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

April 6, 2026 – 5:00 PM

1. CALL TO ORDER

Lee Turner, Chairman
Rebecca Bryant, Vice Chairman
Hunter Simmons, Secretary (interim)
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** – March 2, 2026
- **Appointment of Planning Commission Secretary**
- **UR 26.01** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 4,767± LF of fiber cable at 401 Oak Avenue.
- **UR 26.02** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 10,863± LF of fiber cable at 167 Ettle Street.
- **UR 26.03** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 27,968± LF of fiber cable at 818 Fairhope Avenue.
- **UR 26.04** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 11,686± LF of fiber cable at 19362 County Road 13.

3. REGULAR AGENDA

OLD BUSINESS
None

NEW BUSINESS

A. ZC 26.01 Discussion regarding proposed amendments to the City of Fairhope Zoning Ordinance concerning building height. The City of Fairhope Planning and Zoning Department advises that this item be considered for discussion only and recommends the Planning Commission continue discussion of the proposed amendment for further study.

Sherry Sullivan
Mayor

Council Members

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Jay Robinson

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City Clerk

Kimberly Creech
City Treasurer

B. SD 26.07 Public hearing to consider the request of the Applicant, Geographic Consulting, LLC, on behalf of the Owner, Ross Wilson, for Preliminary Plat approval of 150 N Section, a 3-unit Multiple Occupancy Project on property zoned B-2, General Business District. The property is located at 150 North Section Street and is 0.18± acres. **PPIN #: 15235**

C. SD 26.09 Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, FST RW, LLC, for Preliminary and Final Plat approval of Vatan Mixed Use Development, a 9-unit Multiple Occupancy Project on property zoned B-2, General Business District. The property is located at 301 Magnolia Avenue and is 0.5± acres. **PPIN #: 15164**

D. SD 26.10 Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, Millrose Properties Alabama LLC, for Final Plat approval of Greenfields, an 81-lot Major Subdivision on property zoned R-2, Medium Density Single-Family Residential District. The property is located on the east side of County Road 13, north of County Road 32 and is 39.9± acres. **PPIN #: 55265, 41079**

E. SD 26.11 Public hearing to consider the request of the Applicant, Arthur Johnson, on behalf of the Owner, Bonnie Baker, for Preliminary Plat approval of Stonevale, a 16-lot Major Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located on the west side of Highway 181, south of Windmill Road and is 9.83± acres. **PPIN #: 15456**

F. Resolution 2026-02 Public hearing to consider the request of the City of Fairhope's Planning and Zoning Department to accept Resolution 2026-02 adopting the temporary suspension of consideration of certain residential multiple occupancy project and subdivision applications under the City of Fairhope Subdivision Regulations as set forth in Ordinance 1859.

4. ADJOURN



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.

Fairhope Planning Commission Minutes

March 2, 2026 – 5:00 PM

ADMINISTRATIVE

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

Present:

X	Lee Turner, Chairman	X	Paul Fontenot
X	Rebecca Bryant, Vice Chairman	X	Kim McCormick
X	Hunter Simmons, Interim Secretary	X	John Worsham
X	Harry Kohler	X	Erik Cortinas
X	Hollie MacKellar	X	Jimmy Conyers (CC)
(CC) City Council Representative			

Staff: 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 Janine Saykes, Code Enforcement.

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

CONSENT AGENDA

- Approval of the Minutes – February 2, 2026

  Rebecca Bryant stated that there was a correction needed to remove the second paragraph under New Business, item C from the minutes.

  Rebecca Bryant made a motion to approve the minutes.

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

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

- Hunter Simmons addressed the Committee Members and public attendees regarding the updates being made to the city website and explained how to navigate the Planning Commission meetings and 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**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, HFA-AE LTD, on behalf of the Owner, Brew Horizons LLC, for Site Plan Approval of 7 Brew Fairhope. Payton Rogers shared the zoning map, aerial map, proposed Site Plan and elevations. He stated that the signage has not been finalized yet and will be reviewed at the time of submitting a sign permit.

Payton Rogers stated that the site has been included in numerous Subdivision and Multiple Occupancy Project 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 of the out parcels of Planter's Pointe.

The application was tabled in January by the Applicant's request due to deficient tree planting, landscaping, stormwater screening, dumpster screening and exterior lighting. The current application has resolved all concerns.

Lee Turner asked if any of the members had questions for staff.

Paul Fontenot asked about the lack of screening for parking. The required screening is stopped before all the use areas and needs extended. There should be an unbroken screen which is stated in the Ordinance.

Payton Rogers said those are issues we can address in comments and conditions.

Lee Turner asked if anyone would like to speak on behalf of the developer.

Garrett Small, Engineer of record with HFA-AE LTD stated that he is available for questions. We have received the comments and will ensure that we will address the issues with Payton Rogers before going to City Council. The dumpster enclosure is in the revised Site Plan.

Staff recommends approval of SR 25.09 to City Council with the following recommendations:

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.
4. Revision of the tree and landscape plan to reflect the required screening of vehicular circulation.

Paul Fontenot made a motion to recommend SR 25.09 7 Brew Fairhope to the City Council with staff recommendations.

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

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

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**

Hunter Simmons, Planning and Zoning Director, brought a discussion item regarding the project on the corner of Magnolia Avenue and North Church Street. The infrastructure has been built. We received a building permit for one of the buildings. During the Preliminary approval we originally stated there would be no vertical construction until the final MOP was approved. We don't see a problem with starting vertical construction for the first building.

Rebecca Bryant asked which building it was. Hunter Simmons replied with building #3. Rebecca asked if there were any changes. Hunter Simmons stated there were no significant changes. In addition to the MOP, there was an approved Site Plan that does not have to come back for anything further.

Lee Turner asked the Commissioners if there were any objections from the committee to approve one building permit at this time.

No objections stated.

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**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Lieb Engineering, on behalf of the Owner, Rockwell LLC, for Site Plan Approval of Jiffy Lube Fairhope. Payton Rogers shared the zoning and aerial maps as well as the proposed Site Plan and elevations. The subject site has had numerous Subdivision, Multiple Occupancy Project, and Zoning Change applications. Most recently the subject site was before the Planning Commission on July 7, 2025, which was a request for approval of a 10-Lot Major Subdivision to re-subdivide Rockwell Place Lot 1. The Site is compliant but some labels and language need to be revised in the staff report that did not match the plan. Parking was miscalculated and the Site Plan is compliant. Mechanical screening and dumpster screening will need adjusted.

Lee Turner asked if there were any questions for staff.

Paul Fontenot stated the required screening on the landscape plan, on the west side, the trees stop 10-12 feet before each property line and should be extended to the property line. On the east side it should be a continuous hedge. It should be an unbroken screen as stated in the Ordinance. Payton Rogers said those are issues we can address in comments and conditions.

Lee Turner asked if anyone would like to speak on behalf of the developer.

Chris Lieb, Lieb Engineering Company stated that he is available for questions. We have received the comments and will ensure that the mechanical equipment is screened and we will address the dumpster enclosure and the vehicle screening before going to City Council.

Staff Recommends Approval of SR 26.01 to City Council:

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, Civil Plans, and Elevation Plans to include compliant mechanical screening or relocation of all mechanical equipment to the roof;
4. Provision of Architectural Plans prior to issuance of Building Permit illustrating compliant dumpster screening; and
5. Builder to meet the landscape requirements.

John Worsham made a motion to recommend SR 26.01 Jiffy Lube Fairhope to the City Council with staff recommendations.

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

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

Lee Turner stated the next two Agenda items will be presented together and voted on back-to-back. Attorney Chris Williams is in attendance and agrees.

D. **SR 26.02** Public hearing to consider the 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**

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**

Michelle Melton-Null, City Planner, presented the 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. Michelle Melton-Null shared zoning and aerial maps as well as the proposed Site Plan and elevations. They are preserving a 43-inch oak and have a tree preservation plan. Phase 1 was built in 2002. Phase 2 was approved unanimously in July 2003 and did not go to City Council and the approval expired. De La Mare Place Phase 2 SR 26.02 for Site Plan Approval and SD 26.05, Preliminary Plan for a 9-unit Multiple Occupancy Project (MOP), applications were submitted concurrently.

Site Plan SR 26.02 is compliant as well as the Multiple Occupancy Project (MOP) SD 26.05.

Staff recommends approval of **SR 26.02** to City Council with the following recommendations:

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.
7. Developer meets with the city horticulturist to confirm the tree protection plan is adequate.

Staff recommends approval of **SD 26.05** with the following recommendations:

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.

Lee Turner asked if there were any questions for staff.
No questions asked.

Lee Turner asked if anyone would like to speak on behalf of the developer.

Ryan Baker Architect with Walcott Adams Vernueille, stated he is available for any questions.

Rebecca Bryant asked about tree protection. She is concerned about seeing a grade change and seeing a cut around the 43-inch oak tree. Ryan Baker stated they had the area checked by Arborist, Chris Francis who checked the roots. Ryan Baker stated they are not cutting around the tree roots and are leaving the retaining wall around the tree in place. Rebecca Bryant asked if they met with Will Mastin or the Tree Committee. Ryan Baker stated they did not. Our intent is to keep the tree. Ryan Baker said they will address all concerns before we go to City Council.

Chairman Turner opened the public hearing at 5:42pm. Having no one present to speak, the public hearing was closed at 5:42pm.

Rebecca Bryant made a motion to recommend SR.26.02 De La Mare Phase 2 to the City Council with staff recommendations.

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

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

John Worsham made a motion to recommend SD.26.05 De La Mare Phase 2 with staff recommendations.

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

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

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**

Michelle Melton-Null, City Planner, presented the request of the Applicant, Dewberry, on behalf of the Owner, James M and SM Scopoliltes, for Preliminary Plat Approval of Dresden Woods. Michelle Melton-Null shared zoning and aerial maps as well as the proposed Site Plan and elevations. In May 2020 a 3-lot Minor Subdivision was tabled due to concerns regarding the lots proximity to a fire hydrant, and the construction of sidewalks. It was approved in June 2020 with sidewalk, fire hydrant and sidewalk waivers. In December 2023 it was annexed into the city. In July 2024 a 2-lot Minor subdivision was approved and expired. In December 2025 a Preliminary Plat approval for a 4-lot Major Subdivision was approved.

Staff recommends approval of SD 26.02 with the following recommendations:

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.

Chairman Turner opened the public hearing at 5:54pm. Having no one present to speak, the public hearing was closed at 5:54pm.

John Worsham made a motion to recommend SD.26.02 Dresden Woods with staff recommendations.

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

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

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**

Mike Jeffries, Development Services Manager, presented 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. Mike Jeffries shared zoning and aerial maps as well as the proposed Site Plan and elevations. Mike Jeffries shared a map of the highlighted area being developed. Mike Jeffries shared an email from a citizen, Delphine Williams who had a concern regarding the construction impact near her property on Twin Beech Road. He stated that the area she is asking about is not part of this phase. Mike Jeffries stated the two conditions of the Preliminary Plat approval have been met. The subdivision has been built in compliance with Preliminary Plat approval.

Staff recommends approval of SD 26.06 with the following recommendations:

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).

Lee Turner asked if there were any questions for staff.
No questions asked.

Lee Turner asked if Sawgrass had anything to add.
Nothing more to add.

Chairman Turner opened the public hearing at 5:59 pm.

Delphine Williams, Twin Beech Road, asked when construction starts, I want to make sure I still have access to my driveway. Lee Turner explained that this phase is completed, in regard to street access. There is nothing new planned on Twin Beech Road for an entrance or exit road, at this time. Hunter Simmons showed Miss Williams the map and explained where the current construction entrance is and will not affect her property access.

Troy Vickers, 248 Cuban Lily, said that the homeowners in Battles Trace were sold a lie regarding future development by RSA and they continue to do whatever they want in Fairhope. And the City and Planning Commission just roll over and let RSA dictate the actions of the city. We were told as homeowners that we were dumb for not reading all the details of the TR zoning granted to RSA years ago. We are Fairhope citizens and taxpayers and we expect our government to protect our interests, not just the developers. It should be a priority of the Planning Department to update and provide proper protection in the TR zoning requirements. You have the ability to do that. I've heard that Fairhope can't fight RSA on their development plans.

Chairman Turner closed the public hearing at 6:04 pm.

Jimmy Conyers stated that he has heard concerns raised from community members regarding this development and water runoff to existing developments. He would like to know what has been done to address this throughout this phase. Jimmy Conyers stated, I have been out there and saw a video with substantial runoff after a significant rain event. I know the developer has been working on this and trying to correct it. What is the enforcement and follow up for this. Hunter Simmons stated that within the RSA development, you had two issues. First, in previous phases you had contractors building homes and you had more violations than in this phase. Secondly, after the major storm, there were breaches with the runoff, and our Code Enforcement and Building Department were out there early every morning checking on it. We sent violation notifications and we asked City Council to change some regulations so we could have quicker actions and fees, as opposed to sending multiple letters and going to court. The violations are now attached and sent to their building permit. So, there is a fee for re-inspection every time we go out. We have every issue documented. This has been a construction issue. Erik Cortinas noted that the Building Department monitors the storm water and grading of the lots and getting the water to the conveyance points. We monitor that during construction. There is a difference between drainage and flooding. Flooding relates to water getting into or up to your home. As opposed to surface water and heavy rain. The typical rule of thumb for drainage issues is after forty-eight hours after the end of the rain, if you still have standing water you need to look at your grading. We have not had any flooding problems anywhere within Battles Trace to my knowledge. Jimmy Conyers stated he appreciates this and asks that it continues to be monitored through the next phases.

Hollie MacKellar brought up an ongoing issue. The developer was supposed to finish the sidewalks on the outside of the development. It is something that should be pushed upon the developer. She stated that for safety it should be completed. Lee Turner stated that it is important and discussed that it does need addressed. Tim Walley from Sawgrass responded that

he is not sure how many more phases there will be. Maybe three or four more. He does not know about the rest of the sidewalks. He stated that he thought all sidewalks have been installed that they were asked or obligated to do. He is unsure of the location of sidewalks being discussed. Hollie MacKellar stated on the curve of Battles Road there is no sidewalk. There's not a contiguous sidewalk anywhere in the development. Tim Walley stated in Phase 1 and 2 that was not asked or required in the approval. Hollie MacKellar stated that it was. Lee Turner stated that before the next phase it needs to be discussed.

Paul Fontenot asked about the management plan regarding the silt fencing and ponds. Hunter Simmons stated that there is a schedule for when the maintenance is to be done. Tim Walley said the work started three to four weeks ago and is approximately 75- 80% done.

Hollie MacKellar asked Tim Walley if he is unsure about the final plat or plans, how would the public know what is coming next. Tim Walley said that it would be when they submit a plan. At this point in time there is no directive to start an additional phase. Attorney Chris Williams stated for the record, when this whole development was zoned, there were some overarching master plan requirements in terms of lots and limitations. With some of the changes in phases there have been different requirements. Historically, there is a record of each approval through City Council and Planning Commission. It's all public record. Hunter Simmons addressed what we can change. We have a TR District within the Zoning Ordinance. To apply for a TR District, it's like a PUD. You can propose the application for a specific property and there are changes other than what is in our Zoning Ordinance that govern this property that was approved in 2010. Looking at those documents and seeing what was required would give you a specific allowance of what was allowed. The TR District that is in the Zoning Ordinance now is for anything new that would be zoned TR. Anything relating to this specific property we would have to go back to the original documents and any amendments made throughout the years. Rebecca Bryant asked if there was any pathway to make any amendments to this property. Chris Williams said there are limited circumstances based on the framework. They were given a path and certain building blocks they had to comply with. Lee Turner asked Chris Williams if Sawgrass or another company comes back to submit the next phase, can the city hire someone to audit phase by phase and find deficiencies with prior phases. If that happened, would we be able to legally do anything about those deficiencies, as we approve the final phases based on how RSA comes back. Chris Williams said it is hard to speculate on that. It depends on the details. In some circumstances there may be opportunity to do that based on the impact on the surrounding community. If it was done correctly and approved in the phase it would be limited. It really depends on the details. Rebecca Bryant asked if the details of the TR District supersede the Tree Ordinance. Hunter Simmons said that it does because the details in the Ordinance give the developer the flexibility to do what he decides. It specifically says the Tree Ordinance does not apply to that acreage of land.

Rebecca Bryant stated that maybe the Tree Ordinance needs to be changed, because citizens buy in a wooded area that's very natural. And as each subdivision preserves some of trees, the builders come in and cut down the trees because no one wants them.

Erik Cortinas made a motion to approve SD 26.06 Battles Trace Phase 9 with staff recommendations.

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

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

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**

Lee Turner stated he has a conflict with this item and is recusing himself. Vice Chairman Rebbeca Bryant will step in.

Hunter Simmons, Planning and Zoning Director presented 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. Jade Consulting is the Engineer of Record. Hunter Simmons shared zoning and an aerial map, as well as a Site Plan. This is currently not in the city limits. It is zoned R/A Rural Agriculture in Baldwin County.

Hunter explained the review process for zoning changes. Staff intend 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. The intent of this report is to provide enough information to glean feedback for a list of issues that may benefit Staff and the Applicant.

A PUD, Planned Unit Development, is intended to encourage innovative development. The Subject Property is located within a Suburban Residential Place Type, which does not meet a description of a Comprehensive Plan. The Applicant's Master Development Plan incorrectly describes the property as within a Suburban Mixed-Use Center Place Type. A Suburban Residential area generally has the largest lot sized for single-family detached houses. They focus on lot sizes that range from a third of an acre and up, minimum widths between 75-100 feet, and minimum front setbacks between 30-40 feet. The lot sizes and setbacks proposed are significantly less than what is prescribed in the Comprehensive Plan. The Applicant is proposing four lot types mixed throughout the development. These are described as Signature Lots, Village Cottage Lots, Neighborhood Cottage Lots, and CV Townhome Lots. The Master Development Plan requires use of Base Zoning Districts and listed deviations within the PUD. This development has chosen R-3 Zoning for their Base Zoning. Hunter shared a table which shows the four (4) lot sizes and summarizes the deviations from R-3. Some of those details we do not agree with. An example of this is 90% lot coverage. Details are in conflict. The maximum lot coverage, as proposed, increases from 35% to 71-92% and calls it a "modest increase". There are also inconsistencies with the form-based code submitted within the application. One of the positive aspects is greenspace. But we need to know the details and if the amenities will be built in the first phase. There are also wetlands and we would need specifics on the usage and plans for those.

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.

Staff is prepared to work with the Applicant to ensure we receive plans that reflect the desired outcome. To resolve these issues, both the Applicant and Staff would like feedback from the Commissioners as it relates to a PUD.

Staff recommend Holdover of ZC 25.08 Colony Village Conditional Annexation for PUD, Planned Unit Development.

Rebecca Bryant asked if there were any questions for Staff. Hollie Mackellar said that we need to send this back and mark it up a little bit. Doug Anderson, Attorney for the developer, stated that they are agreeable to the holdover.

Paul Fontenot asked about the traffic and read the public comment on traffic. He suggested a third-party traffic study. Hunter Simmons agreed. Hollie MacKellar said she would like to require a new traffic study for every phase of the project. Erik Cortinas would like to hear from the public and their concerns. Jimmy Conyers stated he likes a lot of the amenities proposed and would like to know more about the wetlands. What is the lot count and how does it differ from a standard subdivision. Are they getting more lots in the PUD. Hunter Simmons stated that maybe the Engineer would have a better answer to that. We can't estimate that. Jimmy Conyers stated that he doesn't want to see PUD's being utilized to max out the number of units. Although, this does have some really nice amenities and looks like it could be a really nice development. It seems a little dense though. Rebecca Bryant stated they we will open this to the public shortly. She said we don't want to risk squelching the actual creative use of PUD's, but the density needs to be drilled down on. Paul Fontenot would like to discuss why this PUD would be better than a typical or standard R-2 development. Hunter Simmons wanted to clarify that this is a Conditional Annexation, it is not in the city. At any time, the city or Applicant can decide not to go through with this. The annexation is tied to the zoning request. John Worsham asked about the alleyways. Is that a city right of way or the development. Hunter Simmons said the alleys would have to remain private. John Worsham also asked how services and garbage pickup would fit through the narrow right of ways where the townhomes are located. Hunter Simmons said those are the problems we are discussing.

Rebecca Bryant asked if the Applicant would like to speak.

Doug Anderson, Attorney representing the developer, stated that he agreed with the holdover for the application. He stated that his client met with the neighbors a year ago for feedback. The plan has been tweaked based on the feedback received, but there is still work to be done. We welcome your input to move forward. I would like to first address the traffic. The traffic improvements that have been recommended by the engineer will all be done in phase 1. This will probably be an eight (8) year project. We plan to build approximately 50 homes a year. We realize that standards change throughout the years with the city, county and ALDOT. The wetlands improvements and restoration will be done in Phase 1. We have had a lot of conversations regarding utilities, especially along the easements. We have been working with the city on that and are headed in the right direction. Drainage is always an issue. We are not in the drainage phase yet but will do whatever is required. We will have architectural guidelines included in a plan book, with specific guidelines to follow. We will also have restrictive covenants. Mr. Anderson discussed that the Ordinance requires all amenities being completed in Phase 1. We have added a pool and pickle ball court to Phase 1. But, the majority of amenities are on northeast side of the wetlands and we don't want to do a lot of construction there. We would like to restore the wetlands first. We don't plan on building the infrastructure there yet. We ask to be allowed to do that in phases. The parking will have 867 on-street spaces when this is completed. Mr. Anderson discussed the location of the development being near the high school as a positive idea.

Rebecca Bryant opened the public hearing at 7:15pm.

Linda Smith 10821 State Hwy 104, shared photos and video showing that her property is contiguous to the subject property. She showed multiple pictures after heavy rains from 2022 to 2025 showing three (3+) plus inches of rain and the effects to the property. She shared a video from March 2025 that shows over four (4) inches of rain in one day, in the area that would be used as greenspace in the development. Ms. Smith said these heavy rains happen 4-5 times a year. The accumulation of water has increased over the years because of all the pavement that has been done around her.

Wade Perry 2454 Eland Drive, Mobile, stated he believes this is a terrible proposal for the community and the environment. He stated he heard that one environmental firm refused to work on it and the developer pulled out from the Baldwin County process on this project because Baldwin County was ready to tell them no. Mr. Perry stated he thinks it is a bad look for Fairhope to approve something the County was ready to deny. I recommend you vote to say no.

Ben Gould 21735 Pillar St. explained the retention ponds from other developments in the area all overflow into the subject property. He stated that this is not greenspace, it is the Pensacola Branch of the Fish River, that is a major drainage basin. This development does not have any detention ponds on their plan. If they had 3-5 acre lots this would work. That would be a lot more land for the water to flow. The elevation drop on this property is also concerning for the flow of water. It's going to be a major flood area.

Bobby Shumake 21482 Roundhouse Rd. said he was here 4-5 months ago and heard the same presentation. The feedback was not taken to heart. We are back here with the same problems. He feels that the PUD does not work here and does not fit the neighborhood. It's not just about us but everyone downstream from us.

Paul Orcutt 105 Wedgewood Cir. said that he and his wife just bought a lot in The Verandas. Mr. Orcutt stated that he is involved in stormwater and wastewater detection. I would ask the city to have an impact study done by Mobile Bay National Estuary Program. My concern is things are changing with all the construction and the impact of that. If we do this wrong it could have a very detrimental impact.

Margaret Hudson 12843 Woodhaven Dairy Rd West stated the impact of Pensacola Branch getting so full and overflowing is affecting everything downstream. The depth of the river used to be 9-12 feet and now it is 4-6 feet in our area due to run-off such as silt. When the storms come through there are also contaminants coming down stream and landing in Mobile Bay. In 2017 three or four inches of rain would only give 11 feet of flooding at the river. Now we get four (4) inches in one day we can have as much as 16 feet of flooding. She shared photos of the erosion around a 3-tiered deck at a neighbor's house, a carport with the water to the top of a vehicle and debris inside of a house. She said the subject subdivision will overwhelmingly impact everyone downstream.

Gary Little 11010 Catania Ave. stated that he understands that the developers have already contacted City Council and are promoting this property before going before the proper channels and processes. Mr. Little said he called the Mayor and found out that the information is correct, and he found that strange. With all the staff deviations mentioned, the developer hasn't changed a thing. Mr. Little said this is a beautiful idea but in the wrong place. It doesn't fit the neighborhood.

Dan Ruble 21933 Veranda Blvd. stated that he is going to suffer great impact because of what they are doing upstream. He also said making a focal point of the green space is ridiculous. It's like an estuary full of insects. He thinks there will be a lot of pesticides being dumped to control this. Additionally, with all the retention ponds that fill with trash and debris flow down to them. Mr. Ruble also brought attention to the traffic hazard on Hwy 104. His daughter was rear ended trying to pull into The Verandas, his wife had a semi-truck almost kill her and a cement truck rolled over. The road is already in crisis. He also said the water accumulating there will be in his backyard. I hope you say no to this project, it is wrong for this community.

Sissy Hawkins 11567 Branchwood Dr. said that she was surprised no one brought up 867 street parking spaces. Where is the mailman, the FedEx, Amazon, and the UPS drivers going to go. And if there are children playing, they will not be seen. In last month's County Commission meeting there were discussions with ALDOT to put a light at the Estates. There was also discussion regarding making Hwy 104 a four-lane road.

Hollis Sellew 12853 Woodhaven Dairy Rd West stated that in 1991 he bought on Fish River and discussed the floods he has lived through there. He stated he is a victim of the progress of man.

Rebecca Bryant closed the public hearing at 7:50pm.

John Worsham would like to make a comment. In my opinion there have been a couple of implications made tonight. City employees, elected officials, and volunteers, are in the pockets of developers and I resent the hell out of that.

Rebecca Bryant asked the Developer to come up and address questions.

Paul Marcinko Engineer from Jade Consulting addressed downstream drainage issues. We understand that we will need to retain some water and must release some. When you look at the entire area it is always changing. We are proposing some water crossings. This project will be looked at pre vs. post water release rates and what the requirements are. We will certify that post development water release rates will be lower than predevelopment rates. I can answer any drainage questions. Erik Cortinas stated that during the DRC meeting discussions this is not designated a flood way on the FEMA map but it is heavy drainage area. I would like a FEMA based flood study. Paul Marcinko agrees with that and said it would be part of their design. Rebecca Bryant said it seems like the requirement not to increase the rate would be difficult with multiple outlets dumping into the same area. Especially with the proposed density. Mr. Marcinko said that's what the study would include. Erik Cortinas is trying to compare this development to another one to see what issues have arisen. With the density and setbacks proposed there is nowhere for the water to go. With setbacks as tight as proposed you don't have room for mechanical equipment and generators in between houses. My main concern is the potential for very heavy water flow from neighbor to neighbor.

Christian Preus, with CPLA, Landscape Architect addressed the street parking. We are using smart code methods of on-street parking. We do need to look into the rear setbacks for parking. The intent for the 867 spaces shows the capacity to have that much parking if it's needed. We are designing a functional street with pedestrian safety measures.

Jimmy Conyers asked what is being addressed during the holdover before this comes back to the Committee.

Doug Anderson stated they will be addressing all issues brought up this evening. We know drainage and density are key issues to address.

Rebecca Bryant asked where the additional storm water will go. Mr. Anderson stated it has not been determined because it hasn't been designed yet. But, we will do our best to address it.

Kim McCormick stated she doesn't see what the innovative development is here. Mr. Anderson said it is the different types of lots and the amenities. Kim McCormick said that she continues to have concerns about density. I think it's inappropriate for the area, the site itself, and that's been demonstrated tonight with the drainage. What you are proposing is so dense and covered with pavement and building, that you are going to destroy the potential of the east side of Fairhope. We have an opportunity to build a community that is attractive and not condensed. I object to these lots that cover 92% of the lot. You came here a few months ago for informal input and I don't see any reflections in the plans here tonight. Are we going to see significant changes the next time you come here? Mr. Anderson said we will put forth a plan that is good for everyone. Kim McCormick asked if the plan they took to the County with larger lot sizes is comparable to our R-1 Zoning, and why that was not presented to us? Paul Fontenot asked how many lots were in that plan. Mr. Anderson stated approximately 300. Kim McCormick stated it

is 113 less. I also have concerns about streets that are not public. I would like public services to be able to go down those streets. People in townhomes shouldn't have to walk blocks to get to their house. The townhouses in that area don't make sense. Where are people on the north end going to park when they drive to pickleball at the south end? I don't see parking at those amenities. These have to be functional city streets. I don't see the innovation. I don't think this was the intent of the Comprehensive Plan.

Harry Kohler asked if there are sufficient utilities in Fairhope for this plan. Hunter Simmons said the Master Development Plan has some flexibility. Until you get to each phase there is not a full engineering plan. In a zoning case like this, capacity is an issue and how to navigate that. There is a burden on the developer that needs to be worked out. You can't get into the numbers until you have a final plan with lot numbers. Mr. Anderson said he understands their obligation to pay for those improvements. Harry Kohler said his concern is the capacity of the wastewater treatment plant. It has a fixed capacity and if it's going to be enlarged. Hunter Simmons said there is a lot of investment in expanding the capacity.

Rebeca Bryant doesn't feel as strong about density. Her concern is the amount of impervious area on this site, but I do like the creativity.

Hunter Simmons explained the options for the Committee members.

Jimmy Conyers made a motion to Holdover ZC 25.08 Colony for Village for up to six (6) months with staff recommendations.

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

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

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

ADJOURNMENT

Erik Cortinas made a motion to adjourn.

AYE: Rebecca Bryant; Jimmy Conyers; Harry Kohler; Paul Fontenot, Erik Cortinas, John Worsham, Hollie MaKellar and Kim McCormick
NAY: None
ABSENT: Lee Turner

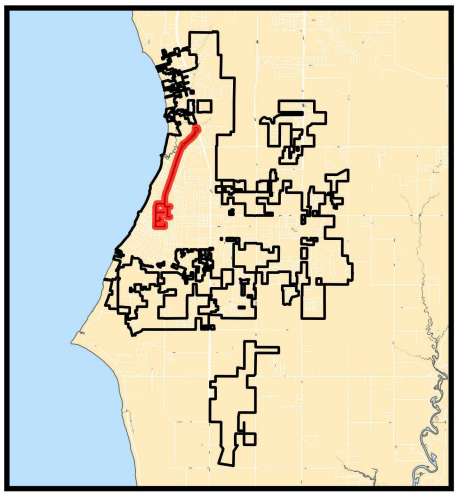
Adjourned at 8:24pm.

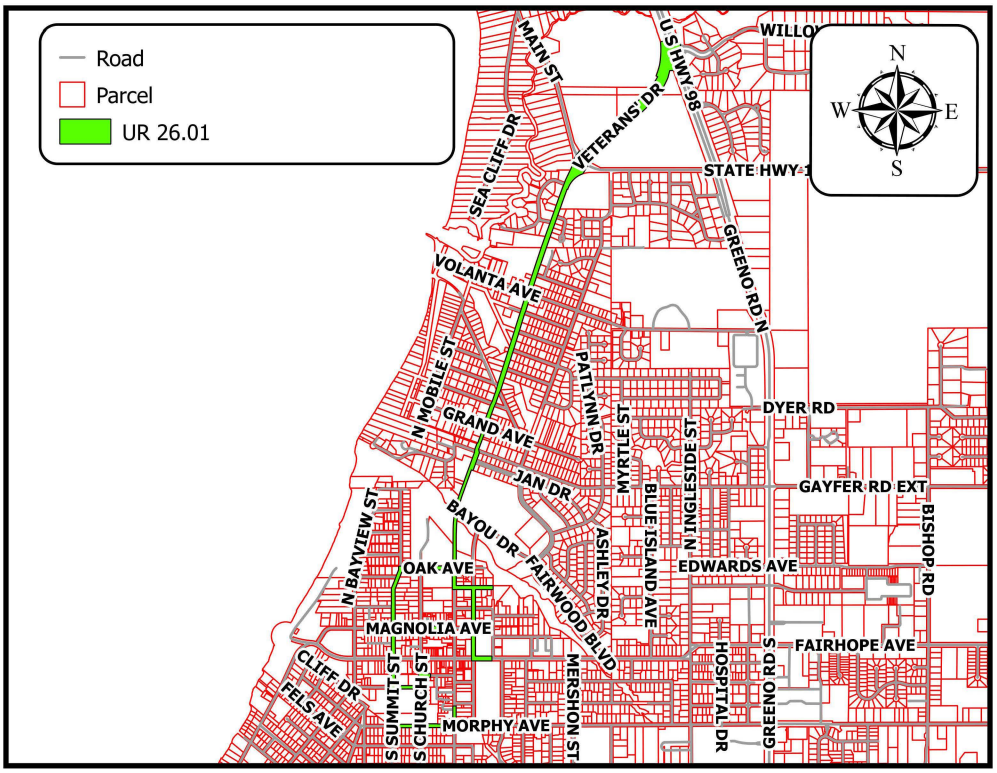
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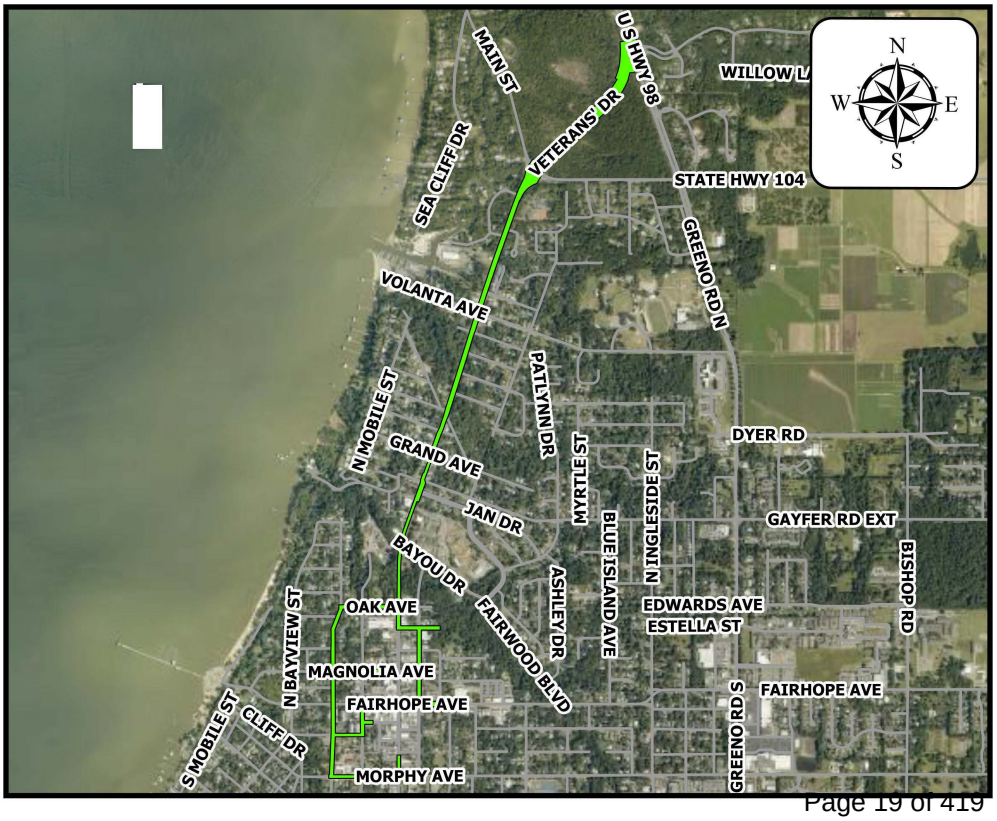
Lee Turner, Chairman Hunter Simmons, Interim Secretary

City of Fairhope
Planning Commission
April 6, 2026

UR 26.01 - 401 Oak Avenue







Project Name:
401 Oak Avenue
Site Data:
4,767 LF of fiber cable
Project Type:
Proposed fiber cable installation
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
N/A
PPIN Number:
N/A
General Location:
N/A
Surveyor of Record:
N/A
Engineer of Record:
N/A
Owner / Developer:
C-Spire
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Mike Jeffries

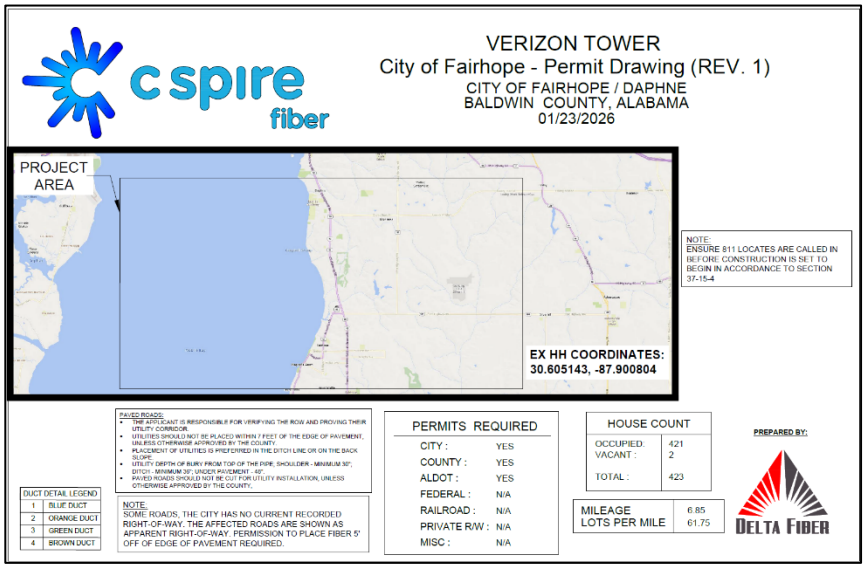
SUMMARY OF REQUEST

Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 4,767± LF of fiber cable at 401 Oak Avenue.

