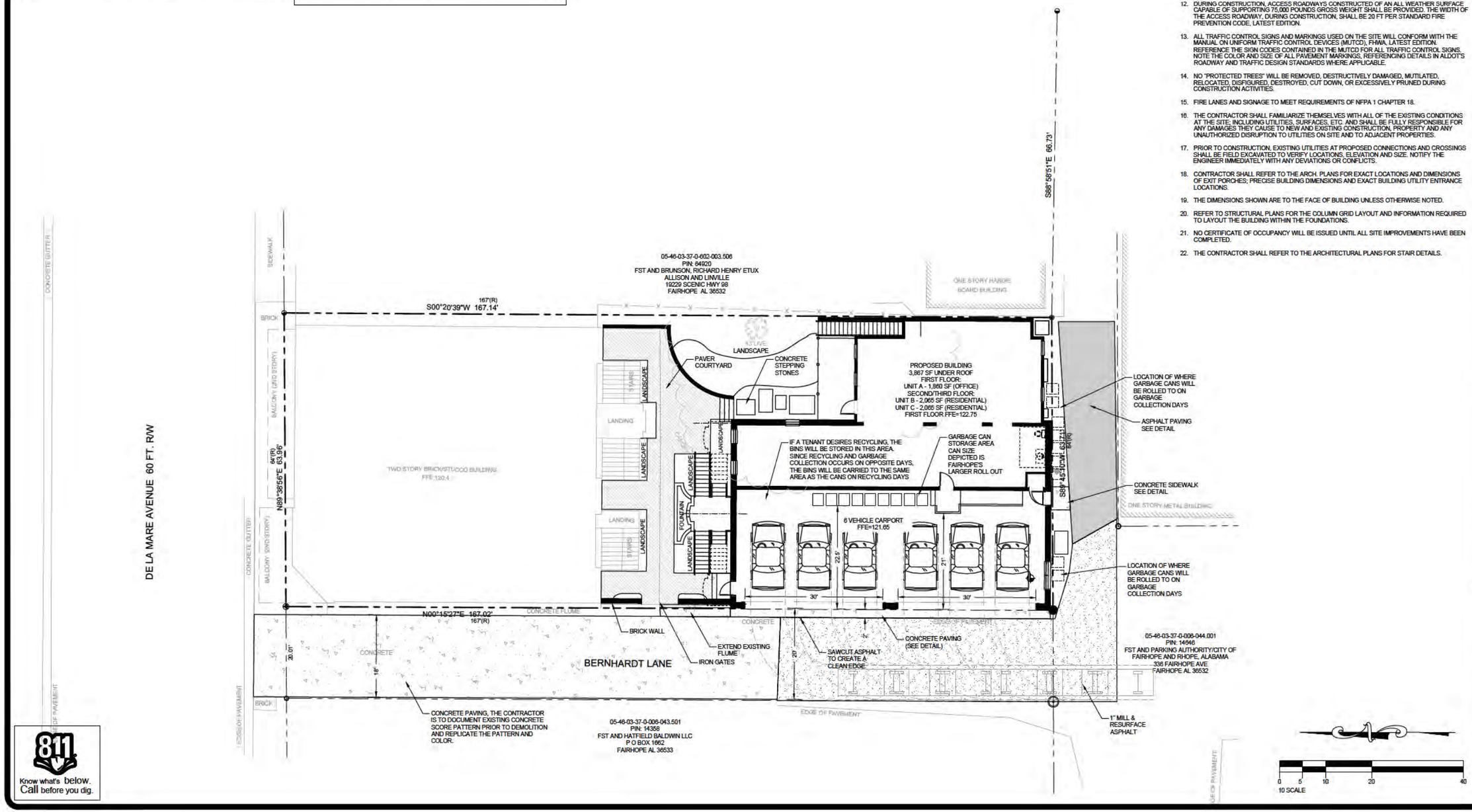
BUILDING SETBACKS:	REQUIRED:
FRONT YARD:	0 FT
SIDE YARD:	0 FT
REAR YARD:	0 FT
MAXIMUM BUILDING HEIGHT:	40'
MAX. GROUND COVERAGE RATIO:	N/A
PROPOSED BUILDING COVERAGE	7,971 SF (74.69%)

SITE PLAN LEGEND

EXISTING		PROPOSED
	VALLEY GUTTER	
	EDGE OF PAVEMENT	
	MILL & RESURFACE	
	CONCRETE PAVING	
	ASPHALT PAVING	

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR 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.
5. 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.
6. THIS SITE IS ZONED B-2 (CBD).
7. TOTAL SITE ACREAGE = 0.24 ACRES.
8. NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
12. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED. THE WIDTH OF THE ACCESS ROADWAY, DURING CONSTRUCTION, SHALL BE 20 FT PER STANDARD FIRE PREVENTION CODE, LATEST EDITION.
13. 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.
14. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
15. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
16. 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.
17. 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.
18. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
19. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
20. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
21. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
22. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.



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REVISION	DATE

S.E. Civil Engineering & Surveying
9460 Wicksall Road
Fairhope, AL 36532
251-990-4566

SITE PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

APPX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

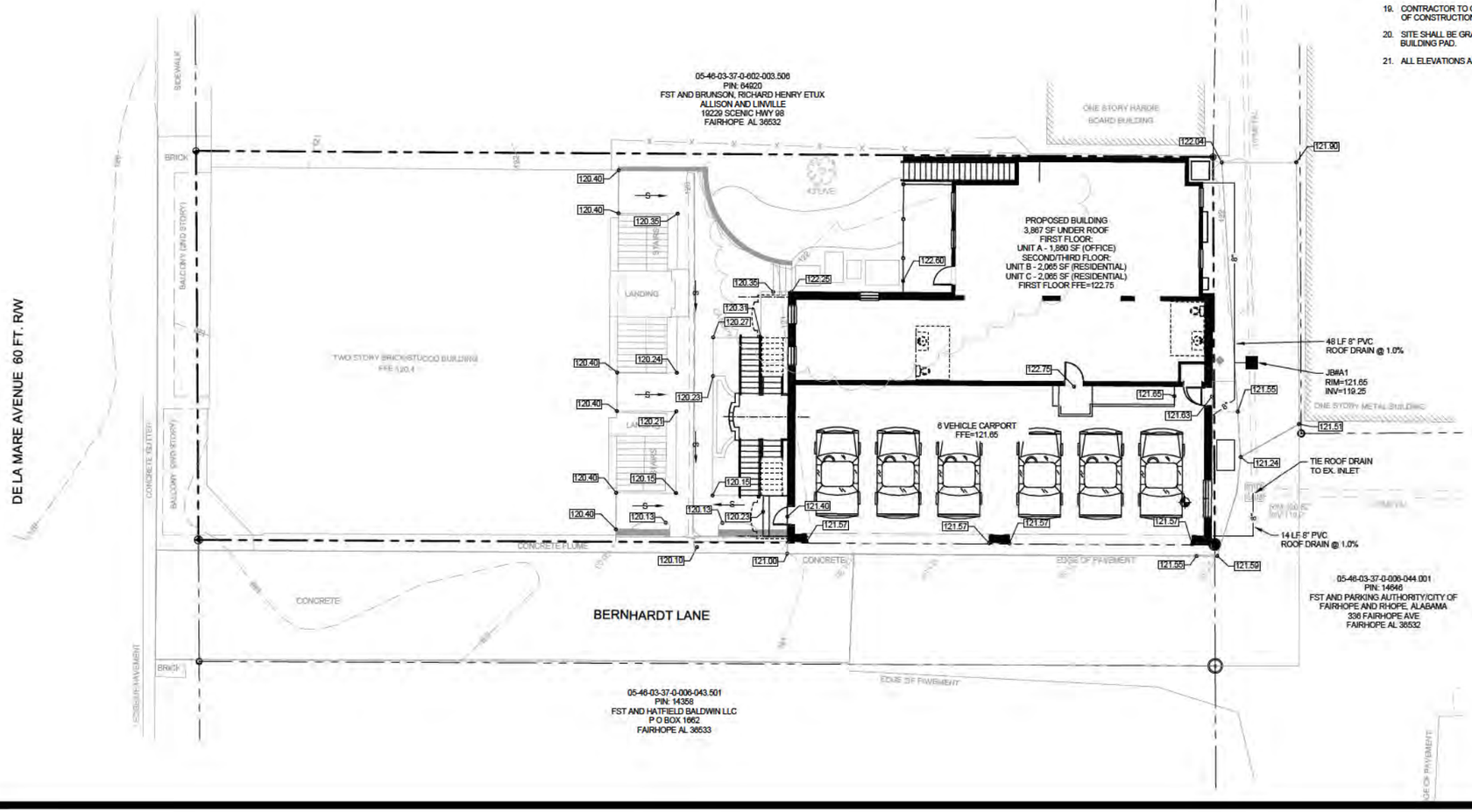
SHEET C01

GRADING & DRAINAGE PLAN LEGEND

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

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED.
3. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
4. STORM PIPE SHALL BE AS FOLLOWS:
   RCP, CLASS III PER ALDOT SPECIFICATIONS.
   HDPE, ADS N12 PIPE PER SPECIFICATIONS.
   PVC, SCH. 40 PIPE PER SPECIFICATIONS.
   THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
5. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
8. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
   WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
   CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   JUNCTION BOX = RIM; THE TOP MOST PART OF THE RIM AND COVER CASTING.
9. FIRM NO. 01003C0644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X (UNSHADED).
10. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER.
11. 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.
12. 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.
13. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
14. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
15. 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.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
17. 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.
18. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
19. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
20. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
21. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.



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REVISION | DATE

S.E. Civil Engineering & Surveying
9490 Vitamin T Lane
Fairhope, AL 36532
251-990-4566

GRADING & DRAINAGE PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN	SCALE
TLS	1"=10'

SHEET
C02

CONSTRUCTION SEQUENCE - PHASE 1

1. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, AND CONSTRUCTION EXIT.
2. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
3. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
4. REQUEST BMP INSPECTION PRIOR TO CLEARING.
5. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & SITE WORK CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. CONSTRUCT BUILDING AND INSTALL UTILITIES.
3. INSTALL STONE BASE.
4. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

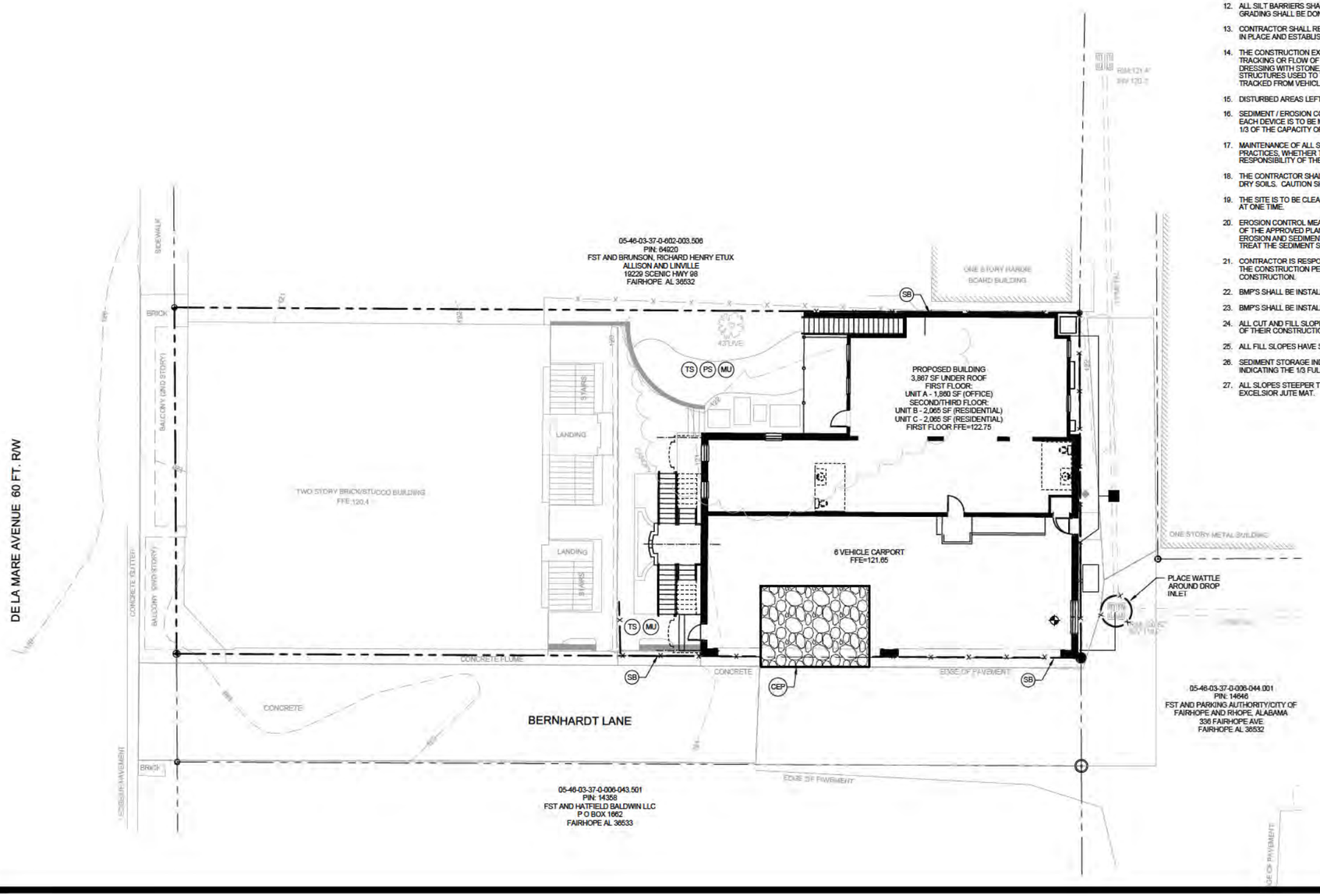
1. INSTALL PAVING.
2. CALL FOR AN INSPECTION FROM THE QCP.
3. ONCE THE QCP HAS CERTIFIED THAT ALL AREAS ARE STABILIZED REMOVE BMPS.
4. STABILIZE ANY AREAS DISTURBED BY BMP REMOVAL.

LEGEND:

SB	SEDIMENT BARRIER
CEP	CONSTRUCTION EXIT PAD
MU	MULCHING
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING

USDA SOIL SURVEY CLASSIFICATIONS

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



EROSION CONTROL NOTES

1. THE EXISTING SITE IS DEVELOPED.
2. CONTACT DAVID WEBB, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.15 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
25. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
26. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
27. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

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

REVISION | DATE

S.E. Civil Engineering & Surveying
8960 Vinemont Drive
Fairhope, AL 36532
251-990-6566

EROSION & SEDIMENT CONTROL PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.	DATE
20241372	2/11/26
DRAWN TLS	SCALE 1"=10'

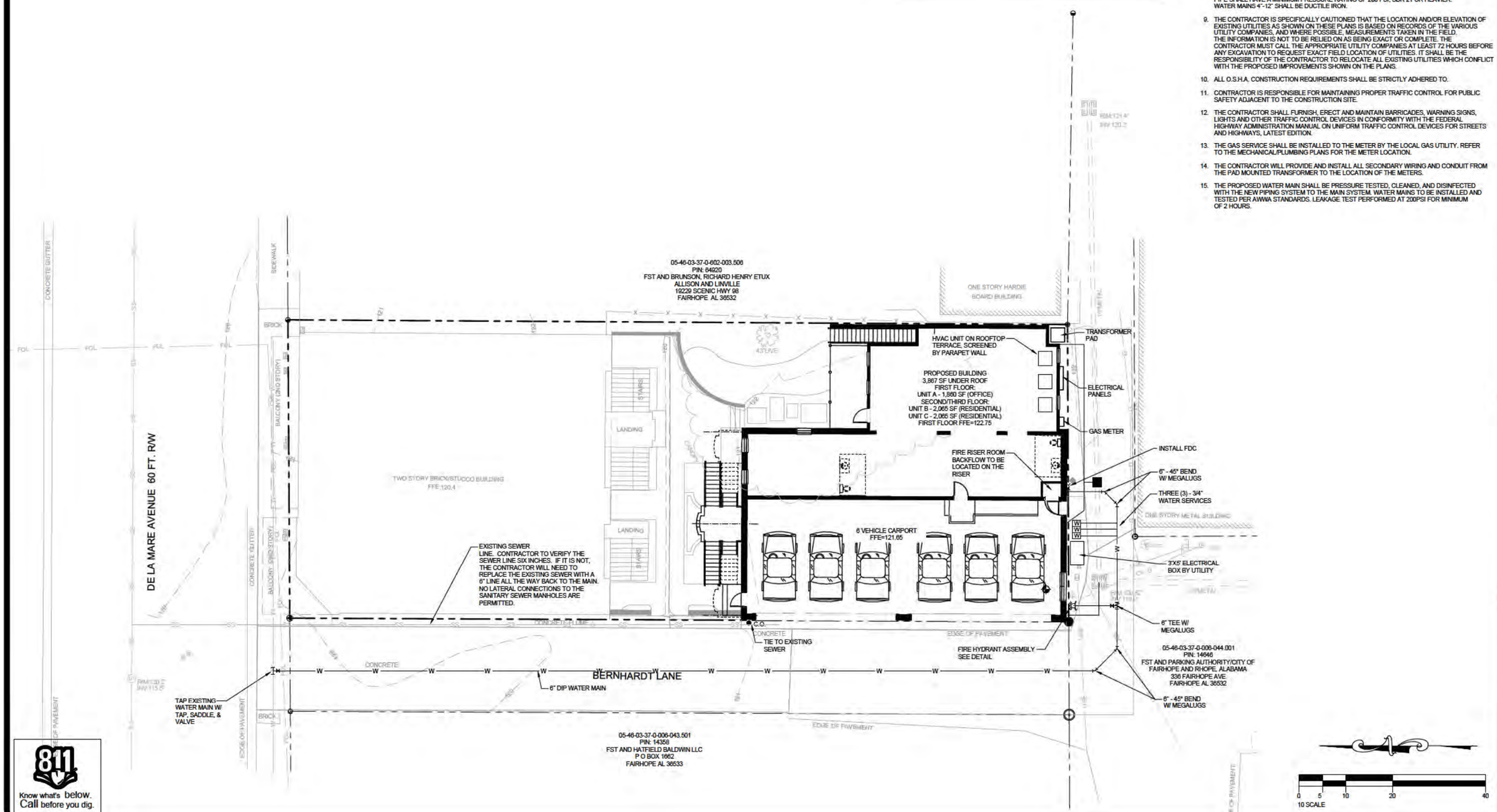
SHEET C03

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
FOL	FIBER OPTIC LINE	FOL
SS	SANITARY SEWER	SS
	FIRE HYDRANT ASSEMBLY	
	VALVE	
	WATER METER	
	CLEANOUT	C.O.

UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU AND OTHER UTILITY PROVIDERS. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE SURVEYED AS-BUILT OF WATER AND SEWER SYSTEMS AS INSTALLED PRIOR TO REQUESTING A PUNCH LIST.
5. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 35 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
6. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
7. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND FPU PRIOR TO BACKFILLING AND TESTING.
8. WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI, SDR 21 OR HEAVIER. WATER MAINS 4"-12" SHALL BE DUCTILE IRON.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
10. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
13. THE GAS SERVICE SHALL BE INSTALLED TO THE METER BY THE LOCAL GAS UTILITY. REFER TO THE MECHANICAL/PLUMBING PLANS FOR THE METER LOCATION.
14. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL SECONDARY WIRING AND CONDUIT FROM THE PAD MOUNTED TRANSFORMER TO THE LOCATION OF THE METERS.
15. THE PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, CLEANED, AND DISINFECTED WITH THE NEW PIPING SYSTEM TO THE MAIN SYSTEM. WATER MAINS TO BE INSTALLED AND TESTED PER AWWA STANDARDS. LEAKAGE TEST PERFORMED AT 200PSI FOR MINIMUM OF 2 HOURS.



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

S.E. Civil Engineering & Surveying
9400 Wintzell Road
Fairhope, AL 36532
251-990-4566

REVISION	DATE

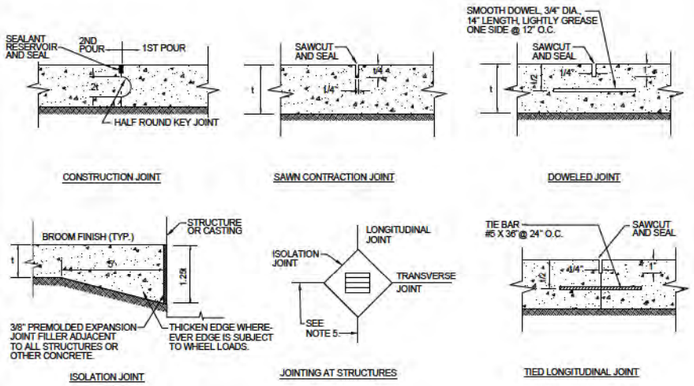
UTILITY PLAN

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE 1"=10'

SHEET C04

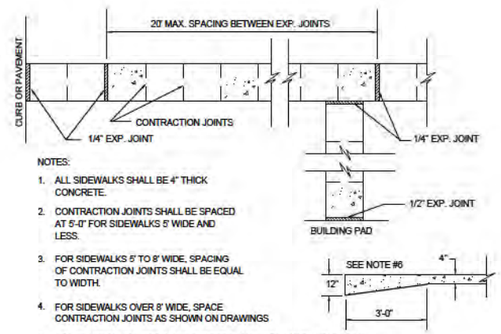


NOTE:

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

CONCRETE PAVEMENT JOINTS DETAILS

SCALE: NTS

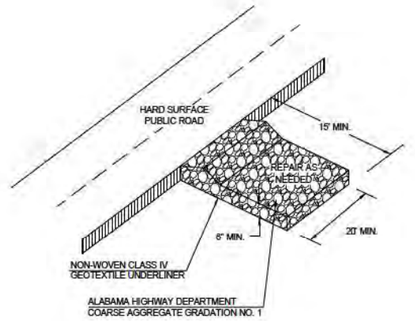


NOTES:

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

TYPICAL SIDEWALK DETAIL

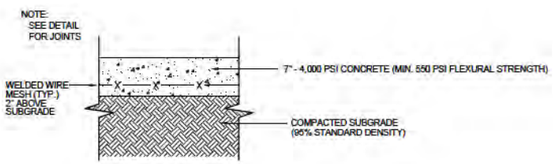
SCALE: NTS



CEP

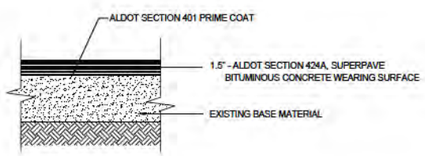
CONSTRUCTION EXIT PAD

SCALE: NTS



CONCRETE PAVEMENT DETAIL

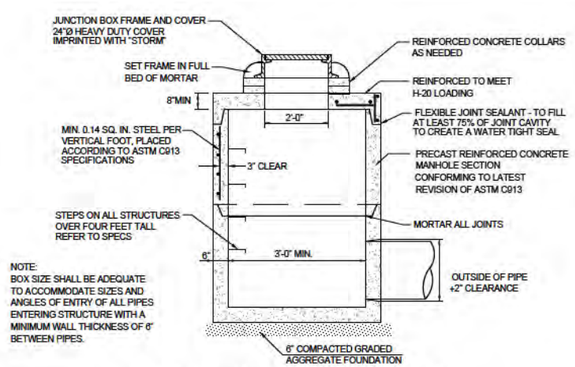
SCALE: NTS



ASPHALTIC CEMENT PAVEMENT DETAIL

SCALE: NTS

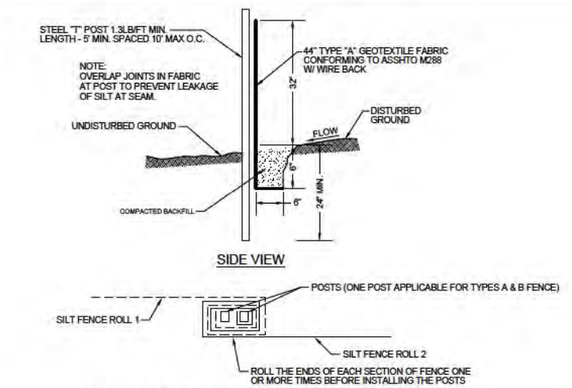
811 Know what's below. Call before you dig.



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

JUNCTION BOX (JB) DETAIL

SCALE: NTS



SB

SILT BARRIER TYPE "A"

SCALE: NTS

REVISION | DATE

S.E. Civil Engineering & Surveying
9760 Wilson Blvd
Fairhope, AL 36532
251-990-8586

CONSTRUCTION DETAILS

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE N.T.S.

SHEET
C05

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

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

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

MULCH RATE:
PER MULCHING DETAIL

PS — PERMANENT SEEDING
SCALE: NTS

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

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

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

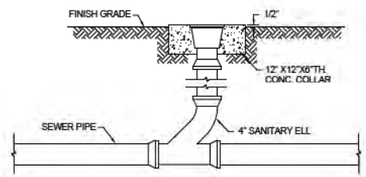
MULCH RATE:
PER MULCHING DETAIL

TS — TEMPORARY SEEDING
SCALE: NTS

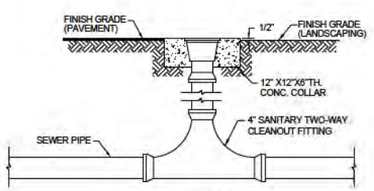
Know what's below. Call before you dig.

MATERIAL	RATE PER ACRE & (PER 1000 SF)	NOTES
STRAW WITH SEED	1 1/2 - 2 TONS (70 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
STRAW ALONE (NO SEED)	2 1/2 - 3 TONS (115 LBS-160 LBS)	SPREAD BY HAND OR MACHINE; ANCHOR WHEN SUBJECT TO BLOWING
WOOD CHIPS	5-6 TONS (225 LBS-270 LBS)	TREAT WITH 12 LBS NITROGEN/TON
BARK	35 CUBIC YARDS (0.8 CUBIC YARDS)	CAN APPLY WITH MULCH BLOWER
PINE STRAW	1-2 TONS (45 LBS-90 LBS)	SPREAD BY HAND OR MACHINE; WILL NOT BLOW LIKE STRAW
PEANUT HULLS	10-20 TONS (450 LBS-900 LBS)	WILL WASH OFF SLOPES. TREAT WITH 12 LBS NITROGEN/TON

MU — MULCHING
SCALE: NTS



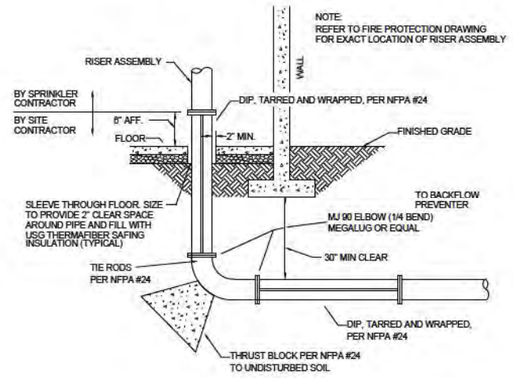
ONE-WAY



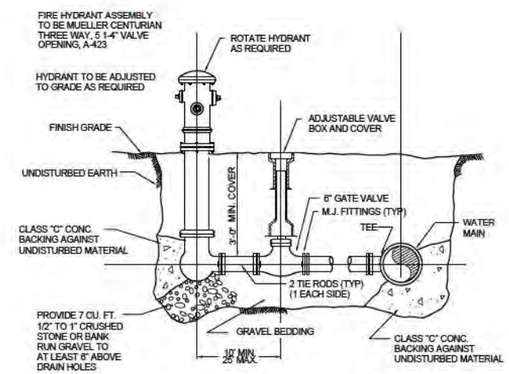
TWO-WAY

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

SANITARY SEWER CLEANOUT
SCALE: NTS



FIRE RISER STUB DETAIL
SCALE: NTS



TYPICAL HYDRANT AND VALVE
SCALE: NTS

REVISION
DATE

S.E. Civil Engineering & Surveying
9700 Wintzell Ave
Fairhope, AL 36532
251-990-8566

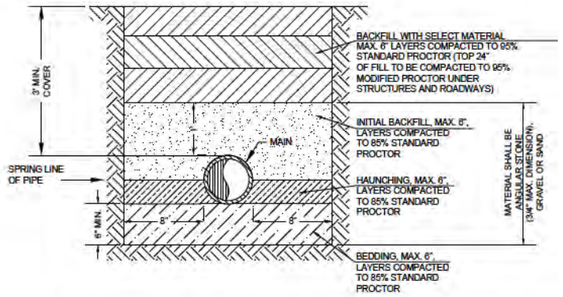
CONSTRUCTION DETAILS

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

APEX SEAL

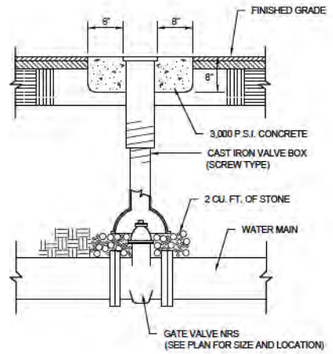
JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE N.T.S.

SHEET
C06



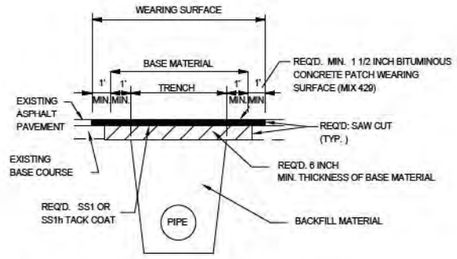
SANITARY SEWER PVC PIPE BEDDING

SCALE: NTS



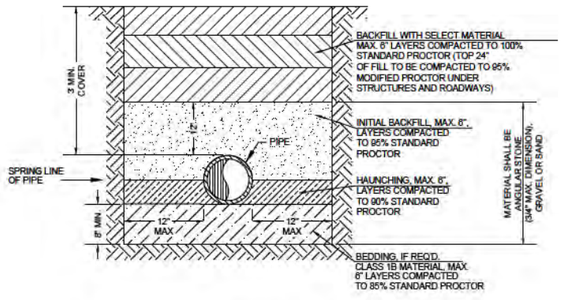
VALVE BOX SETTING

SCALE: NTS



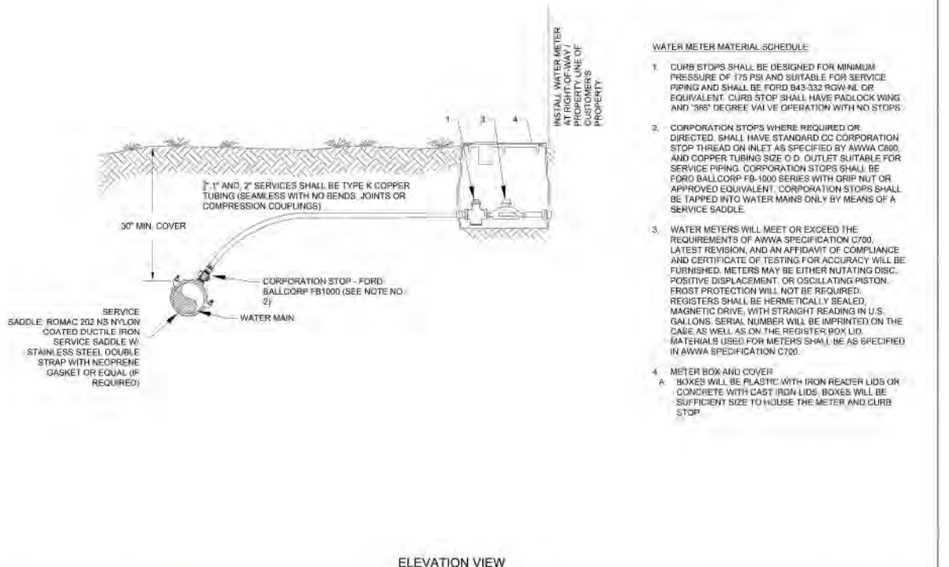
PAVEMENT PATCH

SCALE: NTS



PVC WATER BEDDING

SCALE: NTS



ELEVATION VIEW
N.T.S.

WATER METER MATERIAL SCHEDULE:

1. CURB STOPS SHALL BE DESIGNED FOR MINIMUM PRESSURE OF 175 PSI AND SUITABLE FOR SERVICE PIPING AND SHALL BE FORD B43-332 RGW-NL OR EQUIVALENT. CURB STOP SHALL HAVE PADLOCK WING AND "395" DEGREE VALVE OPERATION WITH NO STOPS.
2. CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP THREAD ON INLET AS SPECIFIED BY AWWA C800, AND COPPER TUBING SIZE O.D. OUTLET SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLCORP FB-1000 SERIES WITH GRIP NUT OR APPROVED EQUIVALENT. CORPORATION STOPS SHALL BE TAPPED INTO WATER MAINS ONLY BY MEANS OF A SERVICE SADDLE.
3. WATER METERS WILL MEET OR EXCEED THE REQUIREMENTS OF AWWA SPECIFICATION C700, LATEST REVISION, AND AN AFFIDAVIT OF COMPLIANCE AND CERTIFICATE OF TESTING FOR ACCURACY WILL BE FURNISHED. METERS MAY BE EITHER NUTATING DISC, POSITIVE DISPLACEMENT, OR OSCILLATING PISTON. FROST PROTECTION WILL NOT BE REQUIRED. REGISTERS SHALL BE HERMETICALLY SEALED, MAGNETIC DRIVE, WITH STRAIGHT READING IN U.S. GALLONS. SERIAL NUMBER WILL BE IMPRINTED ON THE CASE AS WELL AS ON THE REGISTER BOX LID. MATERIALS USED FOR METERS SHALL BE AS SPECIFIED IN AWWA SPECIFICATION C700.
4. METER BOX AND COVER
   A. BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE SUFFICIENT SIZE TO HOUSE THE METER AND CURB STOP.

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	WATER DETAILS	DATE ISSUED 12-07-20
		TYPICAL 3/4" WATER SERVICE METER DETAIL	SHEET NO. W-1

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9460 Wilson Blvd
Fairhope, AL 36532
251-990-4566

CONSTRUCTION DETAILS

De La Mare Phase 2
De La Mare Avenue
Fairhope, Alabama 36532

AFFIX SEAL

JOB No. 20241372	DATE 2/11/26
DRAWN TLS	SCALE N.T.S.

SHEET
C07

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

February 12, 2026

Michelle Melton
City Planner
451 Pecan Ave.
Fairhope, AL 36532

RE: Dresden Woods
Development Review Committee Letter-Disposition
SD 26.02 Dresden Woods
Dewberry Project # 50189049

Dear Michelle:

This letter is in response to comments we received on 2/4/2026 for the above-referenced application. Below are the comments we received and our response to each.

1. Revision of the Preliminary Plat and Site Data Table to reflect the correct acreage of the Preserve.
Response: Revised.

2. Please include the "natural drainage" ditch/easement out of the Grady Pond on every sheet.
Response: Natural drainage ditch easement modified to all sheets.

3. Add County Engineer signature block to Preliminary Plat.
Response: Added certification to plat.

4. Revision of HOA documents to reflect the sizes for structures on each lot.
Response: N/A. The calculations on the plans account for 40% impervious coverage.

5. Army Corps of Engineers jurisdictional determination of the wetland on site.
Response: We have moved the sidewalk out of the buffer. We will not impact the wetlands on this site.

6. Update Preliminary Plat to reflect the overhead power lines (OHP) removed.
Response: Power lines removed from plat.

7. FPU Comments.
Response: Engineering has addressed all the comments on the plans from Fairhope Utilities.

8. Discrepancy in the wetland report.
Response: Upon further review there is no discrepancy – the wetland report identifies the overall conditions within the site to include Data Point 1 & 2. Data Point 1 is the upland point and Data Point 2 is the wetland point. Data point 1 does have water-stained leaves (wetland hydrology). No hydrophytic vegetation was found within Data Point 1. Spirodela polyrhiza is identified within Data Point 2 as the hydrophytic vegetation – it is not noted on the wetland report because that is a general report of overall conditions. Stating simplistically, a wetland is the point where the three indicators (vegetation, soils, & hydrology) align – on this site, that is within the excavated pond.

9. Request for Jurisdictional determination.
Response: With the sidewalk being moved outside the buffer there will be no impact to the wetlands or buffer on this site.

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

Sincerely,
Dewberry Engineers Inc.

Aaron S. Collins

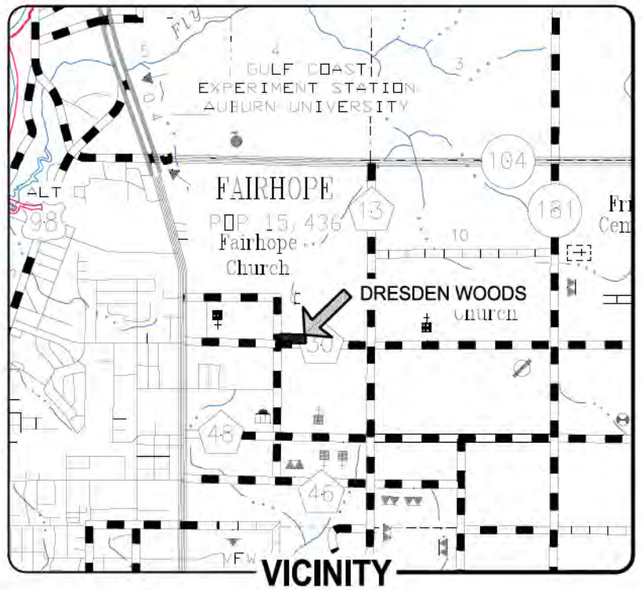
Aaron S. Collins
Deputy Project Manager

CONSTRUCTION PLANS FOR

DRESDEN WOODS

Prepared For:

MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, BALDWIN COUNTY, AL



VICINITY MAP

ALABAMA LICENSED PROFESSIONAL ENGINEER LOGAN M DUNN NO. 38946

(NOT VALID WITHOUT SIGNATURE)

Signature — Date: 2/12/2026

LOGAN M. DUNN — 38946
Project Engineer — Reg. No.

Prepared By:

Dewberry

25353 FRIENDSHIP ROAD DAPHNE, AL 36526
251-990-9550 phone 251-990-9510 fax www.dewberry.com

Date: FEBRUARY 12, 2026
Project Number: 50189049

PRELIMINARY- NOT FOR CONSTRUCTION

INDEX:

SHEET NO.	SHEET TITLE
A1	TITLE SHEET
B1	GENERAL NOTES
C1	EXISTING CONDITIONS & DEMO PLAN
C2	UTILITY & SIDEWALK PLAN
C3	UTILITY DETAILS
C4	POND DETAILS
C5	BEST MANAGEMENT PRACTICES PLAN

INDEX

REVISIONS:

#	DATE	BY	DESCRIPTION
1	1/20/2026	JGD	SIDEWALK & SEWER LAYOUT
2	2/11/2026	JGD	POND/SIDEWALK UPDATE
3			
4			
5			
6			
7			

REVISIONS

ISSUE:

DATE	BY	DESCRIPTION
12/23/2025	LMD/JGD	INITIAL SUBMITTAL TO CITY
1/15/2026	LMD/JGD	SECOND SUBMITTAL TO CITY
2/12/2026	LMD/JGD	THIRD SUBMITTAL TO CITY

ISSUE

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. ALL EXCAVATING WORK MUST CONTACT WWW.AL811.COM TO INITIATE ALL "LOCATE REQUESTS" FOR EXISTING BURIED UTILITIES. THIS IS MANDATORY PRIOR TO ANY ACTIVITY THAT INVOLVES DIGGING OR REMOVING EARTH DEEPER THAN 12 INCHES, WHETHER USING MECHANIZED EQUIPMENT OR HAND TOOLS.

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. IF CONSTRUCTION REQUIRES HOT TAPPING INTO EXISTING LIVE WATER OR SEWER SYSTEMS OPERATED BY FAIRHOPE PUBLIC UTILITIES (FPU), ONLY THE FOLLOWING ENTITIES ARE AUTHORIZED TO PERFORM THESE TAPS:
   - –FAIRHOPE PUBLIC UTILITIES (FPU)
   - –CONSOLIDATED PIPE AND SUPPLY COMPANY, INC.
   - –FPU INSPECTORS MAY TAKE EXCEPTIONS FOR HOT TAPS LESS THAN 2 INCHES

6. UTILITY COMPANIES
   POWER– CITY OF FAIRHOPE
   WATER– CITY OF FAIRHOPE
   SEWER– CITY OF FAIRHOPE
   TELEPHONE– AT&T
   GAS– CITY OF FAIRHOPE

7. ALL PVC PIPE SHALL BE MARKED USING A 12 GAUGE COATED COPPER WIRE BURIED BETWEEN 3 AND 6 INCHES ABOVE THE TOP OF THE PIPE.

8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

9. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE COORDINATES (NORTHING & EASTING) AND ELEVATIONS (z) OF ALL WATER & SEWER LATERALS & MECHANICAL FITTINGS. THIS INFORMATION SHALL BE IN AN ELECTRONIC FORMAT THAT CAN BE IMPORTED INTO A CAD FILE OR OTHER SUITABLE FORMAT AS AGREED ON BY THE ENGINEER.

10. WATER MAIN/SERVICES & SEWER MAIN/SERVICES SHALL HAVE A MIN. 18" VERTICAL SEPARATION BELOW ANY EXISTING WATER MAIN.

11. WATER AND SEWER CROSSINGS MUST COMPLY WITH CURRENT FAIRHOPE STANDARDS, CODE ORDINANCES, AND ADEM CHAPTER 335–7–7, 4(I–IV).

12. A MIN. 10' IS REQUIRED BETWEEN WATER/SEWER SERVICES AND MAINS. FIELD ADJUSTMENTS MAY BE REQUIRED TO AVOID TREE CONFLICTS.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL BUILDING AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE SEDIMENTATION CONTROL DEVICES WHERE EVER POSSIBLE.

2. THE CONTRACTOR SHALL CLEAR OUT ACCUMULATED SILT IN THE EXISTING DITCHES AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.

3. ALL DISTURBED AREAS NOT PAVED ARE TO BE STABILIZED WITH SEEDING AND MULCHING OR SOD AS SOON AS POSSIBLE.

4. HAY BALES AND/OR WATTLES SHALL BE USED AT LOCATIONS OF SHALLOW CONCENTRATED FLOW TO TRAP SEDIMENT. THE INLETS TO ALL DRAINAGE STRUCTURES SHOULD BE PROTECTED AS SHOWN ON THE APPROVED BMP PLAN, AT A MINIMUM, AND IN ACCORDANCE WITH THE ATTACHED DETAILS.

5. ANY SEED & MULCH SHALL BE APPLIED AND MAINTAINED ACCORDING TO ALABAMA SOIL AND WATER CONSERVATION COMMITTEE GUIDE FOR EROSION & SEDIMENT CONTROL, CURRENT EDITION.

6. SEE APPROVED BMP PLAN FOR ANY ADDITIONAL NOTES OR REQUIREMENTS.

7. CONTRACTOR SHALL ADHERE TO THE ALABAMA HANDBOOK FOR EROSION AND SEDIMENT CONTROL.

8. CONTRACTOR SHALL FOLLOW THE APPROVED BEST MANAGEMENT PRACTICES PLAN.

Dewberry
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9550

DRESDEN WOODS
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL
ALABAMA LICENSED NO.38946 PROFESSIONAL ENGINEER LOGAN M. DUNN

PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE
N/A

NO.	DESCRIPTION	DATE

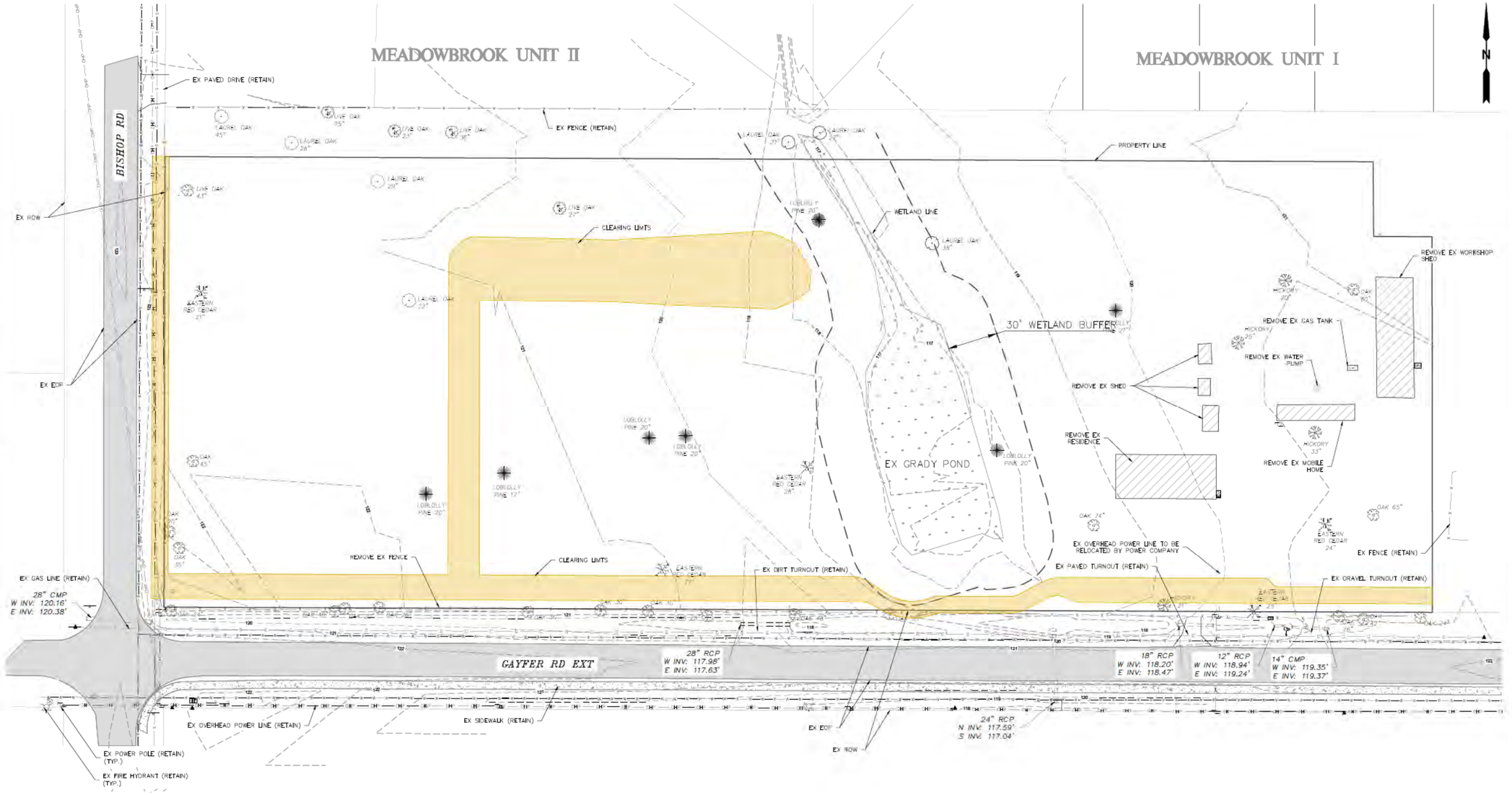
REVISIONS

DRAWN BY	JGD
DESIGNED BY	N/A
APPROVED BY	LMD
CHECKED BY	LMD
DATE	FEBRUARY 11, 2026

TITLE
GENERAL NOTES

PROJECT NO. 50189049

B1
SHEET NO.



LEGEND:

- INV. = INVERT
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- PL = PROPERTY LINE
- = MAILBOX
- = GUY WIRE
- = SIGN
- WM = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = POWER POLE
- = LIGHT POLE
- EM = ELECTRIC METER
- = TELEPHONE PEDESTAL
- = UNDERGROUND UTILITY MARKER
- GAS = GAS TANK
- W = WATER PUMP
- OHP = OVERHEAD POWER LINE
- X = WIRE FENCE
- G = GAS LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- W = WATER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)
- S = SEWER LINE (APPROXIMATE LOCATION - SCALED FROM UTILITY MAP)

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MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL

ALABAMA LICENSED NO. 38946 PROFESSIONAL ENGINEER LOGAN M. DUNN

PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE
0 30 60 90

NO.	DESCRIPTION	DATE

REVISIONS

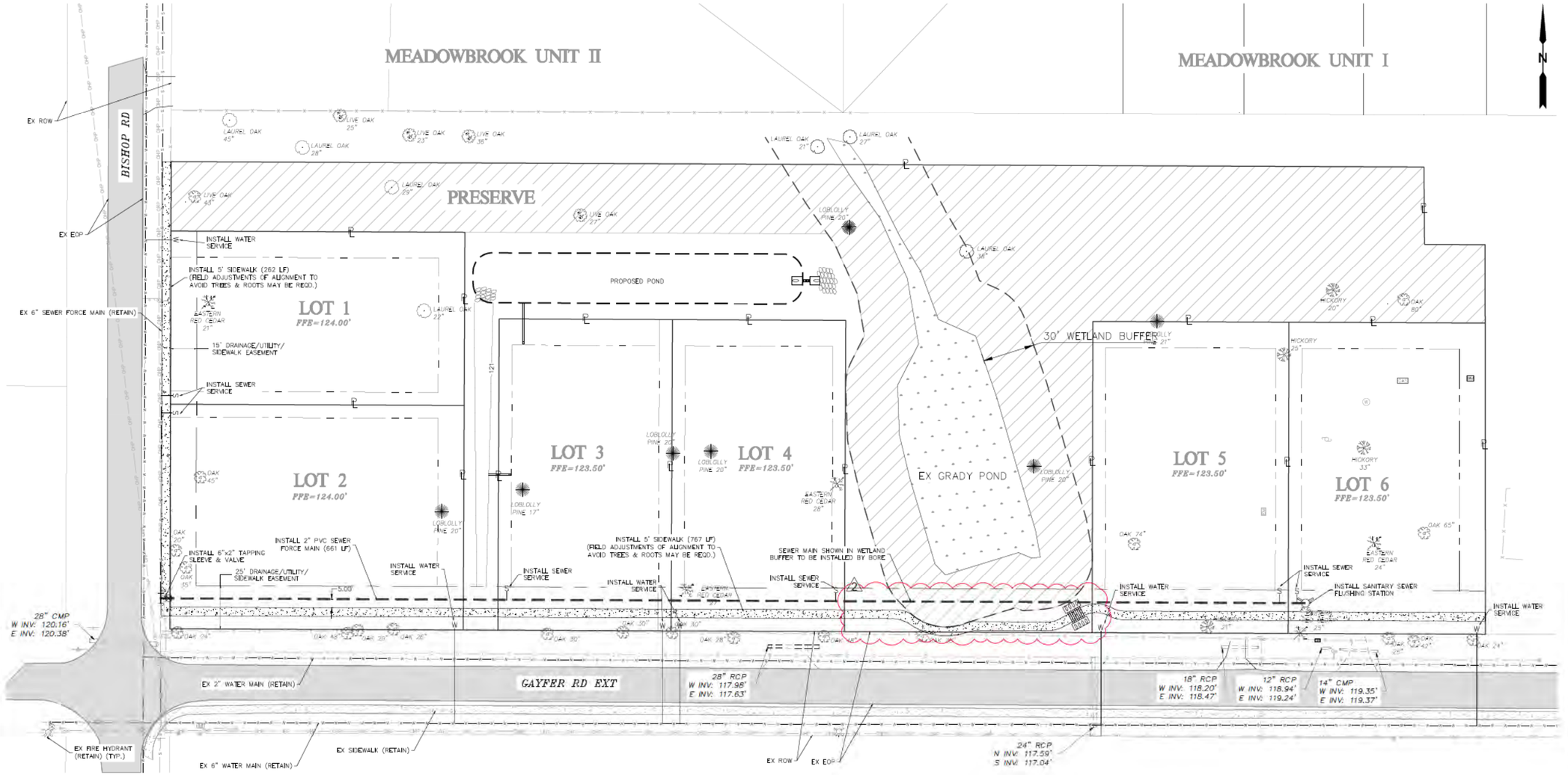
DRAWN BY	JGD
DESIGNED BY	JGD
APPROVED BY	LMD
CHECKED BY	LMD
DATE	FEBRUARY 11, 2026

TITLE
EXISTING CONDITIONS & DEMO PLAN

PROJECT NO. 50189049

C1

SHEET NO.



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FAIRHOPE, ALABAMA

SEAL

ALABAMA LICENSED NO. 38946 PROFESSIONAL ENGINEER LOGAN M. DUNN

PRELIMINARY NOT FOR CONSTRUCTION

SCALE:

0 30 60 90

NO.	DESCRIPTION	DATE
2	POND/SIDEWALK UPDATE	2/11/2026
1	SIDEWALK & SEWER LAYOUT	1/20/2026

REVISIONS

DRAWN BY	JGD
DESIGNED BY	JGD
APPROVED BY	LMD
CHECKED BY	LMD
DATE	FEBRUARY 11, 2026

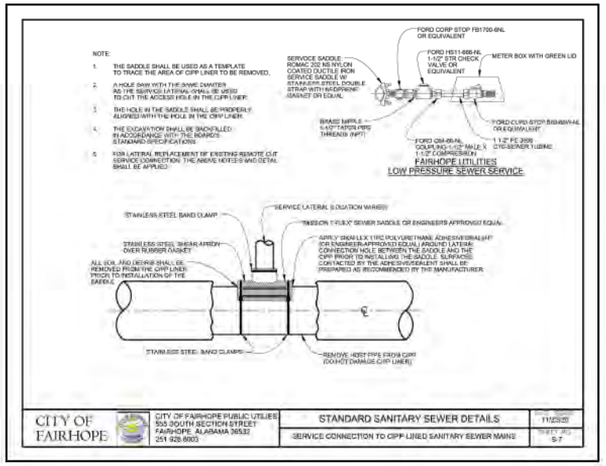
TITLE

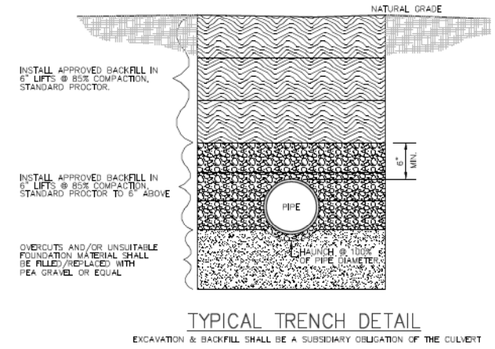
UTILITY & SIDEWALK PLAN

PROJECT NO. 50189049

C2

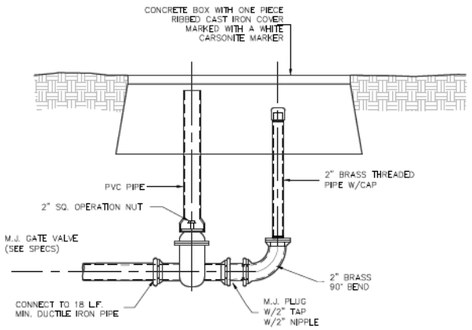
SHEET NO.





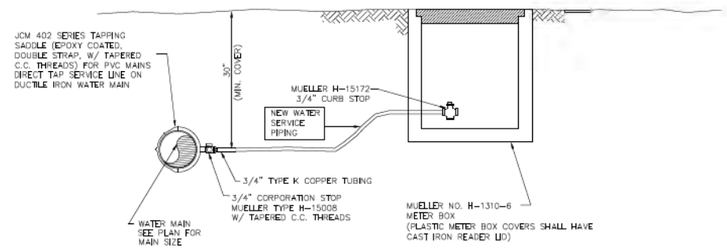
TYPICAL TRENCH DETAIL

EXCAVATION & BACKFILL SHALL BE A SUBSIDIARY OBLIGATION OF THE CULVERT



FLUSHING STATION ASSEMBLY FOR SEWER OR WATER

NOT TO SCALE



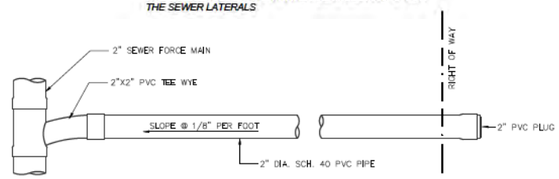
TYPICAL NEW WATER SERVICE CONNECTION FAIRHOPE

NOTE: LOCATION OF EACH WATER SERVICE SHALL BE MARKED WITH THE LETTER "W".

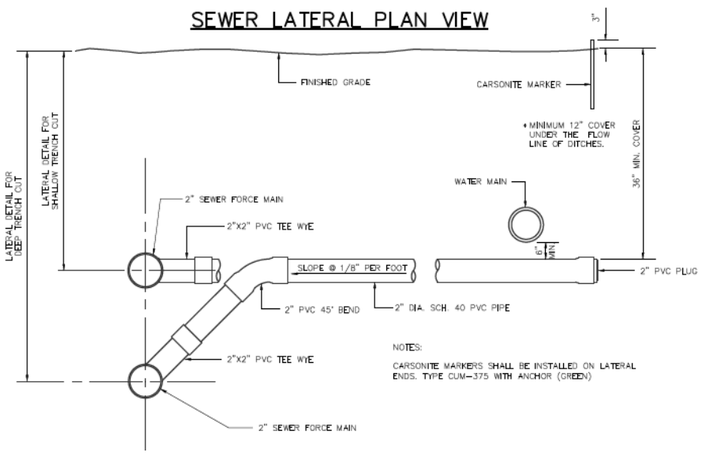
NOT TO SCALE

WATER SERVICE & SEWER LATERAL NOTES:

1. *SEE PLAN SHEET FOR LOCATION OF WATER SERVICES AND SANITARY SEWER LATERALS*
2. *SERVICES AND LATERALS ARE SHOWN 5 FT FROM PROPERTY LINE*
3. *SERVICES AND LATERALS ARE SHOWN 1 FT PAST ROW LINE, INSIDE PROPERTY*
4. *LOCATION OF SERVICES AND LATERALS SHALL BE MARKED WITH THE LETTER "W" FOR WATER SERVICES AND "S" FOR THE SEWER LATERALS*

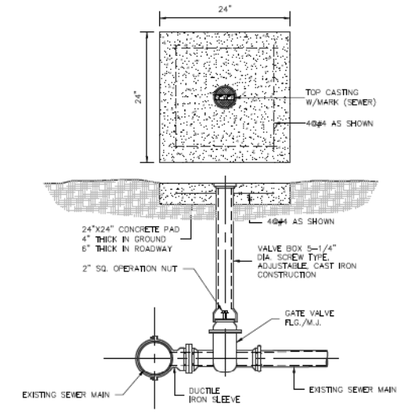


SEWER LATERAL PLAN VIEW



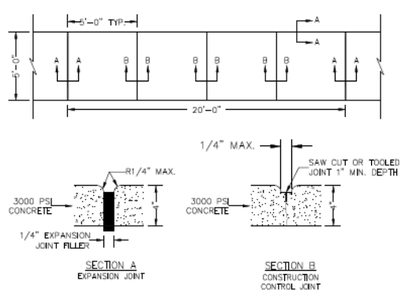
SEWER LATERAL SECTION

NOT TO SCALE



SEWER TAPPING SLEEVE & VALVE ASSEMBLY

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

NOT TO SCALE

Dewberry
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9550

DRESDEN WOODS
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL

ALABAMA LICENSED NO. 38946 PROFESSIONAL ENGINEER LOGAN M. DUNN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE

N/A

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	JGD
DESIGNED BY	JGD
APPROVED BY	LMD
CHECKED BY	LMD
DATE	FEBRUARY 11, 2026

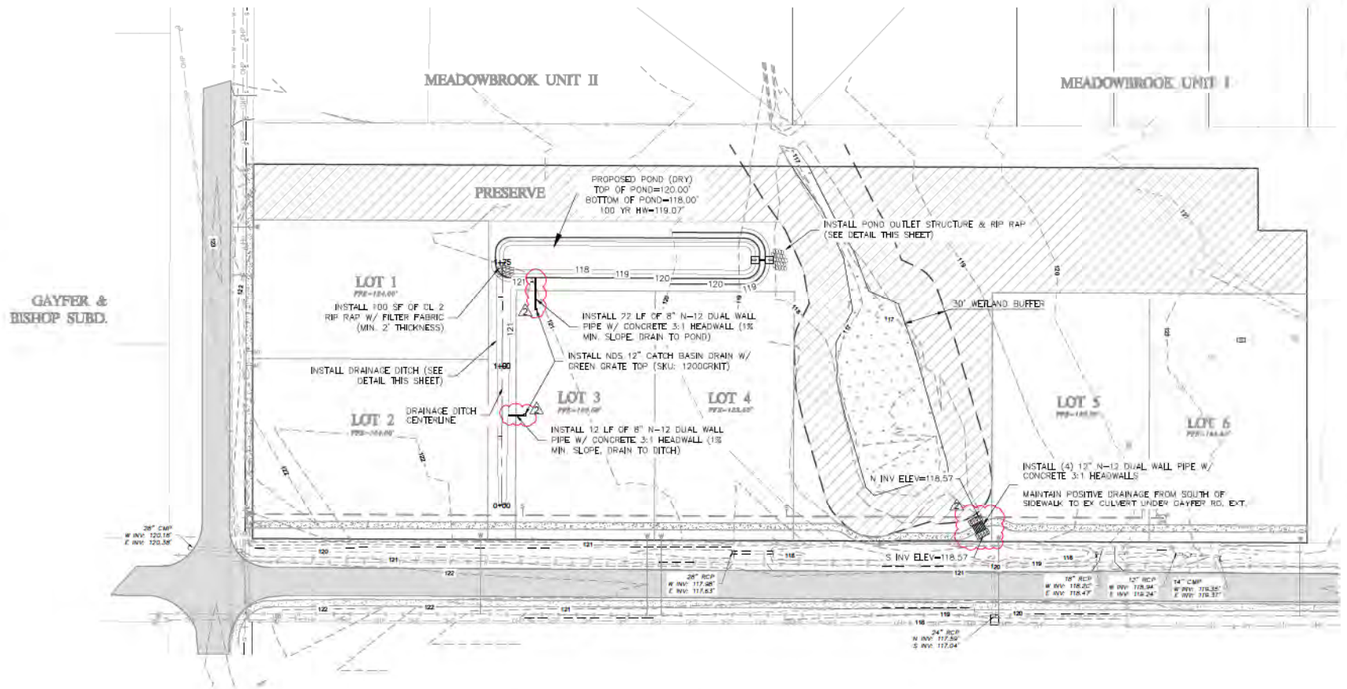
TITLE

UTILITY & SIDEWALK DETAILS

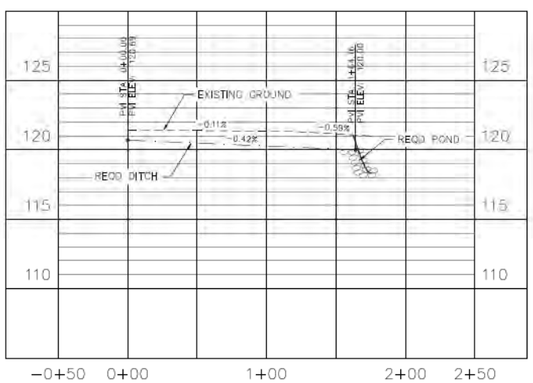
PROJECT NO. 50189049

C3

SHEET NO.

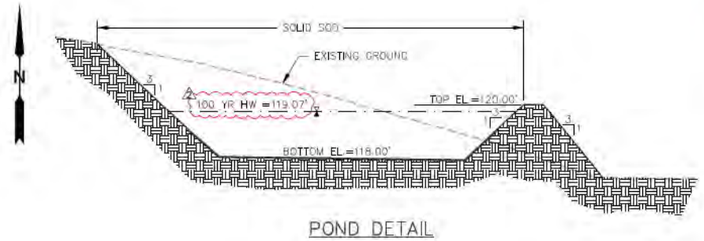


DRAINAGE DITCH – PLAN VIEW

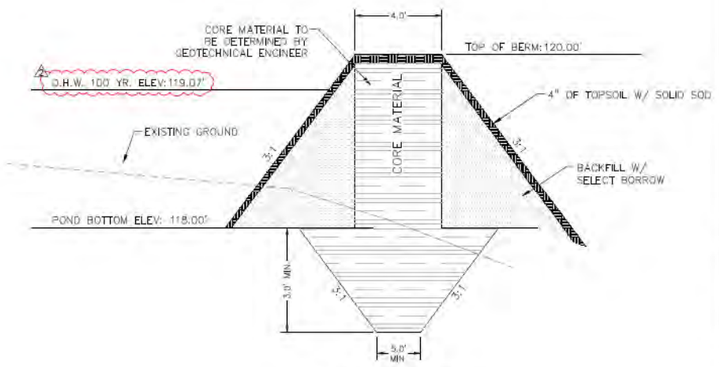


DRAINAGE DITCH – PROFILE VIEW

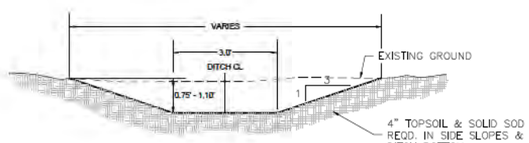
H: 1" = 50'
V: 1" = 5'



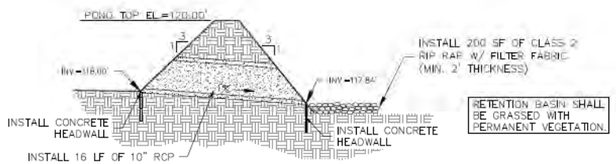
POND DETAIL
NOT TO SCALE



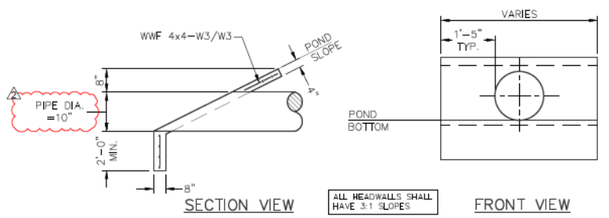
POND BERM DETAIL
NOT TO SCALE



DRAINAGE DITCH DETAIL
NOT TO SCALE



POND OUTLET DETAIL
NOT TO SCALE



CONCRETE SLOPED HEADWALL DETAIL
NOT TO SCALE

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251.990.9550

DRESDEN WOODS
MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL

ALABAMA LICENSED NO. 38946 PROFESSIONAL ENGINEER LOGAN M. DUNN

PRELIMINARY NOT FOR CONSTRUCTION

SCALE:
0 50 100 150

NO.	DESCRIPTION	DATE
1	POND/SIDEWALK UPDATE	2/11/2026

REVISIONS

DRAWN BY	JGD
DESIGNED BY	JGD
APPROVED BY	LMD
CHECKED BY	LMD
DATE	FEBRUARY 11, 2026

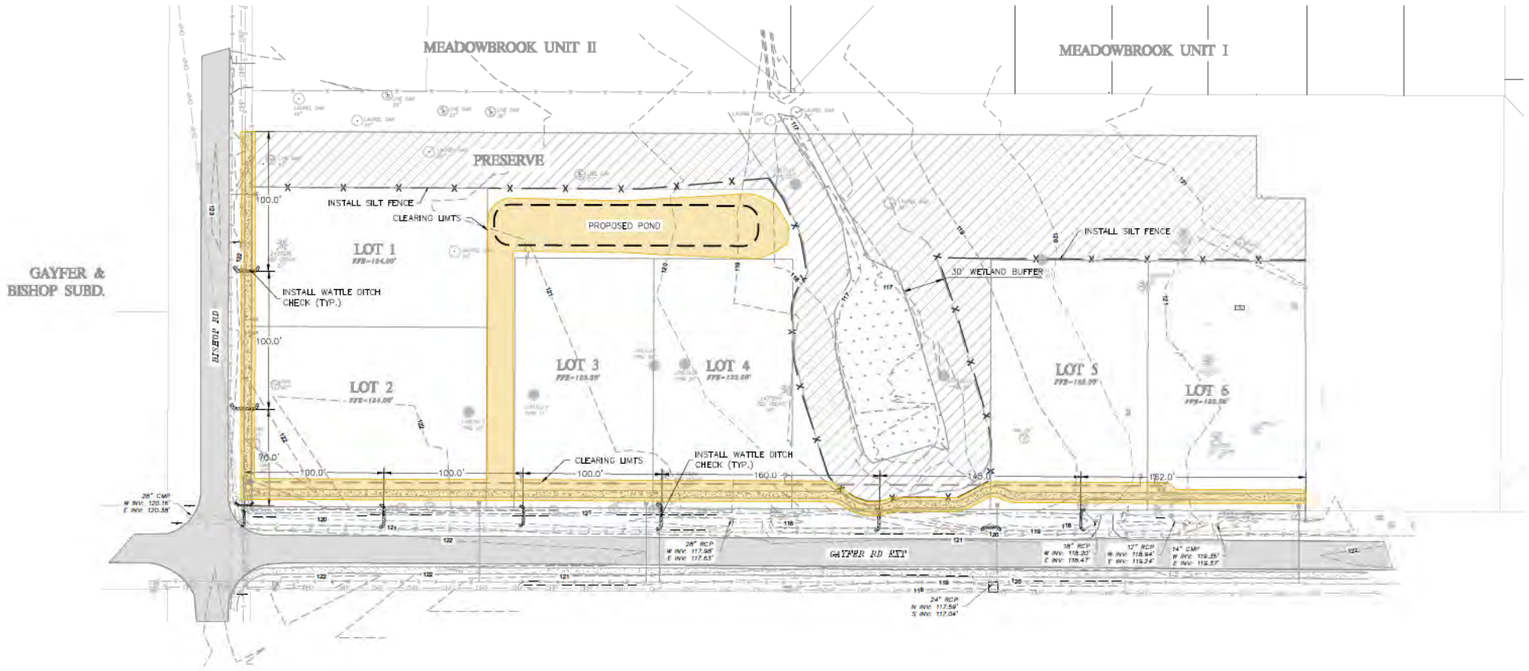
TITLE

DRAINAGE & GRADING PLAN

PROJECT NO. 50189049

C4

SHEET NO.

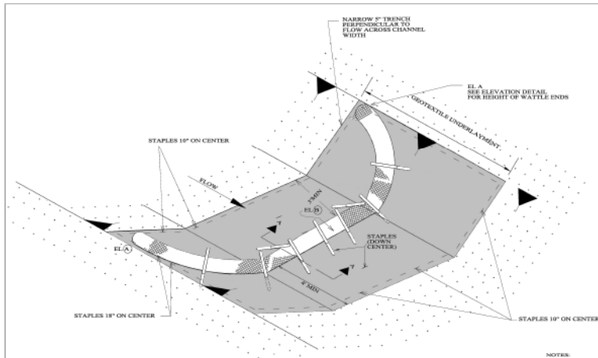


NOTES:

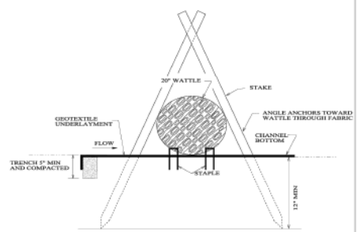
1. WATTLES SHALL BE PLACED DOWNSTREAM OF DISTURBED ARES AS WORK PROGRESSES.
2. WATTLES SHALL BE REMOVED AFTER DISTURBED AREAS HAVE BEEN STABILIZED.
3. IN THE EVENT THAT DISTURBED AREAS CAN BE STABILIZED PRIOR TO NEXT RAIN EVENT, WATTLES CAN BE OMITTED.
4. DETENTION POND & DITCHES SHALL BE STABILIZED BY SODDING.
5. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED BY SEEDING & MULCHING.

TOTAL DISTURBED AREA

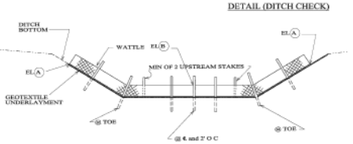
DISTURBED AREA (CLEARING LIMITS) 0.56 ACRES



DETAIL (DITCH CHECK)



SECTION A-A



ELEVATION DETAIL

NOTE:
END POINTS A MUST BE HIGHER THAN FLOWLINE POINT B

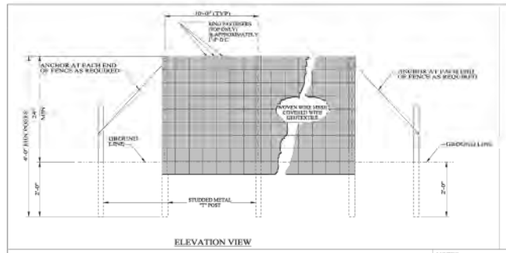
NOTES:

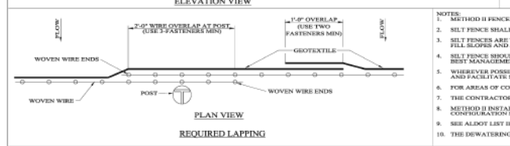
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 100 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER. SEE SPACING GUIDANCE ON ESC-300-1.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. WATTLES SHOULD NOT BE USED IN HARD BOTTOM CHANNELS.
4. STAPLES SPACED 18 INCHES APART, ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. STAPLES SPACED 10 INCHES APART, ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
5. STAPLES SHALL BE PLACED THROUGH THE BOTTOM NETTING OF THE WATTLE ON THE UPSTREAM AND DOWNSTREAM SIDES TO CREATE A SOLID INTERFACE BETWEEN THE WATTLE AND THE GEOTEXTILE UNDERLAYMENT STAPLES SHALL BE PLACED 6" ON CENTER.