Locator Image



Excerpt from Construction Plans



STAFF COMMENTS

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

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

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

Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.

- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

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

Horticultural

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

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.

- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

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

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

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

Recommendation:

Staff recommends **APPROVAL** of UR 26.01 401 Oak Utility Review with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits;
2. Follow-up activities below required by staff and the applicant:
    a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps;
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).

LOGIN

Navigate to...

VIEW PERMIT

Home / Services / Permits / View Permit

Permit #: ROW26-000001
Project #: 26-000046
Status: Under Review
Address: 401 OAK AVE
Description: Verizon Towers Project. Buried fiber optic cable to serve 6 new Verizon Towers.



Permit | Reviews | Documents | Inspections

Permit #:
ROW26-000001
Permit Type:
Right of Way (City Limits)
Sub Type:
Fiber Optics
Issue Date:
Expiration Date:
Project Information
Project Contact:

LMR Drilling LLC - Larry Reynolds

Project Contact must be the Property Owner or Contractor

Contractor:

LMR Drilling LLC - Larry Reynolds

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

No

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (https://msc.fema.gov/portal/search)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

Telepak Networks D.B.A. CSpire

Utility being worked on:

Underground Utility

Linear Feet Installing:

4767

Number of Handholes/Peds:

25

Date to Begin Work:

01/26/2026

Date of Completion:

02/27/2026

Min of 72 hrs later

Cost of Work to be Performed:

108538.94

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES

Submittal Documents

Additional Document Attachments:

Verizon Tower - City of Fairhope Permit Drawing.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

Additional Fees

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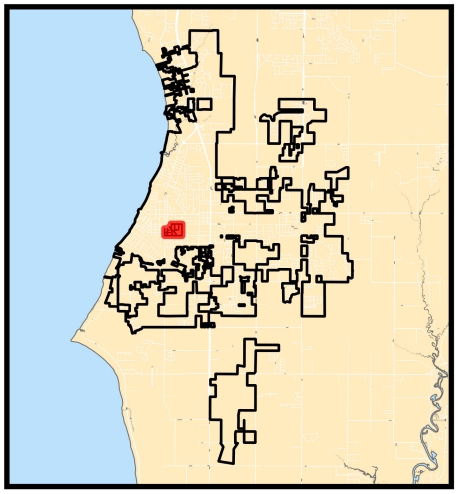
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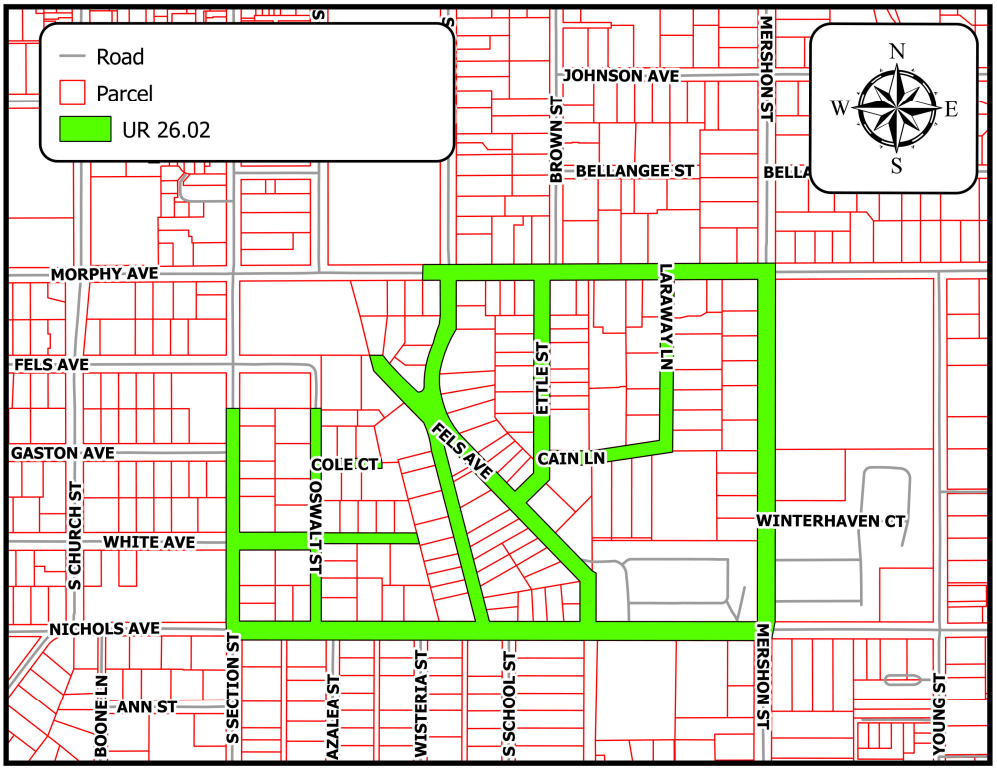
Terms of Use (https://www.citizenserve.com/Portal/TermsofUse.pdf)

Privacy Policy (https://www.citizenserve.com/Portal/PrivacyPolicy.pdf)

City of Fairhope
Planning Commission
April 6, 2026

UR 26.02 - 167 Ettle Street







Project Name:
167 Ettle Street
Site Data:
10,683 LF of fiber cable
Project Type:
Proposed fiber cable installation
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
N/A
PPIN Number:
N/A
General Location:
N/A
Surveyor of Record:
N/A
Engineer of Record:
N/A
Owner / Developer:
C-Spire
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Mike Jeffries

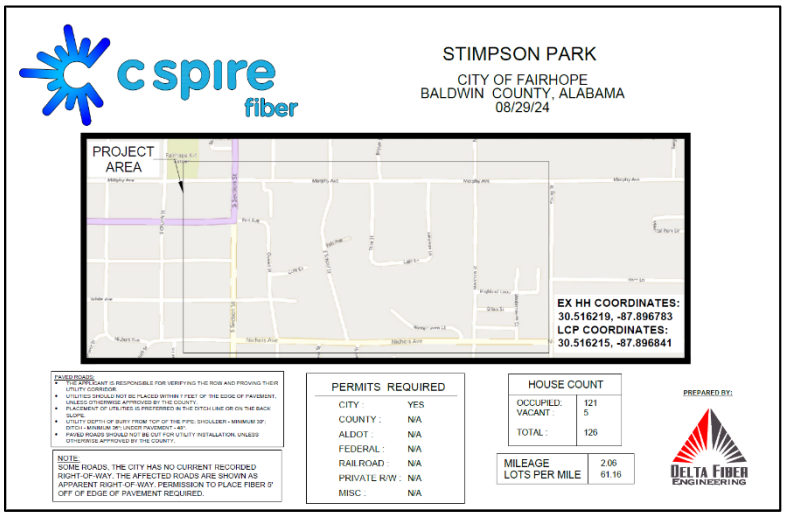
SUMMARY OF REQUEST

Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 10,863± LF of fiber cable at 167 Ettle Street.

Locator Image



Excerpt from Construction Plans



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

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

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

Recommendation:

Staff recommends **APPROVAL** of UR 26.02 – 167 Ettle St Utility Review with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits;
2. Follow-up activities below required by staff and the applicant:
    a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps;
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).

VIEW PERMIT

Permit #: ROW26-000006
Project #: 26-000109
Status: Under Review
Address: 167 ETTLE ST
Description: CSpire Job: Stimpson Park of Fairhope. C-spire internet facility will be placed by method of directional bore at 42" unless otherwise noted. Proposed work will be done in and around residential areas, as shown in the attached plans. Please refer to the plans for additional details.

Permit | Reviews | Documents | Inspections

Permit #:
ROW26-000006
Permit Type:
Right of Way (City Limits)
Sub Type:
Fiber Optics
Issue Date:

Expiration Date:

Project Information

Project Contact:

LMR Drilling LLC - Larry Reynolds

Project Contact must be the Property Owner or Contractor

Contractor:

LMR Drilling LLC - Larry Reynolds

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

No

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (https://msc.fema.gov/portal/search)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

Telepak Networks DBA C-Spire

Utility being worked on:

Underground Utility

Linear Feet Installing:

10863

Number of Handholes/Peds:

89

Date to Begin Work:
02/02/2026
Date of Completion:
02/27/2026
Min of 72 hrs later
Cost of Work to be Performed:
168390.16

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES

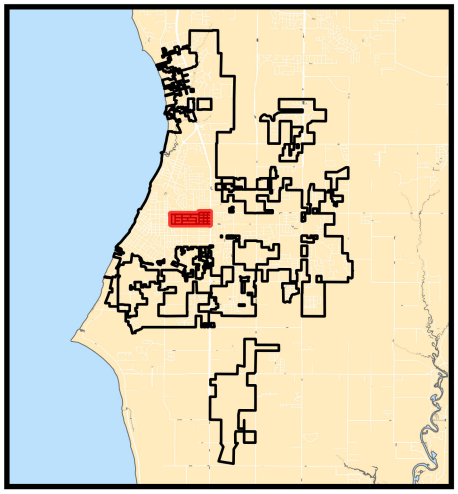
Submittal Documents
Additional Document Attachments:
Stimpson Park.pdf

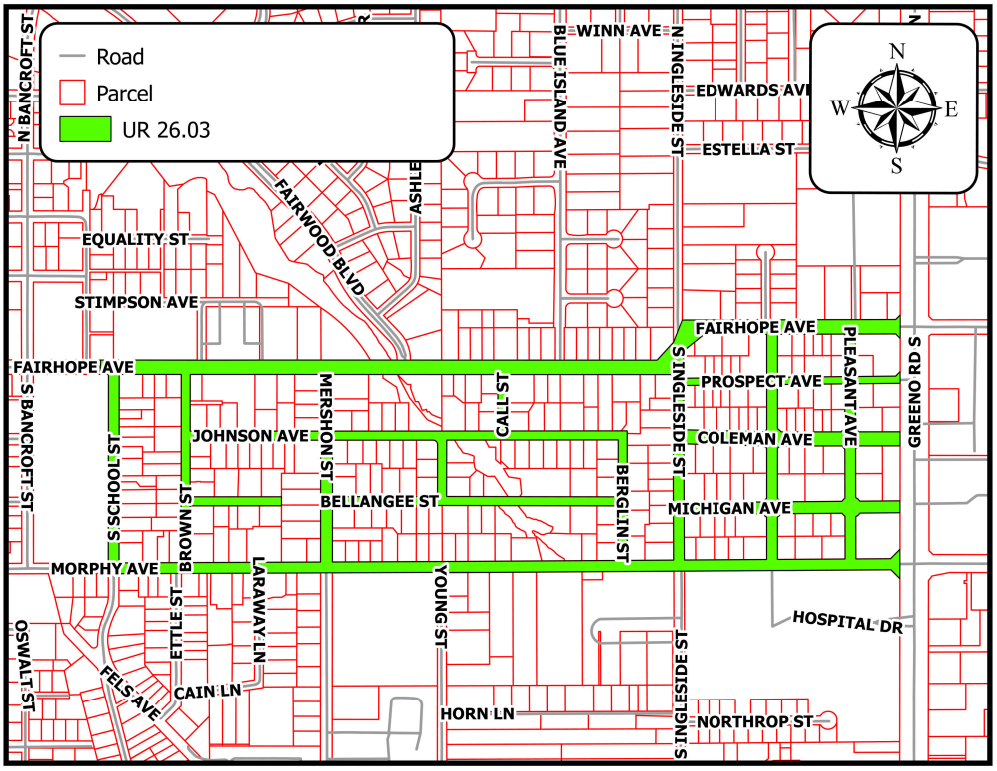
I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near
Signature:
signature.png
Additional Fees

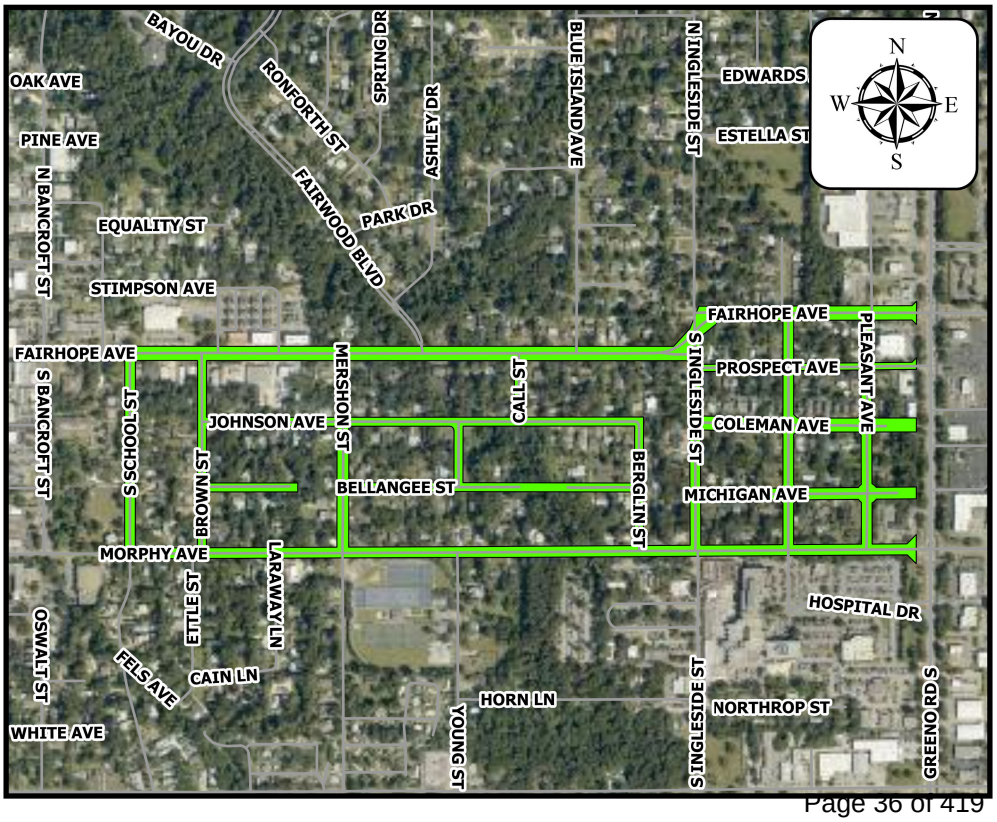
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City of Fairhope
Planning Commission
April 6, 2026

UR 26.03 - 818 Fairhope Avenue





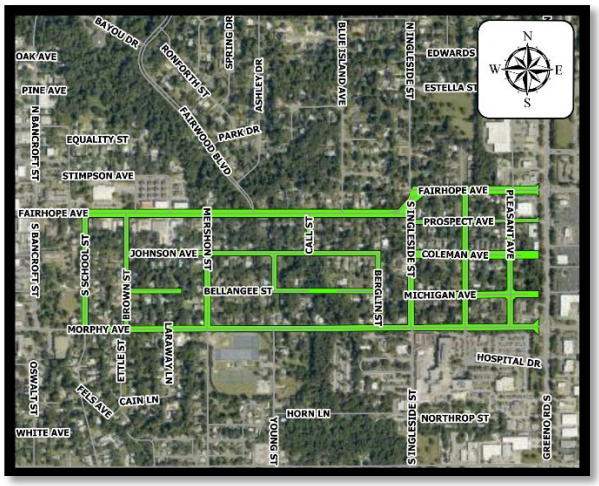


Project Name:
818 Fairhope Avenue
Site Data:
27,968 LF of fiber cable
Project Type:
Proposed fiber cable installation
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
N/A
PPIN Number:
N/A
General Location:
N/A
Surveyor of Record:
N/A
Engineer of Record:
N/A
Owner / Developer:
C-Spire
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Mike Jeffries

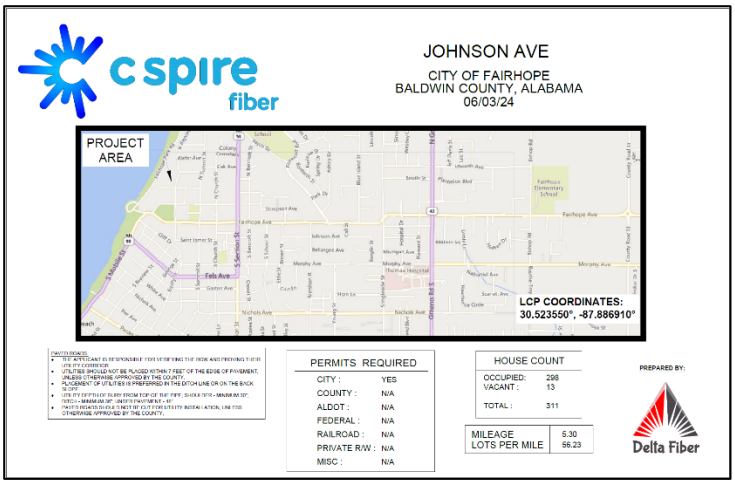
SUMMARY OF REQUEST

Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 27,968± LF of fiber cable at 818 Fairhope Avenue.

Locator Image



Excerpt from Construction Plans



STAFF COMMENTS

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

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

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

Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.

- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

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

Horticultural

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

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.

- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

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

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

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

Recommendation:

Staff recommends **APPROVAL** of UR 26.03 – 818 Fairhope Ave Utility Review with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits;
2. Follow-up activities below required by staff and the applicant:
    a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps;
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).

VIEW PERMIT

Permit #: ROW26-000012
Project #: 26-000164
Status: Under Review
Address: 818 FAIRHOPE AV
Description: CSpire Job: Johnson Ave of Fairhope. C-spire internet facility will be placed by method of directional bore at 42" unless otherwise noted. Proposed work will be done in and around residential areas, as shown in the attached plans. Please refer to the plans for additional details.



Permit | Reviews | Documents | Inspections

Permit #:
ROW26-000012
Permit Type:
Right of Way (City Limits)
Sub Type:
Fiber Optics
Issue Date:
Expiration Date:

Project Information

Project Contact:

LMR Drilling LLC - Larry Reynolds

Project Contact must be the Property Owner or Contractor

Contractor:

LMR Drilling LLC - Larry Reynolds

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

No

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (https://msc.fema.gov/portal/search)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

Telepak Networks dba C Spire C Spire

Utility being worked on:

Underground Utility

Linear Feet Installing:

27968

Number of Handholes/Peds:

218

Date to Begin Work:

02/02/2026

Date of Completion:

03/03/2026

Min of 72 hrs later

Cost of Work to be Performed:

460651.98

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES

Submittal Documents

Additional Document Attachments:

Johnson Ave.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

Additional Fees

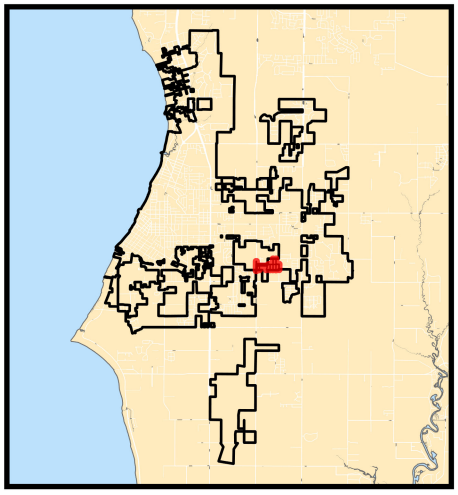
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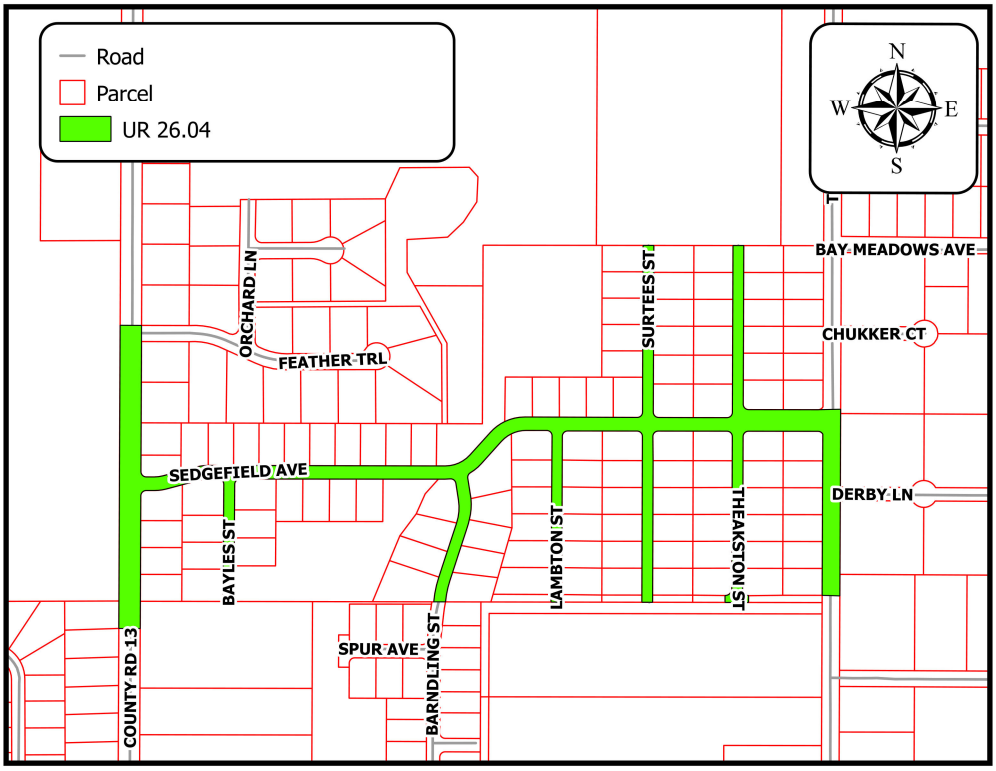
Terms of Use (https://www.citizenserve.com/Portal/TermsofUse.pdf)

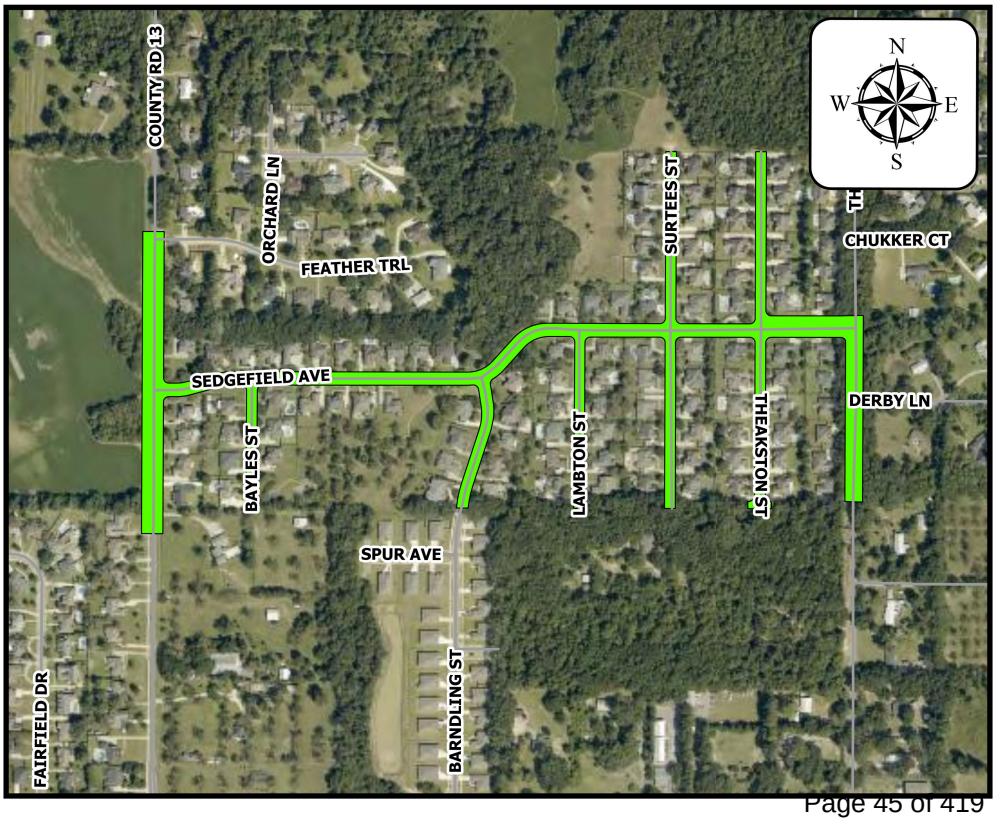
Privacy Policy (https://www.citizenserve.com/Portal/PrivacyPolicy.pdf)

City of Fairhope
Planning Commission
April 6, 2026

UR 26.04 - 19362 County Road 13





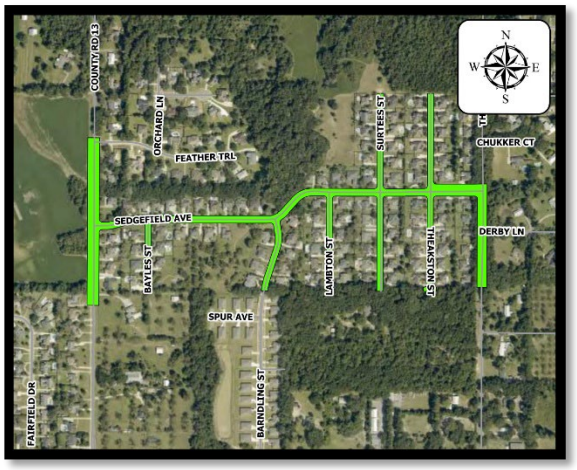


Project Name:
19362 County Road 13
Site Data:
11,686 LF of fiber cable
Project Type:
Proposed fiber cable installation
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
N/A
PPIN Number:
N/A
General Location:
N/A
Surveyor of Record:
N/A
Engineer of Record:
N/A
Owner / Developer:
C-Spire
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Mike Jeffries

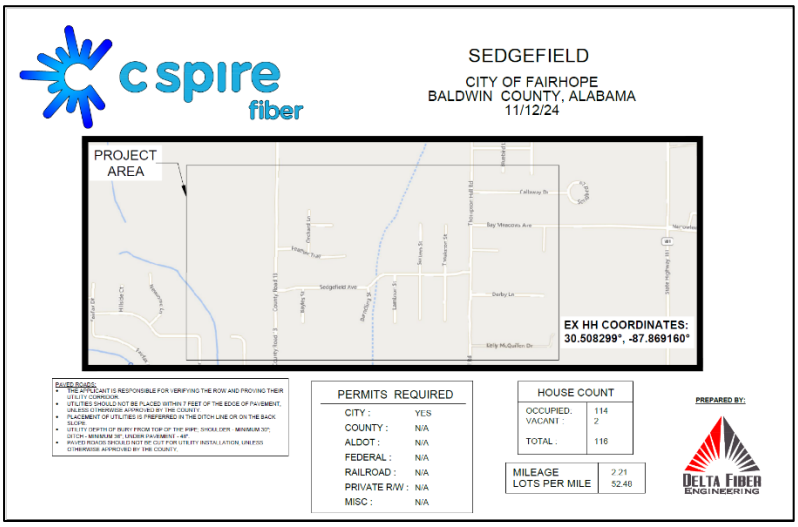
SUMMARY OF REQUEST

Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of 11,686± LF of fiber cable at 19362 County Road 13.

Locator Image



Excerpt from Construction Plans



STAFF COMMENTS

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

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

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

Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.

- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

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

Horticultural

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

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.

- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

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

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

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

Recommendation:

Staff recommends **APPROVAL** of UR 26.04 – 19362 CR 13 Utility Review with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits;
2. Follow-up activities below required by staff and the applicant:
    a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps;
3. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
4. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).

VIEW PERMIT

Permit #: ROW26-000013
Project #: 26-000165
Status: Under Review
Address: 19362 COUNTY RD 13
Description: C Spire Job: Sedgefield of Fairhope C-spire internet facility will be placed by method of directional bore at 42" unless otherwise noted. Proposed work will be done in and around residential areas, as shown in the attached plans. Please refer to the plans for additional details.

Permit | Reviews | Documents | Inspections

Permit #:
ROW26-000013
Permit Type:
Right of Way (City Limits)
Sub Type:
Fiber Optics
Issue Date:
Expiration Date:

Project Information

Project Contact:

LMR Drilling LLC - Larry Reynolds

Project Contact must be the Property Owner or Contractor

Contractor:

LMR Drilling LLC - Larry Reynolds

General Contractor:

Electrical Contractor:

Is the owner completing the work?:

No

ADEM Permit Number:

Is property located in a flood zone?:

No

Search flood zones by address (https://msc.fema.gov/portal/search)

Is property located in a Wetland?:

No

Current Fair Market Value of land by purchase or appraisal:

Fairhope Corporate Limits only for new construction

Utility Name:

Telepak Networks dba C Spire C Spire

Utility being worked on:

Underground Utility

Linear Feet Installing:

11686

Number of Handholes/Peds:

70

Date to Begin Work:

02/02/2026

Date of Completion:

03/03/2026

Min of 72 hrs later

Cost of Work to be Performed:

153471.82

Tree Species

TREE TYPE	DIAMETER AT BREAST HEIGHT (DBH)	NUMBER OF TREES

Submittal Documents

Additional Document Attachments:

Sedgefield.pdf

I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

Signature:

signature.png

Additional Fees

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Privacy Policy (https://www.citizenserve.com/Portal/PrivacyPolicy.pdf)

City of Fairhope
Planning Commission

April 6, 2026

ZC 26.01 Zoning Amendment

The following is a proposed amendment to change and alter the City of Fairhope Zoning Ordinance.

The Planning Commission will review the proposed language and take one of the following actions:

a) Recommend approval to the City Council;
b) Recommend approval to the City Council, conditioned on specific revisions;
c) Recommend denial to the City Council; or
d) Continue discussion of the proposed amendments for further study.

Any zoning amendment must be approved by the City Council. During the Planning Commission Hearing, as well as the City Council Hearing, all persons shall have an opportunity to be heard in opposition to or in favor of the proposed amendment. Comments may also be emailed to planning@fairhopeal.gov.

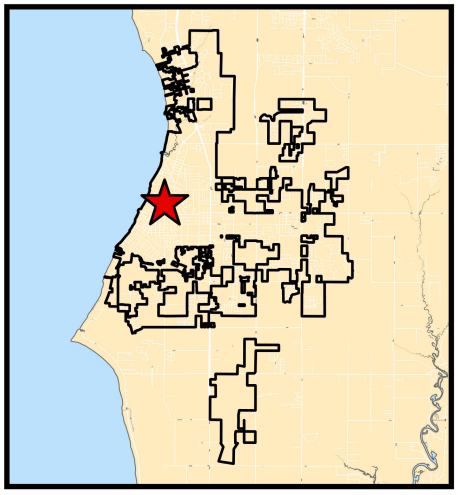
Executive Summary of Amendment(s)

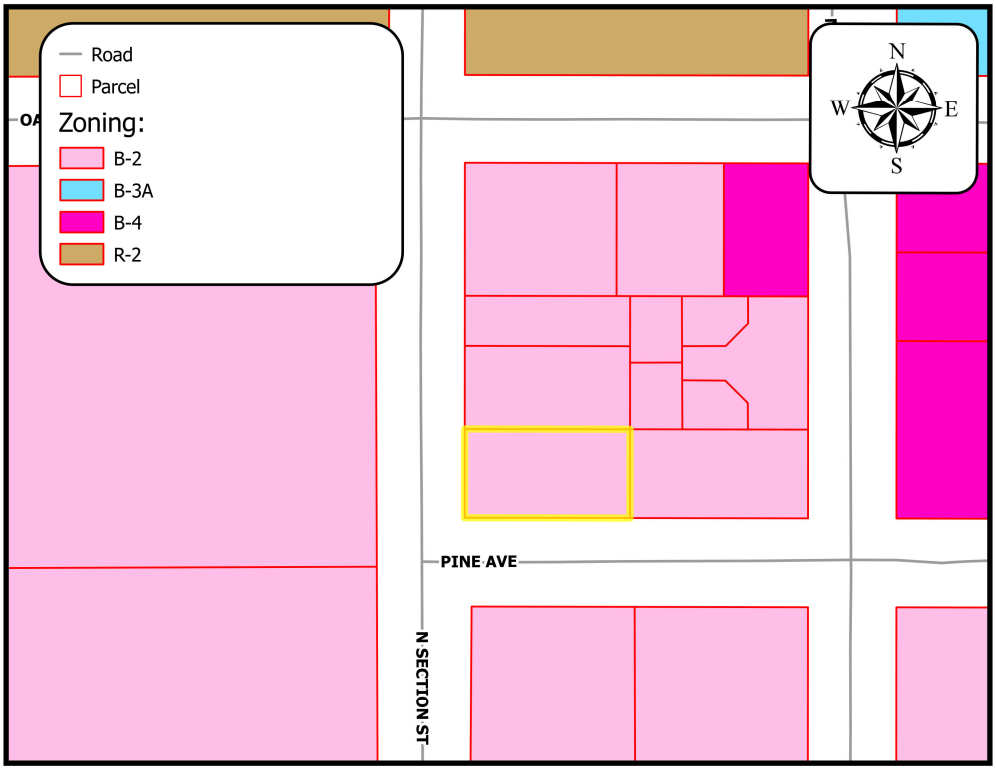
There seems to be a consensus that current policy regulating building height could be improved. The reasons for which vary, but some say they are confusing, expensive to determine, definitions are unclear, while others are concerned with the end results. Opinions about potential solutions vary more than the reasons for concern. Staff originally advertised for a public hearing as required by State codes, but with all things considered, would prefer the agenda item for the April 6 Planning Commission meeting to be discussion driven.

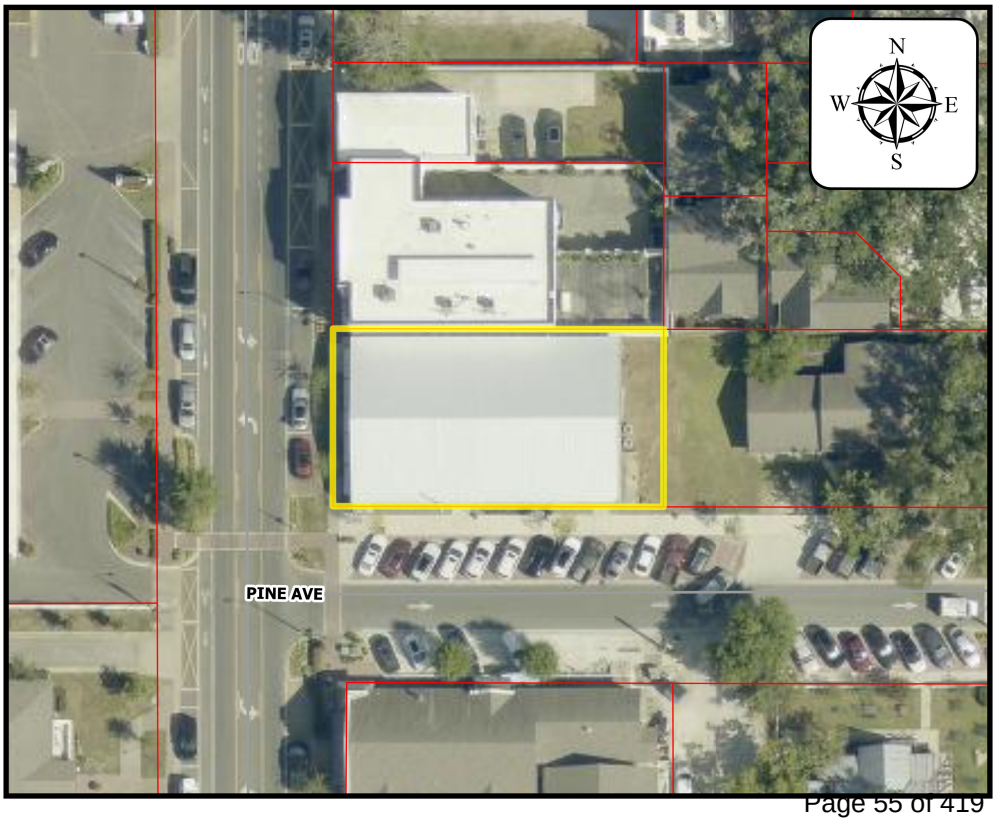
To this end, Staff will not propose formal language for the Planning Commission during the April meeting, instead we will present the concerns, along with potential solutions and invite discussion of those items. The Planning Commission must take formal action, but Staff recommends action item (d) above, “Continue discussion of the proposed amendments for further study”. Prior to proposing specific amendments Staff recommends we readvertise, publish exact amendments prior to the meeting, and hold an additional public hearing at a future Planning Commission meeting.

City of Fairhope
Planning Commission
April 6, 2026

SD 26.07 - 150 N Section







Project Name:
150 North Section
Site Data:
0.18 acres
Project Type:
3-unit Multiple Occupancy Project
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2, General Business District
PPIN Number:
15235
General Location:
NE corner of the intersection of Pine and Section
Surveyor of Record:
Geographic Consulting, LLC
Engineer of Record:
Geographic Consulting, LLC
Owner / Developer:
Ross Wilson
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Mike Jeffries

Docusign Envelope ID: B6A074F2-FBAC-404D-B4C4-A8A3FC446962

APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

Attachments: ☐ Articles of Incorporation or List all associated investors
Date of Application: 11/25/25

Property Owner / Leaseholder Information

Name of Property Owner: Ross Wilson Phone Number: 251-615-1171
Address of Property Owner: 2101 Pine Crest Drive
City: Vestavia State: AL Zip: 35216

Proposed Subdivision Name: _____
No. Acres in Plat: _____ No. Lots/Units: _____
Parcel No: _____ Current Zoning: _____

Authorized Agent Information

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

Name of Authorized Agent: Geographic Consulting, LLC Phone Number: 251-458-5588
Address: 11111 US Hwy 31, Suite A
City: Spanish Fort State: Alabama Zip: 36527
Contact Person: Catherine Clark

Surveyor/Engineer Information

Name of Firm: Geographic Consulting, LLC Phone Number: 251-458-5588
Address: 11111 US Hwy 31, Suite A
City: Spanish Fort State: Alabama Zip: 36527
Contact Person: Catherine Clark

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.

Ross Wilson
Property Owner/Leaseholder Printed Name

DocuSigned by:
Signature
0C017494436941A...

11/25/2025
Date

Fairhope Single Tax Corp. (If Applicable)

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Geographic Consulting, LLC, on behalf of the Owner, Ross Wilson, for Preliminary Plat approval of 150 N Section, a 3-unit Multiple Occupancy Project on property zoned B-2, General Business District. The property is located at 150 North Section Street and is 0.18± acres. PPIN #: 15235

SITE HISTORY

No previous Planning Cases were found for this existing development.

STAFF COMMENTS

The purpose of this request is to create three units in an existing building which only includes interior renovations. Subject property is located within the CBD. Fairhope Utilities for Electric, Water, Sewer, and Gas will serve the site.

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. Electric and Gas are available subject to ATC's and other applicable fees.

Traffic
A Traffic Verification letter was submitted with the application and is attached to this packet. As proposed the three units do not trigger a full traffic study.

Drainage
The building footprint is not changing nor is there any impervious area being added. The existing drainage flows into the City's drainage system.

Tree & Landscaping
The building is built to the property line. A 6' wooden fence will be constructed to screen the A/C Units and mechanical equipment.

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 26.07 150 N Section MOP Preliminary/Final.

Interior and Exterior Renovations
150 N. Section Street
Fairhope, AL.

PAUL CARPENTER DAVIS
ARCHITECTURE, P.C.

Structural
FMS ENGINEERING
2509 COMMERCIAL PARK DR.
Mobile, AL 36606
(251) 450-3757

MECHANICAL
SMITH MECHANICAL
61 ST. JOSEPH STREET
Mobile, AL 36602
(251) 402-1364

PLUMBING
SMITH MECHANICAL
61 ST. JOSEPH STREET
Mobile, AL 36602
(251) 402-1364

ELECTRICAL
STEWART ENGINEERING
40680 STATE HWY 59
BAY MINETTE,, AL 36507
(251) 937-6313

DRAWING INDEX

COVER SHEET
G-101 COVER PAGE , DRAWING INDEX WITH VICINITY MAP
BCS1 BUILDING CODE SUMMARY
LSP1 LIFE SAFETY FLOOR PLANS

STRUCTURAL
S1.0 RENOVATION PLAN

ARCHITECTURAL
D-101 DEMO FLOOR PLAN
A-101 FLOOR PLAN AND NOTES
A-102 REFLECTED CEILING FLOOR PLAN
A-201 EXTERIOR ELEVATIONS WITH DOOR AND WINDOW TYPES
A-401 ENLARGED FLOOR PLAN WITH INTERIOR ELEVATIONS AND NOTES
A-501 HEAD, JAMB AND SILL DETAILS AND WALL TYPES

PLUMBING
P-100 PLUMBING NOTES
P-200 PLUMBING DEMO PLAN
P-201 PLUMBING NEW WORK PLAN
P-300 SANITARY WASTE PLAN
P-301 SANITARY WASTE RISER
P-400 PLUMBING DETAILS

MECHANICAL
M-100 HVAC NOTES
M-200 HVAC DEMO PLAN
M-201 HVAC NEW WORK PLAN
M-300 HVAC DETAILS
M-301 HVAC DETAILS

ELECTRICAL
E1.0 ELECTRICAL LEGEND AND NOTES
E1.1 ELECTRICAL LIGHTING PLAN
E2.1 ELECTRICAL POWER PLAN
E3.0 ELECTRICAL DETAILS, RISERS

PCDA
ARCHITECTURE
756 Saint Louis Street
Mobile, Alabama 36602
(251) 432-3480

Interior and Exterior Renovations
150 N. Section Street
Fairhope, AL.

REV	DATE	BY	DESCRIPTION
0	10/6/2025	TEH	ISSUE FOR REVIEW ONLY

PCD CHK
PCD ENGR
APPR

STATE OF ALABAMA — Paul Carpenter Davis — 10/6/2025 — REGISTERED ARCHITECT

Sheet Title:
COVER PAGE AND DRAWING INDEX

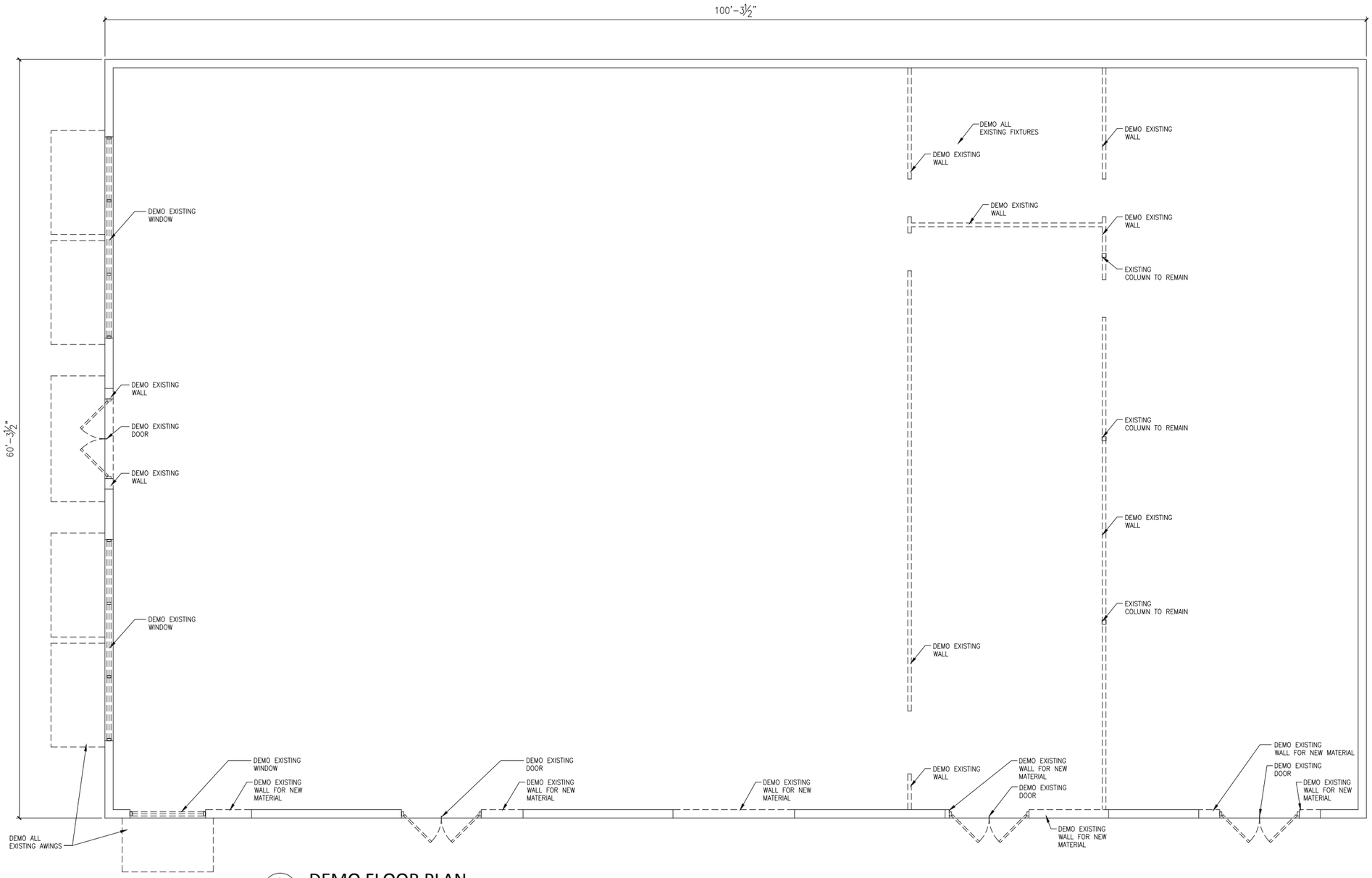
Project Number:
2025.27

Date:
July 25th, 2025

Drawn By:
TEH

Checked By:
PCD

Sheet No.
G-101



A D-101 DEMO FLOOR PLAN

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

DEMO FLOOR PLAN LEGEND

- EXISTING STUD WALL
- EXISTING STUD WALL TO BE DEMO
- EXISTING DOOR
- EXISTING DOOR TO BE DEMO

PCDA ARCHITECTURE

756 Saint Louis Street
Mobile, Alabama 36602
(251) 432-3480

Interior and Exterior Renovations
150 N. Section Street
Fairhope, AL.

REV	DATE	BY	DESCRIPTION	CHK	APPR
0	10/6/2025	TEH	ISSUE FOR REVIEW ONLY	PCD	PCD

STATE OF ALABAMA
Peter Charles Davis
#3501
10/6/2025
REGISTERED ARCHITECT

Sheet Title:
DEMO FLOOR PLAN WITH NOTES AND LEGEND

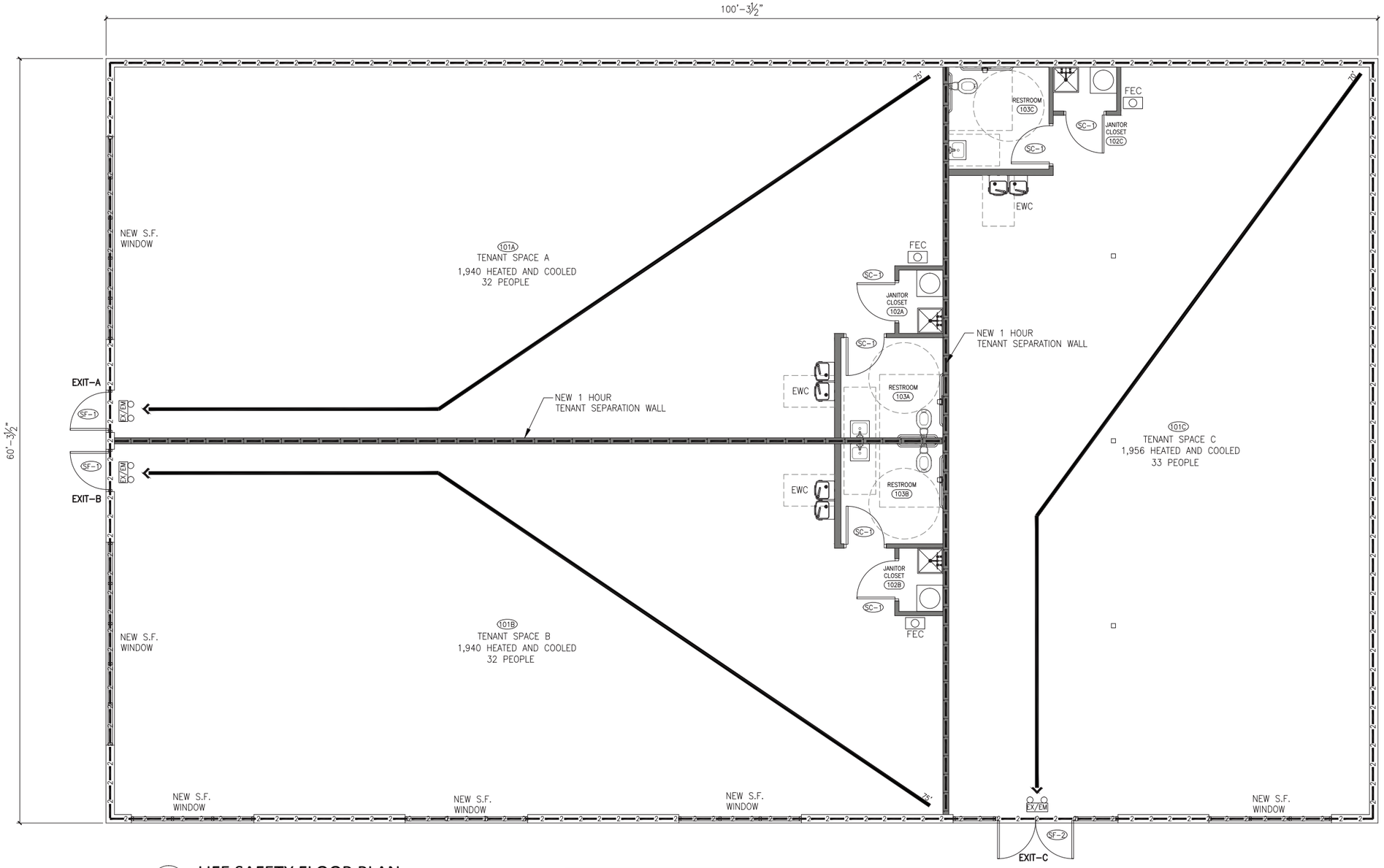
Project Number:
2025.27

Date:
July 25th, 2025

Drawn By:
TEH

Checked By:
PCD

Sheet No.
D-101



A LSP1 LIFE SAFETY FLOOR PLAN

SCALE: 1/8"=1'-0"
TOTAL HEATED AND COOLED 5,836 S.F.

OCCUPANT LOAD

NAME OF AREA	SF	PER/SF	PEOPLE
TENANT SPACE 101A	1,940		32
TENANT SPACE 101B	1,940		32
TENANT SPACE 101C	1,956		33
TOTAL	5,836		97

LIFE SAFETY CODE LEGEND

- PATH OF EGRESS
- FEC — FIRE EXTINGUISHER CABINET
- EX/EM — EXIT LIGHT, W/ BATTERY OPERATED EMERGENCY LIGHT
- EM — EMERGENCY LIGHT
- 1—1 — ONE HOUR RATED WALLS
- 2—2 — TWO HOUR RATED WALLS

ACCORDING TO THE ADA STANDARDS NEITHER THE EXTINGUISHER HANDLE NOR THE CABINET HANDLE CAN BE MOUNTED HIGHER THAN 48" AFF FOR APPLICATIONS WHICH ALLOW FOR ONLY A FORWARD APPROACH IN A WHEELCHAIR TO THE OBJECT; AND NO HIGHER THAN 54" AFF, FOR THOSE APPLICATION WHICH ALLOW FOR A PARALLEL APPROACH.

PCDA ARCHITECTURE
756 Saint Louis Street
Mobile, Alabama 36602
(251) 432-3480

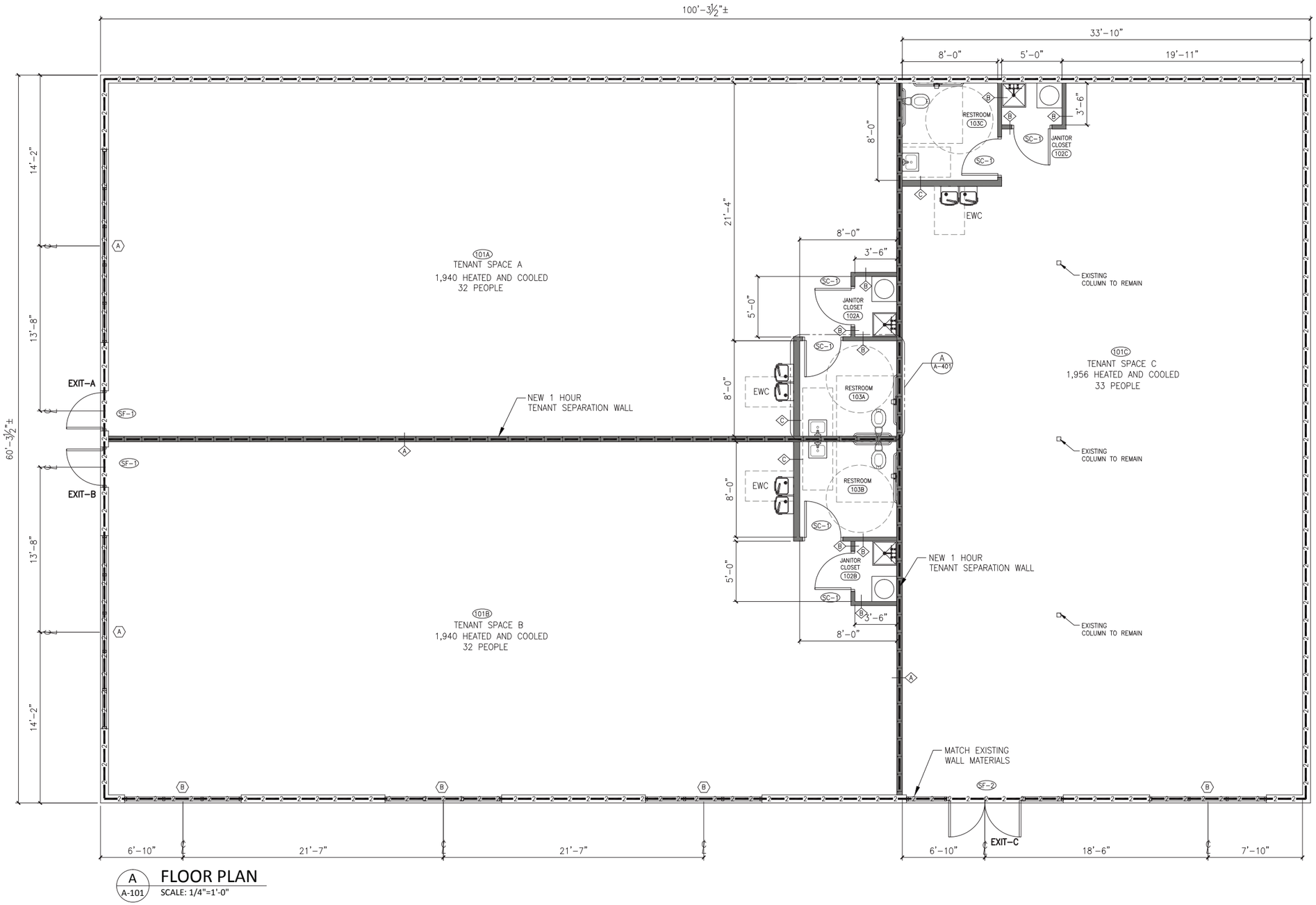
Interior and Exterior Renovations
150 N. Section Street
Fairhope, AL.

REV	DATE	BY	DESCRIPTION	CHK	ENGR	APPR
0	10/6/2025	TEH	ISSUE FOR REVIEW ONLY	PCD		PCD

STATE OF ALABAMA — Paul Christopher Davis — 24150 — REGISTERED ARCHITECT — 10/6/2025

Sheet Title: LIFE SAFETY FLOOR PLAN WITH NOTES AND LEGEND

Project Number: 2025.27
Date: July 25th, 2025
Drawn By: TEH
Checked By: PCD
Sheet No. LSP1



A A-101 FLOOR PLAN
SCALE: 1/4"=1'-0"

PCDA ARCHITECTURE
756 Saint Louis Street
Mobile, Alabama 36602
(251) 432-3480

Interior and Exterior Renovations
150 N. Section Street
Fairhope, AL.

REV	DATE	BY	DESCRIPTION	CHK	APPR
0	10/6/2025	TEH	ISSUE FOR REVIEW ONLY	PCD	PCD

STATE OF ALABAMA
Paul Cotter Davis
24520
10/6/2025
REGISTERED ARCHITECT

Sheet Title:
FLOOR PLAN WITH GENERAL NOTES AND LEGEND

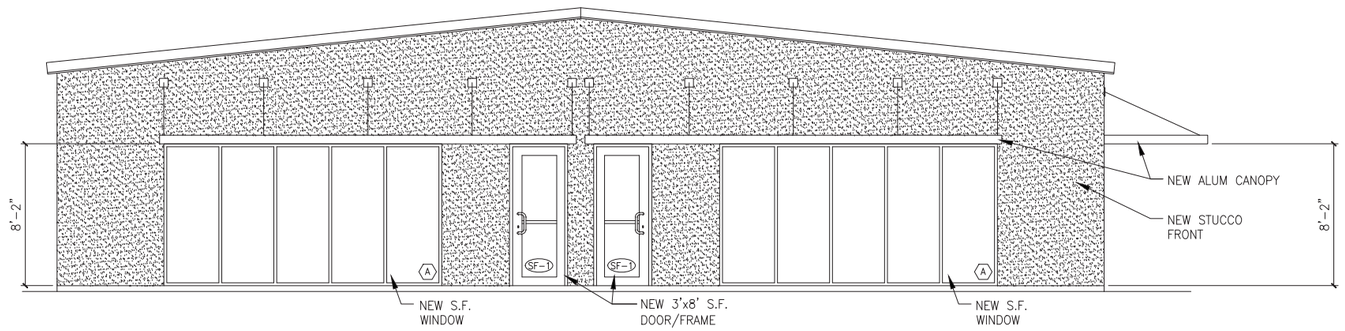
Project Number:
2025.27

Date:
July 25th, 2025

Drawn By:
TEH

Checked By:
PCD

Sheet No.
A-101

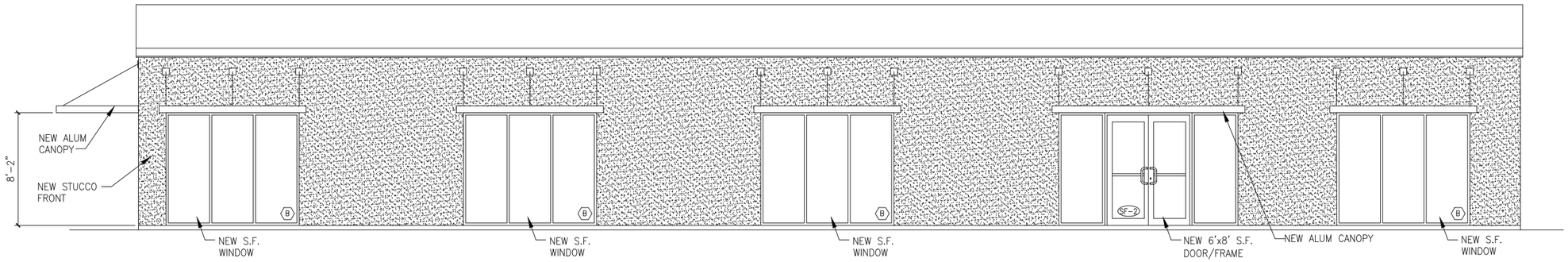


A
A-202

FRONT EXTERIOR ELEVATION

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

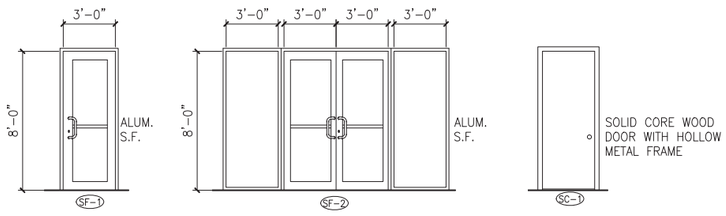
GENERAL NOTE: ALL FOUR EXTERIOR SIDES OF THE BUILDING WILL RECEIVE NEW STUCCO.



B
A-202

RIGHT SIDE EXTERIOR ELEVATION

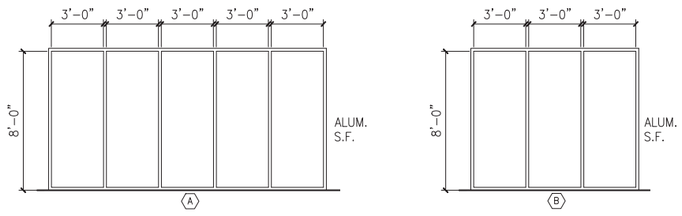
SCALE: 1/4"=1'-0"



DOOR & FRAME TYPES

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

1. THE RATING OF THE DOOR FRAME SHALL BE EQUAL TO THE RATING OF THE DOOR, FOR RATINGS SEE DOOR SCHEDULE.
2. DOOR SIZES ARE A ESTIMATE MEASUREMENT – CONTRACTOR TO VERIFY FRAME SIZE & ROUGH OPENING WHEN A MANUFACTURER IS CHOSEN.
3. ALL INTERIOR DOORS SHALL BE UNDERCUT TO ACCOMMODATE RETURN AIR.
4. DP RATING OF ±50 UNLESS OTHERWISE DIRECTED BY ENGINEER.
5 SEE COM CHECK FOR SHGC AND U-FACTOR REQUIREMENTS.



WINDOW & FRAME TYPES

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

1. WINDOW SIZES ARE A ESTIMATE MEASUREMENT – CONTRACTOR TO VERIFY FRAME SIZE & ROUGH OPENING WHEN A MANUFACTURER IS CHOSEN.
2. EXTERIOR WINDOWS ARE TO BE LOW-E, FIXED.
3. DP RATING OF ±50 UNLESS OTHERWISE DIRECTED BY ENGINEER.4
4. SEE COM CHECK FOR SHGC AND U-FACTOR REQUIREMENTS..

PCDA ARCHITECTURE
756 Saint Louis Street
Mobile, Alabama 36602
(251) 432-3480

Interior and Exterior Renovations
150 N. Section Street
Fairhope, AL.

REV	DATE	BY	DESCRIPTION
0	10/6/2025	TEH	ISSUE FOR REVIEW ONLY

PCD CHK
PCD ENGR
PCD APPR

STATE OF ALABAMA Paul Dexter Davis 15161 REGISTERED ARCHITECT 10/6/2025

Sheet Title:
CONCEPT "A" EXTERIOR ELEVATIONS

Project Number: 2025.27

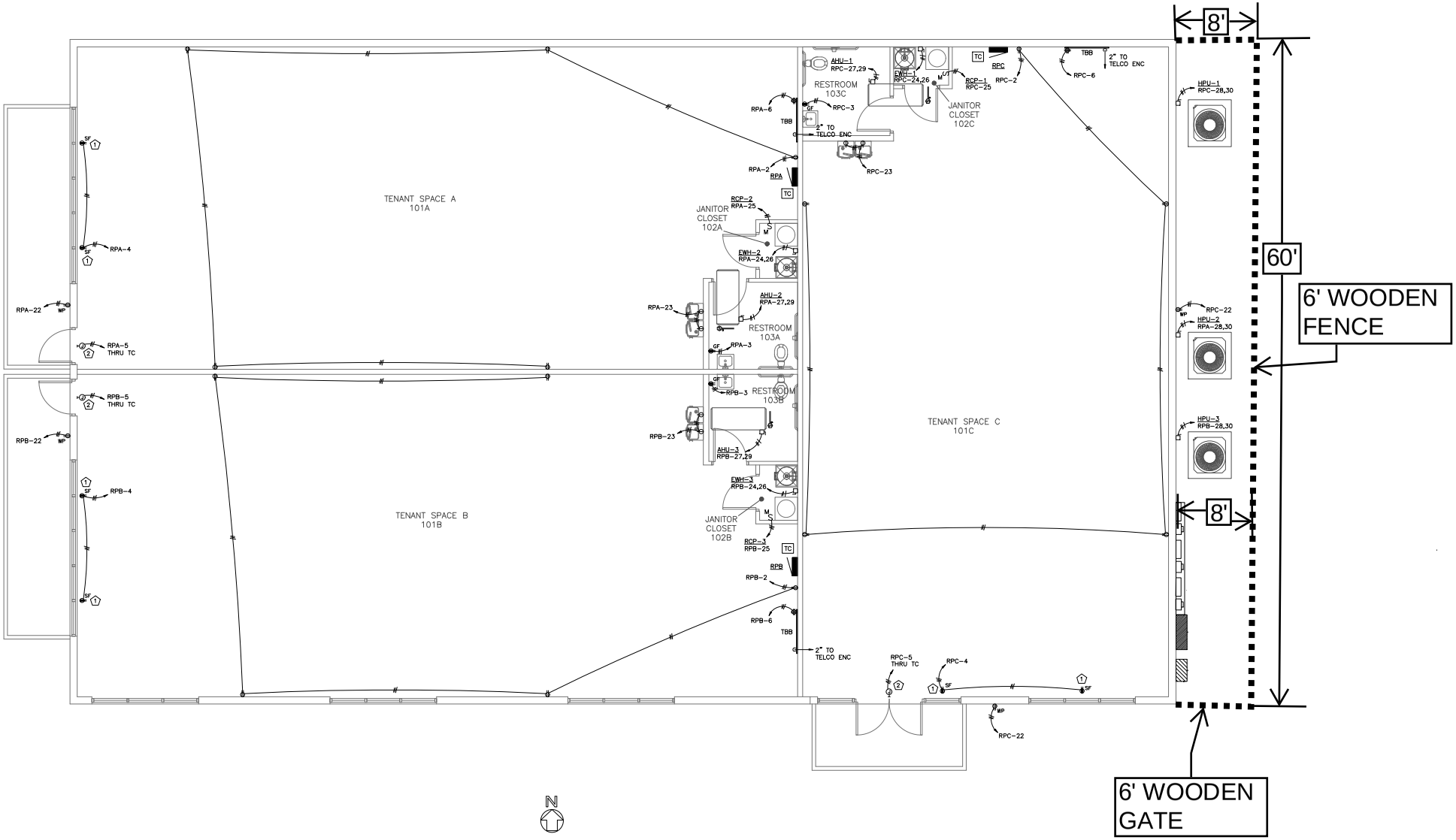
Date: July 25th, 2025

Drawn By: TEH

Checked By: PCD

Sheet No. A-202

150 N. Section Street
Fairhope, AL
Renovation
Fence Plan



Fairhope Public Utilities

Mayor
Sherry Sullivan

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

December 19, 2025

Re: 150 N. Section St, Fairhope, AL. 36532, Building Renovation Plans, 3 units

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

Water: 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, 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.

Sincerely,

Daryl Morefield
Water/Wastewater Superintendent

Fairhope Public Utilities

Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
Jack **Burrell**, ACMO
Jimmy Conyers
Joshua Gammon
Jay Robinson

December 18, 2025

Catherine Clark, P.E.
Geographic Consulting, LLC

RE: 150 N. Section St, Fairhope, AL

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

Catherine Clark, P.E.
Geographic Consulting, LLC

RE: 150 N. Section St., Fairhope, AL

Electric is available with Fairhope Public Utilities. The ATC will be determined upon final approval of the plans.

Contractor will be responsible for labor and material for this project.