WATTLE DITCH CHECK SELECTION GUIDELINES

WATTLE DITCH CHECKS ARE APPROPRIATE FOR VELOCITY REDUCTION AND CONTROL OF SEDIMENT TRANSPORT UNDER LOW TO MEDIUM FLOW CONDITIONS NOT EXCEEDING 1.0 CU FT/SEC

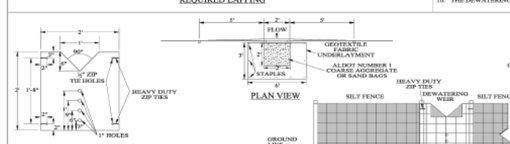
ALABAMA DEPARTMENT OF TRANSPORTATION — NOT TO SCALE — DETAILS OF EROSION CONTROL WATTLE DITCH CHECKS — SPECIFICATIONS - CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION — SPECIAL DRAWING NO. ESC-300-4 — DESIGN NO. 66515





NOTES:

1. METHOD II FENCE INSTALLATION ALSO TO INCLUDE ANCHORS AND TIEBACKS AS REQUIRED.
2. SILT FENCE SHALL BE USED IN AREAS WHERE FLOW IS LOW TO MODERATE OR AS DIRECTED BY THE ENGINEER.
3. SILT FENCES ARE TEMPORARY SEDIMENT CONTROL ITEMS THAT SHALL BE ERECTED DOWN GRADE OF ERODIBLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
4. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT-OF-WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR ADDITIONAL BEST MANAGEMENT PRACTICES SUCH AS VEGATATED BUFFERS.
5. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A LEVEL AREA IN THE SHAPE OF A SMILE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATE SEDIMENTATION.
6. FOR AREAS OF CONCENTRATED IMPOUNDMENT, T-POST SPACING SHOULD BE REDUCED TO 5 FT WITH THE INCORPORATION OF A DEWATERING WEIR.
7. THE CONTRACTOR MAY ELECT TO USE EITHER INSTALLATION METHOD I OR METHOD II.
8. METHOD II INSTALLATION SHALL BE ACCOMPLISHED USING AN IMPLEMENT THAT IS MANUFACTURED FOR THE APPLICATION AND PROVIDES A CONFIGURATION MEETING THE REQUIREMENTS OF THIS DETAIL.
9. SEE ALDOT LIST 8-3 FOR APPROVED SILT FENCE GEOTEXTILES.
10. THE DEWATERING WEIR AND ALL ASSOCIATED ITEMS AND LABOR SHALL BE A SUBSIDIARY OBLIGATION OF THE SILT FENCE.



DEWATERING WEIR — ELEVATION (DOWNSTREAM) VIEW

ALABAMA DEPARTMENT OF TRANSPORTATION — NOT TO SCALE — DETAILS OF SILT FENCE INSTALLATION — SPECIFICATIONS - CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION — SPECIAL DRAWING NO. ESC-200-4 — DESIGN NO. 66508

Dewberry

25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9550

DRESDEN WOODS

MATCHPOINT DEVELOPMENT, LLC
FAIRHOPE, ALABAMA

SEAL

ALABAMA LICENSED NO. 38946 PROFESSIONAL ENGINEER LOGAN M. DUNN

PRELIMINARY NOT FOR CONSTRUCTION

SCALE:

0 50 100 150

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	JGD
DESIGNED BY	JGD
APPROVED BY	LMD
CHECKED BY	LMD
DATE	FEBRUARY 11, 2026

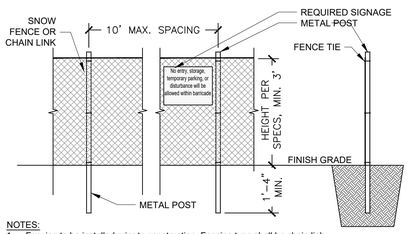
TITLE

BEST MANAGEMENT PRACTICES PLAN

PROJECT NO. 50189049

C5

SHEET NO.



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

2 TREE PROTECTION FENCE - FAIRHOPE

1/2" = 1'-0" 329343.06-05

TREE PRESERVATION CREDITS - Sec. 20.5-4(m)

Total Trees To Be Preserved: 33 Trees
Total Tree Credits Earned: 122 Credits

DBH	GENUS	SPECIES	COMMON NAME	QTY	CREDITS PER TREE	TOTAL CREDITS
20	Carya	sp.	Hickory	1	2	2
21	Carya	sp.	Hickory	1	2	2
25	Carya	sp.	Hickory	1	3	3
21	Juniperus	virginiana	Eastern Red Cedar	1	2	2
25	Juniperus	virginiana	Eastern Red Cedar	1	3	3
27	Juniperus	virginiana	Eastern Red Cedar	1	3	3
28	Juniperus	virginiana	Eastern Red Cedar	1	3	3
20	Pinus	taeda	Loblolly Pine	3	2	6
21	Pinus	taeda	Loblolly Pine	1	2	2
22	Quercus	laurifolia	Laurel Oak	1	2	2
29	Quercus	laurifolia	Laurel Oak	1	3	3
38	Quercus	laurifolia	Laurel Oak	1	4	4
20	Quercus	virginiana	Live Oak	1	2	2
24	Quercus	virginiana	Live Oak	2	3	6
26	Quercus	virginiana	Live Oak	2	3	6
27	Quercus	virginiana	Live Oak	1	3	3
28	Quercus	virginiana	Live Oak	1	3	3
30	Quercus	virginiana	Live Oak	3	3	9
35	Quercus	virginiana	Live Oak	1	4	4
42	Quercus	virginiana	Live Oak	1	5	5
43	Quercus	virginiana	Live Oak	1	5	5
45	Quercus	virginiana	Live Oak	1	5	5
48	Quercus	virginiana	Live Oak	2	6	12
65	Quercus	virginiana	Live Oak	1	8	8
74	Quercus	virginiana	Live Oak	1	9	9
80	Quercus	virginiana	Live Oak	1	10	10

TREE REMOVAL

Total Trees To Be Removed: 7 Trees
Total Tree Debits: 18 Debits
Total Replacement Trees Provided: 18 Debits

DBH	GENUS	SPECIES	COMMON NAME	QTY	DEBITS PER TREE	TOTAL DEBITS
33	Carya	sp.	Hickory	1	4	4
24	Juniperus	virginiana	Eastern Red Cedar	1	3	3
17	Pinus	taeda	Loblolly Pine	1	2	2
20	Pinus	taeda	Loblolly Pine	2	2	4
20	Quercus	virginiana	Live Oak	1	2	2
28	Quercus	virginiana	Live Oak	1	3	3

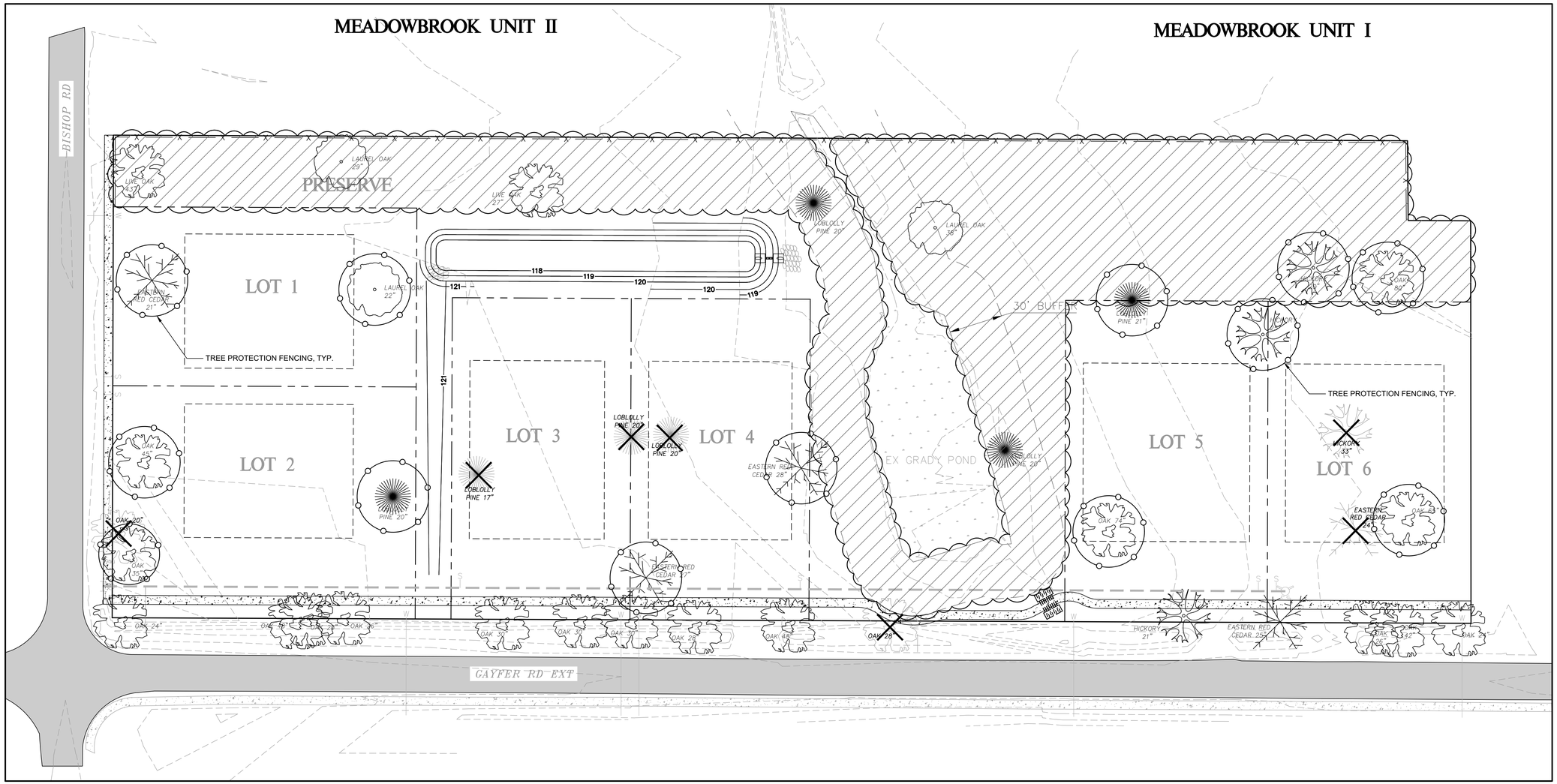
TREE PRESERVATION NOTES

TREE SURVEY DISCLAIMER:

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

TREE PRESERVATION/REMOVAL NOTES:

1. ALL TREES SHOWN ON SITE ARE TO BE PRESERVED.
2. WHERE TREES ARE INDICATED TO BE SAVED, WE UNDERSTAND DURING CONSTRUCTION, TREES MAY BE IMPACTED DUE TO UNFORESEEN ACTIVITY. IN THIS CASE, IF A DESIGNATED PRESERVED TREE IS RECOMMENDED TO BE REMOVED DUE TO CONSTRUCTION, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY TO UPDATE PLANS ACCORDINGLY & CONSULT WITH CITY. CONTRACTOR SHALL NOT REMOVE TREE WITHOUT FURTHER COORDINATION. IF TREE IS HARMED OR REMOVED, WAS DESIGN IS NOT RESPONSIBLE FOR ANY FURTHER CONSEQUENCES.
3. WHERE TREES ARE INDICATED TO BE SAVED, OUR BEST PRACTICE WILL BE TO MAINTAIN NATURAL AREAS OF OVER & UNDERSTORY VEGETATION, RATHER THAN A CONTINUOUS CLEARING OF THE UNDERSTORY TO HIGHLIGHT THE TREES.



1 TREE PRESERVATION PLAN

Scale: 1"= 30'

0 30' 60' NORTH

was DESIGN landscape architects
landscape architecture
land planning
placemaking
Foley, Alabama
P. 251.948.7181
Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252
www.was-design.com

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

A Landscape Development Plan for
Dresden Woods
Fairhope, Alabama

Revisions

No.	Date	Revisions / Submissions
	12.22.25	CITY SUBMITTAL
	01.14.26	REV PER SITE
	01.21.26	CITY SUBMITTAL
	02.12.26	CITY SUBMITTAL

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VTW Drawn
VTW Project Manager
LCW Principal
253455-002 Project No.
12.22.25 Date

Registration
STATE OF ALABAMA LESTER CHAD WATKINS NUMBER 518 REGISTERED LANDSCAPE ARCHITECT

Sheet Title

TREE PRESERVATION PLAN

Sheet No.

TP200

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

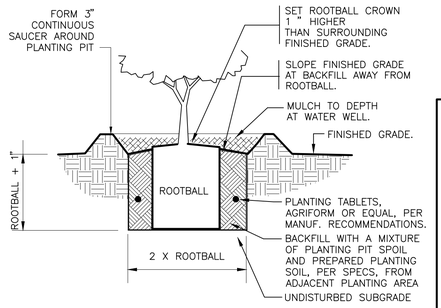
PLANT MATERIAL AND PLANTING

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

2 GENERAL PLANTING NOTES

1" 1"d

329399-05



3 SHRUB PLANTING

1" = 1'-0"

329333.13-01

IRRIGATION NOTE:
CONTRACTOR TO COORDINATE W/ OWNER FOR IRRIGATION OF LANDSCAPED AREAS TO DETERMINE IF A TEMPORARY OR UNDERGROUND SYSTEM SHALL BE UTILIZED.

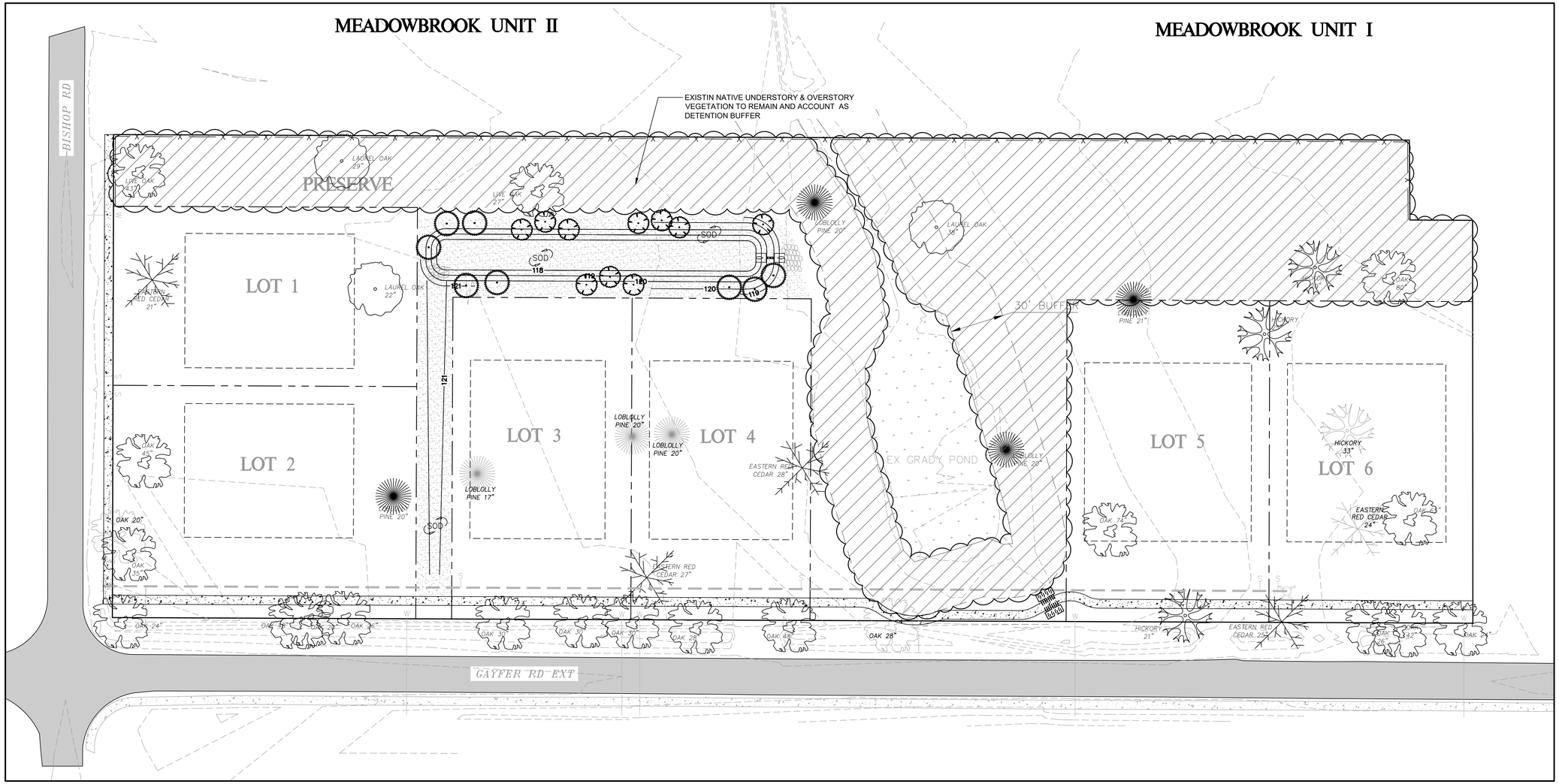
QUANTITY TAKEOFF DISCLAIMER:

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
TREES							
	MA	10	MAGNOLIA VIRGINIANA 3 TRUNKS; FULL HEAD	SWEETBAY MAGNOLIA	30 GAL		10`-12`
	PC	8	TAXODIUM ASCENDENS FULL HEAD, SPECIMEN QUALITY	POND CYPRESS	B&B OR CONT	3"CAL	10`-12`

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING
SOD/SEED							
	SOD	13,029 SF	CYNODON DACTYLON `TIFWAY 419`	TIFWAY 419 BERMUDA GRASS	SOD		



1 LANDSCAPE PLANTING PLAN

Scale: 1"= 30'

0 30' 60'

NORTH

was DESIGN landscape architects www.was-design.com
landscape architecture
land planning
placemaking
Foley, Alabama P. 251.948.7181
Mobile, Alabama P. 251.344.4023
Jackson, Mississippi P. 601.790.0781
Pensacola, Florida P. 850.203.4252

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

A Landscape Development Plan for
Dresden Woods
Fairhope, Alabama

Revisions

No.	Date	Revisions / Submissions
	12.22.25	CITY SUBMITTAL
	01.14.26	REV PER SITE
	01.21.26	CITY SUBMITTAL
	02.12.26	CITY SUBMITTAL

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VTW Drawn
VTW Project Manager
LCW Principal
253455-002 Project No.
12.22.25 Date

Registration
STATE OF ALABAMA
LESTER CHAD WATKINS
NUMBER 518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE PLANTING PLAN

Sheet No.

LP200

REFERENCE NO. 50189049

DRESDEN WOODS

MatchPoint Development, LLC

Drainage Narrative

FEBUARY 11, 2026

Dewberry

SUBMITTED BY
Dewberry Engineers Inc.
25353 Friendship Rd.
Daphne, Alabama 36526
251.929.9786

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APPENDIX C – Flowmaster Results 8

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Table 3.2a: Catchment 2 Runoff Coefficients - Pre-Development Condition. 3

Table 3.2b: Catchment 2 Runoff Coefficients - Post-Development Condition..... 3

Table 3.3: Pre/Post Release Rate Results 4

1. General Information

Dresden Woods is a 4.66-acre proposed subdivision consisting of six (6) lots. This site is located on the northeast corner of Bishop Rd. and Gayfer Rd. Ext. in Fairhope, Alabama. A vicinity map has been included in *Appendix A*. This report includes the drainage analysis for the development of six (6) residential homes and one (1) detention pond.

2. Existing Drainage Conditions

The existing site is composed of undeveloped woodlands. There is a grady pond in the center of the site that is approximately 8,600 square feet. There is also a residential home, four sheds, and a mobile home located on the east side of the site. These structures are proposed to be removed. The high point can be found on the northwest corner of the site. Stormwater runoff drains to the grady pond in the center, then drains north towards Fly Creek. Existing GIS topography and survey data indicates that there is a natural drainage ditch that allows stormwater to flow between the grady pond and the right of way ditch on Gayfer Rd. Ext. There are four (4) drainage pipes along the north side of Gayfer Rd. Ext., within the right of way, where stormwater runoff is directed to a culvert that drains south under Gayfer Rd. Ext. to a grady area. It appears that runoff flows back north through the culvert and towards Fly Creek as the grady area fills with stormwater during higher-year storm events. GIS topographic info was used in combination with field verified survey data to analyze and model the existing and proposed drainage conditions for this project.

3. Hydraulic Analysis & Results

3.1 Stormwater Runoff Analysis

Bentley's PondPack software was used to analyze the stormwater runoff for this site. The Modified Rational Method for runoff estimation was used to develop the drainage calculations for the project. The 2, 5, 10, 25, 50, and 100-year, 24-hour storm events were utilized in the drainage calculations for this site. The Modified Rational Method estimates flow using the total area, ground surface conditions (represented by runoff coefficient between 0 and 1), and IDF curves (which provide the rainfall intensity in inches per hour). The runoff coefficients (C-value) for this site vary between 1.00 (used for the pond) and 0.30 (used for vegetated or natural areas). Three catchments were modeled for the drainage analysis. Catchment #1 consists of the area that drains to the proposed pond. Catchment #2 consists of the on-site direct runoff area that drains to the grady pond. Catchment #3 contains the entire pre-developed drainage area for the existing grady pond and was modeled to analyze the existing 100-year high water elevation. The calculations for the cumulative runoff coefficients for catchments 1 and 2 can be found in Tables 3.1a - 3.2b below.

Table 3.1a: Catchment 1 Runoff Coefficients - Pre-Development Condition.

Catchment 1 Pre-Development Runoff Coefficients		
Ground Cover Type	**C Value**	**Area (SF)**
Grass/Woodland	0.30	53,000
Weighted C-Value & Total Area	**0.30**	**53,000**

Table 3.1b: Catchment 1 Runoff Coefficients - Post-Development Condition.

Catchment 1 Post-Development Runoff Coefficients		
Ground Cover Type	**C Value**	**Area (SF)**
Hard Surfaces	0.90	19,068
Yards	0.35	33,932
Weighted C-Value & Total Area	**0.55**	**53,000**

Table 3.2a: Catchment 2 Runoff Coefficients - Pre-Development Condition.

Catchment 2 Pre-Development Runoff Coefficients		
Ground Cover Type	**C Value**	**Area (SF)**
Grass/Woodland	0.30	137,417
Hard Surfaces	0.90	3,984
Grady Pond	1.00	8,627
Weighted C-Value & Total Area	**0.36**	**150,028**

Table 3.2b: Catchment 2 Runoff Coefficients - Post-Development Condition.

Catchment 2 Post-Development Runoff Coefficients		
Ground Cover Type	**C Value**	**Area (SF)**
Grass/Woodland	0.30	67,768
Hard Surfaces	0.90	27,154
Grady Pond	1.00	8,627
Yards	0.35	46,479
Weighted C-Value & Total Area	**0.46**	**150,028**

The pre-development scenario was modeled using the undeveloped site conditions. The post-development scenario was modeled using six (6) future lots, with each lot containing 40% of hard surface area. This percentage is based on the R-1 zoning maximum allowable hard surface area. Drainage maps for the pre-development and post-development conditions can be found in *Appendix B*.

The time of concentration (Tc) was calculated using the Kirpich (TN) equation and this information can be found in the attached drainage analysis results. NOAA (National Oceanic and Atmospheric Administration) Atlas 14 has published IDF curves for Baldwin County and these values have been incorporated into the analysis.

The addition of six (6) houses and driveways will create an increase in stormwater runoff for this site. A detention pond was designed to attenuate stormwater runoff such that the post-development stormwater runoff rates are less than the pre-development rates.

Lots #1 & #2, located on the west side of the grady pond, will be surface drained through the proposed ditch to the proposed pond. Lot #3 will utilize roof drains that will connect to the proposed pond and/or proposed ditch. Lot #4 will directly runoff to the existing grady pond. Lots #5 & #6, located on the east side of the grady pond, will discharge stormwater runoff directly to the existing grady pond.

The proposed ponds will utilize a concrete culvert outlet structure that will discharge a controlled rate of stormwater to the existing grady pond. The outlet structure is designed to allow the discharge of runoff from a 100-year storm event to be released from the site without the ponds overtopping.

As shown in Table 3.3 below, the post-development release rates are lower than the pre-development release rates for the 2, 5, 10, 25, 50, and 100-year storm events. The proposed pond has a bottom elevation of 118 ft and a top elevation of 120 ft. The design highwater elevation for the 100-year storm event is 119.07 ft, which is lower than the proposed detention pond top elevation. A detailed breakdown of the PondPack results can be found in *Appendix B*.

Table 3.3 Pre/Post Release Rate Results.

Allowable & Calculated Release Rates for Storm Events						
	Storm Event (Years)					
	2	5	10	25	50	100
Allowable Release Rate (cfs) POND	2.31	2.76	3.15	3.69	4.11	4.54
Allowable Release Rate (cfs) ONSITE DIRECT RUNOFF	8.48	10.16	11.57	13.56	15.12	16.67
Total Allowable Release Rate (cfs)	10.79	12.92	14.72	17.25	19.23	21.21
Calculated Release Rate (cfs) POND	0.91	1.18	1.40	1.71	1.95	2.11
Calculated Release Rate (cfs) ONSITE DIRECT RUNOFF	9.67	11.59	13.19	15.46	17.25	19.03
Total Calculated Relase Rate (cfs)	10.58	12.77	14.59	17.17	19.20	21.14
Calculated < Allowable	✓	✓	✓	✓	✓	✓
Design Pond High Water Elevations	118.61	118.71	118.79	118.90	118.99	119.07

Drainage Catchment #3, previously mentioned in this report, was also modeled in PondPack in order to determine if a tailwater condition for the existing grady pond would affect the stormwater conveyance for proposed drainage plan. The catchment area consists of Catchment #1, Catchment #2, and all of the off-site direct runoff that flows through the grady pond. The flow leaving the total drainage area is 37.38 cfs. Survey data was used to model a channel section in Bentley's Flowmaster software. Using this data and the outflow results from PondPack, it is determined that the 100-year highwater for the total drainage catchment is 117.77 ft, which is below the proposed pond bottom and will not create a tailwater condition for the proposed detention pond. The Flowmaster calculations are shown in *Appendix C.*

The proposed sidewalk on the south side of the lots will utilize four (4) 12" HDPE pipes to allow water to flow through the grady pond and the right-of-way ditch. The pipes have been sized to convey the same stormwater runoff capacity as the existing 24-inch pipe under Gayfer Rd. Ext. The combined cross-sectional area of the four (4) 12-inch pipes is equivalent to the cross-sectional area of one (1) 24-inch pipe.

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526-6278

251.990.9950
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www.dewberry.com

December 23, 2025

City of Fairhope
Planning Commission
161 North Section St.
Fairhope, AL 36532

RE: Traffic Study Requirement – Dresden Woods

Members of the Planning Commission,

We are submitting this correspondence regarding the Traffic Study requirement for the proposed Dresden Woods subdivision located in Fairhope, Alabama. The site's address is 8611 Gayfer Ave. Ext, and the proposed subdivision will consist of six (6) residential lots.

According to the City of Fairhope subdivision regulations, a traffic study shall be required for all applications that will generate an average daily traffic count of 1,000 trips or more, or 50 trips or more during any peak hour period. The proposed development includes only six (6) single-family dwellings. According to *Traffic & Highway Engineering*, by Garber and Hoel, the average number of daily trips for a single-family dwelling is 9.57. Using this value for each of the four houses in Dresden Woods, the total projected traffic generation is approximately 58 daily trips, which is well below the 1,000-trip threshold that would warrant a traffic study.

Based on the small scale and use of this development, and considering the above assumptions, a traffic study does not seem to be necessary for the Dresden Woods subdivision.

Please let us know if the City requires any additional documentation or clarification to confirm this determination.

Sincerely,

Dewberry Engineers Inc.

Logan M. Dunn, P.E.
Project Manager
251.929.9786

LMD: jgd

Dewberry

Dewberry Engineers Inc.
29353 Friendship Road
Daphne, AL 36526

251 990 9990
251 990.9910 fax
www.dewberry.com

Project: Dresden Woods Utility: Fairhope Utilities

Date: Monday, November 24, 2025 Time: 7am

Observations:						
Static Hydrant (Nearest to Proposed Project)						
General Location:	**Intersection Bishop Rd. & Gayfer Rd.**					
***Hydrant No.**	**Latitude**	**Longitude**	**Size**	**Material**	**Static PSI**	**Residual PSI (Flow)**
	30.53085	-87.877555	6	PVC	48	43
	For Best Results Residual Needs to Exceed 25%				10% Residual	Open add'l hydrant
Flow Hydrant						
General Location:	**Fairhope Elementary @ Bishop Rd.**					
***Hydrant No.**	**Latitude**	**Longitude**	**Size**	**Material**	**Pitot PSI**	**GPM**
	30.527094	-87.877703	6	PVC	36	1007

Calculations:				
Flow @ 20 PSI		**Hydrant Paint Scheme**		
GPM @ test PSI	1,007	**GPM @ 20 PSI**	**Color**	**Classification**
Start-20 PSI	28	Less than 500 GPM	Red	C
Residual PSI	5	500 - 999 GPM	Orange	B
GPM @ 20 PSI	**2,553**	1,000 - 1,499 GPM	Green	A
****Pressure Drop**	10%	1,500 GPM & Above	Light Blue	AA

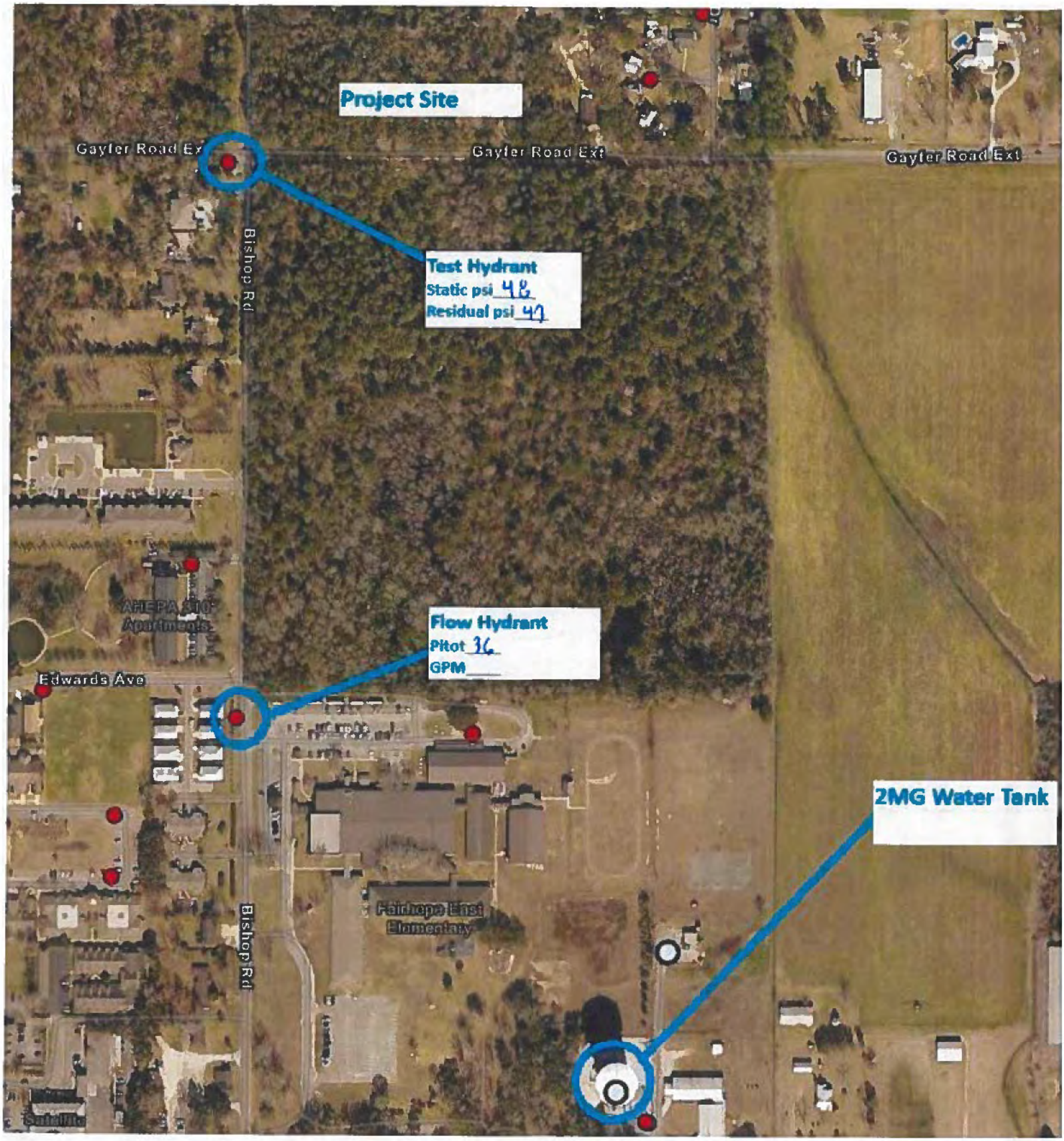
Cody Kachele
Inspector(s)

ALABAMA LICENSED No. 22714 PROFESSIONAL ENGINEER JASON N. ESTES

Signature Date: 11-24-25

JASON N. ESTES 22714
Project Engineer Reg. No.

SEAL


Project Site
Gayfer Road Ext
Gayfer Road Ext
Gayfer Road Ext
Bishop Rd
Test Hydrant
Static psi 48
Residual psi 47
Edwards Ave
Flow Hydrant
Pitot 36
GPM
Fairhope East Elementary
Bishop Rd
2MG Water Tank

Fairhope Public Utilities

Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
Jack **Burrell**, ACMO
Jimmy Conyers
Joshua Gammon
Jay Robinson

December 18, 2025

Aaron Collins
Dewberry
25353 Friendship Road
Daphne, AL 36526

RE: PIN 43888, NE corner of Bishop Rd. and Gayfer Rd. Ext, Dresden Wood a proposed 6 lot subdivision

Electric is available with Fairhope Public Utilities. The ATC will be determined upon final approval of the plans.

Marshall King
Staking Engineer
555 S. Section St.
Fairhope, AL 36532

Fairhope Public Utilities

Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
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Jimmy Conyers
Joshua Gammon
Jay Robinson

December 18, 2025

Aaron Collins
Dewberry
25353 Friendship Road
Daphne, AL 36526

RE: PIN 43888, NE corner of Bishop Rd. and Gayfer Rd. Ext, Dresden Wood a proposed 6 lot subdivision

This letter is to confirm that Fairhope Public Utilities is the natural gas utility provider for the area that includes the above-referenced service location. Fairhope Public Utilities has existing natural gas infrastructure in place to serve this location.

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

Sincerely,

Sid Grose
Gas Department Construction Supervisor
Fairhope Public Utilities
555 S. Section St.
Fairhope, AL 36532
251-928-8003

Fairhope Public Utilities

Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
Jack **Burrell**, ACMO
Jimmy Conyers
Joshua Gammon
Jay Robinson

December 18, 2025

Aaron Collins
Dewberry
25353 Friendship Road
Daphne, AL 36526

RE: PIN 43888, NE corner of Bishop Rd. and Gayfer Rd. Ext, Dresden Wood a proposed 6 lot subdivision

Electric is available with Fairhope Public Utilities. The ATC will be determined upon final approval of the plans.

Marshall King
Staking Engineer
555 S. Section St.
Fairhope, AL 36532

Fairhope Public Utilities

Mayor
Sherry Sullivan

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

December 19, 2025

Re: PPIN 43888, DRESDEN WOODS, NORTHEAST CORNER OF BISHOP AND GAYFER RD EXT, 6-RESIDENTIAL LOTS

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

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

Sewer: Based upon a review of the proposed development, low pressure sewer service by Fairhope Public Utilities is currently available. Low pressure sewer must be installed on frontage of property along Gayfer Rd Ext. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense.

Sincerely,

Daryl Morefield
Water/Wastewater Superintendent

This documents is for draft purposes only and is not finalized nor binding in any way. A legal document shall be produced based on this draft at a future date, which shall be prior to recording of Final Plat of Dresden Woods Subdivision.

BYLAWS OF
DRESDEN WOODS HOMEOWNERS ASSOCIATION, INC.
AN ALABAMA NONPROFIT CORPORATION

ARTICLE I

NAME AND PURPOSE

1. **Name**
   The name of the corporation is **Dresden Woods Homeowners Association, Inc.** ("Association").

2. **Purpose**
   The Association is organized to:

   - Enforce the Declaration of Covenants, Conditions, and Restrictions ("Declaration")
   - Maintain common areas and stormwater facilities
   - Promote the health, safety, and welfare of the owners
   - Comply with City of Fairhope subdivision requirements

ARTICLE II

MEMBERSHIP AND VOTING

1. **Membership**
   Membership is mandatory for all owners of Lots within **Dresden Woods.**

2. **One Vote Per Lot**
   Each Lot is entitled to one (1) vote. Multiple owners of a Lot shall collectively exercise one vote.

3. **Good Standing**
   Only members in good standing (no unpaid assessments) may vote.

ARTICLE III

MEETINGS OF MEMBERS

1. **Annual Meeting**
   An annual meeting shall be held each year at a time and place determined by the Board of Directors.
2. **Special Meetings**
   Special meetings may be called by the President, a majority of the Board, or members holding at least twenty percent (20%) of the votes.
3. **Notice**
   Written notice shall be given not less than ten (10) nor more than sixty (60) days before a meeting.
4. **Quorum**
   A quorum shall consist of members holding at least twenty-five percent (25%) of the votes.

ARTICLE IV

BOARD OF DIRECTORS

1. **Powers and Duties**
   The Board shall manage the affairs of the Association, including:
   - Maintenance of common areas and stormwater facilities
   - Levying assessments
   - Enforcing the Declaration and Rules
   - Contracting for services and insurance
2. **Number and Term**
   The Board shall consist of **three (3) directors**, elected for staggered two-year terms.
3. **Declarant Control Period**
   The Declarant may appoint the initial Board until the earlier of:

- Sale of 80% of Lots, or
- Two (2) years from recording of the Declaration

ARTICLE V

OFFICERS

1. **Officers**
   The officers shall include:
   - President
   - Vice President/Secretary
   - Treasurer
2. **Officer Duties**
   - **President:** Presides over meetings and executes documents
   - **Vice President/Secretary:** Acts in absence of President and keeps records of meeting minutes
   - **Treasurer:** Manages funds and financial reports

ARTICLE VI

ARCHITECTURAL REVIEW COMMITTEE

1. No Architectural Review Committee shall be established.

ARTICLE VII

ASSESSMENTS AND FINANCES

1. **Budget**
   The Board shall adopt an annual budget covering common area maintenance, stormwater facilities, insurance, and reserves.
2. **Assessments**
   Assessments shall be levied equally per Lot unless otherwise stated in the Declaration.

3. **Collection**
   Unpaid assessments may result in liens, interest, and legal action as permitted by Alabama law.
4. **Fiscal Year**
   The fiscal year shall be determined by the Board.

ARTICLE VIII

MAINTENANCE AND STORMWATER OBLIGATIONS

1. **Common Areas**
   The Association shall maintain all Common Areas shown on the Final Plat.
2. **Stormwater Facilities**
   The Association is solely responsible for the operation, maintenance, and repair of stormwater detention and drainage facilities.
3. **Indemnification of City**
   The Association shall indemnify and hold harmless the City of Fairhope from claims related to privately maintained facilities.

ARTICLE IX

INSURANCE AND RECORDS

1. **Insurance**
   The Association shall maintain general liability insurance covering Common Areas.
2. **Records**
   Financial and governing records shall be available for inspection by members upon reasonable request.

ARTICLE X

AMENDMENT OF BYLAWS

These Bylaws may be amended by a majority vote of the members present at a duly called meeting.

ARTICLE XI

GENERAL PROVISIONS

1. **Conflict**
   In the event of a conflict between these Bylaws and the Declaration, the Declaration shall control.

2. **Governing Law**
   These Bylaws shall be governed by the laws of the State of Alabama.

CERTIFICATION

These Bylaws were adopted by the Board of Directors of
Dresden Homeowners Association, Inc.
on the ___ day of _____**, 2026.**

Secretary: _____
Date: _____

This documents is for draft purposes only and is not finalized nor binding in any way. A legal document shall be produced based on this draft at a future date, which shall be prior to recording of Final Plat of Dresden Woods Subdivision.

DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS AND
HOMEOWNERS ASSOCIATION FOR

DRESDEN WOODS

This Declaration is made this ___ day of _____**, 2026**, by **[Developer/Declarant Name]**, an Alabama _____ ("Declarant").

ARTICLE I

NAME AND PROPERTY

1. **Subdivision Name**
   The name of the subdivision shall be **DRESDEN WOODS**, located in the City of Fairhope, Baldwin County, Alabama.

2. **Property Description**
   The real property subject to this Declaration is more particularly described on the Final Plat recorded in the Office of the Judge of Probate of Baldwin County, Alabama, as Dresden Woods, as shown thereon ("Property").

ARTICLE II

HOMEOWNERS ASSOCIATION

1. **Formation**
   There is hereby created a nonprofit Alabama corporation known as **Dresden Woods Homeowners Association, Inc.** ("Association").

2. **Membership**
   Membership in the Association shall be mandatory and shall be appurtenant to and inseparable from ownership of any Lot within the Property.

3. **Voting Rights**
   Each Lot shall be entitled to one (1) vote. Multiple owners of a Lot shall collectively have one vote.

ARTICLE III

COMMON AREAS AND MAINTENANCE

1. **Common Areas**
   "Common Areas" include, but are not limited to:
   - Stormwater detention and drainage facilities
   - Open space or buffer areas
   - Private streets or alleys, if any
   - Signage, landscaping, and entrance features
   - Any other areas designated on the Final Plat as common or private
2. **Maintenance Responsibility**
   The Association shall be solely responsible for the maintenance, repair, and replacement of all Common Areas, including stormwater facilities, in accordance with City of Fairhope requirements.
3. **No City Maintenance**
   The City of Fairhope shall have no obligation to maintain any Common Areas not formally accepted for public maintenance.

ARTICLE IV

USE RESTRICTIONS

1. **Residential Use**
   Lots shall be used for single-family residential purposes or any other use allowable under the current zoning regulations in the City of Fairhope, unless otherwise approved by the City of Fairhope.
2. **Nuisances**
   No activity shall be conducted that constitutes a nuisance or violates any City of Fairhope ordinance.

3. **Temporary Structures**
   No temporary structures (trailers, tents, or similar) may be used as residences unless allowed under the current zoning of the Property.

4. **Compliance With Laws**
   All use of the Property shall comply with applicable federal, state, and local laws, ordinances, and regulations.

ARTICLE V

ARCHITECTURAL CONTROL

1. **Architectural Review Committee (ARC)**
   No Architectural Review Committee shall be established.

2. **City Approval Required**
   Each lot may build any structure suitable under the City of Fairhope permitting or zoning approvals.

ARTICLE VI

ASSESSMENTS

1. **Assessments**
   The Association may levy regular and special assessments to fund maintenance, insurance, utilities, reserves, and administrative costs.

2. **Lien for Nonpayment**
   Unpaid assessments shall constitute a lien against the Lot enforceable in accordance with Alabama law.

ARTICLE VII

STORMWATER AND DRAINAGE

1. **Stormwater Facilities**
   All stormwater detention and drainage facilities shown on the Final Plat shall be owned and maintained by the Association.

2. **Access Easements**
   Easements for access, maintenance, and inspection of stormwater facilities are hereby granted to the Association and the City of Fairhope, as required.

3. **Prohibited Actions**
   No owner shall alter drainage patterns, fill, or modify stormwater facilities without written approval of the Association and the City of Fairhope.

ARTICLE VIII

INSURANCE AND INDEMNIFICATION

1. **Insurance**
   The Association shall maintain general liability insurance covering the Common Areas.

2. **Indemnification**
   The Association shall indemnify and hold harmless the City of Fairhope from claims arising from the Common Areas not accepted for public maintenance.

ARTICLE IX

TERM AND AMENDMENT

1. **Term**
   These Covenants shall run with the land and shall remain in effect for thirty (30) years and automatically renew for successive ten (10) year periods.

2. **Amendment**
   Amendments require approval of the majority of the votes of the Association and must be recorded.

ARTICLE X

MISCELLANEOUS

1. **Enforcement**
   These Covenants may be enforced by the Association or any Owner.

2. **Severability**
   If any provision is deemed invalid, the remaining provisions shall remain in full force and effect.

DECLARANT SIGNATURE

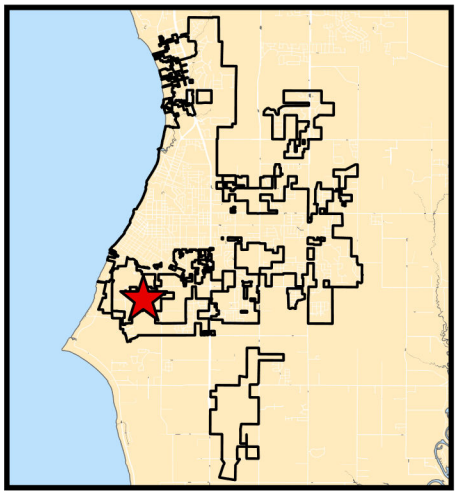
[Developer/Declarant Name]
By: _____
Title: _____
Date: _____

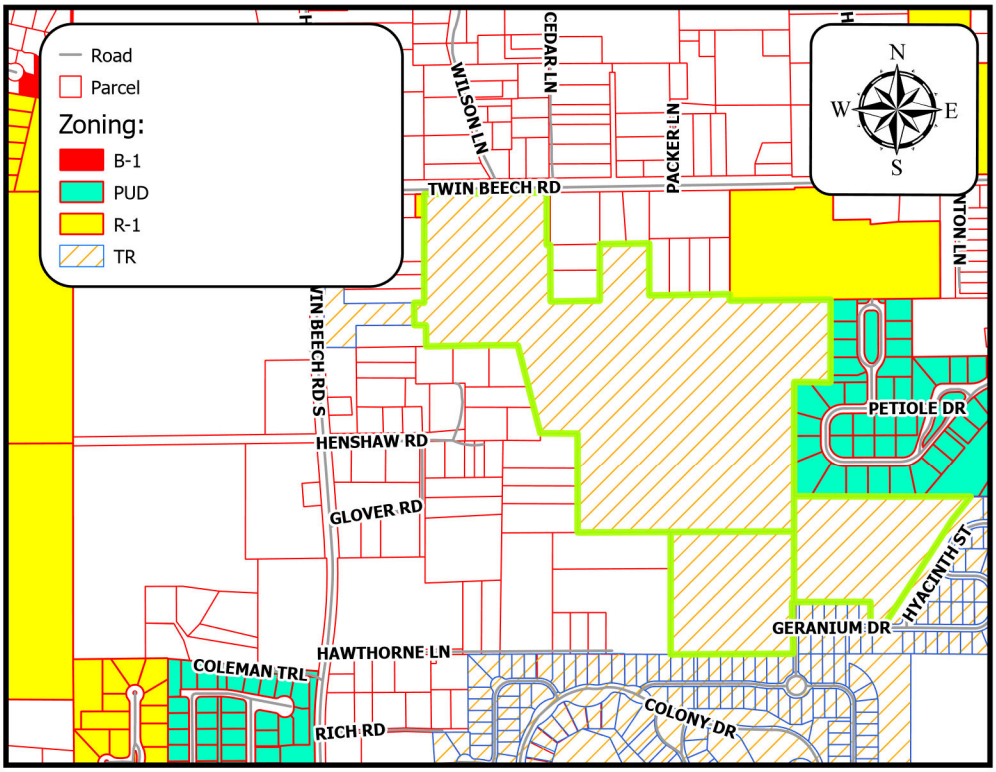
NOTARY ACKNOWLEDGMENT

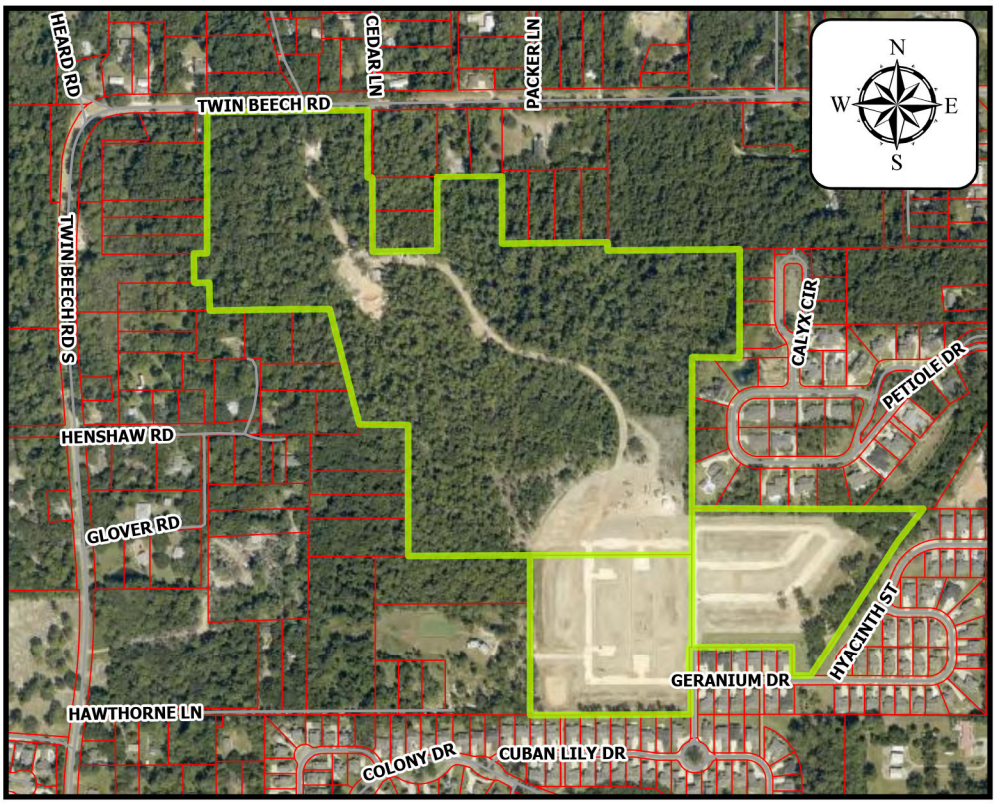
(Alabama-compliant notary block)

City of Fairhope
Planning Commission
March 2, 2026

SD 26.06 - Battles Trace Phase 9







Project Name:
Battles Trace Phase 9
Site Data:
22.4 acres
Project Type:
81-lot subdivision
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
TR, Tourist Resort District
PPIN Number:
5499, 20948, 286294
General Location:
North side of Battles Road, on the east and west sides of Colony Drive
Surveyor of Record:
Sawgrass Consulting
Engineer of Record:
Sawgrass Consulting
Owner / Developer:
PCH Hotels and Resorts/RSA
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Approved w/ Conditions
Prepared by:
Name Mike Jeffries

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Sawgrass Consulting, on behalf of the Owner, PCH Hotels and Resorts/RSA, for Final Plat approval of Battles Trace Phase 9, an 81-lot Major Subdivision, on property zoned TR, Tourist Resort District. The property is located on the north side of Battles Road, on the east and west sides of Colony Drive and is 22.4± acres.

SITE HISTORY

Conditional Preliminary Plat approval was given at the March 6, 2025, Planning Commission Meeting.

STAFF COMMENTS

The subdivision has been built in conformance with the Preliminary approval. Two conditions of the preliminary approval have been met.

SUBDIVISION CONSIDERATIONS

Standards of Review:

In accordance with Article V.B.2 of the City of Fairhope Subdivision Regulations the Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a) The proposed subdivision is not consistent with the City's Comprehensive Plan, and/or the City's Zoning ordinance, where applicable;
b) The proposed subdivision is not consistent with the City's Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;
c) The proposed subdivision is not consistent with these Regulations;
d) The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or
e) The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City."

Recommendation:

Staff recommends **APPROVAL** of SD 26.06 Battles Trace Ph 9 Final Plat with the following conditions and follow-up activities:

1. Recording of the Final Plat with Baldwin County Probate Office within 120 days of acceptance and submittal of a copy of the recorded Final Plat to Planning Staff;
2. Recording of the final Operations and Maintenance Agreement with Baldwin County Probate Office and provision of a copy of the recorded O&M Agreement to Planning Staff; and
3. Execution of the Maintenance Agreement by the Subdivider to include the Final Plat Instrument # (this document is not considered fully executed until it has received the Mayor's signature).

APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

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

Property Owner / Leaseholder Information

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

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

Authorized Agent Information

Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: Sawgrass Consulting, LLC. Phone Number: 251-544-7900
Address: 30673 Sgt E.I. Boots Thomas Drive
City: Spanish Fort State: AL Zip: 36527
Contact Person: Tim Lawley

Surveyor/Engineer Information

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

Plat Fee Calculation:
Reference: Ordinance 1269

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

Tim Lawley, PE - Authorized Agent
Property Owner/Leaseholder Printed Name

Tim Lawley
Signature

01-19-26
Date

Fairhope Single Tax Corp. (If Applicable)

SAWGRASS

Agent Authorization

I/We authorize and permit **Sawgrass Consulting, LLC** act as my/our representative and agent in any manner regarding Battles Trace PH.9 . I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application.

PROPERTY OWNER(S)

PCH Hotels & Resorts
Name(s) Printed

Peter Kiernan
Name(s) Printed

201 S Union Street
Mailing Address

Montgomery, AL 36104
City/State

X _____ 12/16/24
Signature(s) Date

_____
Signature(s) Date

AUTHORIZED AGENT

Sawgrass Consulting, LLC – Tim Lawley, PE
Name(s) Printed

30673 Sgt. E.I. Boots Thomas Drive
Mailing Address

Spanish Fort, Alabama 36527
City/State

_____ 12-20-24
Signature(s) Date

BATTLES TRACE, PHASE 9

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA, 201 SOUTH UNION STREET MONTGOMERY, AL 36104, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS BATTLES TRACE, PHASE 9, A PART OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS THE _____ DAY OF _____, 20___.

_____
TEACHERS' RETIREMENT SYSTEM OF ALABAMA

SIGNED AND SEALED IN THE PRESENCE OF:

_____
WITNESS

NOTARY FOR EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) _____ SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

GENERAL SURVEYORS NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS THAT COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- ALL BEARINGS ARE BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAPS, COMMUNITY PANEL NO. 01003C0756M AND 01003C0757M, EFFECTIVE APRIL 19, 2019, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONES "X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED JANUARY 2026.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
- SUBJECT PROPERTY IS CURRENTLY ZONED TR (PER CITY OF FAIRHOPE).
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
- ALL LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE BATTLES TRACE AT THE COLONY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN BALDWIN COUNTY, ALABAMA (THE "DECLARATION"), INCLUDING THE VARIOUS EASEMENTS, USE RESTRICTIONS AND THE CREATION OF LIENS FOR PAYMENT OF ANNUAL ASSESSMENTS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
- A MINIMUM 12 FOOT SEPARATION SHALL BE ESTABLISHED BETWEEN ALL STRUCTURES TO MEET ISO REQUIREMENTS.
- THE INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS FOR FIREWALLS, FIRE RATING OF EAVES, SOFFITS, AND LIMITATION OF OPENINGS WILL BE ENFORCED BASED ON BUILDING PROXIMITY TO THE PROPERTY LINE.

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 THE _____ DAY OF _____, 20___.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE PLANNING COMMISSION

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION. BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

_____ _____
SECRETARY DATE

CERTIFICATE OF BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

THIS _____ DAY OF _____, OF 20_____.

_____ _____
AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL BY HIGHSTREAM FIBER, INC.

THE UNDERSIGNED, AS AUTHORIZED BY HIGHSTREAM FIBER, INC., HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA,

THIS THE _____ DAY OF _____, 20___.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF ENGINEER OF RECORD

I, TIMOTHY D. LAWLEY, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 30859, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

SIGNED THIS _____ DAY OF _____, 20___.

_____
TIMOTHY D. LAWLEY, P.E.
SAWGRASS CONSULTING, LLC

SITE DATA

NUMBER OF LOTS: 82 LOTS
LARGEST LOT SIZE: 59.04 AC± (2,571,876 S.F.±)
SMALLEST LOT SIZE: 0.05 AC± (2,112 S.F.±)
TOTAL AREA: 81.45 ACRES±
CURRENT ZONING: TR (PER CITY OF FAIRHOPE)
DENSITY = .28 UNITS PER ACRE (EXCLUDING LOT 422)
HEIGHT LIMIT ON BUILDINGS = 35 FEET
OPEN SPACE/COMMON AREA: 354,202
S.F.± (8.13 ACRES±) = (36.2%)
GREEN SPACE 186,568 S.F.± (4.3 ACRES±) = (19.1%)
LINEAR FEET OF ROADWAY: 4,118 L.F.±
SETBACKS: FRONT = 10 FEET
(UNLESS OTHERWISE SHOWN HEREON)
REAR = 5 FEET
(UNLESS OTHERWISE SHOWN HEREON)
SIDE = NONE ON LOTS LESS THAN 4,000 S.F.
(UNLESS OTHERWISE SHOWN HEREON)
SIDE = 6 FEET ON LOTS GREATER THAN 4,000 S.F.
(UNLESS OTHERWISE SHOWN HEREON)
PARCEL NO.: 05-46-09-30-0-000-037.003
05-46-09-30-0-000-041.000
05-46-09-30-0-000-043.000
PPIN: 286294
20948
5499

DEDICATED EASEMENTS

10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES, EXCEPT FOR SIDE LOT LINES OF LOTS 341, 388 397, 399, 400, 402 & 421.
5' UTILITY EASEMENT ALONG ALL SIDE LOT LINES OF LOTS GREATER THAN 4,000 S.F. (INCLUDING ROADSIDE LOT LINE OF LOTS 341, 388, AND 421).
LOTS 347 AND 415 HAVE NO SIDE LOT LINE UTILITY EASEMENTS ON SIDES ADJACENT TO COMMON AREAS.

OWNER/DEVELOPER

THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA
THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL. 36104

SURVEYOR/ENGINEER

SAWGRASS CONSULTING, LLC
30673 SGT EI BOOTS THOMAS DR
SPANISH FORT, AL 36527
SURVEYOR: ERCIL E. GODWIN, PLS
ALABAMA LICENSE NUMBER 26621
ENGINEER: TIMOTHY D. LAWLEY, P.E.
ALABAMA LICENSE NUMBER 30859

UTILITY PROVIDERS

WATER – FAIRHOPE WATER
SEWER – FAIRHOPE SEWER
GAS – FAIRHOPE GAS
POWER – RIVIERA UTILITIES
BROADBAND – HIGHSTREAM FIBER, INC.

CERTIFICATE OF APPROVAL BY FAIRHOPE GAS

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE GAS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 20___.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE WATER

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE WATER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 20___.

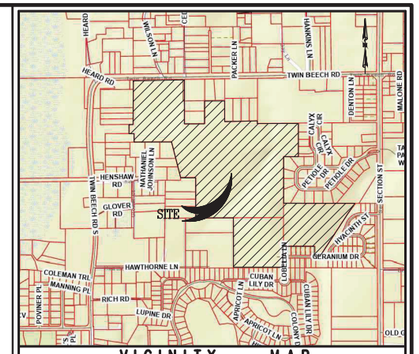
_____
AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE SEWER

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE SEWER, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20___.

_____
(AUTHORIZED SIGNATURE)



OVERALL SURVEYED DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, HILL TOP SUBDIVISION, PHASE ONE, AS RECORDED AS SLIDES 2746-C AND 2746-D, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE REMNANT PARCEL, REPLAT BATTLES TRACE, PHASE 6, AS RECORDED AS SLIDES 2756-A AND 2756-B, IN SAID OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S89°42'01"E, ALONG THE SOUTH LINE OF SAID HILL TOP SUBDIVISION, PHASE ONE, AND THE NORTH LINE OF SAID REPLAT BATTLES BATTLES TRACE, PHASE 6, 984.07 FEET TO A POINT BEING THE NORTHWEST CORNER OF COMMON AREA 3, SAID REPLAT BATTLES TRACE, PHASE 6; THENCE RUN S38°38'23"W, LEAVING SAID SOUTH LINE OF HILL TOP SUBDIVISION, PHASE ONE, AND SAID NORTH LINE OF REPLAT BATTLES BATTLES TRACE, PHASE 6, ALONG THE WEST LINE OF SAID COMMON AREA 3, 172.25 FEET TO A POINT; THENCE RUN S33°14'36"W, ALONG SAID WEST LINE OF COMMON AREA 3, 681.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GERANIUM DRIVE; THENCE RUN N89°55'43"W, LEAVING SAID WEST LINE OF COMMON AREA 3, AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF GERANIUM DRIVE, 77.86 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 210, SAID REPLAT BATTLES TRACE, PHASE 6; THENCE RUN N00°04'29"E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID LOT 210, 124.92 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 210; THENCE RUN N89°54'37"W, LEAVING SAID EAST LINE OF LOT 210, AND ALONG THE NORTH LINES OF LOTS 210 THRU 215, SAID REPLAT BATTLES TRACE, PHASE 6, AND AN EXTENSION THEREOF 440.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LOBELIA LANE; THENCE RUN S00°04'16"W, ALONG SAID WEST RIGHT-OF-WAY LINE, AND THE WEST LINE OF SAID REPLAT BATTLES TRACE, PHASE 6, 100.00 FEET TO A POINT; THENCE RUN SOUTHWESTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF REPLAT BATTLES TRACE, PHASE 6, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°58'58", A CHORD OF WHICH BEARS S45°03'51"W FOR 35.35 FEET AN ARC LENGTH OF 39.26 FEET TO A POINT; THENCE RUN S00°03'27"W, ALONG SAID WEST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF REPLAT BATTLES TRACE, PHASE 6, 40.00 FEET TO A POINT; THENCE RUN S89°56'33"E, ALONG SAID WEST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF REPLAT BATTLES TRACE, PHASE 6, 4.98 FEET TO A POINT; THENCE RUN SOUTHEASTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF REPLAT BATTLES TRACE, PHASE 6, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'54", A CHORD OF WHICH BEARS S44°56'09"E FOR 35.36 FEET AN ARC LENGTH OF 39.28 FEET TO A POINT; THENCE RUN S00°13'19"W, ALONG SAID WEST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF REPLAT BATTLES TRACE, PHASE 6, 100.06 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 148, REPLAT BATTLES TRACE AT THE COLONY PHASE 5, AS RECORDED AS SLIDES 2755-B AND 2755-C, IN SAID OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°55'34"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF REPLAT BATTLES TRACE, PHASE 6, AND ALONG THE NORTH LINE OF SAID REPLAT BATTLES TRACE AT THE COLONY PHASE 5, 675.37 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 1, COLONY WOODS SUBDIVISION, AS RECORDED AS SLIDE 2603-F, IN SAID OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N00°15'18"E, LEAVING SAID NORTH LINE OF REPLAT BATTLES TRACE AT THE COLONY PHASE 5, AND ALONG THE EAST LINE OF SAID LOT 1, COLONY WOODS SUBDIVISION, AND AN EXTENSION THEREOF, 655.14 FEET TO A POINT; THENCE RUN N89°57'39"W, 556.69 FEET TO A POINT; THENCE RUN N00°13'12"E, 552.15 FEET TO A POINT; THENCE RUN N88°58'57"W, 215.45 FEET TO A POINT; THENCE RUN N14°14'15"W, 499.28 FEET TO A POINT; THENCE RUN N89°31'06"W, 508.05 FEET TO A POINT; THENCE RUN N00°41'17"E, 127.43 FEET TO A POINT; THENCE RUN N89°36'51"W, 58.17 FEET TO A POINT; THENCE RUN N00°47'15"E, 127.77 FEET TO A POINT; THENCE RUN S89°19'57"E, 58.06 FEET TO A POINT; THENCE RUN N00°41'53"E, 606.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TWIN BEECH ROAD; THENCE RUN N89°17'33"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TWIN BEECH ROAD, 724.96 FEET TO A POINT; THENCE RUN S00°22'35"W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF TWIN BEECH ROAD, 579.21 FEET TO A POINT; THENCE RUN S89°33'14"E, 284.58 FEET TO A POINT; THENCE RUN N00°38'40"E, 289.61 FEET TO A POINT; THENCE RUN S89°51'19"E, 266.72 FEET TO A POINT; THENCE RUN S00°51'39"W, 264.61 FEET TO A POINT; THENCE RUN S89°22'13"E, 451.82 FEET TO A POINT; THENCE RUN S00°38'07"W, 28.50 FEET TO A POINT; THENCE RUN S89°41'43"E, 556.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 34, HILL TOP SUBDIVISION PHASE TWO, AS RECORDED AS SLIDE 2893-F, IN SAID OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S00°17'53"W, ALONG THE WEST LINE OF SAID HILL TOP SUBDIVISION PHASE TWO, 457.46 FEET TO A POINT BEING THE SOUTHWEST CORNER OF COMMON AREA 7, SAID HILL TOP SUBDIVISION PHASE TWO; SAID POINT ALSO BEING ON THE NORTH LINE OF SAID HILL TOP SUBDIVISION PHASE ONE; THENCE RUN N89°55'59"W, LEAVING SAID WEST LINE OF HILL TOP SUBDIVISION PHASE TWO, AND ALONG SAID NORTH LINE OF HILL TOP SUBDIVISION PHASE ONE, 201.27 FEET TO A POINT; THENCE RUN S00°16'31"W, LEAVING SAID NORTH LINE OF HILL TOP SUBDIVISION PHASE ONE, AND ALONG THE WEST LINE OF SAID HILL TOP SUBDIVISION PHASE ONE, 645.57 FEET TO THE POINT OF BEGINNING. CONTAINING 81.45 ACRES MORE OR LESS, AND LYING IN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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

_____ _____
ERCIL E. GODWIN, PLS DATE
ALABAMA LICENSE NUMBER 26621

SHEET 1 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 3 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

FINAL PLAT
BATTLES TRACE, PHASE 9
RETIREMENT SYSTEM OF ALABAMA

SCALE:
DATE: JANUARY 14, 2026
DRAWN BY: HL
CHECKED BY:
SHEET: 1 OF 3

MATCHLINE SHEET 3

MATCHLINE SHEET 2

POINT OF BEGINNING
OVERALL SURVEYED DESCRIPTION

LOT 422
59.04 AC±
2,571,876 S.F.±

HILL TOP SUBDIVISION PHASE ONE
(SLIDES 2746-C&D)

LOT 11
TAX PARCEL #
05-46-09-30-0-000-040.011
NICOUD, MARY CHRISTIAN LIVING TRUST
72 FAIRHOPE AVE
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 10
TAX PARCEL #
05-46-09-30-0-000-040.010
MIRAKIAN, ALEX SARMEN
568 RIDGELAND RD
DOTHAN, AL 36301
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 9
TAX PARCEL #
05-46-09-30-0-000-040.009
COWLES, STEFAN J ETAL, COWLES, VALERIE B
6878 PETIOLE DR
FAIRHOPE AL. 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 8
TAX PARCEL #
05-46-09-30-0-000-040.008
CUMMINGS, MARL M III &LYNN P
6886 PETIOLE DR
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 7
TAX PARCEL #
05-46-09-30-0-000-040.007
FELTUS REBECCA W AND MELANCON JEFFREY J
408 MILLER AVE
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 6
TAX PARCEL #
05-46-09-30-0-000-040.006
ELLIS, ANGELA SHELTON
ANGELA SHELTON ELLIS'S
FAIRHOPE, AL 36532
ZONED PUD PER CITY OF FAIRHOPE)

COMMON/DETENTION AREA 3
TAX PARCEL #
05-46-09-30-0-000-040.033
HILLTOP OWNERS ASSOCIATION INC
23389 MAIN ST
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

S89°42'01"E 984.07'(ACT.)
S89°42'07"E 984.07'(SLIDE 2756-A&B)
S89°41'54"E (SLIDE 2746-C&D)

20' UNDISTURBED BUFFER LINE

COMMON AREA #8
4.68 AC±
203,643 S.F.±

N01°48'10"E 104.41'

S89°47'37"E 465.39'

S00°12'23"W 24.92'

N89°47'39"W 98.18'

REAR ALLEYWAY

S89°47'37"E 496.36'

S89°47'37"E 317.23'

S89°47'37"E 105.20'

LOTS 394 THRU 396
FFE=91.50'

S00°12'23"W 24.49'

S50°52'11"E 16.88'

S50°52'11"E 5.28'

S50°52'11"E 5.00'

N89°07'49"E 124.77'

N89°07'49"E 140.09'

S39°07'49"W 215.59'

S39°07'49"W 246.54'

S38°38'23"W 172.26'(ACT.)
S38°38'17"W 172.25'
(SLIDE 2756-A&B)

N89°47'39"W 98.18'

N50°52'11"W 197.04'

LOTS 403 THRU 408
FFE=87.50'

LOTS 409 THRU 414
FFE=86.75'

S39°07'49"W 130.00'

S39°07'49"W 130.00'

S39°14'39"W 691.86'(ACT.)
S39°14'27"W 691.79'
(SLIDE 2756-A&B)

COMMON AREA 3
TAX PARCEL #
05-46-09-30-0-000-040.033
TEUSCHER, BRENT ALAN & ROBERTSON, KIMBERLY
23389 MAIN ST
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

COMMON AREA #8
4.68 AC±
203,643 S.F.±

HYACINTH STREET (40' R.O.W.)

REPLAT BATTLES TRACE PHASE 6
(SLIDES 2756-A&B)

VALERIAN DRIVE (R.O.W. VARIES)
S89°47'37"E 485.00'
450.00'

475.16'
S89°47'37"E 519.00'

N00°12'23"W 70.00'

35.00'

S89°47'37"E 204.16'

S89°47'37"E 132.00'

10.00'

LOT 357
0.06 AC± 2,772 S.F.± FFE=95.50'
132.00'

LOT 356
0.05 AC± 2,112 S.F.± FFE=95.50'
132.00'

LOT 355
0.08 AC± 3,696 S.F.± FFE=95.50'
132.00'

LOT 354
0.08 AC± 3,696 S.F.± FFE=95.50'
132.00'

LOT 353
0.05 AC± 2,112 S.F.± FFE=95.50'
132.00'

LOT 352
0.06 AC± 2,772 S.F.± FFE=95.50'
132.00'

S89°47'37"E 132.00'

S89°47'37"E 150.00'

10.00'

N00°15'18"E 46.41'

C.R.F.

N00°15'18"E 427.82'

N00°15'18"E 655.14'

S00°12'23"W 130.00'

S00°12'23"W 277.82'

N00°12'23"E 497.82'

N00°12'23"E 546.00'

482.82'

COMMON AREA #2
0.85 AC±
36,597 S.F.±
2.8597

LOT 351
0.22 AC±
9,750 S.F.±
FFE=95.50'

LOT 350
0.22 AC±
9,750 S.F.±
FFE=94.25'

LOT 349
0.22 AC±
9,750 S.F.±
FFE=92.25'

LOT 348
0.29 AC±
12,424 S.F.±
FFE=89.75'

82.82'

82.82'

150.00'

54.52'

S89°47'37"E 204.52'

20.00'

FREESIA LANE (40' R.O.W.)

N89°47'37"W 239.54'

S89°47'37"E 204.55'

63.18'

GERANIUM DRIVE (R.O.W. VARIES)

LOT 1
TAX PARCEL #
05-46-09-30-0-000-044.000
RETIREMENT SYSTEM OF ALABAMA AND THE TEACHERS RETIREMENT SYSTEM OF ALABAMA
P.O. BOX 302388
MONTGOMERY, AL 36130
ZONED RSF-3 (PER BALDWIN COUNTY)

COMMON AREA #1/DETENTION
1.11 AC±
48,493 S.F.±

COLONY WOODS SUBDIVISION
(SLIDE 2603-F)

S00°12'23"W 107.17'

S00°12'23"W 233.73'

LOT 138
TAX PARCEL #
05-46-09-30-0-000-078.176
BOLTON CHRISTOPHER O AND KARA P
205 CUBAN LILY DR
FARHOPE, AL 36532
ZONED TR (PER CITY OF FARHOPE)

REPLAT BATTLES TRACE AT THE COLONY PHASE 5
(SLIDES 2755-B&C)

N89°55'34"W 210.37'

C.R.F.

S00°12'23"W 126.07'

LOT 358
0.07 AC±
3,230 S.F.±
FFE=96.75'
85.00'

LOT 359
0.06 AC±
2,720 S.F.±
FFE=96.75'
85.00'

LOT 360
0.07 AC±
3,230 S.F.±
FFE=97.25'
85.00'

LOT 361
0.08 AC±
3,696 S.F.±
FFE=97.25'
85.00'

LOT 362
0.18 AC±
7,800 S.F.±
FFE=96.50'
130.00'

LOT 363
0.22 AC±
9,750 S.F.±
FFE=95.25'
130.00'

LOT 364
0.22 AC±
9,750 S.F.±
FFE=93.75'
130.00'

LOT 365
0.18 AC±
7,800 S.F.±
FFE=90.00'
130.00'

LOT 348
0.29 AC±
12,424 S.F.±
FFE=89.75'

COMMON AREA #3
(PARKING)
0.10 AC±
4,250 S.F.±

COMMON AREA #6
(PARKING)
0.10 AC±
4,250 S.F.±

LOT 366
0.08 AC±
3,696 S.F.±
FFE=89.00'

LOT 367
0.06 AC±
2,720 S.F.± FFE=87.25'
85.00'

LOT 368
0.07 AC±
3,230 S.F.± FFE=87.25'
85.00'

LOT 369
0.08 AC±
3,696 S.F.±
FFE=89.00'

S89°47'37"E 380.00'

COMMON AREA #4
(PARKING)
(ACCESS EASEMENT)
0.12 AC±
5,130 S.F.±

24' ACCESS EASEMENT

COMMON AREA #7
(PARKING)
(ACCESS EASEMENT)
0.12 AC±
5,130 S.F.±

COMMON AREA #5
0.83 AC±
36,150 S.F.±

LOT 370
0.07 AC±
3,230 S.F.±

LOT 371
0.05 AC±
2,352 S.F.±

LOT 372
0.08 AC±
3,549 S.F.±

LOT 373
0.22 AC±
9,750 S.F.±
FFE=89.25'

LOT 374
0.22 AC±
9,750 S.F.±
FFE=90.50'

LOT 375
0.19 AC±
8,500 S.F.±
FFE=91.75'

LOT 376
0.18 AC±
7,800 S.F.±
FFE=93.50'

LOT 377
0.18 AC±
7,800 S.F.±
FFE=95.25'

LOT 378
0.19 AC±
8,500 S.F.±
FFE=97.25'

LOT 379
0.07 AC±
3,230 S.F.±

LOT 380
0.06 AC±
2,720 S.F.±

LOT 381
0.08 AC±
3,696 S.F.±

LOT 382
0.06 AC±
2,520 S.F.±

LOT 383
0.07 AC±
2,880 S.F.±

LOT 384
0.06 AC±
2,472 S.F.±

LOT 385
0.05 AC±
2,352 S.F.±

LOT 386
0.05 AC±
2,352 S.F.±

LOT 387
0.07 AC±
3,025 S.F.±

LOT 388
0.14 AC±
6,250 S.F.±
FFE=95.25'

LOT 389
0.13 AC±
5,625 S.F.±
FFE=95.00'

LOT 390
0.13 AC±
5,625 S.F.±
FFE=94.50'

LOT 391
0.13 AC±
5,625 S.F.±
FFE=93.75'

LOT 392
0.13 AC±
5,625 S.F.±
FFE=93.25'

LOT 393
0.13 AC±
5,625 S.F.±
FFE=92.50'

LOT 394
0.06 AC±
2,772 S.F.±

LOT 395
0.05 AC±
2,112 S.F.±

LOT 396
0.08 AC±
3,696 S.F.±

LOT 397
0.06 AC± 2,772 S.F.±
132.00'

LOT 398
0.05 AC± 2,112 S.F.±
132.00'

LOT 399
0.08 AC± 3,696 S.F.±
132.00'

LOTS 397 THRU 399
FFE=94.50'

LOT 400
0.09 AC± 3,712 S.F.±
132.00'

LOT 401
0.07 AC±
3,262 S.F.±
132.00'

LOT 402
0.06 AC± 2,772 S.F.±
132.00'

LOTS 400 THRU 402
FFE=91.75'

LOT 403
0.06 AC± 2,772 S.F.±
132.00'

LOT 404
0.05 AC± 2,112 S.F.±
132.00'

LOT 405
0.08 AC± 3,696 S.F.±
132.00'

LOT 406
0.08 AC± 3,696 S.F.±
132.00'

LOT 407
0.05 AC± 2,112 S.F.±
132.00'

LOT 408
0.06 AC± 2,772 S.F.±
132.00'

LOT 409
0.06 AC± 2,772 S.F.±
132.00'

LOT 410
0.05 AC± 2,112 S.F.±
132.00'

LOT 411
0.08 AC± 3,696 S.F.±
132.00'

LOT 412
0.08 AC± 3,696 S.F.±
132.00'

LOT 413
0.05 AC± 2,112 S.F.±
132.00'

LOT 414
0.06 AC± 2,772 S.F.±
132.00'

LOT 415
0.20 AC±
8,512 S.F.±
FFE=87.75'

LOT 416
0.18 AC±
7,686 S.F.±
FFE=88.75'

LOT 417
0.17 AC±
7,500 S.F.±
FFE=89.75'

LOT 418
0.17 AC±
7,500 S.F.±
FFE=90.75'

LOT 419
0.17 AC±
7,500 S.F.±
FFE=91.75'

LOT 420
0.17 AC±
7,500 S.F.±
FFE=92.75'

LOT 421
0.19 AC±
8,125 S.F.±
FFE=93.00'

LOT 422
0.19 AC±
8,190 S.F.±
FFE=84.75'

LOT 423
0.19 AC±
8,180 S.F.±
FFE=86.75'

LOT 424
0.19 AC±
8,170 S.F.±
FFE=88.75'

LOT 425
0.19 AC±
8,160 S.F.±
FFE=90.50'

LOT 426
0.19 AC±
8,150 S.F.±
FFE=92.50'

LOT 427
0.19 AC±
8,140 S.F.±
FFE=92.50'

LOT 428
0.21 AC±
9,249 S.F.±
FFE=91.25'

ORCHID CIRCLE (R.O.W. VARIES)

S89°47'37"E 348.63'

S89°47'37"E 291.07'

S89°47'37"E 300.36'

N89°47'37"W 319.54'

N89°47'37"W 334.36'

N89°47'37"W 275.00'

S89°47'37"E 130.00'

S89°47'37"E 95.00'

N89°47'37"W 130.00'

S89°47'37"E 425.00'

S89°47'37"E 440.60'

N89°49'58"W 361.49'

S00°03'27"W 40.00'(ACT.)
S00°03'13"W 40.00'
(SLIDE 2756-A&B)

S00°04'16"W 100.00'(ACT.)
S00°04'02"W 100.00'
(SLIDE 2756-A & B)

LOBELIA LANE (40' R.O.W.)

S00°12'23"W 444.89'

S00°12'23"W 209.67'

S00°12'23"W 191.10'

S00°12'23"W 110.61'

S00°12'23"W 520.00'

S00°12'23"W 255.00'

S00°12'23"W 67.07'

S00°12'23"W 38.81'

S00°12'23"W 5.36'

S00°12'23"W 49.01'

S00°12'23"W 63.69'

S80°52'11"E 20.37'

N25°43'51"W 29.28'

N00°12'23"E 66.10'

N00°12'23"E 145.00'

N00°12'23"E 121.50'

N00°12'23"E 106.73'

N00°12'23"E 31.27'

N00°12'23"E 27.67'

N00°12'23"E 50.19'

N00°12'23"E 30.07'

N00°12'23"E 35.63'

N00°12'23"E 4.64'

N00°12'23"E 55.36'

N00°12'23"E 67.34'

N00°12'23"E 2.56'

N00°12'23"E 2.29'

S12°54'24"W 70.71'

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19

GERANIUM DRIVE (40' R.O.W.)

N89°55'43"W 77.86'(ACT.)
N89°54'51"W 77.86'
SLIDE 2756-A&B)

N00°04'19"E 124.92'(ACT.)
N00°04'02"E 124.92'
(SLIDE 2756-A&B)

19.86'

33.95'

386.19'

N89°54'37"W 440.00'(ACT.)
N89°54'51"W 440.00'(SLIDE 2756-A&B)

REPLAT BATTLES TRACE PHASE 6
(SLIDES 2756-A&B)

REPLAT BATTLES TRACE
PHASE 7
(SLIDES 2755-D&E)

S89°56'33"E 4.98'(ACT.)
S89°56'33"E 4.98'
(SLIDE 2756-A&B)

S89°55'34"W 675.37'(ACT.)
N89°59'26"W(INST.1660581)

5.62'

2.78'

S89°47'32"E 5.17'

UTILITY EASEMENT

C.R.F.

C.T.I.F.

C.B.F.

C.R.S.

C.M.F.

O.T.I.F.

B.R.F.

LOT 215
TAX PARCEL #
05-46-09-30-0-000-041.054
SEBOLD, MICHAEL D AND
853 GERANIUM DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 214
TAX PARCEL #
05-46-09-30-0-000-041.053
DUNCAN, STEPHEN D AND
845 GERANIUM DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 213
TAX PARCEL #
05-46-09-30-0-000-041.052
CLARK, R MARK BLACKWOOD LIVING TRUST
837 GERANIUM DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 212
TAX PARCEL #
05-46-09-30-0-000-041.051
DUNCAN, STEPHEN D AND
831 GERANIUM DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 211
TAX PARCEL #
05-46-09-30-0-000-041.050
TROTTER, DONALD E AND
RENEE' M
825 GERANIUM DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 210
TAX PARCEL #
05-46-09-30-0-000-041.049
DYKES, ROBERT L
817 GERANIUM DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 216
TAX PARCEL #
05-46-09-30-0-000-041.001
NERSOME, ROBERT M JR AND MARGARET F
ZONED TR (PER CITY OF FAIRHOPE)

LOT 217
TAX PARCEL #
05-46-09-30-0-000-041.002
LAMER, CHARLES M JR AND SUSAN J
ZONED TR (PER CITY OF FAIRHOPE)

LOT 218
TAX PARCEL #
05-46-09-30-0-000-041.003
HOOD, THOMAS MORRIS HOOD TRUST
ZONED TR (PER CITY OF FAIRHOPE)

LOT 219
TAX PARCEL #
05-46-09-30-0-000-041.004
HAMILTON, THERESE M. & TODD N
ZONED TR (PER CITY OF FAIRHOPE)

LOT 220
TAX PARCEL #
05-46-09-30-0-000-041.005
RICHLER, VICTOR JR AND SHANE S
ZONED TR (PER CITY OF FAIRHOPE)

LOT 221
TAX PARCEL #
05-46-09-30-0-000-041.007
TSELLARIU, MICHAEL P & LISA A
ZONED TR (PER CITY OF FAIRHOPE)

COMMON AREA 1
TAX PARCEL #
05-46-09-30-0-000-041.006
TEACHERS' RETIREMENT SYSTEM OF ALABAMA
P.O. BOX 302150
MONTGOMERY, AL 36130
ZONED TR (PER CITY OF FAIRHOPE)

COMMON AREA 2
TAX PARCEL #
05-46-09-30-0-000-041.008
TEACHERS' RETIREMENT SYSTEM OF ALABAMA
P.O. BOX 302150
MONTGOMERY, AL 36130
ZONED TR (PER CITY OF FAIRHOPE)

LOT 146
TAX PARCEL #
05-46-09-30-0-000-078.185
MCCONNACK, TAYLOR F AND ANNE
ZONED TR (PER CITY OF FAIRHOPE)

LOT 145
TAX PARCEL #
05-46-09-30-0-000-078.184
DARNAH ROBERT A AND SHARON P
ZONED TR (PER CITY OF FAIRHOPE)

LOT 144
TAX PARCEL #
05-46-09-30-0-000-078.183
DAVIS, PAULA KEITH
ZONED TR (PER CITY OF FAIRHOPE)

LOT 143
TAX PARCEL #
05-46-09-30-0-000-078.182
KENDALL, MARTHA WYATT
METZGER FAMILY TRUST THE
ZONED TR (PER CITY OF FAIRHOPE)

LOT 142
TAX PARCEL #
05-46-09-30-0-000-078.181
ZONED TR (PER CITY OF FAIRHOPE)

LOT 141
TAX PARCEL #
05-46-09-30-0-000-078.180
COLLEY, DAWN LEVAN
ZONED TR (PER CITY OF FAIRHOPE)

LOT 140
TAX PARCEL #
05-46-09-30-0-000-078.179
BASS, LAURIE WENINGAR
ZONED TR (PER CITY OF FAIRHOPE)

LOT 139
TAX PARCEL #
05-46-09-30-0-000-078.178
ZONED TR (PER CITY OF FAIRHOPE)

LOT 138
TAX PARCEL #
05-46-09-30-0-000-078.176
BOLTON CHRISTOPHER O AND KARA P
ZONED TR (PER CITY OF FAIRHOPE)

LOT 137
TAX PARCEL #
05-46-09-30-0-000-078.177
BENNETT, STEPHANIE BRADEN AND
ROBERT ALLEN SR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 135
TAX PARCEL #
05-46-09-30-0-000-078.175
135 & UNION ST
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

COMMON AREA 9
TAX PARCEL #
05-46-09-30-0-000-078.174
TEACHERS' RETIREMENT SYSTEM OF ALABAMA
P.O. BOX 302150
MONTGOMERY, AL 36130
ZONED TR (PER CITY OF FAIRHOPE)

LOT 147
TAX PARCEL #
05-46-09-30-0-000-078.186
TAYLOR, KEVIN C AND KAREN
241 CUBAN LILY DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 148
TAX PARCEL #
05-46-09-30-0-000-078.187
TRUSTEE OF THE
245 CUBAN LILY DR
FAIRHOPE, AL 36532
ZONED TR (PER CITY OF FAIRHOPE)

LOT 281
TAX PARCEL #
05-46-09-30-0-000-078.296
RETIREMENT SYSTEM OF ALABAMA
MONTGOMERY, AL 36130
ZONED TR (PER CITY OF FAIRHOPE)

GRAPHIC SCALE
50 0 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- ● C.R.F. CAPPED REBAR FOUND
- ● C.T.I.F. CRIMPED TOP IRON FOUND
- ● O.T.I.F. OPEN TOP IRON FOUND
- ○ C.R.S. 1/2" CAPPED REBAR SET "CA 1007-LS"
- ■ C.M.F. CONCRETE MONUMENT FOUND
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE
- PROPERTY LINE

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	ARC LENGTH
C1	25.00'	89°58'58"	S45°03'51"W	35.35'	39.26'
C2	25.00'	90°00'54"	S44°56'09"E	35.36'	39.28'
C3	118.50'	43°09'50"	N68°37'29"E	87.18'	89.27'
C4	4.67'	59°14'52"	N69°06'29"E	4.62'	4.83'
C5	10.00'	60°00'00"	N69°07'49"E	10.00'	10.47'
C6	60.00'	38°55'28"	N70°19'55"W	39.98'	40.76'
C7	7.50'	89°59'58"	S45°12'22"W	10.61'	11.78'
C8	10.00'	38°55'41"	S19°40'14"W	6.66'	6.79'
C9	130.00'	51°04'34"	N64°40'06"E	112.09'	115.89'
C10	18.78'	90°00'00"	N84°07'49"W	26.55'	29.49'
C11	18.78'	90°00'00"	S05°52'11"E	26.55'	29.49'
C12	74.67'	51°18'59"	S64°40'06"W	64.67'	66.88'
C13	32.50'	90°00'00"	N45°12'23"E	45.96'	51.05'
C14	31.00'	38°55'26"	S70°19'54"E	20.66'	21.06'
C15	37.36'	90°00'00"	N84°07'49"W	52.83'	58.68'
C16	37.36'	90°00'00"	S05°52'11"E	52.83'	58.68'
C17	100.00'	51°04'34"	S64°40'06"W	86.22'	89.14'
C18	100.00'	51°04'34"	N64°40'06"E	86.22'	89.14'
C19	44.00'	90°02'22"	N44°48'47"W	62.25'	69.15'

SHEET 2 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 3 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

FINAL PLAT

BATTLES TRACE, PHASE 9

RETIREMENT SYSTEM OF ALABAMA

SCALE: 1" = 50'
DATE: JANUARY 14, 2026
DRAWN BY: HL
CHECKED BY:
SHEET: 2 OF 3

TWIN BEECH RD (80' R.O.W.)

N89°17'33"E 724.96'(ACT.)
N89°18'08"E 725.01'
(INST.1660581)

5' MINIMUM BUILDING SETBACK LINE

TAX PARCEL #
05-46-09-30-0-000-028.001
CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
ZONED R-1
(PER CITY OF FAIRHOPE)

TAX PARCEL #
05-46-09-30-0-000-027.000
MITCHELL, RICHARD
3900 FORD RD
PHILADELPHIA, PA 19131
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-027.001
BARDWELL, RAYMOND & RODNEY
1205 FOREST HILL DR
MOBILE, AL 36618
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-027.002
BARDWELL, RAYMOND & RODNEY
1205 FOREST HILL DR
MOBILE, AL 36618
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-027.003
MALDEN, KAREN A
14016 KNOLLWAY DR N
MINNETONKA, MN 55305
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.014
THE CITY OF FAIRHOPE ALABAMA
P.O. BOX 429
FAIRHOPE, AL 36533
ZONED R-1
(PER CITY OF FAIRHOPE)
(INST.1928511)

TAX PARCEL #
05-46-09-30-0-000-034.003
HOUSTON, ISAAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-036.000
JOHNSON, NATHANIEL
2295 LOOKE LN
DAPHNE, AL 36526
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.005
HOUSTON, ISAAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.013
HOUSTON, ROBERT R
23521 N MEADOW LN
BARRINGTON, IL 60010
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.012
HOUSTON, ISSAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.007
HOUSTON, ISSAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.008
HOUSTON, ISSAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.009
HOUSTON, ISSAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.010
HOUSTON, ISSAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-037.001
HOUSTON, ISSAC
19025 CEDAR LN
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-025.000
WILLIAMS, DELPHINE SMITH
217 FREDDT RD
MONTGOMERY, AL 36105
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-026.001
STEPHENSON, TERESA
20790 NOBLEMAN DR
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-026.000
STEPHENSON, ANTHONY
19161 INGLESIDE AVE
FAIRHOPE, AL 36532
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-024.000
BOSS, ROBERT & DEBRA
8951 CONGRESS AVE
BOCA RATON, FL 33487
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-024.001
TWIN BEECH AFRICAN METHODIST
EPISCOPAL CHURCH
P.O. BOX 716
FAIRHOPE, AL 36533
ZONED BCZ
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-022.000
ASH, LORI - LIFE ESTATE
1 HILLTOP DR
FAIRHOPE, AL 36532
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-022.001
QUARLES, FRANK ESTATE OF
DAPHNE, AL 36526
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-022.002
MCMURRY REAL ESTATE HOLDINGS LLC
FAIRHOPE, AL 36533
(PER BALDWIN COUNTY)

TAX PARCEL #
05-46-09-30-0-000-022.003
SMITH, JOSHUA D
3009 JERMAIN RD
SUFFOLK, VA 23860
N PRICE, GEORGE W
(PER BALDWIN COUNTY)

S00°22'35"W 579.21'(ACT.)
S00°23'54"W 579.22'(INST.1660581)

S89°51'19"E 266.72'(ACT.)
S89°50'54"E 266.89'(INST.1660581)

N00°38'40"E 289.61'(ACT.)
N00°39'28"E 289.56'(INST.1660581)

S00°51'39"W 264.61'(ACT.)
S00°52'39"W 264.57'(INST.1660581)

S89°33'14"E 284.58'(ACT.)
S89°32'33"E 284.51'(INST.1660581)

S89°22'13"E 451.82'(ACT.)
S89°23'38"E 451.85'(INST.1660581)

S00°38'07"W
28.50'(ACT.)
S00°44'26"W
28.71'(INST.1660581)

5' MINIMUM BUILDING SETBACK LINE

S89°41'43"E 556.91'(ACT.)
S89°41'53"E 556.95'(INST.1660581)

N00°41'53"E 606.22'(ACT.)
N00°43'04"E 606.11'(INST.1660581)

S89°19'57"E 392.09'(ACT.)
S89°18'34"E 392.09'(INST.1928511)

INGRESS/EGRESS, UTILITY, AND LANDSCAPE EASEMENT (INST.1928511)

S89°19'57"E
58.06'(ACT.)
S89°18'34"E
(INST.1660581)

N00°41'17"E
127.77'(ACT.)
N00°52'51"E
127.98'
(INST.1928511)

S00°40'25"E
50.00'(ACT.)

N89°36'51"W
58.17'(ACT.)
N89°31'20"W
(INST.1660581)

N89°36'51"W 329.06'(ACT.)
N89°31'20"W 329.06'(INST.1928511)

N00°41'17"E
127.43'(ACT.)
N00°33'31"E
127.18'
(INST.1660581)

N89°31'06"W 508.05'(ACT.)
N89°29'48"W 508.04'(INST.1660581)

N14°41'26"W 459.92'(ACT.)
N14°41'15"W 459.28'(INST.1660581)

N88°58'57"W 215.45'(ACT.)
N89°09'15"W 215.47'
(INST.1660581)

HENSHAW RD (50' R.O.W.)

N00°41'20"E
50.00'(ACT.)

S88°58'57"E 652.09'(ACT.)
50' INGRESS/EGRESS EASEMENT (INST.999881)
N88°58'57"W 652.46'(ACT.)

S00°13'12"W
50.00'(ACT.)

N00°13'12"E 552.15'(ACT.)
N00°10'29"E 552.45'(INST.1660581)

LOT 422
59.04 AC±
2,571,876 S.F.±

N89°57'39"W 556.69'(ACT.)
N89°58'16"W(INST.1660581)

5' MINIMUM BUILDING SETBACK LINE

TAX PARCEL #
05-46-09-30-0-000-046.000
GREENE, CORA FOR ESTATE OF ALBERTA GREENE
601 GROVE PARK LOOP
MITUMPKA, AL 36093
ZONED RSF-2 (PER BALDWIN COUNTY)

CA #2

N00°15'18"E
46.41'

S89°47'37"E 204.16'

N00°12'23"E
70.00'

S89°47'37"E
475.16'
519.00'

MATCHLINE SHEET 3
MATCHLINE SHEET 2

VALERIAN DRIVE (R.O.W. VARIES)

LOBELIA LANE
(R.O.W. VARIES)

CA #3

CA #4

CA #5

CA #6

CA #7

CA #8

CA #9

CA #10

CA #11

REAR ALLEYWAY

ORCHID CIRCLE (R.O.W. VARIES)

POINT OF BEGINNING
OVERALL SURVEYED DESCRIPTION

N01°48'10"E
104.41'

S00°17'53"W 457.46'(ACT.)
S00°17'53"W 469.62'(INST.1660581)

HILL TOP SUBDIVISION PHASE TWO
(SLIDE 2893-F)

HILL TOP SUBDIVISION
PHASE ONE
(SLIDES 2746-C&D)

S00°16'31"W 645.57'(ACT.)
S00°27'28"W 634.56'(INST.1660581)

N89°55'59"W 201.27'(ACT.)
S89°53'32"W 201.27'
(SLIDE 2893-F)
N89°41'30"W 199.29'
(INST.1660581)

5' MINIMUM BUILDING SETBACK LINE

COMMON AREA 6
TAX PARCEL #
05-46-09-30-0-000-038.009
HILLTOP OWNERS' ASSOCIATION INC
6567 HAWTHORNE LN
FAIRHOPE, AL 36532
ZONED PUD
(PER CITY OF FAIRHOPE)

COMMON AREA 7
TAX PARCEL #
05-46-09-30-0-000-038.008
HILLTOP OWNERS' ASSOCIATION INC
6567 HAWTHORNE LN
FAIRHOPE, AL 36532
ZONED PUD
(PER CITY OF FAIRHOPE)

LOT 14
TAX PARCEL #
05-46-09-30-0-000-040.014
FRANK, LISA FITTS
6838 PERTIOLE DR
FAIRHOPE, AL 36532
ZONED PUD
(PER CITY OF FAIRHOPE)

LOT 13
TAX PARCEL #
05-46-09-30-0-000-040.013
DAVIS, BRIAN CARNA
7586 CARNA DAVIS
DAPHNE, AL 36526
ZONED PUD
(PER CITY OF FAIRHOPE)

LOT 12
TAX PARCEL # 040.012 &
05-46-09-30-0-000-040.015
THOMAS, JAMES LIVING
TRUST & THOMAS, SUSAN L LIVING TRUST
29250 LEHMAN BLVD
ORANGE BEACH, AL 36561
(PER CITY OF FAIRHOPE)

LOT 11
TAX PARCEL #
05-46-09-30-0-000-040.011
MCCOY, MATTHEW
NICOSIA, MATTHEW LIVING TRUST
7 MAGNOLIA RD
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 10
TAX PARCEL #
05-46-09-30-0-000-040.010
MOR HOLDINGS LLC
6878 PERTIOLE DR
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 9
TAX PARCEL #
05-46-09-30-0-000-040.009
OWENS, JAMES & MARY ANNE
6878 PERTIOLE DR
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 8
TAX PARCEL #
05-46-09-30-0-000-040.008
COMMERCIAL PROPERTY
ADMIN, PEL, BLVD
PENSACOLA, FL 32514
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 7
TAX PARCEL #
05-46-09-30-0-000-040.007
FELTER, JOSEPH & ANNA
402 STREET
FAIRHOPE, AL 36532
ZONED PUD (PER CITY OF FAIRHOPE)

LOT 34
TAX PARCEL #
05-46-09-30-0-000-038.004
POINT JUBILEE LLC
512 WALNUT ST
NEW ORLEANS, LA 70118
ZONED PUD
(PER CITY OF FAIRHOPE)

LOT 35
TAX PARCEL #
05-46-09-30-0-000-038.005
WHITE-SPUNNER, PATSY C & P ANN
6567 HAWTHORNE LN
FAIRHOPE, AL 36532
ZONED PUD
(PER CITY OF FAIRHOPE)

LOT 36
TAX PARCEL #
05-46-09-30-0-000-038.006
BROWN, SCOTT J & LYNN D
125 TERRACE AVE
PASS CHRISTIAN, MS 39571
ZONED PUD
(PER CITY OF FAIRHOPE)

LOT 37
TAX PARCEL #
05-46-09-30-0-000-038.007
MARTIN, STEPHEN J JR & JULIE H
115 MULBERRY LANE
FAIRHOPE, AL 36532
ZONED PUD
(PER CITY OF FAIRHOPE)

TAX PARCEL #
05-46-09-30-0-000-021.000
BONNER, SANDRA
259 WASHINGTON AVE APT 205
MIAMI BEACH, FL 33139
ZONED R-1
(PER CITY OF FAIRHOPE)

LOT 422
TAX PARCEL #
05-46-09-30-0-000-040.000
FAIRHOPE, CITY OF
P.O. DRAWER 429
FAIRHOPE, AL 36533
ZONED PUD
(PER CITY OF FAIRHOPE)

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

N

LEGEND

- ●C.R.F. CAPPED REBAR FOUND
- ●C.T.I.F. CRIMPED TOP IRON FOUND
- ●O.T.I.F. OPEN TOP IRON FOUND
- ○C.R.S. 1/2" CAPPED REBAR SET "CA 1007-LS"
- ■C.M.F. CONCRETE MONUMENT FOUND
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE
- PROPERTY LINE

SHEET 3 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 3 SHEETS) ATTACHED HERETO

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

FINAL PLAT
BATTLES TRACE, PHASE 9
RETIREMENT SYSTEM OF ALABAMA

SCALE:	1" = 100'
DATE:	JANUARY 14, 2026
DRAWN BY:	HL
CHECKED BY:	
SHEET:	3 OF 3

January 23, 2026

Planning and Zoning
City of Fairhope
451 Pecan Ave Ste. 200
Fairhope, AL 36532

Re: Letter of Completion for Battle's Trace Ph. 9

To Whom It May Concern:

WAS Design, Inc. issues this letter to certify completion of the landscape plan for the above referenced project.

The Landscape Plan has been installed to its original design intent. A few minor modifications to the original plan, based on site plan construction changes, have occurred, however, they do not materially affect the design. We are pleased with the end product and the contractors' work.

If there are questions or concerns about this matter, please feel free to contact our office.

Regards,

Chad Watkins, PLA, ASLA
Principal
Lcw

© 2026 WAS Design, Inc.
218 North Alston Street, Foley, Alabama 36535 T: 251.948.7181
www.was-design.com

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPACING
TREES							
	BH	18	BETULA NIGRA / RIVER BIRCH MIN.3 TRUNKS	B&B OR CONT	1.5"-2.5"	8`-10`	
	LT	18	LIRIODENDRON TULIPIFERA / TULIP TREE FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5"-2.5"	8`-10`	
	QP	59	QUERCUS PHELLOS / WILLOW OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5"-2.5"	8`-10`	
	QV	77	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5"-2.5"	8`-10`	
	TD	18	TAXODIUM DISTICHUM / BALD CYPRESS FULL HEAD, SPECIMEN QUALITY	B&B OR CONT	1.5"-2.5"	8`-10`	
SHRUBS							
	MC	122	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL			48" o.c.
	WM	94	MYRICA CERIFERA / COMMON WAX MYRTLE SHRUB FORM, FULL TO GROUND	3 GAL			60" o.c.
GRASSES							
	MG	24	MISCANTHUS SINENSIS `ADAGIO` / ADAGIO MAIDEN GRASS	3 GAL			48" o.c.
SOD/SEED							
	SOD	38,477 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.

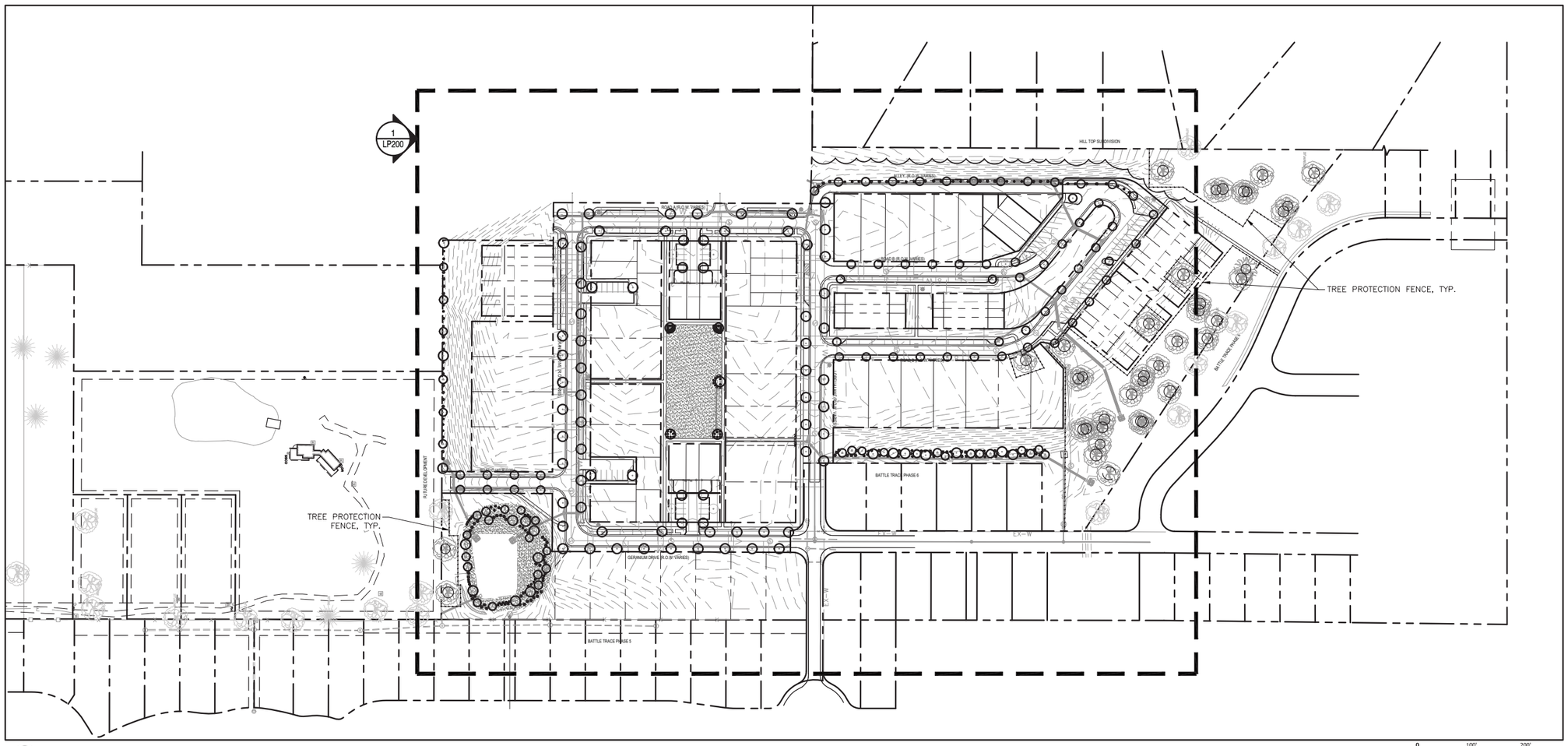
3.) TREE SPECIES AND TREE PLACEMENT SHALL BE APPROVED BY THE CITY HORTICULTURIST.

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.



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 100'

0 100' 200'
NORTH

landscape architecture
land planning
placemaking

Foley, Alabama
P. 251.948.7181
Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252

landscape architects www.was-design.com

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

A Landscape Development Plan for
Battle Trace Phase 9
Fairhope, Alabama

AS-BUILT PLANS. LANDSCAPE & IRRIGATION INSTALLATION MAY HAVE MINOR MODIFICATIONS BUT HAS BEEN INSTALLED TO ITS ORIGINAL DESIGN INTENT.

Revisions

No.	Date	Revisions / Submissions
	12.19.24	PERMIT SUBMITTAL
	01.14.24	PERMIT RESUBMITTAL
	02.20.24	PERMIT RESUBMITTAL
	01.23.26	AS-BUILT

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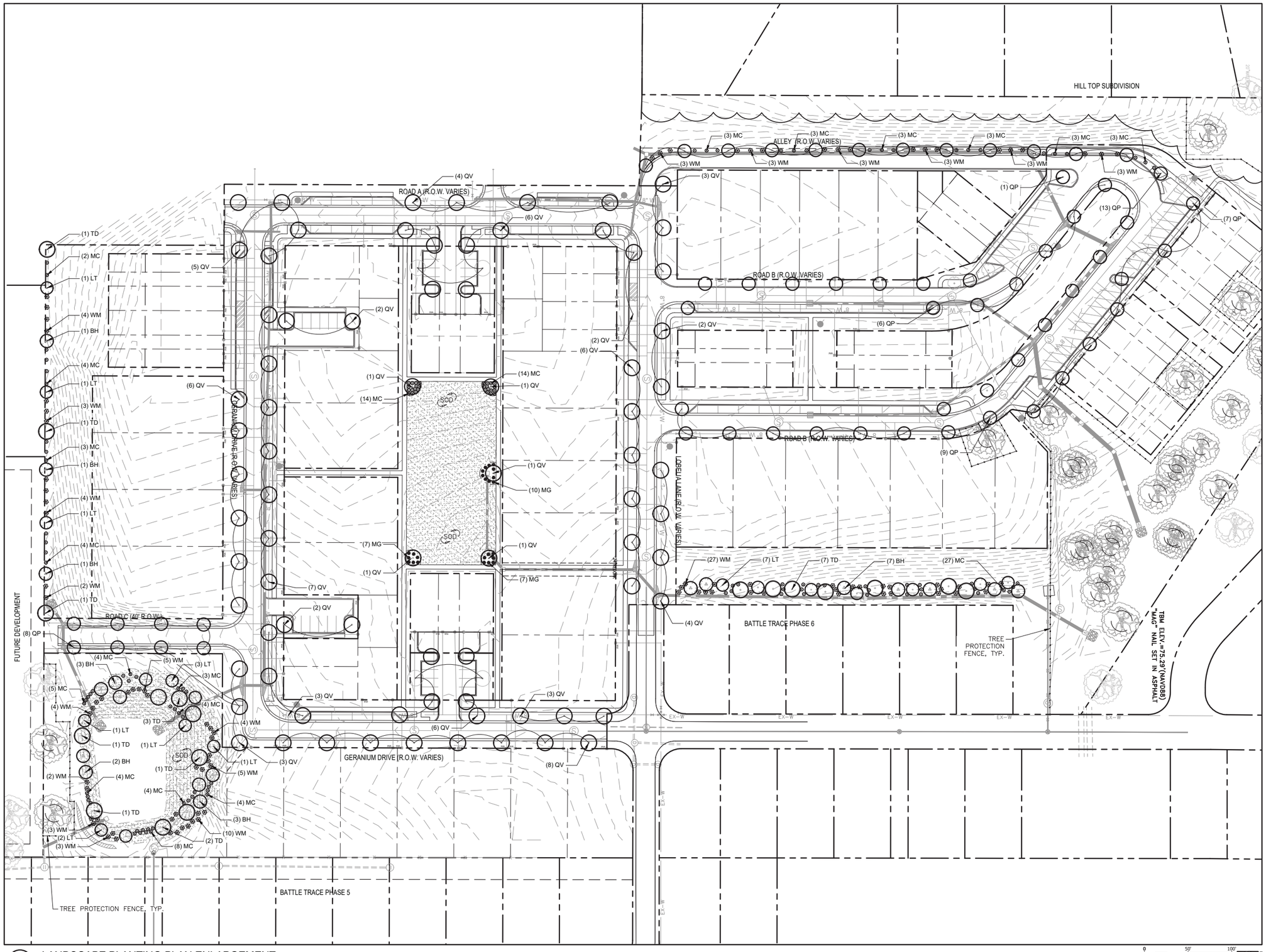
FA
Drawn
DM
Project Manager
CW
Principal
242027-093
Project No.
12.17.24
Date

Registration
STATE OF ALABAMA
LESTER CHAD WILLIAMS
NUMBER 518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE PLANTING PLAN

Sheet No.
LP100



1 LANDSCAPE PLANTING PLAN ENLARGEMENT
Scale: 1" = 50'

WAS DESIGN landscape architects www.was-design.com
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land planning
placemaking
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Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252

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

A Landscape Development Plan for
Battle Trace Phase 9
Fairhope, Alabama

AS-BUILT PLANS. LANDSCAPE & IRRIGATION INSTALLATION MAY HAVE MINOR MODIFICATIONS BUT HAS BEEN INSTALLED TO ITS ORIGINAL DESIGN INTENT.

Revisions

No.	Date	Revisions / Submissions
	12.19.24	PERMIT SUBMITTAL
	01.14.24	PERMIT RESUBMITTAL
	02.20.24	PERMIT RESUBMITTAL
	01.23.26	AS-BUILT

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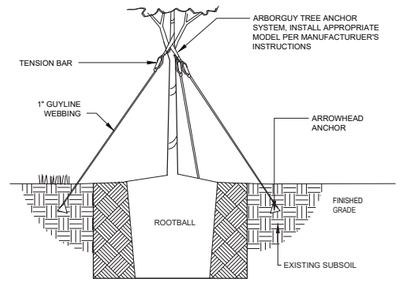
FA
Drawn
DM
Project Manager
CW
Principal
242027-093
Project No.
12.17.24
Date

Registration
STATE OF ALABAMA
LESTER CHADWICK WATTS
NUMBER 518
REGISTERED LANDSCAPE ARCHITECT

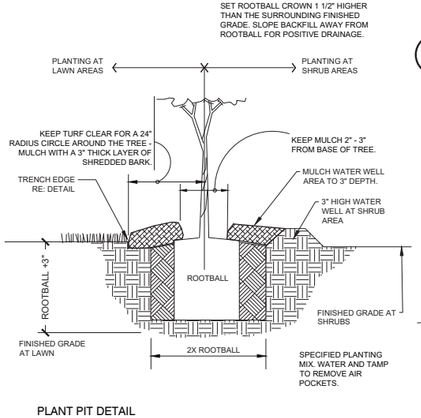
Sheet Title

LANDSCAPE PLANTING PLAN ENLARGEMENT

Sheet No.
LP200



STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING - GUY STRAP

1" = 1'-0" 329343.26-02

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

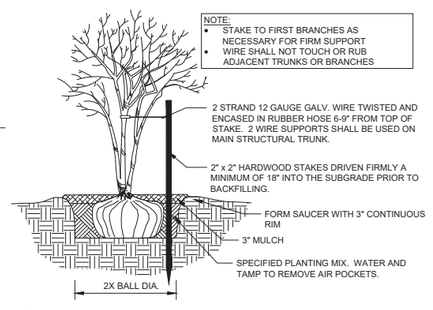
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

PLANT MATERIAL AND PLANTING

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

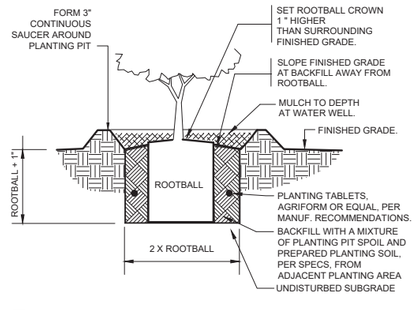
5 GENERAL PLANTING NOTES

1" = 1" 329399-05



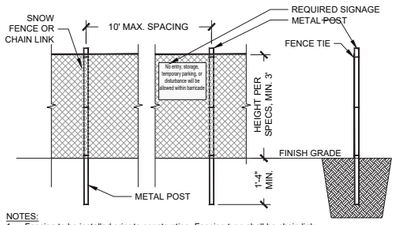
2 MULTI-TRUNK TREE STAKING

1/2" = 1'-0" 329343-01



3 SHRUB PLANTING

1" = 1'-0" 329333.13-01

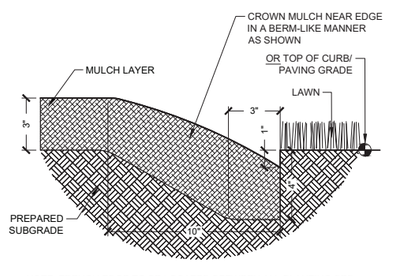


NOTES:

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

6 TREE PROTECTION FENCE - FAIRHOPE

1/2" = 1'-0" 32 9343.06-05



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

4 TRENCH EDGE

3" = 1'-0" 329413.23-02

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Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252

NOT FOR CONSTRUCTION

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

A Landscape Development Plan for

Battle Trace Phase 9

Fairhope, Alabama

AS-BUILT PLANS. LANDSCAPE & IRRIGATION INSTALLATION MAY HAVE MINOR MODIFICATIONS BUT HAS BEEN INSTALLED TO ITS ORIGINAL DESIGN INTENT.

Revisions

No.	Date	Revisions / Submissions
	12.19.24	PERMIT SUBMITTAL
	01.14.24	PERMIT RESUBMITTAL
	02.20.24	PERMIT RESUBMITTAL
	01.23.26	AS-BUILT

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FA
Drawn
DM
Project Manager
CW
Principal
242027-093
Project No.
12.17.24
Date

Registration

Sheet Title

LANDSCAPE PLANTING DETAILS

Sheet No.

LP500

Misc Invoice

Riviera Utilities
413 E. Laurel Ave.
Foley, Al. 36535
PHONE (251) 943-5001
FAX (251) 970-4182

SOLD TO: STUART CONSTRUCTION LLC
P O BOX 579
BAY MINETTE, AL 36507-0579

ACCOUNT NO: 2000083121
INVOICE NO: 2869323
INVOICE DATE: Jul 1, 2025
PAGE NO: 1

SERVICE ADDRESS: Battles Trace Subdivision Phase 9 - Point Clear
COMMENTS: Infrastructure and Lights
INVOICE DESCRIPTION: ELE53036 and ELE53037

For questions concerning this invoice please contact:
Jon Harrison 251-943-5001 EXT: 2415
Email: jharrison@rivierautilities.com
Invoice valid for 30 days.

DESCRIPTION	QUANTITY	UNIT PRICE	DETAIL AMOUNT
Electric Construction in Aid -			$289,037.62
Electric Miscellaneous - Typical Lot Credit - 47 @ $1500			($70,500.00)
Electric Miscellaneous - Typical Apartment Credit (Townhome) - 27 @ $550			($4,850.00)
Electric Construction in Aid - Lot Services - 47 @ $900			$42,300.00
Electric Construction in Aid - 8 Sided Lights on Fluted Poles - 9 @ $1500 (ELE53037)			$13,500.00
Total Amount Due			**$269,487.62**

202518
01-0133 RE
JMM

Please return this stub with your payment to ensure proper credit to your account.

ACCOUNT	INVOICE
2000083121	2869323

DUE DATE	Jul 2, 2025
AMOUNT DUE	$269,487.62

Send Payment To:

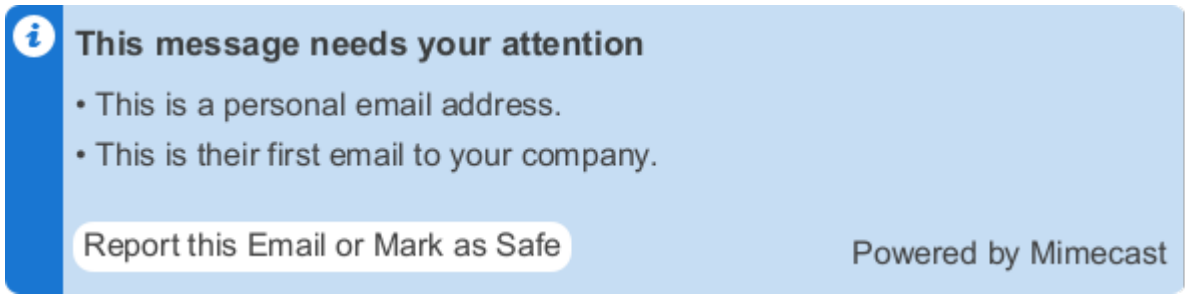
Riviera Utilities
413 E. Laurel Ave.
Foley, Al. 36535

STUART CONSTRUCTION LLC
P O BOX 579
BAY MINETTE, AL 36507-0579

2000083121002709121800270912184

Payton Rogers

From: D. Williams <wdelphine15@gmail.com>
Sent: Friday, February 20, 2026 5:05 PM
To: planning
Cc: D. Williams
Subject: Submission of Questions for Upcoming March 2, 2026 Plat Approval of battles trace Phase 9



To whom it may concern within the Planning & Zoning Dept:
My name is Delphine S Williams. My property is located on Twin Beech Road (Parcel # 46-09-30-0-000-025.000). I currently reside in Montgomery, AL

I received a Letter from the City of Fairhope **on Feb 18th** regarding the Upcoming March 2, 2026 for Plat Approval of Battles Trace Phase 9. I noticed in the letter that the **date of Jan 20th** is listed for submission of comment(s) to be considered prior to the March 2nd meeting. This date is weeks passed prior to me receiving the letter. I'm curious as to what caused the delay in me receiving the letter.

I called the Planning & Zoning Dept the *morning of 19Feb2026* & spoke with Jeannine Sakes (the new Planning Clerk).

I informed Jeannine that the certified letter dated & mailed on Jan 12th sent by the City of Fairhope, ***was received in my home mailbox on Feb 18th***. While on the phone with Jeannine, she assisted me with pulling up the map so I could see the diagram for the Final Plat for Phase 9 that will be an 81 lots neighborhood. These lots will be close to my property.

I asked Jeannine how this would affect my property and her answer was that she did see how it would affect it. I mentioned there was a cell phone tower on another property near mine & definitely didn't want it to find its way onto my property while construction was going on. I'm aware that there's a construction entrance area located to the right of my property.

Questions:

1. Will a fence be constructed by the developer, between my property (current side where the construction entrance is located) & also behind it where the new lots will back up behind it?
2. How can I be assured (in writing/documentation) that the right away to my property will not be blocked/cut off AND no damage to my property (i.e. construction trucks coming across or close to the edge of the property leaving pot holes, etc) ?

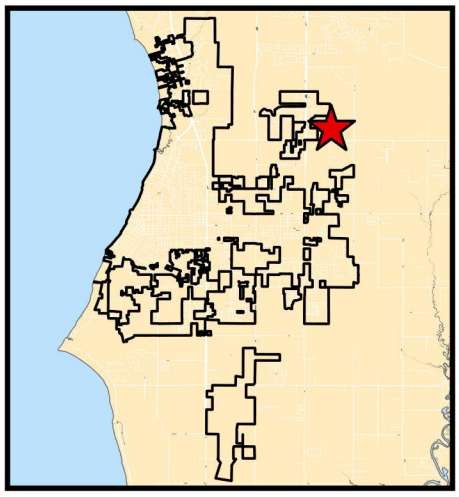
I would appreciate a response to my email by 25Feb2026.

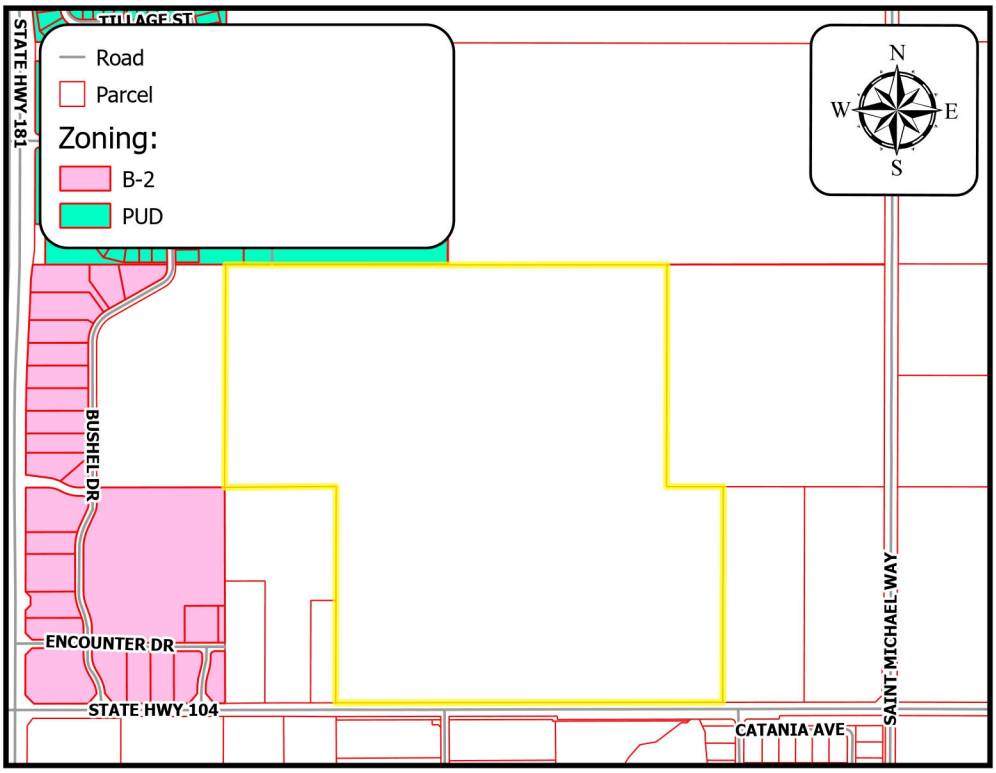
Regards,
--
Delphine S Williams

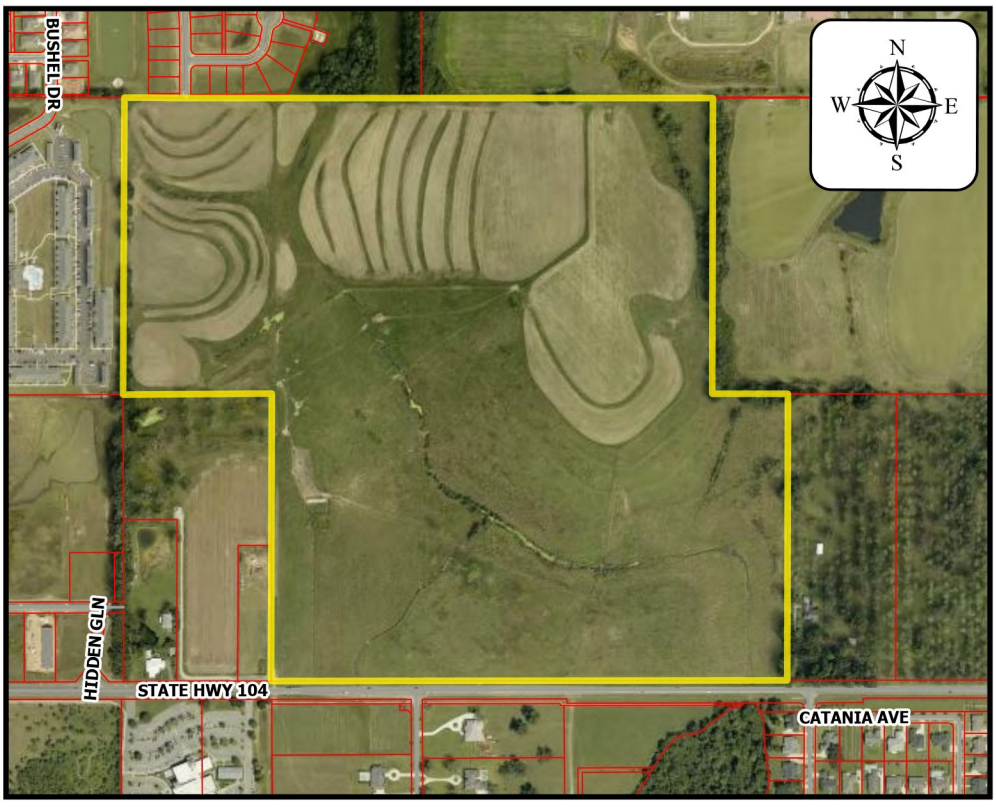
Virus-free.www.avast.com

City of Fairhope
Planning Commission
March 2, 2026

ZC 25.08 - Colony Village







Project Name:
Colony Village
Site Data:
148 acres
Project Type:
Conditional annexation to PUD
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
N/A
PPIN Number:
14396
General Location:
Northwest of the intersection of Saint Michael Way and State Highway 104
Surveyor of Record:
Core Development and Construction of Alabama, LLC
Engineer of Record:
Core Development and Construction of Alabama, LLC
Owner / Developer:
FST and Bertolla Properties, LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:
Holdover
Prepared by:
Hunter Simmons

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Core Development and Construction of Alabama, LLC, on behalf of the Owner, FST and Bertolla Properties LLC, for Conditional Annexation to PUD, Planned Unit Development for Colony Village. The property is located at 10504 State Highway 104 and is 148± acres.

SITE HISTORY

The subject site is currently located within Baldwin County jurisdiction. The Applicant came before the Planning Commission at its October 6, 2025, meeting for an Informal Review of an earlier draft of the proposed project.

There have been no City of Fairhope Planning Commission or Board of Adjustment applications associated with this site.

STAFF COMMENTS

Currently the subject site is zoned RA, Rural Agricultural District within Baldwin County jurisdiction. The Baldwin County Zoning Ordinance states that generally, this zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

In addition to the application received by the City of Fairhope, the Applicant also applied for a rezoning request with Baldwin County to rezone the property from RA to RSF-2, Residential Single-Family District. However, on February 19, 2026 , at the request of the Applicant, the Baldwin County Commission approved a request to withdraw their RSF-2 rezoning application in order to allow the Applicant to focus solely on their application with the City of Fairhope.

The site partially abuts Harvest Green East to the North, zoned PUD within the City of Fairhope. All other directly adjacent properties to the North, East, South, and West are located within Baldwin County jurisdiction. Adjacent property to the North/Northeast of the subject site is zoned RA within the county and has been developed with Saint Michael's Catholic High School. The properties East of the subject site are zoned RA and are currently undeveloped. South of the subject site and across Hwy 104 are The Verandas a subdivision currently zoned RSF-2, Residential Single-Family District and The Estates at the Verandas a subdivision currently zoned RSF-E, Residential Single-Family Estate District. Both subdivisions are located within Baldwin County Jurisdiction. The properties East of the subject site are zoned B2, Local Business District, RA, and HDR, High Density Residential District within the County. The B2 and RA properties are currently undeveloped. However, the HDR property has been developed with the Rockwell Place Apartments.

As previously mentioned, the Applicant is requesting a PUD, Planned Unit Development zoning designation. The City of Fairhope Zoning Ordinance states that dimensional standards and allowed uses in PUD districts shall be specified based on the development plan according to the standards and procedures as detailed in Article V.A. of the City of Fairhope Zoning Ordinance. Additionally, Article III defines PUD Districts and allowed Uses as follows:

*"**PUD Planned Unit Development**: This district is intended to encourage innovative development that meets comprehensive plan goals and is tailored to the unique constraints and conditions of a particular site. This*

district allows flexibility in uses, designs, and building layouts as opposed to other zoning districts to better serve community needs. See Article V., Section A for more detailed standards regarding this district."

A Master Development Plan (MDP) is required of any PUD application. A copy of the MDP is included along with the staff report packet and contains the application requirements, along with supplemental exhibits provided by the Applicant.

A copy of the proposed site plan is illustrated above. In summary, the PUD proposes 350 homes, 62 townhomes, a "Restored Greenway" of 24 acres, "Civic Area(s)" that includes parks, amenities and open space composing 41.36 acres, and over 29,000 linear feet of new roads and allies. For reference, the Table of Contents within the MDP is beneficial to navigate the information provided within the packet. A list of the proposed uses is shown below (pg. 53 of the MDP).

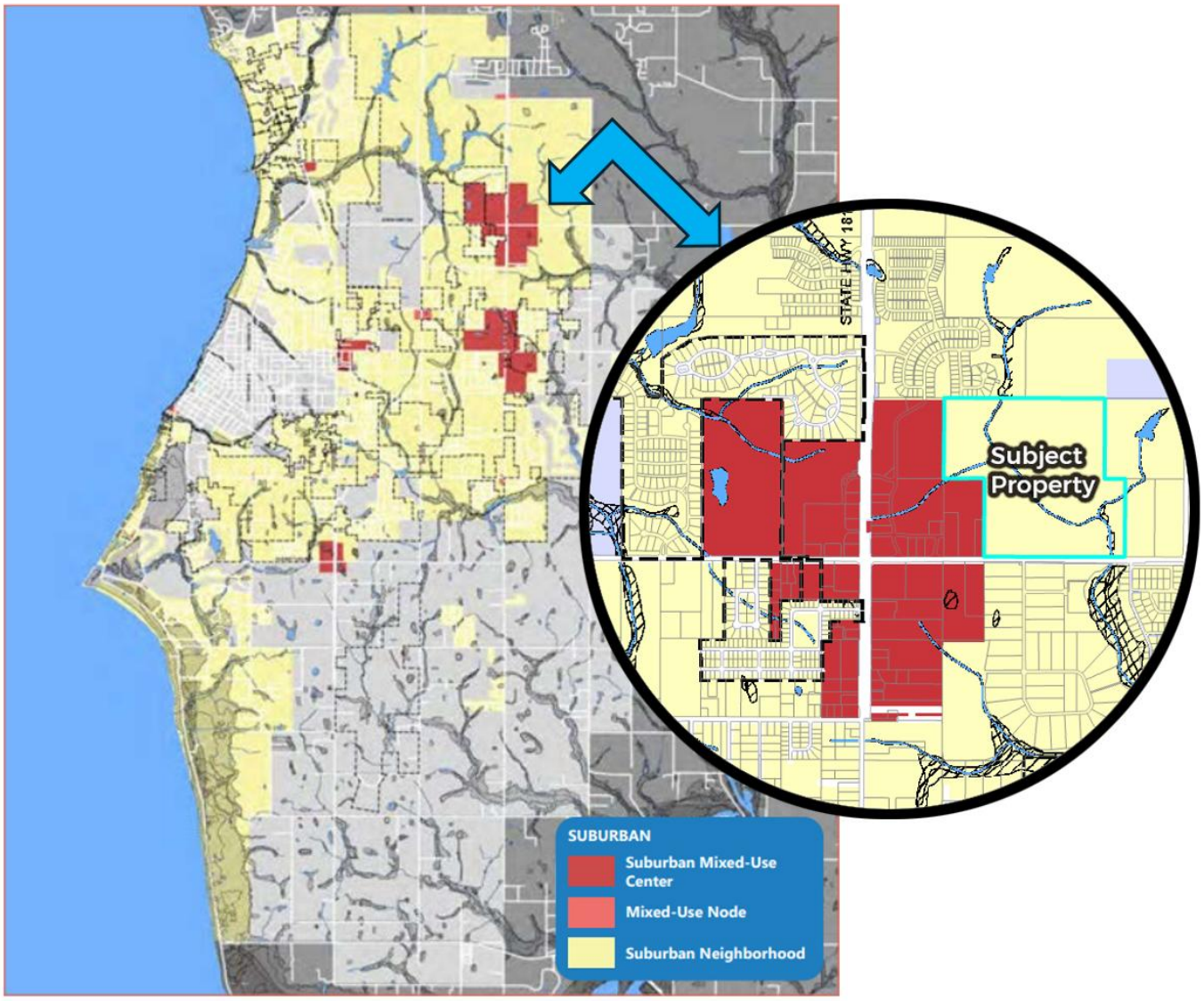
REFERENCE NOTES SCHEDULE	
DESCRIPTION	QTY
(34) SIGNATURE LOTS - 70' X 120'	6.82 AC
(116) NEIGHBORHOOD COTTAGE LOTS - 45' - 60' X 100' - 130'	16.99 AC
(201) VILLAGE COTTAGE LOTS - 45' - 55' X 80' -130'	26.84 AC
(62) TOWNHOUSES - 45' - 55' X 80' -130'	4.37 AC
RESTORED GREENWAY	24.02 AC
CIVIC AREA	41.35 AC
BOULEVARD (80' ROW)	2,748 LF
MAINSTREETS (60' ROW)	6,685 LF
ARTERIAL (50' ROW)	8,661 LF
ALLEYS (20'-30' ROW)	11,477 LF

% OF PUD PER LAND USE		
DESCRIPTION	QTY	% OF SITE
RESIDENTIAL	55.03 / 148.88 AC	37.0%
CIVIC AREA	41.35 / 148.88 AC	27.8%
PRESERVE / GREENWAY	24.02 / 148.88 AC	16.1%
RIGHT OF WAY	28.48 / 148.88 AC	19.1%

Staff recognizes that the proposed Colony Village PUD represents a substantial undertaking that would benefit from comprehensive public input through the formal hearing process before the Planning Commission. Given the project's complexity, staff believes an iterative review process with additional coordination among city staff through internal meetings and discussions is necessary to help facilitate the effective collection and management of future design modifications prior to a final staff recommendation. As such, the Commission should be informed that Staff intends to make a recommendation of holdover until sufficient progress justifies a recommendation in support or opposition of the application. This report will not go into detail with all aspects of the proposed development. Instead, the intent of this report is to provide enough information to glean feedback for a select list of issues that may benefit both Staff and the Applicant moving forward.

Before proceeding, it is important to note the public hearing process for Conditional Annexation requests, also known as Zoning Map Amendments. If the Commission elects to table this application, there will be additional public hearings to review the project in more detail. Additionally, because this is a Zoning Map Amendment, the Planning Commission is limited to making a recommendation to the City Council. Should the request move out of Planning Commission and go before the City Council there will be additional public hearings prior to any final determination being made by the City Council.

Place Types Map – Suburban Areas



Comprehensive Plan

The Subject Property is located within a Suburban Residential Place Type, which is described as a primarily residential area generally having the largest lot sizes for single-family detached houses in Fairhope. It's important to note that the Applicant's Master Development Plan incorrectly describes the property as within a Suburban Mixed-Use Center Place Type (Page 8).

The table below summarizes the application's compliance with the Suburban Residential Place Type requirements within the Comprehensive Plan.

Compliance With Comp Plan	
Lot Sizes	No
Minimum Front Setbacks	No
Preservation of Sensitive Natural Features	Yes
Provision of Usable Common Open Space	Yes
Multi-Modal Connectivity	Yes
Residential Lot Sizes	No
Preventing a Street Frontage Dominated by Garages	Maybe
Uses	Yes
Streets	Yes
Parking	Maybe

The proposed plan aligns with the Comprehensive Plan by providing a clear vision for the utilization of common areas, both in the restoration of environmentally sensitive areas, as well as provision of organized recreational areas interconnected throughout the development with sidewalks and trails. Sidewalks and trees are proposed along the streets, with several streets providing parallel parking.

The Suburban Residential Place Type suggests a development density and form with lot sizes that range from a third of an acre and up; minimum lot widths between 75-100 feet; and minimum front setbacks between 30-40 feet. While the gross density of the overall development (2.79 Units/Acre) is less than R-1, Single-Family Residential Districts (2.9 Units/Acre Gross Density), the lot sizes and setbacks proposed are significantly less than what is prescribed in the Comprehensive Plan. Details are provided in the sext section.

Since the application is for a Planned Unit Development - a unique zoning designation that allows flexibility and possibly additional requirements, sample house plans and form-based codes are supplied that attempt to provide guidance to ensure a highly predictable development. Staff does not fully support the details submitted within those requirements at this time but recognizes the intent to have mechanisms in place to result in a highly predictable development.

Planned Unit Development Deviation Summary
Identification of the base zoning district and deviations, along with the reasons for the deviations, are required as part of a PUD application. Below is a summary table provided within the application showing a base zoning of R-3, Single-Family Residential proposed for all lots. The Applicant is proposing four lot types mixed throughout the development described as a Signature Lot, Village Cottage Lot, Neighborhood Cottage Lot, and CV Townhome Lot. A description of the deviations is listed below with R-3 (the base zoning district shown for comparison).

PUD DEVIATION SUMMARY					
Ordinance Parameter	**Standard for R-3 Zoning**	**Signature**	**Village Cottage**	**Neighborhood Cottage**	**Townhome**
Minimum Lot Area	7,800 SF	8,400 SF	4,000 SF	4,500 SF	2400 SF
Reason for Deviation	A reduction in minimum lot area allows the neighborhood to offer a broader range of housing types and price points while maintaining high design standards. This flexibility supports more efficient land use, enables clustering to preserve shared open space or natural features, and responds to market demand for smaller, low-maintenance lots without compromising overall neighborhood character.				
Minimum Lot Width	65 ft	70 ft	45 ft	50 ft	24 ft
Reason for Deviation	A deviation to minimum lot width supports a more walkable, human-scaled streetscape by reducing garage dominance and encouraging porch-oriented architecture. It also enables flexible housing products such as paired homes, cottage lots, and alley-loaded designs, while reducing infrastructure footprint and maintaining a cohesive block rhythm even on curved or irregular streets.				
Front Yard Setback	30 ft	10 ft	6 ft	10 ft	5 ft
Reason for Deviation	A reduced front yard setback supports a more walkable, human-scaled streetscape by bringing homes closer to the public realm, strengthening neighborhood identity, and encouraging porch-oriented design				
Rear Yard Setback	35 ft	10 ft	10 ft	10 ft	6 ft
Reason for Deviation	A deviation to the rear yard setback allows homes to be clustered more efficiently, enabling preservation of shared open space, natural features, or trail corridors. It also supports modern housing types such as alley-loaded or courtyard homes and helps resolve irregular site geometry to create a cohesive neighborhood layout.				
Side Yard Setback	8 ft (per side)	5 ft	5 ft	5 ft	0 ft
Reason for Deviation	Reducing the side yard setback enables more flexible housing products, including zero-lot-line and paired homes, while maintaining privacy through thoughtful design. It also reduces infrastructure footprint by shortening streets and utility runs and helps maintain consistent spacing along curved or irregular blocks.				
Street Side Yard (Corner Lot)	20 ft	6 ft	6 ft	6 ft	6 ft
Reason for Deviation	A reduced street-side setback strengthens the corner condition by defining the block edge more clearly and improving sightlines. It supports porch-oriented or wrap-around architectural features and accommodates the unique geometry of corner lots, which are often shallower or irregularly shaped.				
Maximum Lot Coverage (All Buildings)	35%	71%	92%	90%	77%
Reason for Deviation	A modest increase in lot coverage supports high-quality architectural design on smaller lots, allowing for single-story homes, larger porches, or accessory structures without compromising neighborhood character. It also enables clustering of homes to preserve larger shared open spaces and responds to market demand for more usable interior space with low-maintenance yards.				
Maximum Building Height	30 ft	35 ft	35 ft	35 ft	35 ft
Reason for Deviation	A slight increase in building height allows for improved architectural variety, better roofline proportions, and features such as clerestory windows. It may also be necessary to accommodate grade changes, flood elevation requirements, or missing-middle housing types while maintaining compatibility with surrounding development.				

Within this table, there are specific requirements that Staff does not support. For example, the Maximum Lot Coverage, as proposed, increases from 35% to 71-92% and the justification calls this a “modest increase”. This is highlighted by the inconsistencies with the form-based code submitted within the application. As an example, the form-based code for a Neighborhood Cottage lot is shown below. This image illustrates three homes with a lot coverage of approximately 32.5%, while the table above allows for 90% lot coverage. Staff is prepared to work with the Applicant to ensure we receive plans that reflect the desired outcome. However, before we invest the amount of time to resolve these issues, both the Applicant and Staff would like to get feedback from the Commissioners as it relates to a PUD that is entirely composed of lots that are smaller than our smallest allowed base zoning district and have reduced dimensional requirements.

Neighborhood Cottage Lots

Building Plans and Form-Based Codes

There were six drawings provided to illustrate architectural styles (shown below), along with some basic architectural guidelines. Combined with narrow lots and on-street parking, whether front-loaded parking is allowed is a critical decision. Of the six plans shown, three illustrate front-loaded parking, which negates on-street parking. Perhaps this is a disproportionate example, and those three examples are intended to illustrate only the ~ 40 of 413 lots without rear access. However, it is also important to note that the form-based codes for an additional 113 Neighborhood Cottage Lots allow garages accessed from the street frontage.

Staff is willing to work with the Applicant to resolve some of the conflicts proposed but would also like to see more than two examples of the architectural styles for a rear-loaded home that is intended for approximately 317 lots. We would welcome the Commissioners feedback to determine exactly what those requirements are to be for the Applicant's clarity.

Colony Village - **Townhouse Boulevard**

Colony Village - **Level Side-Load Burnside**

Colony Village - **Level Alley Load Option 1**

Colony Village - **Level Alley Load Kadair**

Colony Village - **Front Load Bourget**

Colony Village - **Bergamo Front Load Option 2**

Greenspace

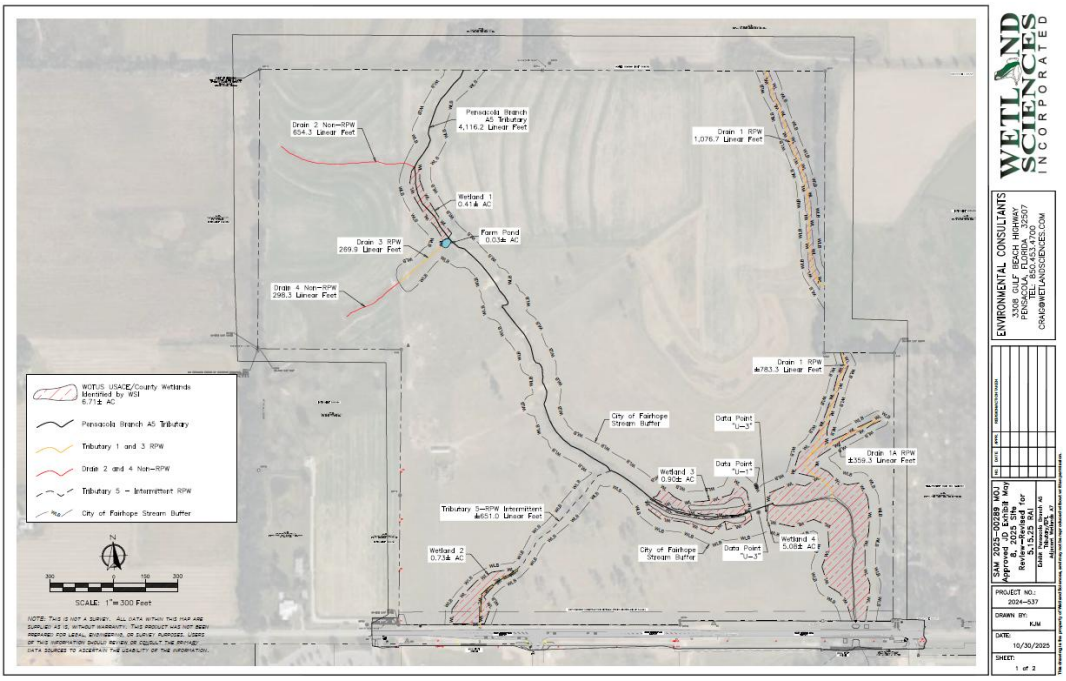
Greenspace and amenities for Colony Park residents are explained in detail within the MDP and illustrated below. As our Commission is aware, current regulations require all amenities and greenspace to be installed in the first phase of development. Deviations may be allowed within a PUD and the Applicant is proposing an alternate phasing plan for the installation of greenspace and amenities.

The below phasing plan breaks the project into four phases with an estimated schedule of six years to complete all phases.

As proposed, some of the amenities would not be constructed until later phases. For example, "The Terrace" and "The Colony Park", described as the "epicenter of activity in the neighborhood" (shown below) would not be complete until Phase 3, or four years after the residential lots in Phase 1 are turned over to homebuilders. Staff has some concerns and would like to get feedback from Commissioners. At the root of Staff concerns is the possibility the first two phases are built and the later phases are never fulfilled, or there are significant delays.

Wetlands

The Applicant has already received a jurisdictional determination from the Corps of Engineers (USACE). The below plan illustrates the jurisdictional USACE Wetlands, as well as proposed City of Fairhope Stream Buffers. A full review of the wetlands, as well as the proposed stormwater management plan would be reviewed as part of the Subdivision cases if the zoning is approved.



Lot Access

The City of Fairhope Subdivision Regulations require that all lots front a "paved, publicly maintained street". Article 5, Section E.3 does allow the Planning Commission some discretion. The entirety of the section is listed below. Because a PUD includes site plans with proposed road and lot layouts, and, if approved, preliminary plats shall follow those approved plans, Staff would like to get feedback from Commissioners regarding the proposed plan, which includes 107 of 413 lots that do not front a paved, publicly maintained street. Examples of several such lots are shown to the right.

Subdivision Regulation, Article V, Section E.3

a. *Except in rural and agricultural Subdivisions under Section D.7 or as otherwise provided in these Regulations, all lots shall front upon a paved, publicly maintained street, and be accessed via such frontage. The Planning Commission, in its discretion, may (but is not required to) allow deviation from this requirement where such frontage and access to each lot is unattainable due to unique and extraordinarily unusual characteristics of the property. Deviation will not be allowed where it appears to the Planning Commission that that the deviation is proposed, in whole or in part, for the purpose of reducing development costs or increasing density. In allowing such deviation the Planning Commission shall require the creation of easements at least 30' in width to provide for safe and convenient access for ingress/egress, utilities, and public services. Double frontage lots are prohibited, except where lots consist of more than 66% of a block.*

Parking

Two Parking spaces, exclusive of a garage, are required for single-family lots. With rear-loaded lots, there would typically be rear setbacks of approximately 20-24' to accommodate parking from the alleys. As proposed, rear setbacks are 6-10'. While on-street parking is provided, the distribution of those spaces does not seem to serve the needs of some homes. For example, the image on the right illustrates 32 homes/townhomes without nearby on-street parking. Combined with a lack of adequate minimum rear setbacks, Staff worries this could cause over congestion and will/may recommend other alternatives that include a combination of solutions, such as bigger rear setbacks, rear parking areas required within the form-based codes, or proximity thresholds to account for parking requirements.