Marshall King
Staking Engineer
555 S. Section St.
Fairhope, AL 36532

Wes Boyett
Natural Gas Superintendent

Daryl Morefield
Water/Wastewater *Superintendent*

Ben Patterson
Electric *Superintendent*

GEOGRAPHIC CONSULTING, LLC

February 6, 2026

Mike Jeffries
City of Fairhope
Development Services Manager
555 S. Section Street
Fairhope, Alabama 36532

RE: Traffic Impact Study Determination

Project: 150 N. Section Street - Interior Renovations
Fairhope, Alabama

To Whom It May Concern,

This letter has been prepared to determine whether the proposed renovations to the existing commercial building located at 150 N. Section Street in Fairhope, Alabama require a Traffic Impact Study in accordance with the City of Fairhope Subdivision Regulations.

The proposed project consists of renovations to an existing commercial building totaling approximately 5,836 square feet. The scope of work includes interior improvements, upgrades to building systems, and exterior façade improvements. The project does **not** include an expansion of the building footprint, an increase in gross floor area, modifications to the existing site access or parking layout, or a change in the building's land use classification. The total conditioned building area is approximately 5,836 square feet.

The City of Fairhope Subdivision Regulations (Traffic Impact Study provisions under Site Plan Review) state that a Traffic Impact Study shall be required for all applications that will generate an average daily traffic (ADT) count of 1,000 trips or more, or which will generate 50 trips or more during any peak hour period, based on Institute of Transportation Engineers (ITE) Trip Generation methodology, unless otherwise waived by the City Engineer.

Because the proposed project is limited to renovations of an existing structure and does not increase the building size or intensity of use, the project will not generate additional traffic beyond the traffic currently associated with the site. Therefore, the net new trip generation associated with the renovation is zero trips.

For reference, typical ITE trip generation rates for a commercial building of this size are summarized below.

GEOGRAPHIC CONSULTING, LLC

Estimated Trip Generation using building size of 5,836 SF

ITE Code	Land Use	Period	Trip Rate (per 1,000 SF)	Calculated Trips
712	Small Office Building	Daily (ADT)	9.74	57
		AM Peak Hour	1.17	7
		PM Peak Hour	1.15	7
826	Specialty Retail / Small Retail	Daily (ADT)	36.13	211
		AM Peak Hour	2.38	14
		PM Peak Hour	5.81	34

Even if the building were evaluated as new development, the estimated peak-hour trips would remain below the 50 peak-hour trip threshold, and the estimated daily traffic would remain below the 1,000 ADT threshold identified in the City of Fairhope Subdivision Regulations for requiring a Traffic Impact Study.

Based on the scope of work and the absence of any increase in building area, change in land use, or modification to site access or circulation, the proposed renovations will **not g**enerate additional traffic demand and therefore do **not** meet the thresholds requiring a Traffic Impact Study under the City of Fairhope Subdivision Regulations.

This determination was prepared using generally accepted traffic engineering practices.

Please contact our office if additional information is needed.

Sincerely,



Catherine Clark, P.E.
Principal
Geographic Consulting, LLC
251-458-5588
catherine@geo-consultllc.com

Parcel Number	Pin	Owner Name	Address	Addres	City	State	Zip	Property	Property Street Name	Subdivision Name	Actions
05-46-03-37-0-007-068.505	112977	FST AND SECTION STREET HOSPITA	P O BOX 91206		MOBILE	AL	36691		158 SECTION ST N		112977
05-46-03-37-0-007-068.502	15346	FST AND 412 FAIRHOPE L L C	PO BOX 1138		FAIRHOPE	AL	36533		153 N BANCROFT STREET, UNIT 1101 &	COLONY OAKS RESUB LOTS 1-4 & COMMON AREA (FST)	15346
05-46-03-37-0-007-068.518	620828	FST 412 FAIRHOPE L L C	PO BOX 1138		FAIRHOPE	AL	36533		0	COLONY OAKS RESUB LOTS 1-4 & COMMON AREA (FST)	620828
05-46-03-37-0-007-068.515	620825	FST AND 412 FAIRHOPE L L C	PO BOX 1138		FAIRHOPE	AL	36533		153 N BANCROFT ST, UNIT 1201 & UNI	COLONY OAKS RESUB LOTS 1-4 & COMMON AREA (FST)	620825
05-46-03-37-0-007-068.501	15234	FST AND PILCHER, MARY E	PO BOX 602		FAIRHOPE	AL	36533		151 BANCROFT ST N	FAIRHOPE SINGLE TAX - 04	15234
05-46-03-37-0-006-001.501	14505	FST AND FAIRHOPE, CITY OF	P O BOX 429		FAIRHOPE	AL	36532		161 OAK AVE		14505
05-46-03-37-0-007-068.514	349112	FST CANNON PROPERTY DEVELOPM	1009 HAYES AVE		OXFORD	MS	38655		152 SECTION ST N	TWO MOORES LLC'S RE-PLAT OF LO T 3 & THE SOUTH HALF OF LOT 2 BLOCK 2 DIVISION 4 LAND OF LES SOR OF	349112
05-46-03-37-0-006-034.000	1752	FAIRHOPE, CITY OF	P O DRAWER 429		FAIRHOPE	AL	36533		107 SECTION ST N	SWIFT'S SUBD	1752
05-46-03-37-0-701-001.505	15411	FST AND BANCROFT L L C	P O BOX 482		FAIRHOPE	AL	36533		406 PINE AVE	FAIRHOPE SINGLE TAX - 04	15411
05-46-03-37-0-007-068.507	14898	FST AND ONE MOORE L L C	152 N SECTION ST	STE 2	FAIRHOPE	AL	36532		154 SECTION ST N	TWO MOORES LLC'S RE-PLAT OF LO T 3 & THE SOUTH HALF OF LOT 2 BLOCK 2 DIVISION 4 LAND OF LES SOR OF FAIRHOPE ALABAMA	14898
05-46-03-37-0-007-068.508	15235	FST AND 150 SECTION L L C	PO BOX 804		FAIRHOPE	AL	36533		150 SECTION ST N		15235
05-46-03-37-0-007-068.516	620826	FST AND 412 FAIRHOPE L L C	PO BOX 1138		FAIRHOPE	AL	36533		153 N BANCROFT ST, UNIT 1301 & UNI	COLONY OAKS RESUB LOTS 1-4 & COMMON AREA (FST)	620826
05-46-03-37-0-701-001.503	77783	FST AND JDW PROPERTIES II L L C	311 LE JEUNE WAY		HOMEWOOD	AL	35209		108 SECTION ST N	FAIRHOPE SINGLE TAX - 04	77783

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

PINE AVE
PINE ST
N SECTION ST
SECTION ST
68.505
68.503
68.513
68.515
68.518
68.501
68.507
68.514
68.508
1.505
1.503
300
209.1

Docusign Envelope ID: B6A074F2-FBAC-404D-B4C4-A8A3FC446962

APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

Attachments: ☐ Articles of Incorporation or List all associated investors
Date of Application: 11/25/25

Property Owner / Leaseholder Information

Name of Property Owner: Ross Wilson Phone Number: 251-615-1171
Address of Property Owner: 2101 Pine Crest Drive
City: Vestavia State: AL Zip: 35216

Proposed Subdivision Name: _____
No. Acres in Plat: _____ No. Lots/Units: _____
Parcel No: _____ Current Zoning: _____

Authorized Agent Information

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

Name of Authorized Agent: Geographic Consulting, LLC Phone Number: 251-458-5588
Address: 11111 US Hwy 31, Suite A
City: Spanish Fort State: Alabama Zip: 36527
Contact Person: Catherine Clark

Surveyor/Engineer Information

Name of Firm: Geographic Consulting, LLC Phone Number: 251-458-5588
Address: 11111 US Hwy 31, Suite A
City: Spanish Fort State: Alabama Zip: 36527
Contact Person: Catherine Clark

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.

Ross Wilson
Property Owner/Leaseholder Printed Name

DocuSigned by:
Signature
0C017494436941A...

11/25/2025
Date

Fairhope Single Tax Corp. (If Applicable)

THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

March 19, 2026

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

RE: **SD 26.07**
150 N Section St
3-unit Multiple Occupancy Project, 0.18± acres
PPIN #: 15235
Description: Applicant, Geographic Consulting, LLC, on behalf of the Owner, Ross Wilson, for Preliminary Plat approval of 150 N Section, a 3-unit Multiple Occupancy Project on property zoned B-2, General Business District. The property is located at 150 North Section Street.

Dear Fairhope Resident,

State law requires all property owners adjacent to property being considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on April 6, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on April 1, 2026, in order to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

Should you have any questions or concerns, please contact the Planning Department.

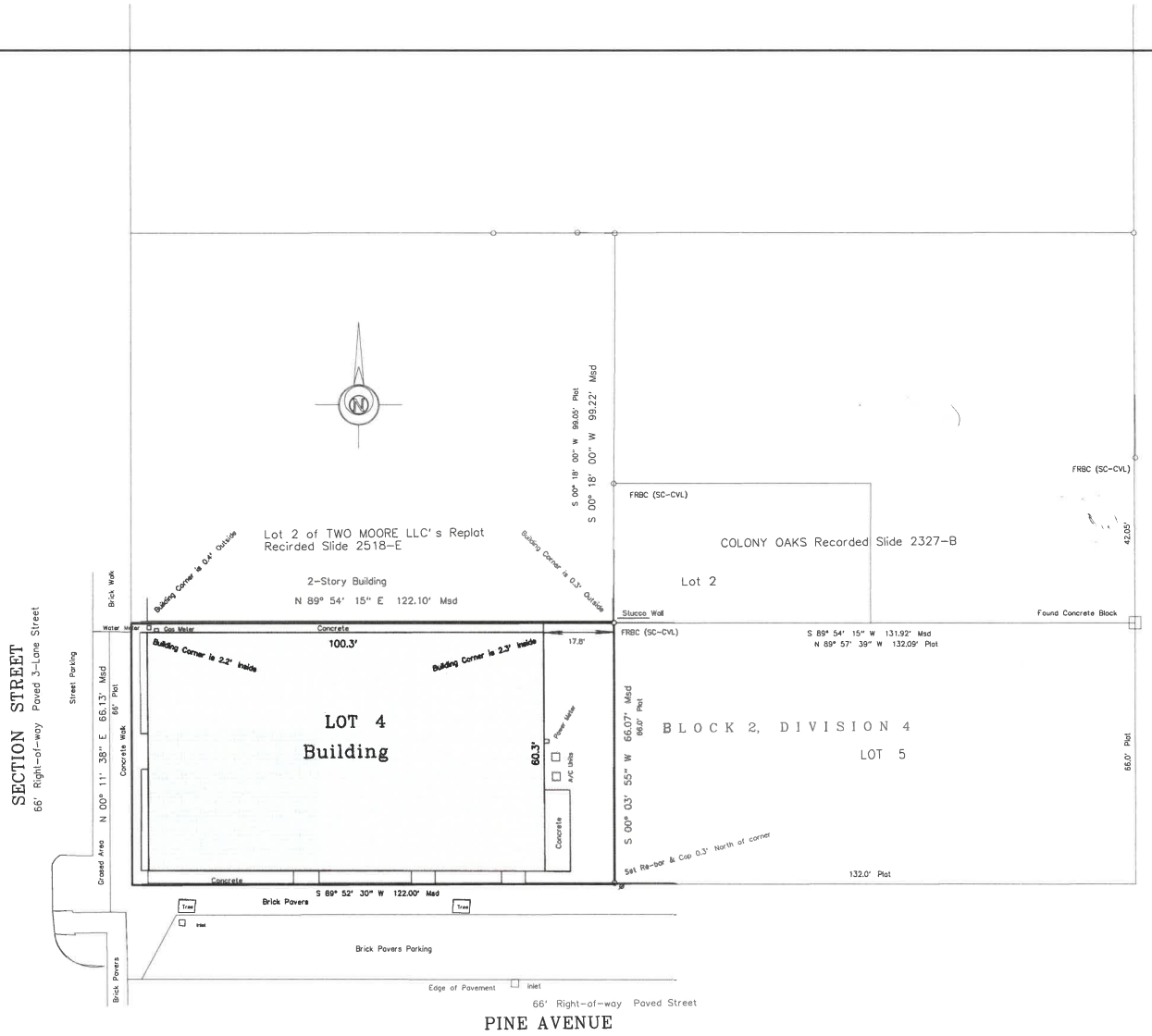
Cordially,

Payton Rogers
Planning & Zoning Manager

451 Pecan Ave, PO Box 429, Fairhope, AL 36532
251-928-8003 | www.fairhopeal.gov | planning@fairhopeal.gov

SURVEYORS NOTES:
1. All measurements were made in accordance with U.S. Standards.
2. Description as furnished by Client.
3. There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the Boundaries of said properties.
4. there was NO attempt to determine the existance, location or extent of any Sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
5. Bearings and Distances shown hereon were "Computed" from actual field traverses.
6. The Basis of Bearings are Based on Grid North as established by G. P. S. Real Time Net Work R. T. K., referenced to NAD 1983, Alabama West Zone.
7. There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Fuel Tanks, etc.
8. Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
9. Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
10. Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
11. Flood Zones are scaled from the current FEMA maps.
12. Limits of proposed Residence to be staked are as per clients instructions.
13. Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
14. This Plat or Map is the property of Moore Surveying inc. and Seth Moore, and is Solely for the use of the Client Named hereon and may not be used by a Third Party.
15. This Survey is Valid for 30 days from the date of survey and it is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying Inc., or Seth Moore.
16. This Survey is based upon existing monumentation found as hereon states and does not purport to represent a retracement of the Government Survey.

LEGAL DESCRIPTION:
LOT 4, BLOCK 2, DIVISION 4 OF THE LAND OF LESSOR IN THE CITY OF FAIRHOPE, ALABAMA AS PER ITS PLAT THEREOF FILED FOR RECORD SEPT. 13, 1911 AND ACTION OF THE EXECUTIVE COUNCIL JULY 3, 1941 MOVING THE EAST SIDE OF SECTION ST. 10 FEET EAST FROM ITS ORIGINAL LOCATION. PROPERTY LIES IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA.



I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map.

All according to my survey made this the 24th day of November, 2025.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore

Seth W. Moore, P.L.S.
Ala. Reg. No. 16671

ALABAMA LICENSED No. 16671 PROFESSIONAL LAND SURVEYOR SETH W. MOORE

REVISIONS

MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532
PHONE (251) 928 - 6777
Email mooresurveying@bellsouth.net

NOT VALID WITHOUT AN EMBOSSED SEAL OR ORIGINAL SIGNATURE, ALL COPIES AND FAXES ARE INVALID AND MAY NOT BE USED FOR ANY PURPOSE.

LEGEND
P.P. = Power Pole
CL = Centerline
UG = Underground
REC = Record
MSD = Measured
CAL = Calculated
FC = Fence Corner
R = Radius
ARC = Arc Length
TEL = Telephone
BM = Bench Mark
ELEV = Elevation
FRBC = Found Re-bar & Cap
FIP = Found Iron Pin
SIP = Set Re-bar & Cap

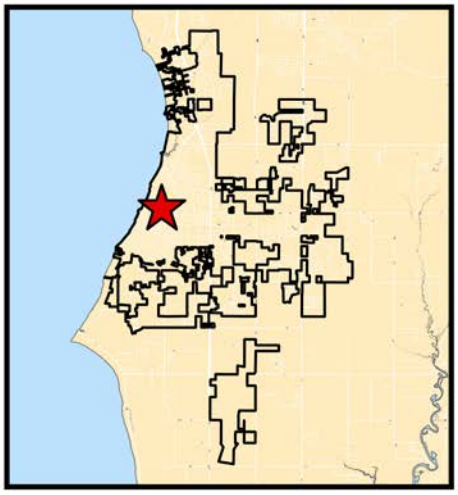
JOB NO.	2025 263
DATE	11/24/2025
FIELD WORK DATE	11/19/25
DRAWN BY	SWM
SCALE	1" = 20'

BOUNDARY SURVEY WITH IMPROVEMENTS FOR
150 SECTION LLC
150 N. SECTION STREET
FAIRHOPE, ALABAMA
LOT 4, BLOCK 2, DIVISION 4 OF
LANDS OF FAIRHOPE SINGLE TAX CORP.

This Survey is copyright © 2025 MOORE SURVEYING, INC. Copying this Survey is strictly prohibited.

City of Fairhope
Planning Commission
April 6, 2026

SD 26.09 - Vatan Mixed Use Development







Project Name:
Vatan Mixed Use Development
Site Data:
0.5 acres
Project Type:
9-unit Multiple Occupancy Project
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
B-2, General Business District
PPIN Number:
15164
General Location:
Northeast corner of the intersection of North Church and Magnolia
Surveyor of Record:
SE Civil, LLC
Engineer of Record:
SE Civil, LLC
Owner / Developer:
FST RW, LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Michelle Melton - Null

APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

Attachments: ☑ Articles of Incorporation or List all associated investors
Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: FST RW LLC Phone Number: _____
Address of Property Owner: 71 N. Section St., Suite B
City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Vatan Mixed Use Development
No. Acres in Plat: 0.52 No. Lots/Units: 9
Parcel No: 05-46-03-37-0-006-036.502 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: David Lavery - dlavery@secivileng.com

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: David Lavery - dlavery@secivileng.com

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.

RW LLC
Property Owner/Leaseholder Printed Name

8-18-23
Date

Member
Signature

Fairhope Single Tax Corp. (If Applicable)

by Reuben E. Davidson, III
FSTC Secretary

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

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

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

   RW LLC

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

3. The name of the registered agent (only one agent): David Ryan

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

   71 N. Section Street, Suite B Fairhope, AL 36532

   *COUNTY of above address: BALDWIN

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

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

(For SOS Office Use Only)

Alabama
Sec. Of State

001-044-188 DLL

Date	10/12/2022
Time	11:20:00
File	$100.00
County	$100.00
Total	$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

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

   ◯ Series LLC complying with Title 10A, Chapter 5A, Article 11

   ◯ Professional LLC complying with Title 10A, Chapter 5A, Article 8

   ◯ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12
   The undersigned specify 10 / 12 / 2022 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 11 : 20 ◉ AM or ◯ PM. (cannot be noon or midnight – 12:00)

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

10 / 12 / 2022
Date (MM/DD/YYYY)

David Ryan
Signature as required by 10A-5A-2.04

Member
Typed title (organizer or attorney-in-fact)

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

Additional Details

Organizers

Organizer	Street Address	Mailing Address
David Ryan	71 N. Section Street, Suite B Fairhope, AL 36532	71 N. Section Street, Suite B Fairhope, AL 36532

John H. Merrill
Secretary of State

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

STATE OF ALABAMA

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

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

RW LLC

This name reservation is for the exclusive use of David Ryan, 71 N. Section Street, Suite B , Fairhope, AL 36532 for a period of one year beginning April 08, 2022 and expiring April 08, 2023

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

April 08, 2022

Date

J. H. Merrill

John H. Merrill **Secretary of State**

RES015531

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, FST RW, LLC, for Preliminary and Final Plat approval of Vatan Mixed Use Development, a 9-unit Multiple Occupancy Project on property zoned B-2, General Business District. The property is located at 301 Magnolia Avenue and is 0.5± acres.

SITE HISTORY

The Board of Adjustments approved BOA 23.02 for the use on April 17, 2023. Planning Commission approved SD 23.26 (MOP) at its October 2, 2023, meeting with conditions. Per Article IV, Section C(6)(b) of the Subdivision Regulations a final plat must be submitted within two (2) years or less after preliminary approval and if it is not then the "preliminary plat shall be null, void and of no force or effect."

City Council approved SR 23.05 at its October 23, 2023, meeting with conditions. LND25-000083 was issued on April 21, 2025. Approval of SD 23.26 expired on October 2, 2025.

A building permit (RES26-000106) for Unit 3 was applied for on January 26, 2026. Said building permit has not been approved.

STAFF COMMENTS

There are differences between SD 23.36 (and SR 23.05) and the current application. In summary, the number of units has not changed. The overall "Building (under roof)" square footage increased 2,213 sf (from 10,487 sf to 12,700sf or from 46.15% to 55.77%). Most likely due to adding sf to the upper floors of units. Impervious pavement amounts decreased from 0.18 acres (34.62%) to 0.12 acres (23.08%). The configuration and numbering of the units has also changed, but not significantly enough to warrant a new Site Plan Review.

Prior approval of this MOP has expired; however, the conditions of approval for the prior MOP application are still applicable. The NOA for SD 23.26 is within the agenda packet. Most of the conditions have been satisfied; however, #1 on the list is to be determined. That condition is:

> Developer shall coordinate the installation of the sidewalks with the Public Works Department to minimize disturbance to the existing trees in the ROWs at the time of building permit.

Prior review and discussions regarding preserving the Heritage Trees within the ROW were very extensive and at that time thought to be the best method going forward. The previous MOP (and Site Plan) was approved with portions of the sidewalks along N. Church Street and Magnolia Avenue reduced to six (6) feet, which is allowed within the CBD per Article V, Section B(4)(e). *See below.*

e. Sidewalks shall be a minimum of eight feet (8') in width for all new construction. This may be reduced, through the site plan approval process, upon satisfactorily demonstrating to the City Council that streetscape improvements constrain the site to the extent that eight feet (8') is not feasible. In no case shall the sidewalk width be less than six feet (6') in width. A written request must be made with accompanying justification statement and drawings for consideration of reduction in sidewalk width.

Currently, there is concern about the viability of the trees on both Magnolia Avenue and N. Church Street. More discussion within the Tree & Landscaping section of this report.

Utilities
Fairhope is providing all of the utilities and there are Utility As-Builts within the packet. Test results are also included within the packet. Any easements required for utilities shall be provided prior to the issuance of any certificates of occupancy.

Traffic
A traffic study is not necessary for this project.

Drainage
The terrain of the site falls from east to west with elevations ranging. Runoff flows westward across the surface of the site and enters the N. Church Street ROW where it enters City storm sewer lines through inlets located along N. Church Street. Runoff will be directed to a series of area drains and drop inlets located along N. Church Street. The underground storm pipes will carry the runoff to an existing City inlet on the east side of N. Church Street near the Magnolia Avenue intersection where it will continue through Fairhope's storm sewer network. Retention facilities are not required for this development. An HOA will be formed that will be required to maintain any and all stormwater facilities and structures located outside of the publicly accepted ROW. Submitted plans have been approved.

Tree & Landscaping
The landscape plan has been updated to reflect the new configurations of the site and units. The landscaped area increased from SD 23.26 when it was 0.10 acres or 19.23% to 0.11 acres or 21.15% in the proposed landscape package. The updated landscape plan was sent to the city horticulturist on March 23, 2026. There is missing information on the Plant Schedule that SE Civil was made aware of on March 26, 2026 (i.e. height at time of planting). Landscaping is set to be installed in Phase 1C.

As aforementioned, eight (8) and six (6) foot sidewalks and/or pavers were previously approved for this site by City Council. It was deemed that the reduced six (6) feet stretches of sidewalk and/or pavers would better preserve the six (6) Heritage Trees within the ROWs with the understanding that once the site starts getting developed there may need to be adjustments.

During the review process for this MOP application Ickes Tree Service submitted the Vatan Sidewalk Assessment dated March 18, 2026, in response to three (3) options regarding the sidewalks and trees. The options are the following: no sidewalk, a paver sidewalk, and an ADA compliant sidewalk (3 ft in width). In summary, Ickes Tree Service states: "The best option is to not install a sidewalk at the corner of Magnolia Avenue or along Church Street for the health of the Heritage Trees." Then the assessment goes on to state that the paver sidewalk option will have a "significant impact" on the Heritage Trees; the ADA compliant sidewalk will have "moderate impact" on the Heritage Trees. Poured concrete is preferable over pavers because poured concrete will "present a lower risk to the health and integrity of the Heritage Trees…;however, the construction of the sidewalk will cause stress to the trees." The full assessment is included in the packet.

The Assessment was sent to the Tree Committee for comment. Joshua Gammon, City Council, Place 2, and a member of the Tree Committee is not in favor of removing the sidewalks and suggests stamped concrete that mimics pavers in a March 28 email (included in packet). Will Mastin, City Horticulturist, agrees with Ickes Sidewalk assessment and is not in favor of sidewalks at all due to the potential long-term strain on the trees.

If it is determined that *not* installing sidewalks or installing sidewalks that are less width than the previously approved 6 foot sidewalks in the 2023 Site Plan (SR 23.05) is in the best interests of the trees and the project then another review by City Council of the Site Plan is warranted.

Phasing Plan

A six (6) phase Phasing Plan is included in the packet. Phase 1A is already complete. Phase 1B is underway as a building permit for Unit 3 has been applied for in CitizenServe. Currently, Phase 1C "following completion of Units 1 and 2" will be when the landscaped amenity area on the corner of Magnolia Avenue and N. Church Street will begin to be installed. Per the MOP Phasing Narrative, no more than five (5) buildings will be issued a certificate of occupancy (CO) prior to construction of the landscaped amenity area.

The "Landscaped Amenity Area" is a priority in this project for the city. It is a popular and very visible corner that needs and deserves attention sooner than later. In that vein, any hinderances or postponing of the completion of the landscape amenity area based on sales of units, alteration of vertical construction, and limitations of certificates of occupancy noted in the MOP Phasing Narrative are not acceptable. The same applies to the installation of sidewalks. These self-serving limitations shall be stricken from the MOP Phasing Narrative.

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 26.09 Vatan Mixed Use Development MOP Preliminary and Final Plat with the following conditions:

1. Due to the circumstances of required sidewalks, the City's desire to protect Heritage tress, and requirements of the City's Zoning Ordinance, the Site Plan shall be reviewed by the City Council as the final authority to determine a solution for any sidewalks that may conflict with Heritage Trees. Final approval of this MOP is contingent on the approval of a revised Site Plan that shall be approved by the City Council;
2. Developer shall coordinate the installation of the sidewalks, if any, with the Public Works Department to minimize disturbance to the existing trees in the ROWs;
3. Update Plant Schedule on landscape plan to reflect the height of the plants at time of planting;
4. Provide compliant sign and sign lighting plan pursuant to a note on the landscape plan;
5. Provide spot elevations for the building corners, along with building elevations, for each unit with the building permit application for that particular unit to confirm building height; and
6. Provide a Hold-Harmless agreement for the elevated staircases proposed in the ROW.

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-2	None/ -	none	20' [d]	none [f]	none [e]			30' [l]

a. Structure may exceed the building height provided the lot width is increased by 10 feet for each additional foot in height.
b. Where a driveway is in the side, and extends past the front of the principle structure, the side setback shall be 15'. Driveways shall not be within 3 feet of the side lot line. The area between the side lot line and driveway shall be vegetated and remain pervious.
c. End units shall have a minimum side yard of 10'.
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'
g. In the case of existing adjacent establishments, the setback shall be the average within 100 feet on either side of the proposed structure.
h. Where a side or rear lot abuts residential districts, the setbacks shall be determined on an individual basis.
i. R-6 Districts may be larger than 5 acres provided they meet all the special design requirements of Article V., Section D.5.
j. Individual lots in the R-3 TH district may be as small as 2,400 square feet, however each unit must have a minimum of 3,600 square feet made up of lot area and common or public open space according to the standards in Article III, Section D.2.
k. Central Business District 40'.
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)**

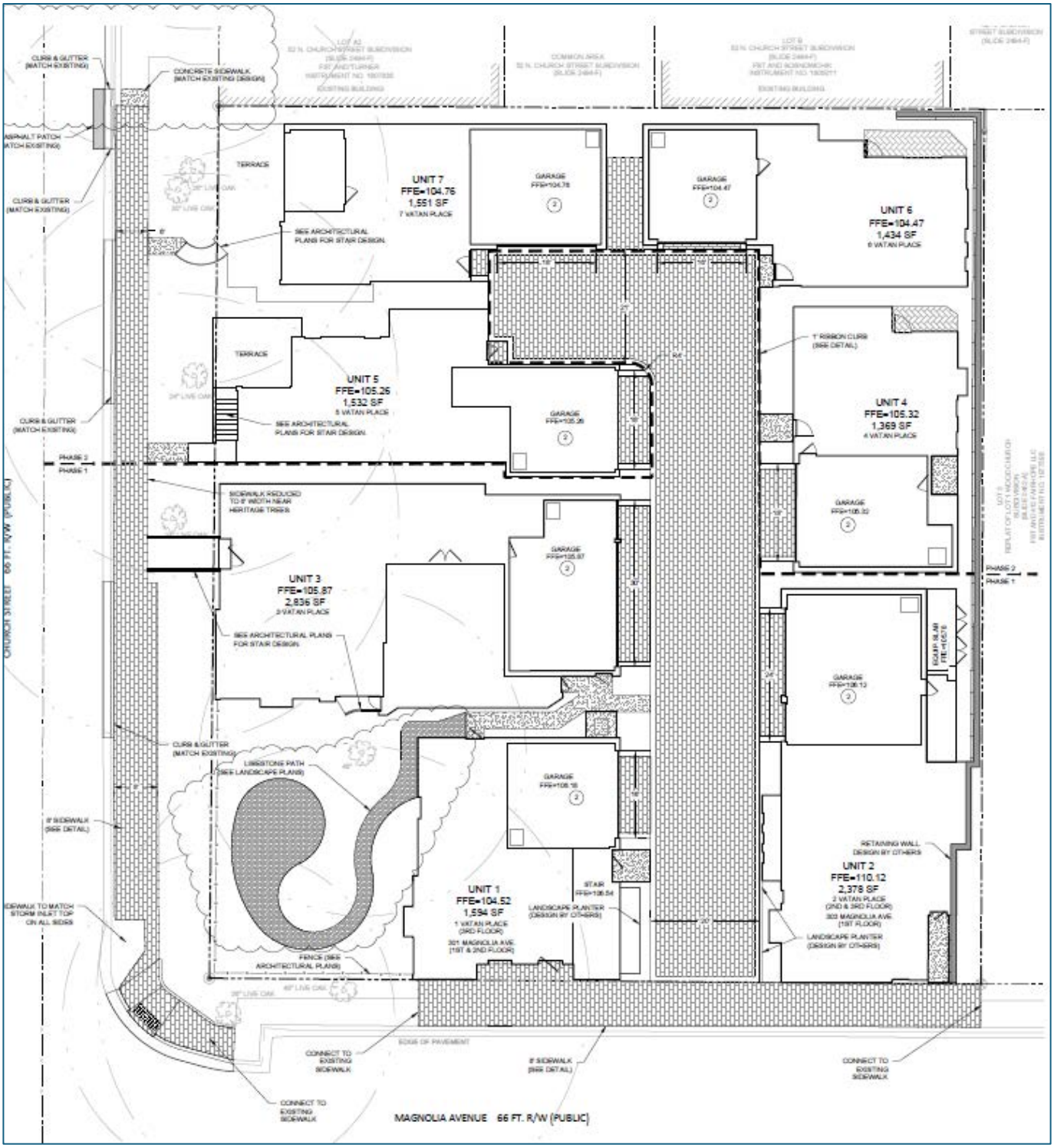
CBD Overlay District: This district is intended to preserve downtown Fairhope as the regional village center and as the focal point of the City, in accordance with the comprehensive plan. The district encourages infill development, including shopping, restaurant and entertainment, cultural and artistic institutions, offices, government functions, and residential uses, provided it creates a pedestrian oriented atmosphere and is consistent with the historic fabric of downtown.

Article V — *Section B.*

Special Districts — CBD – Central Business District

4. **Dimension Standards** – All dimension standards for the underlying districts shall apply in the CBD overlay except as follows:
   a. Non-residential buildings in the CBD shall be built at the right-of-way line, unless a courtyard, plaza or other public open space is proposed.
   b. No side-setback is required for non-residential buildings in the CBD, except that corner lots shall have the same building line on the side street as is on the front street.
   c. Building heights for all structures shall not exceed 40 feet or 3 stories.
   d. Parking –
      (1) No parking is required for non-residential uses in the CBD. If parking is provided, it shall be located behind the building, screened from public rights-of-way, and have a direct pedestrian connection to the primary building entrance of the public right-of-way.
      (2) Dwelling units in the CBD shall provide the required parking. It shall be located behind the building, screened from public rights-of-way, and have a direct pedestrian connection to the primary building entrance of the public right-of-way.
      (3) Residential and office is encouraged on the upper floors of buildings; lower floors are encouraged to be retail or restaurants.
   e. Sidewalks shall be a minimum of eight feet (8') in width for all new construction. This may be reduced, through the site plan approval process, upon satisfactorily demonstrating to the City Council that streetscape improvements constrain the site to the extent that eight feet (8') is not feasible. In no case shall the sidewalk width be less than six feet (6') in width. A written request must be made with accompanying justification statement and drawings for consideration of reduction in sidewalk width.
   f. A minimum of fifty percent (50%) of the gross floor area on the ground floor of a mixed-use building in the CBD shall be dedicated to commercial uses. For the purposes of this calculation, gross floor area is defined as the total floor area contained on the ground floor within a building measured to the external face of external walls and shall include, but not be limited to, internal service areas, internal parking, internal stairwells, and internal common spaces. Retail and restaurants are encouraged on the ground floor adjacent to public streets.

Preliminary and Final Plat



PROPOSED SITE IMPROVEMENT PLANS

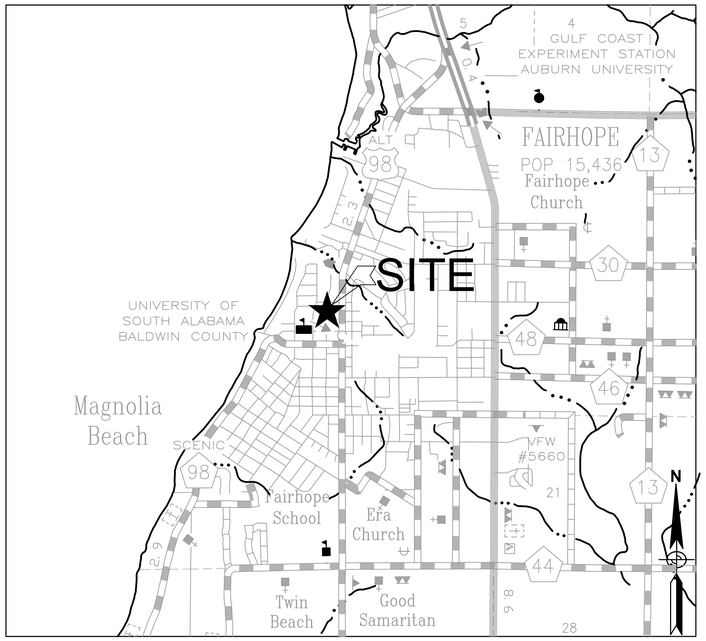
for

Vatan Mixed Use Development

301 Magnolia Avenue
Fairhope, Alabama 36532

Developer:

RW LLC
71 N Section St.
Fairhope, AL 36532



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

LEGAL DESCRIPTION

DESCRIPTION COPIED FROM SCHEDULE A OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ISSUING AGENT: FAIRHOPE TITLE SERVICES, LLC., COMMITMENT NO. VX937666

"Beginning at the Southwest corner of Lot one (1), Block six (6), Division one (1) of the lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama, as per map or plat thereof recorded September 13, 1911, in Miscellaneous Book 1, Pages 320 through 321, in the records in the Office of the Judge of Probate, Baldwin County, Alabama, run East 140 feet along South line of Block 6, to a point; thence run North 160 feet to a point; thence run West 140 feet to a point on the West line of said Block; thence run South 160 feet along West line of Block 6 to the Point of Beginning; Parcel lies in Fractional Section 18, Township 6 South, Range 2 East, Baldwin County, Alabama."