Citizen Comments

At the time this report was drafted no public comments were received.

REZONING CONSIDERATIONS

Standards of Review:

The Zoning Ordinance and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the Zoning Ordinance can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

1. Compliance with the Comprehensive Plan;
2. Compliance with the standards, goals, and intent of this ordinance;
3. The character of the surrounding property, including any pending development activity;
4. Adequacy of public infrastructure to support the proposed development;
5. Impacts on natural resources, including existing conditions and ongoing post-development conditions;
6. Compliance with other laws and regulations of the City;
7. Compliance with other applicable laws and regulations of other jurisdictions;
8. Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
9. Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

CONCLUSION AND RECOMMENDATION

As the recommendation below suggests, at this time Staff is not ready to make a final recommendation, either in favor of or against Colony Village PUD. Instead, we would like input, specifically from Commissioners, but also the public. To narrow down the focus of our highest priorities, we outline our concerns below for discussion.

1. Is there support for a project, which is composed entirely of lot sizes in conflict with the Comprehensive Plan, when the Gross Density is more similar to a development with larger lots sizes, but may not provide the same amenities?
2. Are there any specific deviations, i.e. reduced setbacks, taller building height, increased lot coverage, listed in the Deviation Summary Table of particular concern to Commissioners?
3. Would more architectural examples be helpful within the PUD to ensure there is a greater variety of architecture?
4. Is there support to delaying construction of greenspace and amenities to later phases?
5. Is there support for parking as proposed?
6. Is there support for lots that do not front paved, publicly maintained streets? In the Commissioner's opinion, are the proposed lots which do not front public streets, due to a desire to increase density or lower development costs? As described within Article 5, Section E.3 of the Subdivision Regulations.

Recommendation:

Based on the preceding, Staff recommends **HOLDOVER** of ZC 25.08 – Colony Village Conditional Annexation to PUD, Planned Unit Development.

February 12, 2026

Mr. Payton Rogers
Planning and Zoning Department
451 Pecan Ave
Fairhope, AL 36532

RE: Letter of Disposition – Colony Village PUD Submittal

Dear Mr. Rogers,

On behalf of the development team, we are pleased to submit this Letter of Disposition and the revised PUD documents for Colony Village. We have carefully reviewed the feedback received and have updated our submittal to ensure the project meets the high standards of the community and the requirements of the Planning Department.

The following points outline the specific revisions and clarifications made to the submittal:

---

1. Perimeter Buffering and Site Layout

In response to the comment regarding alleys abutting perimeter property lines, we have integrated a **10-foot buffer** along these specific boundaries. This ensures a proper transition between the development and adjacent property lines.

2. Greenspace Network and Amenities

The Greenspace Network Plan has been updated to include specific labels for "civic structures" and a numbering system for each amenity. Following these pages, we have provided detailed renderings for the proposed parks and amenities, which accurately illustrate the building types and design aesthetic being proposed for the development.

3. Parking and Pedestrian Connectivity

- **On-Street Parking:** We have provided a comprehensive tabular data set on **Page 79** that breaks down the number of on-street parking spaces allocated for each phase of the project.
- **Park Trails:** We have added a specific **park trail detail** to the Pedestrian Circulation page (Page 79) to better define the internal connectivity of the community.

4. Residential Product Revisions

We have opted to replace the townhome units with Village Cottage Lots on the north side of Colony Park per the suggestion of staff. This design change better aligns with the project's vision and has resulted in a slight reduction in total density, bringing the project to **413 total lots**.

5. Technical Exhibits

As the removal of the townhomes impacted several pages across different disciplines, we could not update in time the **Storm Water Exhibit (Page 81)** or the **Lighting Exhibit (Page 68)**. We will provide these revised documents as soon as they are completed to replace the current placeholders.

6. Lot Dimensional Standards

We have refined the dimensions within each of the **lot type diagrams** to ensure that widths and depths are accurately reflected. These dimensions are now fully correlated with the definitions provided on **Pages 104–105**.

We believe these revisions comprehensively address the comments provided. We look forward to your review and are available to discuss these changes further should you have any questions.

Sincerely,

Cory Bronenkamp
Core Development and Construction, LLC

COLONY
VILLAGE
FAIRHOPE, AL

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SECTION ONE

Development

LEGAL DESCRIPTION OF FST AND BERTOLLA PROPERTIES, LLC

The land included in the overall project is situated in the County of Baldwin, State of Alabama, and is described as follows:

The Northeast Quarter of the Southwest Quarter; the East Half of the Southeast Quarter of the Southwest Quarter; the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter and the West Quarter of the Southeast Quarter of the Southeast Quarter, being land of the lessor and lying in Section 2, Township 6 South, Range 2 East, Baldwin County, Alabama.

TAX PARCEL ID	05-46-01-02-0-000-001.50

Not just living space, but space *for life.*

Quietly tucked behind the new buzzing commercial corridor of Fairhope's Hwy 181/Hwy 104 intersection, Colony Village will be a premier residential neighborhood in Fairhope's growing northeast quadrant.

Consistent with Fairhope's Future Comprehensive Plan, the neighborhood will establish a unique community with a variety of residential housing options, streetscapes, and walking trails. The concept is based on a walkable community surrounded by nature and community spaces that will enhance the resident's way of life, while keeping with the character that Fairhope has always
embraced.

Though dense in design, the efficiency and economic layout lends itself to abundant access to nature, green space, and recreational areas. At the core of the neighborhood, a sprawling 3-acre park provides a multitude of activities for everyone to enjoy.

Whether taking a stroll along the center greenway, walking along the gorgeous tree-lined sidewalks, playing pickleball in the park, or gathering on the community lawn, the intent of Colony Village is to foster a lifestyle that balances privacy with community engagement.

Colony Village will fit into the surrounding area nicely by playing off of a farmhouse, southern, and coastal vibe. The use of certain elements in design such as front porches,rear loaded garages, and strategic placement of communal space helps enhance the strong sense of community that Colony Village will cultivate.

Providing a variety of residential housing options, Colony Village will welcome many families, retirees, young professionals, and everything in between.

Colony Village will grow to be a prominent, thriving, and inclusive community within Fairhope that will provide access to small businesses, schools, churches, and healthcare facilities nearby.

Colony Village will give Fairhope's future residents the opportunity to live where the vibrancy of community meets the serenity of nature, all within a connected, sustainable neighborhood.

COMPLIANCE WITH FAIRHOPE'S COMPREHENSIVE PLAN

Consistent with the goals and objectives of *Fairhope's Comprehensive Plan*, Colony Village has been fundamentally designed around the following concepts:

- A master-planned, pedestrian friendly neighborhood interconnected to it's surrounding areas and internally integrated with common areas for all to share
- Designed with a heavy focus on landscaping, street design, and a strong sense of architecture
- A diversity of residential housing types to provide for a multitude of consumers/residents; including smaller cottage housing types that help retain Fairhope's small-town character
- Promoting a strong sense of place that is in line with Fairhope's Character
- Creating a livable community in close proximity to healthcare, schools, churches, and grocery stores
- Compliments the surrounding neighborhoods in a way that creates a peaceful, but active middle point for all to share
- Gives the City an opportunity to annex a uniquely designed and appropriately placed neighborhood into the City's Boundaries
- Provides for a master-planned residential PUD along the HWY 104 East/West Thoroughfare that lies within ½ mile of the Hwy 181/ Hwy 104 intersection
- Achieves a more efficient and economical arrangement of residential uses while still supporting the infrastructure and utility growth of the City that would not be feasible under the current zoning classification of the Property

Suburban Mixed-Use Centers

"This Place Type can accommodate a mix of land uses and development patterns that are ideally more concentrated than other Suburban areas. Suburban Mixed-Use Centers should be master planned developments where uses are interconnected with streets and blocks rather than separated into individual pods."

Transportation

"Automobile access with complete sidewalk network and recreational trails."

Parking

"On-street and private off-street, may include alley loaded garages"

East-West Thoroughfares

"This Place Type is located primarily along Hwy. 104, Fairhope Avenue, and Twin Beech Road"

Open Space

"Preserved passive open space; resident amenities, neighborhood parks, pocket parks, private yards."

EXCERPTS FROM

FAIRHOPE COMPREHENSIVE PLAN

"A variety of housing types should be offered and intermixed. Architecture should vary and height limits should be utilized to provide character and not maximize every square inch allowable."

"Suburban Mixed-Use Centers should be master planned developments."

"Streets and multi-modal trails and paths are critical to connect developments."

"Trails along the corridors connected to an internal sidewalk network, limited entry drives, cross-access between adjoining sites for improved connectivity, parking to side or rear of buildings, or otherwise screened from the street, and a limitation on non-residential development."

DEVELOPMENT SCHEDULE

The Colony Village development is projected to be constructed in four distinct phases.

Development would commence at the beginning of 2027 and reach final completion towards the end of 2033. The schedule is designed for continuous construction to ensure timely delivery of the community.

PHASE ONE

The Foundation

Timeline: Q1 2027–Q4 2028

Geographic Area: Southern portion of the site, including the area fronting State Hwy 104, the initial residential lots, and any infrastructure improvements along Hwy 104. Phase One will also include restoration of the wetland area.

Q4 2028 *(Fall)*

- Begin site clearing and grading for the Phase 2 area as Phase 1 wraps up.

Q1–Q2 2029 *(Winter/Spring)*

- Extend all primary utilities and infrastructure into Phase 2.
- Pouring of curbs, gutters, and base course of asphalt for Phase 2 streets.
- Vertical construction of homes in Phase 1 begins.

Q3–Q4 2029 *(Summer/Fall)*

- Development of common areas and pocket parks within Phase 2.

Q1–Q2 2030 *(Winter/Spring)*

- Final paving of Phase 2 streets including second entrance with full connectivity to Harvest Green
- Completion of landscaping in Phase 2 common areas.
- Estimated completion of first homes for sale.
- Completion and turnover of Phase 2 lots to builders.

Q2–Q4 2030 *(Spring/Summer)*

- Begin site clearing and grading for the Phase 3 area.

Q4 2030–Q2 2031 *(Fall/Winter/Spring)*

- Extend utilities and infrastructure into the Phase 3 loop.
- Begin major earthwork and construction for the central Colony Park amenities (playground, courts, pavilion).

Q3–Q4 2031 *(Summer/Fall)*

- Pouring of curbs, gutters, and base course of asphalt for Phase 3 streets.
- Vertical construction of homes in Phase 2 begins.
- Residential sales of Phase 1 nears completion.

Q1–Q2 2032 *(Winter/Spring)*

- Final paving of both east-west crossings to provide vehicular access.
- Substantial completion of Colony Park amenities.
- Final paving of Phase 3 streets.
- Completion of landscaping in Phase 3, including Colony Park.
- Turnover of Phase 3 lots to builders.
- Phase 1 Residential Sales closed out.

PHASE TWO

Westward Expansion

Timeline: Q4 2028–Q2 2030

Geographic Area: The northwestern section of the development, connecting to Phase 1.

PHASE THREE

The Northern Loop & Central Park

Timeline: Q2 2030–Q2 2032

Geographic Area: The large northeastern loop, including the central amenity area (Colony Park) and both crossings.

Q2 2032–Q4 2032 *(Fall/Winter)*

- Begin site clearing and grading for the final phase areas.
- Extend all utilities and infrastructure to the final lots.

Q1–Q2 2033 *(Spring/Summer/Fall)*

- Pouring of curbs, gutters, and base course of asphalt for all remaining streets.
- Final paving of all remaining streets.

Q3–Q4 2033 *(Winter)*

- Completion of all remaining common area landscaping and pocket parks.
- Project completion and final inspections for all horizontal construction.
- Phase 2 vertical buildout complete.
- Phase 3 vertical construction begins.
- Phase 4 Final Plat Recorded. Horizontal Development Complete.
- Transition of HOA control to residents once all homes are constructed.

PHASE FOUR

Final Build-Out of Site Development

Timeline: Q2 2032–Q4 2033

Geographic Area: The remaining north-eastern section of the property.

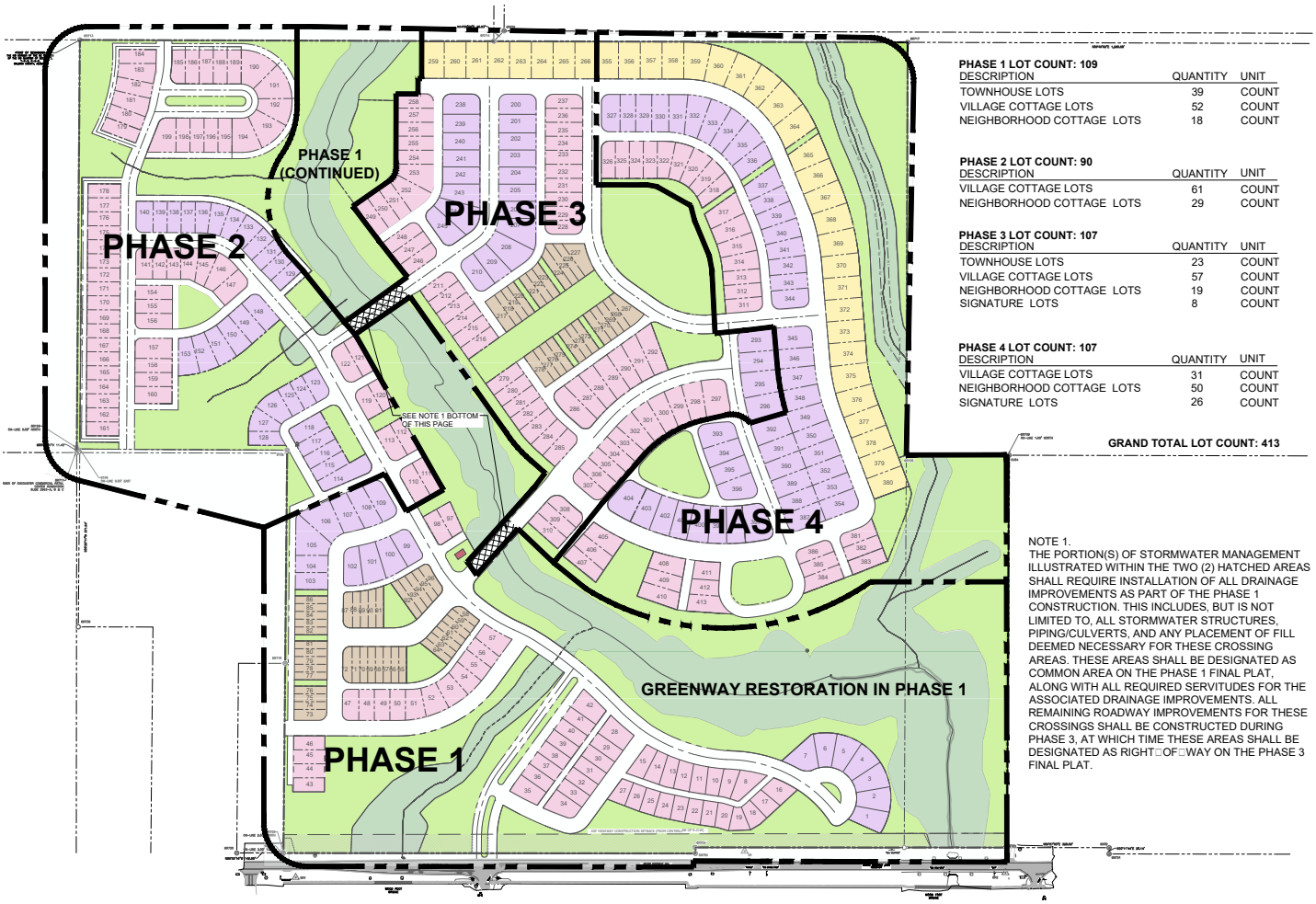
Vertical Buildout Continues

Timeline: 2034–2036

Though horizontal construction and final plat of all phases is expected to be completed by the end of 2033, vertical construction and residential sales are expected to continue through the end of 2036 with final homes sales closing out sometime in the year 2037.

The absorption rate expected for homeowners in this area is roughly 50 homes per year in a new neighborhood. With +/- 413 homes slated for construction, the expectation would be an 8-9 year timeline after the first house is sold for this neighborhood to obtain full capacity.

DEVELOPMENT PHASING PLAN



PHASE 1 LOT COUNT: 109

DESCRIPTION	QUANTITY	UNIT
TOWNHOUSE LOTS	39	COUNT
VILLAGE COTTAGE LOTS	52	COUNT
NEIGHBORHOOD COTTAGE LOTS	18	COUNT

PHASE 2 LOT COUNT: 90

DESCRIPTION	QUANTITY	UNIT
VILLAGE COTTAGE LOTS	61	COUNT
NEIGHBORHOOD COTTAGE LOTS	29	COUNT

PHASE 3 LOT COUNT: 107

DESCRIPTION	QUANTITY	UNIT
TOWNHOUSE LOTS	23	COUNT
VILLAGE COTTAGE LOTS	57	COUNT
NEIGHBORHOOD COTTAGE LOTS	19	COUNT
SIGNATURE LOTS	8	COUNT

PHASE 4 LOT COUNT: 107

DESCRIPTION	QUANTITY	UNIT
VILLAGE COTTAGE LOTS	31	COUNT
NEIGHBORHOOD COTTAGE LOTS	50	COUNT
SIGNATURE LOTS	26	COUNT

GRAND TOTAL LOT COUNT: 413

NOTE 1.
THE PORTION(S) OF STORMWATER MANAGEMENT ILLUSTRATED WITHIN THE TWO (2) HATCHED AREAS SHALL REQUIRE INSTALLATION OF ALL DRAINAGE IMPROVEMENTS AS PART OF THE PHASE 1 CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL STORMWATER STRUCTURES, PIPING/CULVERTS, AND ANY PLACEMENT OF FILL DEEMED NECESSARY FOR THESE CROSSING AREAS. THESE AREAS SHALL BE DESIGNATED AS COMMON AREA ON THE PHASE 1 FINAL PLAT, ALONG WITH ALL REQUIRED SERVITUDES FOR THE ASSOCIATED DRAINAGE IMPROVEMENTS. ALL REMAINING ROADWAY IMPROVEMENTS FOR THESE CROSSINGS SHALL BE CONSTRUCTED DURING PHASE 3, AT WHICH TIME THESE AREAS SHALL BE DESIGNATED AS RIGHT□OF□WAY ON THE PHASE 3 FINAL PLAT.

STATEMENT OF
APPLICANT'S INTENTIONS

Expectations for Residential Sales proposed are as follows:

Colony Village will only have 'For Sale' residential products with a variety of building footprints including townhomes, cottages, and single-family homes. All sales will be subject to the approval of Fairhope Single Tax Leases.

Our proposal represents a careful, phased approach to Traditional Neighborhood Development that prioritizes smart growth principles to ensure a sustainable and organic expansion.

To mitigate immediate impacts, we have agreed to execute all traffic improvements at Hwy 104 and Gallery Blvd—including the installation of the signal—during Phase 1, ensuring roadway capacity is increased before new residents arrive.

Additionally, to alleviate concerns about rapid population growth, we are offering a condition of approval that strictly limits us to 70 homes per year.

With a two-year infrastructure runway and an eight-year buildout, this development will be a gradual, controlled process rather than a sudden shock to the local system.

CARE & MAINTENANCE PLAN
FOR COMPLETED DEVELOPMENT

Colony Village is designed to be a premier neighborhood development within the City of Fairhope, offering residents a *high-quality living experience* with *exceptional amenities* and *beautifully maintained common spaces.*

I GOVERNING BODY

To ensure the lasting beauty, safety, and value of the community, a robust and active Homeowners' Association (HOA) will be established.

Upon the final platting of the development and the dedication of the common areas, the Colony Village HOA will assume full responsibility for the permanent care and maintenance of all open spaces, recreational areas, common areas, private streets, and drives.

The HOA will be funded through mandatory assessments levied on all property owners and will be managed by a professional property management company under the direction of an elected Board of Directors.

The HOA will operate in accordance with its Covenants, Conditions, and Restrictions (CC&Rs) to uphold the highest standards of care for the entire community.

Included here is an example outline of items we generally include in HOA CC&Rs.

II MAINTENANCE OF COMMON AREAS AND OPEN SPACES

The HOA will contract with licensed and insured professional service providers for the comprehensive maintenance of all common areas.

LANDSCAPING AND TURF MANAGEMENT

- **Mowing and Edging:** All turf areas, including parks, boulevards, and road shoulders, will be mowed, edged, and trimmed on a regular weekly schedule during the growing season (typically March-October) and as needed during the dormant season.
- **Fertilization and Weed Control:** A comprehensive, year-round turf management program will be implemented, including fertilization, pre-emergent and post-emergent weed control, and pest/disease treatment.
- **Trees, Shrubs, and Plantings:** All trees, shrubs, and ornamental plantings in common areas will be professionally maintained. This includes regular pruning, fertilization, mulching of beds, and disease/pest control. Dead or diseased plants will be promptly replaced.

- **Seasonal Color:** Flower beds at entrances and key focal points will be planted with seasonal flowers to enhance the aesthetic appeal of the neighborhood.

IRRIGATION SYSTEM

- A professionally managed irrigation system will service all landscaped common areas. The system will be adjusted seasonally to ensure efficient water usage and optimal plant health.
- **Fertilization and Weed Control:** A comprehensive, year-round turf management program will be implemented, including fertilization, pre-emergent and post-emergent weed control, and pest/disease treatment.
- **Trees, Shrubs, and Plantings:** All trees, shrubs, and ornamental plantings in common areas will be professionally maintained. This includes regular pruning, fertilization, mulching of beds, and disease/pest control. Dead or diseased plants will be promptly replaced.
- **Seasonal Color:** Flower beds at entrances and key focal points will be planted with seasonal flowers to enhance the aesthetic appeal of the neighborhood.

HARDSCAPES AND SITE FURNISHINGS

- Sidewalks, walking trails, plazas, and pathways will be kept clean and free of debris through regular sweeping and pressure washing as needed.
- Any cracks or damage to hardscapes will be repaired promptly to ensure safety.
- Benches, trash receptacles, bollards, and other site furnishings will be regularly inspected, cleaned, and repaired/replaced as necessary.

LIGHTING AND SIGNAGE

- All streetlights, pedestrian lighting, and landscape accent lighting within the common areas will be inspected regularly. Burned-out bulbs will be replaced, and malfunctioning fixtures will be repaired.
- Community signage, including the main entrance sign, street signs, and wayfinding signs, will be kept clean, legible, and in good repair.

III MAINTENANCE OF RECREATIONAL AREAS

The Colony Village Greenspace Network is a central feature of the community. The HOA is committed to maintaining these areas to the highest standard for the enjoyment of all residents.

- **Parks and Greenspaces:** General landscape and turf management as outlined in Section II will apply. Lawns will be kept suitable for free play and community events.
- **Playground:** The playground equipment in Colony Park will undergo a certified safety inspection annually. Routine inspections will be conducted to identify any potential hazards, such as loose hardware or broken components. The ground surface (e.g., engineered wood fiber) will be maintained at the proper depth.
- **Sports Courts (Basketball & Pickleball):** Courts will be cleaned of debris. Surfaces will be pressure washed as needed. Nets, hoops, and fencing will be inspected for integrity and repaired as needed.

- **Splash Pad (Pocket Green):** The splash pad will be professionally serviced and maintained. During the operational season, water quality will be tested, and filtration systems will be cleaned and backwashed according to manufacturer specifications. The system will be properly winterized during the off-season.
- **Dog Ramble / Dog Park:** The fenced dog park area will be inspected for any damage to the fence or gates. Waste stations will be stocked with bags, and receptacles will be emptied twice weekly or as needed. The turf will be maintained to withstand heavy use.
- **Community Amenities (Pavilions, Restrooms, Fire Pits, Grills):**
  - Pavilions, community gardens, and other gathering spaces will be cleaned.
  - Trash and recycling receptacles throughout the recreational areas will be emptied regularly, with increased frequency during peak usage.

To ensure high maintenance standards are preserved in perpetuity, the community's Declaration of Covenants, Conditions, and Restrictions (CC&Rs) will mandate the engagement of a professional property management company.

This firm will be contracted initially by the Developer, and subsequently by the Homeowners Association (HOA) upon transfer of control, to execute the daily cleaning, upkeep, and waste removal services for all recreational areas and common spaces.

This structure guarantees that professional maintenance is not only a current intent but a permanently budgeted and legally binding obligation.

CITY OF FAIRHOPE

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

ZONING APPLICATION

ZONING CHAGE APPLICATION

Authority: The City of Fairhope is authorized under the Code of Alabama, 1975 to create, establish, and amend zoning districts throughout the corporate limits.

Public Notice: All zoning change applications are required by State Law to give notice in both the newspaper and to all real property owners with 300 feet of the proposed change. The cost of this notice is paid by the applicant. All notice charges are paid at the time of application submission.

Zoning change requests are a public hearing at both the Planning Commission and the City Council meetings. All interested persons will be given the opportunity to speak either pro or con for the proposal.

Planning Commission: The Planning Commission will conduct the required public hearing and has three (3) options: 1) recommend approval to the City Council; 2) recommend denial to the City Council; or 3) table the request for further study.

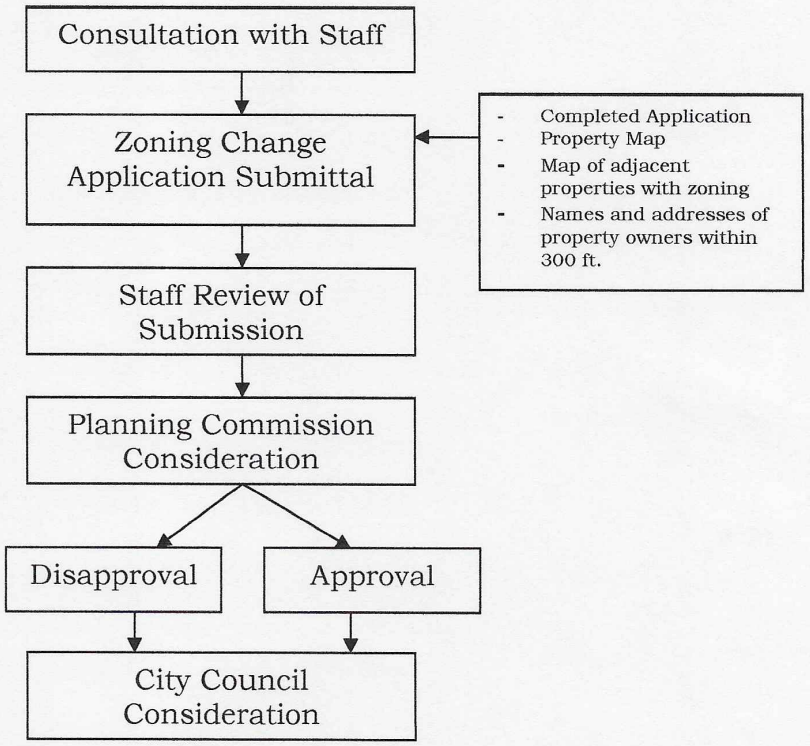
City Council: The City Council will conduct the required public hearing and consider the recommendation of the Planning Commission. The Council has four (4) options: 1) deny the request; 2) approve the request; 3) table the request for further study; or 4) return the request to the Planning Commission for re-consideration.

The City Council has final authority in determining if a zoning change request is approved.

Zoning Change Application Submission: The zoning change application must be complete. An application is not considered complete unless all required documents are provided at the time of submission. An incomplete application may not be accepted by staff.

Deadlines: The City of Fairhope wishes to expedite the zoning change process in the best and most effective manner possible. To that end, it is important that deadline times and dates are adhered to by the applicant.

ZONING CHANGE FLOW CHART



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: FST AND BERTOLLA PROPERTIES LLC Phone Number: 251-947-2932
Street Address: PO Box 1527
City: Daphne State: AL Zip: 36526

Applicant / Agent Information

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

Name: Core Development and Construction of Alabama, LLC Phone Number: (985) - 351 - 4814
Street Address: 1321 Ochsner Blvd, Suite 201
City: Covington State: LA Zip: 70433

Current Zoning of Property: RA in the County
Proposed Zoning/Use of the Property: PUD in the City of Fairhope
Property Address: 10501 ST HWY 104 Fairhope, AL 36532
Parcel Number: 05-46-01-02-0-000-001.505
Property Legal Description: see attached
Reason for Zoning Change: Zoning change is for the enhancement of the property as to be able to develop a thriving Fairhope community for all to enjoy.

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

Character of Improvements to the Property and Approximate Construction Date:
Residential development with stormwater, landscaping, & amenity design. 1/1/2027

Zoning Fee Calculation:

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

Bertolla Properties, LLC
Property Owner/Leaseholder Printed Name

8-14-25
Date

Signature

Fairhope Single Tax Corp. (If Applicable)
Reuben E. Davidson, III, Secretary

ORDINANCE NO. 1054

AN ORDINANCE AMENDING ORDINANCE NO. 557 KNOWN AS THE ZONING ORDINANCE TO REQUIRE THAT PUBLIC NOTICE SIGNS BE POSED ON PROPERTY BEING CONSIDERED FOR A ZONING CHANGE

- WHEREAS, The City of Fairhope, Alabama has recognized that the planning process is open to public participation and input, and
- WHEREAS, The City of Fairhope , Alabama realizes that planning decisions that impact the city should be publically known, and
- WHEREAS, The City of Fairhope, Alabama desires to maximize public knowledge and input into the planning process, and
- WHEREAS, The City of Fairhope, Alabama is dedicated to serve the citizens of the community by keeping them informed about potential change,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE ALABAMA, THAT:

1. The ordinance known as the Zoning Ordinance (No. 557) Section 8.61, amended by Ordinance 1025, is hereby amended to insert the following paragraph:

   The applicant is also required to post on the property being considered for a zoning change a sign that gives public notice. This sign shall be posted adjacent to a publicly dedicated street. The sign shall be furnished by the City at the time of application. The sign shall be no later than 15 days before the Planning Commission meeting and shall remain posted until after final action by the City Council. The applicant shall remove the sign from the property and return it to the City within 2 days of final action by the City Council.

   It is the sole responsibility of the applicant to post the sign in accordance with these regulations. Failure to post this sign may result in nullification of the zoning change decision and application.

2. Severability Clause
   If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

3. Effective Date
   This ordinance shall be in full force upon its adoption and publication as provided by law.

Adopted this the 10th day of May 1999.
James P. Nix, Mayor
Geniece W. Johnson, City Clerk

CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST

As Required by the City of Fairhope

Hearings on Zoning Change applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Core Development and Construction, LLC, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Planning & Zoning Commission.

Signature of Applicant or Authorized Agent

8-14-25

Date of Application

City of Fairhope, Alabama
City Clerk

Required Submittals for Annexation

In order for your request for annexation to be considered the City must have the following information from you:

1. ANNEXATION PETITION - signed by ALL OWNERS of the land to be annexed. All signatures must be notarized.

2. A copy of your deed with legal description of land to be annexed. Include book and page of recordation. (Exhibit AA@)

3. A map showing the property to be annexed and how it is contiguous to the city. (Exhibit AB@)

4. PHYSICAL ADDRESS OF PROPERTY TO BE ANNEXED - If property is vacant you must have 911 assign address.

5. Tax Parcel Number as assessed

6. Owners current mailing address and telephone number

7. Size (acres or square feet) of property to be annexed.

8. If land is occupied, number of persons in residence. If land is unoccupied, so state.

*****The City of Fairhope annex quarterly at the second City Council meeting of the following months: January, April, July, and October. The deadline for submitting all documentations for annexation is by 5:00 p.m. on the second Monday of the following months: January, April, July, and October.**

Post Office Drawer 429 Fairhope, Alabama 36533 Telephone 251/928-2136 Fax 251/928-6776

CITY OF FAIRHOPE
ADVANTAGES/DISADVANTAGES
OF ANNEXATION

ADVANTAGES

- Vote in Municipal Elections – only if this is your primary residence
- Two garbage pickups each week
- One recycle pickup each week
- One trash pickup each week
- Use of City dump
- Utility rates decrease
- Cost of sewer tap fee is less
- Fire/Police Protection and protection w/in PJ
- City maintain right-of ways not County
- Access of City animal shelter
- Limit on the number of animals you may have
- Streets are resurfaced at no cost
- Mobile homes are grandfathered in
- Replacement of home and/or renovation of homes must meet City of Fairhope Building Regulations.

DISADVANTAGES

- Property tax increase by 15 mills - $150/$100,000 value
- Must pay full business license fee w/in PJ pay _ business license fee.
- Businesses that are not in operation for 1 year or more zoning will convert to R1 zoning.
- Replacement of mobile homes is not allowed unless the area is zoned for mobile homes.

There are other regulations enforced, and you are welcome to view the City Code book, Zoning ordinances, and other materials to see if any ordinances/regulations apply to you and/or your subdivision. You may also contact the building department regarding building and zoning, drainage and stormwater management, and inspections issues.

Public Improvements such as paving of roads, sewer system, and water service, etc. are installed if 51% of the property owners are in favor of the improvement. A 10-year assessment is levied against your property, unless a grant is secured.

Post Office Box 429, Fairhope, AL 36533, Telephone # 251/928-2136 Fax # 251/928-6776

CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
251/928-2136

PETITION FOR ANNEXATION

STATE OF ALABAMA)(
COUNTY OF BALDWIN)(

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

☐ **This petition is for R-1 Zoning**

☑ **The condition of the Petition is that zoning be established as** PUD **Concurrent with Annexation.**
(Zoning Request)

Is this property colony property ☑ **Yes** ☐ **No. If this property is colony property the Fairhope Single T[illegible] must sign as a petitioner.**

Signature of Petitioner — Alexander A. Bertollo — Print petitioner's name

Signature of Petitioner — Print petitioner's name

Signature of Petitioner — Reuben E. Davidson, III — Print petitioner's name

Fairhope Single Tax Corp-Sec.

Physical Address of property being annexed: 10501 St. Hwy 104, Fairhope, AL 36532

Petitioner's Current Physical Address: 25250 St. Hwy 181

Petitioner's Current Mailing Address: P.O. Box 1527 Daphne, Al

Telephone Number(s): 251-610-0031
Home Work

County Tax Parcel Number: 05-46-01-02-0-000-001.505

U.S JUSTICE DEPARTMENT INFORMATION

- ☐ Size of property (acres or square feet) 148 acres
- ☐ If property is occupied, give number of housing units 0
- ☐ Number of Persons residing in each unit, and their race 0
- ☐ If property is unoccupied, give proposed use Residential Development
- ☐ If property is being developed as a subdivision, give subdivision name Colony Village
- ☐ Number of lots within proposed subdivision 416 residential

Commercial component expected to have +/- 40,000 square feet

I, Melissa Lawrence a Notary Public in and for said State and County, hereby certify that Alexander A. Bertolla whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 14th day of August, 2025,

(Seal)

Melissa Lawrence
Notary Public

My commission expires MELISSA LAWRENCE NOTARY PUBLIC, ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JUN. 06, 2026

I, _____ a Notary Public in and for said State and County, hereby certify that _____ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this _____ day of _____, 20____,

(Seal)

_____
Notary Public

My commission expires _____

I, LeAnn M. Amond a Notary Public in and for said State and County, hereby certify that Reuben E. Davidson, III whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 25th day of August, 2025,

LEANN M. AMOND (Seal) MY COMMISSION EXPIRES NOTARY PUBLIC 04-04-2026 ALABAMA STATE AT LARGE

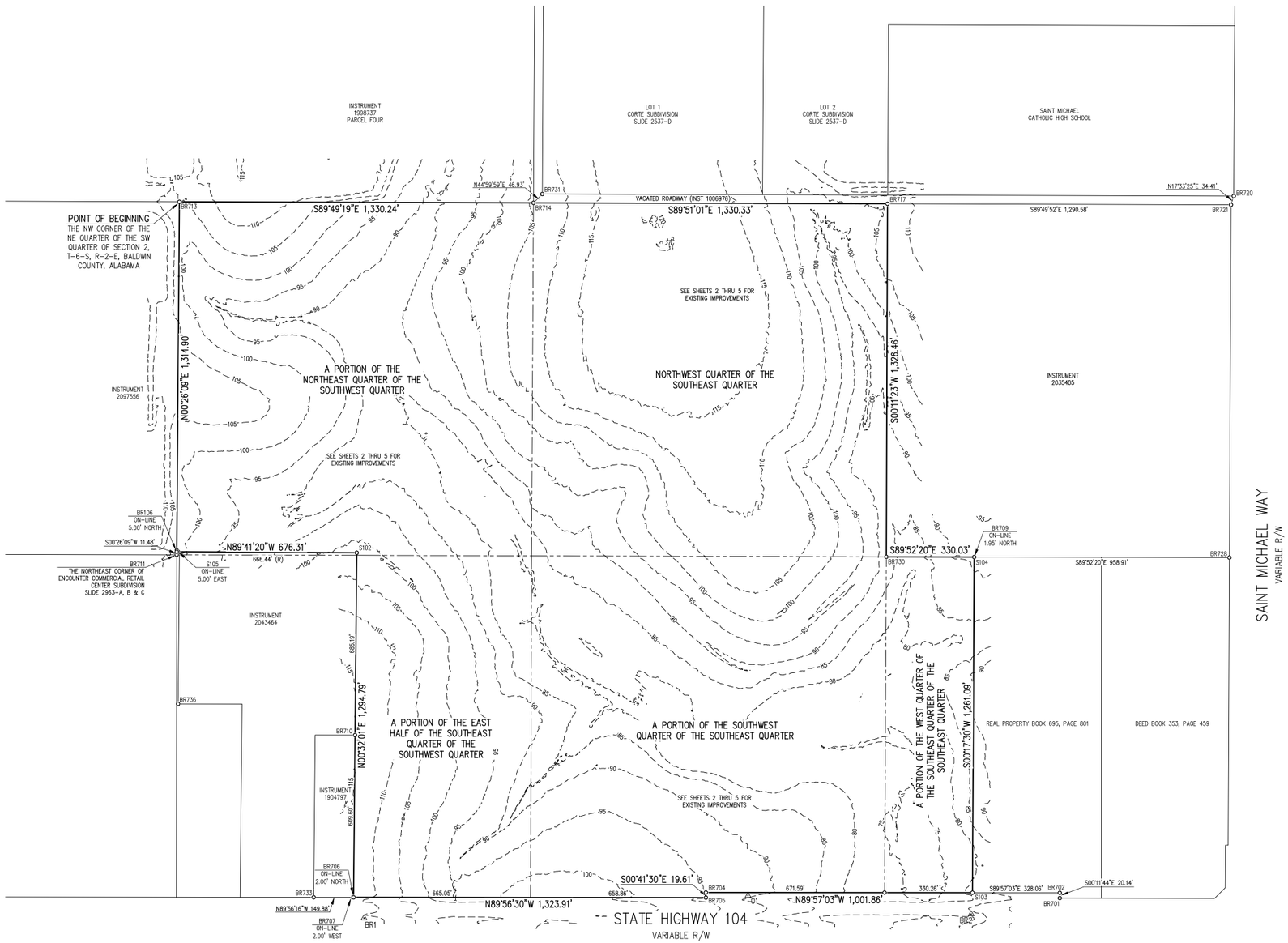
LeAnn M. Amond
Notary Public

My commission expires 04/04/2026

SECTION TWO

Supporting Documentation

LEGAL OVERVIEW OF THE PROPERTY



LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF BALDWIN

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND A PORTION OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL LYING IN SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED REBAR (19254) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY ALABAMA; THENCE RUN SOUTH 89°-49'-19" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST OF SAID SECTION 2 A DISTANCE OF 1,330.24 FEET TO A CAPPED REBAR (ILLEGIBLE) AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 89°-51'-01" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,330.33 FEET TO A CAPPED REBAR (ILLEGIBLE) AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 00°-11'-23" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,326.46 TO A CAPPED REBAR (LAWLER) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 89°-52'-20" EAST ALONG THE NORTH LINE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 330.03 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST CORNER OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 00°-17'-30" WEST ALONG THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION2 A DISTANCE OF 1,261.09 FEET TO CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 104 (VARIABLE R/W); THENCE RUN NORTH 89°-57'-03" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,001.86 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°-41'-30" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 19.61 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 89°-56'-30" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,323.91 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE RUN NORTH 00°-32'-01" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 AND A PROJECTION THEREOF A DISTANCE OF 1,294.79 FEET TO A NAIL & DISK IN THE CONCRETE FOOTING OF A FENCE POST; THENCE RUN NORTH 89°-41'-20" WEST A DISTANCE OF 676.31 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;THENCE RUN NORTH 00°-26'-09" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,314.90 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 148.88 ACRES, MORE OR LESS.

PROPERTY CORNER/CONTROL POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BR1	198,519.84	1,859,620.21	112.04	RED CAPPED REBAR (WATTIER)
BR2	198,534.95	1,861,901.34	83.87	RED CAPPED REBAR (WATTIER)
BR701	198,594.87	1,862,234.57	99.41	6"x6" CONCRETE MONUMENT
BR702	198,615.00	1,862,234.50	97.72	6"x6" CONCRETE MONUMENT
BR704	198,616.15	1,860,904.58	95.12	6"x6" CONCRETE MONUMENT
BR705	198,596.54	1,860,904.82	96.19	6"x6" CONCRETE MONUMENT
BR706	198,599.87	1,859,580.93	112.75	CAPPED REBAR (WATTIER) (WITNESS)
BR707	198,597.89	1,859,578.94	112.56	CAPPED REBAR (WATTIER) (WITNESS)
BR709	199,877.93	1,861,912.86	90.44	1" OPEN TOP PIPE
BR710	199,207.46	1,859,586.59	115.34	CAPPED REBAR (ILLEGIBLE)
BR711	199,884.81	1,858,916.58	100.11	4"x4" CONCRETE MONUMENT
BR713	201,211.15	1,858,926.67	104.75	CAPPED REBAR (19254)
BR714	201,207.02	1,860,256.90	106.26	CAPPED REBAR (ILLEGIBLE)
BR717	201,203.54	1,861,587.22	105.99	CAPPED REBAR (ILLEGIBLE)
BR720	201,232.54	1,862,888.17	114.62	CAPPED REBAR (ILLEGIBLE)
BR721	201,199.74	1,862,877.79	115.23	CAPPED REBAR (ILLEGIBLE)
BR728	199,874.22	1,862,871.77	109.36	CAPPED REBAR (LAWLER)
BR730	199,877.09	1,861,582.83	88.51	CAPPED REBAR (LAWLER)
BR731	201,240.20	1,860,290.09	107.20	CAPPED REBAR (ILLEGIBLE)
BR733	198,598.05	1,859,431.03	114.72	CAPPED REBAR (CARRIER)
BR736	199,324.72	1,858,921.69	100.42	1/2" REBAR
01	198,604.01	1,861,063.14	90.72	RED CAPPED REBAR (WATTIER)
S102	199,892.62	1,859,592.97	101.47	NAIL & DISK (WATTIER)
S103	198,615.29	1,861,906.44	82.62	CAPPED REBAR (WATTIER)
S104	199,876.36	1,861,912.86	90.85	CAPPED REBAR (WATTIER)
S105	199,896.26	1,858,921.67	100.46	CAPPED REBAR (WATTIER) (WITNESS)
S106	199,901.32	1,858,916.72	101.55	CAPPED REBAR (WATTIER) (WITNESS)

NOTES

1. THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 01003C0661 L & 01003C0662 L, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".
2. THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED ON-SITE VIA STATIC GPS OBSERVATIONS THAT WERE PROCESSED WITH OPUS.
4. HORIZONTAL COORDINATES SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, ALABAMA WEST ZONE, NAD 83, U.S. SURVEY FOOT, AND WERE ESTABLISHED ON-SITE VIA STATIC GPS OBSERVATIONS THAT WERE PROCESSED WITH OPUS.
5. DISTANCES SHOWN HEREON ARE STATE PLANE COORDINATE GRID DISTANCES. SCALE FACTOR 0.99994656.
6. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 10' 24" AT N 198604.008, E 1861063.138.

SURVEY TYPE: BOUNDARY & TOPOGRAPHIC SURVEY
BEARING REFERENCE: STATE PLANE GRID, NAD 83, AL WEST ZONE, U.S. SURVEY FOOT

J.O. NO. 24-1204 COMP. FILE 3063, DWG. NO. 6S-2E-02-05, DATE OF LAST FIELD WORK 01/24/2025, CLIENT JADE CONSULTING

SURVEYOR CERTIFICATION

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.

MARK A. WATTIER, PLS
ALABAMA REGISTRATION NO. 20364

ALABAMA REGISTERED NO. 20364 PROFESSIONAL LAND SURVEYOR MARK A. WATTIER

N
W E
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0 200 400 600
1" = 200'

JANUARY 27, 2025

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

SHEET 1 OF 5

MAILING ADDRESS:
P. O. Box 1527
Daphne, AL 36526

LEASE

Instrument 613831 Page 2of 2

613831

THIS LEASE, MADE THIS 23rd DAY OF August, 2001, BY AND BETWEEN FAIRHOPE SINGLE TAX CORPORATION, "LESSOR", OF FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND Bertolla Properties, L.L.C.

OF _____, HEREINAFTER DESIGNATED AS THE "LESSEE."

WITNESSETH: THAT THE SAID FAIRHOPE SINGLE TAX CORPORATION; FOR AND IN CONSIDERATION OF THE ANNUAL RENTALS AND COVENANTS HEREINAFTER MENTIONED, HAS THIS DAY LEASED TO AND SAID LESSEE TAKEN POSSESSION OF THE FOLLOWING DESCRIBED PORTION OF LAND, TO WIT:

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the East Half (E ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼); the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and the West Quarter (W ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), comprising 147 acres +-; being land of the lessor and lying in Section Two (2), T6S, R2E, Baldwin County, Alabama.

FOR THE TERM OF NINETY-NINE YEARS FROM THIS DATE SUBJECT TO THE CONDITIONS HEREIN STATED. PROTECTIONS INDICATED FOR MORTGAGEE(S) WILL BE ENFORCED IF MORTGAGE INSTRUMENTS ARE RECORDED IN PROBATE.

(1) The said Lessee, his heirs, or successors, shall pay to the said Fairhope Single Tax Corporation, its successors or assigns, in equal payments, on the first days of January and July each year, the annual rental value of said land, exclusive of his improvements thereon, to be determined by the said Corporation through its Executive Council or Board of Directors, under its avowed principle of so fixing the rentals of its lands as to equalize the varying advantage of location and natural qualities of different tracts and convert into the treasury of the Corporation for the common benefit of its Lessees, all values attaching to such lands, exclusive of improvements thereon. And the said Lessee, for himself and his heirs, hereby expressly agrees that the said annual rent shall be determined by the said Corporation upon the principle just stated, and shall be expended by said Corporation, subject to the conditions hereinafter stated.

(2) Lessee agrees not to authorize or permit any nuisance on the leasehold land, to comply with any applicable laws and ordinances of the City of Fairhope, County of Baldwin, and State of Alabama, and further agrees that Lessee will, by no act or omission to act, render Lessor liable for any violation of such city laws or ordinances or county or state laws.

(3) In consideration of the agreement of said Lessee to pay the rentals herein provided for, the Fairhope Single Tax Corporation will pay all taxes, upon the land leased and the improvements and personal property (moneys and credits excepted) held by Lessee upon the land herein leased; or will accept from the Lessee on rent, receipts of the County Tax Collector or Clerk of City of Fairhope, for taxes paid to State, County, School Districts, or City, upon the improvements and personal property (moneys and credits excepted) held by Lessee upon the land herein leased; or, if all rent due be paid, will give him a certificate in amount equal to such acceptable tax receipts remaining, receivable from bearer at face value on rent, or in discharge of any indebtedness to the said Corporation; provided that said Lessee will appoint whomsoever may be designated by the Corporation as his agent to return his property for taxation where permitted by law so to do; that in no event shall the Corporation be bound to accept tax receipts on more than a fair assessed valuation of the property, on the basis required by law, or to a greater amount for any year than the rent for that year on the land on which such improvements and personal property are held.

(4) And the said Fairhope Single Tax Corporation further agrees in consideration of the covenants of the said lease herewith evidenced, that no part of the rents paid by Lessee upon the land herewith leased, shall be appropriated as dividends to its members or any other persons, but that all shall be administered as a trust fund for the equal benefit of those leasing its lands.

(5) And the said Corporation still further agrees, that in the distribution of the benefits which its purpose is to secure for residents upon its lands, no distinction shall be made between individuals, whether members of the Corporation or not, but that with the exception of the right of members as participants in the government of the Corporation, all shall be treated with strict equality.

(6) It is mutually agreed that time is of the essence of this lease and that in the event Lessee shall fail to pay rent when the same is due or violate any of the other conditions of this lease and said breach remains uncorrected for a period of ninety (90) days, Lessor may declare a default and give written notice thereof by registered mail or its equivalent to Lessee and to any mortgagee (of the improvements on the leased land) at the last address of such mortgagee known to Lessor and will add interest on said rent payment from date due, at the then legal interest rate declared by the State of Alabama, and Lessor shall have a lien for the rent and the interest thereon to the date of reinstatement of the lease or sale as herein provided, whichever last occurs. In the event Lessee fails to correct a rent deficiency within 90 days of any breach thereof, Lessor agrees to notify mortgagee by registered mail of such default and Lessor hereby grants to mortgagee 60 days, beginning from the date of receipt of such notice, to cure Lessee's rental default. Further, the mortgagee will be given 30 days written notice of the time, place and terms of sale of the property. In the event that the rent and interest thereon are not paid within six months after due date and said rent default has not been corrected by Lessee or mortgagee within sixty (60) days from date of written notice, then Lessor reserves the right (and Lessee agrees) at Lessor's option to re-enter the said leased land and to sell said mortgaged improvements at public sale at the front door of the Baldwin County Courthouse located in Fairhope, Alabama, for cash to the highest bidder, after first giving thirty (30) days written notice of the time, place and terms of sale, together with a description of the property to be sold by publication once a week for three consecutive weeks in a newspaper of general circulation in Fairhope, Alabama, and Lessor, its agent or attorney, may conduct such sale and make and execute in the name of the Lessee proper conveyance of the property to the purchaser and the Lessee hereby waives all right of redemption. The proceeds of said sale shall apply, first to the payment of the costs of said sale, including a reasonable attorney's fee, second, to the payment of the amount of said indebtedness (including interest and reasonable attorney's fee) which is secured by mortgages, to the holders thereof, third to the payment of any indebtedness to the Corporation, and the balance, if any, to be paid over to Lessee. The sale of the improvements by the foregoing procedure shall terminate all rights under this lease, provided, however, the purchaser at such sale, at purchaser's option, may remove any improvements on the land.

(7) The Fairhope Single Tax Corporation agrees that in case of its dissolution, either by voluntary act of its members or otherwise, and the division of its assets among its members, the said Lessee, if a member, shall be entitled to have the land herein described and leased - or so much of it as he may designate - included in his portion, at its actual value at the time, exclusive of improvements thereon, and if it exceed in value such portion, to purchase the excess at such valuation. If not a member, the Lessee may at such time acquire title to the land herein leased by paying to the Corporation its actual value exclusive of improvements upon it.

(8) The Fairhope Single Tax Corporation believes its title to the lands herein leased to be good, and will use every proper means in its power to maintain the same; but it is distinctly understood that the Corporation, acting only with the benevolent purpose to secure land and administer it for the benefit of those who may desire its use, shall not be held liable for any losses resulting from defects in its title.

This document prepared by Fairhope Single Tax Corporation
336 Fairhope Avenue

(9) The right is reserved by the Fairhope Single Tax Corporation to resume possession of all or any portion of the land herein described, for public purposes only, on payment of the appraised value of the improvements thereon. The terms of this paragraph do not apply during the time a mortgage exists on the leasehold interest and the improvements thereon.

(10) Should it become necessary to determine the value of said land, or of the improvements thereon, in compliance with the provisions of clauses 3, 7, or 9, of this lease, the same shall be determined by three appraisers certified by the State of Alabama, to be selected as follows: the Corporation and the Lessee each choosing one and the third to be selected by the two. Should any Lessee fail to name his choice within thirty days after written notice by registered mail to do so, the Corporation may name one for him.

(11) Upon written request of Lessee, this lease and any leasehold interest evidenced hereby will be assigned to individuals, corporation, partnerships or associations. Request will indicate monetary consideration, if any, mortgagee, if applicable, and will be accompanied by an appraisal recently completed by a State of Alabama certified appraiser. If comparison of sales price and appraisal indicates additional land value is included in sales price then additional rent may be charged in consonance with Paragraph 1 pending reappraisal by Baldwin County Tax Assessor. If a mortgage exists, then mortgagee must approve assignment. An orientation on the lease must be completed by new Lessee prior to issuance of new lease.

(12) Surface rights only are hereby leased. All mineral rights are reserved by Lessor.

(13) This lease may be terminated by the Lessee after six months notice in writing to the Corporation and the payment of all rent due to the end of such six months period. A Lessee having filed the required notice of desire to surrender, may dispose of any improvements thereon, (subject to the Corporation's lien for rent) but if not so disposed of, the land shall come to the Corporation, together with any improvements remaining thereon, without any claim of the surrendering Lessee on account of such improvements, and the Corporation may decline to accept a partial surrender of a leasehold where the portion surrendered or retained, would not, in its opinion, be desirable to other Lessees. The terms of this paragraph do not apply during the time a mortgage exists on the leasehold interests and improvements thereon or to a mortgagee that takes title as a result of foreclosure action or by bill-of-sale in lieu of foreclosure. If mortgagee desires, a new lease will be issued to mortgagee without requirement for orientation cited in Paragraph 11. When mortgagee sells the leasehold interests and improvements then Paragraph 11 applies.

IN WITNESS WHEREOF, THE PARTIES HEREUNTO HAVE SET THEIR HANDS IN DUPLICATE

THIS 23rd DAY OF August, 2001

BY ORDER EX. COUNCIL June 27, 2001 FAIRHOPE SINGLE TAX CORPORATION

BERTOLLA PROPERTIES, L.L.C., Lessee — George Gilmore, President

Alexander A. Bertolla, Lessee — Secretary

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that George Gilmore and Charles W. Ham President and Secretary of Fairhope Single Tax Corporation, a corporation signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 23 day of Aug. 2001

Margaret Y. Best
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
BALDWIN COUNTY

I, Margaret Y. Best, a Notary Public, in and for said County in said State, hereby certify that Alexander A. Bertolla (Bertolla Properties, LLC) whose name(s) is (are) signed to the foregoing instrument and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of Aug. 2001

Margaret Y. Best
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

State of Alabama, Baldwin County
I certify this instrument was filed and taxes collected on:
2001 August -26 7:43PM
Instrument Number 613831 Pages 2
Recording 6.00 Mortgage
Deed 2.50 Min DP
Index FSTC
Archive 3.00
Adrian T. Johns, Judge of Probate 1.00

This document prepared by Fairhope Single Tax Corporation
336 Fairhope Avenue

.50

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2001 August -28 7:42AM
Instrument Number 613832 Pages 2
Recording 6.00 Mortgage
Deed Min Tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate

613832

STATE OF ALABAMA

COUNTY OF BALDWIN

ASSIGNMENT AND TRANSFER OF LEASEHOLD INTEREST AND BILL OF SALE

WHEREAS, Alexander A. Bertolla (hereinafter called "Assignor"), who is the Lessee named in that certain Lease with Fairhope Single Tax Corporation, as Lessor, dated June 27, 2001, which is recorded at Instrument No. 605983, pages 1 through 2, Probate Records, Baldwin County, Alabama, intends, by execution of this instrument, to assign all of his right, title and interest in and to the leasehold interest referred to hereinabove and all improvements situated thereon, to the Assignee hereinafter named.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of the Assignee hereinafter set forth, the Assignor has granted, bargained, sold and conveyed and does hereby TRANSFER, ASSIGN and CONVEY unto BERTOLLA PROPERTIES, L.L.C., an Alabama limited liability company (hereinafter called "Assignee"), all of Assignor's right, title and interest in and to a portion of the original leasehold interest, and does hereby BARGAIN, SELL and CONVEY all of Assignor's right, title and interest in and to all improvements situated thereon, said leasehold interest being more particularly described as follows, to-wit:

> The Northeast Quarter of the Southwest Quarter; the East Half of the Southeast Quarter of the Southwest Quarter; the Northwest Quarter of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter and the West Quarter of the Southeast Quarter of the Southeast Quarter, being land of the lessor and lying in Section 2, Township 6 South, Range 2 East, Baldwin County, Alabama.
>
> Tax Parcel No. 05-46-01-02-0-000-001.505.

Assignee hereby agrees to and does accept the assignment and in addition expressly assumes and agrees to keep, perform, and fulfill all of the terms, covenants, conditions and obligations required to be kept, including the making of all payments due to or payment on behalf of Assignor under the applicable portion of said Lease when due and payable.

This agreement shall be binding on and inure to the benefit of the parties hereto, his/its heirs, executors, administrators, successors in interest, and assigns.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this the 23 day of August, 2001.

ASSIGNOR:

ALEXANDER A. BERTOLLA

ASSIGNEE:

BERTOLLA PROPERTIES, L.L.C.,
an Alabama limited liability company

BY: _____
ALEXANDER A. BERTOLLA,
Its Sole Member

STATE OF ALABAMA

COUNTY OF BALDWIN

I, MARGARET Y. BEST, a Notary Public, in and for said county in said state, hereby certify that ALEXANDER A. BERTOLLA, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of August, 2001.

Margaret Y. Best
Notary Public, Baldwin County, Alabama
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA

COUNTY OF BALDWIN

I, MARGARET Y. BEST, a Notary Public, in and for said county in said state, hereby certify that ALEXANDER A. BERTOLLA, whose name as Sole Member of BERTOLLA PROPERTIES, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of the instrument, he, in his capacity aforesaid and with full authority as such, executed the same voluntarily as and for the act of said partnership limited liability company.

Given under my hand and seal this 23 day of August, 2001.

Margaret Y. Best
Notary Public, Baldwin County, Alabama
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:
Jessica M. McDill
of the firm of CHASON & CHASON, P.C.
P. O. Box 100
Bay Minette, Alabama 36507

NOTARIZED AUTHORIZATION OF OWNER

I/We , BERTOLLA PROPERTIES LLC is the sole lease holder(s) of the property described as parcel 05-46-01-02-0-000-001.505, in the City of Fairhope, County of Baldwin, State of Alabama, authorize Core Development and Construction of Alabama, LLC and JADE Consulting, LLC and/or their consultants to act as our agent to seek City, County or state PUD, Rezone, subdivision, Site Plan/Development, Variance, DOT & DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: FBERTOLLA PROPERTIES LLC

By: Alexander A. Bertolla

As Its: Sole Member

Address: PO BOX 1527, DAPHNE, AL 36526

Phone: 251-937-2191 Fax: 251-937-2101

Email: jmm@chasonlaw.com

STATE OF Alabama

COUNTY OF Baldwin County

The forgoing instrument was acknowledged before me this 6th day of February, 2025 by Alexander A. Bertolla as its Sole Member, who is personally known to me.

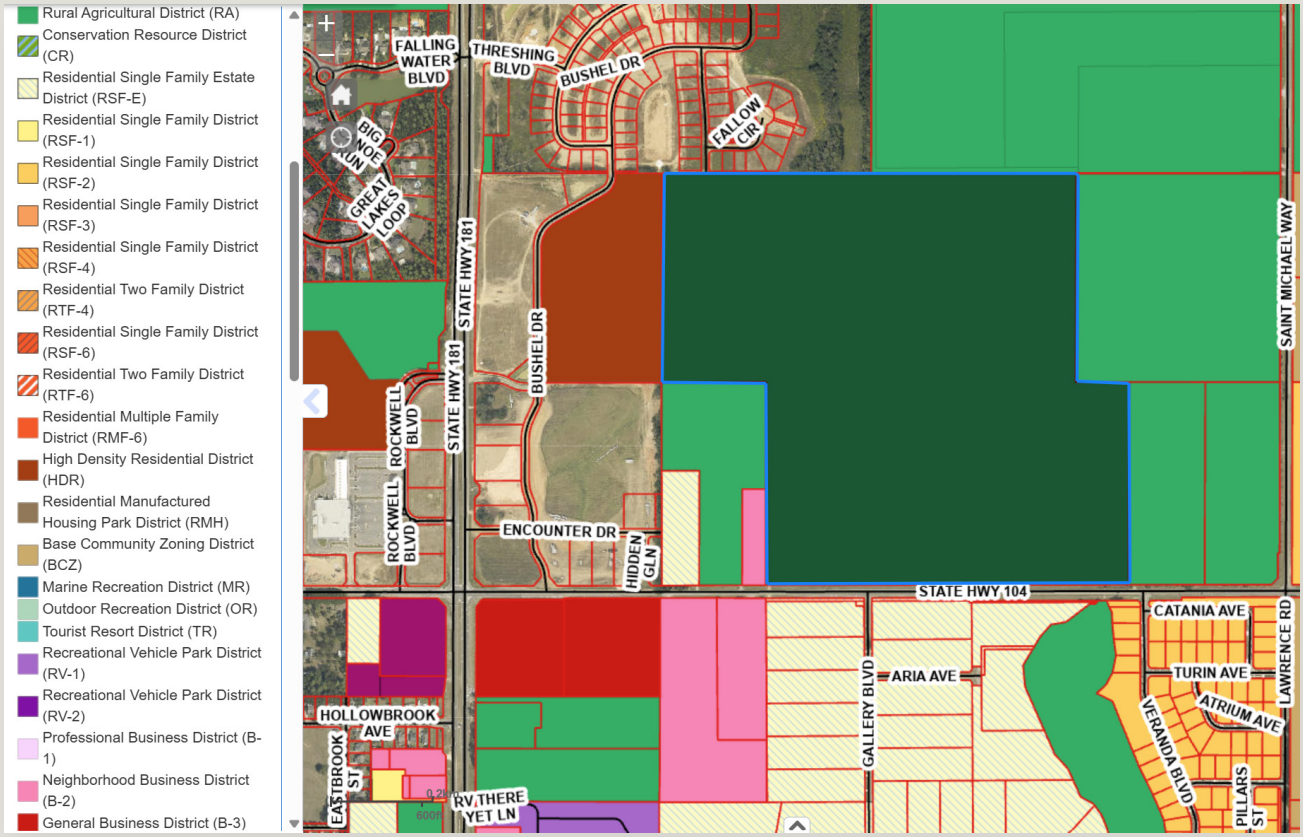
BELINDA W. ELLENBURG NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC – STATE OF ALABAMA

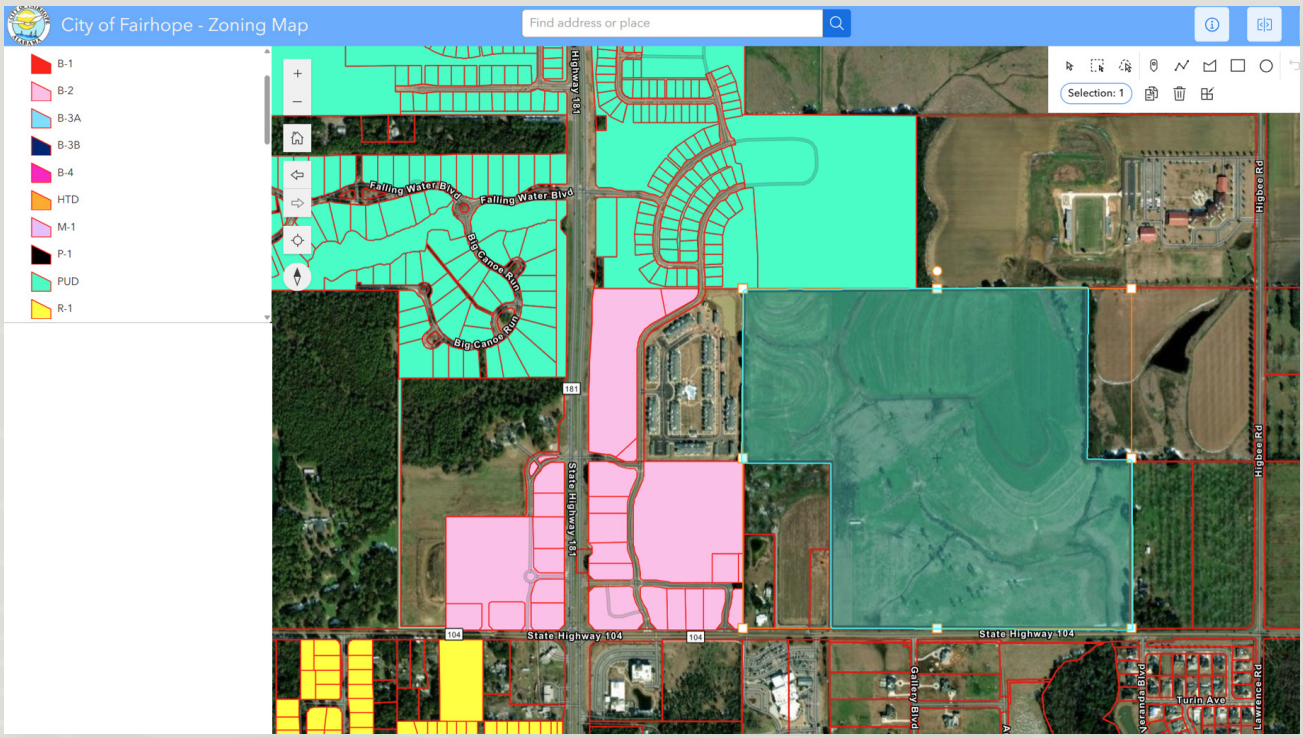
Belinda W Ellenburg

NAME OF NOTARY – TYPED OR PRINTED

COMMISSION EXP: 09/19/2026



County Zoning



Fairhope Zoning

ADJACENT PROPERTY OWNERS

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-46-01-02-0-000-001.508	77776	FST 68V HARVEST GREEN EAST 2022 L L C	707 BELROSE AVE	DAPHNE	AL	36526
05-46-01-11-0-000-001.546	221244	FST AND 3 CIRCLE CHURCH INC	10274 ST HWY 104	FAIRHOPE	AL	36532
05-46-01-02-0-000-001.505	14396	FST AND BERTOLLA PROPERTIES L L C	PO BOX 1527	DAPHNE	AL	36526
05-46-01-02-0-000-001.512	207982	FST AND SMITH, ROBERT M ETAL SMITH, LINDA HI AND GBEE	10821 STATE HIGHWAY 104	FAIRHOPE	AL	36532
05-46-01-02-0-000-001.516	256021	FST AND ST MICHAEL CATHOLIC HIGH SCHOOL INC	400 GOVERMENT ST	MOBILE	AL	36602
05-46-01-11-0-000-001.758	397433	FST AND VERANDAS PROPERTY OWNERS ASSOCIATION AND INC, THE	1507 CAPTAIN O'NEAL DR	DAPHNE	AL	36526
05-46-01-11-0-000-001.710	383961					
05-46-01-11-0-000-001.625	377638					
05-46-01-11-0-000-001.675	377688					
05-46-01-11-0-000-001.942	625816	FST BAKER FRANCIS LEE	PO BOX 849	DAPHNE	AL	36526
05-46-01-11-0-000-001.626	377639	FST BASS & COMPANY L L C	26241 EQUITY DR	DAPHNE	AL	36526
05-46-01-02-0-000-001.513	221242	FST CAMP HILL HOLDINGS COMPANY L L C	9700 VOLTERRA AVE	DAPHNE	AL	36526
05-46-01-02-0-000-001.954	626776	FST D R HORTON INC - BIRMINGHAM	2188 PARKWAY LAKE DR	HOOVER	AL	35244
05-46-01-02-0-000-001.953	626775					
05-46-01-11-0-000-001.768	397443	FST DEAN CHRIS	8114 IRWIN LOOP	DAPHNE	AL	36526
05-46-01-11-0-000-001.769	397444	FST DOLBEAR SARAH SAGE AND FERGUSON JACOB SCOTT	12 ARIA AVE	FAIRHOPE	AL	36532
05-46-01-02-0-000-001.510	108453	FST ENCOUNTER DEVELOPMENT L L C	1189 POST RD STE 3B	FAIRFIELD	CT	06824
05-46-01-02-0-000-001.964	626786	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC	707 BELROSE AVE	DAPHNE	AL	36526
05-46-01-02-0-000-001.514	221243	FST HIGBEE PROPERIES L L C	17381 BURWICK LOOP	FAIRHOPE	AL	36532

05-46-01-11-0-000-001.627	377640	FST MCKIVER EDWARD CHARLES II AND MCKIVER TIFFANY ROCHELLE	21951 VERANDA BLVD	FAIRHOPE	AL	36532
05-46-01-02-0-000-001.503	14535	FST ROCKWELL L L C	P O BOX 579	BAY MINETTE	AL	36507
05-46-01-02-0-000-001.511	108452	FST ST MICHAEL CATHOLIC HIGH SCHOOL	11732 ST MICHAEL WAY	FAIRHOPE	AL	36532
05-46-01-11-0-000-001.683	383931	FST TEBAY DOUGLAS W	21944 VERANDA BLVD	FAIRHOPE	AL	36532
05-46-01-11-0-000-001.773	397448	FST THE VERANDAS PROPERTY OWNERS' ASSOCIATION INC	10871 ATRIUM AVE	FAIRHOPE	AL	36532
05-46-01-11-0-000-001.772	397447					

Parcel Number	Pin	Owner Name
05-46-01-02-0-000-001.508	77776	FST 68V HARVEST GREEN EAST 2022 L L C
05-46-01-11-0-000-001.546	221244	FST AND 3 CIRCLE CHURCH INC
05-46-01-02-0-000-001.505	14396	FST AND BERTOLLA PROPERTIES L L C
05-46-01-02-0-000-001.512	207982	FST AND SMITH, ROBERT M ETAL SMITH, LINDA HI AND GBEE
05-46-01-02-0-000-001.516	256021	FST AND ST MICHAEL CATHOLIC HIGH SCHOOL INC
05-46-01-11-0-000-001.758	397433	
05-46-01-11-0-000-001.710	383961	
05-46-01-11-0-000-001.625	377638	
05-46-01-11-0-000-001.675	377688	FST AND VERANDAS PROPERTY OWNERS ASSOCIATION AND INC, THE
05-46-01-11-0-000-001.942	625816	FST BAKER FRANCIS LEE
05-46-01-11-0-000-001.626	377639	FST BASS & COMPANY L L C
05-46-01-02-0-000-001.513	221242	FST CAMP HILL HOLDINGS COMPANY L L C
05-46-01-02-0-000-001.953	626775	
05-46-01-02-0-000-001.954	626776	
05-46-01-02-0-000-001.955	626777	FST D R HORTON INC - BIRMINGHAM
05-46-01-11-0-000-001.768	397443	FST DEAN CHRIS
05-46-01-11-0-000-001.769	397444	FST DOLBEAR SARAH SAGE AND FERGUSON JACOB SCOTT
05-46-01-02-0-000-001.510	108453	FST ENCOUNTER DEVELOPMENT L L C
05-46-01-02-0-000-001.964	626786	FST HARVEST GREEN EAST OWNERS ASSOCIATION INC
05-46-01-02-0-000-001.514	221243	FST HIGBEE PROPERIES L L C
05-46-01-11-0-000-001.627	377640	FST MCKIVER EDWARD CHARLES II AND MCKIVER TIFFANY ROCHELLE
05-46-01-02-0-000-001.503	14535	FST ROCKWELL L L C
05-46-01-02-0-000-001.511	108452	FST ST MICHAEL CATHOLIC HIGH SCHOOL
05-46-01-11-0-000-001.683	383931	FST TEBAY DOUGLAS W
05-46-01-11-0-000-001.772	397447	
05-46-01-11-0-000-001.773	397448	FST THE VERANDAS PROPERTY OWNERS' ASSOCIATION INC

Address	City	State	Zip
707 BELROSE AVE	DAPHNE	AL	36526
10274 ST HWY 104	FAIRHOPE	AL	36532
PO BOX 1527	DAPHNE	AL	36526
10821 STATE HIGHWAY 104	FAIRHOPE	AL	36532
400 GOVERMENT ST	MOBILE	AL	36602
1507 CAPTAIN O'NEAL DR	DAPHNE	AL	36526
PO BOX 849	DAPHNE	AL	36526
26241 EQUITY DR	DAPHNE	AL	36526
9700 VOLTERRA AVE	DAPHNE	AL	36526
2188 PARKWAY LAKE DR	HOOVER	AL	35244
8114 IRWIN LOOP	DAPHNE	AL	36526
12 ARIA AVE	FAIRHOPE	AL	36532
1189 POST RD STE 3B	FAIRFIELD	CT	06824
707 BELROSE AVE	DAPHNE	AL	36526
17381 BURWICK LOOP	FAIRHOPE	AL	36532
21951 VERANDA BLVD	FAIRHOPE	AL	36532
P O BOX 579	BAY MINETTE	AL	36507
11732 ST MICHAEL WAY	FAIRHOPE	AL	36532
21944 VERANDA BLVD	FAIRHOPE	AL	36532
10871 ATRIUM AVE	FAIRHOPE	AL	36532

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

Revenue Commissioner

WETLAND DELINEATION NARRATIVE

Wetland Delineation Narrative

I. INTRODUCTION AND OVERVIEW

The development team for Colony Village is committed to responsible land stewardship and full compliance with all federal, state, and local environmental regulations. A critical component of our due diligence and site planning process has been the accurate identification and delineation of any jurisdictional wetlands and Waters of the United States (WOTUS) on the project site, which was led by Craig Martin, Senior Wetland Scientist with Wetland Sciences Incorporated ("WSI"). This narrative details the thorough, multi-step process undertaken to delineate these resources in close coordination with the U.S. Army Corps of Engineers (USACE).

The main feature, Pensacola Branch, is classified as an intermittent stream which bisects the parcel in generally in a southeast orientation. This aquatic system exists in a heavily impacted condition. The entire site was cleared to support commercial cattle production, which required removal of all native vegetation, as well as clearing and excavation within Pensacola Branch and associated floodplain. It is our intention to restore the hydrology and vegetative condition of Pensacola Branch and associated wetlands, and that restoration strategy is detailed below.

II. PROFESSIONAL DELINEATION & JURISDICTIONAL DETERMINATION

To ensure an accurate assessment, a professional wetland engineer, Craig Martin with Wetland Sciences, was engaged to conduct a formal wetland delineation of the ±148.5-acre property. The initial delineation was performed in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual.

Following this initial work, our team had nearly a dozen site visits with the project manager, conducted detailed discussions, and exchanged technical information to ensure the final delineation was precise and mutually agreed upon.

The approved jurisdictional determination ("AJD") was issued on December 31, 2025, and that linework is incorporated and accounted for throughout our plan. The full AJD can be found at the end of this PUD submittal.

III. PLAN TO RESTORE

To understand previous ecological conditions and to assist in the development of an appropriate planting plan, WSI initiated a review of intact aquatic communities located downstream of the Project site.

The stream and wetland communities are classified as a mixed wetland hardwood ecosystem. A sparse canopy of slash pine is subtended by sweetbay magnolia (Magnolia virginiana), swamp bay (Persea palustris), dahoon (Ilex cassine), black titi (Cliftonia monophylla), red titi (Cyrilla racemiflora), and/or wax myrtle (Morella cerifera). Shrubs and sub-canopy include red maple (Acer rubrum), large gallberry (Ilex coriacea), fetterbush (Lyonia lucida), titi, black titi (Cliftonia monophylla), sweet pepperbush (Clethra alnifolia). Groundcover is generally lacking, but when present, consists of various grasses and ferns, including soft rush (Juncus effusus), Virginia chain fern (Woodwardia virginica) and netted fern (Woodwardia areolata).

The upland transition from the aquatic zone consists of a mixed hardwood/coniferous forest dominated by deciduous hardwood trees consisting of laurel oak (Quercus hemisphaerica), pignut hickory (Carya glabra), live oak (Quercus virginana), large flowering magnolia (Magnolia grandiflora), longleaf pine (Pinus palustris), and slash pine (Pinus elliottii var. elliottii). Understory is dominated by yaupon holly (Ilex vomitoria) and wax myrtle (Morella cerifera). Herbaceous stratum is largely absent, but when present, consists of various grasses and ferns including bracken fern (Pteridium aquilinum). Vines including, grapevine (Vitis rotundifolia), trumpet vine (Campsis spp.), and catbrier (Smilax bona-nox) are also common.

Restoration activities shall include restoring the channel profile through the filling of the linear watering troughs, the removal of invasive species (Privit and Chinese tallowtree), and re-establishment of a native canopy and sub-canopy wetland, and or stream vegetative components. The Plan also provides upland buffer restoration opportunities. The native plant species described above will provide the basis for the planting plan.

The restoration plan will be further developed during the site development process to include species, densities, cross-sections, invasive species management, installation procedures, monitoring, and adaptive management details.

We have included below a rendering of the proposed "Restored Greenway" as shown on the site plan.

IV. TIMING OF RESTORATION & ONGOING MAINTENANCE PLAN

The proposed restoration of Pensacola Branch and creation of the Restored Greenway as described above will occur within phase one of the development. A comprehensive, site-specific maintenance plan will be drafted by WSI and submitted for review to both the City of Fairhope along with the USACE as a part of the site disturbance permitting process. **A copy of a similar maintenance plan (not site-specific) is below for reference.**

The developer will have initial responsibility for maintenance through all phases, and that responsibility will transfer to the Home Owner's Association after all construction is completed. A professional landscaping company will be engaged to manage the maintenance of the Restored Greenway.

Monitoring & Maintenance

A monitoring and maintenance program will be initiated upon recordation of the conservation easement, with monitoring of the restored area occurring annually for a period of five years. Monitoring reports will be submitted to the [insert agency] and the U.S. Army Corps of Engineers within 30 days of the performance of the monitoring event.

Monitoring reports will provide photographic documentation of the restored area from a minimum of two fixed reference points and will discuss the current condition of the site and provide estimates of nuisance species coverage. The monitoring reports will also include a description of all maintenance efforts, which will be conducted in tandem with each monitoring event.

Data collection will include the following:

1. Photographs of the restored area from an appropriate number of fixed-point photo stations.
2. Species and percent coverage of each ecological community type.
3. Percent coverage by nuisance or invasive species.

The monitoring reports should also include the following:

1. Written description of current site conditions.
2. Short statement on whether the performance standards are being met. This shall be expressed as a table that will compare the performance standards to the conditions and status of the restored area.
3. Dates of any recent corrective or maintenance activities conducted since the previous report submission.
4. Specific recommendations for any additional corrective or remedial actions.
5. Summary data to substantiate the success and/or potential challenges associated with the project. Photo documentation may be provided to support the findings and recommendations referenced in the monitoring report. Submitted photos will be clearly labeled with the direction from which the photo was taken. The photo location points will also be identified on the appropriate maps.

6. Maps will be provided to show the location of the restored area relative to other landscape features, habitat types, locations of photographic reference points, transects, sampling data points, and/or other features pertinent to the restored site. In addition, the submitted maps and plans should clearly delineate the perimeter of the restored site.

If success is achieved after three years of monitoring, the applicant may petition both the [insert agency] and the U.S. Army Corps of Engineers to release the applicant of any further monitoring or maintenance activities.

Adaptive Management

Should unforeseen changes in site conditions occur, or other circumstances occur that result in performance standards or success criteria not being met, the applicant and/or designee will notify the [insert agency] and the U.S. Army Corp of Engineers (Corps) of the circumstances and conditions and the adverse effects to the restored area. Within 60 days of notification, a plan will be submitted to the Agency and Corps that contains the following:

1. A plan for maintenance or repair to restore the restored areas ability to attain the success criteria, or;
2. A modified restored plan that adequately offsets the loss of function documented by the impact; and;
3. A time frame for implementation of the maintenance/repair/completion of the modified restored plan.

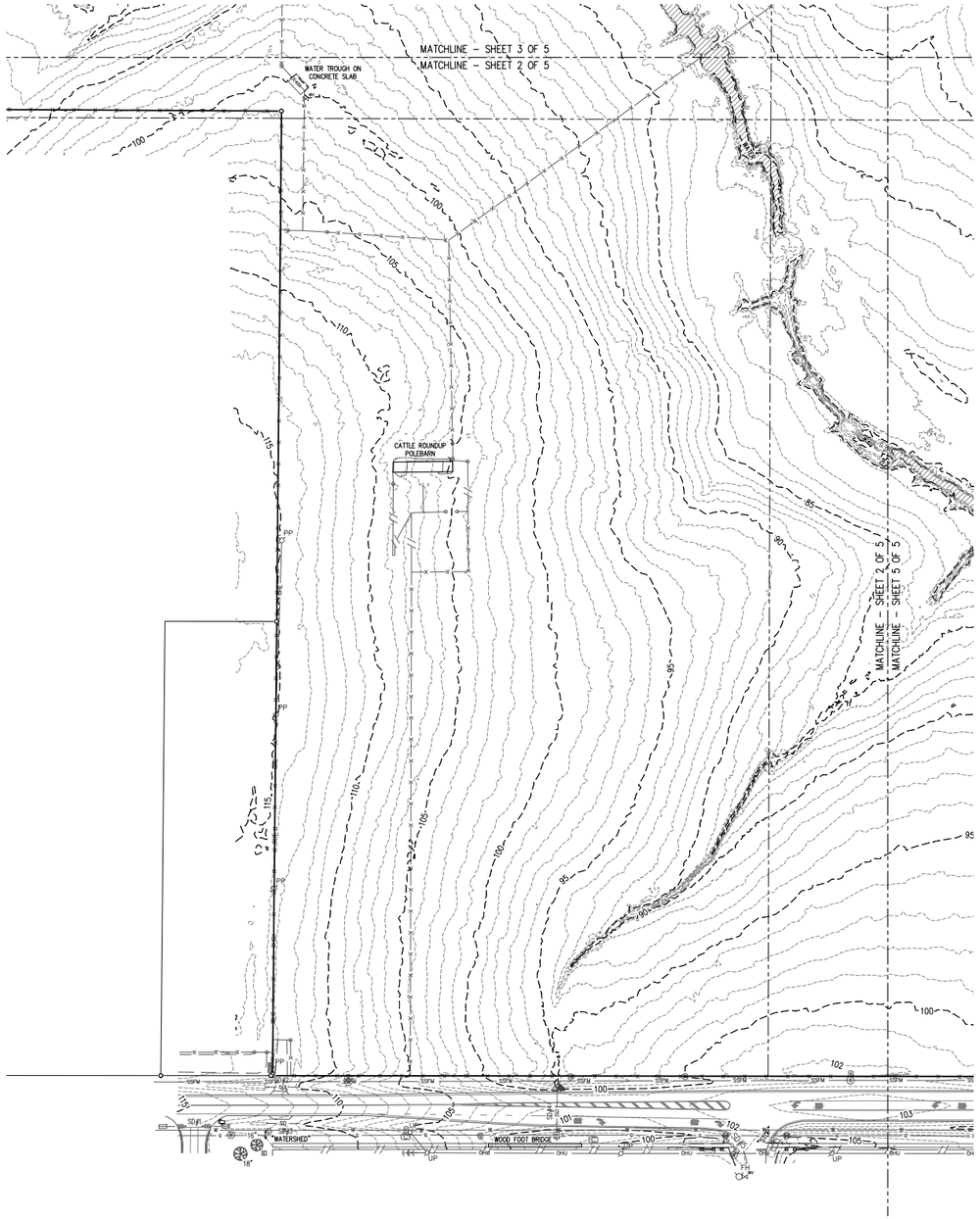
Anticipated problems include invasion by non-native plant species. Exotic or invasive plants will be controlled through appropriate mechanical or chemical means.

Long-Term Management

The developer will have initial responsibility for maintenance through all phases, and that responsibility will transfer to the Home Owner's Association after all construction is completed. The HOA will be responsible for ensuring the perpetual management of restored area, and, as necessary, and in accordance with the mitigation plan.

Please see pg 107 in the Appendices to read the full Approved Jurisdictional Determination documentation.

TREE SURVEY AND CONTOURS



STORM DRAIN DATA

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INV=82.93

SD#10
GRATE INLET
RIM=86.70
INV(W) 24"RCP=83.89

LEGEND

(R)	RECORD BEARING OR DISTANCE
(A)	ACTUAL BEARING OR DISTANCE
BR2	SURVEY CONTROL POINT
BR702	PROPERTY CORNER
UP	UTILITY POLE W/ANCHOR
PP	POWER POLE W/ANCHOR
E	ELECTRIC TRANSFORMER/VAULT
FH	FIRE HYDRANT
WV	WATER VALVE
W	WATER METER
G	NATURAL GAS MARKER
	VENT PIPE
C	COMMUNICATION VAULT
C	COMMUNICATION MARKER
C	COMMUNICATION PEDESTAL
S	SANITARY SEWER MANHOLE PRESSURE RELIEF VALVE
S	SANITARY SEWER MARKER
	MAILBOX
"STOP"	SIGN
OHU	OVERHEAD UTILITY LINE
OHE	OVERHEAD ELECTRIC LINE
OHC	OVERHEAD COMMUNICATION LINE
UGE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SSFM	SANITARY SEWER LINE
G	NATURAL GAS LINE
UGC	UNDERGROUND COMMUNICATION
SD	STORM DRAIN PIPE
X	WIRE FENCE
	WOOD RAIL FENCE
	RIP RAP LINE
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	PECAN TREE
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	CEDAR TREE
	POPCORN TREE
	UNKNOWN TREE

N
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0 80 160 240
1" = 80'

JANUARY 27, 2025

SURVEY TYPE: BOUNDARY SURVEY
BEARING REFERENCE: STATE PLANE GRID, NAD 83, AL WEST ZONE, U.S. SURVEY FOOT

J.O. NO. 24-1204 COMP. FILE 3063 DWG. NO. 6S-2E-02-05, DATE OF LAST FIELD WORK 01/24/2025, CLIENT JADE CONSULTING

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
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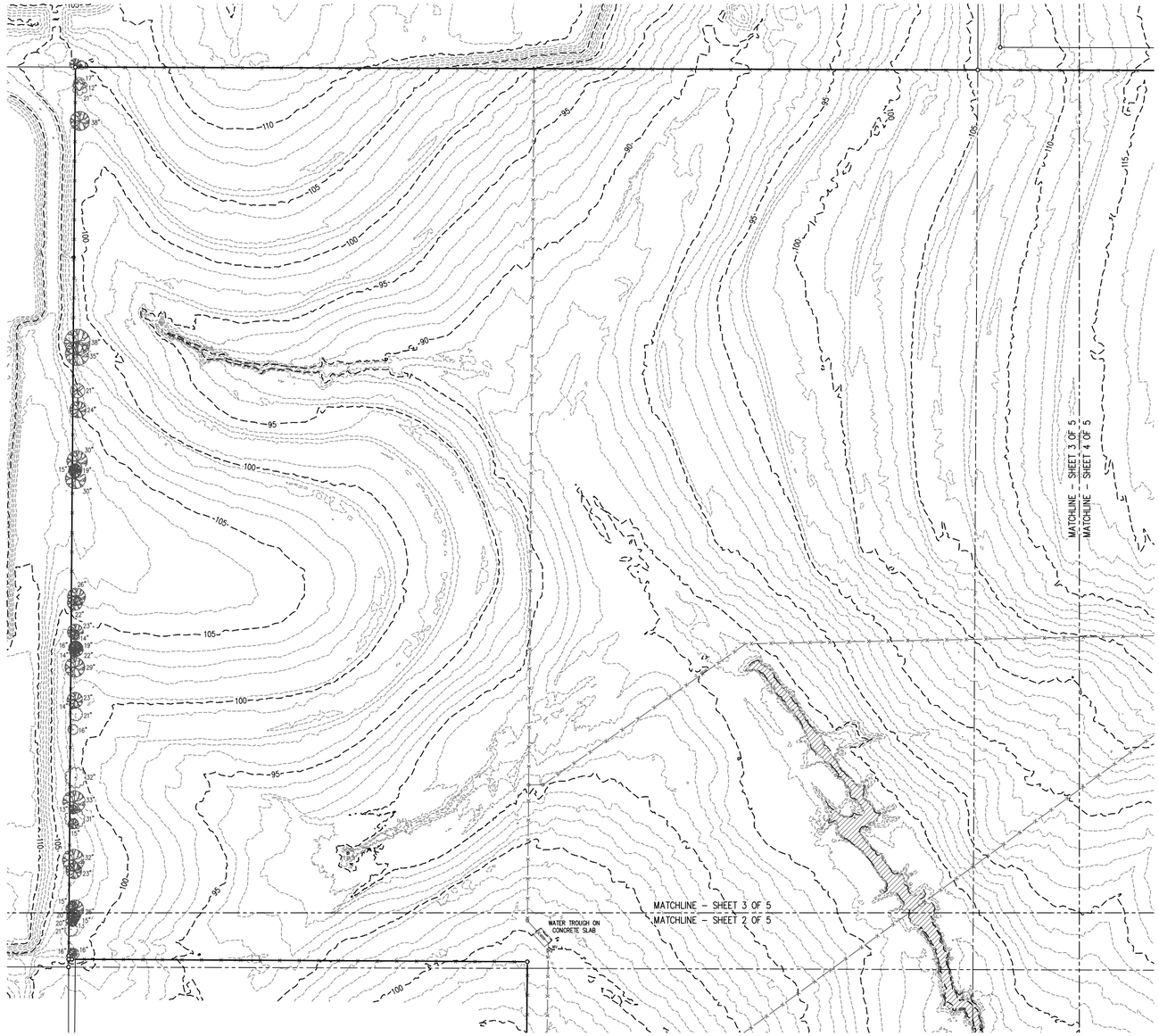

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SHEET 3 OF 5

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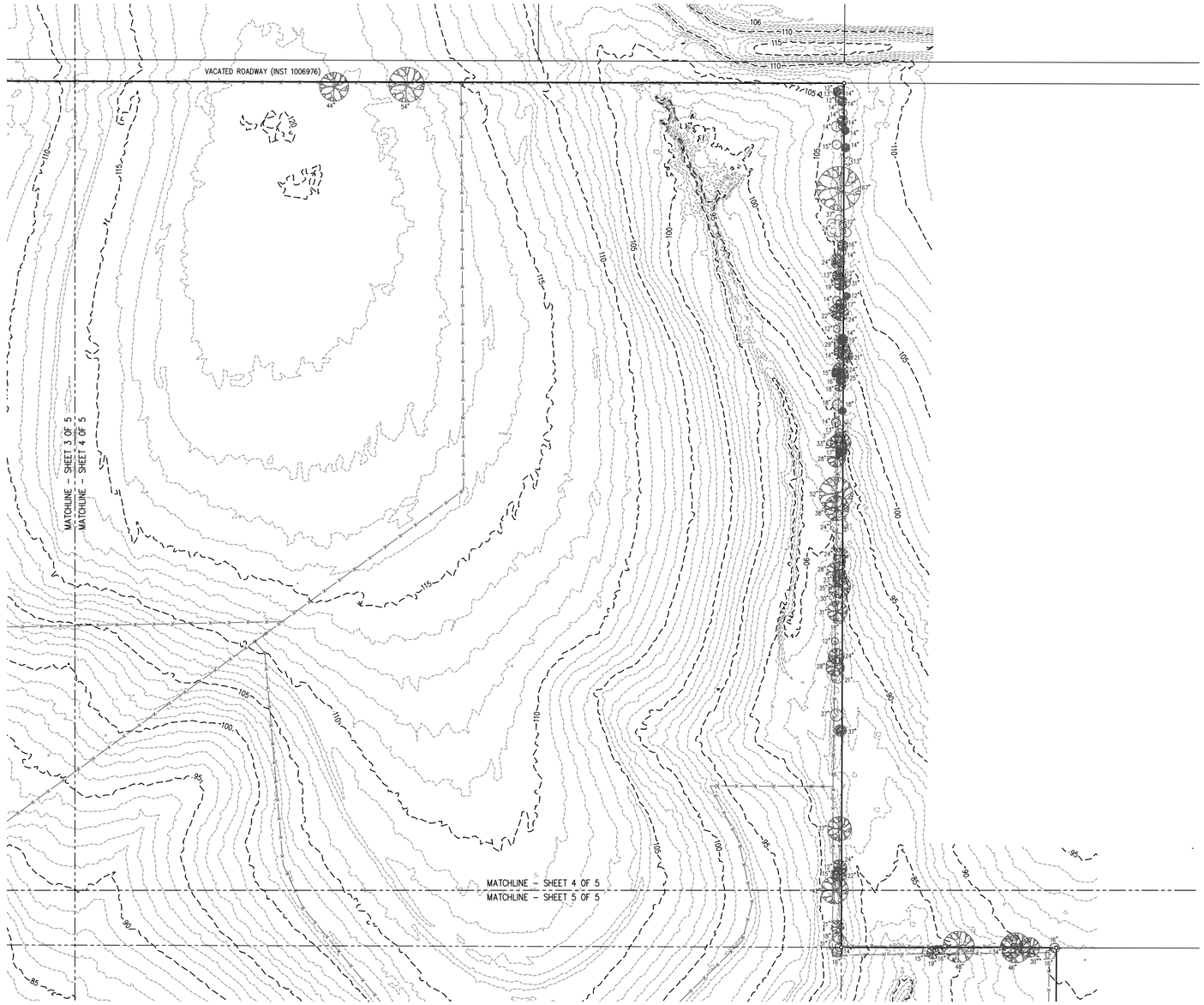

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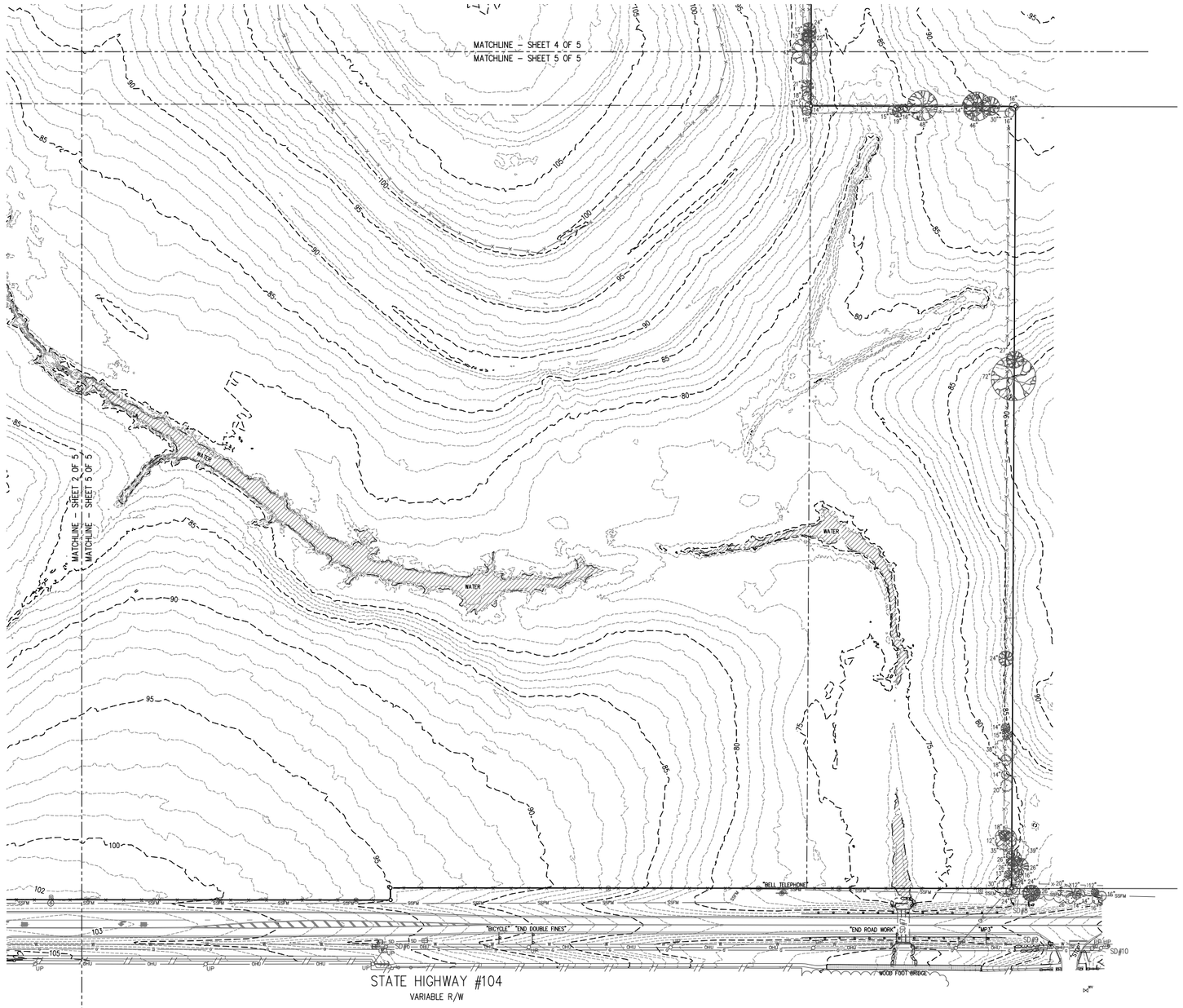

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SHEET 5 OF 5

CONCEPTUAL SITE PLAN

NORTH

NOT TO SCALE

REFERENCE NOTES SCHEDULE	
DESCRIPTION	QTY
(34) SIGNATURE LOTS - 70' X 120'	6.82 AC
(116) NEIGHBORHOOD COTTAGE LOTS - 45' - 60' X 100' - 130'	16.99 AC
(201) VILLAGE COTTAGE LOTS - 45' - 55' X 80' -130'	26.84 AC
(62) TOWNHOUSES - 45' - 55' X 80' -130'	4.37 AC
RESTORED GREENWAY	24.02 AC
CIVIC AREA	41.35 AC
BOULEVARD (80' ROW)	2,748 LF
MAINSTREETS (60' ROW)	6,685 LF
ARTERIAL (50' ROW)	8,661 LF
ALLEYS (20'-30' ROW)	11,477 LF

% OF PUD PER LAND USE		
DESCRIPTION	QTY	% OF SITE
RESIDENTIAL	55.03 / 148.88 AC	37.0%
CIVIC AREA	41.35 / 148.88 AC	27.8%
PRESERVE / GREENWAY	24.02 / 148.88 AC	16.1%
RIGHT OF WAY	28.48 / 148.88 AC	19.1%

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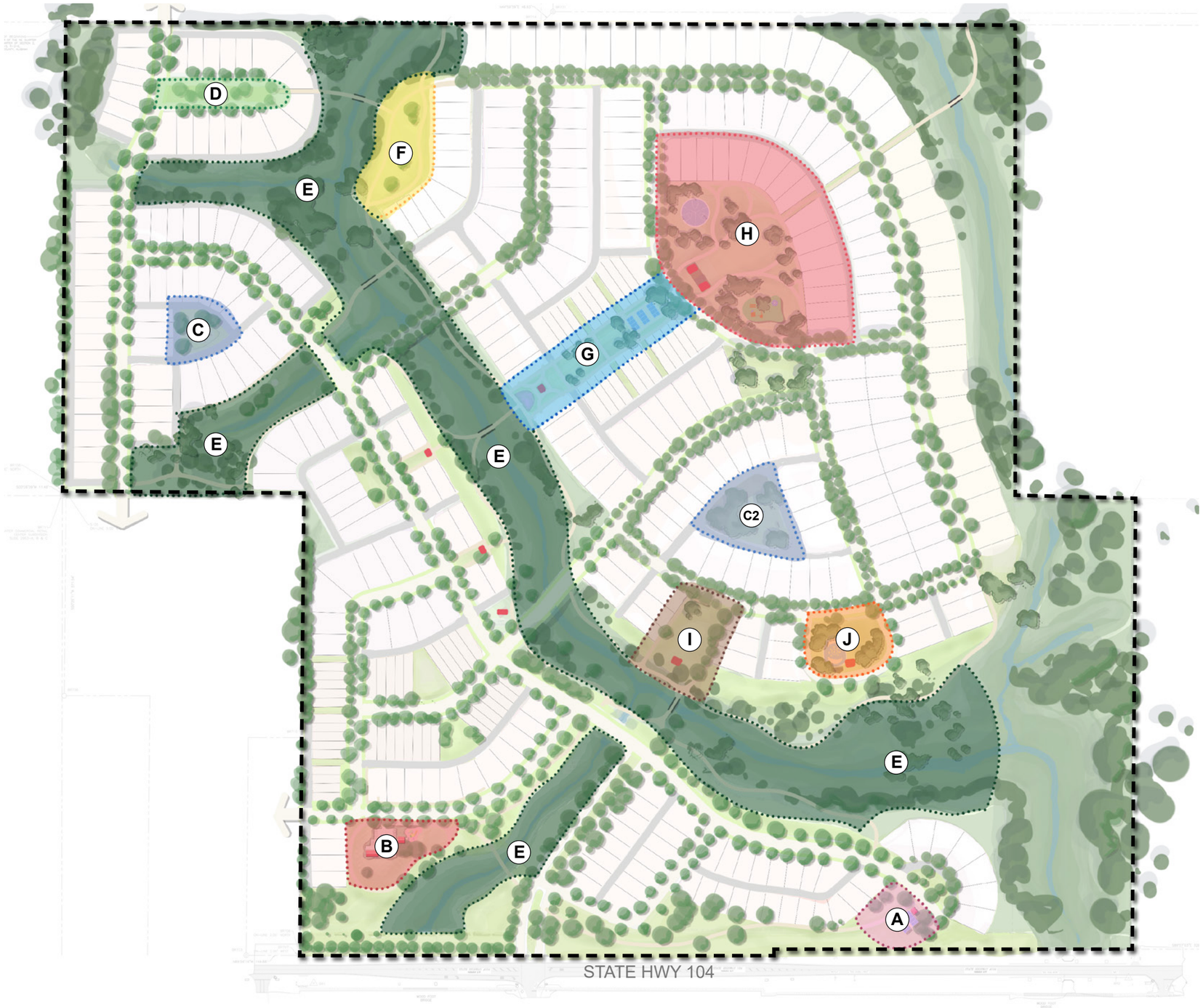


LEGEND

- (A) PICKLEBALL GREEN
- (B) FRONT GREEN / POOL
- (C) DOG RAMBLE
- (D) BOCCE COURT
- (E) TRAILWAY GREEN
- (F) TRAIL HEAD PARK
- (G) THE TERRACE
- (H) COLONY PARK
- (I) COTTAGE COURT
- (J) SPLASH GREEN

NORTH

NOT TO SCALE

A. MAIL STOP / RESTROOMS

B. COMMONS PAVILION

C. PARK PAVILION

D. POOL HOUSE

NORTH

NOT TO SCALE

BOCCE GREEN

TRAIL HEAD PARK
This park will serve as an access point and destination for those along the northern end of the Trailway Green.

DOG RAMBLE

TRAILWAY GREEN

PAVILION / MAIL STOP

COTTAGE COURT
Sprinkled throughout the neighborhood, these spaces will provide pockets of green for homes to face and enjoy a front yard maintained by the HOA.

FRONT GREEN / NEIGHBORHOOD POOL
A large park and greenspace designed to preserve wetlands and create a strong landscape interface with Highway 104. This fronting park will provide amenties such as a playground, pool, and civic structure for neighborhood events

NORTH

NOT TO SCALE

PEDESTRIAN CONNECTION
In an effort to expand the walkable context of the neighborhood, the plan shows opportunities to connect with a nearby school to bring back the old adage of children walking to school.

COLONY PARK
The epicenter of activity in the neighborhood. With basketball, a playground, and a large lawn for events and free-play, this will be a coveted park to live on.

THE TERRACE
There will be a restroom pavilion that will provide a comfort station for people playing in Pickle Green or walking through Village Park.

DOG RAMBLE
A ramble is a greenspace surrounded by allies, and this space is just that. The neighborhood intends to activate this ramble with amenities for pets.

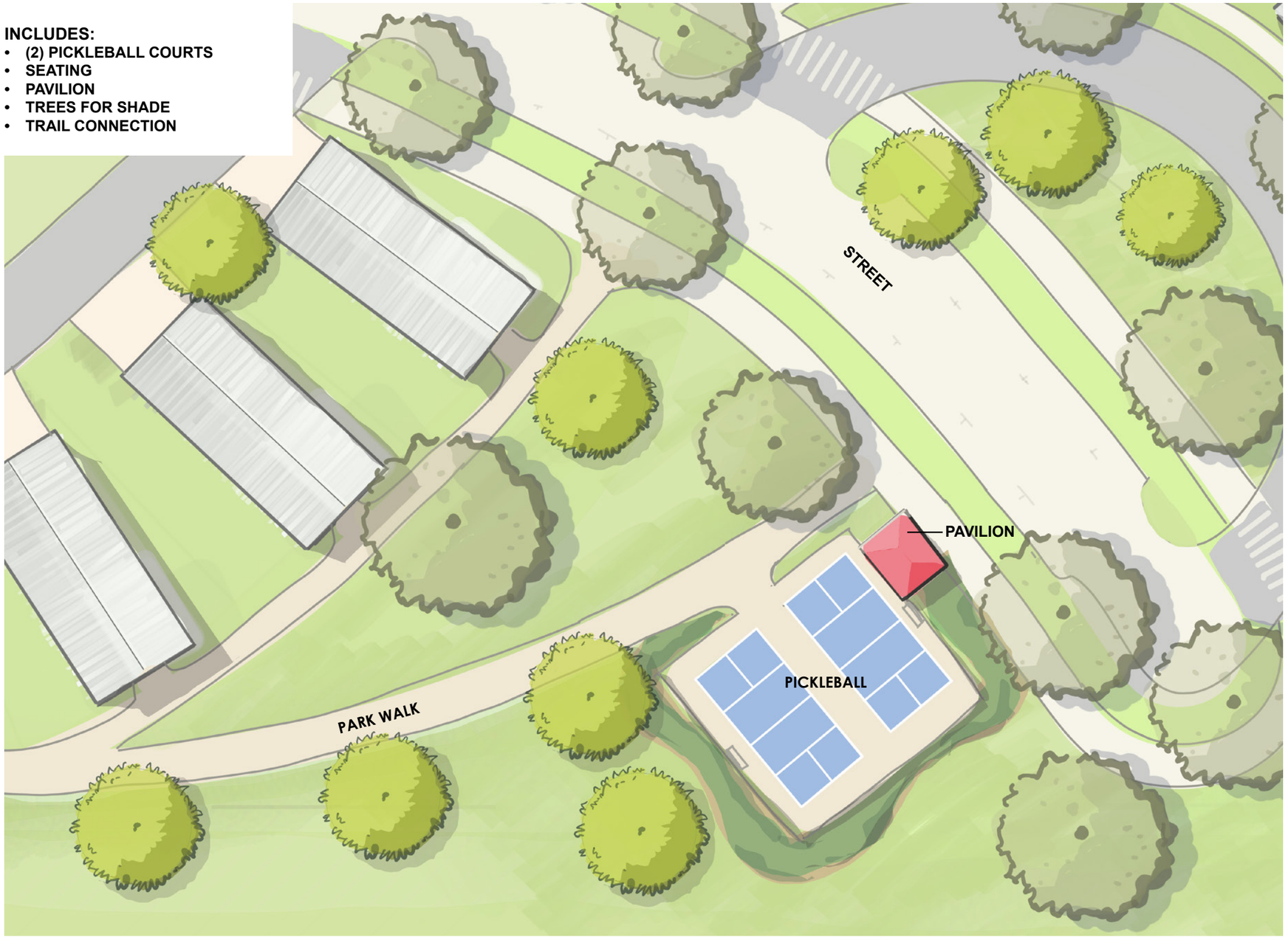
SPLASH GREEN
This pocket within the neighborhood is an opportune location for a splash pad and restroom to anchor the east end of Village Park

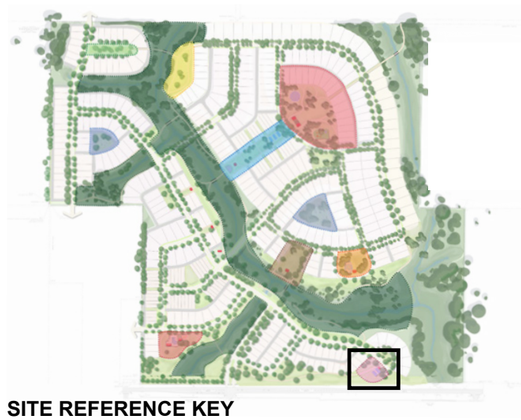
TRAILWAY GREEN
The premier greenspace of this village will be this linear park. As an effort to reforest a wetlands valley on the site, the neighborhood sees this greenway as a the main connection between the residents and nature. Homes will be fronting this spine that will connect 3-4 major park spaces within the neighborhood, and serve as a filtration system for stormwater quality through an evolving meadow, and reforested landscape. Amenities such as disc golf, boardwalk bridges, and lighting will activate this entire trail system. This greenspace will serve aesthetic as well as functional purposes for gathering and stormwater infrastructure.

PICKLE GREEN
As the popularity of pickle ball grows, the neighborhood aspires to have an area for avid pickleball fans with room for growth. At the southeastern end of the green, there will be a pavilion that will provide a comfort station for people playing in Pickle Green or walking through the Trailway Green.

INCLUDES:

- (2) PICKLEBALL COURTS
- SEATING
- PAVILION
- TREES FOR SHADE
- TRAIL CONNECTION

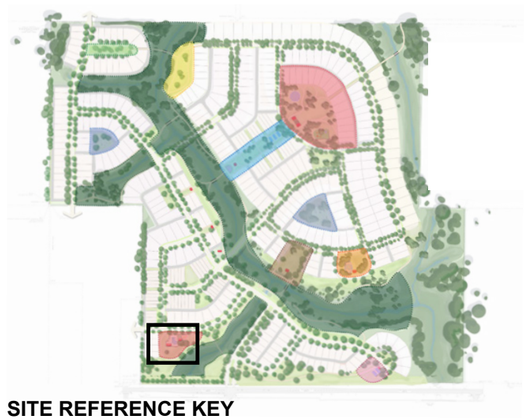




SITE REFERENCE KEY

INCLUDES:

- FENCED IN POOL & PATIO
- TABLES & SEATING
- PAVILION
- TREES FOR SHADE
- PLAY AREA



SITE REFERENCE KEY

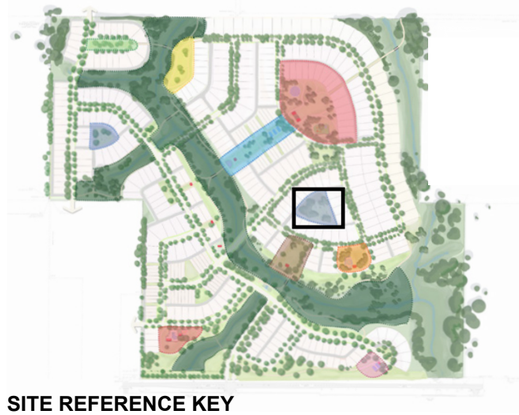
INCLUDES:

- OBSTACLES FOR PLAY
- LAWN AREA
- TREES FOR SHADE
- FENCE WITH VESTEBULE
- SEATING

SITE PLAN

NORTH

NOT TO SCALE



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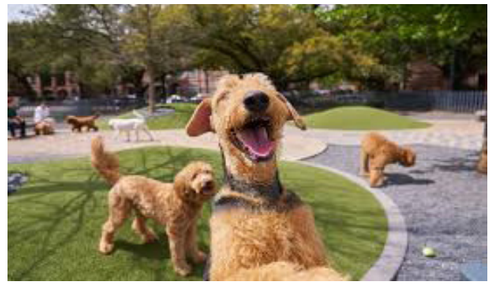
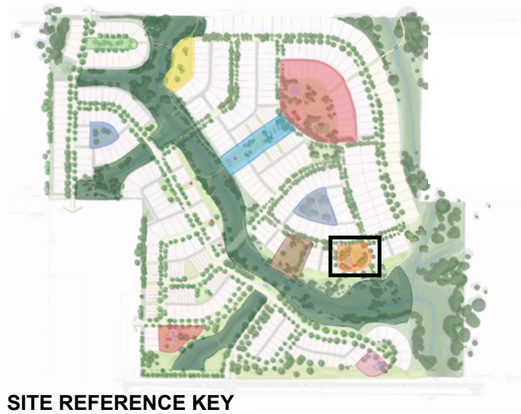


INCLUDES:

- SPLASH PAD
- LAWN AREA
- TREES FOR SHADE
- CIVIC STRUCTURE
- SEATING

NORTH

SCALE:

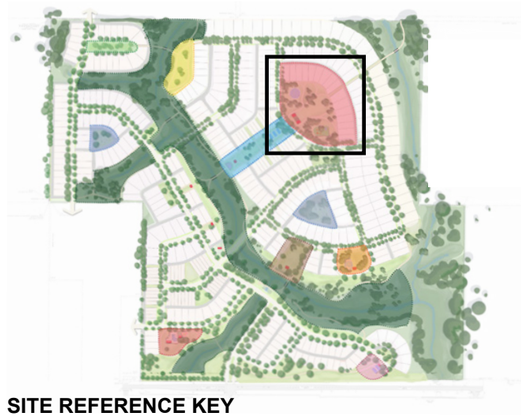


SITE REFERENCE KEY

INCLUDES:

- PLAYGROUND
- EVENT LAWN
- TREES FOR SHADE
- SPORT COURT
- PAVILION & RESTROOM

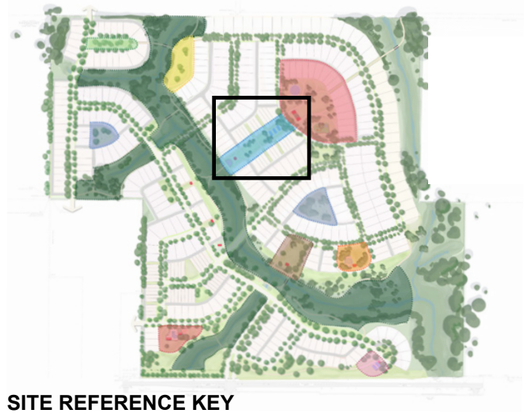
NORTH
NOT TO SCALE



SITE REFERENCE KEY

INCLUDES:

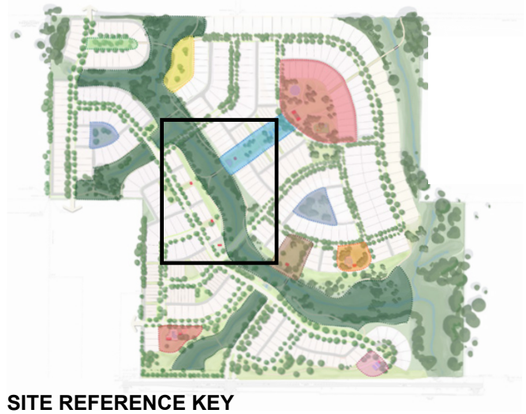
- (3) PICKLEBALL COURTS
- TERRACED LAWN
- TREES FOR SHADE
- SEATING
- PAVILION
- CONNECTION TO TRAILS



SITE REFERENCE KEY

INCLUDES:

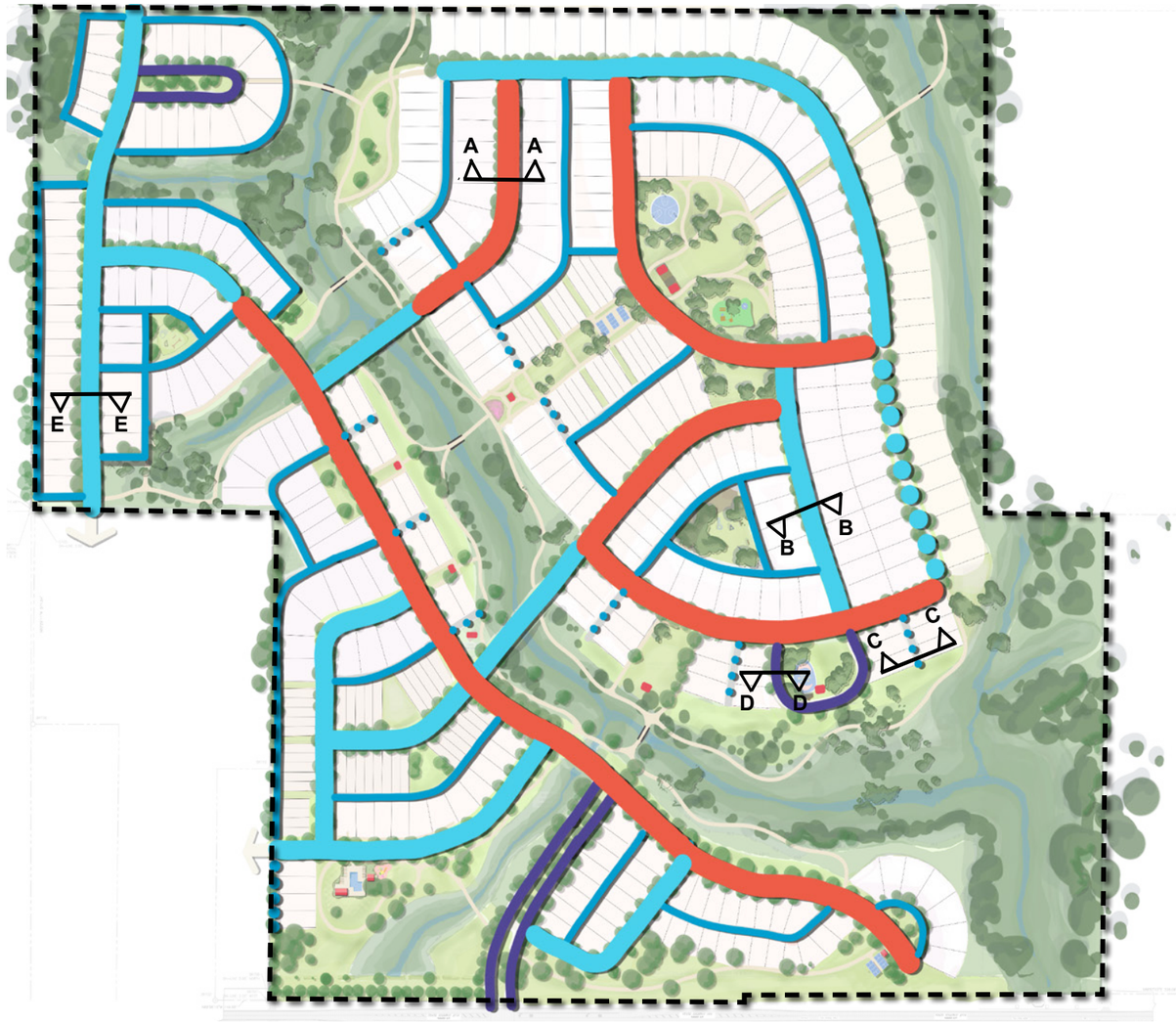
- TRAIL WALKS
- BOARDWALK
- TREES FOR SHADE
- SEATING
- BRIDGED CROSSINGS
- NATIVE PLANTING



SITE REFERENCE KEY

VIEW LOOKING NORTHEAST

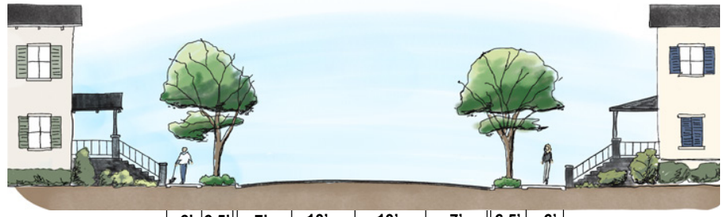
In the foreground, looking over the cottage rooftops to Pickle Green, this sketch illustrates the design and intent for Colony Park. This multi-purposed greenspace will have active and passive uses for children of all ages, such as basketball and a large playground. The cornerstone architectural piece of the park will be a restroom / pavilion with a community garden in front of it, and a free play / event lawn behind it. The homes fronting this common space will likely be the most desireable in the neighborhood, with direct access to this major amenity.



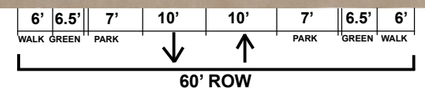
SITE PLAN

NORTH

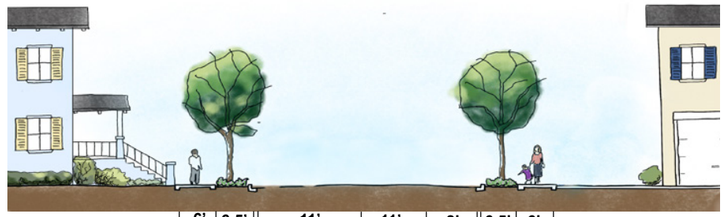
60’ ROW / 34’ MAINSTREET
TWO WAY STREET WITH PARALLEL PARKING ON BOTH SIDES



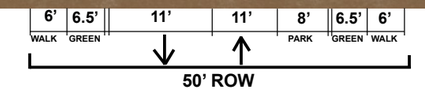
SECTION A



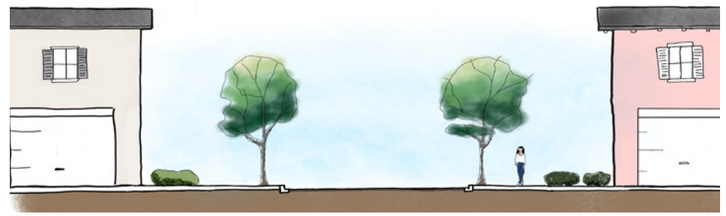
50’ ROW / 30’ TERTIARY STREET
TWO WAY STREET WITH PARALLEL PARKING ON ONE SIDE



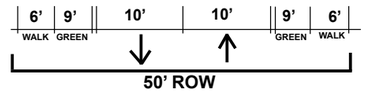
SECTION B



50’ ROW / 20’ NEIGHBORHOOD STREET
TWO WAY STREET WITH NO PARKING

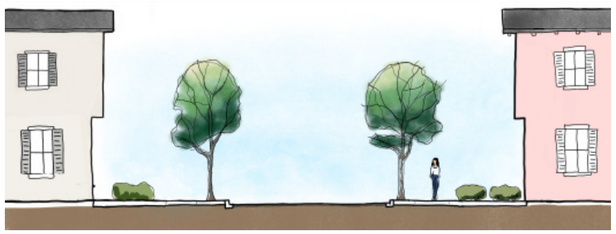


SECTION E

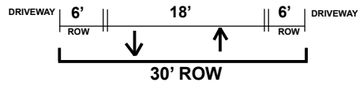


NOT TO SCALE

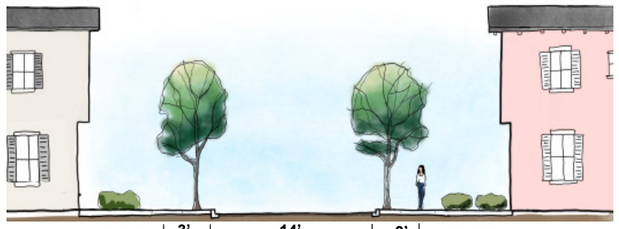
ALLEY TYPE A - 30’ ROW / 18’ STREET
2 WAY WITH PARKING IN DRIVEWAYS



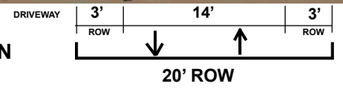
SECTION C
ALLEY



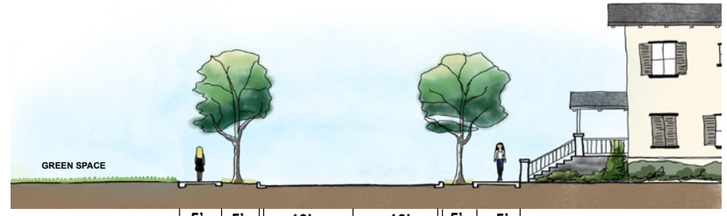
ALLEY TYPE B - 20’ ROW / 14’ STREET
TWO WAY WITH DRIVEWAYS



ALLEY
SECTION



40’ ROW / 20’ BOULEVARD
ONE WAY STREET WITH PARALLEL PARKING ON ONE SIDE



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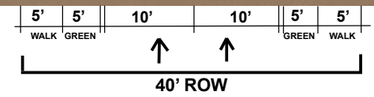
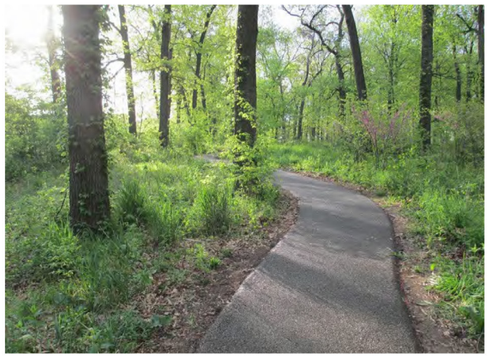
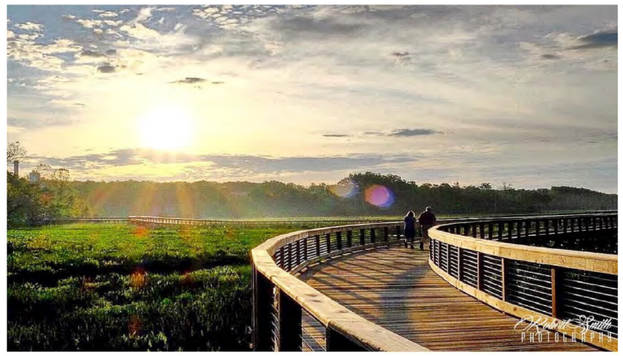
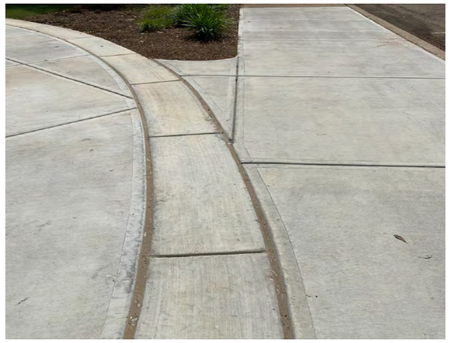


GREENWAYS

STREETSCAPES AND SIDEWALKS



PLAZA MATERIAL - PAVERS

BOLLARDS

BENCHES

TRASH CANS

Streets: Asphalt

Alley: Concrete or Asphalt

Neighborhood Sidewalks: Concrete

Plazas: Pavers

Trails: Asphalt, Compacted Stone, Boardwalks

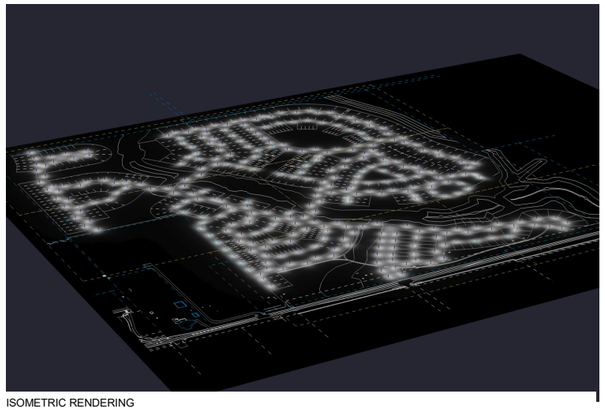
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminare Watts	Total Watts	Description	[MANUFAC]
	97	PT3	Single	5892	0.900	51	4947	VX60048-G3-C-3-740-3	PHILIPS LIGHTING, LITTLESTOWN
	214	PT4	Single	5923	0.900	51	10914	VX60048-G3-C-4-740-3	PHILIPS LIGHTING, LITTLESTOWN
	3	PT5	Single	5971	0.900	51	153	VX60048-G3-C-5-740-3	PHILIPS LIGHTING, LITTLESTOWN

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing	Calc. Plane Height
ROAD	Illuminance	Fc	0.91	3.7	0.1	9.10	37.00	15	0

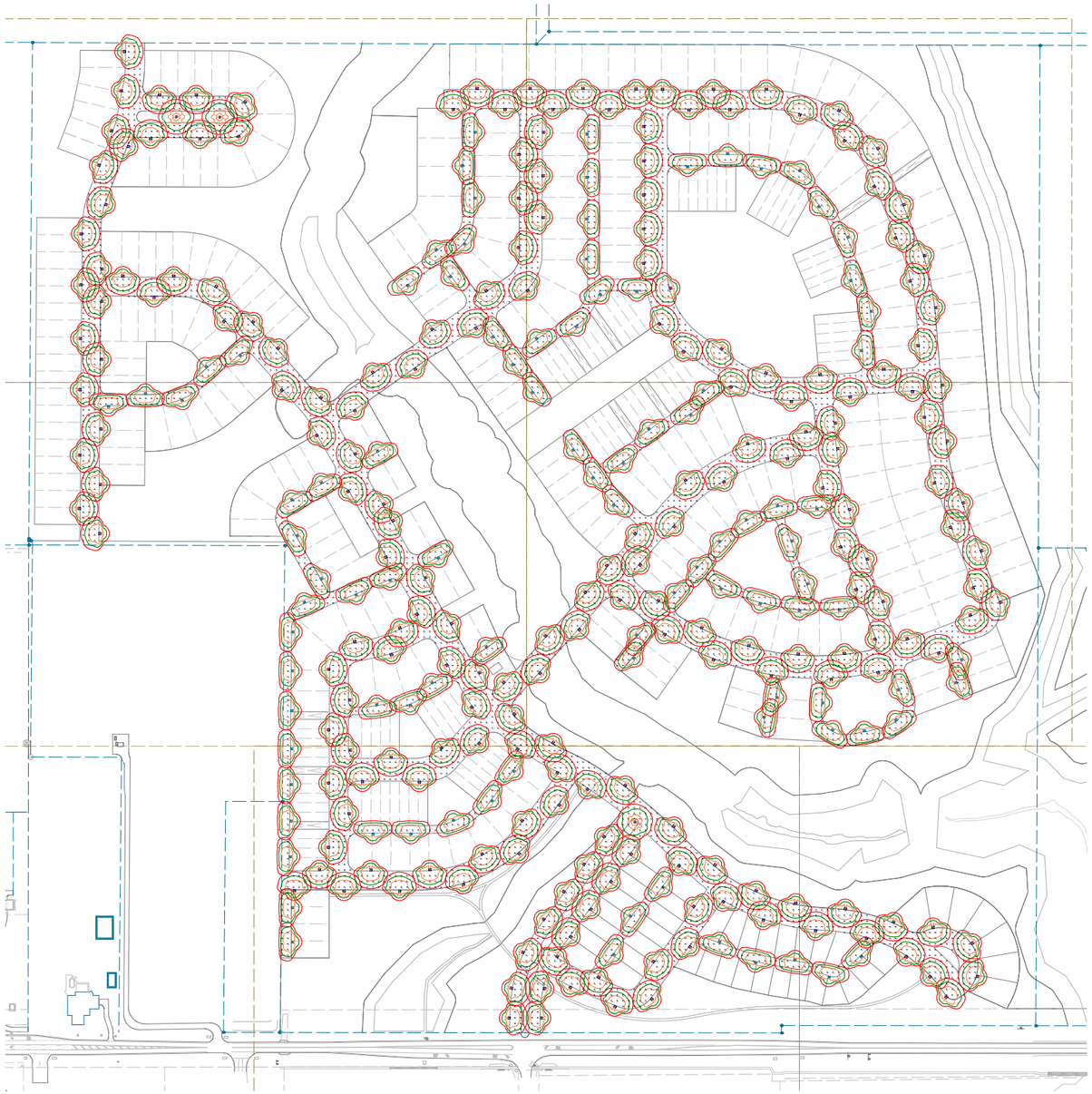
TARGETING: ROADWAY
(ANSI/IES RP-8-21 TABLE 11-1)
- 0.5 FC AVG
- 6:1 AVG/MIN

NOTES:
- WHEN THE LLF IS NOT .9 OR 1.0 THE WATTAGE INFORMATION WILL NOT BE CORRECT
- LUMINAIRES WERE DEFINED AS PROPOSED OUTPUTS AND OPTICS
- LUMINAIRES PLACED AT PROPOSED LOCATIONS
- LUMINAIRE SYMBOLS MAGNIFIED FOR LEGIBILITY PURPOSES

OVERHEAD RENDERING



ISOMETRIC RENDERING

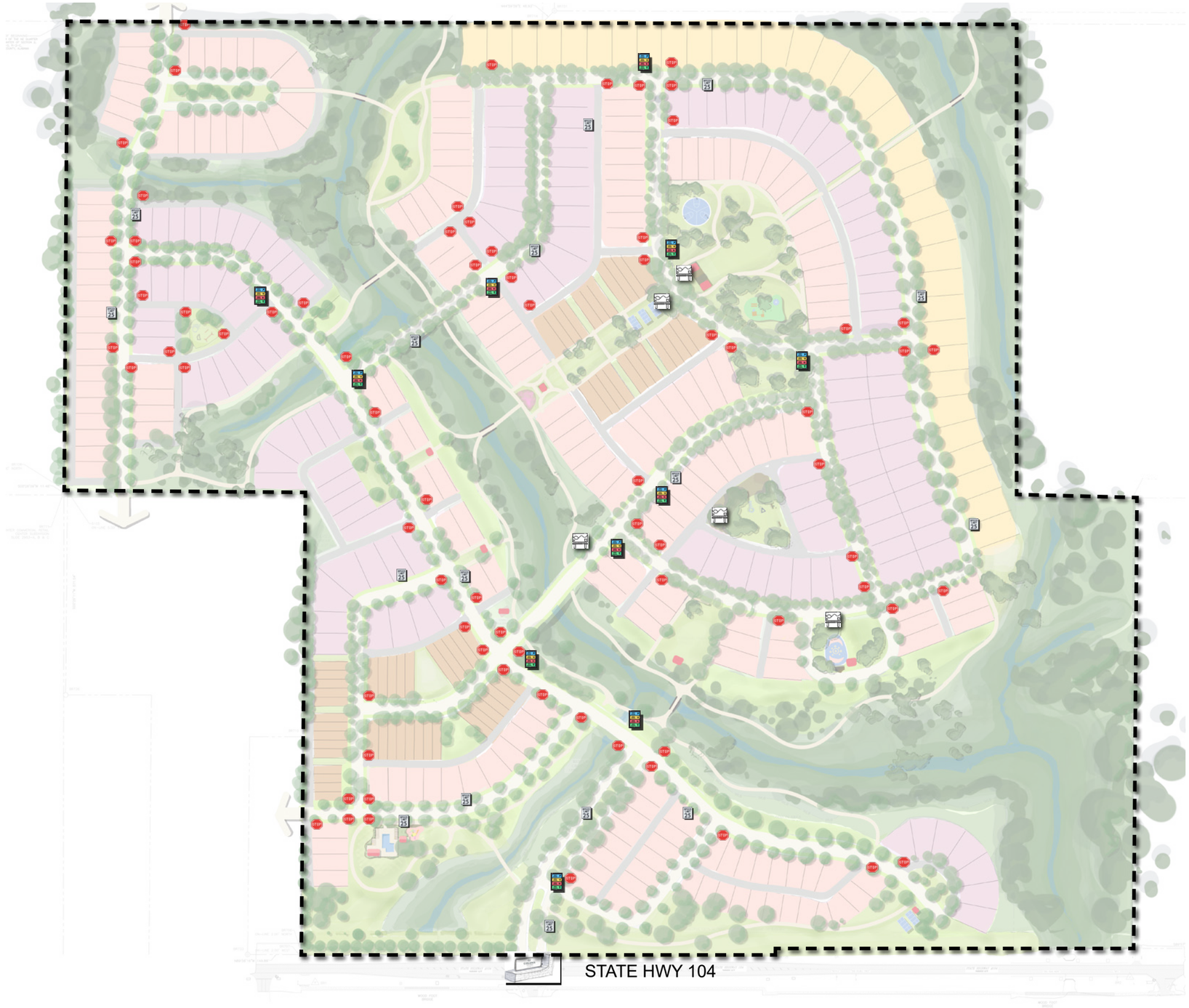


OVERALL SITE PLAN
Scale: 1 inch= 150 Ft.

DOMUS

ZENITH

MANOR



SPEED LIMIT SIGN

STOP SIGN

WAYFINDING SIGNAGE

ENTRY SIGNAGE

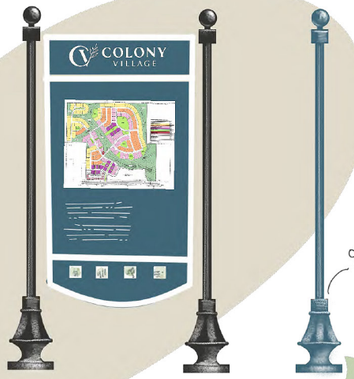
AMENITY AREA SIGNAGE

NORTH

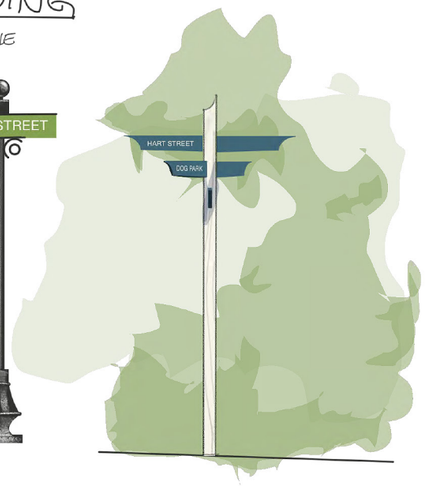
NOT TO SCALE

ORNAMENTAL / WAYFINDING

LOW COST / CATALOGUE



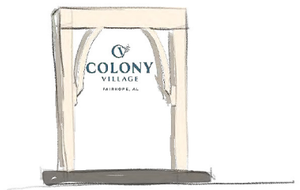
ORNAMENTAL POWDERCOATED OVERHEAD BLADE



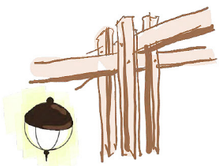
COLONY
VILLAGE
FAIRHOPE, AL

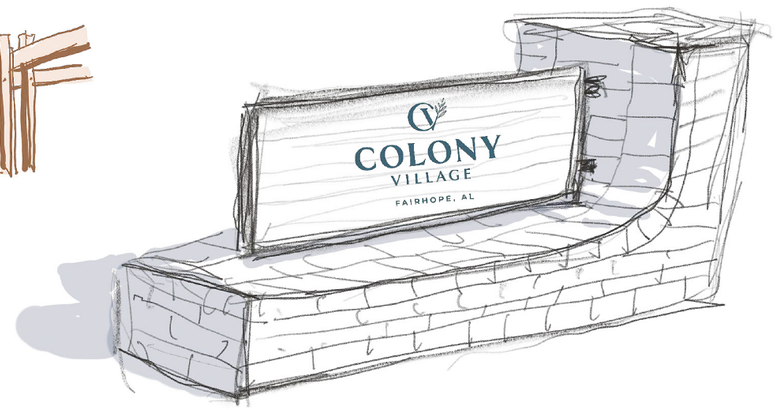
ENTRY SIGNAGE

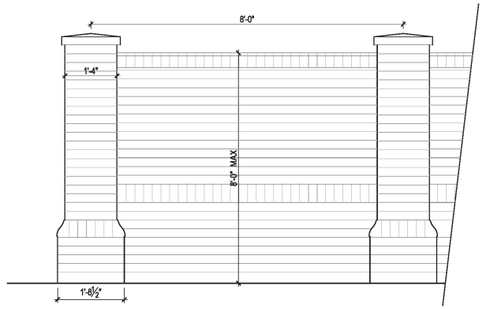
CUSTOM



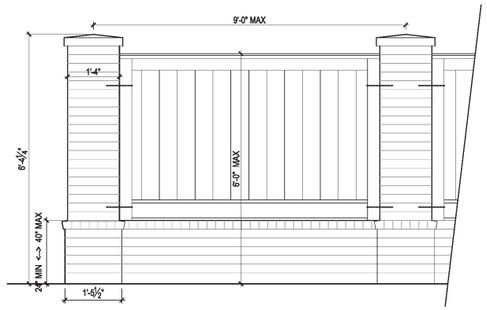
VE OPTIONS



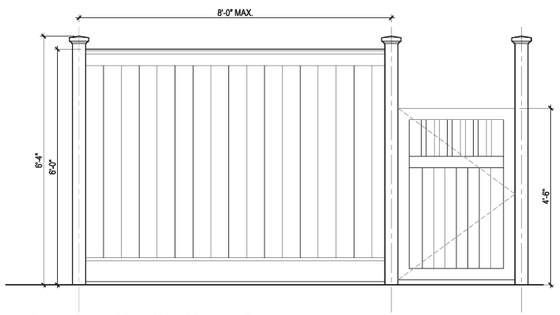




Courtyard Wall - Brick

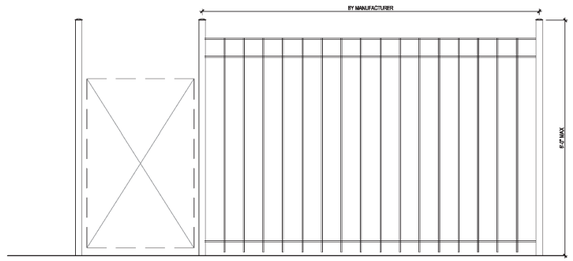


Garden Wall - Wood and Brick



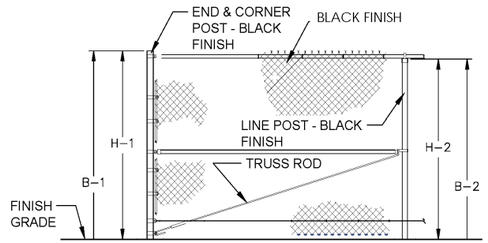
Garden Wall - Wood

ORNAMENTAL



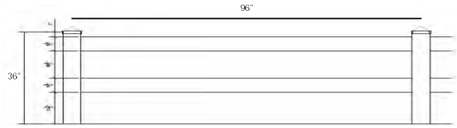
Backyards, Civic Areas - Black Aluminum

CHAIN LINK

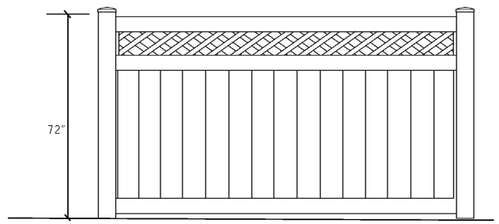


Pickleball, Dogpark - Black vinyl Coated

RAIL FENCE

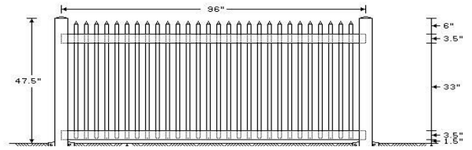


Front Yard Fence Options (Wood)

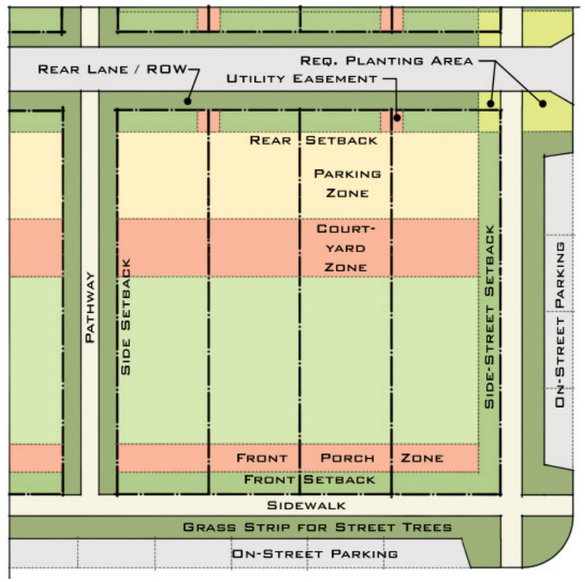


Lane Fence with Lattice (Wood)

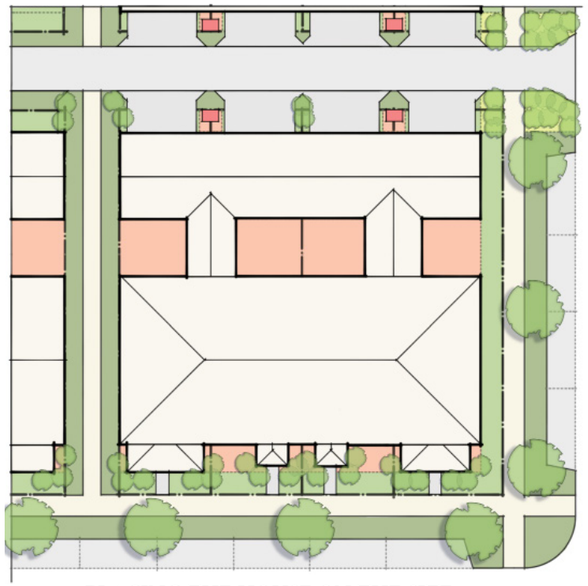
PICKET FENCE



Townhome Lots



ZONES WITHIN THE SITE



PLACING THE HOUSE ON THE SITE

Front Setback: 5 feet.

Front Porch Zone: 8 feet deep from the front setback. The main body of the house, and/or front porches must be placed anywhere within the Front Porch Zone.

Front Walks shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

Front Hedges are encouraged and shall be a maximum height of 3 feet 6 inches. Hedges should be continuous around the perimeter of the Front Yard, set just behind the sidewalk, and should have an opening at the front walk. A front planting area is required the full width of the unit between the sidewalk and the front of structure.

Rear Lane Setback: 6 feet from Rear Lane R.O.W. for all structures at the Rear Lane.

Side Street Setbacks: 6 feet. No part of the structure can be closer than 5 feet to sidewalk and the space between the structure and the sidewalk must be landscaped. If a courtyard faces the side street, that courtyard must be screened with a wall of brick or same material as the house. A screen wall, maximum height 6 feet, must run to the garage or to the R.O.W. line. The yard between the Side Street Setback and sidewalk must be landscaped.

Garages shall be placed within the Parking Zone. For corner lots, garages shall be placed at the Rear Setback or the wall, or privacy wall, must extend to the RL Setback. Typical garage depth is 24-30 feet.

Courtyard Zone: Private courtyards are highly encouraged and must be separated from eachother with brick courtyard walls. The walkway from house to garage should be covered. Typical courtyard depth is 15-20 feet.

Private Zone Fences may be placed at the courtyard openings at end units and may be a maximum of 6 feet high.

Rear Driveways /curb cuts can be a maximum of 18' wide with the remainder being a planter.

Required Planting area at Rear Lane Curb cut: This area is required to have vertical plantings that help screen the large opening of the rear lane to the street.