SURVEYED LEGAL DESCRIPTION:

BEGINNING AT A ONE-HALF INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT ONE, BLOCK SIX, DIVISION ONE OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA AS PER MAP OR PLAT THEREOF RECORDED SEPTEMBER 13, 1911 IN MISCELLANEOUS BOOK 1, PAGE 320 THROUGH 321, IN THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY OF MAGNOLIA AVENUE, A DISTANCE OF 141.12 FEET TO A THREE-QUARTER INCH CRIMP TOP IRON PIPE FOUND; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE RUN NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 140.04 FEET TO A ONE INCH IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY OF CHURCH STREET; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 159.52 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.52 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY & DESCRIBES THE SAME PROPERTY IDENTIFIED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VX937666)

CONTACTS

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

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

BUILDING DEPARTMENT
CITY OF FAIRHOPE
MR. ERIK CORTINAS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-990-0141

PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-2136

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

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

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

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

ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 51064, 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

March 18, 2026

Name of Project to which this Certificate Applies: Vatan Mixed Use Development.
Plans which are certified consist of Pages Cover Sheet thru Sheet C10.

ALABAMA LICENSED No. 51064 PROFESSIONAL ENGINEER DAVID RICHARD LAVERY

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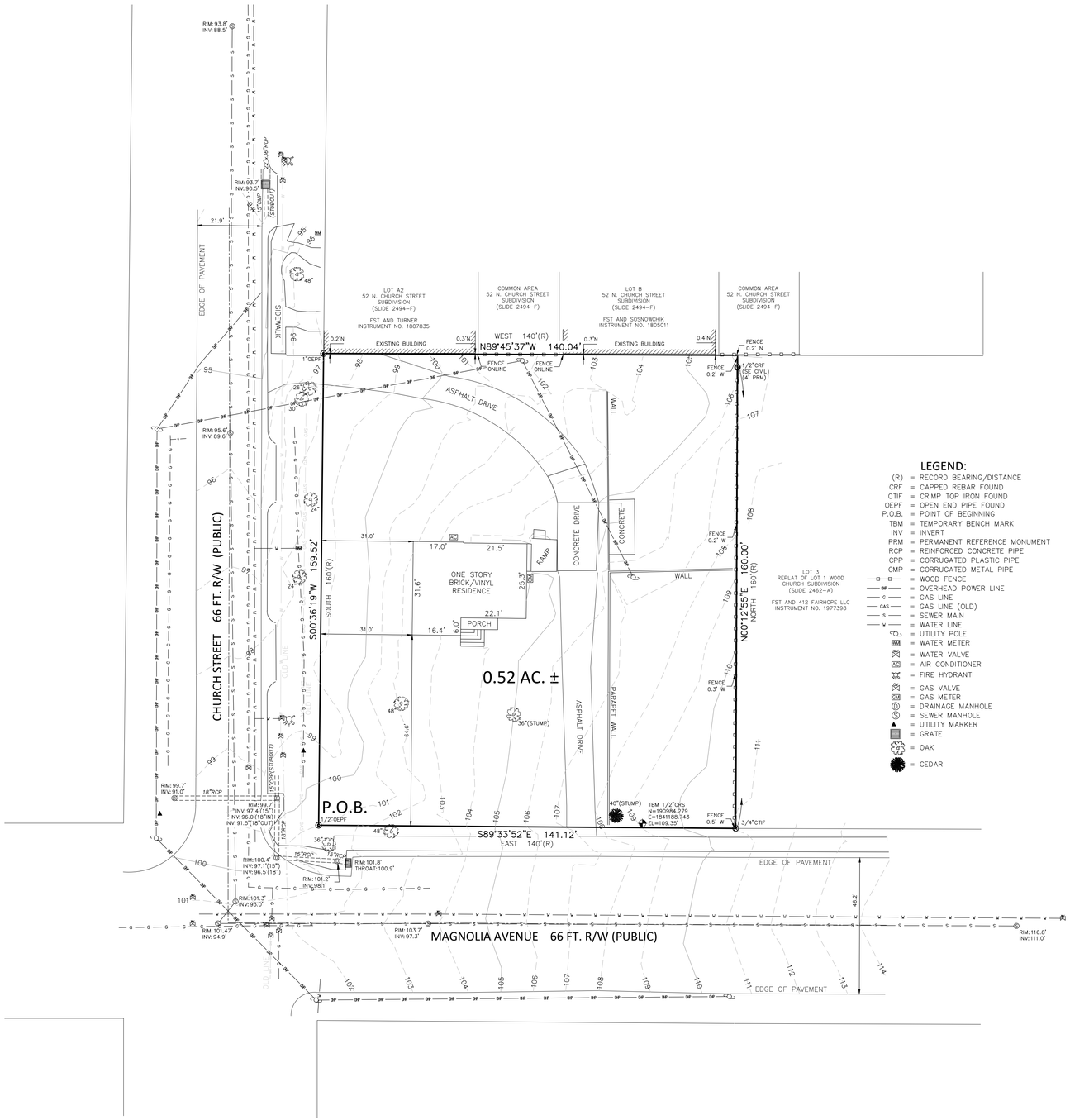
	COVER
	ALTA SURVEY
D01	DEMOLITION & TREE PROTECTION PLAN
C01	SITE PLAN
C02	GRADING & DRAINAGE PLAN
C03	EROSION & SEDIMENT CONTROL PLAN
C04	UTILITY PLAN
C05	PEDESTRIAN CIRCULATION PLAN
C06	CONSTRUCTION DETAILS
C07	CONSTRUCTION DETAILS
C08	CONSTRUCTION DETAILS
C09	CONSTRUCTION DETAILS
C10	CONSTRUCTION DETAILS

REVISIONS

REVISIONS:

NO.	DATE	APPR.	REVISION
0	6/9/2025	DRL	ISSUED FOR CONSTRUCTION
1	2/23/2026	DRL	PRELIM/FINAL MOP
2	3/18/2026	DRL	AMENITY AREA PATH

ISSUED FOR CONSTRUCTION



LEGEND:

- (R) = RECORD BEARING/DISTANCE
- CRF = CAPPED REBAR FOUND
- CTIF = CRIMP TOP IRON FOUND
- OEPF = OPEN END PIPE FOUND
- P.O.B. = POINT OF BEGINNING
- TBM = TEMPORARY BENCH MARK
- INV = INVERT
- PRM = PERMANENT REFERENCE MONUMENT
- RCP = REINFORCED CONCRETE PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CMP = CORRUGATED METAL PIPE
- = WOOD FENCE
- OHP = OVERHEAD POWER LINE
- G = GAS LINE
- GAS = GAS LINE (OLD)
- S = SEWER MAIN
- W = WATER LINE
- = UTILITY POLE
- WM = WATER METER
- = WATER VALVE
- AC = AIR CONDITIONER
- = FIRE HYDRANT
- = GAS VALVE
- = GAS METER
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = UTILITY MARKER
- = GRATE
- = OAK
- = CEDAR

N

0 10 20 40
20 SCALE

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. 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.
3. SURVEY WAS CONDUCTED ON FEBRUARY 2023, 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 SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. TITLE COMMITMENT, SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VX937666 ON APRIL 5, 2023 @ 8:30 AM.
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.

BUILDING SETBACKS

BUILDING SETBACKS AS PER B-2 ZONING, FAIRHOPE ALABAMA:
FRONT: 20 FT.
REAR: NONE
SIDE: NONE

Fairhope Zoning Ordinance states for Central Business District:

"a. Non-residential buildings in the CBD shall be built at the right-of-way line, unless a courtyard, plaza or other public open space is proposed.

b. No side-setback is required for non-residential buildings in the CBD, except that corner lots shall have the same building line on the side street as is on the front street."

(See City of Fairhope Zoning Ordinance for any additional zoning information)

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X (UNSHADED)" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0644M, COMMUNITY NUMBER 010006, PANEL 0644 SUFFIX "M", REVISED DATE APRIL 19, 2019.

SCHEDULE B II - EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met. NOT A SURVEY ITEM
2. Those taxes and special assessments, which became due and payable subsequent to Date of Policy. NOT A SURVEY ITEM
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land. NOT A SURVEY ITEM
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. NOT A SURVEY ITEM
5. Any encroachment, encumbrance, violation, variation or adverse circumstance, including boundary line disputes, affecting the Title that would be disclosed by an accurate and complete land survey of the Land. SHOWN HEREON, IF ANY
6. Easements, or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records. NONE FOUND
7. Right or claims of parties in possession not shown by the Public Records. NONE OBSERVED
8. Any mortgage, deed of trust, lease or lien created or assumed by the insured. NOT A SURVEY ITEM
9. All oil, gas and other minerals in, on or under the above described property and all rights and easements in connection therewith which are owned by others. NOT A SURVEY ITEM
10. Minimum building setback lines and other matters established by the City of Fairhope, Alabama Zoning Ordinance. SHOWN HEREON
11. Terms and conditions of the Constitution and By-Laws of the Fairhope Single Tax Corporation ("FSTC") and the provisions of the Code of Alabama (1975), Section 10-4-190 through 10-4-194. NOT A SURVEY ITEM
12. Notice of Action Taken recorded in Instrument Nos. 1809466 and 2002415. NOT A SURVEY ITEM
13. Terms and conditions of that certain 99 year lease to Fairhope Single Tax Corporation. NOT A SURVEY ITEM
14. The county property taxes are assessed to VANCE MCCOWN CONSTRUCTON CO., PPIN 375616 with an assessed value of $0, without improvements and without homestead on Parcel No. 05-46-03-37-0-006-036.502.375616. The 2022 county property taxes in the amount of $732.32 have been paid. The 2023 county property taxes are not currently due. NOT A SURVEY ITEM
15. The county property taxes are assessed to FST MAGNOLIA/CHURCH, LLC, PPIN 15164 with an assessed value of $156,240.0, with improvements and without homestead on Parcel No. 05-46-03-37-0-006-036.502. The 2022 county property taxes in the amount of $7,187.04 have been paid. The 2023 county property taxes are not currently due. NOT A SURVEY ITEM

TABLE A REQUIREMENTS

Item 1 - Monuments found or placed at all corners as shown hereon

Item 2 - Address of Property - 301 Magnolia Avenue, Fairhope, AL 36532

Item 3 - Flood Zone Classification - Shown hereon

Item 4 - Gross Land Area - 0.52 acres±

Item 5 - Vertical relief from ground survey. Contours are displayed at a 1 foot interval and are referenced to NAVD 88 datum.

Item 7(a) - Exterior Footprint - Shown hereon

Item 8 - Substantial Features - Shown hereon

Item 10 - Location of certain division or party walls to adjoining property- None found

Item 11(b) - Markings Coordinated by Surveyor

Item 13 - Adjoining Owners shown hereon

Item 16 - There is no observed evidence of recent street or sidewalk construction or repairs.

Item 17 - No changes to street right-of-ways and there is no observed evidence of recent street or sidewalk construction or repairs.

Item 18 - There is no observed evidence of offsite easements or servitudes.

DESCRIPTION COPIED FROM SCHEDULE A OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ISSUING AGENT: FAIRHOPE TITLE SERVICES, LLC., COMMITMENT NO. VX937666

"Beginning at the Southwest corner of Lot one (1), Block six (6), Division one (1) of the lands of the Fairhope Single Tax Corporation in the City of Fairhope, Alabama, as per map or plat thereof recorded September 13, 1911, in Miscellaneous Book 1, Pages 320 through 321, in the records in the Office of the Judge of Probate, Baldwin County, Alabama, run East 140 feet along South line of Block 6, to a point; thence run North 160 feet to a point; thence run West 140 feet to a point on the West line of said Block; thence run South 160 feet along West line of Block 6 to the Point of Beginning; Parcel lies in Fractional Section 18, Township 6 South, Range 2 East, Baldwin County, Alabama."

SURVEYED LEGAL DESCRIPTION:

BEGINNING AT A ONE-HALF INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT ONE, BLOCK SIX, DIVISION ONE OF THE LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION IN THE CITY OF FAIRHOPE, ALABAMA AS PER MAP OR PLAT THEREOF RECORDED SEPTEMBER 13, 1911 IN MISCELLANEOUS BOOK 1, PAGE 320 THROUGH 321, IN THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY OF MAGNOLIA AVENUE, A DISTANCE OF 141.12 FEET TO A THREE-QUARTER INCH CRIMP TOP IRON PIPE FOUND; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE RUN NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 140.04 FEET TO A ONE INCH IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY OF CHURCH STREET; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 159.52 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.52 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY & DESCRIBES THE SAME PROPERTY IDENTIFIED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VX937666)

TO: RW, LLC; MAGNOLIA/CHURCH, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FAIRHOPE TITLE SERVICES, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 10, 11(b), 13, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 9TH, 2023.

05-09-2023

DAVID E DIEHL AL. P.L.S. NO. 26014 DATE

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

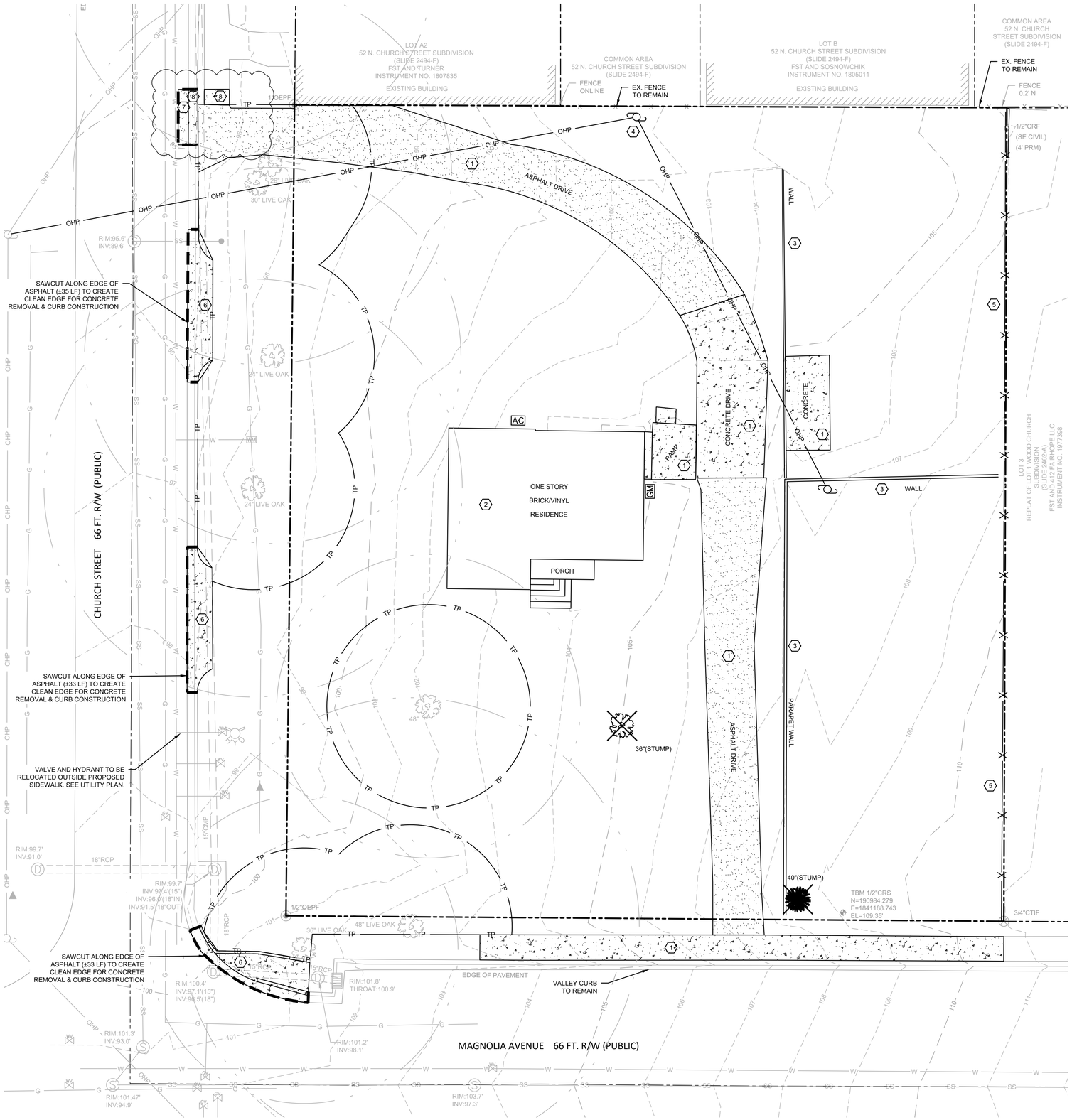
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ALTA/NSPS LAND TITLE SURVEY

RW, LLC

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	20231216
FILE	20231216
SHEET	1 OF 1









TREE REMOVAL 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. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN FOR DETAILS.
7. MAKE SAWCUTS AT AREAS WHERE PAVING IS TO REMAIN. CURBING SHOULD BE REMOVED TO AN EXISTING JOINT.

TREE REMOVAL LEGEND

REMOVAL — X

TREE PROTECTION FENCE — TP

TREE CANOPY

TREE REMOVAL

TYPE	QTY
40" STUMP	1
36" STUMP	1

DEMOLITION LEGEND

PIPE REMOVAL

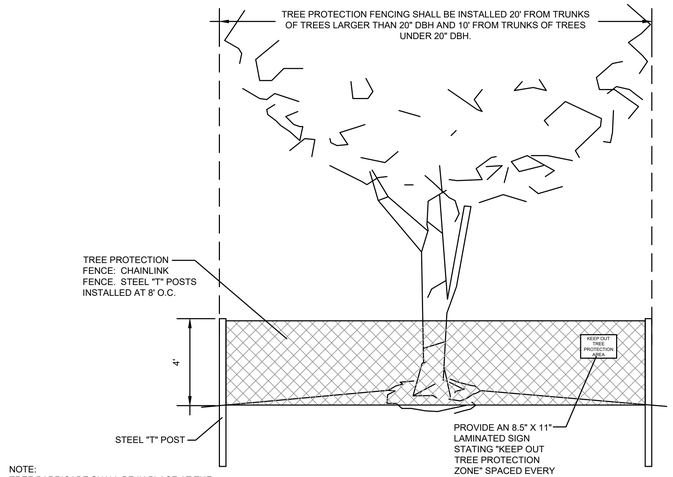
REMOVAL - ASPHALT

REMOVAL - CONCRETE

ASPHALT SAWCUT

DEMOLITION SYMBOLS

1. REMOVE PAVING AND BASE MATERIAL IN THE EXISTING DRIVEWAY
2. REMOVE BUILDING AND APPURTENANCES
3. REMOVE WALLS
4. REMOVE POWER POLES AND OVERHEAD LINES
5. REMOVE FENCE
6. REMOVE CURBS, CURB CUTS, SIDEWALKS, & RAMPS
7. REMOVE & PATCH ASPHALT FOR STORM SEWER CONSTRUCTION
8. REMOVE CURB & GUTTER AND SIDEWALK FOR STORM SEWER CONSTRUCTION.



NOTE:
TREE BARRICADE SHALL BE IN PLACE AT THE OUTER EDGE OF THE DRIP LINE OF THE TREE PRIOR TO ANY LANDSCAPE DISTURBANCE AND SHALL REMAIN IN PLACE AND CLEARLY MARKED AS LONG AS POSSIBLE DURING CONSTRUCTION.

TREE BARRICADE

SCALE: NTS

DATE	REVISION
6/9/2025	NW DEMO LIMITS - CHURCH STREET

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

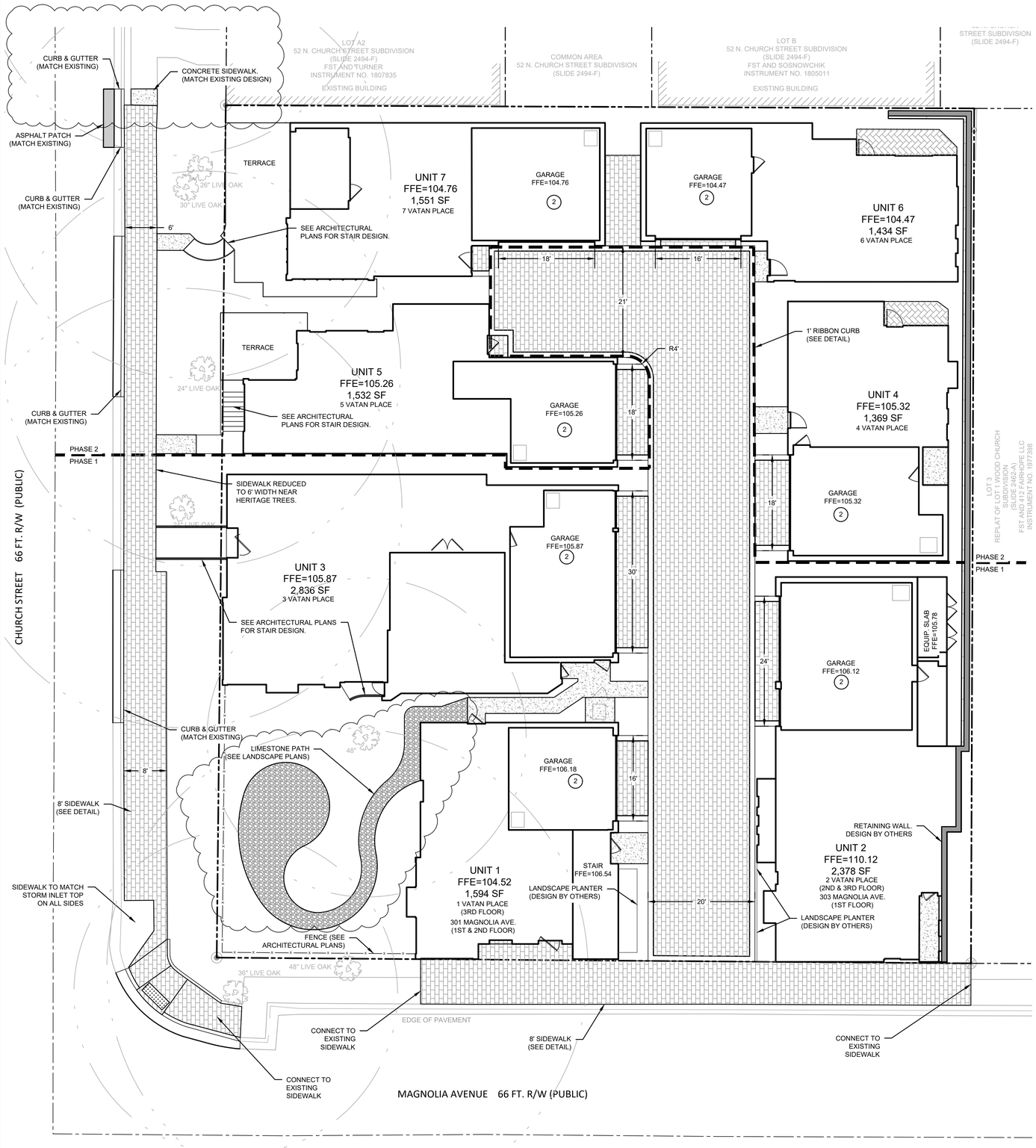
DEMOLITION & TREE PROTECTION PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER
2/23/26
DAVID R. CHARD
IF NOT SIGNED AND SEALED IT IS INVALID AND VOID

JOB No.	DATE
20231216	2/23/26
DRAWN	SCALE
DRL	1"=10'

SHEET
D01



SITE PLAN LEGEND

EXISTING		PROPOSED
	CURB & GUTTER	
	RIBBON CURB	
X	STANDARD PARKING QUANTITY	X
	BRICK PAVERS	
	CONCRETE PAVING	
	MEDIUM DUTY ASPHALT PAVING	
	MEDIUM DUTY ASPHALT PAVING	

SITE ANALYSIS

SITE ACREAGE (PROPOSED)	BUILDING HEIGHT	BUILDING (UNDER ROOF)
±0.51 AC (22,362 SF)	40 FT	12,700 SF ±
RESIDENTIAL UNITS	**COMMERCIAL UNITS**	**TOTAL UNITS**
7 UNITS	2 UNITS	9 UNITS
REQUIRED PARKING		**PROVIDED PARKING**
7 SPACES (SEE PARKING DATA)		14 SPACES
JURISDICTION		**ZONING**
CITY OF FAIRHOPE		B-2 (CBD)

BUILDING SETBACKS:	REQUIRED:
FRONT YARD:	0 FT
SIDE YARD:	0 FT
REAR YARD:	0 FT
MAXIMUM BUILDING HEIGHT:	40'
MAX. BUILDING SITE COVERAGE:	----

PARKING DATA

PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1 SPACE/UNIT) =	7
TOTAL PROVIDED =	14

LAND USAGE

DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.52 ACRES	--
BUILDING AREA (UNDER ROOF)	0.29 ACRES	55.77%
IMPERVIOUS PAVING	0.12 ACRES	23.08%
PERVIOUS PAVING	0.00 ACRES	00.00%
GRASSED/LANDSCAPED AREA	0.11 ACRES	21.15%

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 CURBED OR STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
5. 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.
6. 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.
7. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
8. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
9. HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
10. THIS SITE IS ZONED B-2 (CBD).
11. TOTAL SITE ACREAGE =0.52 ACRES.
12. NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
13. ALL STRIPING IN R.O.W. TO BE CLASS A TYPE 2 THERMOPLASTIC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
15. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
16. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. WITHOUT PERMISSION FROM THE CITY.
17. DURING CONSTRUCTION, ACCESS ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 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.
18. ALL NON-HANDICAP PARKING SPACE LINES WILL BE WHITE.
19. 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.
20. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
21. FIRE LANES AND SIGNAGE TO MEET REQUIREMENTS OF NFPA 1 CHAPTER 18.
22. 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.
23. 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.
24. CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
25. THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
26. REFER TO STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
27. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
28. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.

NOTES:

CIVIL PLANS NOT TO BE USED FOR BUILDING LAYOUT. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT.

ANY DISCREPANCIES BETWEEN THE BUILDING FOOTPRINTS AS SHOWN HEREIN AND THE ARCHITECTURAL / STRUCTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER IMMEDIATELY.

PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.

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

0 5 10 20 40
10 SCALE

DATE	REVISION
6/9/2025	RETAINING WALL & ASPH., CURB, SW PATCH
3/18/2026	AMENITY PATH

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

SITE PLAN

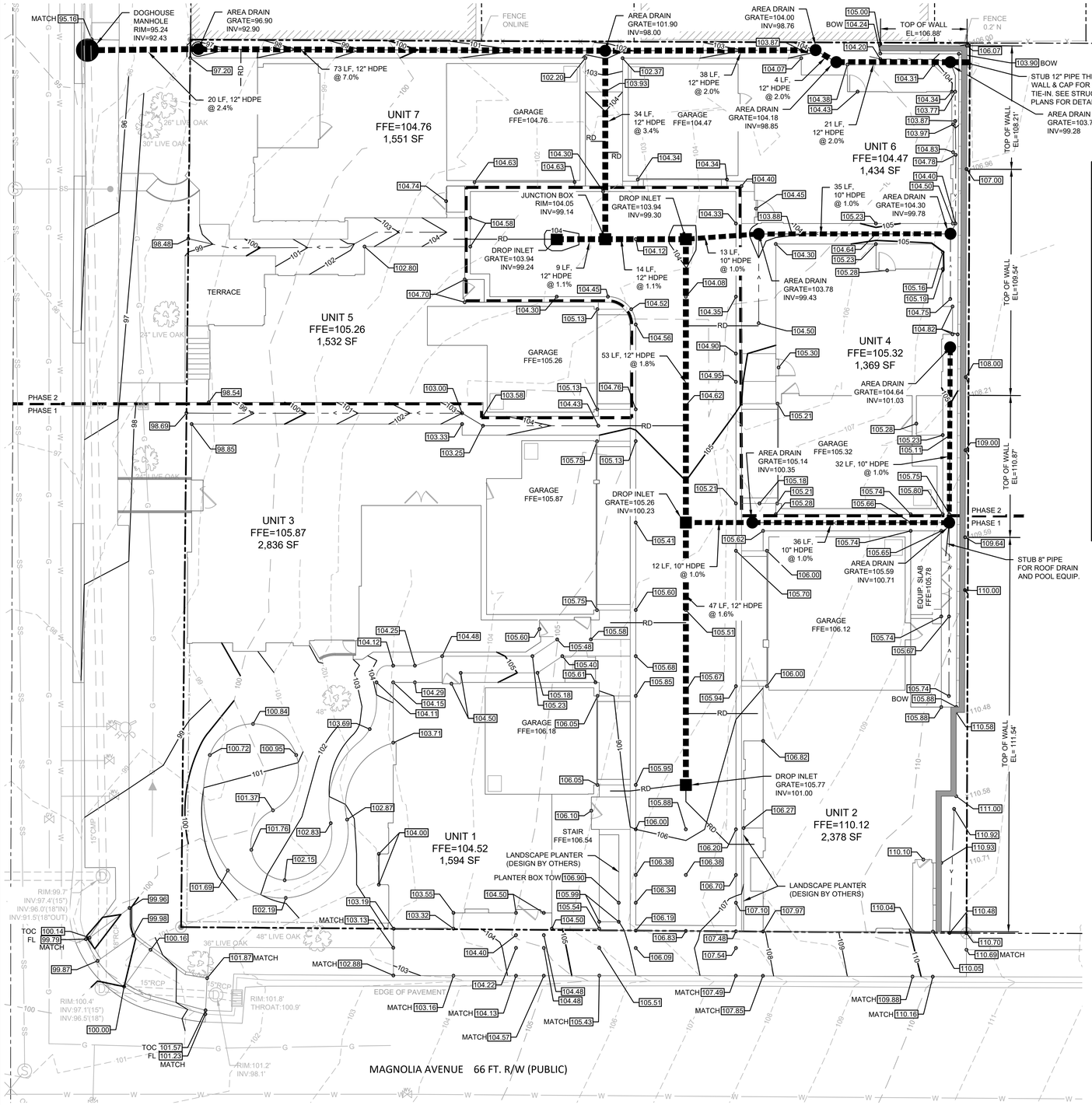
Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

IF NOT SIGNED IN BLUE INK, THIS DOCUMENT IS UNLAWFUL AND INVALID
ALABAMA LICENSED PROFESSIONAL No. 51064 ENGINEER DAVID R. LICHARDUS

JOB No.	DATE
20231216	3/18/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C01



GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED
	STORM SEWER PIPING	
	UNDERDRAIN	UD
	ROOF DRAIN (8" TYP.)	RD
	JUNCTION BOX (JB)	
	DROP INLET (DI)	
	WEIR INLET (WI)	
	TYPE "S" 1- WING INLET (SWCB)	
	TYPE "S" 2- WING INLET (DWCB)	
XXX	CONTOURS	XXX
+ XXX.XX	SPOT ELEVATION	XXX.XX
	HIGH POINT	HP
	CURB FLOW LINE	FL
	TOP OF CURB	TOC
	TOP OF WALL	TOW
	BOTTOM OF WALL	BOW

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
3. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
4. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
5. STORM PIPE SHALL BE AS FOLLOWS:
   RCP, CLASS III PER ALDOT SPECIFICATIONS.
   HDPE, ADS N12 PIPE PER SPECIFICATIONS.
   PVC, SCH. 40 PIPE PER SPECIFICATIONS.
   THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
6. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
9. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
   WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
   CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   JUNCTION BOX = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
10. FIRM NO. 01003C0644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X UNSHADED.
11. UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
12. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAWINGS OF AS-BUILT CONDITIONS FOR THE DEVELOPMENT OF THE SITE.
13. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT BY GEOCON ENGINEERING & MATERIALS TESTING, INC. FOR COMPACTION REQUIREMENTS.
14. 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.
15. 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.
16. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
17. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
18. 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.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
20. 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.
21. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
22. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
23. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
24. REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
25. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
26. CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT OF THE STORM SYSTEM.
27. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.
28. TOP OF FOUNDATION WALLS OF ALL BUILDINGS SHALL BE A MINIMUM OF 0.50' ABOVE EXTERIOR FINISHED GRADE, EXCEPT AT ENTRANCES. GRADE SHALL SLOPE AWAY FROM FOUNDATION TO PROMOTE POSITIVE DRAINAGE.
29. ROOF DRAIN STUBS SHALL BE PVC OR HDPE AT 1.0 % MINIMUM SLOPE TO STORM SEWER. ENDS OF STUBS SHALL BE CAPPED FOR FUTURE CONNECTION BY BUILDING CONTRACTOR.

NOTES:

CIVIL PLANS NOT TO BE USED FOR BUILDING LAYOUT. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT.

ANY DISCREPANCIES BETWEEN THE BUILDING FOOTPRINTS AS SHOWN HEREIN AND THE ARCHITECTURAL / STRUCTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER IMMEDIATELY.

PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.