Minimum Lot Size: 2,400 SF

Lot Type Diagrams

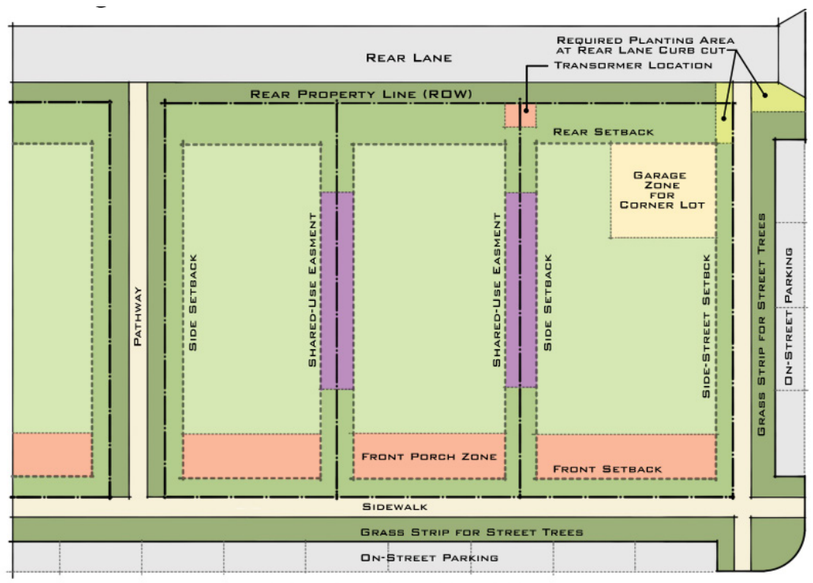
Townhome Lots

Townhome Lots vary in size and shape, but are generally 25' wide x 100' - 125' deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Townhome Lots.

Porches are located in the Front Porch Zone with the door-wall of the main body also being located on the Front Porch Zone line or within it.

Special consideration must be given to the shallow front yard.

Village Cottage Lots - Rear Lane



ZONES WITHIN THE SITE

PLACING THE HOUSE ON THE SITE

Front Setback: 6 ft minimum from property line to edge of porch.

Front Porch Zone: 12 ft. deep from the front setback. The front wall of the house and the front porch are to be placed in this zone.

Front Porch Elevation: The edge of the front porch must be a minimum of 24" above grade at the front porch.

Side Setback: Adjacent Lots: 5 feet.

Side-Street Setback: Adjacent to Street: 6 feet. No part of the structure can be closer than 6 feet to sidewalk running down the side of the house.

Rear Setback: 10 ft from rear property line or ROW.

Rear Driveways /curb cuts can be a maximum of 18' wide with the remainder being a planter area. A third garage bay must be separated from the other two by a planter strip 3 ft wide.

Side Yard Usage Easement is located on the west or north side of lots. The easement is 5 feet and allows the neighboring house to use the 5 feet for their courtyard. This gets rid of the need for a privacy fence between houses on such narrow lots. Houses have to be designed with this in mind as neighboring windows facing this easement will need to have transluscent glass or have their sills at 5' above finished floor both levels.

Garages shall be placed in the rear of the lot off the rear lane. For corner lots, garages shall be placed at the Rear Setback and Side-Street Setback to help enclose the rear lane entry.

Required Planting area at Rear Lane Curb cut: This area is required to have vertical plantings that help screen the large opening of the rear lane to the street.

Private Zone Fences shall be a maximum of 6 feet high. They may extend to and be placed on property lines between lots. Privacy fences running along side street must be set off the sidewalk a minimum of 12" for a planter strip along the sidewalk edge.

Privacy fences that face the front street must start behind the first window on the side of the house at the front.

Front Walks shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

Front Yard Fences and Hedges are encouraged and shall be a maximum of 3 feet tall. Maximum opacity for fences or low walls within this 3 foot high plane is 60%. Front Yard Fences and Hedges should be continuous around the perimeter of the Front Yard, set between 6 inches and 2 feet from the sidewalk, and should have a gate or opening at the front walk.

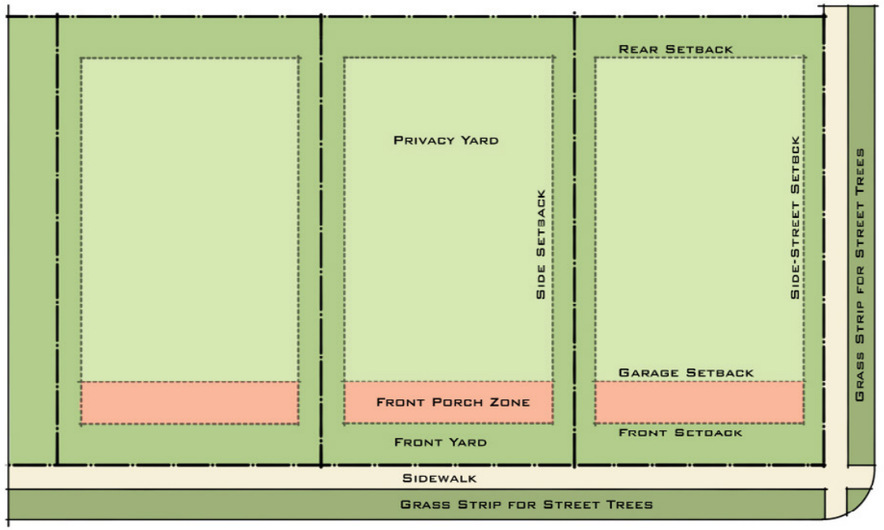
Minimum Lot Size: 4,500 SF

Lot Type Diagrams

Village Cottage Lots

Village Cottage lots vary in size and shape, but are generally 45-55 feet wide for mid-block lots and 50-55 feet wide for corner lots, and 80-130 feet deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Village Cottage Lots.
Porches are located in the Front Porch Zone with the door-wall of the main body also being located on the Front Porch Zone line or within it.

Neighborhood Cottage Lots - 60' - Rear Lane



ZONES WITHIN THE SITE

PLACING THE HOUSE ON THE SITE

Front Setback: 10 ft from front property line to edge of porch.

Front Porch Zone: 8 ft. deep from the front setback. The front wall of the house and the front porch are to be placed in this zone.

Side Setback: Adjacent Lots: Minimum 5 feet.

Side-Street Setback: Adjacent to Street: 6 feet. No part of the structure can be closer than 6 feet to the sidewalk running down the side of the house.

Rear Setback: 10 ft minimum from rear property line or ROW.

Garage Setback: 22 ft. from front property line or 6 ft minimum behind front wall of house.

Private Zone Fences shall be a maximum of 6 feet high. They may extend to and be placed on property lines between lots. Privacy fences running along side street must be set off the sidewalk a minimum of 12" for a planter strip along the sidewalk edge.

Privacy fences that face the front street must start behind the first window on the side of the house at the front.

Corner Lot Front Drive Location: Front drives for corner lots are to be placed away from the corner as shown in the diagram to left.

Front Drive Widths: The drive may be no wider than 12 ft at the curb cut, and can flare out to 18 ft beyond the sidewalk.

Front Walks shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

Front Yard Fences and Hedges are encouraged and shall be a maximum of 3 feet tall. Maximum opacity for fences or low walls within this 3 foot high plane is 60%. Front Yard Fences and Hedges should be continuous around the perimeter of the Front Yard, set between 6 inches and 2 feet from the sidewalk, and should have a gate or opening at the front walk.

Required Plantings: Each lot is required to have a planting area at each side of the front drive curb cut.

Minimum Lot Size: 4,500 SF

Lot Type Diagrams

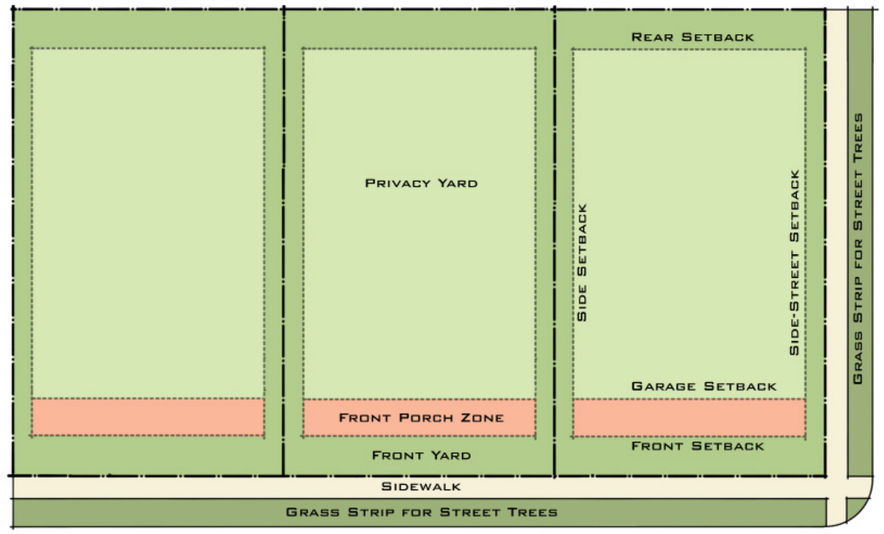
Neighborhood Cottage Lots - 60'

Neighborhood cottage lots are 45-60 feet wide and 100 - 130 feet deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for 60' wide Neighborhood Cottage Lots.

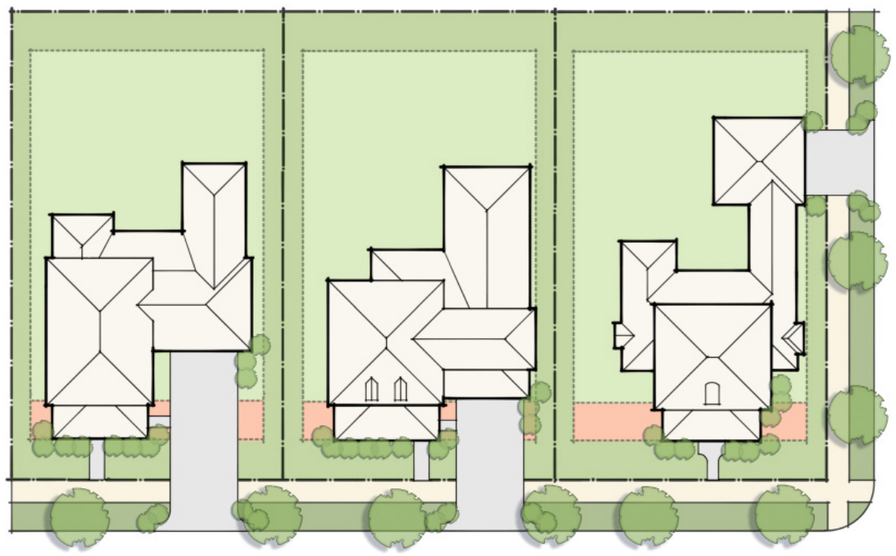
Porches are located in the Front Porch Zone with the door-wall of the main body also being located on that zone line or within that zone.

Corner lots are typically slightly larger than mid-block lots.

Signature Lots - 70'



ZONES WITHIN THE SITE



PLACING THE HOUSE ON THE SITE

Front Setback: 10 ft from front property line to edge of porch.

Front Porch Zone: 12 ft. deep from the front setback. The front wall of the house and the front porch are to be placed in this zone.

Side Setback: Adjacent Lots: Minimum 5 feet.

Side-Street Setback: Adjacent to Street: 6 feet. No part of the structure can be closer than 6 feet to the sidewalk running down the side of the house.

Rear Setback: 10 ft from rear property line or ROW.

Garage Setback: 24 ft. from front property line or 8 ft minimum behind front wall of house.

Private Zone Fences shall be a maximum of 6 feet high. They may extend to and be placed on property lines between lots. Privacy fences running along side street must be set off the sidewalk a minimum of 12" for a planter strip along the sidewalk edge.

Privacy fences that face the front street must start behind the first window on the side of the house at the front.

Corner Lot Front Drive Location: Front drives for corner lots are to be placed away from the corner as previously shown on the 60' diagram, or, an alternate preferred location would be near the rear of the lot along the side street.

Front Drive Widths: The front drive may be no wider than 12 ft at the curb cut, and can flare out to 18 ft beyond the sidewalk.

Front Walks shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

Front Yard Fences and Hedges are encouraged and shall be a maximum of 3 feet tall. Maximum opacity for fences or low walls within this 3 foot high plane is 60%. Front Yard Fences and Hedges should be continuous around the perimeter of the Front Yard, set between 6 inches and 2 feet from the sidewalk, and should have a gate or opening at the front walk.

Required Plantings: Each lot is required to have a planting area at each side of the driveway curb cut.

Minimum Lot Size: 8,400 SF

Lot Type Diagrams

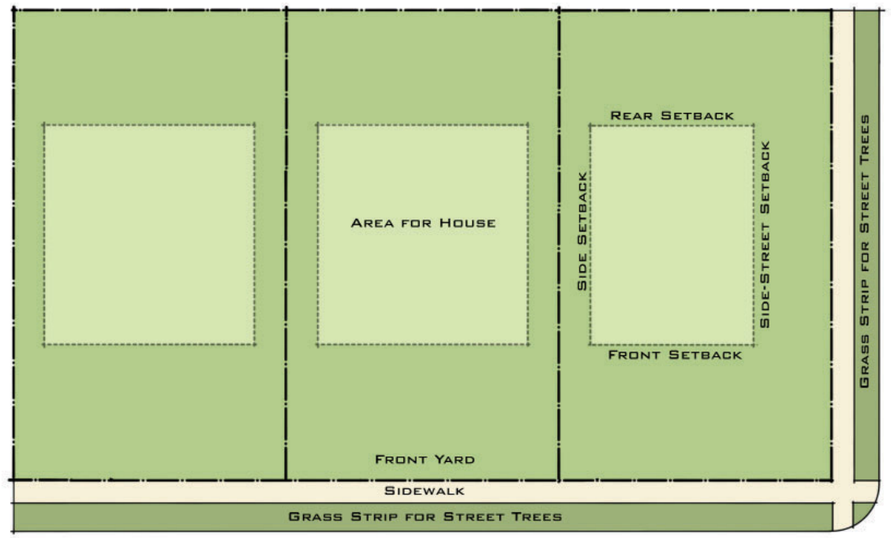
Signature Lots - 70'

Signature lots vary in size and shape, but are generally 70 feet wide and 120 feet deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for 70' wide Signature Lots.

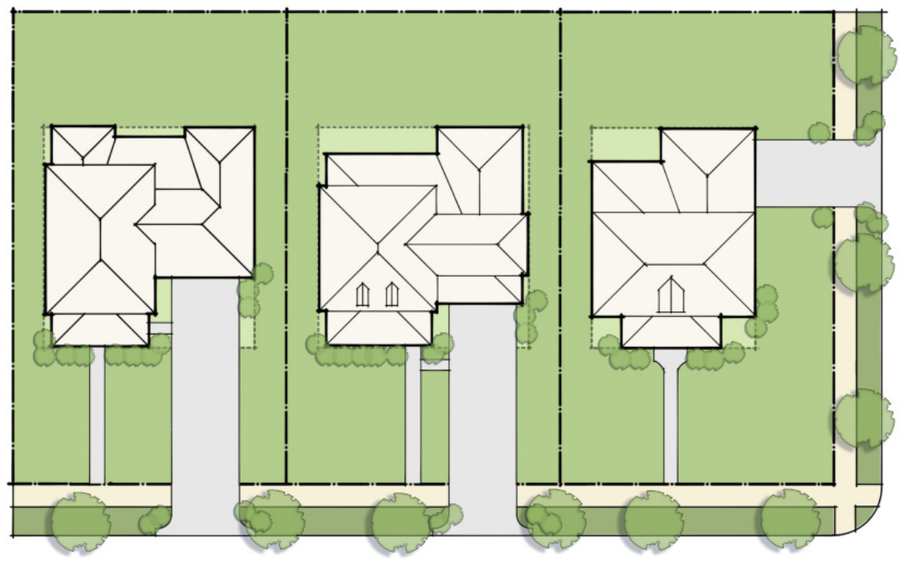
Porches are located in the Front Porch Zone with the door-wall of the main body also being located on that zone line or within that zone.

Corner lots are typically slightly larger than mid-block lots.

Fairhope R3 - 65' - Front Drive



ZONES WITHIN THE SITE



PLACING THE HOUSE ON THE SITE

Front Setback: 35 ft from front property line.

Side Setback: Adjacent Lots: Minimum 8 feet.

Side-Street Setback: Adjacent to Street: 20 feet.

Rear Setback: 30 ft from rear property line.

Private Zone Fences shall be a maximum of 6 feet high. They may extend to and be placed on property lines between lots. Privacy fences running along side street must be set off the sidewalk a minimum of 12" for a planter strip along the sidewalk edge.

Privacy fences that face the front street must start behind the first window on the side of the house at the front.

Corner Lot Front Drive Location: Front drives for corner lots should be placed away from the corner; preferred location would be near the rear of the lot along the side street.

Front Drive Widths: The front drive may be no wider than 12 ft at the curb cut, and can flare out to 18 ft beyond the sidewalk.

Front Walks shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

Front Yard Fences and Hedges are encouraged and shall be a maximum of 3 feet tall. Maximum opacity for fences or low walls within this 3 foot high plane is 60%. Front Yard Fences and Hedges should be continuous around the perimeter of the Front Yard, set between 6 inches and 2 feet from the sidewalk, and should have a gate or opening at the front walk.

Required Plantings: Each lot is required to have a planting area at each side of the driveway curb cut.

Lot Type Diagrams

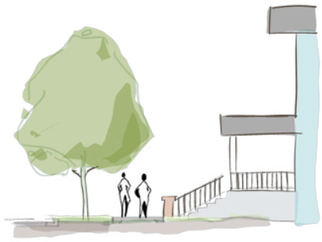
Fairhope R3

The location and dimensions of the zones indicated in the diagrams on this page are typical for lots that are zoned R3 in the Fairhope Zoning Code.

Zoning requires a minimum lot size of 7,800 SF, minimum lot width of 65', and a maximum total lot coverage by all structures is 35% with a max height of 30'.

CONNECTION TO NEIGHBORING SCHOOL

MULTI-PURPOSE TRAIL (10' ASPHALT



STREETSIDE WALKS

PARK WALKS

STATE HWY 104

NORTH

NOT TO SCALE

PARKING QUANTITIES	
DESCRIPTION	QTY
PHASE 1 PARKING COUNT (ON-STREET)	314
PHASE 2 PARKING COUNT (ON-STREET)	159
PHASE 3 PARKING COUNT (ON-STREET)	238
PHASE 4 PARKING COUNT (ON-STREET)	156
TOTAL PARKING COUNT	867

NORTH

NOT TO SCALE

JADE CONSULTING

JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

January 18, 2026

FST and Bertolla Properties LLC
PO Box 1527
Daphne, AL 36526

Dear FST and Bertolla Properties LLC,

This letter is meant to explain the current stormwater design concept for Colony Village and the on-going discussions with the U.S. Army Corps of Engineers (ACOE). During on-site meeting with the ACOE on May 8, 2025, we reviewed the site, looked at wetland boundaries, and discussed the main strategies for managing stormwater on the property.

The updated Stormwater Exhibit, dated January 18, 2026, shows a design that uses an in-line stormwater system connected to restored wetlands. These wetlands will be improved to help naturally clean the water and support the environment. The plan shall be closely designed for proper restoration along with Wetland Sciences (see Wetland Narrative included within this PUD) to include wetland buffer zones, improvements and crossings to create the in-line stormwater detention, and a berm to regulate and control water flow. Final details are still being reviewed by the ACOE regarding the wetland areas that will be affected.

However, from recent discussions with Wetland Sciences and the ACOE, we know all watercourses on the site will be considered jurisdictional, though they are low quality. The in-stream structures can be permitted under a Nationwide (NW) permit. We've updated the exhibits to match the wetland boundaries and answered questions that ACOE staff generated from the site review. The approved jurisdictional determination ("AJD") was issued on December 31, 2025, and that linework is incorporated and accounted for throughout our plan. The full AJD can be found at the end of this PUD submittal.

During a follow-up site visit on July 7, 2025 the locations were confirmed for key stormwater features. Those findings have been included in the current concept, contemplated at the roadway crossings, and will guide the next steps in permitting and engineering.

Sincerely,

Best Regards,

JADE CONSULTING, LLC

Paul Marcinko, P.E.
Senior Project Manager
pmarcinko@jadengineers.com

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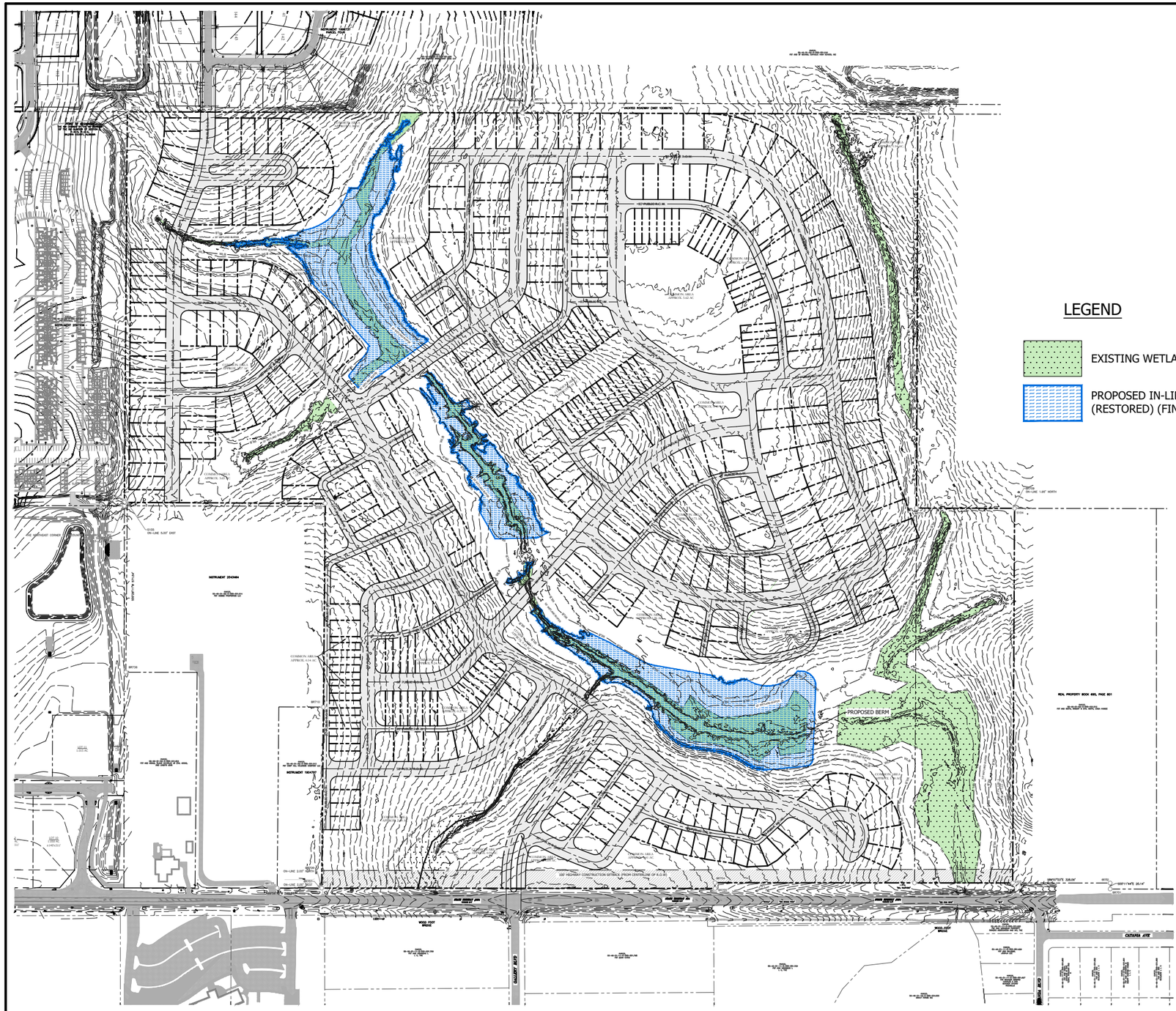
WWW.JADENGINEERS.COM



N

GRAPHIC SCALE

150 0 150

(IN FEET)

1 inch = 150 ft.

DATE: 01/18/2026

LEGEND

EXISTING WETLANDS

PROPOSED IN-LINE STORMWATER MANAGEMENT / RECONSTRUCTED WETLANDS (RESTORED) (FINAL DESIGN PENDING)

STORMWATER EXHIBIT
COLONY VILLAGE
PLANNED UNIT DEVELOPMENT
STATE HIGHWAY 104
FAIRHOPE, ALABAMA

Architectural Guidelines

COLONY VILLAGE - FAIRHOPE, AL

Exterior Building Materials and Aesthetics

- No more than two materials on the facade of any Residence
- Exterior Materials used can be made of Brick, Stucco, Wood, or Hardie board
- Vinyl and Aluminum are not allowed to be used for any exterior materials
- Exterior of roofs must be made of asphalt shingles or made of metal—5V or standing seem
- Roof Pitch on any residence must have a minimum ratio of 8:12 on main roof and 4:12 on secondary roof
- Any and all shutters must be made of wood
- Allowable height of any structure must not exceed 35 feet from grade
- Detached structures must be made of the same materials as the Primary Structure

Fencing and Sidewalks

- Fencings made of wood, masonry, iron, or ornamental aluminum per design standards
- No chain link fencing allowed in any instance including common areas or amenities
- Fencing to have a max height of four feet when facing any common area or Greenway
- No chain link fencing allowed in any instance including common areas or amenities
- Fencing to have a max height of six feet
- All sidewalks in common areas or right of ways to be a minimum of five feet in width and made of concrete per the approved streetscape plan
- The front porch of any residence that faces a roadway or common area shall be connected to the sidewalk in the right of way or common area by a sidewalk four feet in width where applicable. Note that in some instances due to grade, concrete stairs connecting the residence porch to the sidewalk along the right of way or common area is acceptable.

Carports, Garages, and Driveways

- Each residence must have a garage, carport, or driveway capable of storing two vehicles
- The garages or carports may be attached or detached
- Driveways can be made of concrete or brick pavers
- Garages may not be made of Aluminum or Vinyl

Trees, Landscaping, and Horticulture

Any Tree planting shall follow the Landscape Plan of the development including but not limited to:

- Street trees must be planted along the entire street frontage per plan
- A minimum of a 45-gallon tree must be planted along any main roadway
- No species other than native plants to the general area to be planted
- Minimum size of shrubs to be three gallons
- Lawns must be sodded, not seeded

Neighborhood Signage

- Only two signs are allowed to be displayed on any one residential lawn at any given time
- Allowable signage includes:
  - Any For Sale sign – size to be standard provided by local real estate governance
  - Any contractor's sign
  - Any other sign not to be larger than 18" wide by 24" in height

Architectural Review Standards

- No construction to any residence may begin unless approved by the Architectural Review Board (ARB)
- Plans that must be submitted to the ARB include: Site plan, floor plan, elevations, exterior materials used, and landscape plan

HOA Dues and Other Items

- Each Property owner is responsible for their share of HOA dues
- HOA dues must be paid in full before the transfer of any property
- A Transfer Fee of $250 is to be paid by the Current Owner who is transferring the Property to the next Owner

Colony Village - ***Townhouse Boulevard***

Colony Village - ***Level Side-Load Burnside***

Colony Village - ***Level Alley Load Option 1***

Colony Village - ***Level Alley Load Kadair***

Colony Village - ***Front Load Bourget***

Colony Village - ***Bergamo Front Load Option 2***

TRAFFIC IMPACT ANALYSIS NARRATIVE

Traffic Impact Analysis Narrative

I. INTRODUCTION

To proactively assess and address the potential traffic impacts of the proposed Colony Village development, a comprehensive Traffic Impact Study (TIS) was commissioned. The study was professionally prepared by Burch Transportation, LLC, in March 2025. This narrative summarizes the key findings, methodology, and the developer's commitment to implementing the recommended roadway improvements to ensure safe and efficient traffic operations on the surrounding road network.

II. STUDY SCOPE AND METHODOLOGY

The scope of the TIS was developed in direct coordination with both the Alabama Department of Transportation (ALDOT) and the City of Fairhope to ensure all areas of concern were thoroughly evaluated.

To establish baseline traffic conditions, turning movement counts were conducted during the AM and PM peak hours on a weekday and during the midday peak hour on a Saturday. The data was collected on **December 5th and 7th, 2024, and January 9th and 11th, 2025.**

At the request of ALDOT and the City of Fairhope, the study analyzed the following seven (7) key intersections:

1. **State Highway 181 and State Highway 104**
2. **State Highway 104 and Gallery Boulevard (Proposed Site Access)**
3. **State Highway 104 and St. Michael Way/Lawrence Road**
4. **State Highway 104 and County Road 13**
5. **State Highway 181 and Threshing Boulevard/Falling Water Boulevard**
6. **State Highway 181 and Mosley Road**
7. **State Highway 181 and Gayfer Road Extension**

III. FINDINGS AND RECOMMENDED IMPROVEMENTS

The analysis indicates that the traffic generated by the development can be effectively managed with strategic roadway improvements. The study concludes that the primary access point for the development, located on State Highway 104 opposite Gallery Boulevard, warrants modifications to accommodate future traffic volumes.

Based on the analysis, the following improvements are recommended and will be constructed by the developer:

- **Traffic Signal:** A new traffic signal will be installed at the intersection of State Highway 104 and the main site access/Gallery Boulevard.
- **Eastbound Left-Turn Lane:** An eastbound left-turn lane will be constructed on State Highway 104 at the site access, providing approximately 295 feet of vehicle storage plus required tapers per ALDOT standards.
- **Westbound Right-Turn Lane:** A westbound right-turn deceleration lane will be constructed on State Highway 104 at the site access, providing approximately 295 feet of vehicle storage plus required tapers per ALDOT standards.

IV. IMPLEMENTATION COMMITMENT

- The development team is fully committed to funding and constructing all required off-site traffic improvements. **All recommended improvements, including the installation of a new traffic signal and the construction of the associated turn lanes on State Highway 104, will be completed as part of the Phase 1 construction schedule.** This ensures that the necessary infrastructure is in place before a significant number of residents occupy the development, mitigating the impact on the surrounding road network from the outset.

Please see pg 129 in the Appendices to read the full Traffic Impact Study

PROPOSED UTILITY PLAN

Utility Access & Location Plan

I. INTRODUCTION

This document outlines the comprehensive plan for utility access and location for the Colony Village Planned Unit Development (PUD). Our strategy is designed to ensure reliable and efficient service delivery to all residential properties while preserving the aesthetic integrity of the traditional neighborhood design. The layout has been thoughtfully planned to minimize visual clutter in the streetscape by strategically placing utilities in both front and rear easements.

II. UTILITY LOCATION AND ACCESS STRATEGY

To maintain a clean and uncluttered public realm, utilities are separated into "wet" and "dry" categories, with distinct locations for each.

- **Wet Utilities (Front Easement):** Water and sewer lines will be located within the public right-of-way or a dedicated utility easement at the front of the lots. This placement provides municipal crews with direct and easy access for maintenance, repairs, and meter reading without needing to enter private rear yard spaces. All mains and service laterals will be installed underground.
- **Dry Utilities (Rear Easement):** Power, communications/internet, and gas lines will be located in a dedicated utility easement along the rear of the properties. This strategy removes transformers, pedestals, and overhead lines from the primary streetscape, significantly enhancing the visual appeal of the neighborhood's streets and sidewalks. All dry utilities will be installed underground.

III. PROVIDER COORDINATION AND COLLABORATION

The successful implementation of this complex utility plan requires extensive coordination among all service providers. The development team has conducted individual, in-depth planning meetings with each utility provider to review the proposed layout and understand their specific requirements and standards.

Given the unique design of the neighborhood, all parties recognize the need for significant and ongoing cooperation. Each provider has expressed a strong willingness to work collaboratively with our design and construction teams to coordinate installation schedules, accommodate the specific needs of the project, and ensure a smooth and efficient build-out process.

This collaborative approach will be critical to the timely delivery of services to each phase of the development.

IV. DESIGNATED UTILITY PROVIDERS

The following utility providers will service the Colony Village development:

Water, Sewer & Natural Gas:

- **Provider:** City of Fairhope Utilities
- **Location:** Front Easement (Water/Sewer), Rear Easement (Gas)

Electric Power:

- **Provider:** Riviera Utilities
- **Location:** Rear Easement

Communications (Internet/Phone):

- **Provider:** AT&T
- **Location:** Rear Easement

DEVELOPMENT AGREEMENT FOR UTILITY IMPROVEMENTS

Development Agreement for Utility Improvements

I. INTRODUCTION

The development team for Colony Village is committed to being a proactive and collaborative partner with the City of Fairhope. We understand that a project of this scale has an impact on public infrastructure, and we are dedicated to ensuring that the development not only meets its own utility needs but also integrates seamlessly with the City's existing systems and future plans.

This document serves to formally state our commitment to this partnership and our willingness to enter into a development agreement with the City of Fairhope for necessary utility improvements.

II. PROACTIVE COORDINATION WITH FAIRHOPE UTILITIES

From the early stages of planning, our team has engaged directly with the City of Fairhope's utility departments. We have held several in-person meetings and numerous conversations with key personnel at Fairhope Utilities with the latest meeting occurring on January 14, 2026. In these meeting, our team

- **Present the Colony Village master plan in detail.**
- **Gain a thorough understanding of the existing capacity of the City's water, sewer, and gas infrastructure in the project's vicinity.**
- **Identify potential needs for system upgrades or improvements that may be required to service the new development.**
- **We are committed to working with Fairhope Utilities on the placement of a lift station or multiple lift stations onsite (100ft x 100ft). The exact number and placement to be finalize during design and permitting**

This proactive coordination has established a strong foundation of communication and cooperation, which we intend to build upon as the project moves forward.

III. COMMITMENT TO A DEVELOPMENT AGREEMENT

The Colony Village development team formally states its willingness and intent to work with the Fairhope City Council and City staff to negotiate and execute a development agreement. We are prepared to collaborate on defining the scope, timing, and financial responsibilities for any required public utility improvements that are identified by the City as being necessary to support this project.

We believe that a formal development agreement is the most effective instrument to ensure that the interests of both the City and the project are met, providing clarity and a predictable path forward for all stakeholders.

IV. FUTURE COOPERATION

Our commitment to collaboration will continue throughout the design, approval, and construction phases of Colony Village. We will maintain an open dialogue with all City departments to ensure that the planning and implementation of any utility improvements are fully coordinated with the project's development schedule.

We are confident that through this cooperative approach, Colony Village will be a valuable and well-integrated addition to the City of Fairhope.

COMMUNITY MEETING MINUTES

JADE CONSULTING, LLC
NEIGHBORHOOD MEETING

SIGN IN

OWNER: FST AND BERTOLLA PROPERTIES LLC PO BOX 1527.

DATE: Wednesday 8/20/2025 5:00 PM

ENGINEER: JADE CONSULTING, LLC

PROJECT NAME: Colony Village

Name	Organization	Email Address	Telephone	Fax
Philip Moes	Veranda Homeowner	phm1105@aol	601-259-4600	
Reilly Chunn	Estates & The Verandas	reillychunn@gmail.com	720-476-2222	
Vince Muscat	Verandas			
Dan Ruhl	Verandas		443 480 7400	
Libby Hall	Veranda	lhall929@gmail.com	7033806016	
Antwan Hogue	Veranda (Estates)	antwan.hogue@yahoo.com	251-234-9786	
Ben Gould	Verandas	begould@att.net	7132046111	
Fred Moore	Verandas (resident of Estates)	fim@mooreclawfirm-al.com	251-533-5888	
Julie Waehner	Veranda	julie.waehner@gmail.com		
Michael Alexander	Veranda	alexander42111369@gmail	838-377-3258	

JADE CONSULTING, LLC
NEIGHBORHOOD MEETING

SIGN IN

OWNER: FST AND BERTOLLA PROPERTIES LLC PO BOX 1527.

DATE: Wednesday 8/20/2025 5:00 PM

ENGINEER: JADE CONSULTING, LLC

PROJECT NAME: Colony Village

Name	Organization	Email Address	Telephone	Fax
Sharon Gould	Verandas	sggould59@gmail.com	7132047455	
Garry Little	Verandas	g1little@aol.com	937 545-9738	
A.C. Nunn	"	ac.acn.nunn@gmail.com	706-773-0509	
Peggy "	"	"	"	
Michael Deuhan	St. Michael Catholic	mdeuhan@bellsouth.net	251-401-0448	

JADE CONSULTING, LLC
NEIGHBORHOOD MEETING

SIGN IN

OWNER: FST AND BERTOLLA PROPERTIES LLC PO BOX 1527,

DATE: Wednesday 8/20/2025 5:00 PM

ENGINEER: JADE CONSULTING, LLC

PROJECT NAME: Colony Village

Name	Organization	Email Address	Telephone	Fax
Kenzie McInnis	JADE Consulting, LLC	kmcinnis@jadengineers.com	251-928-3443	251-928-3665
Paul Marcinko	JADE Consulting, LLC	pmarcinko@jadengineers.com	251-928-3443	251-928-3665
Bobby & Jennie Shewmake	NA	bwshewmae@gmail.com	205-616-2294	—
Elizabeth Tebbutt	Verandas	Liz@thetebbutts.net	501-606-9372	
Jessica Kelley	The Estates	gmkjjk@gmail.com	253-302-6639	
Mike Kelley	The Estates		253-302-6636	

JADE CONSULTING, LLC
NEIGHBORHOOD MEETING

SIGN IN

OWNER: FST AND BERTOLLA PROPERTIES LLC PO BOX 1527,

DATE: Wednesday 8/20/2025 5:00 PM

ENGINEER: JADE CONSULTING, LLC

PROJECT NAME: Colony Village

Name	Organization	Email Address	Telephone	Fax
MATT ROONEY	Homeowner/Verandas	rooneyenterprises@yahoo.com	214-460-3031	
Danny & Peggy Wilson	Homeowner/Verandas	sunlover1978@outlook.com	850-281-8619	
Linda Bobby Smith	homeowner adj.	higbeesmith@aol.com	(251) 802-8191	

SECTION THREE

Project Team

PROJECT TEAM

It takes a *team* to build a *village*. Meet ours.

CIVIL ENGINEER • PE, LEED AP

Perry “Trey” Jinright

JADE CONSULTING

CIVIL ENGINEER • PE

Paul Marcinko

JADE CONSULTING

LANDSCAPE ARCHITECT • PLA, ASLA

Christian Preus

CPLA DESIGN

SURVEYOR ▪ PLS

Mark A. Wattier

WATTIER SURVEYING

DESIGN ARCHITECT ▪ AIA, NCARB, CNU

Mike Thompson

THOMPSON PLACEMAKING

ENVIRONMENTAL CONSULTANT ▪
SENIOR SCIENTIST

Craig D. Martin

WETLAND SCIENCES INC.

TRAFFIC CONSULTANT ▪ PE, MBA

Jenny Brownlie-Carey

BURCH TRANSPORTATION

DEVELOPMENT TEAM

Cory Bronenkamp

DEVELOPMENT TEAM

Anderson Reed

SECTION FOUR

Appendices

Definitions

Alley
A traditional, walkable thoroughfare serving the pedestrian mobility and access needs at the rear of residential units. Other functions include trash removal and utility service.

Boulevard
A principal traditional thoroughfare designed to encourage pedestrian mobility and connecting centers within communities. Boulevards generally have center medians, street trees, sidewalks and parallel parking. Buildings are near the sidewalk to optimize pedestrian access and mobility; auto mobility is secondary.

Civic Area / Building
An area dedicated to serve a future public need, such as a bus stop, mail post and/or pavilion.

Cottage Court
Sprinkled throughout the neighborhood, these spaces will provide pockets of green for homes to face and enjoy a front yard maintained by the HOA. Units are separated from the common area only by a sidewalk, path or non-vehicular way. Parking is from rear lanes, alleys or in a common, rear-loaded lot.

Cottage House
A single family detached house on a small lot, usually with rear loaded parking. These can be grouped, facing a mews, small common or green in a court. A cottage court is often, but not always, arranged in a U-shape.

Front Porch Zone
Varying from 8-12 feet deep from the front setback. The main body of the house, and/or front porches must be placed anywhere within this zone.

Front Walks
Shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house, connecting the main house to the ROW.

Garages
Shall be placed within the Parking Zone. For corner lots, garages shall be placed at the Rear Setback or the wall (or privacy wall) must extend to the RL Setback. Typical garage depth is 24-30 feet.

Mainstreets
A traditional, pedestrian serving thoroughfare with features that encourage pedestrian movement, featuring parallel parking on both sides. Buildings front the sidewalk to optimize movement; motor vehicle mobility is subordinate to pedestrian mobility.

Neighborhood Cottage Lots
Alley-loaded lots that are 45-60 feet wide and 100-130 feet deep featuring a single family detached house.

Neighborhood Street
A traditional thoroughfare predominately found where front-facing houses are. It has two lanes with planting strips and sidewalks on either side.

Restored Greenway
Re-establishment of a native canopy and sub-canopy wetland and stream vegetative components to become a beautiful and beneficial feature of the village that is preserved and perpetuated.

Signature Lots
A large single family detached house designed for an edge condition, often with front loaded parking. These lots are generally 70 feet wide and 110–120 feet deep. The garage is set well back from the front right of way.

Tertiary Street
A traditional, pedestrian serving thoroughfare with features that encourage pedestrian movement, having parallel parking on one side. Buildings front the sidewalk, and motor vehicle mobility is subordinate to pedestrian mobility.

Townhome Lots
Vary in size and shape, but are generally 25 feet wide and 100–130 feet deep. Typical zones for these lots are indicated in specific diagrams.

Village Cottage Lots
Varying in size but generally 45-55 feet wide for mid-block and 50-55 feet wide for corner lots, with a depth of 80-130 feet. All village cottage lots are rear-loaded.

PUD Deviation Summary							
Ordinance Parameter	**Standard for R-3 Zoning**	**Colony Village PUD**	**CV Signature**	**CV Village Cottage**	**CV Neighborhood Cottage**	**CV Townhome**	**Reason for Deviation**
Minimum Lot Area	**7,800 sq. ft.**	**2400 SF**	8,400 SF	4,000 SF	4,500 SF	2400 SF	A reduction in minimum lot area allows the neighborhood to offer a broader range of housing types and price points while maintaining high design standards. This flexibility supports more efficient land use, enables clustering to preserve shared open space or natural features, and responds to market demand for smaller, low-maintenance lots without compromising overall neighborhood character.
Minimum Lot Width	**65 ft.**	**24'**	70'	45'	50'	24'	A deviation to minimum lot width supports a more walkable, human-scaled streetscape by reducing garage dominance and encouraging porch-oriented architecture. It also enables flexible housing products such as paired homes, cottage lots, and alley-loaded designs, while reducing infrastructure footprint and maintaining a cohesive block rhythm even on curved or irregular streets.
Front Yard Setback	**30 ft.**	**N/A**	10'	6'	10'	5'	A reduced front yard setback supports a more walkable, human-scaled streetscape by bringing homes closer to the public realm, strengthening neighborhood identity, and encouraging porch-oriented design
Rear Yard Setback	**35 ft.**	**N/A**	10'	10'	10'	6'	A deviation to the rear yard setback allows homes to be clustered more efficiently, enabling preservation of shared open space, natural features, or trail corridors. It also supports modern housing types such as alley-loaded or courtyard homes and helps resolve irregular site geometry to create a cohesive neighborhood layout.
Side Yard Setback	**8 ft. (per side)**	**N/A**	5'	5'	5'	0'	Reducing the side yard setback enables more flexible housing products, including zero-lot-line and paired homes, while maintaining privacy through thoughtful design. It also reduces infrastructure footprint by shortening streets and utility runs and helps maintain consistent spacing along curved or irregular blocks.
Street Side Yard (Corner Lot)	**20 ft.**	**N/A**	6'	6'	6'	6'	A reduced street-side setback strengthens the corner condition by defining the block edge more clearly and improving sightlines. It supports porch-oriented or wrap-around architectural features and accommodates the unique geometry of corner lots, which are often shallower or irregularly shaped.
Maximum Lot Coverage (All Buildings)	**35%**	**59%**	71%	92%	90%	77%	A modest increase in lot coverage supports high-quality architectural design on smaller lots, allowing for single-story homes, larger porches, or accessory structures without compromising neighborhood character. It also enables clustering of homes to preserve larger shared open spaces and responds to market demand for more usable interior space with low-maintenance yards.
Maximum Building Height	**30 ft.**	35'	35'	35'	35'	35'	A slight increase in building height allows for improved architectural variety, better roofline proportions, and features such as clerestory windows. It may also be necessary to accommodate grade changes, flood elevation requirements, or missing-middle housing types while maintaining compatibility with surrounding development.

APPROVED JURISDICTIONAL DETERMINATION

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
600 VESTAVIA PARKWAY, SUITE 203
THE SHELBY BUILDING
VESTAVIA HILLS, AL 35216

REPLY TO
ATTENTION OF:

December 31, 2025

South Alabama Branch
Regulatory Division

SUBJECT: Department of the Army File Number SAM-2025-00289-MDJ, Bertolla Property, Baldwin County, Alabama

Cory Bronenkamp
Acre Development
3975 Pinebrook Drive South
Mobile, Alabama 36608

Transmitted electronically to email address:

Dear Mr. Bronenkamp

This is in response to your request, submitted on your behalf by your agent Wetland Sciences, Inc., for a Department of the Army (DA) Approved Jurisdictional Determination (AJD) on an approximately 148.5-acre parcel in Fairhope, Baldwin County, Alabama. More specifically, the site is located in Section 2, Township 6 South, Range 2 East; and is centered at Latitude 30.549138, Longitude -87.842788 as depicted on the attached figure.

Based on information obtained during our site visits on May 8, 2025, and August 13, 2025, our review of the information and wetland determination data forms your agent furnished, and other desktop information available to our office, we have completed an AJD for the site. Attached is an AJD Memorandum for Record (MFR) that describes the features identified on the site which are and are not subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE). Please be advised that this determination reflects current policy and regulation.

The features identified as Pensacola Branch, Drain 1, Drain 1A, Tributary 5, Wetland 1, Wetland 2, Wetland 3, Wetland 4, and Farm Pond, as depicted on the attached exhibit entitled “Pensacola Branch A5 Tributary/EPL Adjacent Wetlands A7”, are waters of the United States and therefore are subject to DA jurisdiction. The features identified as Drain 2 and Drain3/Drain4, as depicted on the attached exhibit entitled “Pensacola Branch A5 Tributary/EPL Adjacent Wetlands A7”, are not waters of the United States and therefore are not subject to DA jurisdiction. The attached AJD MFR further describes these areas. Please be advised that this AJD MFR is based on current policy and regulation and is valid for a period of five (5) years from the date of this letter. If after the 5-year period this jurisdictional determination has not been specifically

revalidated by the USACE, it shall automatically expire. If the information you have submitted, and on which the USACE has based its determination is later found to be in error, this decision may be revoked.

Your delineation site was reviewed pursuant to Section 404 of the Clean Water Act. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including streams and wetlands, prior to conducting the work (33 U.S.C. 1344). For regulatory purposes, the USACE defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Please be advised that land clearing operations involving removal of vegetation with mechanized equipment such as front-end loaders, backhoes, or bulldozers with sheer blades, rakes, or discs; windrowing vegetation; land leveling; or other soil disturbance in areas subject to USACE jurisdiction are considered a discharge of dredged and/or fill material under our permitting jurisdiction If future work proposed at this site includes a discharge or placement of dredged and/or fill material into waters of the U.S., a DA permit is required prior to initiating work.

This letter contains an AJD MFR. If you object to this determination, you may request an administrative appeal under USACE regulations at 33 CFR Part 331. Attached you will find a Notification of Administrative Appeal (NAP) Options and Process and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA to the USACE, South Atlantic Division Office at the following mailing address and e-mail address: Krista Sabin, Regulatory Review Officer, 60 Forsyth Street Southwest, Floor M9, Atlanta, Georgia 30303; Krista.D.Sabin@usace.army.mil.

In order for an RFA to be accepted, the USACE must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

The statements contained herein do not convey any property rights, or any exclusive privileges and do not authorize any injury to property, nor shall it be construed as excusing you from compliance with other Federal, State, or local statutes, ordinances, or regulations that may affect proposed work at this site.

The delineation included herein has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of an NRCS Certified Wetland Determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires DA authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report, required by Housing and Urban Development Regulation, must state whether or not a permit for the development has been applied for, issued, or denied by the USACE (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

An electronic copy of this letter is being provided to your agent, Mr. Craig Martin with Wetland Sciences at craig@wetlandsciences.com.

We appreciate your cooperation with the Corps of Engineers' Regulatory Program. Please refer to file number **SAM-2025-000289-MDJ** in all future correspondence regarding this project or if you have any questions concerning this determination.

Please contact me by telephone at (251) 979-3977 or by e-mail at michael.d.jacobs@usace.army.mil should you have any questions. For additional information about our Regulatory Program, visit our web site at http://www.sam.usace.army.mil/Missions/Regulatory.aspx. Please take a moment to complete our customer satisfaction survey located under the menu header on the right side of the webpage. Your responses are appreciated and will allow us to improve our services.

Sincerely,

M. Derek Jacobs

M. Derek Jacobs
Project Manager

Attachments

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Cory Bronenkamp	File Number: SAM-2025-00289-MDJ	Date: 31 December 2025

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL WITHOUT PREJUDICE	C
	PERMIT DENIAL WITH PREJUDICE	D
XX	APPROVED JURISDICTIONAL DETERMINATION	E
	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/ or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable
You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial
You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

- RECONSIDERATION: You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable
You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:	If you have questions regarding the appeal process, or to submit your request for appeal, you may contact: Krista Sabin Regulatory Review Officer South Atlantic Division 60 Forsyth St SW, Floor M9 Atlanta, Georgia 30303-8803 Krista.D.Sabin@usace.army.mil 904-314-9631

SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:
Email address of appellant and/or agent:	Telephone number:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
100 CANAL STREET
MOBILE, ALABAMA 36601-1901

CESAM-RD-A 30 December 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023) ,[1] SAM-2025-00289-MDJ, MFR #1 of 1[2]

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[3] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[4] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[5] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as

[1] While the Supreme Court’s decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.
[2] When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).
[3] 33 CFR 331.2.
[4] Regulatory Guidance Letter 05-02.
[5] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in Alabama due to litigation.

1. SUMMARY OF CONCLUSIONS.

   a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name	Lat.	Long.	Area/Length	Type	Geo. Auth.
Pensacola Branch	30.547113	-87.841446	4,116.2 l.f.	WOTUS, tributary	Sec. 404
Drain 1	30.552131	-87.840298	1,760 l.f.	WOTUS, tributary	Sec. 404
Drain 1A	30.548079	-87.839361	359.3 l.f.	WOTUS, tributary	Sec. 404
Drain 2	30.551595	-87.847036	654.3 l.f.	non-WOTUS, non-RPW	None
Drain 3/Drain4	30.550135	-87.846028	568.2 l.f.	non-WOTUS, non-RPW	None
Tributary 5	30.546929	-87.843742	651.0 l.f.	WOTUS, tributary	Sec. 404
Wetland 1	30.551188	-87.845748	0.41 acre	WOTUS, adj. wetland	Sec. 404
Wetland 2	30.545885	-87.845051	0.73 acre	WOTUS, adj. wetland	Sec. 404
Wetland 3	30.547335	-87.840845	0.90 acre	WOTUS, adj. wetland	Sec. 404
Wetland 4	30.546993	-87.839354	5.08 acre	WOTUS, adj. wetland	Sec. 404
Farm Pond	30.550292	-87.845727	0.03 acre	WOTUS, Impoundment	Sec. 404

2. REFERENCES.

   a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

   b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

d. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

3. REVIEW AREA.

The review area is an approximately 148.5-acre parcel (Baldwin County Parcel Number: 05-46-01-02-0-000-001.505; PPIN: 14396); on the northeast side of the intersection of State Highway 181 and State Highway 104; in Section: 2, Township: 6 South, Range 2 East; at Latitude 30.549138, Longitude -87.842788; in Fairhope, Baldwin County, Alabama.

The review area is highly impacted by long-standing commercial cattle grazing operation. Pensacola Branch and the corresponding unnamed drainages have been impacted not only by the cattle themselves, but also what appears to be excavation activities inside the tributaries. Presumably, the excavation was likely done as an attempt to obtain year-round water sources for the cattle. The review area and corresponding aquatic features are highly driven by topography, which is considerable at the site. Lastly, an AJD finalized in January of 2022 indicates Pensacola Branch extends to the north offsite and is represented as a perennial stream.

The entire review area in question appears to have become unstable due to surrounding developmental pressures and a decrease in permeable accommodation space for stormwater runoff. This is evident in the multiple head cuts in Pensacola Branch as well as the onsite tributaries that feed it.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED.[6]

Pensacola Branch flows to the southeast and intersects with Fish River approximately 2.50 miles from the review area. The nearest TNW is Fish River which becomes a TNW at mile marker 8. Fish River is on the Mobile District's Section 10 waterway list and is therefore a TNW.

[6] This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS

   All aquatic resources on the property follow the same flow path offsite – via Pensacola Branch. Pensacola Branch's flow leaves the review area to the southeast via a large, below grade, culverted crossing under State Highway 104 via Pensacola Branch – a relatively permanent tributary (RPT) for approximately 2.50 miles before meeting Fish River (TNW) at mile marker 11. Fish River continues south and becomes a TNW at mile marker 8.

6. SECTION 10 JURISDICTIONAL WATERS[7]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[8]

   N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. TNWs (a)(1): **N/A**

[7] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

[8] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

b. Interstate Waters (a)(2): **N/A**

c. Other Waters (a)(3): **N/A**

d. Impoundments (a)(4):

Farm Pond (FP): FP is an approximately 0.03-acre impoundment created by excavation of Drain 3 / Drain 4 (D3/D4), presumably in service of a commercial cattle farming operation. FP appears to hold water year-around and sustains inflow and outflow from D3/D4. For these reasons, FP is a relatively permanent impoundment of D3/D4.

e. Tributaries (a)(5):

Pensacola Branch: PB is a 4,116.2 linear-foot perennial stream which is depicted as a named blueline (perennial) stream feature on the U.S. Geological Service (USGS) 7.5 Minute Silverhill Topographic mapping. PB originates offsite and to the north. This feature transects the review area north to south. Flow from PB moves southward and crosses under State Highway 104 via a below grade culvert. PB appears to have a bed which is well below the water table and appears to have been excavated periodically for the purposes of cattle farming. There are multiple sections of PB that appear to be more than 6' deep and the bed was unable to be contacted. Additionally, development to the northwest, and south of the project area appear to have added to the system's annual water budget as evidenced by multiple head-cuts throughout the feature. PB generally maintains bed, bank, and an ordinary high watermark (OHWM) throughout the entire reach located within the review area. However, PB appears to have subsurface flow through a short (~20 yard) reach at 30.547134, -87.840597 due to what appears to be an upland berm. It is assumed the upland berm was anthropogenic due to the nature of the fill material (sandy). According to historic aerial imagery, the berm appears to have been in existence since the late 1990's. The initial site visit (May 2025) was conducted after an approximately 3" precipitation event the prior night, but conditions were still "normal". Flow was noted as going around the upland berm to the north before continuing downstream in PB. For these reasons, PB is a jurisdictional relatively permanent tributary of Fish River (TNW).

Drain 1 (D1): D1 is a feature which drains north to south and crosses multiple parcels before the confluence with PB. Approximately 1,760 linear feet of D1 are within the review area. The applicant has indicated that D1 is a relatively permanent water acting as a tributary (RPT) to PB. PB flows offsite approximately 2.5 miles downslope before meeting Fish River – an RPT which

becomes a TNW at river mile 8. Additionally, a multi-year review of aerial imagery shows D1 maintaining water above soil surface throughout both the dry and wet seasons as evidenced in the Administrative Record of this file. D1 exhibits bed, bank and an OHWM throughout its entire reach and held at least 12" of water throughout its reach during site visits. For these reasons, D1 is a jurisdictional relatively permanent tributary of Fish River (TNW).

Drain 1A (D1A): D1A is 359.3 linear feet in length and meets D1 prior to D1's confluence with PB. The applicant has indicated that D1A is a relatively permanent water acting as a tributary (RPT) to PB. PB flows offsite approximately 2.5 miles downslope before meeting Fish River – an RPT which becomes a TNW at river mile 8. D1A exhibits bed, banks, and an OHWM throughout its entire reach. Additionally, a multi-year review of aerial imagery shows D1A maintaining water above soil surface throughout both the dry and wet seasons as evidenced in the Administrative Record of this file. For these reasons, D1A is a jurisdictional relatively permanent tributary of Fish River (TNW).

Tributary 5 (T5): T5 is 651 linear feet in length and originates in a drain offsite to the south. The offsite drain appears to have increased flow to T5 due to recent large residential developments around the offsite drain. T5 flows to the north, draining Wetland 2, before meeting PB. PB flows offsite approximately 2.5 miles downslope before meeting Fish River – an RPT which becomes a TNW at river mile 8. T5 has maintained approximately 12 or more inches of water throughout the entire reach on multiple site visits during both the wet and dry season as well as maintaining bed, banks, and an OHWM. Soil samples were taken both in the bed as well as lateral of the existing water level. Both samples showed the hydric soil indicator Depleted Matrix (F3) indicator in the very fine soils present on site. Lastly, aerial imagery (present in the Administrative Record of this file) suggests the presence of water in T5 during both the wet and dry seasons. For these reasons, T5 is a jurisdictional relatively permanent tributary of Fish River (TNW).

f. The territorial seas (a)(6): **N/A**

g. Adjacent wetlands (a)(7):

Wetland 1 (W1): W1 is approximately 0.41 acre in area and is an herbaceous wetland bisected by PB – a RPT of Fish River (TNW at mile 8). W1 immediately abuts PB. Therefore, W1 is jurisdictional as it has a continuous surface connection (CSC) to a RPT as it abuts PB.

Wetland 2 (W2): W2 is approximately 0.73 acre in area and is an herbaceous wetland bisected by T5 – a RPT of Fish River (TNW at mile 8). W2 immediately abuts T5. Therefore, W2 is jurisdictional as it has a CSC to a RPT as it abuts T5.

Wetland 3 (W3): W3 is approximately 0.90 acre in area and is an herbaceous wetland bisected by PB – a RPT of Fish River (TNW at mile 8). W3 immediately abuts PB. Therefore, W3 is jurisdictional as it has a CSC to a RPT due to immediately abutting PB.

Wetland 4 (W4): W4 is approximately 5.08 acres in area and is an herbaceous wetland bisected by D1 (RPT) and PB – a RPT of Fish River (TNW at mile 8). W4 immediately abuts PB and D1. Therefore, W4 is jurisdictional as it has a CSC to a RPT due to abutting PB and D1.

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[9] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water.

N/A

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance.

N/A

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system.

N/A

[9] 51 FR 41217, November 13, 1986.

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland.

N/A

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*.

N/A

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Drain 2 (D2): D2 is drainage feature is 654.3 linear feet in length which maintains bed, bank, and an OHWM. The applicant presented Drain 2 as lacking at least seasonal flow (non-RPW). Drain 2 was inspected during the August 2025 site visit. D2 appeared to be holding approximately 6 – 12 inches of water. Multiple soil samples were taken both in the bed as well as lateral of the water level present during site visits. As evidenced in the Administrative Record of this file, the soil samples lacked hydric soil indicators. Additional review of historic aerial imagery suggest D2 has not historically conveyed seasonal flow. The recent development (multi-family housing) of the adjacent parcel to the west appears to be contributing to the presence of hydrology due to an increase in non-permeable surfaces. For these reasons, the feature D2 is not a RPT and is not a jurisdictional feature due to the lack of at least seasonal flow.

Drain 3 and Drain 4 (D3/D4): Despite the features labeled Drain 3 and Drain 4 being represented as individual features in the applicant's provided delineation – they are a single drainage feature 568.2 linear feet in length. Portions of D3/D4 show seasonal flow, likely due to excavation. However, the feature predominantly lacks seasonal flow despite the presence an OHWM as well as a defined bed and bank. Multiple soil samples were taken both in the bed as well as lateral of

the water level present during site visits. Samples showed Depleted Matrix (F3) indicator in the fine soils present only in the lower reach of the feature as shown in the applicant provided wetland delineation. Lastly, aerial imagery (present in the Administrative Record of this file) suggests the feature is mixed in terms of flow regime and further supports the feature predominately lacing at least seasonal flow. For these reasons, the feature D3/D4 is not a relatively permanent tributary and is not a jurisdictional feature due to the lack of at least seasonal flow.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

   a. Two (2) site visit were conducted on 8 May 2025, and 13 August 2025, as evidenced in the photolog located in the administrative record of this file. Decision concerning precipitation “normality” and/or “wet/dry season” were made using the Antecedent Precipitation Tool (APT) as evidenced in the Administrative Record of this file.

   b. Office Evaluations were conducted periodically from April 2025 to December 2025 via inspection of mapping layers accessible through the National Regulatory Viewer (NRV) which includes, but is not limited to, U.S. Geological Survey (USGS) topographical mapping, the National Hydrological Dataset, 3DEP Elevation Modeling, 3DEP Hillshade Modeling, National Oceanographic and Atmospheric (NOAA) LiDAR data, Google Earth Pro historic aerial imagery, National Resource Conservation Service (NRCS) soil mapping, and the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Mapping.

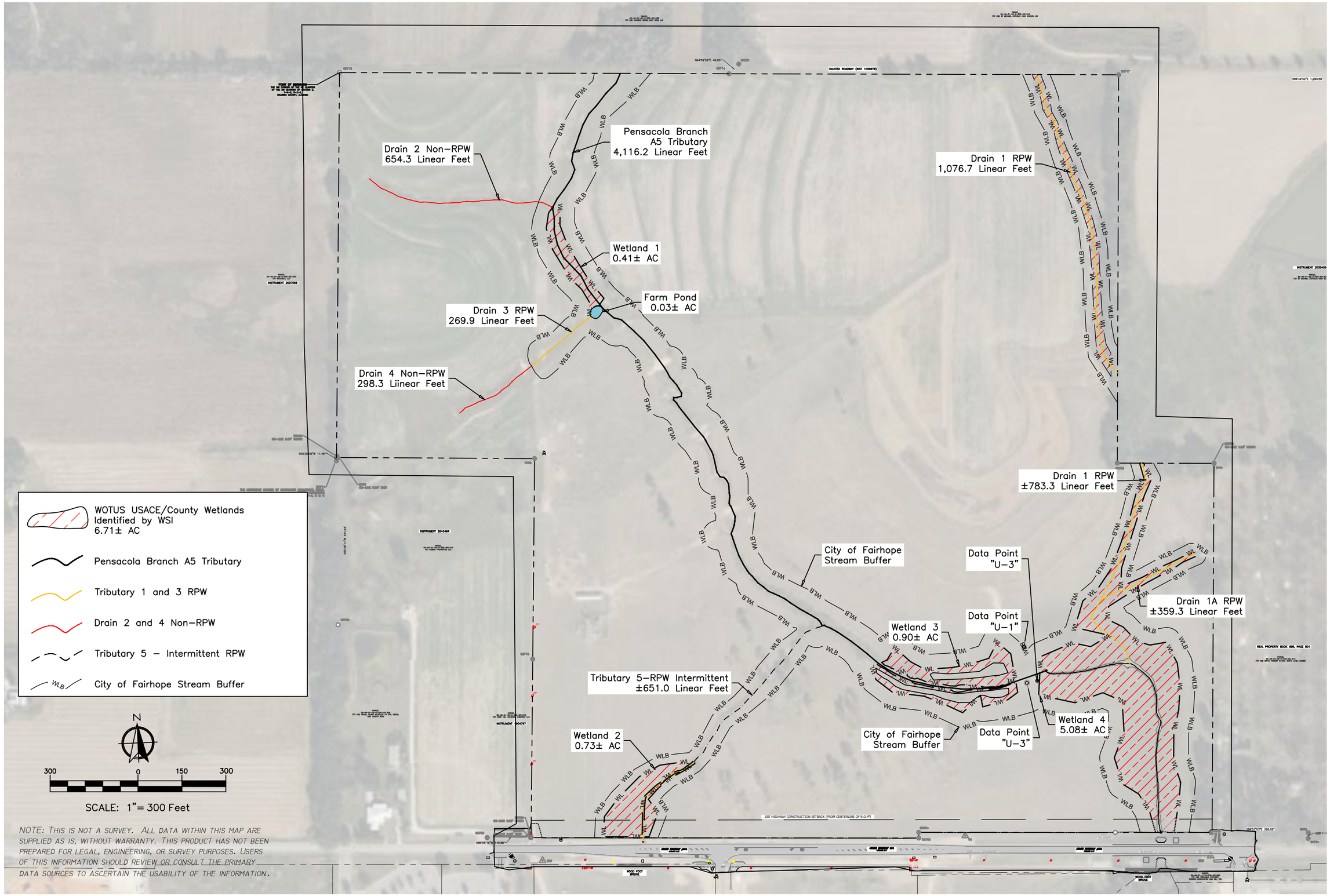
   c. Applicant provided wetland delineation figure entitled “Approved JD Exhibit” (10/30/2025).

10. OTHER SUPPORTING INFORMATION.

    a. “Memorandum to the Field Between the U.S. Department of the Army, U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency Concerning the Proper Implementation of ‘Continuous Surface Connection’ Under the Definition of ‘Waters of the United States’ Under the Clean Water Act”, March 12, 2025.

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR’s structure and format may be subject to future modification or may be rescinded as needed to implement

additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.



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NO.	DATE	APPR	REVISION/ACTION TAKEN

SAM 2025-00289 MOJ
Approved JD Exhibit May 8, 2025 Site Review–Revised for 5.15.25 RAI

Exhibit Pensacola Branch A5 Tributary/EPL
Adjacent Wetlands A7

PROJECT NO.: 2024–537

DRAWN BY: KJM

DATE: 10/30/2025

SHEET: 1 of 2

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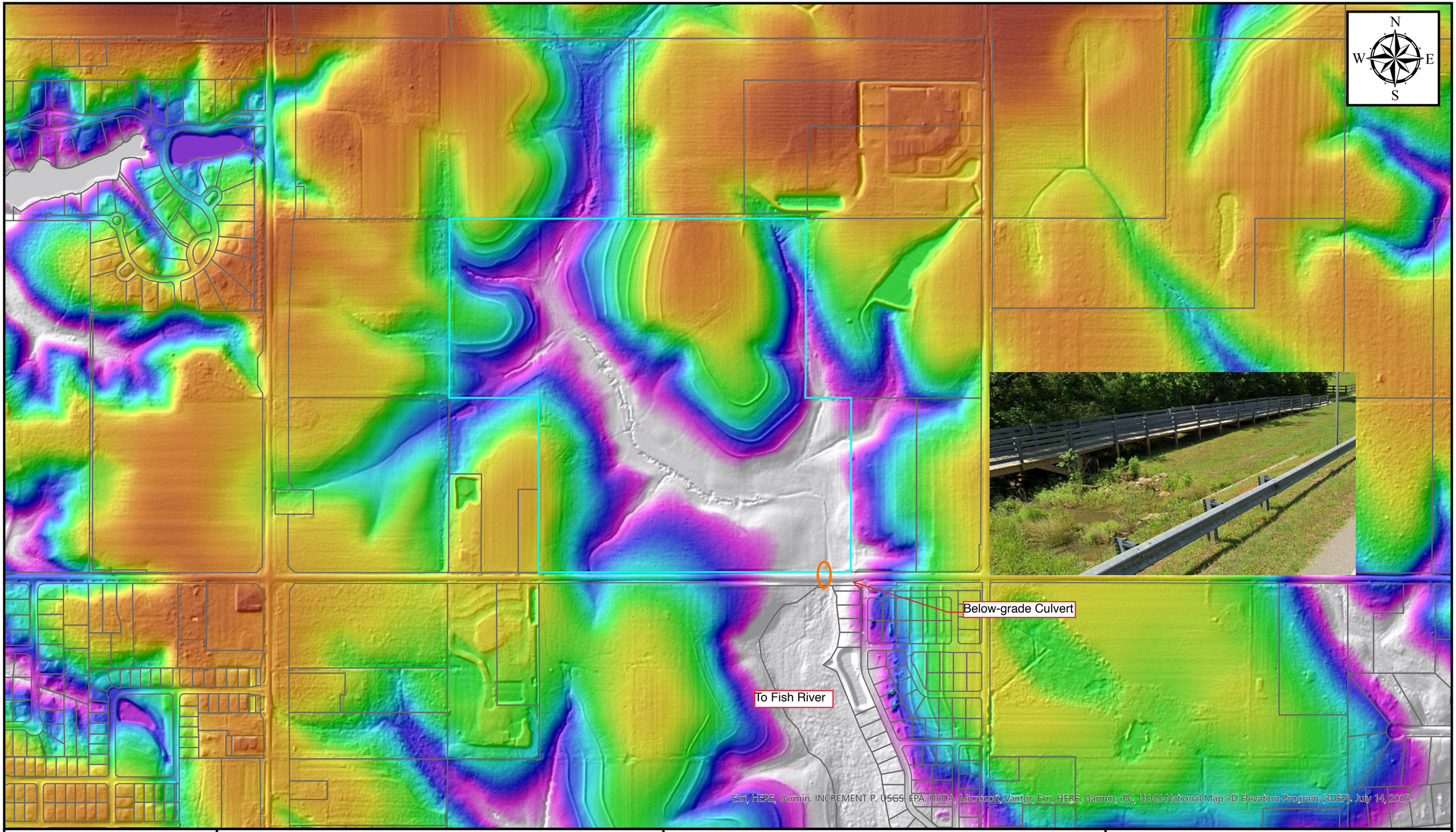

Department of the Army // SAM-2025-00289-MDJ

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Date: 12/4/2025

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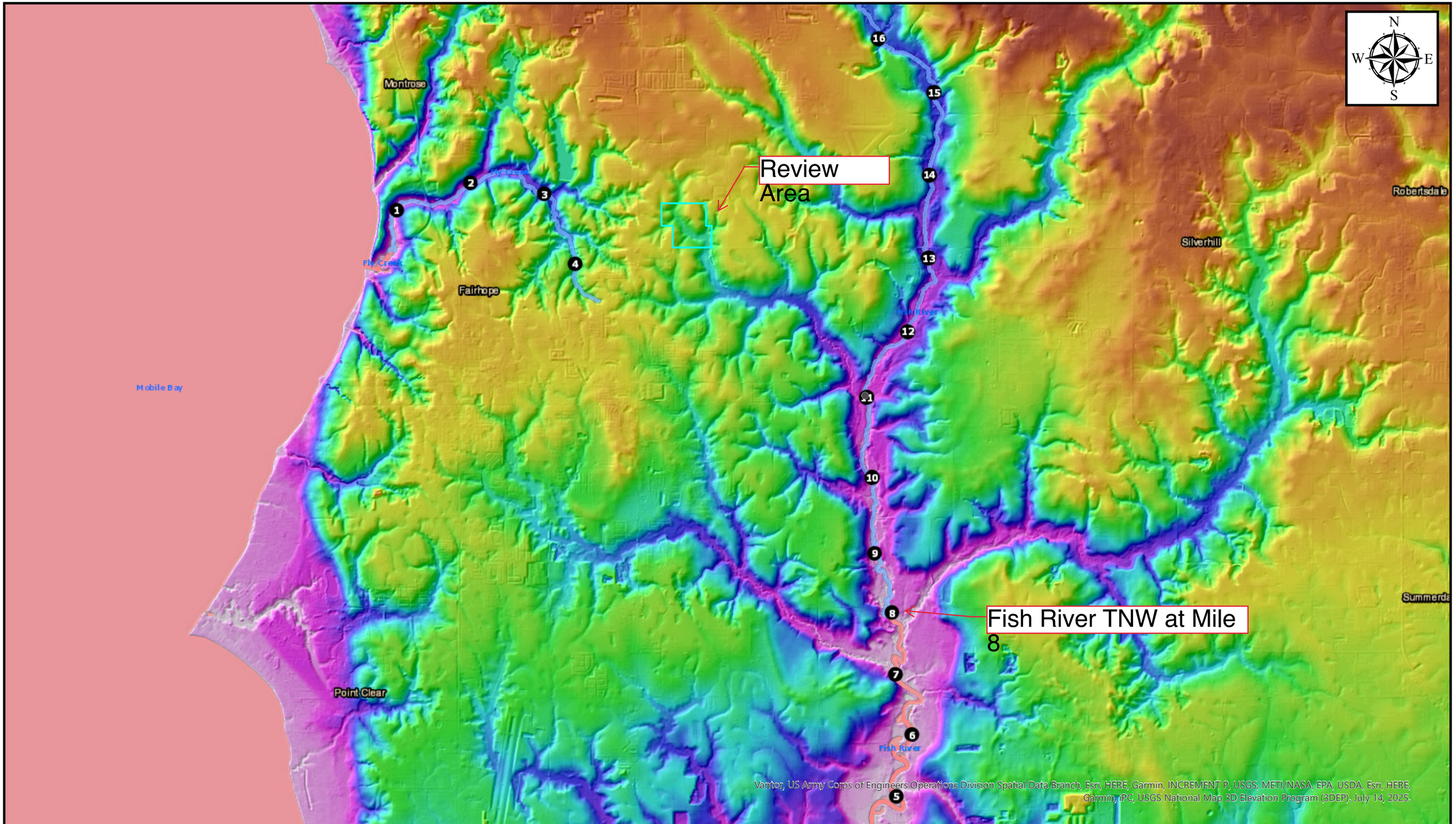
Projection: Mercator Auxiliary Sphere



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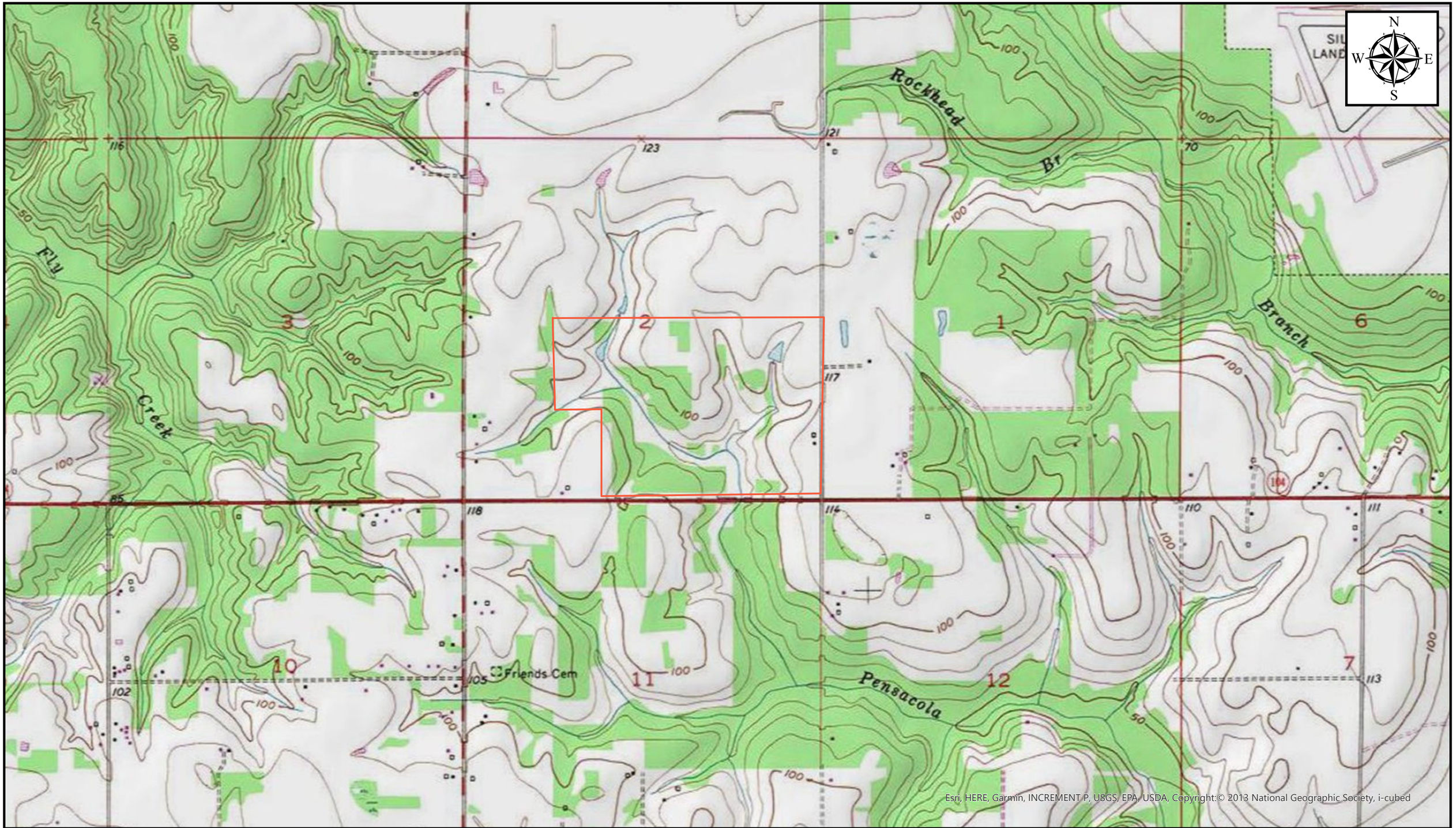

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Map Created by: M. Derek Jacobs

Date: 11/20/2025

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
Projection: Mercator Auxiliary Sphere

TRAFFIC IMPACT STUDY

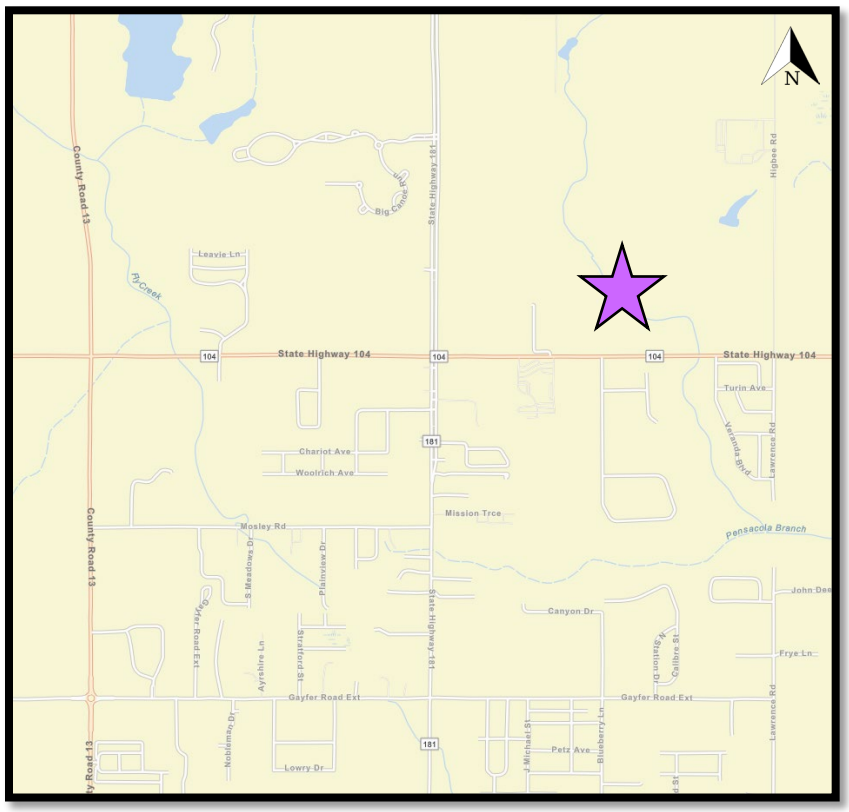
This Traffic Impact Study has been reduced for publication. Full document is available upon request to Planning Staff.

BERTOLLA TIS
(COLONY VILLAGE)

Traffic Impact Study

Burch Project #24-1107
3/17/2025
Revised June 13, 2025
Revised August 25, 2025
Revised January 16, 2026

Prepared For:
River Oaks Development, LLC



Vicinity Map
(Not to Scale)

STATE ROUTE 104
FAIRHOPE, ALABAMA

BURCH
TRANSPORTATION

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(615) 258-8551 ● www.burchtransportation.com

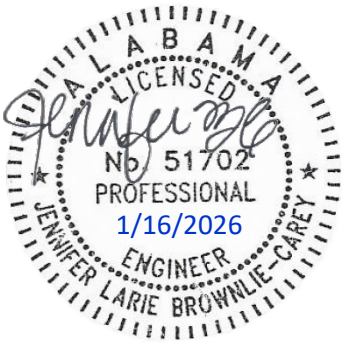
BERTOLLA (COLONY VILLAGE) TRAFFIC IMPACT STUDY

PREPARED FOR:

RIVER OAKS DEVELOPMENT, LLC

PREPARED BY:

BURCH TRANSPORTATION, LLC



BURCH TRANSPORTATION

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1. Executive Summary

The Bertolla residential development is proposed to be located on State Highway 104 in Fairhope, Alabama. The project site includes approximately 149 acres of vacant land. The proposed development includes a total of approximately 416 single-family homes. The development will have a new roadway connection to State Highway 104, which will be generally aligned with Gallery Boulevard. In addition, cross-access is proposed on State Highway 181 via Threshing Boulevard, which is an access to the Harvest Green East development (currently under construction) located to the north of the Bertolla residential project site.

In order to provide data for this study, turning movement counts were conducted at each of the seven study intersections for the AM and PM peak hours on a Thursday and during the midday peak hour on a Saturday. Specifically, the turning movement count data utilized for the TIS at the intersections of State Highway 104 with County Road 13, State Highway 181, Gallery Boulevard, and St Michael Way/Lawrence Road as well as at the intersection of State Highway 181 and Falling Water Boulevard/Threshing Boulevard was collected on Thursday, December 5, 2024, and Saturday, December 7, 2024. The turning movement count data utilized for the TIS at the intersections of State Highway 181 with Mosley Road and Gayfer Road Extension was collected on Thursday, January 9, 2025, and Saturday, January 11, 2025. In addition, 72-hour volume data was collected on the west, north, and east legs of the intersection of State Highways 181 and 104 from Thursday, December 5, through Saturday, December 7, 2024.

The analyses presented in this report indicate that the proposed development will generate a manageable amount of new vehicular traffic to the study area. In total, the project is expected to generate approximately 3,495 daily trips, 262 AM peak hour trips, 330 PM peak hour trips, and 349 Saturday midday peak hour trips. Capacity analyses indicate that the study intersections and site access points will generally operate acceptably following completion of the proposed residential development.

Based on the analyses presented in this study and review of the study area and proposed development information, the following is recommended in order to accommodate the proposed development and provide for efficient traffic operations and safety:

<u>State Highway 104 and Site Access Boulevard/Gallery Boulevard</u>

- Provide an eastbound left turn lane on State Highway 104 with approximately 295 feet of storage plus 180 feet of bay taper and 330 feet of shifting taper if the widening is symmetrical or as approved by ALDOT.
- Provide a westbound right turn lane on State Highway 104 with approximately 295 feet of storage plus 180 feet of bay taper or as approved by ALDOT.
- As shown on the preliminary concept plan, the Site Access should be designed a boulevard with two entering lanes and two exiting lanes at its intersection with State Highway 104. The two (2) southbound approach lanes should be designated as one (1) shared left turn/through lane and one (1) right turn lane.
- Install a Cross Road Intersection warning sign (W2-1) with a 45-mph advisory speed plaque on the westbound approach of State Highway 104 approximately 600 feet in advance of the Site Access and Gallery Boulevard.
- Install a traffic signal with protective/permissive left turn signal phasing for the eastbound and westbound approaches of State Highway 104 and permissive left turn signal phasing for the

northbound approach of Gallery Boulevard and the southbound approach of the Site Access Boulevard.

State Highway 104 and Lawrence Road/St Michael Way

The analysis in this study shows that a westbound right turn deceleration lane is warranted and the Peak Hour (Traffic Signal Warrant 3) criteria is met during the school dismissal period for this intersection. The westbound right turn lane is warranted under 2024 Existing conditions. Although the proposed development will add through traffic along State Highway 104, it was determined that it is St Michael Catholic school traffic and not the traffic expected to be generated by the Bertolla residential project that triggers both of these warrants for improvement. Therefore, these improvements are not included in the recommended improvements for this development but should be considered by others.

Internal Street Network

As shown on the preliminary concept plan, the street network should connect to the Harvest Green East subdivision to the north to provide secondary access via the intersection of State Highway 181 and Threshing Boulevard. If this connection is not made, other secondary access will be needed to serve the proposed residential development.

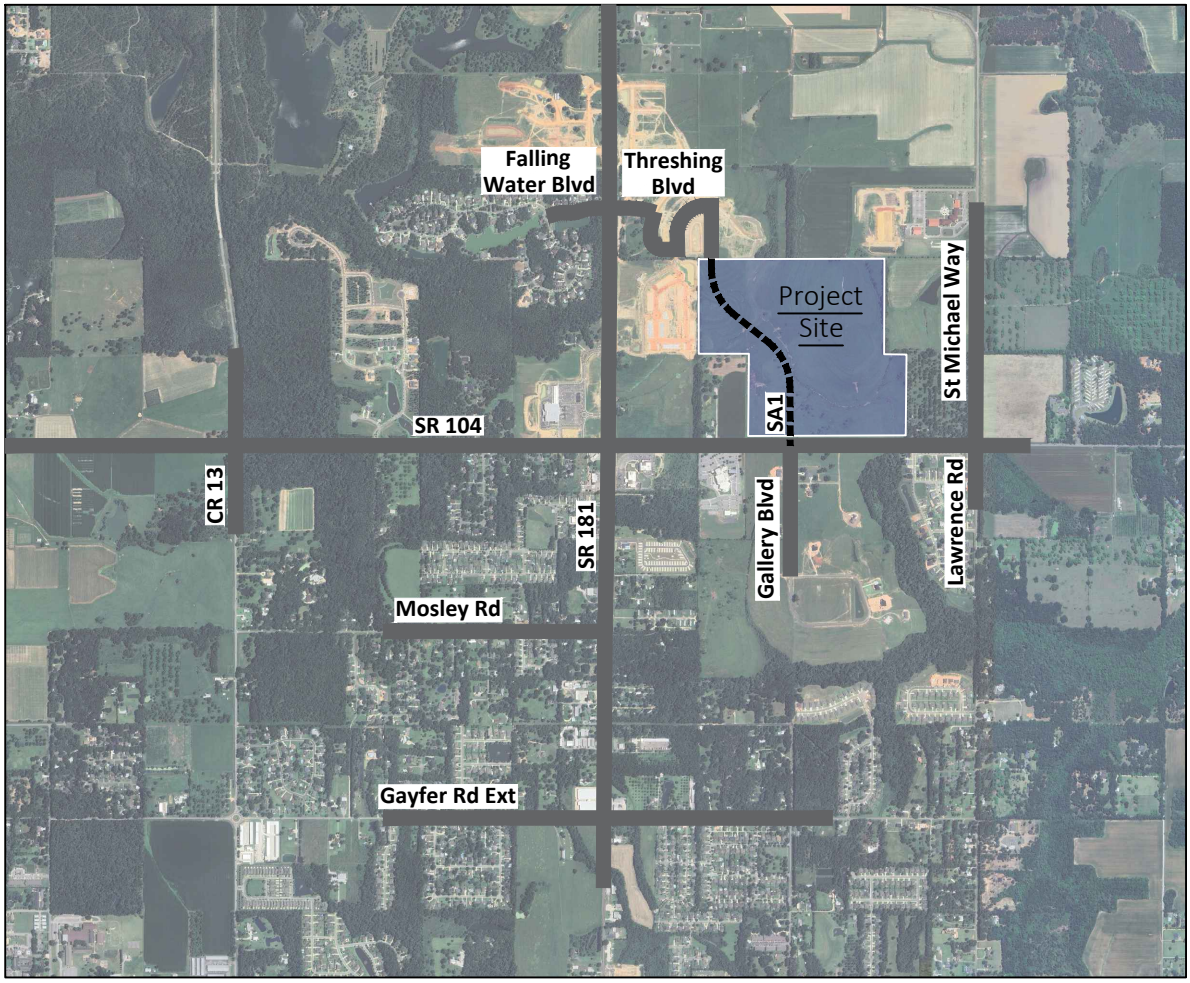
Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Bertolla residential development.

2. Introduction

The proposed Bertolla residential development is located in Fairhope, Alabama. The project is located on the north side of State Highway 104 opposite Gallery Boulevard outside of Fairhope City limits but is planned to be annexed into the City. A total of 416 single-family lots is proposed for the project site. The development will have one new roadway connection to State Highway 104, which will be generally aligned with Gallery Boulevard. In addition, cross-access is proposed on State Highway 181 via Threshing Boulevard, which is an access to the Harvest Green East development (currently under construction) located to the north of the Bertolla residential project site.

The project site location is presented in Figure 1. The current site plan is included in Appendix A for reference. For the purpose of this traffic analysis, the residential development is expected to be complete in eleven years, which is a year 2037 horizon. The intention of this traffic impact study (TIS) is to identify the amount of traffic expected to be generated by the proposed residential development and evaluate its impact on the surrounding roadways and intersections. The TIS will also identify appropriate improvements necessary to accommodate the project's vehicular traffic. At the outset of preparing this TIS, Burch Transportation coordinated the study scope with both ALDOT and City of Fairhope staff. The email correspondence detailing the scope is included in Appendix B.

Figure 1: Project Site Location



(Not to Scale)

3. Existing Conditions

The project site is served by State Highway 104, State Highway 181, and Threshing Boulevard. Indirect but primary access will be provided by St Michael Way, County Road 13, Mosley Road, and Gayfer Road Extension. The following provides a description of the roadways and intersections within the study area and the existing traffic data.

3.1 Roadway Descriptions

Looking Eastbound on State Highway 104 Adjacent to the Project Site

State Highway 104, near the project site, is categorized as a minor arterial by the *Baldwin County Highway Functional Classification System.* In the vicinity of the project site, State Highway 104 provides connection between Fairhope to the west and Silverhill and Robertsdale to the east. The land uses along State Highway 104 in the vicinity of the project site are varied and include medical, institutional, commercial, and residential land uses. In the vicinity of the project site, State Highway 104 generally travels in an east-west direction with one 12-foot travel lane and 3-foot paved shoulder in each direction. The posted speed limit on State Highway 104 is 55 mph near the project site. In the vicinity of the project site, State Highway 104 generally does not include curb, gutter, sidewalks, or bike lanes. A section of sidewalk is provided on the north side of State Highway 104 extending from State Highway 181 to approximately 900 feet west. A section of sidewalk is provided on the south side of State Highway 104 extending from State Highway 181 to approximately 600 feet east. In addition, a 2,400 linear-foot section of sidewalk is provided on the south side of State Highway 104 opposite the project site.

State Highway 181 serves as a primary north-south arterial within Baldwin County providing connectivity between Spanish Fort, Malbis, and Daphne to the north and Fairhope to the south. State Highway 181 is classified as a minor arterial by the *Baldwin County Highway Functional Classification System*. In the vicinity of the project site, the land uses along State Highway 181 are primarily a mix of commercial, medical, and residential. Near the project site, State Highway 181 is a median-divided, two-way street that generally travels in a north-south direction with two 12-foot travel lanes in each direction, an 8-foot outside paved shoulder, and 4-foot inside paved shoulder. The grassy median is approximately 30 feet wide and includes concrete curb. There are no gutters, sidewalks, or bike lanes on State Highway 181 near the project site. South of State Highway 104, State Highway 181 transitions to a two-lane cross-section and includes one 11.5-foot travel lane and 3-foot paved shoulder in each direction. The posted speed limit on State Highway 181 in the vicinity of the project site is 55 mph; south of Mosley Road and in the vicinity of the project site, the posted speed limit on State Highway 181 is 45 mph.

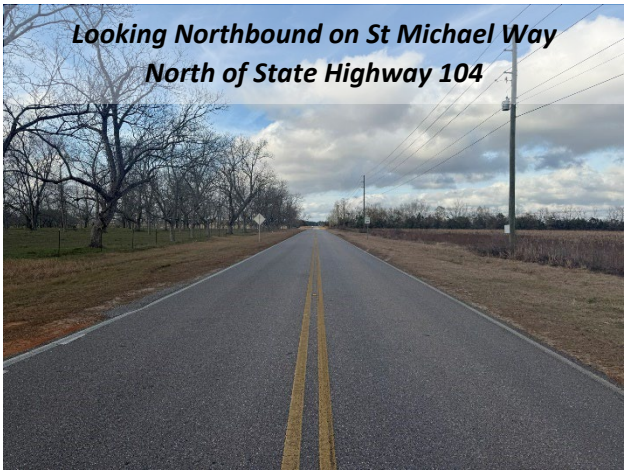
Looking Southbound on State Highway 181 South of Mosley Road

Looking Southbound on State Highway 181 South of Threshing Boulevard

Threshing Boulevard is a local road providing vehicular access to the Harvest Green East residential subdivision along State Highway 181, which is currently under construction. Threshing Boulevard is generally aligned with Falling Water Boulevard at State Highway 181. As previously mentioned, cross-access to the Bertolla residential project is proposed on State Highway 181 via Threshing Boulevard. Threshing Boulevard generally travels in an east/west direction with a total pavement width of approximately 20 feet, which is sufficient with for one travel lane in each direction. Threshing Boulevard includes curb, gutter, and sidewalks, but does not include bike lanes. The posted speed limit on Threshing Boulevard is 20 mph. No pavement markings are provided on Threshing Boulevard.

Looking East on Threshing Boulevard East of State Highway 181

St Michael Way provides access to St. Michael Catholic School and provides connection between State Highway 104 to the southeast and State Highway 181 to the northwest. St Michael Way is categorized as a local road by the *Baldwin County Highway Functional Classification System*. St Michael Way is generally aligned with Lawrence Road, which is a dead-end road, at State Highway 104. At State Highway 104, St Michael Way generally travels in a north/south direction with one 10.5-foot travel lane in each direction. The land uses along St Michael Way are primarily institutional and agricultural. There are no curbs, gutters, paved shoulders, sidewalks, or bike lanes on St Michael Way. The posted speed limit on St Michael Way in the vicinity of the project site is 35 mph.



Looking Northbound on St Michael Way North of State Highway 104

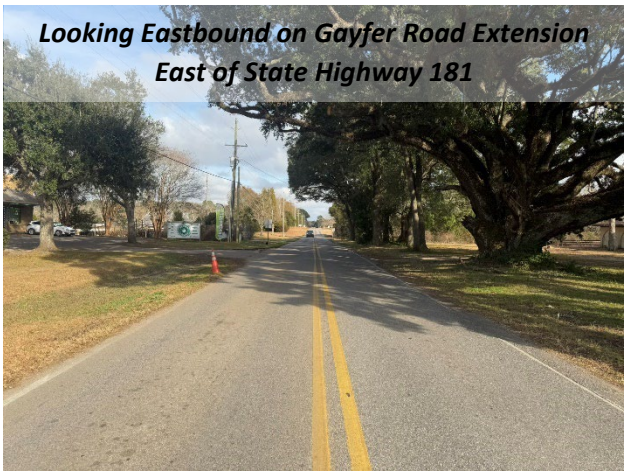
St Michael Way includes a double solid yellow centerline and white edgelines in the vicinity of the project site.

Looking Northbound on County Road 13 North of State Highway 104

County Road 13, near the project site, is classified as a minor arterial by the *Baldwin County Highway Functional Classification System*. In the vicinity of the project site, County Road 13 provides connection between Daphne to the north and Fairhope to the south. The land uses along County Road 13 in the vicinity of the project site are primarily a mix of agricultural, residential, and undeveloped wooded area. In the vicinity of the project site, County Road 13 travels in a north/south direction with one 11-foot travel lane in each direction. There are no curbs, gutters, paved shoulders, sidewalks, or bike lanes on County Road 13 in the vicinity of the project site. In the vicinity of the project site, the posted speed limit on the roadway is 45 mph north of State Highway 104 and 35 mph south of State Highway 104. County Road 13 includes double yellow centerline and white edgelines in the vicinity of the project site.

Looking Westbound on Mosley Road West of State Highway 181

Mosley Road provides connection between County Road 13 to the west and State Highway 181 to the east. Mosley Road is categorized as a local road by the *Baldwin County Highway Functional Classification System*. The land uses along Mosley Road are primarily residential and undeveloped wooded area. Mosley Road generally travels in an east/west direction with one 9-foot travel lane in each direction. There are no curbs, gutters, paved shoulders, sidewalks, or bike lanes on Mosley Road. The posted speed limit on Mosley Road is 35 mph. Mosley Road includes yellow centerline and white edgelines in the vicinity of the project site.


Looking Eastbound on Gayfer Road Extension East of State Highway 181

Gayfer Road Extension (County Road 30) is categorized as a major collector by the *Baldwin County Highway Functional Classification System.* Gayfer Road Extension provides connection between Scenic Route 98 and State Highway 98 to the west and State Highway 181 and Lawrence Road to the east. The land uses along Gayfer Road Extension are primarily a mix of residential, agricultural, and commercial. In the vicinity of the project site, Gayfer Road Extension travels in an east/west direction with one 10-foot travel lane in each direction. There are no curbs, gutters, paved shoulders, sidewalks, or bike lanes on Gayfer Road Extension in the vicinity of the project site. The posted speed limit on the roadway is 35 mph. Gayfer Road Extension includes yellow centerline and white edgelines in the vicinity of the project site.

3.2 Intersection Descriptions

The following seven (7) intersections were studied in this analysis:

- State Highway 181 and State Highway 104 (signalized)
- State Highway 104 and Gallery Boulevard (unsignalized)
- State Highway 104 and St Michael Way/Lawrence Road (unsignalized)
- State Highway 104 and County Road 13 (signalized)
- State Highway 181 and Threshing Boulevard/Falling Water Boulevard (unsignalized)
- State Highway 181 and Mosley Road (unsignalized)
- State Highway 181 and Gayfer Road Extension (signalized)

Looking East on State Highway 104 at State Highway 181

The intersection of **State Highway 181 and State Highway 104** is a signalized intersection with four approaches. The eastbound approach of State Highway 104 includes one left turn lane with approximately 135 feet of storage, one through lane, and one channelized, yield-controlled right turn lane with approximately 230 feet of storage. The westbound approach of State Highway 104 includes one left turn lane with approximately 125 feet of storage, one through lane, and one channelized, yield-controlled right turn lane with approximately 205 feet of storage. The northbound approach of State Highway 181 includes one left turn lane with approximately 380 feet of storage, two through lanes, and one channelized, yield-controlled right turn lane with approximately 225 feet of storage. The southbound approach of State Highway 181 includes one left turn lane with approximately 380 feet of storage, two through lanes, and one channelized, yield-controlled right turn lane with approximately 125 feet of storage. All approaches to the intersection include protective/permissive left turn signal phasing with flashing yellow arrows and "Left Turn Yield On Flashing Yellow Arrow" plaques. No pedestrian facilities are provided for crossing any legs of the intersection.

Looking West on State Highway 104 at Gallery Boulevard

The intersection of **State Highway 104 and Gallery Boulevard** is a one-way stop-controlled intersection with three approaches. Stop control is provided for the northbound approach of Gallery Boulevard to State Highway 104, which includes one shared left turn/right turn lane. The eastbound approach of State Highway 104 includes one through lane and one right turn lane with approximately 255 feet of storage. The westbound approach of State Highway 104 includes one left turn lane with approximately 285 feet of storage and one through lane. A stop sign and stop line pavement marking are provided for the stop-controlled approach to the intersection.

Looking East on State Highway 104 at St Michael Way/Lawrence Road

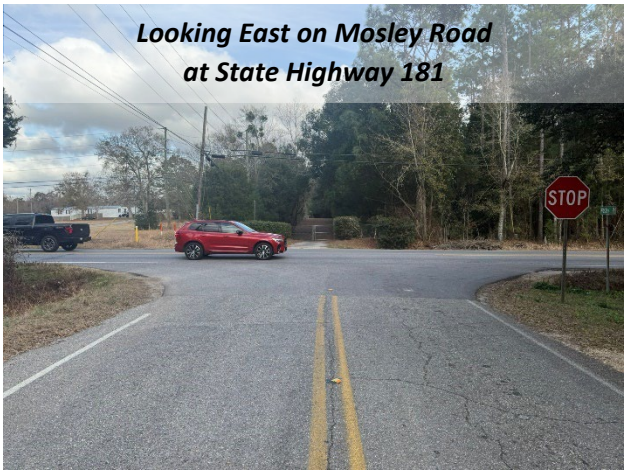
The intersection of **State Highway 104 and St Michael Way/Lawrence Road** is a two-way stop-controlled intersection with four approaches. Stop control is provided for the southbound approach of St Michael Way and the northbound approach of Lawrence Road. The southbound approach of St Michael Way includes one left turn lane with approximately 55 feet of storage and one shared through/right turn lane. The northbound approach of Lawrence Road includes one shared lane for all turning movements. The eastbound approach of State Highway 104 includes one left turn lane with approximately 355 feet of storage and one shared through/right turn lane. The westbound approach of State Highway 104 includes one shared lane for all turning movements. Stop signs and stop line pavement markings are provided for the stop-controlled approaches to the intersection.

Looking Northbound on County Road 13 at State Highway 104

The intersection of **State Highway 104 and County Road 13** is a signalized intersection with four approaches. The eastbound approach of State Highway 104 includes one left turn lane with approximately 160 feet of storage and one shared through/right turn lane. The westbound approach of State Highway 104 includes one left turn lane with approximately 200 feet of storage and one shared through/right turn lane. The northbound approach of County Road 13 includes one left turn lane with approximately 310 feet of storage and one shared through/right turn lane. The southbound approach of County Road 13 includes one left turn lane with approximately 190 feet of storage and one shared through/right turn lane. Protective/permissive left turn signal phasing is provided for all approaches to the intersection. No pedestrian facilities are provided for crossing any legs of the intersection.

Looking West on Threshing Boulevard at State Highway 181

The intersection of **State Highway 181 and Threshing Boulevard/Falling Water Boulevard** is a two-way stop-controlled intersection with four approaches. Stop control is provided for the westbound approach of Threshing Boulevard and the eastbound approach of Falling Water Boulevard. The westbound approach of Threshing Boulevard includes one shared left turn/through lane and one channelized, stop-controlled right turn lane with approximately 150 feet of storage. The eastbound approach of Falling Water Boulevard includes one shared left turn/through lane with approximately 65 feet of storage and one channelized, yield-controlled right turn lane. The northbound approach of State Highway 181 includes one left turn lane with approximately 200 feet of storage, two through lanes, and one channelized, yield-controlled right turn lane with approximately 150 feet of storage. The southbound approach of State Highway 181 includes one left turn lane with approximately 115 feet of storage, two through lanes, and one channelized, yield-controlled right turn lane with approximately 200 feet of storage. Stop signs and stop line pavement markings are provided for the stop-controlled approaches to the intersection. It should be noted that at the time the TIS was initiated and the traffic counts were collected, the intersection was two-way stop-controlled; however, since then the intersection has been signalized.



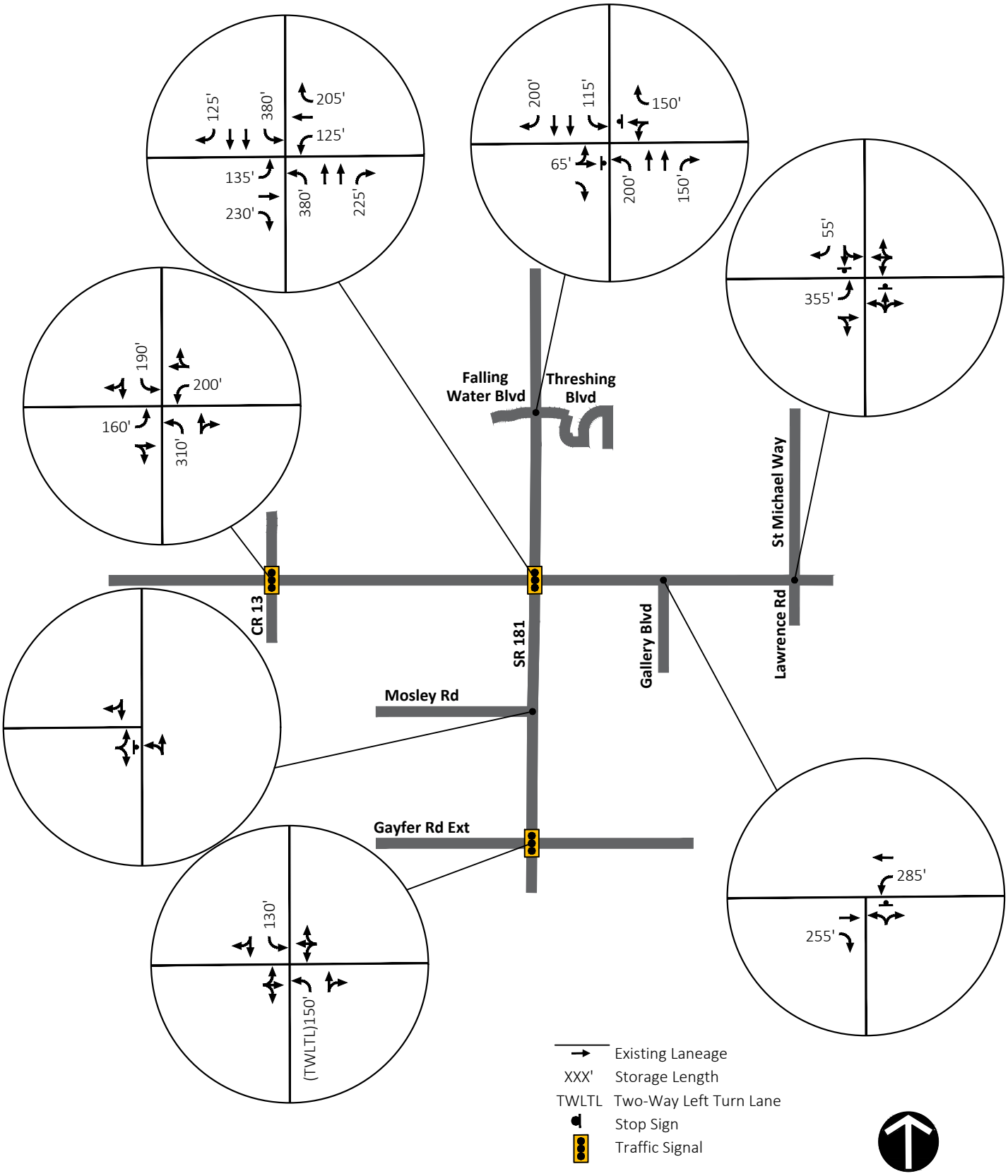
Looking East on Mosley Road at State Highway 181

The intersection of **State Highway 181 and Mosley Road** is a one-way stop-controlled intersection with three approaches. Stop control is provided for the eastbound approach of Mosley Road to State Highway 181, which includes one shared left turn/right turn lane. The northbound approach of State Highway 181 includes one shared left turn/through lane. The southbound approach of State Highway 181 includes one shared through/right turn lane. A stop sign and faded stop line pavement marking are provided for the stop-controlled approach to the intersection.

The intersection of **State Highway 181 and Gayfer Road Extension** is a signalized intersection with four approaches. The northbound approach of State Highway 181 includes one left turn lane with approximately 150 feet of dedicated storage within the center two-way left-turn lane and one shared through/right turn lane. The southbound approach of State Highway 181 includes one left turn lane with approximately 130 feet of storage and one shared through/right turn lane. The eastbound and westbound approaches of Gayfer Road Extension both include one shared lane for all turning movements. Protective/permissive left turn signal phasing is provided for the northbound and southbound approaches of State Highway 181 to the intersection. No pedestrian facilities are provided for crossing any legs of the intersection.

Figure 2 presents the intersection laneage and traffic control for the existing conditions.

Figure 2: Existing Laneage and Traffic Control



(ete to Scale)

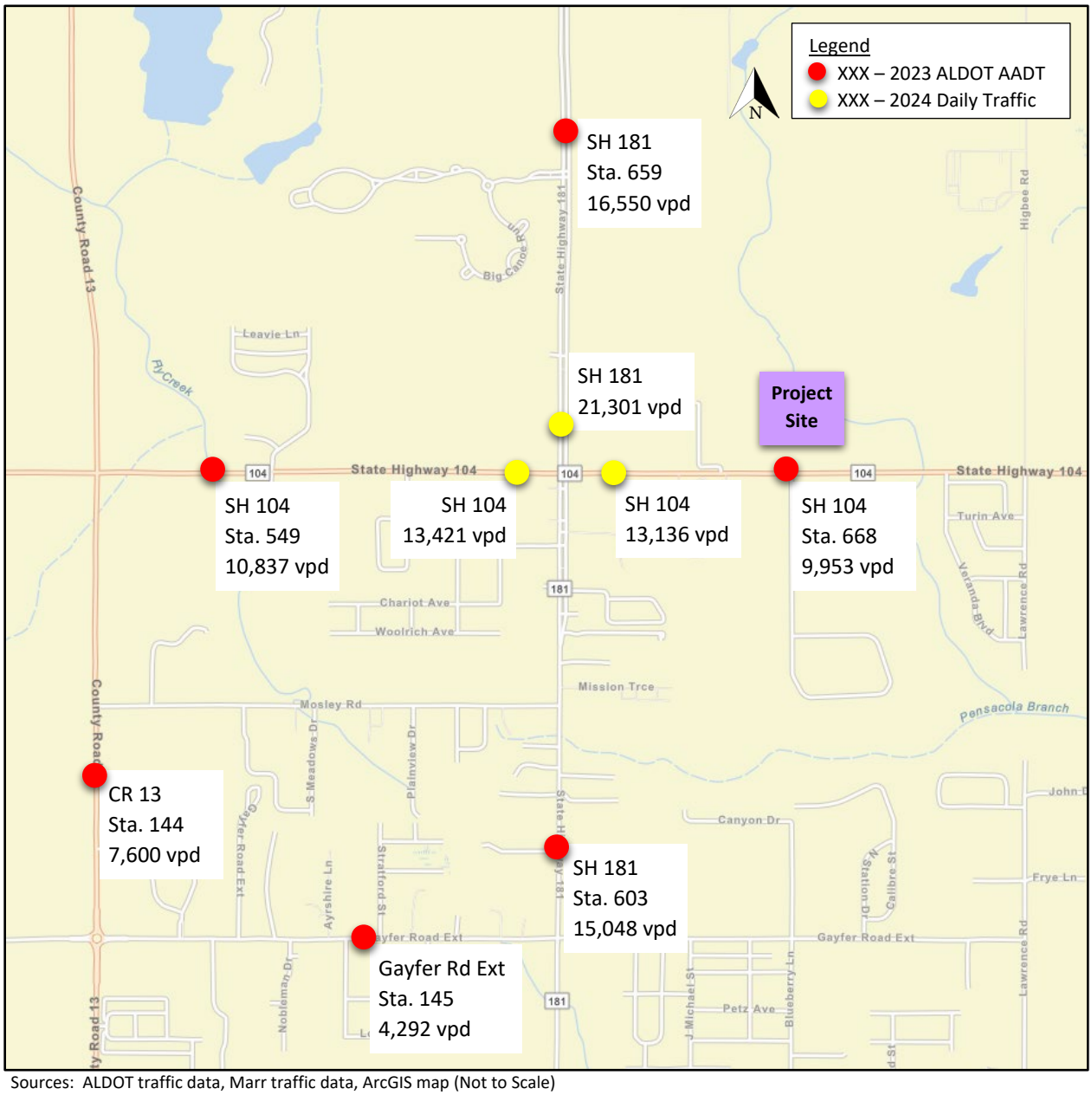
3.3 Existing Traffic Volumes

Existing traffic data on State Highway 104, State Highway 181, County Road 13, and Gayfer Road Extension was obtained from the Alabama Department of Transportation (ALDOT). The 2023 Annual Average Daily Traffic (AADT) are provided in Figure 3. As shown, the AADT on State Highway 104 adjacent to the project site was approximately 9,953 vehicles per day (vpd) in 2023. The AADT on State Highway 104 east of County Road 13 was approximately 10,837 vpd. The AADT on State Highway 181 north of State Highway 104 was approximately 16,550 vpd and north of Gayfer Road Extension was approximately 15,048 vpd. The AADT on County Road 13 south of Mosley Road was approximately 7,600 vpd. The AADT on Gayfer Road Extension west of State Highway 181 was approximately 4,292 vpd. ALDOT count station data is included in Appendix C.

In addition, 72-hour vehicular volume data was collected on State Highway 104 east and west of State Highway 181 and on State Highway 181 north of State Highway 104 from Thursday, December 5, through Saturday, December 7, 2024. The 2024 daily traffic on a Thursday on State Highway 104 east of State Highway 181 was 13,136 vpd, on State Highway 104 west of State Highway 181 was 13,421 vpd, and on State Highway 181 north of State Highway 104 was 21,301 vpd, as shown in Figure 3.

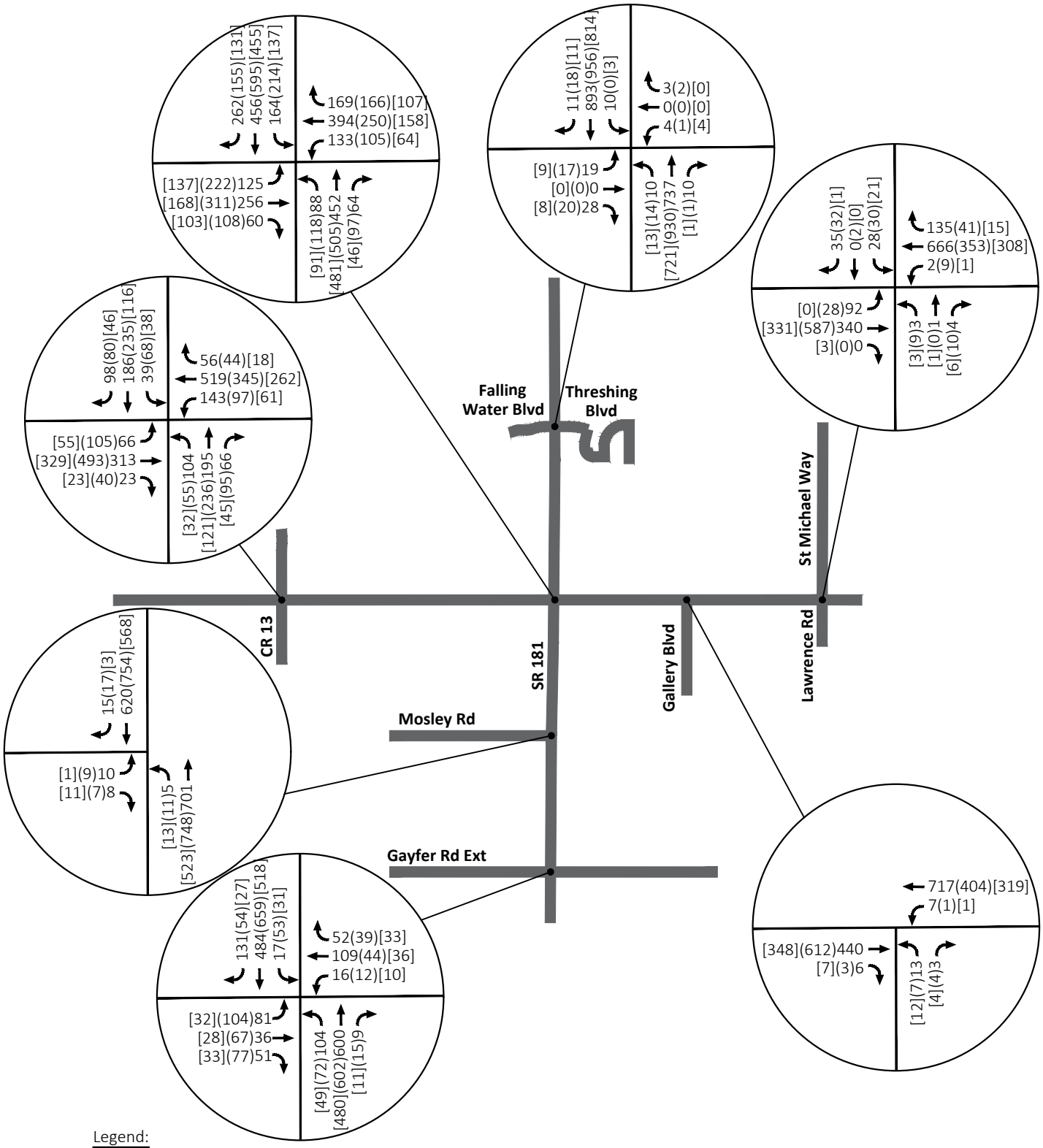
Turning movement counts were also collected at each of the seven study intersections for the AM and PM peak hours on a Thursday and during the midday peak hour on a Saturday. Specifically, the turning movement count data utilized for the TIS at the intersections of State Highway 104 with County Road 13, State Highway 181, Gallery Boulevard, and St Michael Way/Lawrence Road as well as at the intersection of State Highway 181 and Falling Water Boulevard/Threshing Boulevard was collected on Thursday, December 5, 2024, and Saturday, December 7, 2024. The turning movement count data utilized for the TIS at the intersections of State Highway 181 with Mosley Road and Gayfer Road Extension was collected on Thursday, January 9, 2025, and Saturday, January 11, 2025. The 2024 Existing Conditions Peak Hour Traffic Volumes are presented in Figure 4. The turning movement count data that was used to establish baseline conditions is included in Appendix D.

Figure 3: Daily Traffic Volumes



Sources: ALDOT traffic data, Marr traffic data, ArcGIS map (Not to Scale)

Figure 4: 2024 Existing Conditions Peak Hour Traffic Volumes



Legend:
XXX - Weekday AM Peak Hour Traffic Volumes
(XXX) - Weekday PM Peak Hour Traffic Volumes
[XXX] - Saturday Midday Peak Hour Traffic Volumes

(ot to Scale)

4. Background Conditions

As previously stated, it is assumed that the proposed development will be completed in approximately thirteen years from the 2024 existing conditions, which would be in the year 2037. To account for additional traffic expected to be traveling on the study roadways in 2037 even if the development is not completed, background traffic volumes were established. A growth rate was applied to the 2024 existing peak hour traffic volumes. The historical ALDOT count station traffic data in the study area were utilized to establish a growth trend. Based on this analysis, the combined average annual traffic growth in the study area over the three years between 2023 and 2020 was found to be 1.3%. Conservatively, the 2024 Existing Peak Hour Traffic Volumes were increased by 26% (2% Annual Growth for 13 Years) to establish 2037 background traffic volumes.

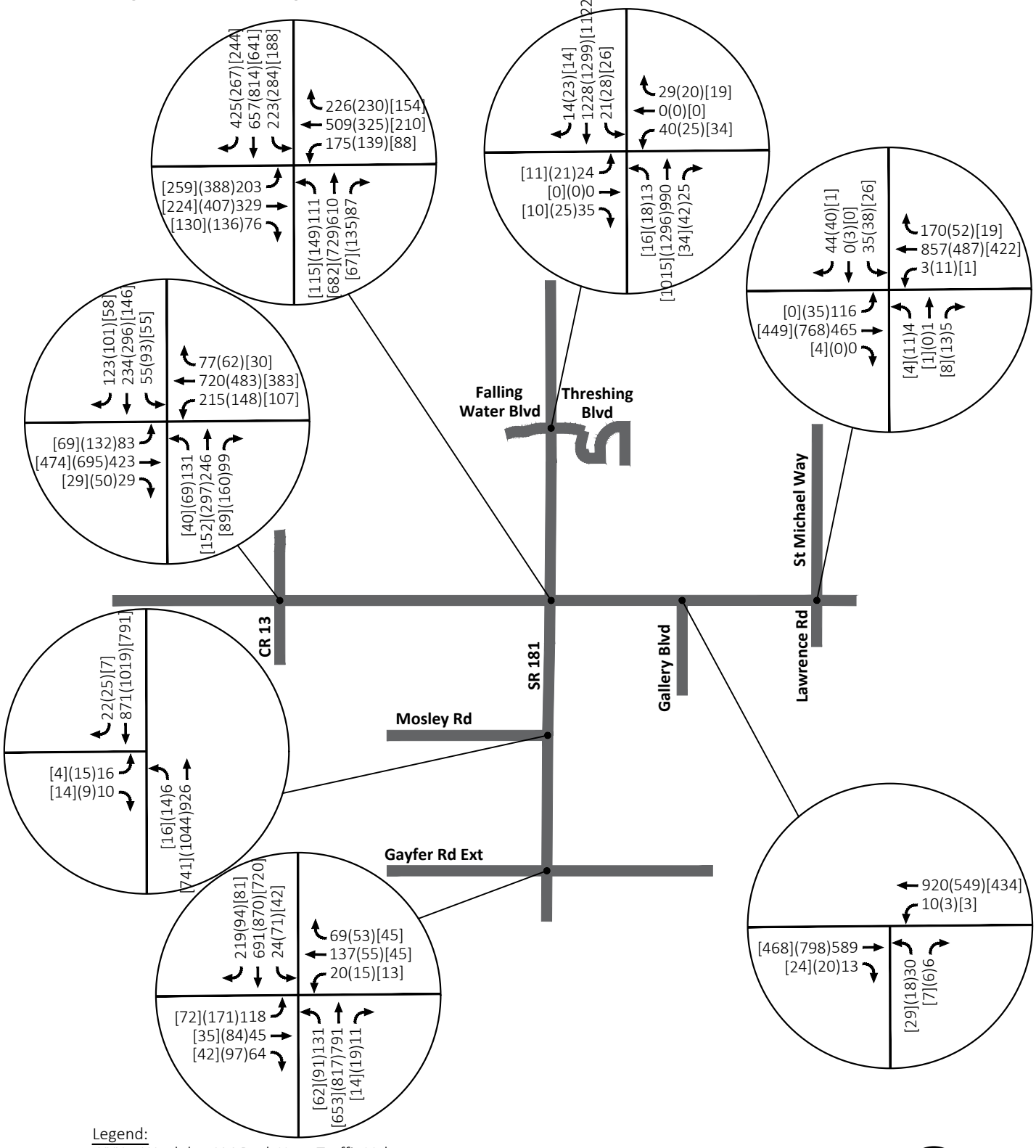
In addition to the general traffic growth factor applied to the study roadways and intersections, site specific traffic expected to be generated by approved but unconstructed developments or developments that are not fully constructed and occupied (as of March 2025) was also added to the traffic volumes. A request for the traffic impact studies for developments in the vicinity of the project site was made to ALDOT in January 2025; however, this information was not provided to Burch. Therefore, investigations and research were conducted to determine the approximate number of homes remaining to be constructed and occupied at the time the existing traffic counts were conducted for other known developments underway. Then the trip generation for each was calculated, distributed, and assigned to the roadway network. The following site-specific developments were included in background traffic volumes:

- Harvest Green East, Total 228 lots, 100% Remaining
- Harvest Green West, Total 140 lots, 100% Remaining
- Rockwell Place Apartments, Total 252 dwelling units, 93% Remaining (234 dwelling units)
- WaWa, Total 16 fueling positions, 100% Remaining
- The Estates at the Verandas, Total 39 lots, 67% Remaining (26 lots)

The ALDOT count station data and historical growth is included in Appendix C. The distribution figures for the site-specific background projects are included in Appendix E. The traffic calculation worksheets are included in Appendix G. Figure 5 presents the 2037 Background Conditions Peak Hour Traffic Volumes.

As previously mentioned, the intersection of Highway 181 and Threshing Boulevard/Falling Water Boulevard has been recently signalized and therefore was analyzed as a signalized intersection under the Future Background and Projected conditions.

Figure 5: 2037 Background Peak Hour Traffic Volumes



Legend:
XXX - Weekday AM Peak Hour Traffic Volumes
(XXX) - Weekday PM Peak Hour Traffic Volumes
[XXX] - Saturday Midday Peak Hour Traffic Volumes

(ot to Scale)

5. Projected Conditions

A trip generation process was used to estimate the amount of traffic that is expected to be generated by the proposed residential development with a total of 416 single-family dwelling units, which is to include 331 detached units and 85 attached units. Trip generation rates for the land uses were taken from ITE's *Trip Generation Manual, 12th Edition*. No adjustments were applied to the base trip generation to account for alternate modes, internal capture, or pass-by trips.

Table 1 below presents the new vehicular traffic expected to be generated by the proposed residential development. As shown, the development is expected to generate approximately 3,495 vehicle trips per day, 262 vehicles per hour (vph) during the AM peak hour, 330 vph during the PM peak hour, and 349 vph during the Saturday midday peak hour. Trip generation calculations are included in Appendix F.

Table 1: Trip Generation

Land Use	Size	Weekday Average Daily Traffic	AM Peak Hour			PM Peak Hour			Saturday Midday Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing (LUC 210)	331 d.u.	2,937	227	61	166	289	179	110	309	164	145
Single-Family Attached Housing (LUC 210)	85 d.u.	558	35	9	26	41	23	18	40	19	21
Total	**416 d.u.**	**3,495**	**262**	**70**	**192**	**330**	**202**	**128**	**349**	**183**	**166**

Source: ITE *Trip Generation Manual, 12th Edition.*

A directional distribution was developed based on the existing traffic counts and street network as well as the proposed land uses. Table 2 presents the roadways, directions, and percent distribution that traffic is expected to be coming from when entering the site for each of the land uses.

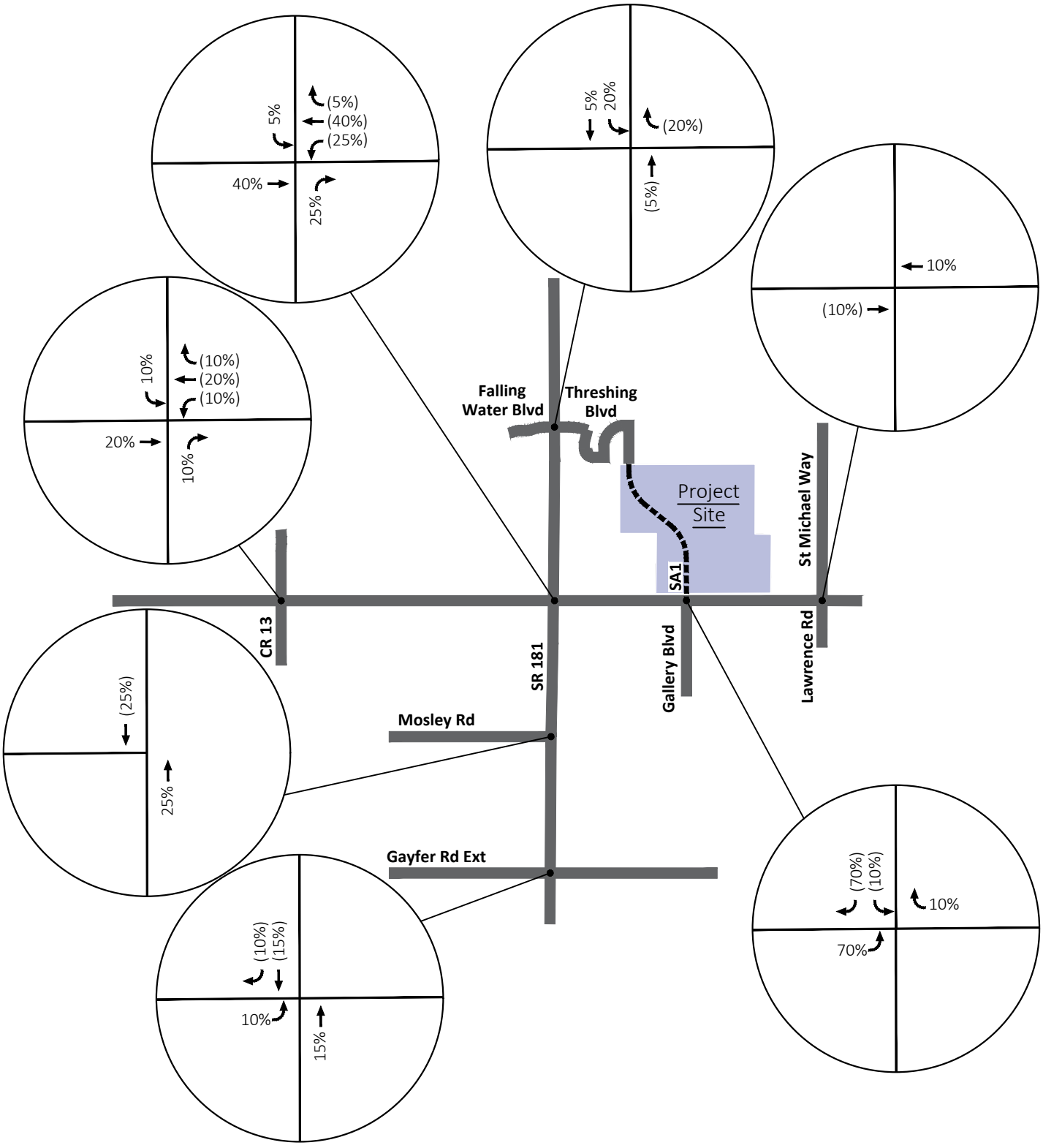
Table 2: Directional Distribution

Roadway	Entering Direction (From – To the Site)	Residential Distribution	Commercial Distribution
State Highway 181	North	25%	15%
State Highway 181	South	15%	15%
State Highway 104	East	10%	15%
State Highway 104	West	20%	15%
County Road 13	North	10%	10%
County Road 13	South	10%	10%
Gayfer Road	West	10%	10%
Gayfer Road	East	0%	5%
Mosley Road	West	0%	5%
Total	**--**	**100%**	**100%**

The current site plan includes primary access on State Highway 104 with the construction of a new boulevard roadway generally aligned with Gallery Boulevard and secondary access providing cross-access connection to the Harvest Green East subdivision, which is under construction to the north. The secondary access is provided via the intersection of State Highway 181 and Threshing Boulevard. Based on the

directional distribution and the site access plan, the directional distribution was developed for the turning movements at each of the study intersections. The Directional Distribution at the study intersections is presented in Figure 6.

Using these directional distributions, the traffic generated by the site was assigned to the street network. The traffic assignment is presented in Figure 7. The site traffic was added to the background traffic volumes to obtain the 2037 Future Projected Peak Hour Traffic Volumes, which are presented in Figure 8. These volumes represent the total peak hour traffic expected at the study intersections following completion of the proposed development. The traffic calculation worksheets showing the traffic assignment and volume calculations are included in Appendix G.



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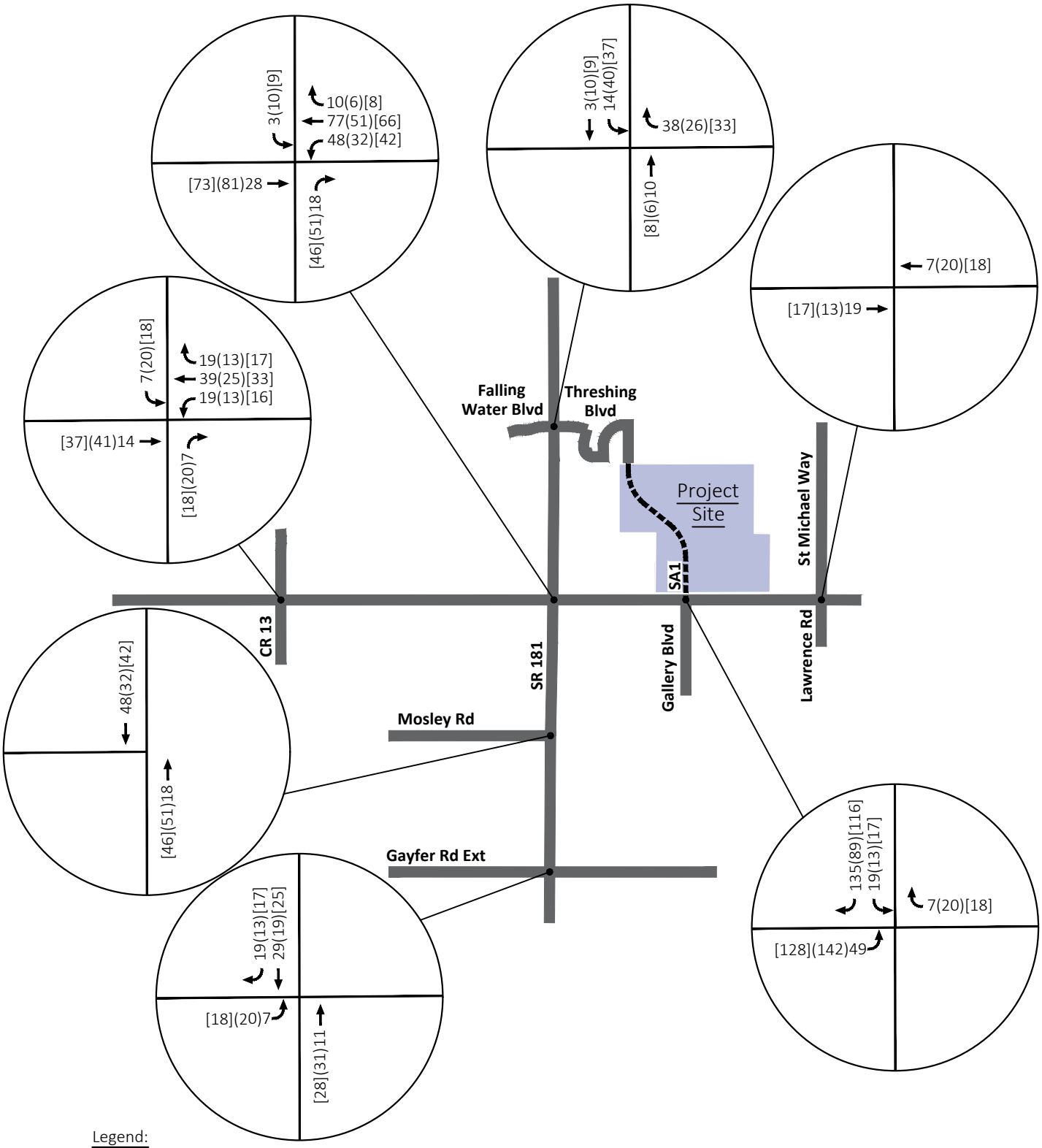
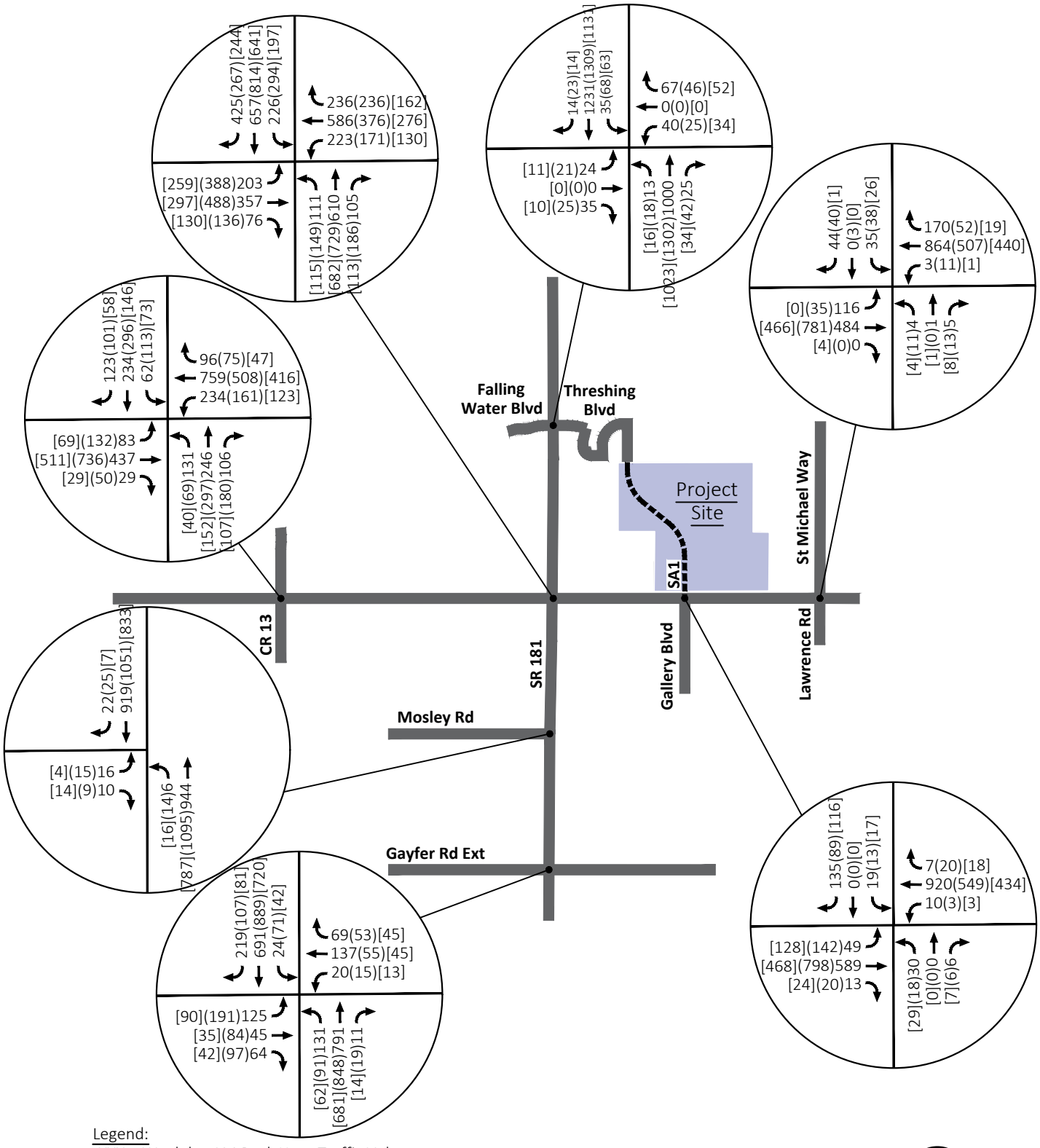


Legend:
XXX - Weekday AM Peak Hour Traffic Volumes
(XXX) - Weekday PM Peak Hour Traffic Volumes
[XXX] - Saturday Midday Peak Hour Traffic Volumes

(ot to Scale) g e of e r aff

Figure 8: 2037 Future Projected Peak Hour Traffic Volumes



Legend:
XXX - Weekday AM Peak Hour Traffic Volumes
(XXX) - Weekday PM Peak Hour Traffic Volumes
[XXX] - Saturday Midday Peak Hour Traffic Volumes

(ot to Scale)

6. Traffic Operational Analysis

To evaluate the study intersections under Existing, Background, and Future Projected conditions, capacity analyses were conducted for the study intersections using Synchro 12 software and HCM 7th Edition methodology. In addition, queue analyses were conducted for the study intersections using SimTraffic software.

The capacity analyses result in a control delay and corresponding level of service (LOS). The LOS and control delay are used to describe how well a turning movement and/or intersection operates. LOS A operates with the least amount of delay, and LOS F the worst. Table 3 presents the descriptions of LOS for unsignalized intersections, and Table 4 presents the descriptions of LOS for signalized intersections.

Table 3: Description of Unsignalized Intersection Level of Service (LOS)

LOS	Control Delay (seconds per vehicle)
A	0 – 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50
Source: *Highway Capacity Manual 7th Edition*	

Table 4: Description of Signalized Intersection Level of Service (LOS)

LOS v/c ≤ 1.0	Control Delay (seconds per vehicle)	Description
A	≤ 10	Volume-to-capacity ratio is low and either progression is exceptionally favorable or cycle length is short.
B	> 10 – 20	Progression is highly favorable or the cycle length is short. More vehicles stop than LOS A.
C	> 20 – 35	Progression is favorable or cycle lengths are moderate. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
D	> 35 – 55	Volume-to-capacity is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.
E	> 55 – 80	Volume-to-capacity is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.
F	> 80	Volume-to-capacity is very high or exceeds 1.0, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.
Source: *Highway Capacity Manual, 7th Edition*		

6.1 Capacity Analysis

Burch requested the current signal timing and phasing data from ALDOT for use in the capacity analysis; however, the information was not provided. Therefore, the signal phasing was determined through field investigation and inventory of the signal head configuration for the signalized study intersections. The signal timings were optimized in Synchro for the capacity analyses for each of the time periods and scenarios, i.e. existing, background, and future projected conditions.

Tables 5, 6, and 7 present the results of the weekday AM and PM peak hour analysis and the Saturday midday peak hour analysis, respectively. As shown, intersection delays during the AM, PM, and Saturday midday peaks are manageable. All of the signalized intersections are expected to operate at an overall LOS D or better during all time periods and all scenarios, with one exception. During the weekday AM and PM peak hours, the signalized intersection of County Road 13 and State Route 104 is expected to deteriorate from LOS C under existing conditions to LOS E under both future background and projected conditions. Under the background and future projected conditions, the signalized intersection of State Highway 181 and County Road 13 is nearing the need for additional intersection capacity during the AM and PM peak hours. However, the incremental delay caused by the proposed development is relatively minor. Additional intersection capacity could be provided by constructing a northbound right turn lane and/or a westbound right turn lane.

During both AM and PM peak hours, some of the minor street approaches to State Highway 181 and State Highway 104 are expected to operate with LOS E and F, which is common for the unsignalized approaches to arterials with high volumes. It is important to note that while the delays may be relatively high, the projected queue lengths are very low for the unsignalized approaches due to the very low volumes on the minor streets.

The projected capacity analysis assumed the provision of eastbound left turn and westbound right turn deceleration lanes on State Highway 104 at the proposed Site Access and a two-lane southbound approach for the site access. The projected with improvements capacity analysis also assumed the intersection would be signalized under projected conditions. The analysis results indicate that the intersection is expected to operate at overall LOS C during the weekday AM peak and overall LOS B during the weekday PM peak and Saturday midday peak hours with the proposed traffic signal. During all peak hours, the critical turning movements at the intersection are expected to operate at LOS D or better under projected conditions with improvements.

As previously mentioned, at the time the TIS was initiated and the traffic counts were collected, the intersection of State Highway 181 and Threshing Boulevard/Falling Water Boulevard was two-way stop-controlled; however, since then the intersection has been signalized. As shown, under background and future projected conditions the intersection is expected to operate at overall LOS B or better under all scenarios.

The Synchro and SimTraffic worksheets are included in Appendix H.

Table 5: Intersection Capacity Analysis – AM Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh) [95th% Queue Length in feet]			
		2024 Existing	2037		
			Background	Projected	Projected with Improvements
SR 181 & SR 104 (signalized)	EB Left Turn	C (23.0) [169]	F (91.4) [190]	F (90.2) [160]	--
	EB Through	C (26.1) [184]	C (26.7) [400]	C (26.9) [1492]	--
	WB Left Turn	B (19.7) [181]	B (20.0) [189]	C (20.9) [359]	--
	WB Through	D (43.5) [716]	F (73.3) [2855]	D (52.1) [2929]	--
	NB Left Turn	B (16.7) [93]	B (19.6) [94]	C (25.8) [158]	--
	NB Through	C (22.7) [157]	C (29.5) [195]	D (37.9) [203]	--
	SB Left Turn	B (16.8) [137]	C (34.3) [207]	E (58.5) [201]	--
	SB Through	C (21.2) [132]	C (28.5) [352]	C (34.6) [341]	--
	Overall Intersection	**C (25.9)**	**D (40.7)**	**D (42.1)**	**--**
SR 104 & Gallery Blvd / Site Access Blvd (unsignalized for Existing/Background/ Projected; signalized for Projected with Improvements)	EB Left Turn	--	--	B (10.8) [40]	B (17.6) [32]
	EB Through	--	--	--	B (17.6) [73]
	EB Right Turn	--	--	--	A (9.7) [0]
	WB Left Turn	A (8.4) [25]	A (9.0) [18]	A (9.0) [18]	A (9.2) [153]
	WB Through	--	--	--	C (27.4) [1452]
	WB Right Turn	--	--	--	A (7.1) [9]
	NB Approach	C (24.5) [28]	F (52.0) [75]	F (300+) [214]	C (32.6) [50]
	SB Left Turn/Through	--	--	F (107.4) [686]	C (31.7) [29]
	SB Right Turn	--	--	D (30.6) [1049]	D (36.4) [145]
	Overall Intersection	**--**	**--**	**--**	**C (24.4)**
SR 104 & Lawrence Rd / St Michael Way (unsignalized)	EB Left Turn	B (10.5) [60]	B (12.4) [89]	B (12.5) [102]	--
	WB Left Turn	A (8.1) [22]	A (8.4) [39]	A (8.5) [46]	--
	NB Approach	D (26.0) [30]	F (53.9) [31]	F (56.6) [31]	--
	SB Left Turn/Through	F (56.7) [49]	F (233.7) [58]	F (255.4) [98]	--
	SB Right Turn	C (15.6) [52]	C (20.7) [56]	C (20.9) [47]	--
SR 181 & Falling Water Blvd / Threshing Blvd (Existing unsignalized & Background/Projected signalized)	EB Through/Left Turn	D (26.2) [37]	C (22.9) [44]	C (22.9) [47]	--
	EB Right Turn	B (12.4) [0]	--	--	--
	WB Through/Left Turn	C (22.1) [0]	C (23.2) [59]	C (23.2) [59]	--
	WB Right Turn	B (11.1) [0]	--	--	--
	NB Left Turn	B (10.3) [15]	A (8.8) [24]	A (9.1) [29]	--
	NB Through	--	B (11.0) [151]	B (11.9) [179]	--
	SB Left Turn	A (9.5) [13]	A (7.5) [30]	A (7.8) [44]	--
	SB Through	--	B (12.9) [150]	B (13.0) [142]	--
	Overall Intersection	**--**	**B (12.3)**	**B (12.7)**	**--**
SR 104 & CR 13 (signalized)	EB Left Turn	B (16.9) [118]	C (22.5) [142]	C (27.0) [164]	--
	EB Through/Right Turn	B (19.6) [191]	C (23.3) [276]	C (23.3) [320]	--
	WB Left Turn	B (13.8) [174]	B (16.1) [294]	B (15.8) [281]	--
	WB Through/Right Turn	D (37.2) [338]	F (69.9) [1658]	F (70.4) [985]	--
	NB Left Turn	C (20.7) [99]	D (52.3) [224]	E (78.3) [175]	--
	NB Through/Right Turn	C (27.6) [182]	E (68.7) [383]	F (87.2) [247]	--
	SB Left Turn	C (20.5) [99]	C (28.0) [254]	C (31.9) [283]	--
	SB Through/Right Turn	D (40.0) [225]	F (99.1) [609]	F (105.7) [829]	--
	Overall Intersection	**C (29.1)**	**E (57.1)**	**E (62.1)**	**--**
SR 181 & Mosley Rd (unsignalized)	EB Approach	D (25.5) [39]	F (63.1) [56]	F (72.4) [48]	--
	NB Left Turn	A (9.1) [93]	B (10.2) [30]	B (10.5) [104]	--
SR 181 & Gayfer Road Ext (signalized)	EB Approach	C (28.1) [165]	C (33.0) [782]	D (37.6) [272]	--
	WB Approach	C (27.9) [116]	C (27.7) [167]	C (31.3) [191]	--
	NB Left Turn	A (8.2) [58]	C (23.1) [160]	C (34.4) [161]	--
	NB Through/Right Turn	B (10.8) [169]	B (18.5) [281]	B (19.7) [395]	--
	SB Left Turn	A (7.3) [86]	B (1.2) [152]	B (12.8) [127]	--
	SB Through/Right Turn	B (13.9) [300]	F (49.0) [1985]	D (43.3) [2015]	--
	Overall Intersection	**B (15.2)**	**C (33.0)**	**C (32.6)**	**--**

Note: HCM 7th Edition results reported above for LOS and delay; SimTraffic results reported for 95th percentile queue lengths.