0 5 10 20 40
10 SCALE

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

DATE	REVISION
6/5/2025	RE-ISSUE ENTIRE SHEET

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5686

GRADING & DRAINAGE PLAN

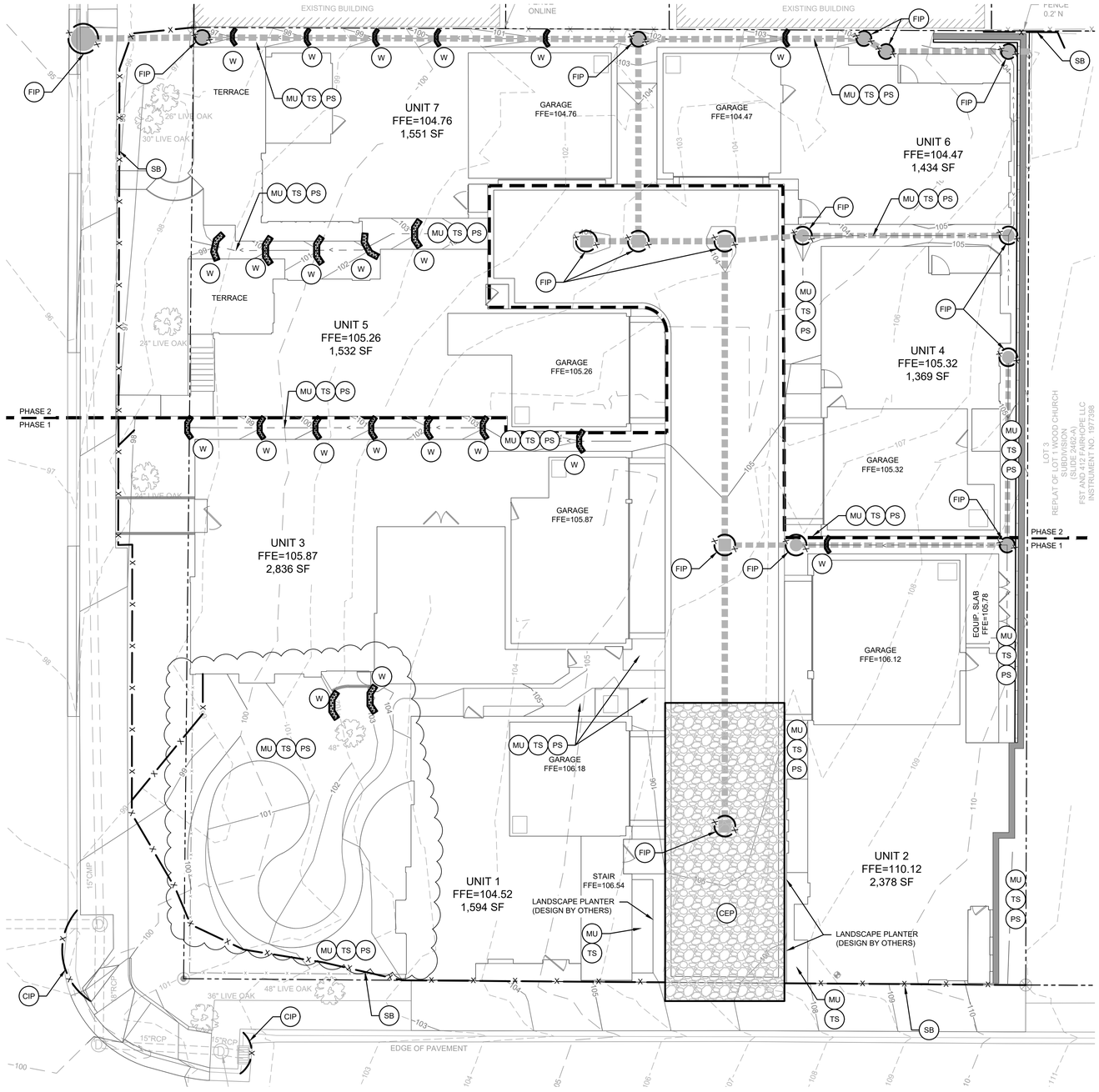
Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

IF NOT SIGNED AND SEALED IT IS INVALID
ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 21686
DAVID R. LAND SURVEYOR
DAVID RICHARD

JOB No.	DATE
20231216	3/18/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C02



EROSION CONTROL PRACTICES

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

EROSION CONTROL NOTES

1. THE EXISTING SITE IS SINGLE FAMILY RESIDENTIAL.
2. CONTACT DAVID KING, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.51 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
25. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
26. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
27. EXISTING TREES, TO BE SAVED, SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
28. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
29. CONTRACTOR TO CLEAN OUT ACCUMULATED SEDIMENT IN THE DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
30. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
31. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

CONSTRUCTION SEQUENCE - PHASE 1

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

CONSTRUCTION SEQUENCE - PHASE 2

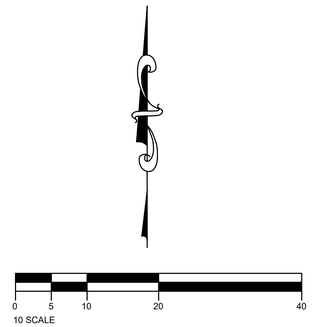
1. PERFORM CLEARING & ROUGH GRADING ON THE LOT AND ESTABLISH COVER ON AREAS WHEN BROUGHT TO GRADE.
2. CONSTRUCT BUILDINGS
3. INSTALL STORM SYSTEM AND UTILITIES.
4. INSTALL CURBING AND STONE BASE.
5. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

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

USDA SOIL SURVEY CLASSIFICATIONS

EuC - WADLEY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES - HSG A



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

DATE	REVISION
6/9/2025	RE-ISSUE SHEET - REV. FOR RETAINING WALL
3/18/2026	LANDSCAPED AMENITY AREA

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

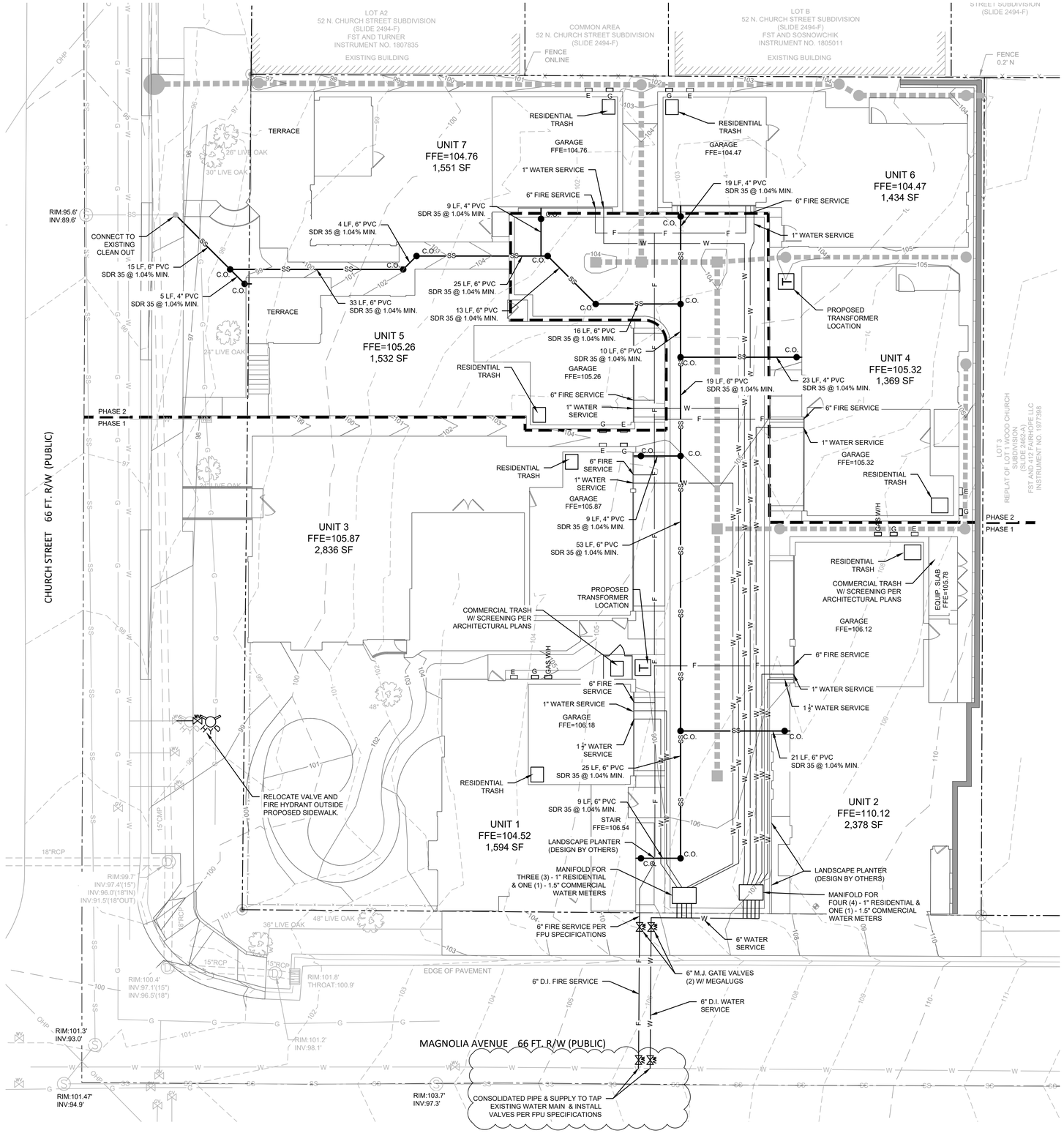
EROSION & SEDIMENT CONTROL PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL
IF NOT SIGNED VALID
STATE OF ALABAMA
LICENSED
3/18/26
No. 31064
PROFESSIONAL ENGINEER
DAVID RICHARD KING

JOB No.	DATE
20231216	3/18/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C03



UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
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 CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
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. REFER TO THE ELECTRICAL PLANS FOR THE METER LOCATION.
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.
16. DRILL AND CORE THE EXISTING SEWER MANHOLE(S) FOR THE NEW SERVICE LEADERS. ALL LEADERS TAPPED INTO MANHOLES SHALL HAVE A RUBBER KOR-N-SEAL WATERTIGHT CONNECTION.
17. VERIFY EXACT WATER, SEWER, AND FIRE CONNECTIONS FOR ALL BUILDINGS WITH ARCHITECT.
18. ALL FIRE SERVICES SHALL HAVE BACK FLOW PREVENTERS ON RISERS. SEE ARCHITECTURAL PLANS FOR DETAILS.

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
SS	SANITARY SEWER	SS
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
	MANHOLE	
	POST INDICATOR VALVE	
	VALVE	
	WATER METER	
	CLEAN OUT	C.O.
	GAS METER (PER ARCHITECTURAL PLANS)	
	ELECTRIC METER (PER ARCHITECTURAL PLANS)	

Know what's below. Call before you dig.

0 5 10 20 40
10 SCALE

REVISION	DATE
ADD VALVES ON WATER/FIRE LATERALS	6/9/2025

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

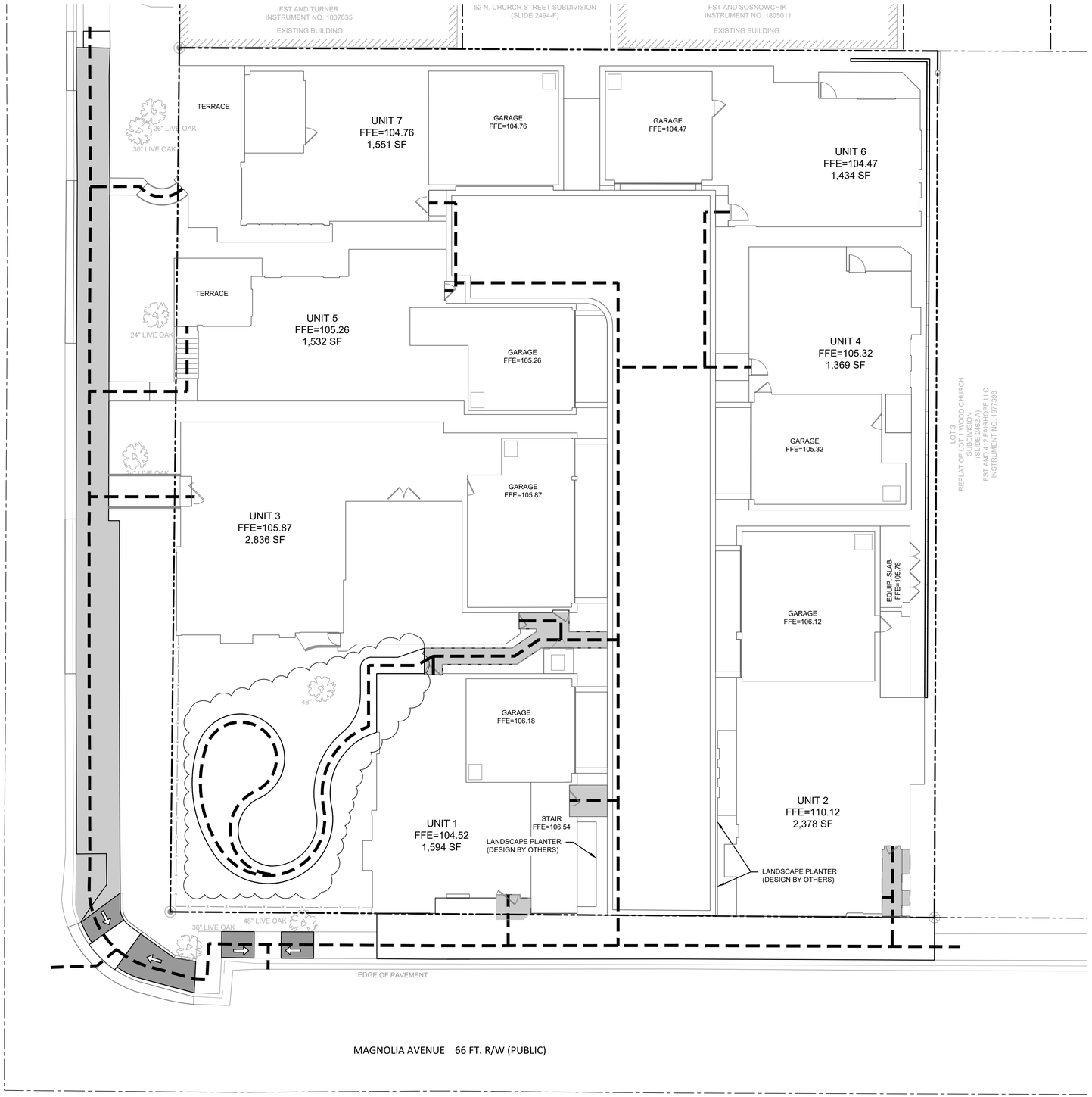
UTILITY PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 31064 DAVID R. CHARD
IF NOT SIGNED AND SEALED IT IS NOT A CERTIFIED DOCUMENT
AFFIX SEAL

JOB No.	DATE
20231216	3/18/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C04



PEDESTRIAN CIRCULATION

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

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

NOTE: PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.

0 5 10 20 40
10 SCALE

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

REVISION: AMENITY AREA PATH
DATE: 3/18/2026

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5606

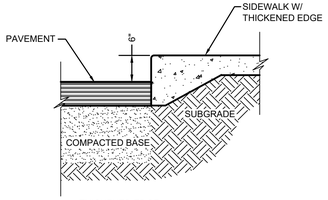
PEDESTRIAN CIRCULATION PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

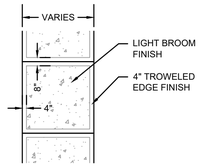
IF NOT SIGNED AND SEALED IT IS UNAUTHORIZED
ALABAMA LICENSED PROFESSIONAL ENGINEER No. 31064 DAVID R. RICHARD 3/18/26
AFFIX SEAL

JOB No.	DATE
20231216	3/18/26
DRAWN DRL	SCALE 1" = 10'

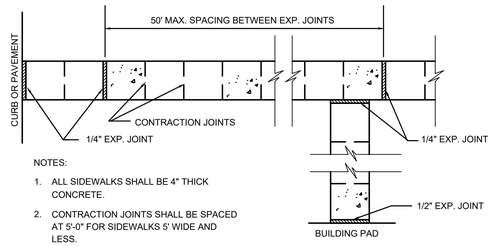
SHEET
C05



THICKENED EDGE

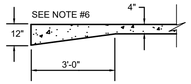


SIDEWALK FINISH



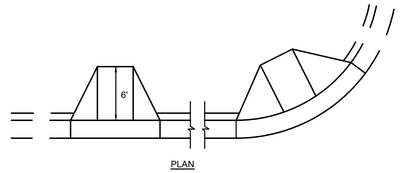
NOTES:

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.

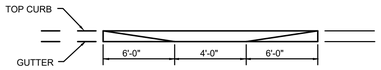


TYPICAL SIDEWALK DETAIL

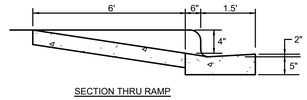
SCALE: NTS



PLAN



FRONT ELEVATION



SECTION THRU RAMP

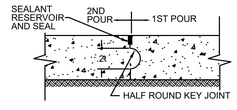
NOTE:
CEMENT CONCRETE RAMPS TO BE TEXTURED WITH A STIFF BROOM FINISH.

NOTES FOR RAMPS:

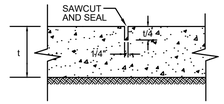
1. CONCRETE TO BE PLACED 4" THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF BRISTLE BROOMS.
2. 1/2 " EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALKS TIE IN TO A STRUCTURE OR TERMINATE AT CURB, RAMPS OR DRIVEWAYS.
3. DETECTABLE WARNING TO BE PLACED PER ADA REQUIREMENTS.

HANDICAP RAMP

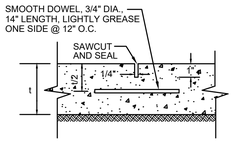
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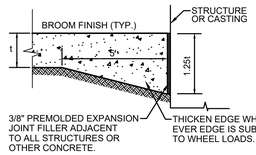
CONSTRUCTION JOINT



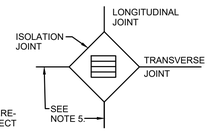
SAWN CONTRACTION JOINT



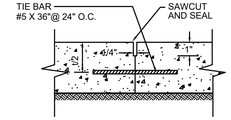
DOWELED JOINT



ISOLATION JOINT



JOINTING AT STRUCTURES



TIED LONGITUDINAL JOINT

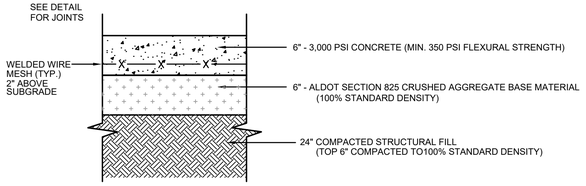
NOTE:

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

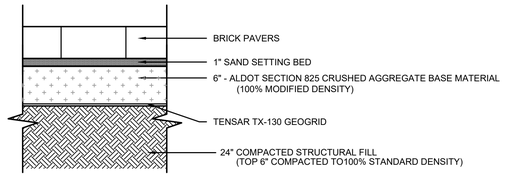
NOTE:
SEE DETAIL FOR JOINTS



NOTE: CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT PERFORMED BY GEOCON FOR ADDITIONAL SOILS & COMPACTION INFORMATION. ALL CONCRETE MATERIAL AND PAVING OPERATIONS SHOULD MEET APPLICABLE SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE AND ALABAMA DEPARTMENT OF TRANSPORTATION.

CONCRETE PAVEMENT DETAIL

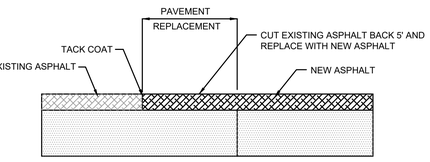
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NOTE: CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT PERFORMED BY GEOCON FOR ADDITIONAL SOILS & COMPACTION INFORMATION. ALL CONCRETE MATERIAL AND PAVING OPERATIONS SHOULD MEET APPLICABLE SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE AND ALABAMA DEPARTMENT OF TRANSPORTATION.

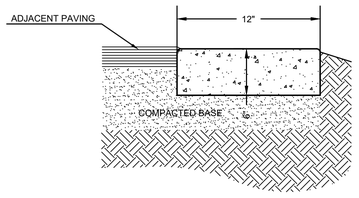
BRICK PAVER BUILD-UP DETAIL

SCALE: NTS



PAVEMENT JOINT DETAIL

SCALE: NTS

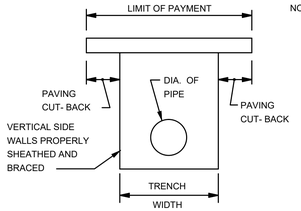


NOTE:

1. PROVIDE #6 X 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS.
2. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT 30 FEET INTERVALS AND AT ALL RADII AND AT DRAINAGE STRUCTURES.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
5. PROVIDE (2) #4 BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
6. PROVIDE (2) #6 X 2.5' LONG BARS TO CONNECT EXISTING AND NEW CURBS.
7. GUTTER SHALL PITCH AS REQUIRED TO CONVEY DRAINAGE.

12" RIBBON CURB

SCALE: NTS



NOMINAL PIPE DIAMETER (INCHES)	TRENCH WIDTH (INCHES)
4	40
6	42
8	44
10	46
12	48
14	50
15	51
16	52
18	54
20	56
24	60
30	66
36	72
42	78
48	84

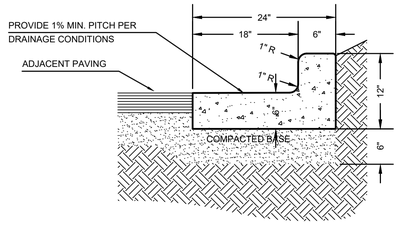
NOTES:

THE JAGGED EDGES OF THE EXISTING PAVEMENT ALONG THE TRENCH CUT SHALL BE SQUARED AND CUT TO A NEAT LINE WITH AN APPROPRIATE SAW ALONG STRAIGHT LINES PARALLEL TO THE CENTER OF THE PAVEMENT CUT.

ALL STRIPING MUST BE REPLACED WITH THERMOPLASTIC.

TRENCH WIDTHS AND PAVING CUT- BACKS

SCALE: NTS



NOTE:

1. PROVIDE #6 X 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS.
2. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT INTERVALS PER ACI RECOMMENDATIONS, AT ALL RADII AND AT DRAINAGE STRUCTURES.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
5. PROVIDE (2) #4 BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
6. PROVIDE (2) #6 X 2.5' LONG BARS TO CONNECT EXISTING AND NEW CURBS.
7. GUTTER SHALL PITCH AS REQUIRED TO CONVEY DRAINAGE.

24" CURB AND GUTTER DETAIL

SCALE: NTS

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DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

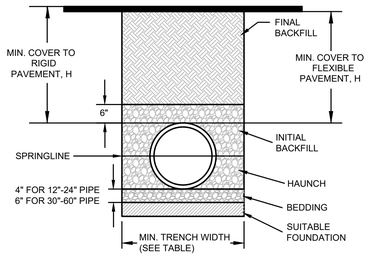
CONSTRUCTION DETAILS

Vatan
Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

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STATE OF ALABAMA
LICENSED
PROFESSIONAL
No. 31064
12/31/26
DAVID R. RICHARD
STAMP
AEPIX SEAL

JOB No. 20231216	DATE 2/23/26
DRAWN DRL	SCALE N.T.S.

SHEET
C06



RECOMMENDED MINIMUM TRENCH WIDTHS

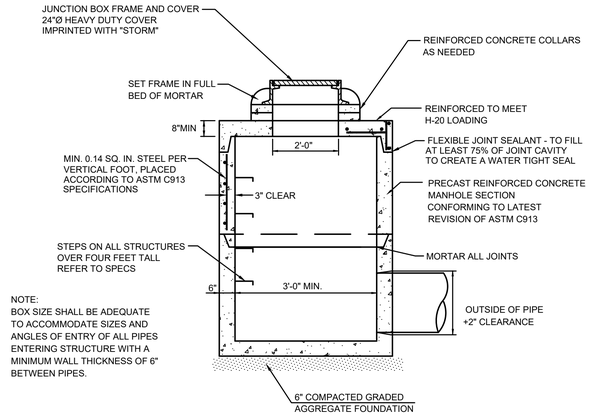
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE PIPE BEDDING DETAIL

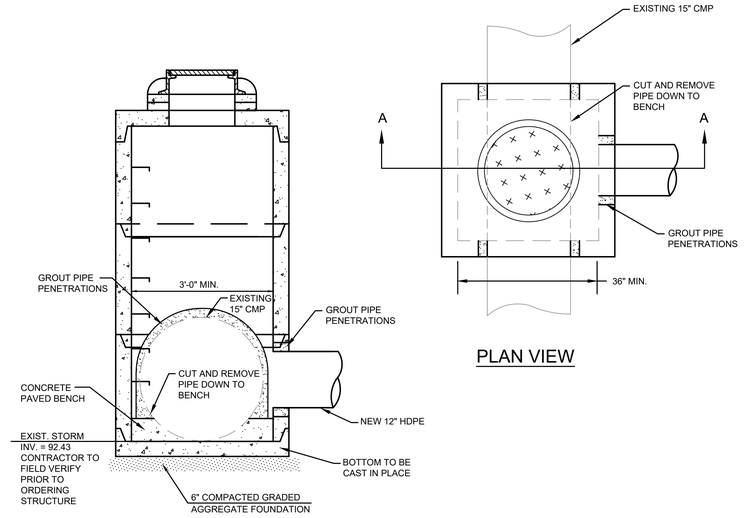
SCALE: NTS



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.

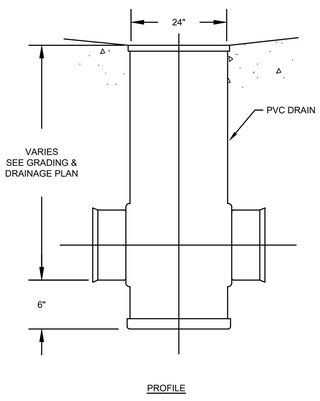
JUNCTION BOX (JB) DETAIL

SCALE: NTS



DOGHOUSE MANHOLE DETAIL

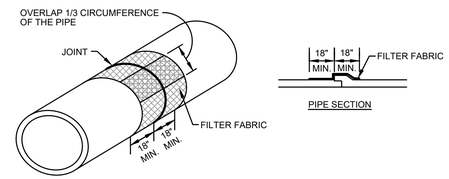
SCALE: NTS



NOTES:
1. 24" PVC DROP INLET TO BY NYLOPLAST OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. THE FRAME SHALL BE STAMPED WITH "NO DUMPING DRAINS TO RIVER" OR EQUAL
2. THE DROP INLET GRATE SHALL BE 24" H-10 PEDESTRIAN GRATE (ROUND).

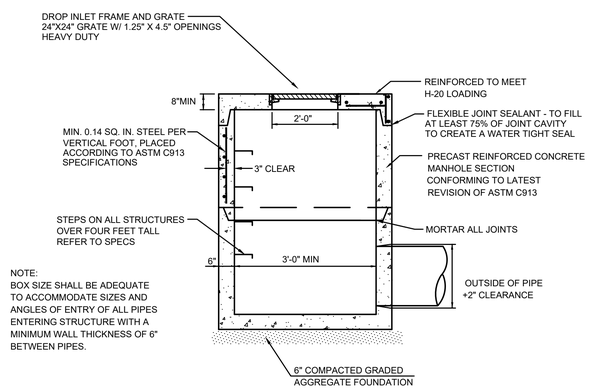
AREA DRAIN (AD) DETAIL

SCALE: NTS



STORM PIPE JACKET

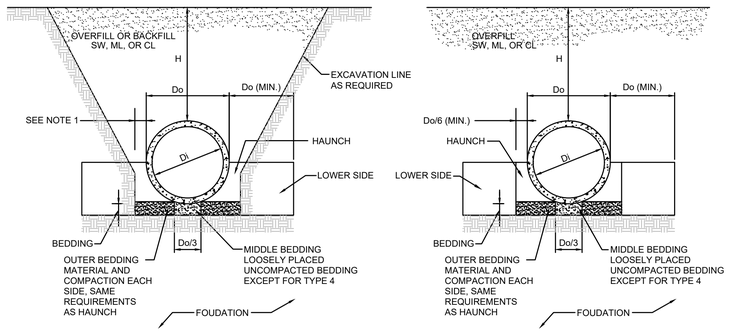
SCALE: NTS



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.

DROP INLET (DI) DETAIL

SCALE: NTS



NOTE 1: CLEARANCE BETWEEN PIPE AND TRENCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIED COMPACTION BUT NOT LESS THAN Do/6

TRENCH INSTALLATION — EMBANKMENT INSTALLATION

INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	EMBANKMENT INSTALLATION LOWER SIDE	TRENCH INSTALLATION LOWER SIDE
TYPE 1	Do/24 MINIMUM; NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM; NOT LESS THAN 6".	95% CATEGORY I	90% CATEGORY I, 95% CATEGORY II, OR 100% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 90% CATEGORY I, 95% CATEGORY II, 100% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 2	Do/24 MINIMUM; NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM; NOT LESS THAN 6".	90% CATEGORY I, OR 95% CATEGORY II	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 85% CATEGORY I, 90% CATEGORY II, 95% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 3	Do/24 MINIMUM; NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM; NOT LESS THAN 6".	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 85% CATEGORY I, 90% CATEGORY II, 95% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 4	NO BEDDING REQUIRED, EXCEPT IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III

RCP STORM PIPE BEDDING DETAIL

SCALE: NTS

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REVISION	DATE
DOGHOUSE MANHOLE DETAIL	2/23/26

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

CONSTRUCTION DETAILS

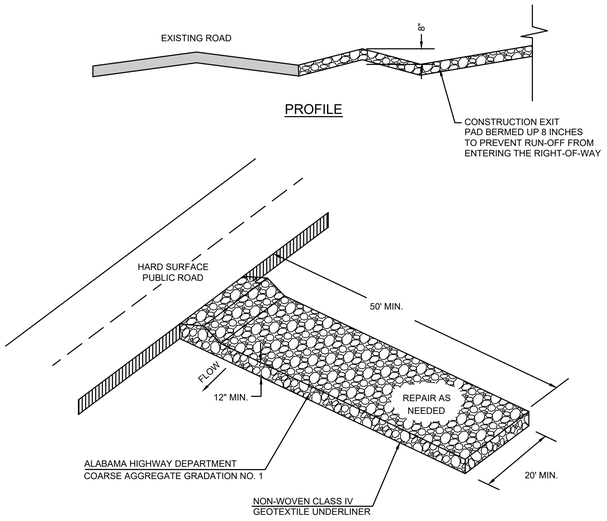
Vatan
Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

IF NOT SIGNED IN BLUE INK, IT IS A COPY
ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 31084
DAVID R. RICHARD
STATE OF ALABAMA

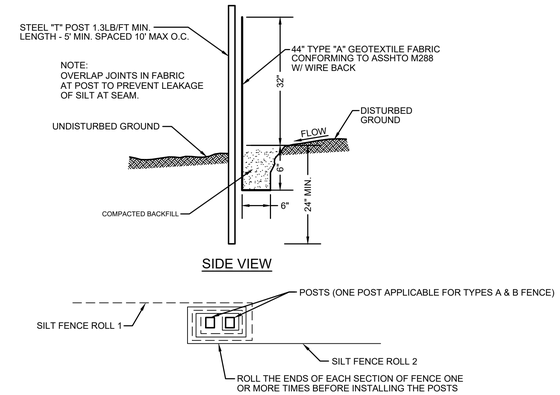
JOB No. 20231216	DATE 2/23/26
DRAWN DRL	SCALE N.T.S.

SHEET
C07



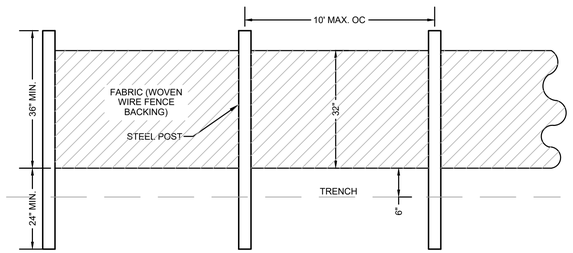
CEP CONSTRUCTION EXIT PAD

SCALE: NTS



SIDE VIEW

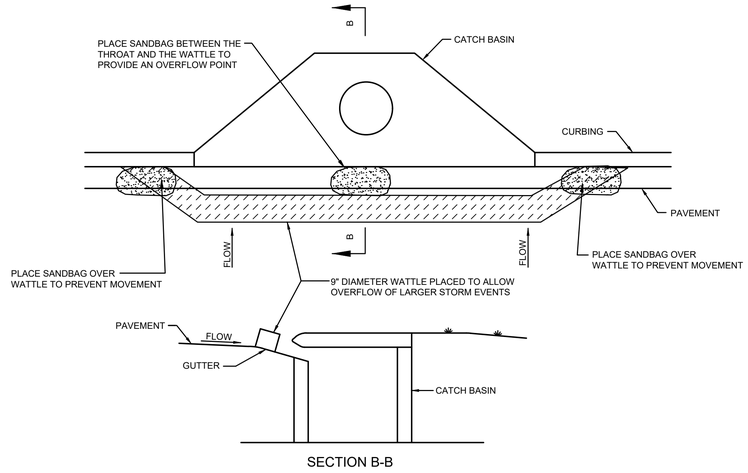
ROLL JOINT FOR JOINING TWO SILT FENCE SECTIONS



FRONT VIEW

SB SILT BARRIER TYPE "A"

SCALE: NTS



SECTION B-B

CIP CURB INLET PROTECTION

SCALE: NTS

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

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

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

MULCH RATE:
PER MULCHING DETAIL

TS TEMPORARY SEEDING

SCALE: NTS

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

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.0606

CONSTRUCTION DETAILS

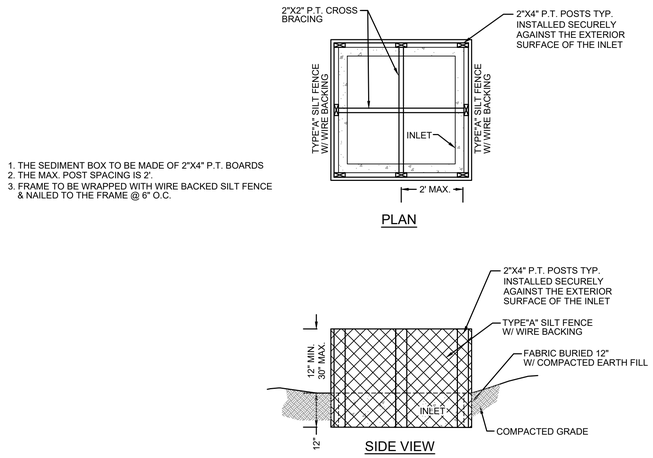
Vatan
Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AEPIX SEAL

IF NOT SIGNED AND SEALED IN RED INK IT IS INVALID
ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 31004
DAVID R. RICHARD
2/23/26

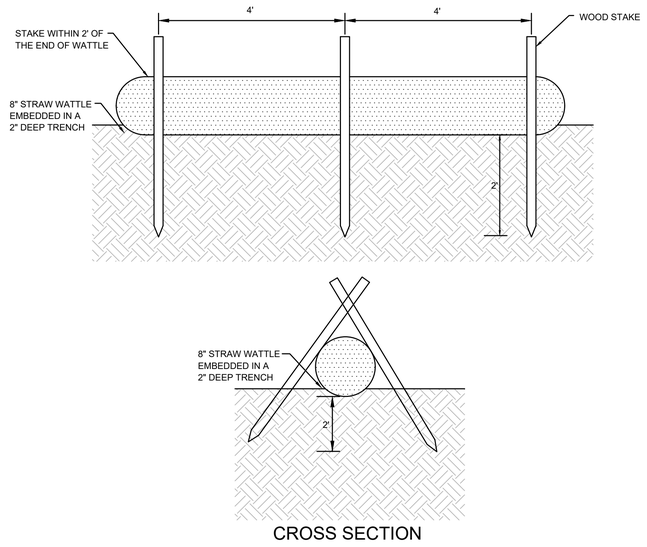
JOB No.	DATE
20231216	2/23/26
DRAWN	SCALE
DRL	N.T.S.

SHEET
C08



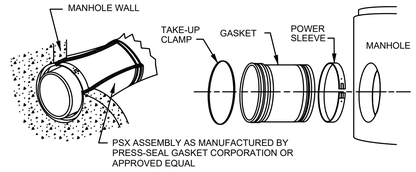
FIP FABRIC DROP INLET PROTECTION

SCALE: NTS



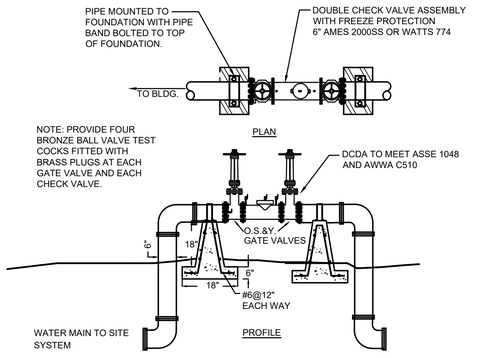
W WATTLE INSTALLATION DETAIL

SCALE: NTS



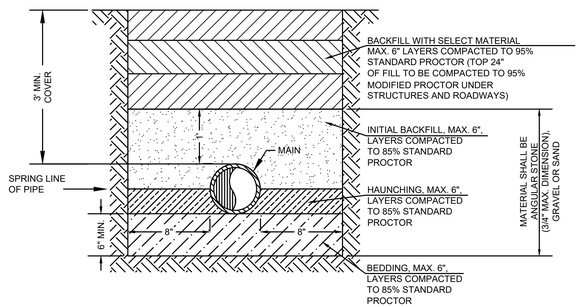
TYPICAL "BOOT" DETAIL

SCALE: NTS



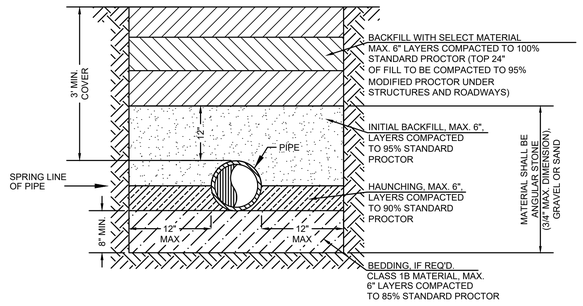
BACKFLOW PREVENTER

SCALE: NTS



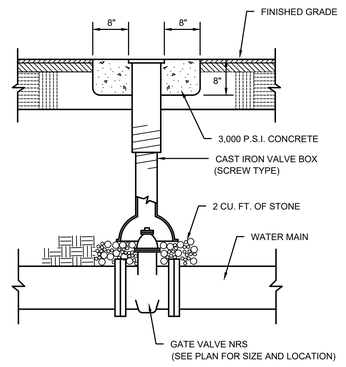
SANITARY SEWER PVC PIPE BEDDING

SCALE: NTS



PVC WATER BEDDING

SCALE: NTS



VALVE BOX SETTING

SCALE: NTS

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REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

CONSTRUCTION DETAILS

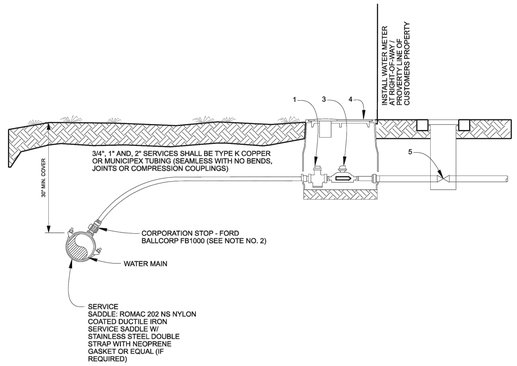
Vatan
Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

STATE OF ALABAMA LICENSED 2/23/26 No. 31004 PROFESSIONAL ENGINEER DAVID R. CHARD

JOB No. 20231216	DATE 2/23/26
DRAWN DRL	SCALE N.T.S.

SHEET C09

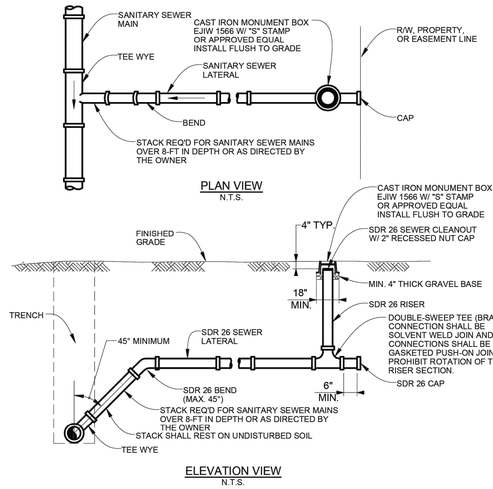


ELEVATION VIEW
N.T.S.

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 "360" DEGREE VALVE OPERATION WITH NO STOPS.
2. CORPORATION STOPS WHERE REQUIRED OR DIRECTED, SHALL HAVE STANDARD CC CORPORATION STOP THREAD ON INLET AS SPECIFIED BY AWWA C800, AND COPPER TUBING SIZE O.D. OUTLET SUITABLE FOR SERVICE PIPING. CORPORATION STOPS SHALL BE FORD BALLCORPFB-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 PROTEXTION 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 SPECIFICATON C700.
4. A. METER BOX AND COVER BOXES WILL BE PLASTIC WITH IRON READER LIDS OR CONCRETE WITH CAST IRON LIDS. BOXES WILL BE SUFFICIENT SIZE TO HOUSE THE METER AND CURB STOP.
5. CUSTOMER TO PROVIDE BALL VALVE AND VALVE BOX WITH A CONCRETE COLLAR ON ALL RESIDENTIAL METERS.

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	WATER DETAILS LIFT STATION DETAILS	DATE ISSUED 11/25/20 SHEET NO. W-1



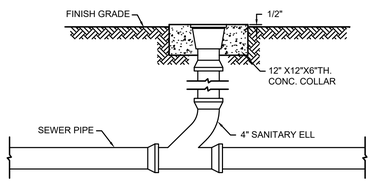
PLAN VIEW
N.T.S.

ELEVATION VIEW
N.T.S.

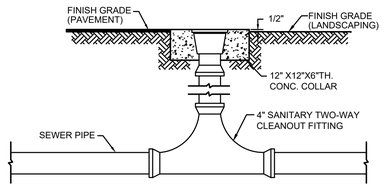
NOTE:

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.

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



ONE-WAY

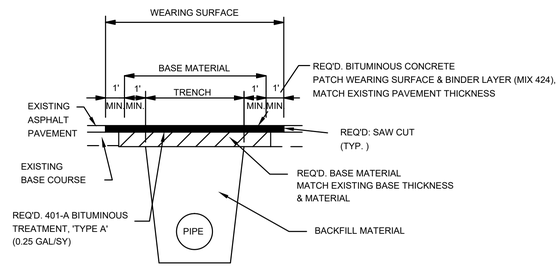


TWO-WAY

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

SANITARY SEWER CLEANOUT

SCALE: NTS



PAVEMENT PATCH

SCALE: NTS

Know what's below. Call before you dig.

REVISION | DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

CONSTRUCTION DETAILS

Vatan
Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

IF NOT SIGNED AND SEALED IN RED INK THIS PLAN IS INVALID
ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 31004
2/23/26
DAVID R. RICHARD

JOB No. 20231216	DATE 2/23/26
DRAWN DRL	SCALE N.T.S.

SHEET
C10

S.E. Civil Engineering & Surveying

March 19, 2026

Michelle Melton
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532

Re: SD 26.09 Vatan Mixed Use Development
Response to Comments - Preliminary/Final MOP Application

Dear Michelle:

Please see below for the disposition of comments received for the above referenced permit with our responses in red.

1. Please provided a receipt for the $26,005.00 ATC; See file "1. 301 MAGNOLIA ATC – Receipt.pdf" included digitally with this resubmittal.
2. Please provide a to-scale landscape plan to reflect the new square footage and re-configuration of the units; See file "2. Landscape 2572-Vatan LA 31926.pdf" included digitally with this submittal.
   2b. Revised Civil Plans are also digitally included as file "2B. VATAN SITE IMPROVEMENT IFC PLANS rev 3-18-2026.pdf". The plans were updated to reflect the changes to the path in the landscaped area on the southwest corner of the property.
3. Please provide latest summary or narrative about the health of the trees and the anticipated impact of installing sidewalks on N. Church Street by a tree expert; See file "3. Vatan Sidewalk Assessment 20260318.docx" included digitally with this resubmittal for the requested narrative.
4. Planning and Zoning Staff will arrange a meeting with EOR, Owner/Developer, tree expert, and other city representatives upon receipt of the aforementioned summary or narrative. Noted
5. Please confirm and provide elevations for all the units in conformance with the conditions of the 2023 Site Plan approval, which is that "No part of any building shall extend beyond 40' from the natural elevation of each building pad"; See file "5. 02 HRG Elevation sheets.pdf" included with this resubmittal. The updated elevations indicate that the highest point of the buildings will be 40 feet or less above the natural elevation of each building pad.
6. Please provided a colored overlay of the 2023 Site Plan and the Site Plan for this 2026 MOP with different colors representing the different Site Plans to indicate what has changed from the approved 2023 Site Plan to the Site Plan proposed with this case; See file "6. Colored Overlay – 2023 SITE PLAN VS CURRENT.pdf" included digitally with this attachment. In the overlay black/gray lines indicate the site layout during the 2023 Site Plan review and blue lines indicate the current site layout.
7. Please provide a phasing plan for the units and how said phasing plan will affect the greenspace/potential sign area at the corner of Magnolia Avenue and N. Church St. See file "7.

VATAN PHASING PLAN & NARRATIVE.pdf" included digitally with this attachment. This plan has been updated from the February 2026 submittal to depict the updated landscaped path area.

We received the following note from Micheal Johnson:

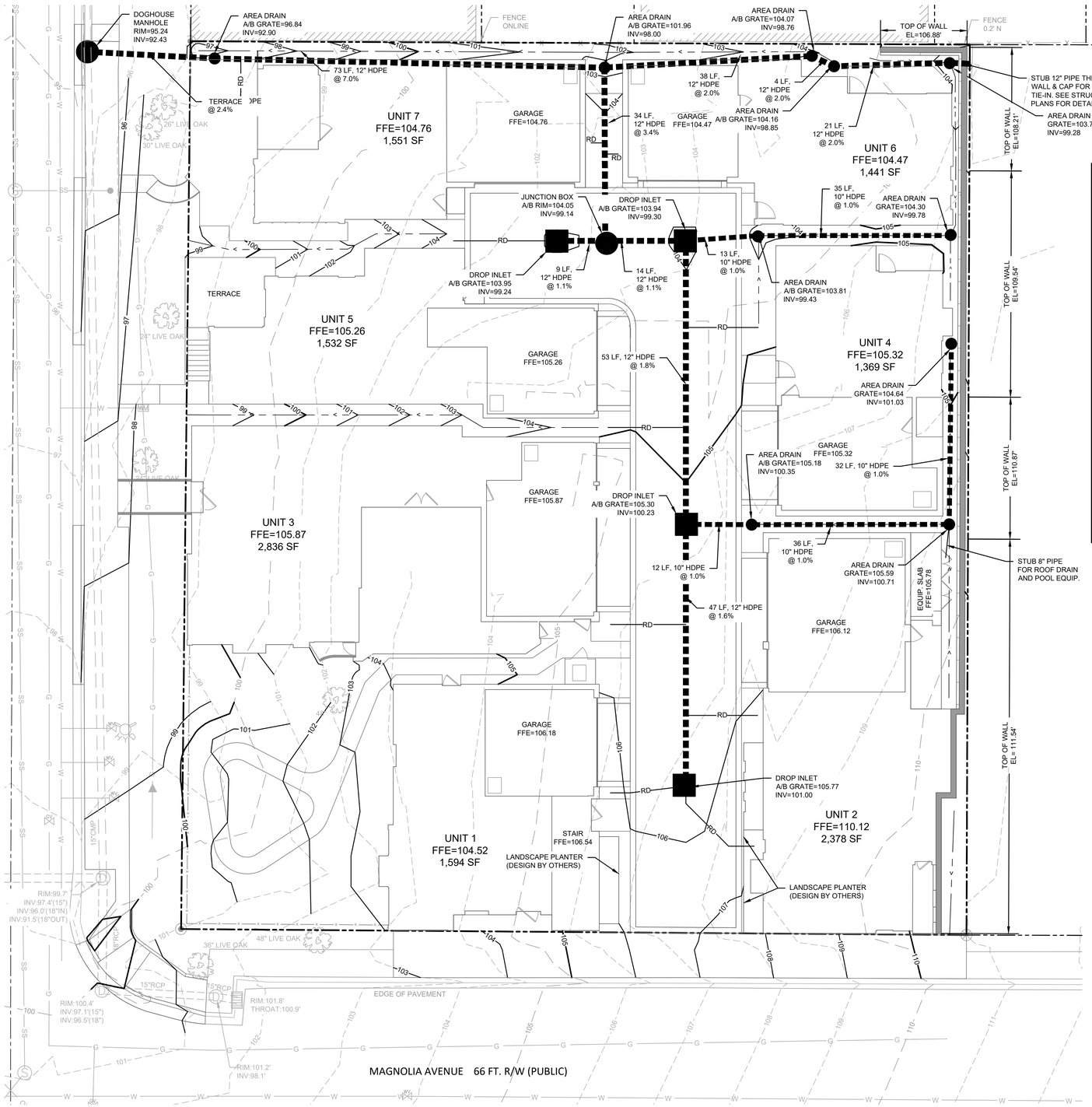
ROW/Utility Inspectors were present for all required sewer and water testing. The Contractor was instructed that all test results must be submitted to the Engineer of Record (EOR), who is responsible for submitting the complete testing package to the City of Fairhope Planning and Zoning Department for review and approval.

Testing reports were included in the February submittal. They are being resubmitted digitally here as well

If you have any questions, please let me know.

Sincerely,

David Lavery, PE
dlavery@secivileng.com



GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED
	STORM SEWER PIPING	
	UNDERDRAIN	UD
	ROOF DRAIN (8" TYP.)	RD
	JUNCTION BOX (JB)	
	DROP INLET (DI)	
	WEIR INLET (WI)	
	TYPE "S" 1- WING INLET (SWCB)	
	TYPE "S" 2- WING INLET (DWCB)	
XXX	CONTOURS	XXX
+ XXX.XX	SPOT ELEVATION	XXX.XX
	HIGH POINT	HP
	CURB FLOW LINE	FL
	TOP OF CURB	TOC
	TOP OF WALL	TOW
	BOTTOM OF WALL	BOW

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
3. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDINGS OR PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
4. ALL STRUCTURES SHALL BE PRECAST CONCRETE PER ASTM C-478/C-913 AND ALDOT STANDARDS UNLESS APPROVED OTHERWISE BY THE ENGINEER.
5. STORM PIPE SHALL BE AS FOLLOWS:
   RCP, CLASS III PER ALDOT SPECIFICATIONS.
   HDPE, ADS N12 PIPE PER SPECIFICATIONS.
   PVC, SCH. 40 PIPE PER SPECIFICATIONS.
   THE TYPE OF PIPE MAY BE ALTERED IF APPROVED BY THE ENGINEER.
6. ALL CAST IN PLACE CONCRETE TO HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8. THE CONTOUR INTERVAL IS ONE FOOT OR AS SHOWN.
9. THE ELEVATION OF MANHOLE/INLET TOPS ARE TO BE AT THE FINISH ELEVATION SHOWN. THE DEFINITION OF THE TYPE OF TOP IS AS LISTED:
   WEIR INLET = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   DROP INLET = GRATE; THE TOP MOST PART OF THE FRAME AND GRATE.
   CATCH BASIN = THROAT; ELEVATION OF THE POINT AT WHICH WATER PASSES INTO THE BOX.
   JUNCTION BOX = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
10. FIRM NO. 01003C0644M EFFECTIVE DATE APRIL 19, 2019, SHOWS THE PROPERTY TO BE SITUATED IN ZONE X UNSHADED.
11. UTILITY TRENCHES SHALL BE DE-WATERED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS. APPROVED MEASURES SHALL BE TAKEN TO ENSURE THE PROPER INSTALLATION OF THE PIPING SYSTEM. THE CONTRACTOR SHALL HOLD THE OWNER AND ENGINEER HARMLESS FOR ADDITIONAL COSTS FOR DE-WATERING AND BACKFILL LABOR & MATERIALS.
12. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER RECORD DRAWINGS OF AS-BUILT CONDITIONS FOR THE DEVELOPMENT OF THE SITE.
13. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER. REFER TO THE GEOTECHNICAL REPORT BY GEOCON ENGINEERING & MATERIALS TESTING, INC. FOR COMPACTION REQUIREMENTS.
14. 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.
15. 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.
16. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
17. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
18. 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.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
20. 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.
21. MAXIMUM CUT OR FILL SLOPE IS 3H:1V
22. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
23. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
24. REFER TO THE GEOTECHNICAL REPORT FOR PREPARATION OF THE SUBGRADE.
25. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
26. CONTRACTOR SHALL PROVIDE A SURVEYED AS-BUILT OF THE STORM SYSTEM.
27. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT OF WAY.
28. TOP OF FOUNDATION WALLS OF ALL BUILDINGS SHALL BE A MINIMUM OF 0.50' ABOVE EXTERIOR FINISHED GRADE, EXCEPT AT ENTRANCES. GRADE SHALL SLOPE AWAY FROM FOUNDATION TO PROMOTE POSITIVE DRAINAGE.
29. ROOF DRAIN STUBS SHALL BE PVC OR HDPE AT 1.0 % MINIMUM SLOPE TO STORM SEWER. ENDS OF STUBS SHALL BE CAPPED FOR FUTURE CONNECTION BY BUILDING CONTRACTOR.

AS-BUILT NOTES

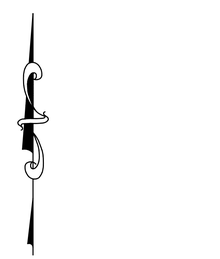
1. AS-BUILT SURVEY DATA WAS COLLECTED ON ON OCTOBER 1, 2025, OCTOBER 14, 2025 & FEBRUARY 18, 2026. FOR STORM AND UTILITY LOCATIONS ONLY. NO VERTICAL CONSTRUCTION WAS COMPLETE AT THE TIME OF THE AS-BUILT SURVEY.
2. ROOF DRAINS WERE NOT INCLUDED IN AS-BUILT SURVEY. THEY ARE SHOWN HEREIN PER THE IFC DESIGN DRAWINGS
3. STORM INVERTS WERE NOT INCLUDED IN AS-BUILT SURVEY. INVERTS SHOWN ARE PER THE IFC DESIGN DRAWINGS.
4. AS BUILT GRATE AND RIM ELEVATIONS ARE DENOTED A/B. ALL OTHERS WERE NOT AT FINAL DESIGN GRADE AT THE TIME OF SURVEY AND ELEVATIONS SHOWN ARE PER THE IFC DESIGN DRAWINGS.

NOTES:

CIVIL PLANS NOT TO BE USED FOR BUILDING LAYOUT. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT.

ANY DISCREPANCIES BETWEEN THE BUILDING FOOTPRINTS AS SHOWN HEREIN AND THE ARCHITECTURAL / STRUCTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER IMMEDIATELY.

PRIOR TO INSTALLING SIDEWALKS ALONG CHURCH STREET AND MAGNOLIA AVENUE, THE CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE PUBLIC WORKS DIRECTOR, THE ARBORIST, AND THE ENGINEER OF RECORD. THE PURPOSE OF THE MEETING IS TO REVIEW THE SIDEWALK ELEVATIONS FOR COMPLIANCE WITH ADA AND TO EXAMINE THE RELATIONSHIP OF THE SIDEWALK WITH THE TREE ROOT MOUNDS. IF THERE ARE ROOTS THAT INTERFERE WITH THE SIDEWALK ELEVATIONS, A TREE WELL, CURB OR SIDEWALK MODIFICATIONS MAY BE REQUIRED.





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

REVISION	DATE
RE-ISSUE ENTIRE SHEET	6/5/2025

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT GRADING & DRAINAGE PLAN

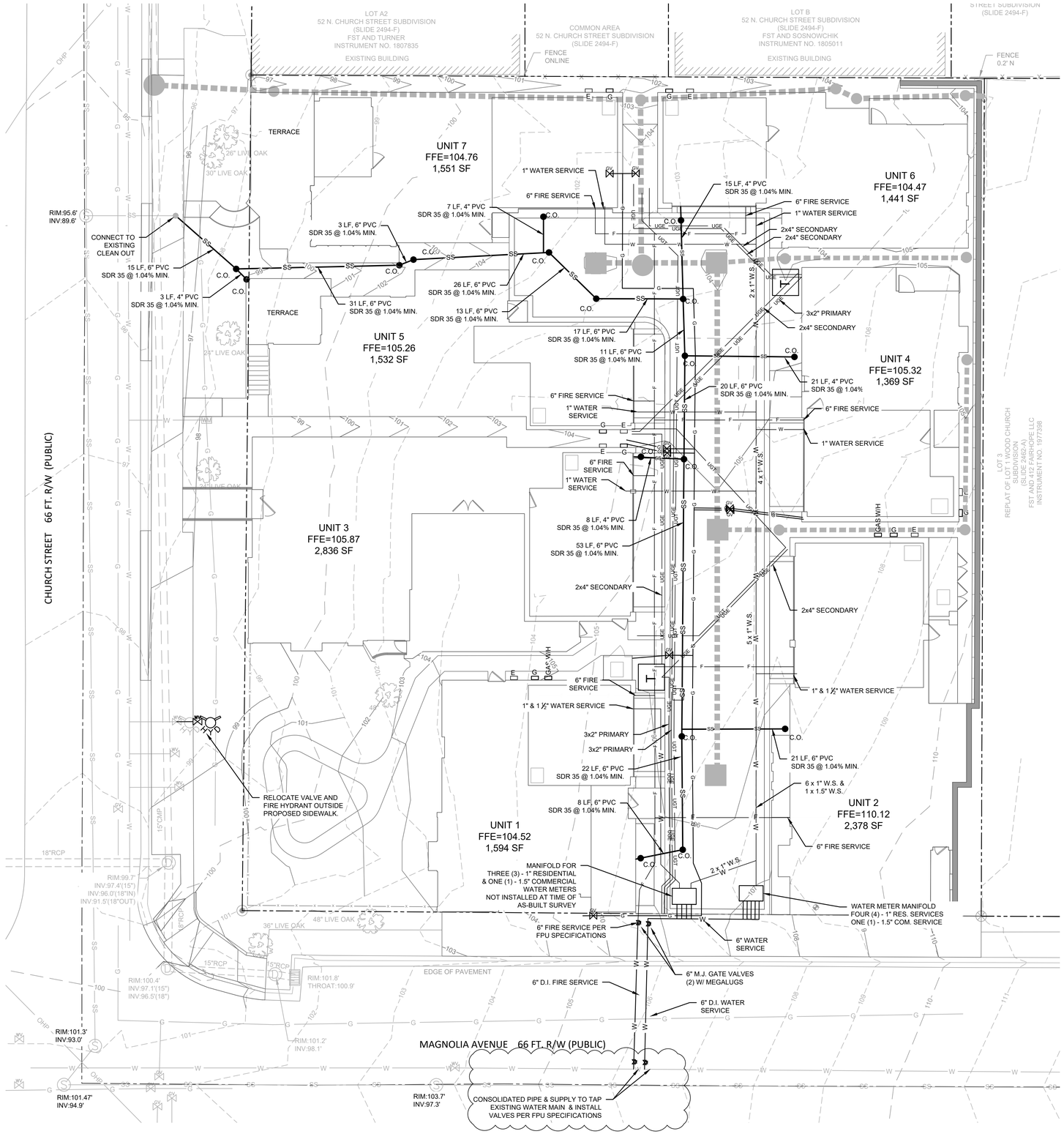
Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

KEITH ASPEL

IF NOT SIGNED IN BLUE INK IT IS A COPY
ALABAMA LICENSED No. 25184 PROFESSIONAL ENGINEER
DAVID R. CHARLES

JOB No.	DATE
20231216	2/22/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C02



AS-BUILT NOTES

1. AS-BUILT SURVEY DATA WAS COLLECTED ON ON OCTOBER 1, 2025, OCTOBER 14, 2025 & FEBRUARY 18, 2026.
2. AS-BUILTS ARE BASED ON SURVEYED LOCATION OF UTILITIES WHERE EXPOSED NEAR FUTURE BUILDING CONNECTIONS OR METER CONNECTIONS, AND APPROXIMATE TRENCH LOCATIONS PROVIDED BY THE CONTRACTOR.
3. NO METERS WERE INSTALLED AT THE TIME OF THE SURVEY. THE METERS LOCATIONS ARE SHOWN PER THE IFC DESIGN DRAWINGS.
4. WATER & FIRE LATERALS, VALVES, FITTINGS & METERS IN ROW WERE NOT INSTALLED AT TIME OF AS-BUILT SURVEY. LOCATION IS SHOWN PER THE IFC DESIGN DRAWINGS.
5. WATER SERVICES INSIDE THE PROPERTY WERE INSTALLED IN SHARED TRENCHES WHERE POSSIBLE. THE LOCATION SHOWN HEREIN IS APPROXIMATE CENTERLINE OF 2' WIDE TRENCH BASED ON INFORMATION PROVIDED BY THE CONTRACTOR.
6. FIRE SERVICE LOCATIONS WERE NOT INCLUDED IN AS-BUILT SURVEY. LOCATION IS SHOWN PER THE IFC DESIGN DRAWINGS.
7. ELECTRICAL AND COMMUNICATION CONDUIT ARE SHOWN PER ELECTRICAL SITE PLAN AND RED-LINE INFORMATION PROVIDED BY CONTRACTOR, AND AS-BUILT SURVEY INFORMATION COLLECTED AT EXPOSED ENDS OF CONDUIT.
8. TRANSFORMERS WERE NOT INSTALLED AT TIME OF AS-BUILT SURVEY.
9. GAS TRUNK LINE SHOWN PER RED-LINE INFORMATION PROVIDED BY CONTRACTOR. SERVICE LINES WERE FIELD SURVEYED AT EXPOSED END OF GAS PIPE AND VALVE LOCATIONS, AND WERE ASSUMED TO CONNECT PERPENDICULAR TO THE TRUNK LINE.
10. ALL UNDERGROUND UTILITY INFORMATION IS APPROXIMATE AND BASED ON THE BEST AVAILABLE DATA AT THE TIME OF THE SURVEY.
11. SEWER CLEAN OUTS WERE FIELD SURVEYED AND UNDERGROUND SEWER SERVICE LINES WERE ADJUSTED TO MATCH THE CLEAN OUT LOCATIONS.

UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
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 CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
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. REFER TO THE ELECTRICAL PLANS FOR THE METER LOCATION.
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.
16. DRILL AND CORE THE EXISTING SEWER MANHOLE(S) FOR THE NEW SERVICE LEADERS. ALL LEADERS TAPPED INTO MANHOLES SHALL HAVE A RUBBER KOR-N-SEAL WATERTIGHT CONNECTION.
17. VERIFY EXACT WATER, SEWER, AND FIRE CONNECTIONS FOR ALL BUILDINGS WITH ARCHITECT.
18. ALL FIRE SERVICES SHALL HAVE BACK FLOW PREVENTERS ON RISERS. SEE ARCHITECTURAL PLANS FOR DETAILS.

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
UGE	UNDERGROUND COMM.	UGT
SS	SANITARY SEWER	SS
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
SS	MANHOLE	
	POST INDICATOR VALVE	
	WATER VALVE	
GV	GAS VALVE	GV
W	WATER METER	W
	CLEAN OUT	C.O.
	GAS METER (PER ARCHITECTURAL PLANS)	G
	ELECTRIC METER (PER ARCHITECTURAL PLANS)	E
	TRANSFORMER (PER ELECTRICAL PLANS)	T

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

0 5 10 20 40
10 SCALE

REVISION	DATE
ADD VALVES ON WATER/FIRE LATERALS	6/9/2025

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT UTILITY PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

IF NOT SIGNED WITH RED SEAL, THIS PLAN IS INVALID AND IS NOT TO BE USED FOR CONSTRUCTION
STATE OF ALABAMA LICENSED PROFESSIONAL ENGINEER DAVID R. RICHARD NO. 31004 2/22/26
AFFIX SEAL

JOB No.	DATE
20231216	2/22/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C04



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FAIRHOPE, AL

SEAL

ISSUED/REVISED

ISSUED 3/19/26

SHEET TITLE

OVERALL LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME VATANLA
DRAWN BY JC	SHEET L-1.0
CHECKED BY JC	
PROJECT No. 2572	
DATE 3/14/26	



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SEAL

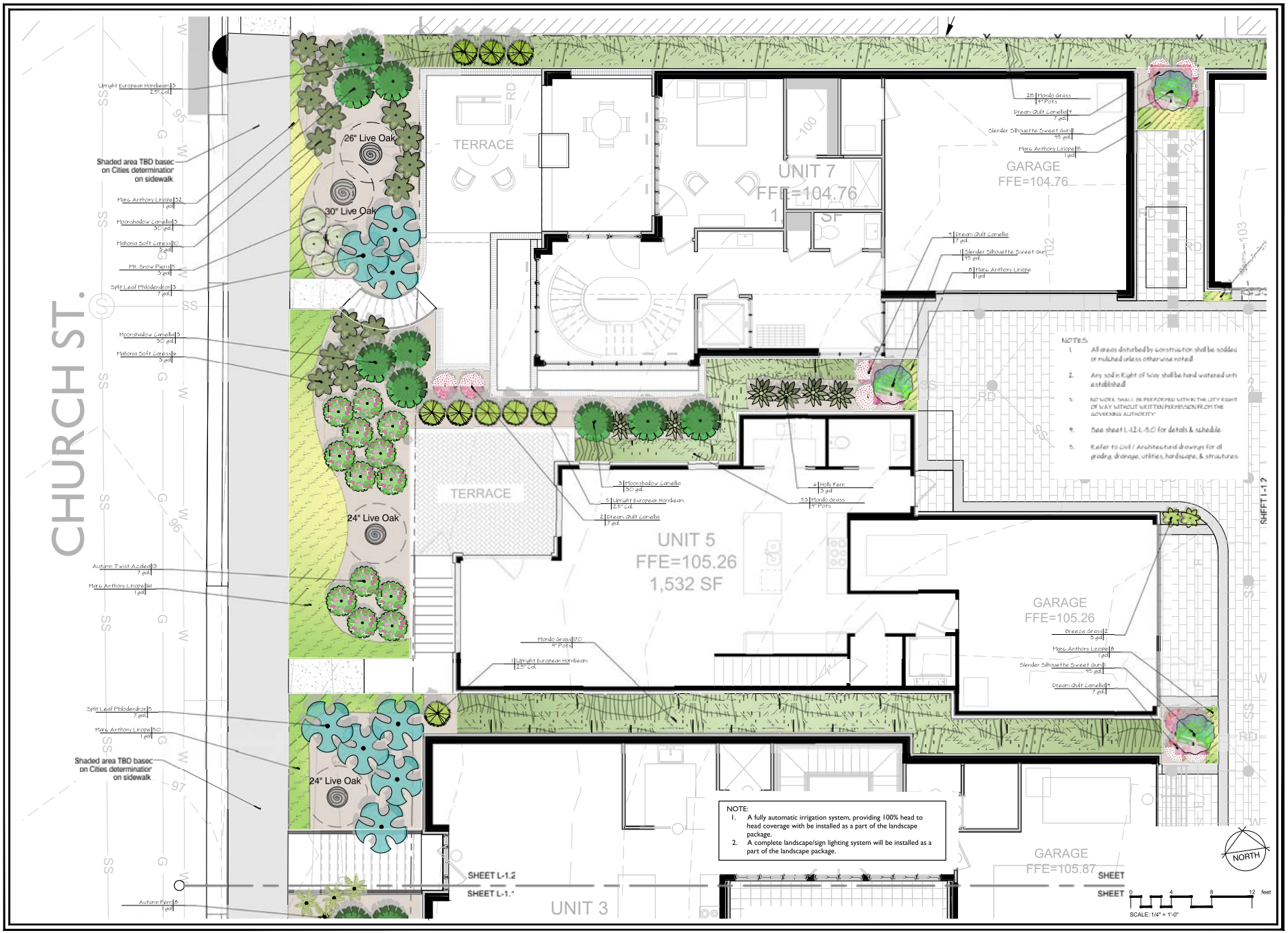
ISSUED/REVISED

ISSUED 3/19/26

SHEET TITLE

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME VATANLA
DRAWN BY JC	SHEET L-1.1
CHECKED BY JC	
PROJECT No. 2572	
DATE 3/14/26	



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Espalier, LLC
Fairhope, Alabama
P: 251.454.2666