Table 6: Intersection Capacity Analysis – PM Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh) [95th% Queue Length in feet]			
		2024 Existing	2037		
			Background	Projected	Projected with Improvements
SR 181 & SR 104 (signalized)	EB Left Turn	C (24.7) [158]	F (40.2) [179]	F (68.4) [168]	--
	EB Through	C (29.6) [254]	C (27.7) [586]	C (29.4) [1389]	--
	WB Left Turn	C (22.7) [102]	C (28.0) [187]	D (40.8) [175]	--
	WB Through	C (34.0) [240]	E (72.7) [1225]	F (80.6) [1666]	--
	NB Left Turn	B (16.8) [110]	D (39.8) [308]	D (44.1) [532]	--
	NB Through	C (23.1) [166]	D (51.2) [451]	E (60.4) [1027]	--
	SB Left Turn	B (17.8) [149]	F (73.4) [344]	F (94.8) [336]	--
	SB Through	C (22.4) [163]	C (34.2) [357]	D (36.6) [391]	--
	Overall Intersection	**C (24.3)**	**D (45.2)**	**D (54.7)**	**--**
SR 104 & Gallery Blvd / Site Access Blvd (unsignalized for Existing/Background/ Projected; signalized for Projected with Improvements)	EB Left Turn	--	--	A (9.5) [57]	A (9.5) [68]
	EB Through	--	--	--	B (15.7) [170]
	EB Right Turn	--	--	--	A (6.7) [3]
	WB Left Turn	A (9.0) [0]	A (9.8) [10]	A (9.8) [0]	B (12.3) [0]
	WB Through	--	--	--	B (15.9) [160]
	WB Right Turn	--	--	--	A (8.8) [9]
	NB Approach	C (18.7) [25]	D (32.5) [30]	F (135.4) [37]	C (25.1) [32]
	SB Left Turn/Through	--	--	F (107.2) [55]	C (24.9) [29]
	SB Right Turn	--	--	B (14.1) [50]	C (26.5) [60]
	Overall Intersection	**--**	**--**	**--**	**B (15.8)**
SR 104 & Lawrence Rd / St Michael Way (unsignalized)	EB Left Turn	A (8.3) [23]	A (8.8) [32]	A (8.9) [41]	--
	WB Left Turn	A (8.9) [33]	A (9.7) [24]	A (9.7) [62]	--
	NB Approach	C (20.9) [40]	E (35.8) [47]	E (37.9) [42]	--
	SB Left Turn/Through	D (32.6) [48]	F (83.2) [54]	F (92.0) [68]	--
	SB Right Turn	B (11.0) [66]	B (12.6) [54]	B (12.8) [53]	--
SR 181 & Falling Water Blvd / Threshing Blvd (Existing unsignalized & Background/Projected signalized)	EB Through/Left Turn	D (28.5) [36]	C (24.5) [49]	C (26.6) [45]	--
	EB Right Turn	B (12.7) [0]	--	--	--
	WB Through/Left Turn	D (26.7) [12]	C (24.5) [54]	C (26.7) [53]	--
	WB Right Turn	B (12.2) [0]	--	--	--
	NB Left Turn	B (10.7) [19]	A (8.4) [27]	A (8.4) [21]	--
	NB Through	--	B (11.8) [206]	B (13.0) [228]	--
	SB Left Turn	A (0.0) [0]	A (8.6) [37]	A (9.7) [53]	--
	SB Through	--	B (12.5) [145]	B (11.9) [143]	--
	Overall Intersection	**--**	**B (12.3)**	**B (12.6)**	**--**
SR 104 & CR 13 (signalized)	EB Left Turn	B (14.3) [160]	C (21.4) [199]	C (24.6) [228]	--
	EB Through/Right Turn	D (37.6) [351]	F (77.0) [3655]	F (84.3) [2312]	--
	WB Left Turn	B (16.6) [96]	E (71.0) [214]	F (107.3) [240]	--
	WB Through/Right Turn	C (21.2) [221]	C (31.7) [357]	C (34.5) [432]	--
	NB Left Turn	B (19.2) [59]	C (29.9) [416]	D (35.3) [380]	--
	NB Through/Right Turn	D (39.2) [214]	F (86.3) [934]	F (104.7) [753]	--
	SB Left Turn	B (19.5) [113]	D (42.9) [232]	F (90.0) [235]	--
	SB Through/Right Turn	C (32.7) [252]	D (52.6) [369]	E (55.2) [373]	--
	Overall Intersection	**C (30.1)**	**E (59.7)**	**E (70.4)**	**--**
SR 181 & Mosley Rd (unsignalized)	EB Approach	D (33.5) [32]	F (122.0) [53]	F (151.2) [105]	--
	NB Left Turn	A (9.7) [112]	B (11.1) [283]	B (11.3) [318]	--
SR 181 & Gayfer Road Ext (signalized)	EB Approach	C (33.0) [268]	D (53.6) [591]	E (56.9) [646]	--
	WB Approach	C (25.9) [87]	C (27.4) [111]	C (28.4) [119]	--
	NB Left Turn	A (9.3) [90]	C (23.0) [215]	C (27.9) [172]	--
	NB Through/Right Turn	B (12.5) [220]	C (28.1) [389]	D (36.0) [588]	--
	SB Left Turn	A (7.4) [119]	B (17.2) [146]	C (21.9) [128]	--
	SB Through/Right Turn	B (15.7) [383]	F (58.9) [792]	F (78.7) [1241]	--
	Overall Intersection	**B (17.0)**	**D (43.4)**	**D (54.9)**	**--**

Note: HCM 7th Edition results reported above for LOS and delay; SimTraffic results reported for 95th percentile queue lengths.

Table 7: Intersection Capacity Analysis – Saturday Midday Peak Hour

Intersection	Approach / Lane Group	LOS (Delay in sec/veh) [95th% Queue Length in feet]			
		2024 Existing	2037		
			Background	Projected	Projected with Improvements
SR 181 & SR 104 (signalized)	EB Left Turn	C (21.8) [126]	C (23.7) [160]	C (30.8) [177]	--
	EB Through	C (25.0) [120]	C (24.0) [188]	C (26.8) [274]	--
	WB Left Turn	C (22.1) [81]	C (22.2) [138]	C (20.5) [150]	--
	WB Through	C (26.8) [144]	C (29.8) [216]	C (33.6) [293]	--
	NB Left Turn	B (14.3) [66]	B (17.8) [78]	B (16.5) [113]	--
	NB Through	B (19.7) [153]	C (28.2) [207]	C (25.8) [192]	--
	SB Left Turn	B (14.3) [108]	C (20.3) [143]	C (25.5) [169]	--
	SB Through	B (18.3) [135]	C (24.0) [193]	C (24.2) [213]	--
	Overall Intersection	**C (20.1)**	**C (25.0)**	**C (26.2)**	**--**
SR 104 & Gallery Blvd / Site Access Blvd (unsignalized for Existing/Background/ Projected; signalized for Projected with Improvements)	EB Left Turn	--	--	A (8.9) [48]	B (10.2) [58]
	EB Through	--	--	--	B (13.6) [120]
	EB Right Turn	--	--	--	A (8.5) [3]
	WB Left Turn	A (8.1) [0]	A (8.5) [9]	A (8.5) [4]	B (11.1) [6]
	WB Through	--	--	--	B (18.6) [191]
	WB Right Turn	--	--	--	B (11.0) [20]
	NB Approach	B (13.8) [33]	C (19.1) [37]	F (54.0) [48]	B (17.8) [39]
	SB Left Turn/Through	--	--	E (40.9) [23]	B (17.6) [31]
	SB Right Turn	--	--	B (12.9) [60]	B (19.1) [65]
	Overall Intersection	**--**	**--**	**--**	**B (15.5)**
SR 104 & Lawrence Rd / St Michael Way (unsignalized)	EB Left Turn	A (0.0) [0]	A (0.0) [0]	A (0.0) [0]	--
	WB Left Turn	A (8.0) [0]	A (8.4) [18]	A (8.5) [0]	--
	NB Approach	B (12.5) [32]	C (15.2) [30]	C (15.7) [30]	--
	SB Left Turn/Through	C (16.5) [40]	C (23.5) [54]	C (24.8) [40]	--
	SB Right Turn	B (10.2) [10]	B (11.2) [0]	B (11.3) [14]	--
SR 181 & Falling Water Blvd / Threshing Blvd (Existing unsignalized & Background/Projected signalized)	EB Through/Left Turn	C (22.2) [32]	C (24.4) [34]	C (22.3) [30]	--
	EB Right Turn	B (11.6) [0]	--	--	--
	WB Through/Left Turn	C (20.8) [31]	C (24.9) [55]	C (22.7) [49]	--
	WB Right Turn	A (0.0) [0]	--	--	--
	NB Left Turn	A (9.9) [17]	A (7.2) [29]	A (8.1) [26]	--
	NB Through	--	B (10.1) [164]	B (12.5) [199]	--
	SB Left Turn	A (9.4) [7]	A (6.7) [44]	A (7.7) [50]	--
	SB Through	--	B (10.6) [177]	B (11.3) [159]	--
	Overall Intersection	**--**	**B (10.6)**	**B (11.9)**	**--**
SR 104 & CR 13 (signalized)	EB Left Turn	B (13.8) [72]	B (13.9) [88]	B (14.5) [130]	--
	EB Through/Right Turn	C (21.6) [154]	C (30.5) [220]	D (39.1) [270]	--
	WB Left Turn	B (14.3) [60]	B (15.6) [120]	B (16.7) [93]	--
	WB Through/Right Turn	B (18.9) [155]	C (20.5) [230]	C (24.0) [231]	--
	NB Left Turn	B (13.8) [54]	B (17.8) [56]	B (19.0) [58]	--
	NB Through/Right Turn	B (17.1) [90]	C (25.3) [132]	C (31.8) [203]	--
	SB Left Turn	B (13.7) [39]	B (17.9) [59]	B (19.3) [86]	--
	SB Through/Right Turn	B (16.8) [97]	C (22.3) [147]	C (23.5) [122]	--
	Overall Intersection	**B (18.4)**	**C (23.8)**	**C (28.5)**	**--**
SR 181 & Mosley Rd (unsignalized)	EB Approach	B (13.7) [34]	C (23.6) [36]	D (25.9) [33]	--
	NB Left Turn	A (8.9) [17]	A (9.8) [128]	B (10.0) [32]	--
SR 181 & Gayfer Road Ext (signalized)	EB Approach	C (26.1) [92]	C (27.3) [113]	C (27.8) [134]	--
	WB Approach	C (25.8) [101]	C (26.1) [91]	C (26.1) [88]	--
	NB Left Turn	A (6.5) [48]	B (11.4) [60]	B (11.4) [85]	--
	NB Through/Right Turn	A (9.5) [128]	B (13.2) [206]	B (13.9) [209]	--
	SB Left Turn	A (6.1) [70]	A (7.9) [92]	A (8.3) [134]	--
	SB Through/Right Turn	B (10.9) [217]	B (19.3) [385]	B (19.3) [347]	--
	Overall Intersection	**B (12.1)**	**B (17.6)**	**B (17.9)**	**--**

Note: HCM 7th Edition results reported above for LOS and delay; SimTraffic results reported for 95th percentile queue lengths.

6.2 Turn Lane Analysis

The intersection of State Highway 104 at the Site Access was evaluated for the need for an eastbound left turn deceleration lane and a westbound right turn deceleration lane based on methodology presented in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide*. The turn lane analysis was based on the 2037 Future Projected peak hour traffic volumes previously presented and the posted speed limit of 55 mph on State Highway 104. The turn lane analysis determined that a left turn deceleration lane is warranted for the eastbound approach of State Highway 104 to the Site Access, and a westbound right turn deceleration lane is warranted on State Highway 104 to the Site Access. Therefore, it is recommended to construct a westbound right turn deceleration lane in addition to an eastbound left turn deceleration lane.

In addition, the intersection of State Highway 104 and St Michael Way/Lawrence Road was evaluated for the need for a westbound right turn deceleration lane. The turn lane analysis determined that a westbound right turn deceleration lane is warranted under both 2024 Existing and 2037 Future Projected peak hour traffic volumes previously presented. Because the turn lane is warranted under existing conditions and the Bertolla residential project is not expected to include any westbound right turning traffic at the intersection, we do not recommend construction of this turn lane by the development. Details of the turn lane analysis are included in Appendix I.

6.3 Intersection Sight Distance

According to the current concept plan, the proposed development includes one new roadway connection on State Highway 104. The proposed Site Access was evaluated to make sure that sufficient intersection sight distance will be available for vehicles exiting the project site onto State Highway 104.

For a 55-mph speed as posted on State Highway 104, the guidelines from the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*, call for a minimum stopping sight distance of 495 feet. This is the distance required for a driver to detect an object in the roadway that requires a stop and be able to stop in time before reaching the object. AASHTO also identifies the minimum intersection sight distance, which is the distance a driver can see approaching vehicles before the line of sight is blocked by an object or roadway curvature. Sufficient intersection sight distance allows for adequate time gap for a driver to turn across opposing traffic from a stopped condition without requiring on-coming traffic to significantly slow down. For a speed of 55 mph, the design value for a driver turning left from a stop onto a 3-lane roadway is 650 feet. For a speed of 55 mph, the design value for a driver turning right from a stop is 530 feet. Therefore, it is desirable to provide a minimum of 650 feet looking to the west on State Highway 104 from the Site Access and a minimum of 530 feet looking to the east on State Highway 104 from the Site Access.

It was determined that the available intersection sight distance will be sufficient to accommodate left and right turns onto State Highway 104 from the Site Access aligned with Gallery Boulevard. The site plan and landscape plan should not include any landscape, hardscape, signs, or parking within the sight distance departure triangles that would restrict intersection sight distance for the Site Access. A cross road intersection warning sign (W2-1) with a 45 mph advisory speed plaque is recommended for the westbound approach approximately 600 feet in advance Gallery Boulevard due to a sag vertical curve located east of the site.

6.4 Signal Warrant Analysis

Under unsignalized conditions, the results of the capacity analyses indicate that the southbound left turning movements at the intersections of Highway 104 with Gallery Boulevard/Site Access and St Michael Way are expected to operate at LOS F during both AM and PM peak hours under the 2037 Future Projected Conditions. Therefore, the intersections were evaluated to determine whether traffic signal(s) will be warranted and appropriate to accommodate vehicular traffic at the intersections based on the proposed development's trip generation.

The *Manual on Uniform Traffic Control Devices* (MUTCD) includes nine (9) warrants that should be evaluated based on an engineering study of traffic conditions prior to the installation of a new traffic signal. While there are nine warrants, only one is required to be met in order to consider the need for traffic signal control at an intersection. However, satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal. Each warrant sets forth the minimum criteria related to the operation and safety of an intersection that should be met in order to satisfy the warrant.

The signal warrant analysis was conducted following the requirements set forth in the *ALDOT Access Management Manual* and the procedures provided in the latest edition of the *ALDOT Traffic Signal Timing and Design Manual*. Warrants 10 software by Trafficware was utilized for the signal warrant analysis based on 2009 Federal Warrants. The traffic volume data, speed limits, and intersection geometry were utilized for the analysis. The signal warrant analysis was based on the 70% warrants since the posted speed limit on Highway 104 is 55 mph. At both of these intersections, Highway 104 is a two-lane road with existing or recommended deceleration lanes. Therefore, the analysis is based on two-lane major street approaches for both intersections. The analysis is based on a two-lane minor street approach for the Site Access since we are recommending two southbound lanes for the Site Access approach to Highway 104 and a two-lane minor street approach for St Michael Way since a right turn lane is existing.

In order to obtain hourly 2037 Background Conditions traffic volumes at the intersections, some assumptions were made to account for ambient and approved development traffic in the study area. Turning movement counts for 12-hours were conducted on Thursday, December 5, 2024, at the existing intersections of Highway 104 with Gallery Boulevard and St Michael Way/Lawrence Road. Similar to the peak hour traffic volumes previously presented, a 2% annual growth was assumed and applied to the hourly 2024 turning movement data, which is a 26% background growth (representing 2% annual growth for 13 years). In addition, the background traffic expected to be generated by the five offsite developments previously described were added to the background peak hour traffic volumes.

Finally, the trip generation for the proposed development was assigned to the intersection based on the directional distributions presented in Figure 6. The signal warrant analysis was conducted based on the 2037 Future Projected Condition. The hourly distributions for each land use were taken from ITE's *Trip Generation Manual, 12th Edition*. Table 8 presents the results of the signal warrant analysis.

Table 8: Signal Warrant Analysis Results – 2037 Future Projected Conditions

Warrant Description	SR 104 & Gallery Blvd / Site Access Blvd		SR 104 & Lawrence Rd / St Michael Way	
	Warrant Met?	Notes	Warrant Met?	Notes
Warrant 1: 8-Hour Vehicular Volume	Yes	13 Hours Met	No	4 Hours Met
Warrant 2: 4-Hour Vehicular Volume	Yes	8 Hours Met	No	1 Hour Met
Warrant 3: Peak Hour	Yes	3 Hours Met	Yes	1 Hour Met
Warrant 4: Pedestrian Volume	N/A	--	N/A	--
Warrant 5: School Crossing	N/A	--	N/A	--
Warrant 6: Coordinated Signal System	N/A	--	N/A	--
Warrant 7: Crash Experience	N/A	--	N/A	--
Warrant 8: Roadway Network	N/A	--	N/A	--
Warrant 9: Intersection near a Grade Crossing	N/A	--	N/A	--

Notes:
1. Based on 2037 Future Projected Conditions (Full Buildout).
2. Based on 2 Lane Major Street and 2 Lane Minor Street for SR 104 & Gallery Boulevard/Site Access Boulevard.
3. Based on 2 Lane Major Street and 2 Lane Minor Street for SR 104 and Lawrence Road/St Michael Way.
4. Based on 70% Factor Warrants and ≥40 mph approach speed on the Major Street.
5. Crash data was not obtained from the County or evaluated for the warrant.

Based on these data and analyses, traffic signal warrants will be met under 2037 Future Projected Conditions for the intersections of Highway 104 with Gallery Boulevard/Site Access Boulevard and Lawrence Road/St Michael Way. Only Warrant 3 Peak Hour criteria is met for the 3:00 pm hour at the intersection of Highway 104 and Lawrence Road/St Michael Way, which is during school dismissal for St Michael Catholic School. Since it is school-generated traffic and not project-generated traffic that causes the intersection to meet the Peak Hour warrant, it is not recommended that the Bertolla residential project install a traffic signal at the intersection. Furthermore, since only the Peak Hour Warrant is met, the school peak hour traffic volumes can be handled by a traffic control officer if intersection delays are exceptionally long during school dismissal.

7. Conclusions and Recommendations

The Bertolla residential development is proposed to be located on State Highway 104 in Fairhope, Alabama. The project site includes approximately 149 acres of vacant land. The proposed development includes a total of approximately 416 single-family homes. The development will have a new roadway connection to State Highway 104, which will be generally aligned with Gallery Boulevard. In addition, cross-access is proposed on State Highway 181 via Threshing Boulevard, which is an access to the Harvest Green East development (currently under construction) located to the north of the Bertolla residential project site.

The analyses presented in this report indicate that the proposed development will generate a manageable amount of new vehicular traffic to the study area. In total, the project is expected to generate approximately 3,495 daily trips, 262 AM peak hour trips, 330 PM peak hour trips, and 349 Saturday midday peak hour trips. Capacity analyses indicate that the study intersections and site access points will generally operate acceptably following completion of the proposed residential development.

Based on the analyses presented in this study and review of the study area and proposed development information, the following is recommended in order to accommodate the proposed development and provide for efficient traffic operations and safety:

<u>State Highway 104 and Site Access Boulevard/Gallery Boulevard</u>

- Provide an eastbound left turn lane on State Highway 104 with approximately 295 feet of storage plus 180 feet of bay taper and 330 feet of shifting taper if the widening is symmetrical or as approved by ALDOT.
- Provide a westbound right turn lane on State Highway 104 with approximately 295 feet of storage plus 180 feet of bay taper or as approved by ALDOT.
- As shown on the preliminary concept plan, the Site Access should be designed a boulevard with two entering lanes and two exiting lanes at its intersection with State Highway 104. The two (2) southbound approach lanes should be designated as one (1) shared left turn/through lane and one (1) right turn lane.
- Install a Cross Road Intersection warning sign (W2-1) with a 45-mph advisory speed plaque on the westbound approach of State Highway 104 approximately 600 feet in advance of the Site Access and Gallery Boulevard.
- Install a traffic signal with protective/permissive left turn signal phasing for the eastbound and westbound approaches of State Highway 104 and permissive left turn signal phasing for the northbound approach of Gallery Boulevard and the southbound approach of the Site Access Boulevard.

<u>State Highway 104 and Lawrence Road/St Michael Way</u>

The analysis in this study shows that a westbound right turn deceleration lane is warranted and the Peak Hour (Traffic Signal Warrant 3) criteria is met during the school dismissal period for this intersection. The westbound right turn lane is warranted under 2024 Existing conditions. Although the proposed development will add through traffic along State Highway 104, it was determined that it is St Michael Catholic school traffic and not the traffic expected to be generated by the Bertolla residential project that triggers both of these warrants for improvement. Therefore, these improvements are not included in the recommended improvements for this development but should be considered by others.

Internal Street Network

As shown on the preliminary concept plan, the street network should connect to the Harvest Green East subdivision to the north to provide secondary access via the intersection of State Highway 181 and Threshing Boulevard. If this connection is not made, other secondary access will be needed to serve the proposed residential development.

Based on the analyses presented in this report, no further improvements are recommended in association with the proposed Bertolla residential development.

APPENDIX C
ALDOT COUNT DATA & HISTORICAL ANALYSIS

BURCH TRANSPORTATION

ALDOT Count Station Data Historical Growth Analysis (AADT)

Station No.	668	Annual % Growth	659	Annual % Growth	549	Annual % Growth	603	Annual % Growth	144	Annual % Growth	145	Annual % Growth	TOTAL	Annual % Growth
Street	State Highway 104		State Highway 181		State Highway 104		State Highway 181		County Road 13		Gayfer Road Ext			
Location	Adjacent to Project Site		North of State Highway 104		West of State Highway 181		North of Gayfer Road Extension		South of Mosley Road		West of State Highway 181			
Year														
2023	9953	4.7%	16550	2.4%	10837	4.9%	15048	3.3%	7600	-0.9%	4292	-0.8%	64280	2.7%
2022	9507	-2.8%	16160	1.0%	10333	-2.8%	14572	-4.2%	7666	1.1%	4326	2.8%	62564	-1.3%
2021	9778	2.3%	15997	1.6%	10628	1.6%	15209	1.6%	7582	5.8%	4208	4.9%	63402	2.4%
2020	9555	-15.7%	15742	-13.6%	10459	0.0%	14967	-10.9%	7163	73.7%	4012	18.5%	61898	-3.8%
2019	11329	18.6%	18223	5.3%	10462	2.7%	16791	5.3%	4124	2.0%	3385	2.0%	64314	6.6%
2018	9555	-3.2%	17302	0.1%	10185	1.6%	15943	0.0%	4043	3.7%	3319	-4.9%	60347	-0.3%
2017	9870	--	17290	--	10020	--	15950	--	3900	--	3490	--	60520	--
2016	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2015	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2014	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2013	--	--	--	--	--	--	--	--	--	--	--	--	--	--
6-year Annual Avg Growth		0.7%		-0.5%		1.3%		-0.8%		14.2%		3.8%		1.1%
3-year Annual Avg Growth		1.4%		1.7%		1.2%		0.2%		2.0%		2.3%		1.3%

APPENDIX E
BACKGROUND PROJECT DISTRIBUTION FIGURES

Figure E1: Background Project Traffic Distribution (Harvest Green East)

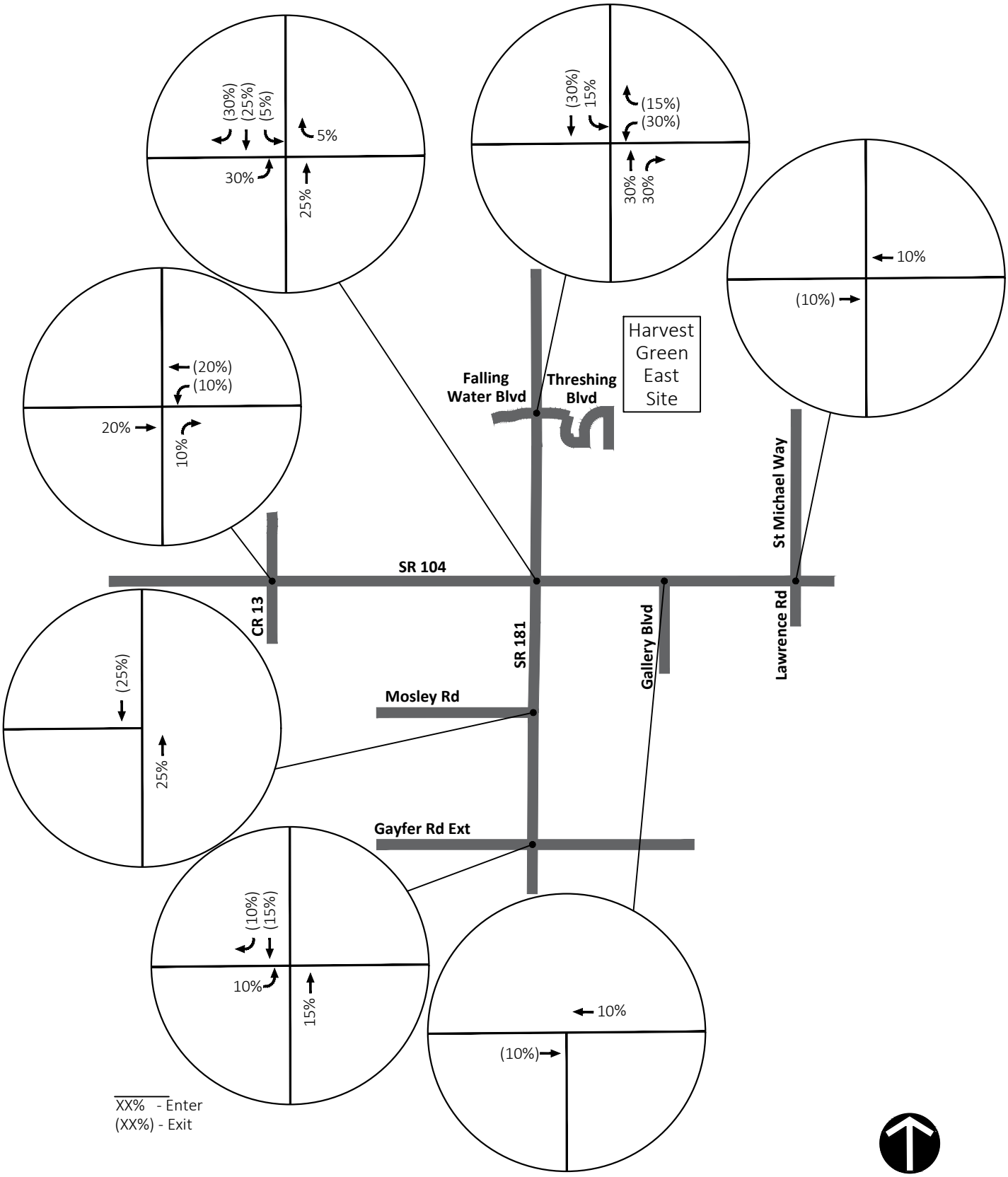


Figure E2: Background Project Traffic Distribution (Harvest Green West)

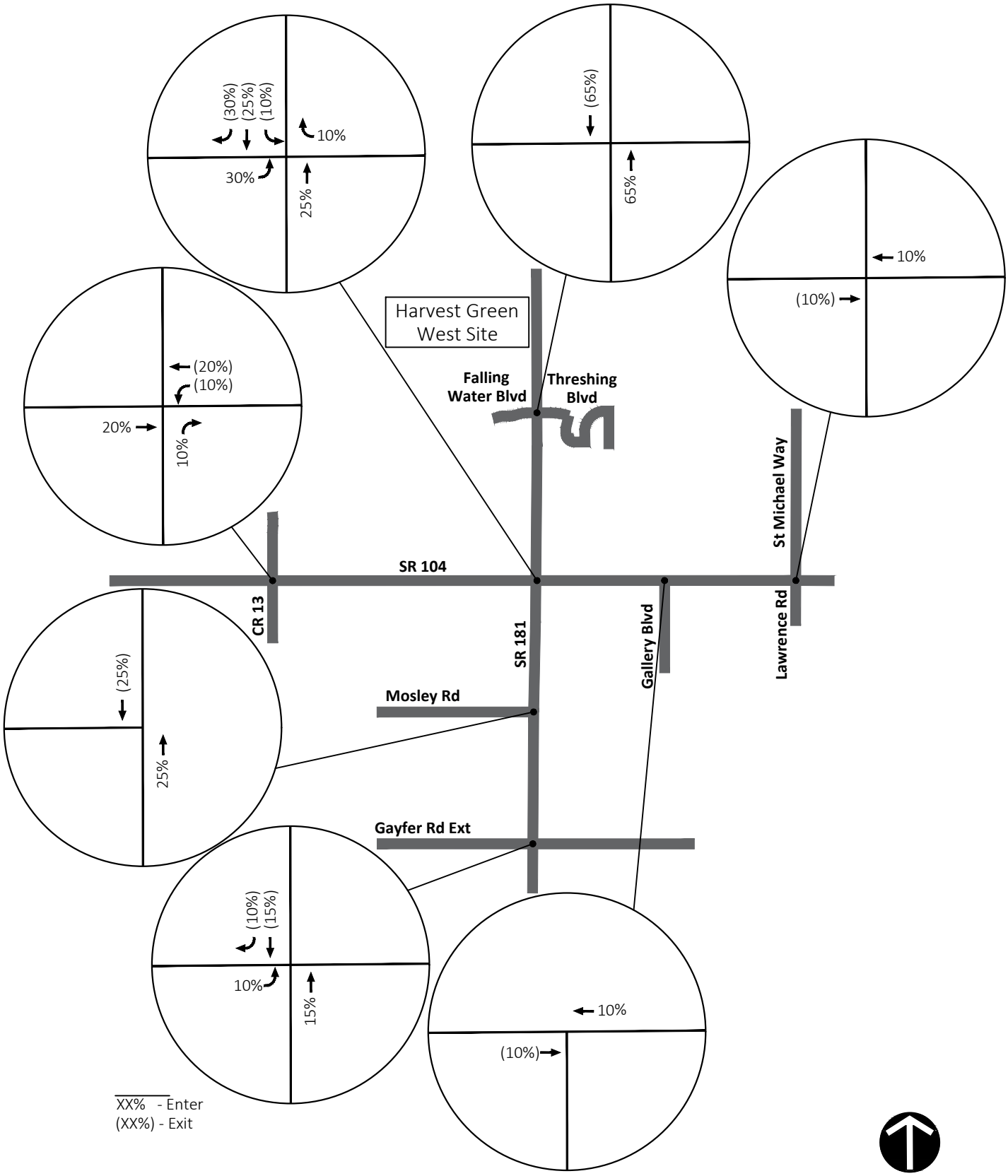


Figure E3: Background Project Traffic Distribution (Rockwell Place Apartments - 93% Remaining)

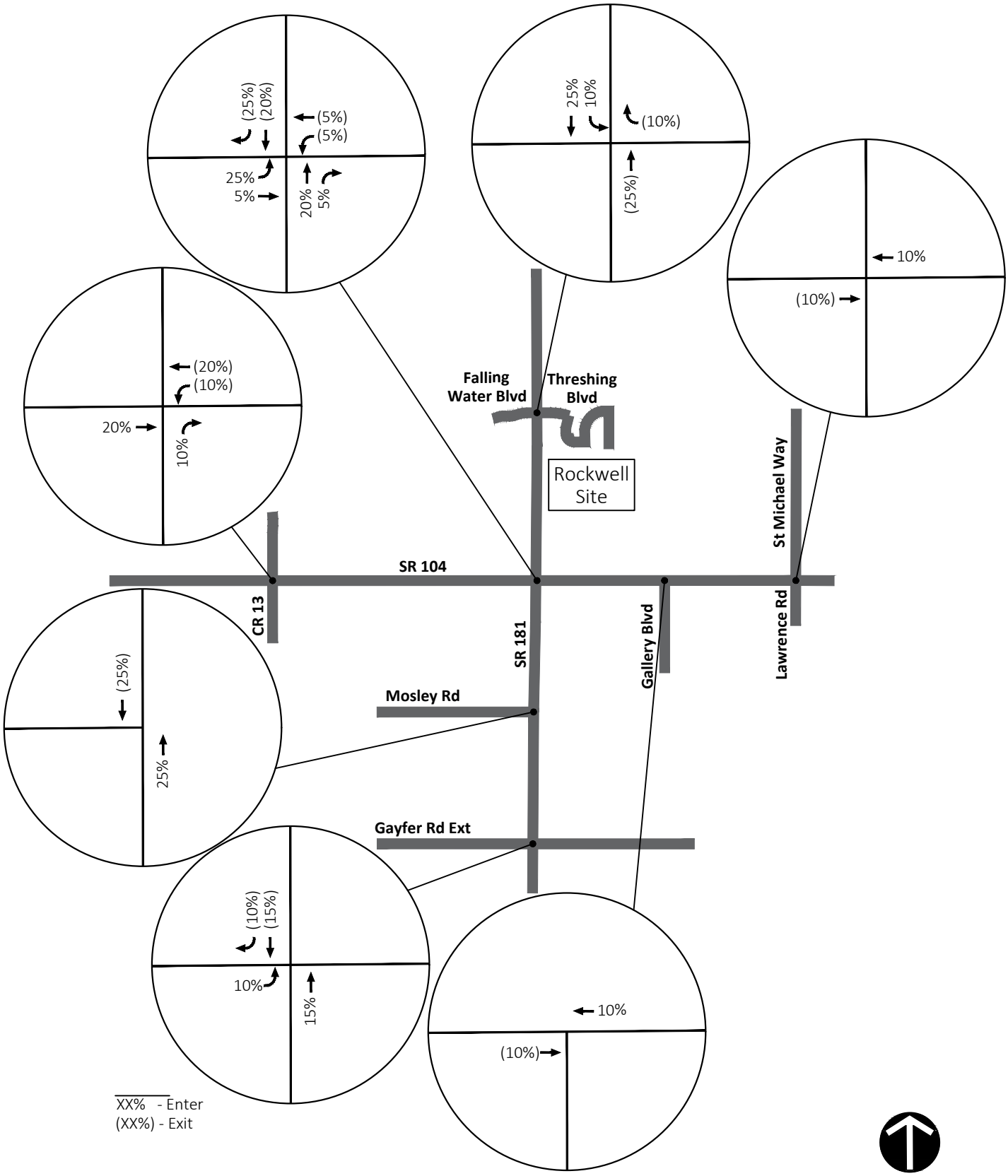


Figure E4: Background Project Traffic Distribution (WaWa - Primary Traffic)

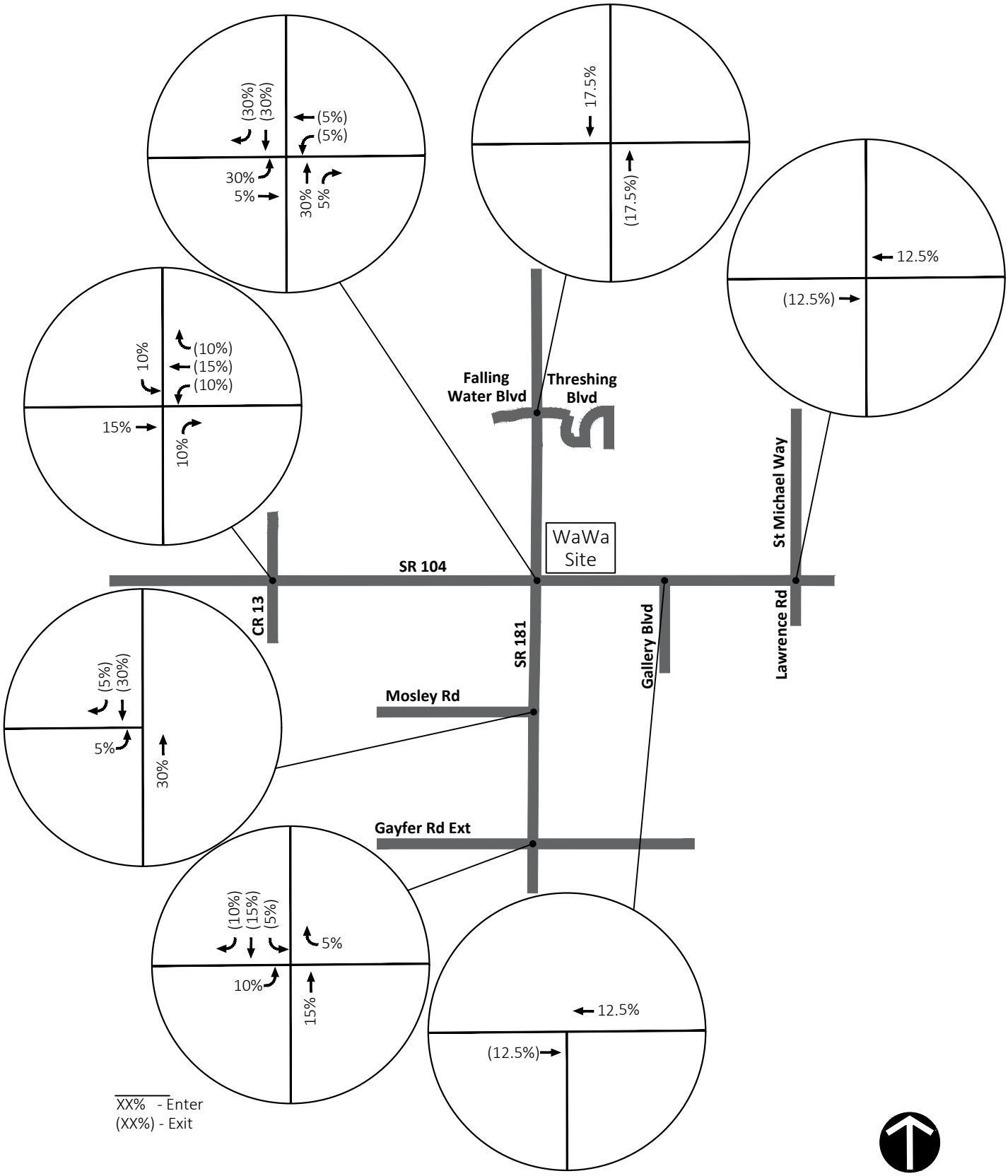
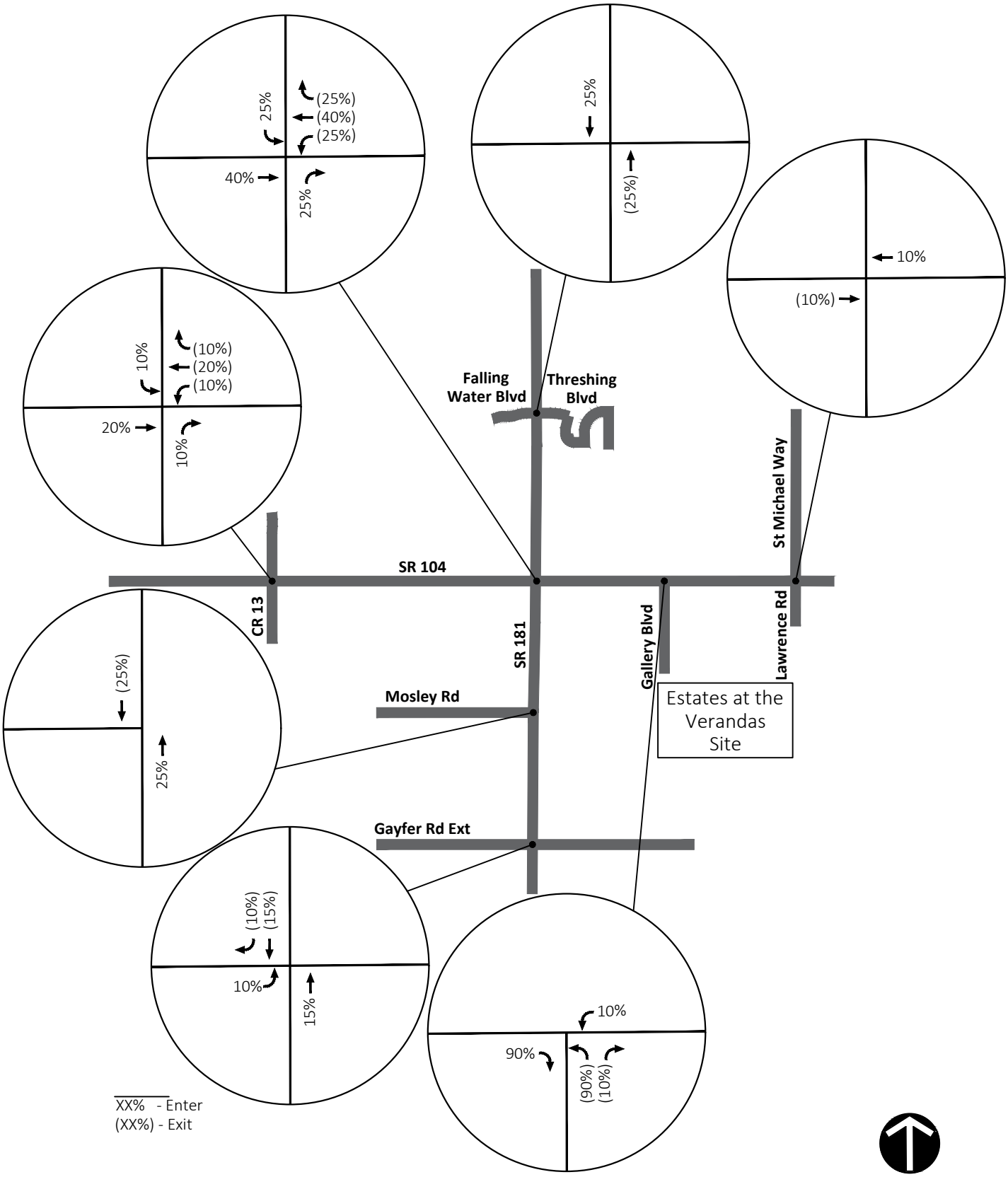


Figure E5: Background Project Traffic Distribution (The Estates at the Verandas)



BURCH TRANSPORTATION

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APPENDIX F
TRIP GENERATION CALCULATIONS

Single-Family Detached Housing
(210)

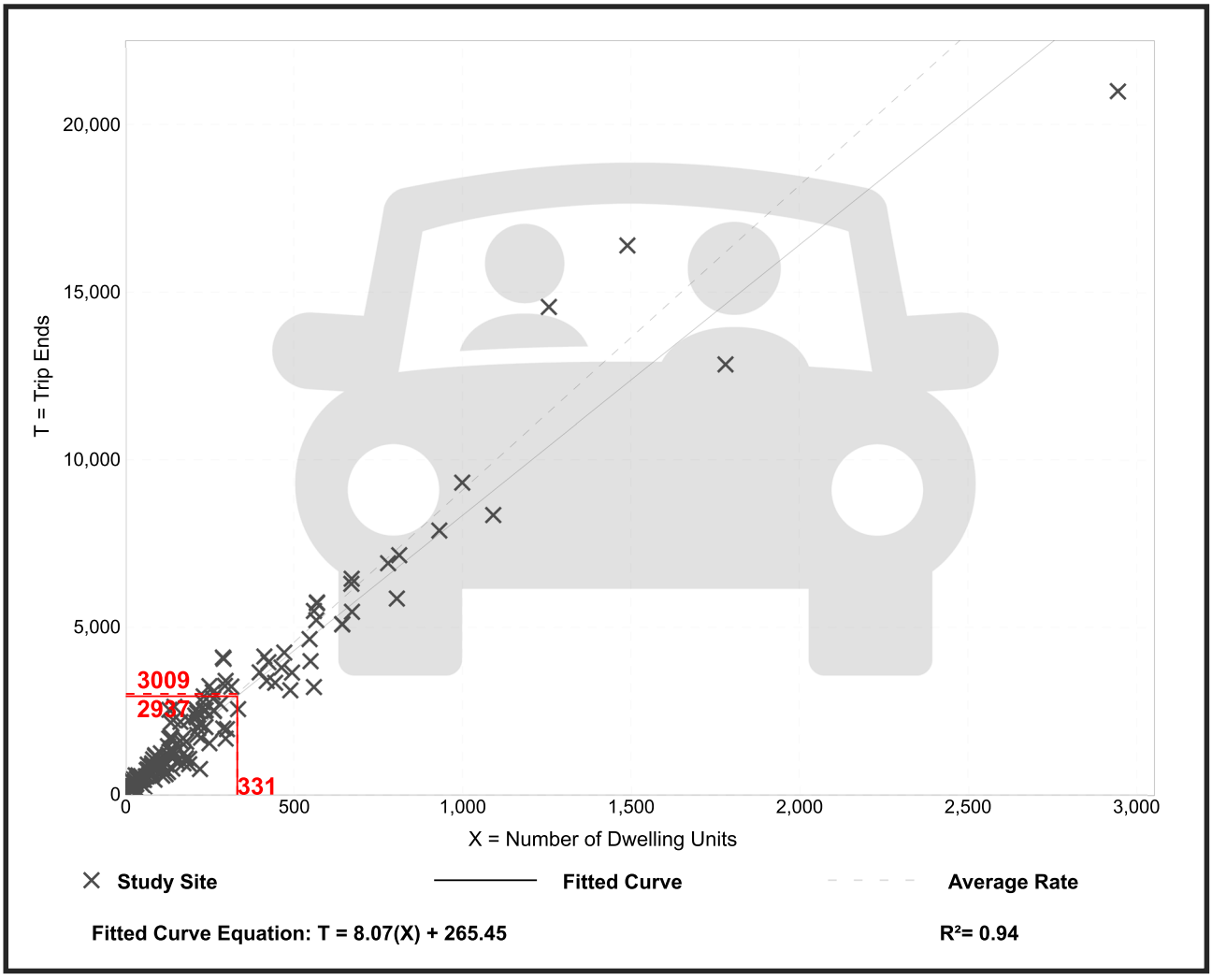
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



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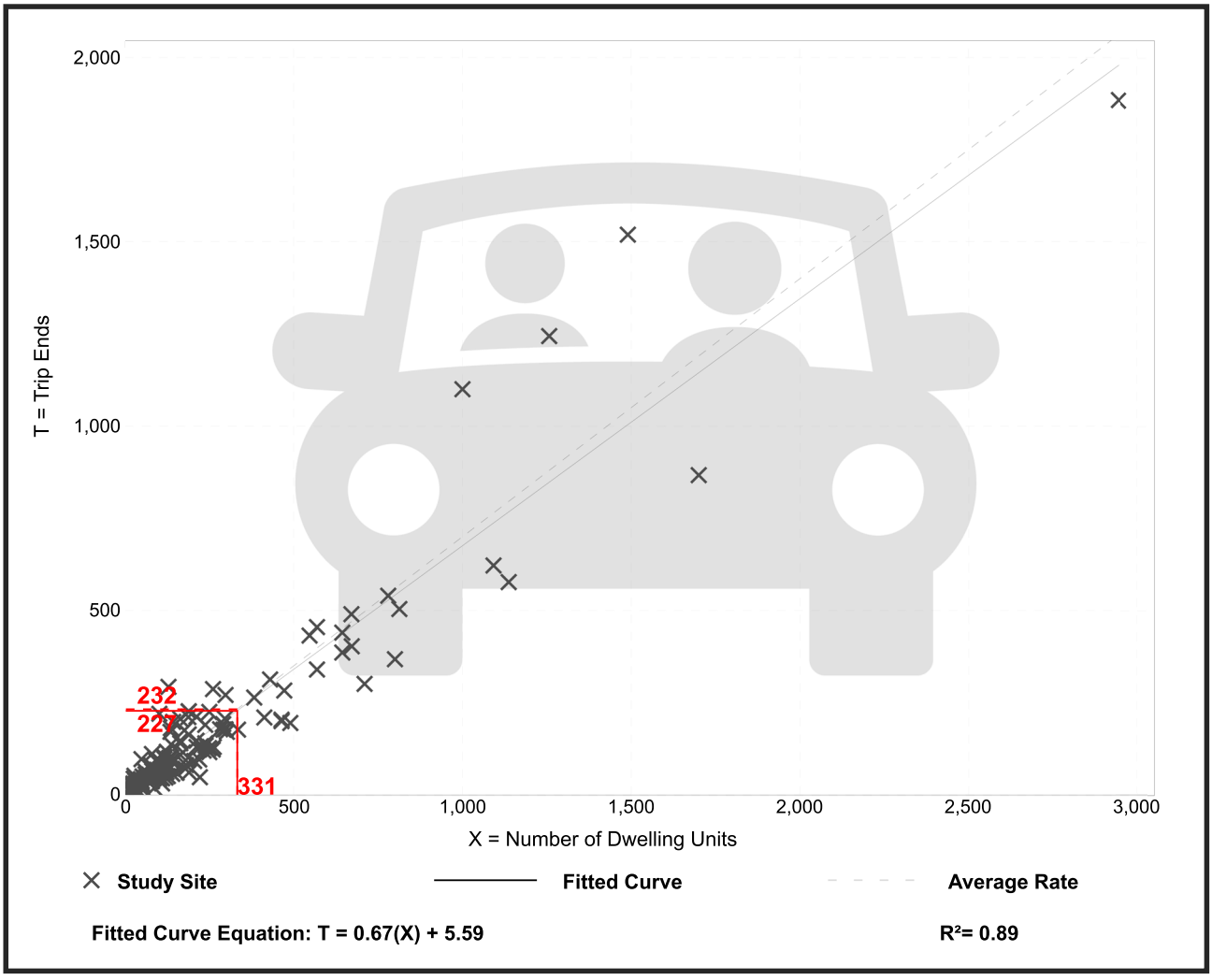
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

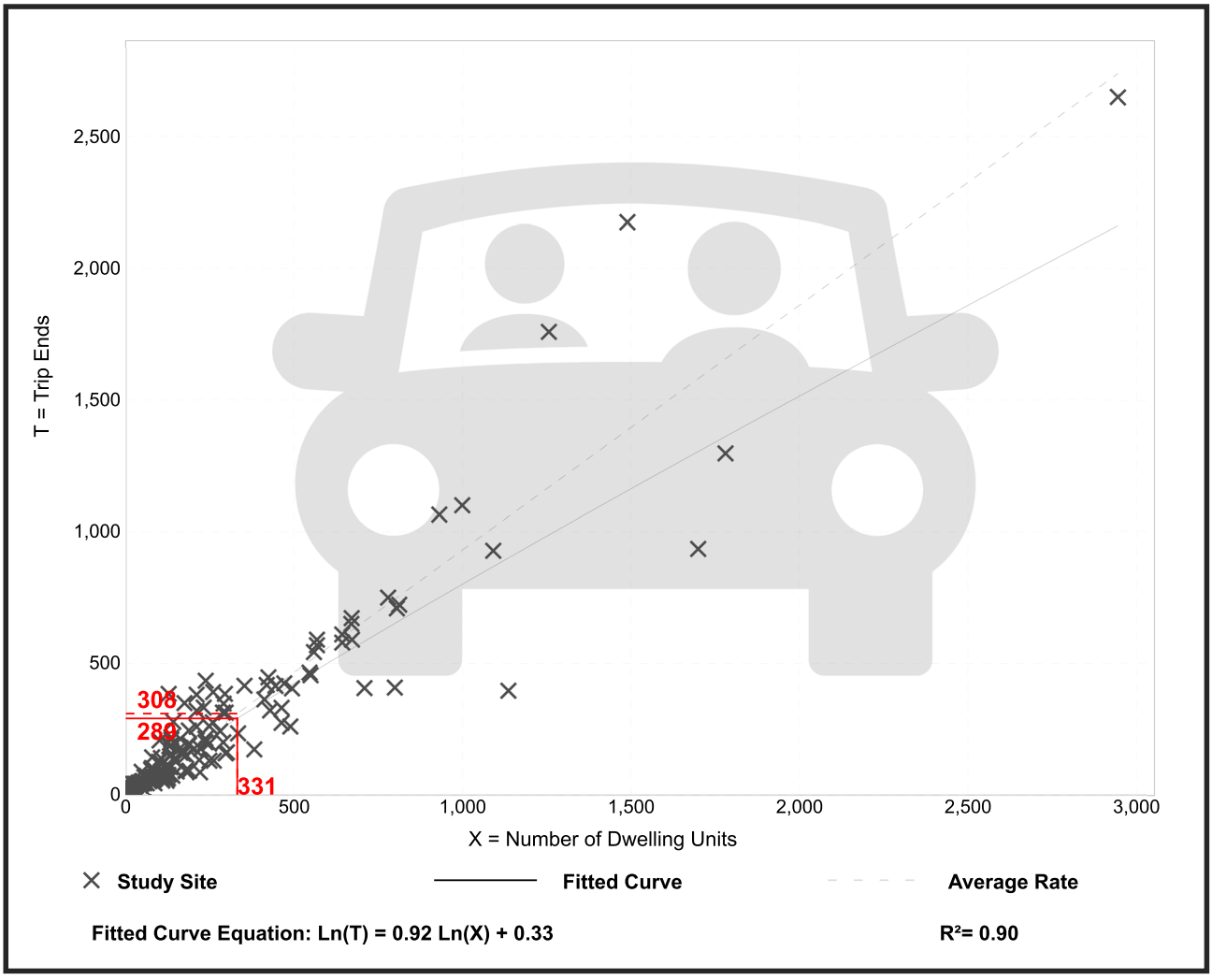
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Single-Family Detached Housing
(210)

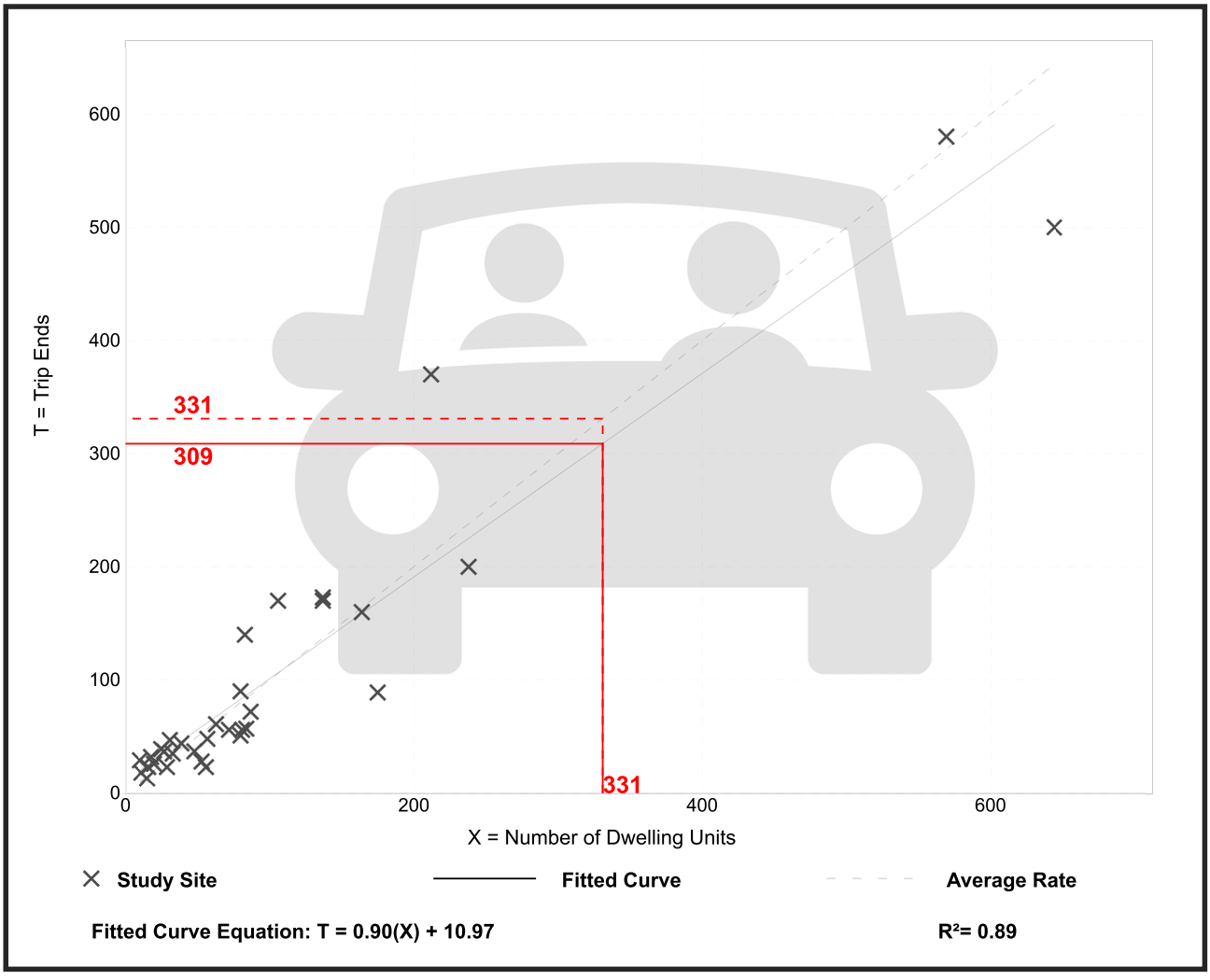
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 33
Avg. Num. of Dwelling Units: 106
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.41 - 2.90	0.36

Data Plot and Equation



Single-Family Attached Housing
(215)

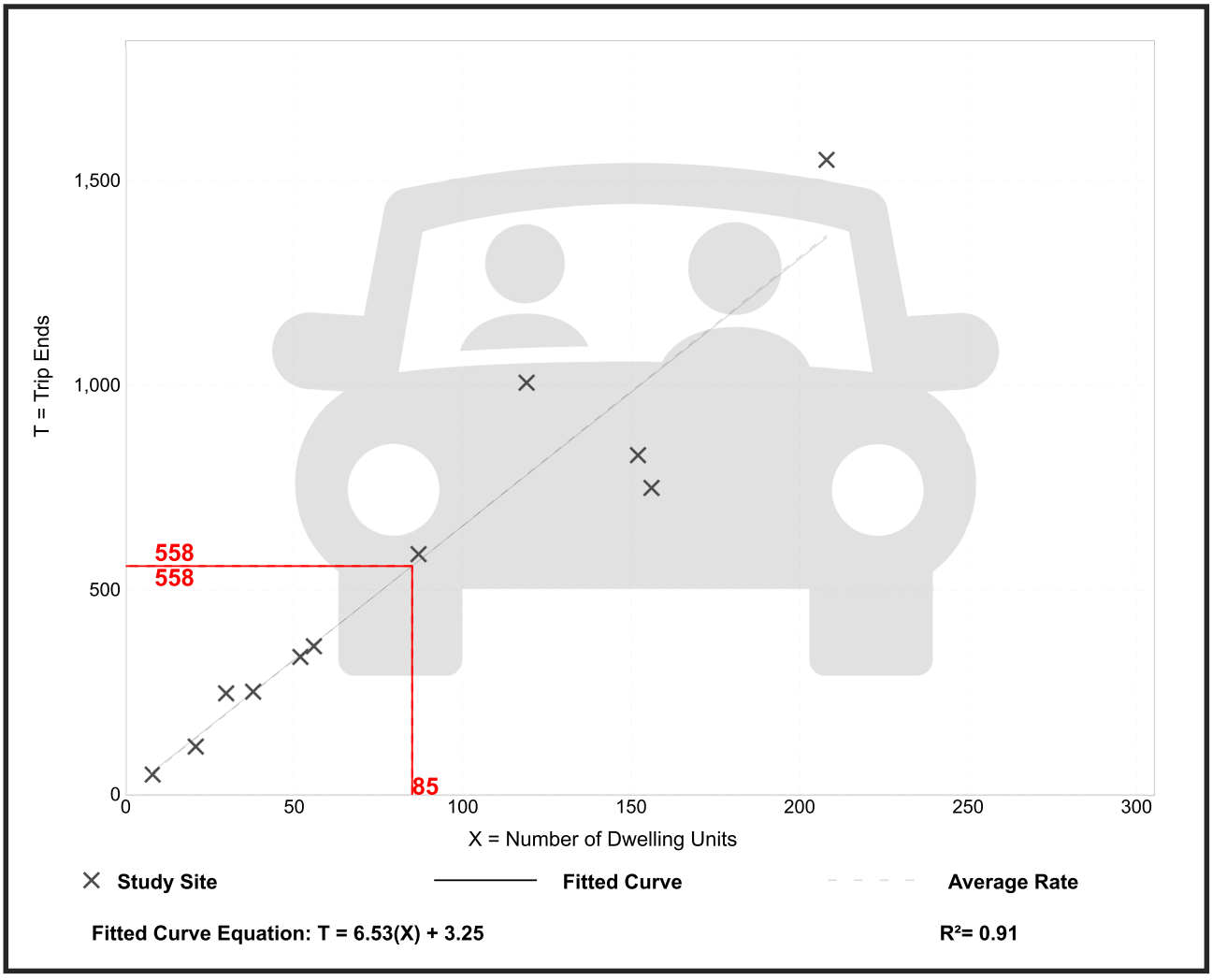
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



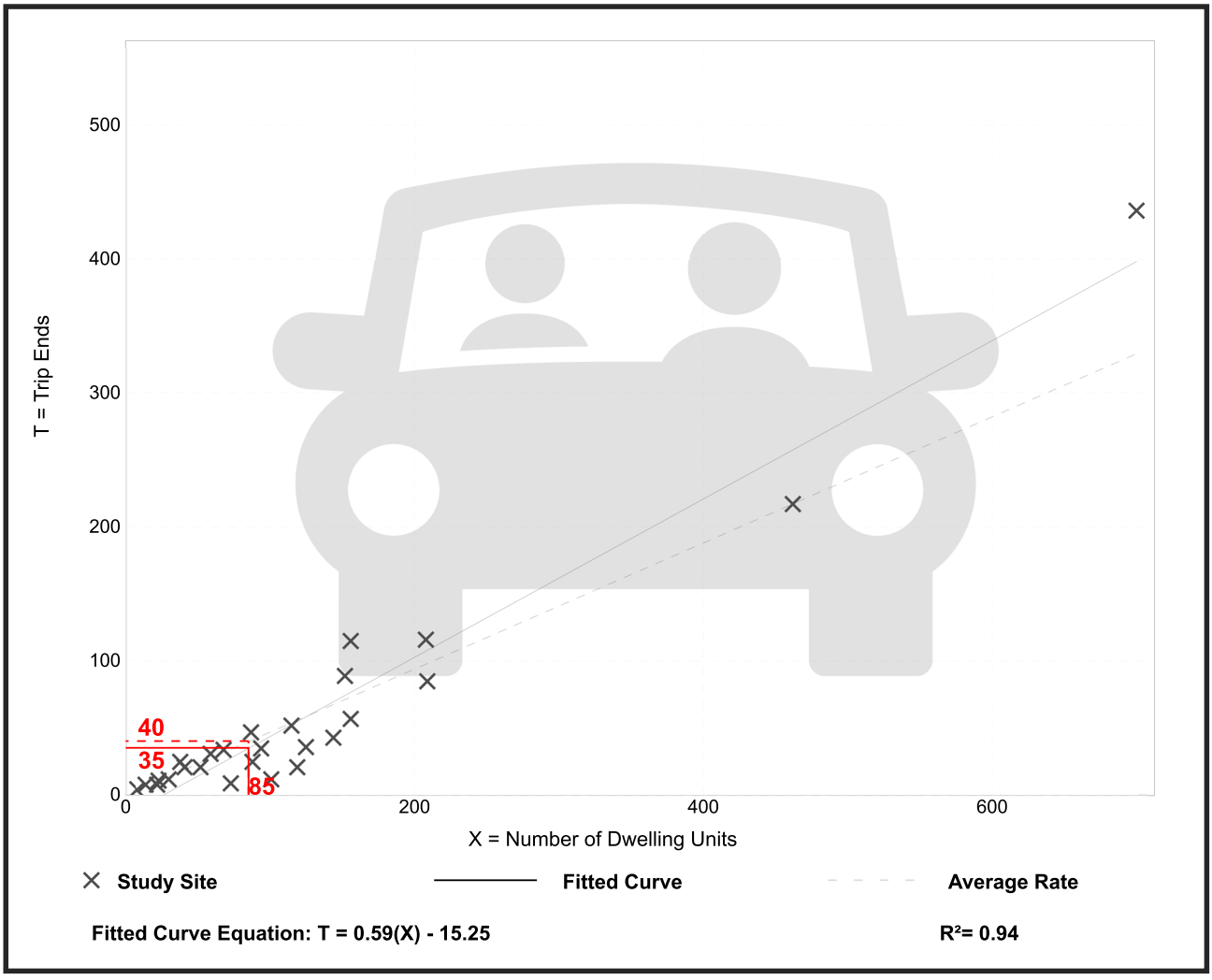
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	26
Avg. Num. of Dwelling Units:	129
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



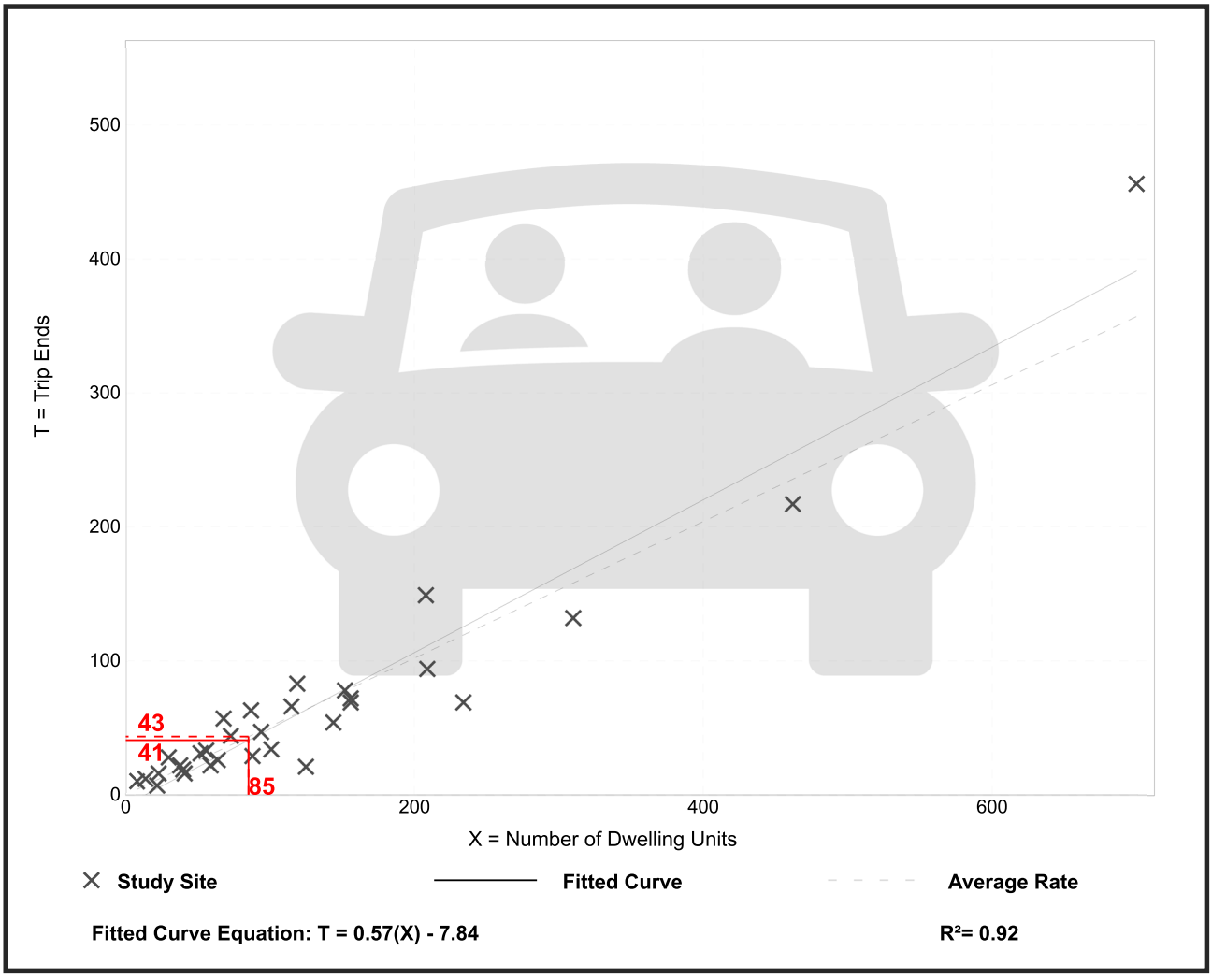
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	31
Avg. Num. of Dwelling Units:	131
Directional Distribution:	57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

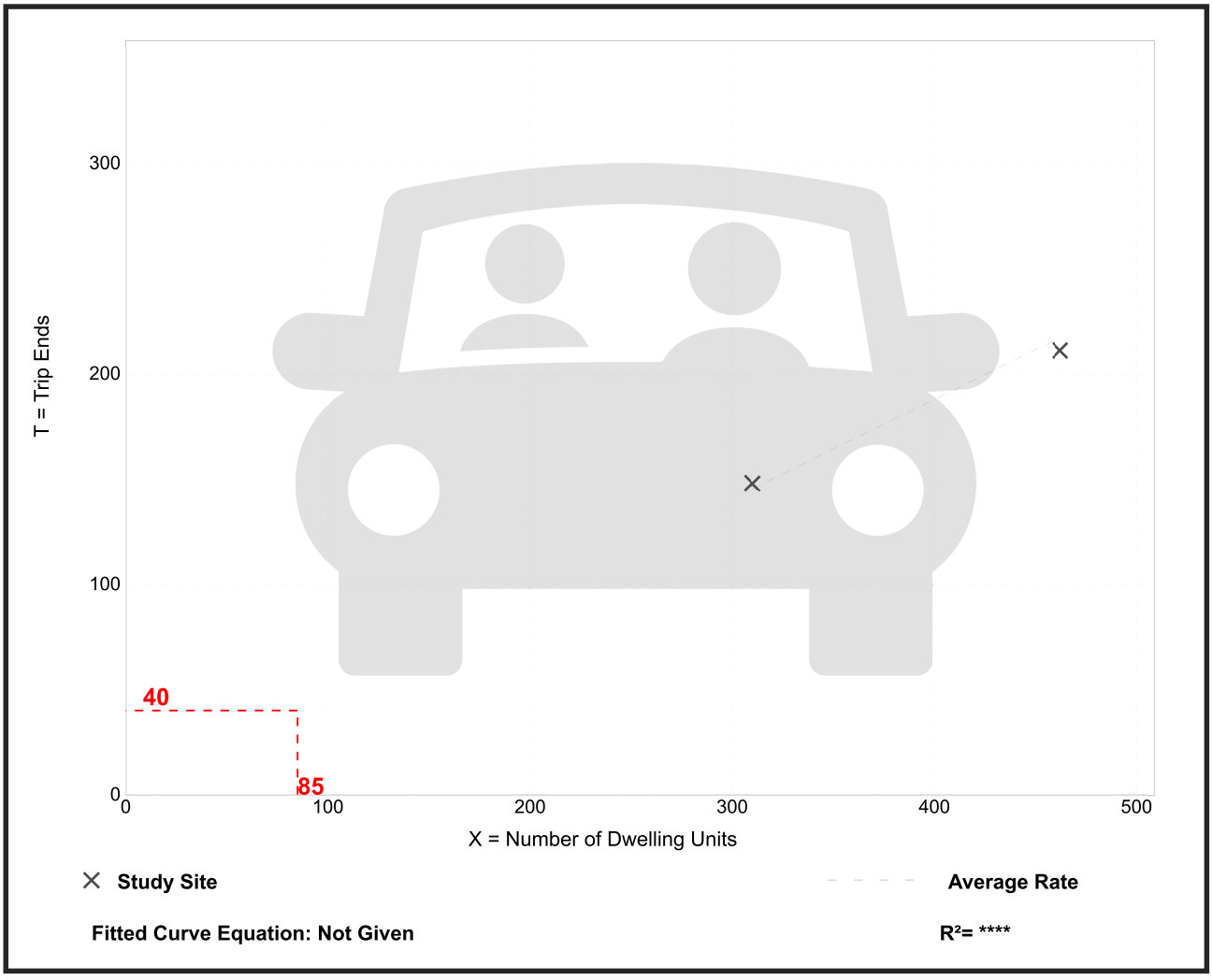
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Dwelling Units: 386
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.46 - 0.48	*

Data Plot and Equation

Caution – Small Sample Size



Thank you.