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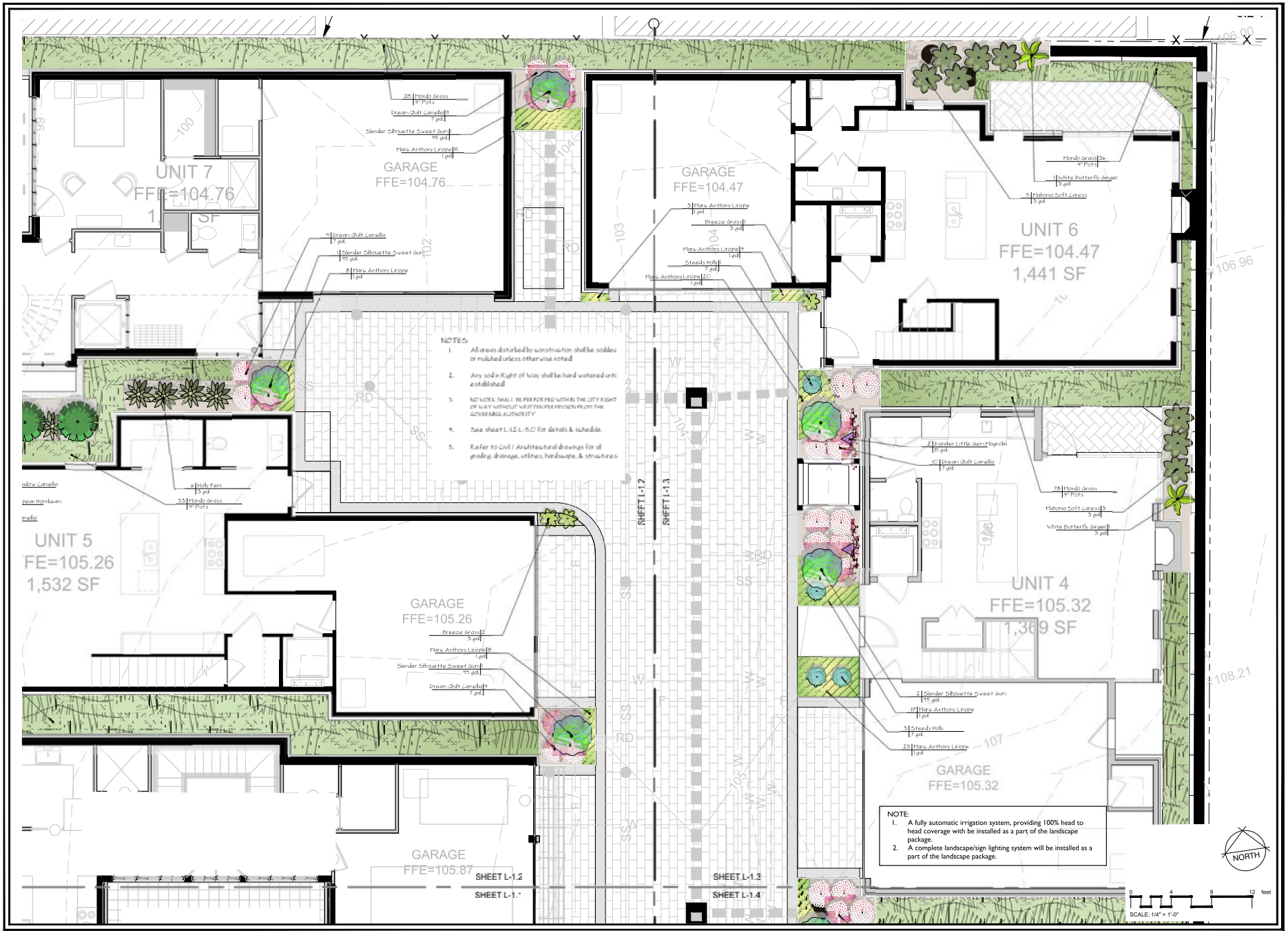
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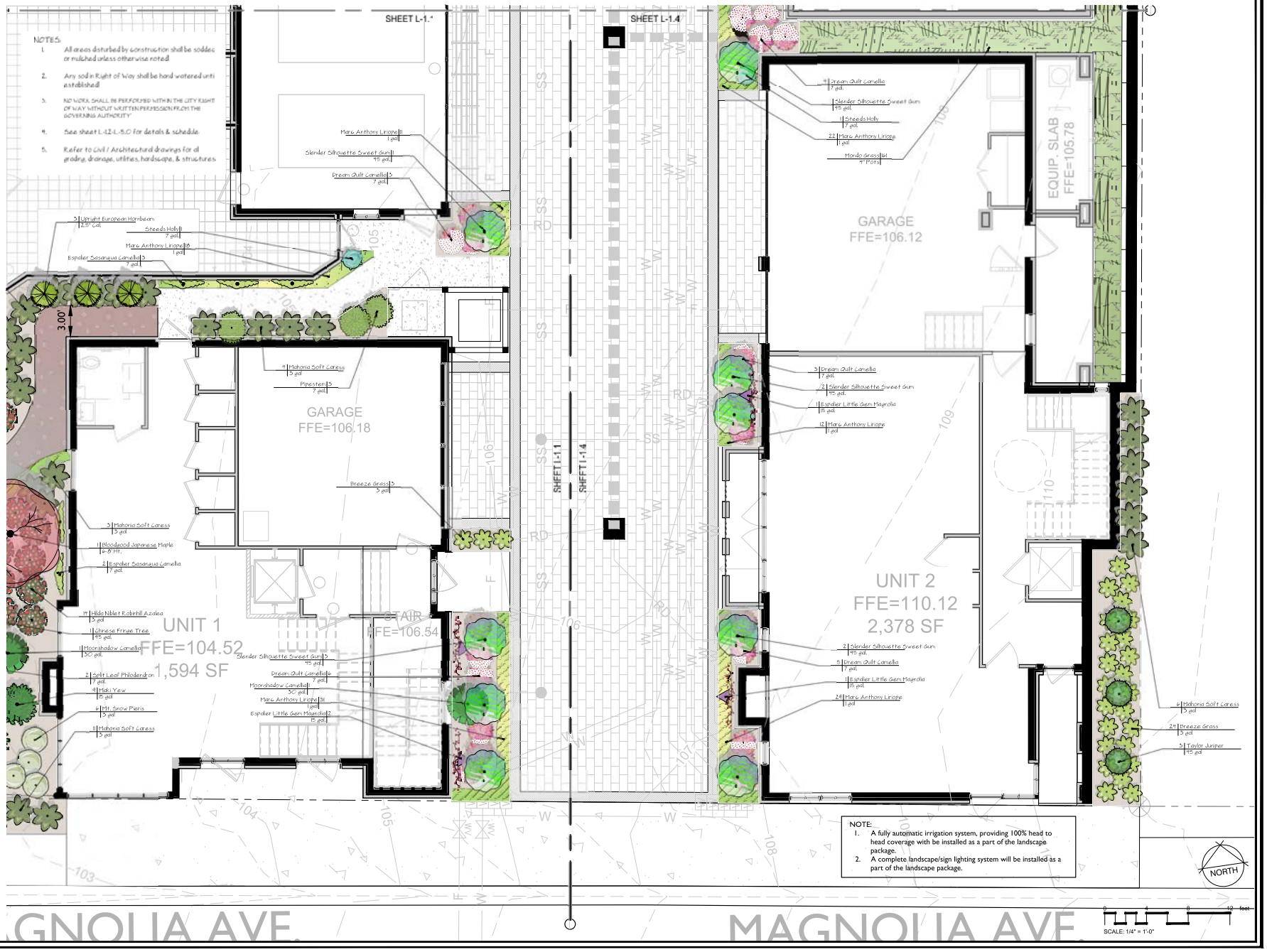
ISSUED 3/19/26

SHEET TITLE

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME VATANLA
DRAWN BY JC	SHEET L-1.2
CHECKED BY JC	
PROJECT No. 2572	
DATE 3/14/26	


UNIT 7
FFE=104.76
1,
SF
GARAGE
FFE=104.76
GARAGE
FFE=104.47
UNIT 6
FFE=104.47
1,441 SF
UNIT 5
FE=105.26
1,532 SF
GARAGE
FFE=105.26
UNIT 4
FFE=105.32
1,369 SF
GARAGE
FFE=105.32
GARAGE
FFE=105.87
NOTES:
1. All areas disturbed by construction shall be sodded or mulched unless otherwise noted.
2. Any sod in Right of Way shall be hand watered until established.
3. NO WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
4. See sheet L-1.2, L-1.3, & L-1.5 for details & schedule.
5. Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.
NOTE:
1. A fully automatic irrigation system, providing 100% head to head coverage with be installed as a part of the landscape package.
2. A complete landscape/sign lighting system will be installed as a part of the landscape package.
SHEET L-1.2
SHEET L-1.3
SHEET L-1.4
SHEET L-1.1
NORTH
SCALE: 1/4" = 1'-0"
0 4 8 12 feet
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FAIRHOPE, AL
ISSUED/REVISED
ISSUED 3/19/26
LANDSCAPE PLAN
L-1.3



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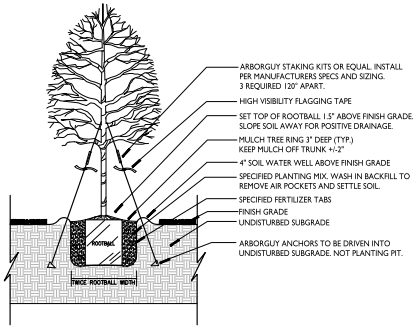
VATAN

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ISSUED/REVISED
ISSUED 3/19/26

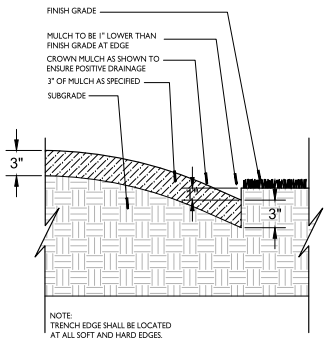
SHEET TITLE
LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME VATANLA
DRAWN BY JC	SHEET L-1.4
CHECKED BY JC	
PROJECT No. 2572	
DATE 3/14/26	



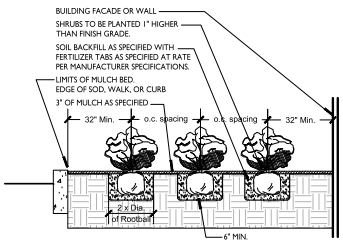
1 TREE PLANTING

N.T.S. LA-01



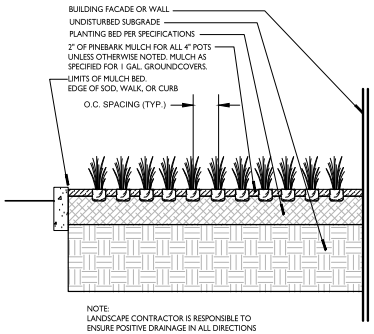
4 TRENCH BED EDGE

N.T.S. LA-04



2 SHRUB PLANTING DETAIL

N.T.S. LA-02



3 GROUNDCOVER PLANTING DETAIL

N.T.S. LA-03

5 LANDSCAPE NOTES

NTS LA-16

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.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
TREES							
	BM	2	Acer palmatum `Bloodgood`	Bloodgood Japanese Maple	6-8' Ht.		
	HF	12	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	2.5" Cal.		
	CR	2	Chionanthus retusus	Chinese Fringe Tree	45 gal.		
	JT	3	Juniperus virginiana 'Taylor'	Taylor Juniper	45 gal		Green Forest Nursery
	LS	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	45 gal.		Single Trunk, Specimen, Greenforest Nursery

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
SHRUBS								
	AP	3	Agarista populifolia	Pipestem	7 gal.		36" o.c.	
	AS	2	Alpinia zerumbet speciosa	Green Shell Ginger	3 gal		36" o.c.	
	AR	22	Azalea x `Hilda Niblet`	Hilda Niblet Robinhill Azalea	3 gal		36" o.c.	
	CD	45	Camellia sasanqua `Dream Quilt`	Dream Quilt Camellia	7 gal.		30" o.c.	
	CM	14	Camellia sasanqua `Moonshadow`	Moonshadow Camellia	30 gal.		48" o.c.	
	CF2	11	Cyrtomium falcatum	Holly Fern	3 gal		36" o.c.	
	DE	26	Dryopteris erythrosora	Autumn Fern	1 gal		30" o.c.	
	HC	5	Hedychium coronarium	White Butterfly Ginger	3 gal		36" o.c.	
	SH	6	Ilex crenata `Steeds`	Steeds Holly	7 gal.		24" o.c.	Specimen, Approve Photo w/LA Rushing Nursery
	LB2	30	Lomandra longifolia `Breeze`	Breeze Grass	3 gal		24" o.c.	Do not substitute other varieties.
	MS	76	Mahonia eurybracteata `Soft Caress`	Mahonia Soft Caress	3 gal		36" o.c.	
	OF	2	Osmanthus fragrans	Sweet Olive	30 gal.	Specimen	72" o.c.	Approve photo with Landscape Architect.
	PS	11	Philodendron selloum	Split Leaf Philodendron	7 gal.		60" o.c.	
	PJ	16	Pieris japonica Mountain Snow TM	Mt. Snow Pieris	3 gal		30" o.c.	
	PM	29	Podocarpus macrophyllus 'Maki'	Maki Yew	15 gal		48" o.c.	
	AT	23	Rhododendron x 'Conlep'	Autumn Twist Azalea	7 gal.		36" o.c.	
VINE/ESPALIER								
	CS	5	Camellia sasanqua 'Espalier'	Espalier Sasanqua Camellia	7 gal.		48" o.c.	Trellised, Approve variety with LA.
	ML	7	Magnolia grandiflora `Little Gem`	Espalier Little Gem Magnolia	15 gal.		72" o.c.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS								
	FP	66	City Flower Pocket	Annuals	1 gal		12" o.c.	
	LM	817	Liriope muscari 'Marant'	Marc Anthony Liriope	1 gal		12" o.c.	
	OJ	713	Ophiopogon japonicus	Mondo Grass	4" Pots		15" o.c.	

GENERAL NOTES:
1. LONG LEAF PINESTRAW ALL TREE RINGS & 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. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
4. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
6. SEE LANDSCAPE NOTES.

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

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	4" Depth of 89/10 Limestone over filter cloth. Provide 3/16" black metal edging on all soft edges.	511 sf
2	4' Aluminum Fence & Gates Color: Florida Bronze Style: TBD	70 lf

NOTES:
1. QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.

NOTE:
1. A fully automatic irrigation system, providing 100% head to head coverage with be installed as a part of the landscape package.
2. A complete landscape/sign lighting system will be installed as a part of the landscape package.

ESPALIER
landscape architecture
Espalier, LLC
Fairhope, Alabama
ph 251-454-2666

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VATAN
FAIRHOPE, AL

SEAL
STATE OF ALABAMA
JAMES CHRISTOPHER
Espalier
539
REGISTERED LANDSCAPE ARCHITECT

ISSUED/REVISED
ISSUED 3/19/26

SHEET TITLE
LANDSCAPE DETAILS

DESIGNED BY JC	FILE NAME VATANLA
DRAWN BY JC	SHEET L-5.0
CHECKED BY JC	
PROJECT No. 2572	
DATE 3/14/26	


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VATAN

A Downtown Fairhope Central Business District Mixed-Use Development


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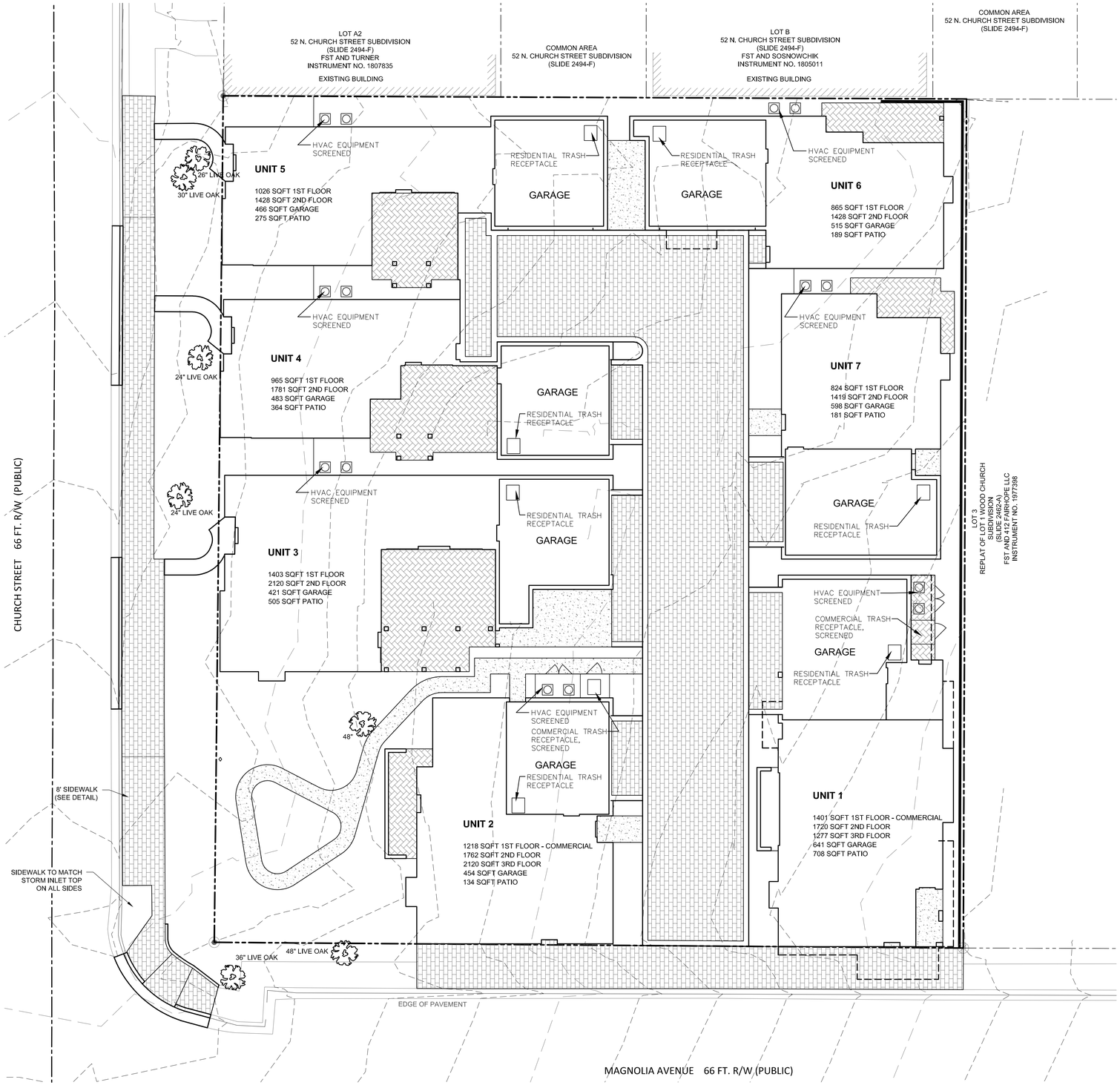

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1 Site Plan
SCALE: 1:10

WHLC | ARCHITECTURE

VATAN
Mixed Use Development

Church and Magnolia
Fairhope AL

washer hill lipscomb cabaniss
architecture, llc
copyright 2022

70 south section st fairhope, al
t 251.990.6200

22-214

Aug 21TH, 2023

SITE PLAN SUBMITTAL

SITE PLAN

A1.00



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



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

symbol legend

- 101 — door identification; re: door schedule
- 0 — column grid identification; re: structure
- ? — window identification; re: A9.0
- 1/A101 — elevation identification
- 0' - 0" / ELEVATION — elevation marker
- X / XXX / SIM — detail reference bubble
- 1 / A101 — section reference marker; re: building sections

WHLC ARCHITECTURE

VATAN
Mixed Use Development

Church and Magnolia
Fairhope AL

not for construction

washer hill
lipscomb cabaniss
architecture, llc
copyright 2020
1744 oakdale dr baton rouge, la
t. 225.767.1530 f. 225.767.0018
www.whlcarchitecture.co

SD
08.17.23
WHLC 22-214

EXTERIOR ELEVATIONS

A4.00

ALL GLAZING THIS ELEVATION TO BE FIRE RATED



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

ALL GLAZING THIS ELEVATION TO BE FIRE RATED



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

symbol legend

- 101 — door identification; re: door schedule
- 0 — column grid identification; re: structure
- ? — window identification; re: A9.0
- 1/A101 — elevation identification
- 0' - 0" / ELEVATION — elevation marker
- X / XXX / SIM — detail reference bubble
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WHLC ARCHITECTURE

VATAN
Mixed Use Development

Church and Magnolia
Fairhope AL

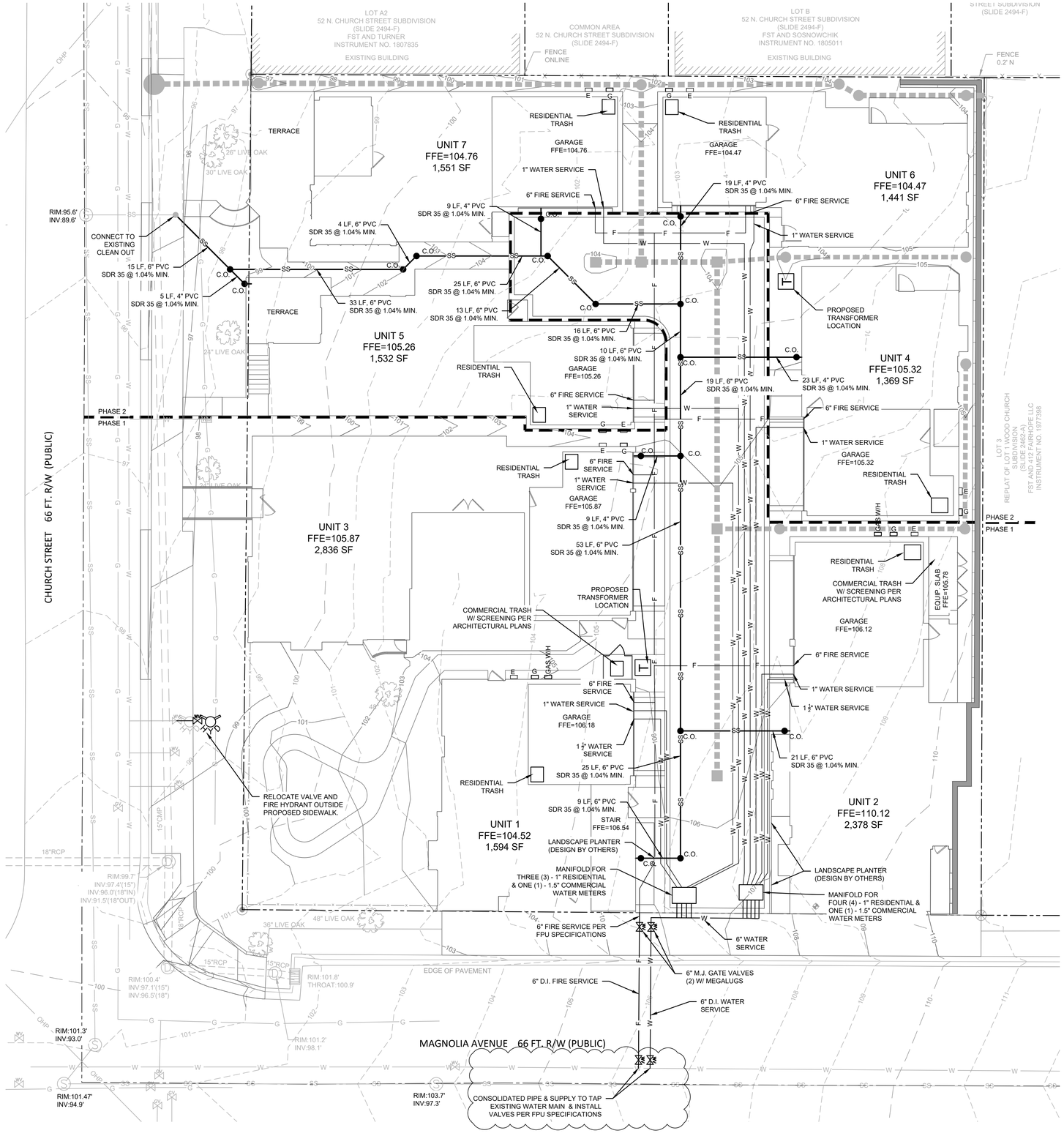
not for construction

washer hill lipscomb cabaniss architecture, llc
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SD
08.17.23
WHLC 22-214

EXTERIOR ELEVATIONS

A4.01



UTILITY NOTES

1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
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 CONFORM TO THE REQUIREMENTS OF AWWA C900, SDR 18 OR HEAVIER.
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. REFER TO THE ELECTRICAL PLANS FOR THE METER LOCATION.
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.
16. DRILL AND CORE THE EXISTING SEWER MANHOLE(S) FOR THE NEW SERVICE LEADERS. ALL LEADERS TAPPED INTO MANHOLES SHALL HAVE A RUBBER KOR-N-SEAL WATERTIGHT CONNECTION.
17. VERIFY EXACT WATER, SEWER, AND FIRE CONNECTIONS FOR ALL BUILDINGS WITH ARCHITECT.
18. ALL FIRE SERVICES SHALL HAVE BACK FLOW PREVENTERS ON RISERS. SEE ARCHITECTURAL PLANS FOR DETAILS.

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
SS	SANITARY SEWER	SS
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
	MANHOLE	
	POST INDICATOR VALVE	
	VALVE	
	WATER METER	
	CLEAN OUT	C.O.
	GAS METER (PER ARCHITECTURAL PLANS)	
	ELECTRIC METER (PER ARCHITECTURAL PLANS)	

Know what's below. Call before you dig.

0 5 10 20 40
10 SCALE

REVISION	DATE
ADD VALVES ON WATER/FIRE LATERALS	6/9/2025

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

UTILITY PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

IF NOT SIGNED AND SEALED IN RED, THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION
ALABAMA LICENSED PROFESSIONAL ENGINEER No. 31064 2/23/26
DAVID R. CHARD
AFFIX SEAL

JOB No.	DATE
20231216	2/23/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C04

DRAINAGE NARRATIVE

VATAN MIXED USE DEVELOPMENT

Prepared By:

S.E. Civil Engineering & Surveying

ALABAMA LICENSED 8/29/23 No. 51064 PROFESSIONAL ENGINEER DAVID RICHARD LAVERY

PROJECT NUMBER: 20231216

ENGINEER'S CERTIFICATE

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 51064, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the Fairhope Subdivision Regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

Project Engineer

August 29, 2023

Name of Project to which this Certificate Applies: Vatan Mixed Used Development
Plans which are certified consist of Page Cover thru C08.

MAINTENANCE STATEMENT

An HOA shall be formed and will be required to maintain any and all stormwater facilities and structures located outside of the publicly accepted right-of-way.

DRAINAGE NARRATIVE

Vatan Mixed Used Development is a Multiple Occupancy Project that will include 7 structures with a mixture of commercial and residential uses located on 0.52 acres. The site is in Fractional Section 18 of Township 6 South, Range 2 East and is on the northeast corner of Magnolia Avenue and North Church Street in the City of Fairhope's Central Business District.

The existing site is single family residential. The terrain of the site falls from east to west with elevations ranging from 111 ft to 106 ft. Runoff flows westward across the surface of the site and enters the N Church St. Right-Of-Way where it enters City of Fairhope storm sewer through inlets located along N Church St.

In the proposed development, runoff will be directed to a series of area drains and drop inlets where it will enter underground storm pipes that will carry it to an existing City of Fairhope inlet on the east side of N Church St. near the Magnolia Ave. intersection where it will continue through Fairhope's storm sewer network. Due to the site's location within the CBD, and the size of the development, detention and/or retention facilities are not required for this development and are not included in the design.

S.E. Civil
Engineering
& Surveying

August 21, 2023

Hunter Simmons
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532

Re: Vatan Mixed Use Development – Traffic Impact Study Note

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.

The proposed project will add 7 new residential units and 2,619 square feet of office space. Per the attached chart we have an average daily traffic of 70 trips and a total of 8 peak hour trips for this development.

If you have any questions, please let me know.

Sincerely,

David Lavery

David Lavery, PE
dlavery@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	Notes
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	Caution- Only 3 Studies
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	Caution-Only 3 Studies.
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	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%	7.0	41	4	2	1	
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	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies

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	Caution- Only 4 Studies
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	Caution-Only 4 Studies
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	Daily Rate for Saturday.
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	Caution- Only 1 Study.
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	Caution-Only 1 Study.
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA	Peak Hour is PM Peak Hour.
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	Peak Hour is PM Peak Hour.
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA	Caution- Only 2 Studies
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	Caution- Only 2 Studies.
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
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	Caution- Only 1 Study.
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	Peak Hour is PM Peak Hour.
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	Caution- Only 1 Study.
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	Caution- Only 1 Study.
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	Caution- Only 1 Study
Bowling Alley 494	KSF^2	33.33	3.54	35%	65%		0	0	NA	NA	Caution- Only 1 Study.
Recreational Com. Center 495	KSF^2	22.88	1.45	37%	63%		0	0	NA	NA	Caution- 1 study.
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	Peak Hour is PM Peak Hour.
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	Caution- Only 2 studies.
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	For Weekday
Synagogue 561	KSF^2	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.
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	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
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	Caution- Only 1 Study.
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	Peak Hour is PM Peak Hour.
Clinic 630	KSF^2	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
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%	2.6	29	4	1	3	
Corporate Headquarters 714	KSF^2	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF^2	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
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	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
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	Caution- Only 1 Study.
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	Peak Hour is PM Peak Hour.
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	Caution- Only 3 Studies
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	Low Turnover - More than 1 hour
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	Big variation on Daily
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	Only 2 studies
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	Daily Trips for Saturday. Caution- Only 1 Study.
Automobile Care Center 942	KSF^2	15.86	3.38	50%	50%		0	0	NA	NA	Daily Trips for Saturday.
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	Peak Hour is PM Peak Hour.
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	Daily Rate from 4th Edition ITE
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA	Have auto repair and service
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	Caution- Only 1 Study.
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	Daily based on small number of studies (Caution)
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	Average size = 3,000 sqft
Discount Supermarket 854	KSF^2	96.82	8.90	50%	50%		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Wholesale Market 860	KSF^2	6.73	0.88	53%	47%		0	0	NA	NA	Caution- Only 1 Study.
Discount Club 857	KSF^2	41.80	4.24	50%	50%		0	0	NA	NA	Similar to "Sams" or "Pace"
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	Peak Hour is for Saturday.
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	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Video Rental Store 896	KSF^2	NA	31.54	50%	50%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Walk-in Bank 911	KSF^2	156.48	12.12	44%	56%		0	0	NA	NA	Daily based on 1 study & PM Peak based on 2 studies.
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA	
Drive-in Bank 912	KSF^2	148.15	25.82	50%	50%		0	0	NA	NA	

NA: Not Available	**KSF$^{2:}$** Units of 1,000 square feet
DU: Dwelling Unit	**Fuel Position:** # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

21-Aug-23

Fairhope Water Utility

Hydrant Flow Test

Date: March 2, 2023

Time: 10:05 AM

Flow Hydrant

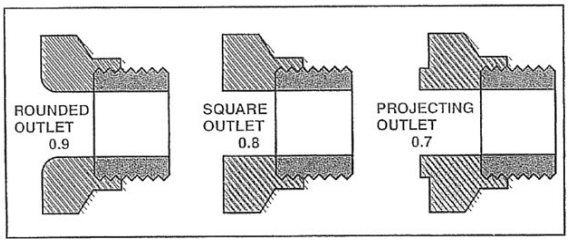
Hydrant Location: N. Church Street & Oak Avenue

Size of Water Main (Inches): 8 Type of Material: Ductile Iron

Pitot PSI: 48 Outlet Diameter (in): 2.5 Number of Outlets Flowing: 1

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

Outlet less than 4" in size, smooth and rounded:	0.90
Outlet less than 4" in size, square and sharp:	0.80
Outlet less than 4" in size, projecting:	0.70



Select Appropriate C Value: 0.9

Calculated Flow (Q): 1162.51 GPM

Flow Hydrant

Hydrant Location: Same

Size of Water Main (Inches): 8 Type of Material: Ductile Iron

Static Pressure (PSI): 65 Residual Pressure (PSI): 48

Calculated Fire Flow @ 20 PSI (AFF): 1966.48 GPM

Signatures:

Operator: P.Beaudreau

Engineer of Record: _____

Fairhope Public Utilities

Hydrostatic Water Test

Project Test Information

Test Date: Friday, January 9, 2026

Test Start Time: 0800

Weather / Temperature: Clear and Sunny, 69°-76°

Project Name: Vatan Mixed Use Development

Project Type: Residential / Commercial (Mixed Use)

Engineer of Record (EOR): S E Civil

Prime Contractor: Reed Construction

System Installation Contractor: Kelly's Welding & Excavation

System Installer Representative: William Kelly, (251) 747-4177

System & Test Description

System Type: Domestic Water Line

Pipe Material: Ductile Iron

System Test Length (LF): ~50'

Pipe Diameter (inches): 6"

Test Pressure (psi): 150

Duration (hrs): 6 Hrs

Pre-Test Conditions

☒ Pipe installation complete (joints restrained/backfilled as specified)

☒ Valves checked and accessible

☒ Air released from high points

☒ Gauges calibrated / zeroed

☒ Test section isolated and end restraints in place

☒ Pretest Completed

Pre-test notes:

System Fill/Gallons: ~74 gallons

PSI/HRS: 150 psi / ~2 hrs

Test Procedure Observations

Test Notes Test started at 7:57 AM. Hydrostatic pressure increased ~5 psi, likely due to sunny conditions around 10 AM; . Test Notes

Permitted Additional Water During Test **N/A**

Total Gallons Added During Test **none**

Test Results

Final Test PSI **162**

Test Results: ☒ **Pass** ☐ **Fail**

Observed Leaks / Repairs **None**

Additional remarks:

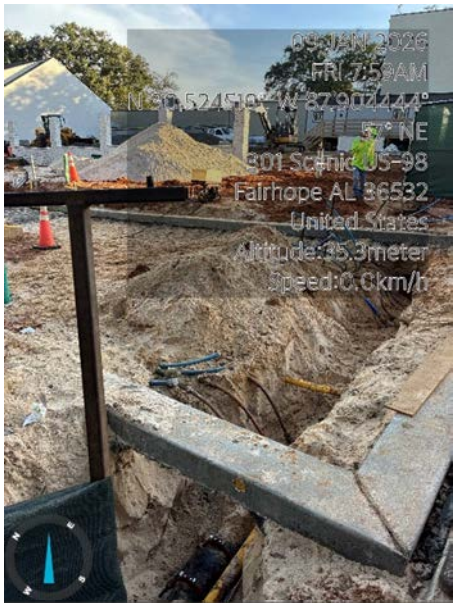
Notes **Click or tap here to enter text.** Notes

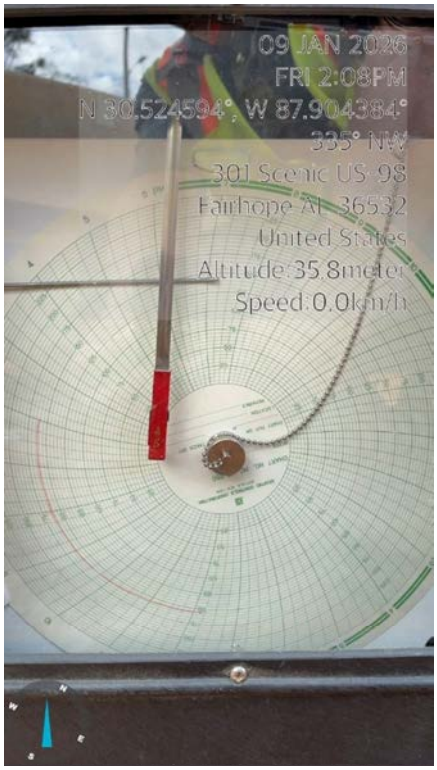
Fairhope Representative

FPU Inspector Contact **Mike Bazinet, (251) 714-8840**

Date & Time of Completed Test **1/9/2026 2:00 PM**







Hydrostatic Water Test

This checklist documents today's hydrostatic test observations. Fill all applicable fields.

1. Project Test Information

Date: **Wednesday, January 7, 2026**

Weather / Temperature: **Cloudy, 66**

Project: **Vatan Mixed Use Development**

Engineer: **S E Civil**

Contractor: **Reed Construction**

System Type: Fire Water Line

System Test Length (LF): **~360’**

Material: **Ductile Iron**

Diameter: **6”**

Test Pressure (psi): **200** Duration: **2 Hrs**

2. Pre-Test Conditions

☒ Pipe installation complete (joints restrained/backfilled as specified)

☒ Valves checked and accessible

☒ Air released from high points

☒ Gauges calibrated / zeroed

☒ Test section isolated and end restraints in place

☒ Pretest Completed

Pre-test notes:
~528 gallons
200 psi held for several hrs

3. Test Procedure Observations

Hourly Readings (pressure, leaks, pump activity)

Test restarted at 9:40 AM. Hydrostatic pressure fluctuated approximately 2 psi, likely due to rising ambient temperature as cloud cover decreased.

4. End of Test – Results

Final pressure (psi): **199**

Allowable Gallons per Engineer: Choose an item.

Total water added to maintain pressure (gal): **none**

Test Results: ☒ **Pass** ☐ **Fail**

Observed leaks / repairs: **None**

Additional remarks:
Click or tap here to enter text.

5. Sign-Off

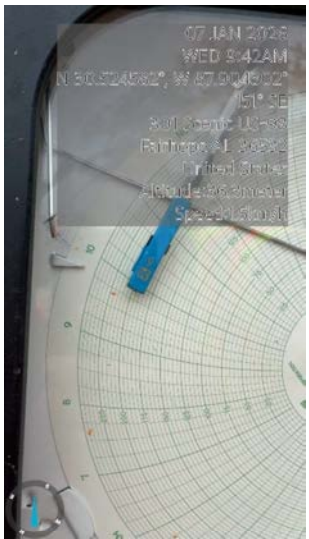
Inspector Name: Mike Bazinet

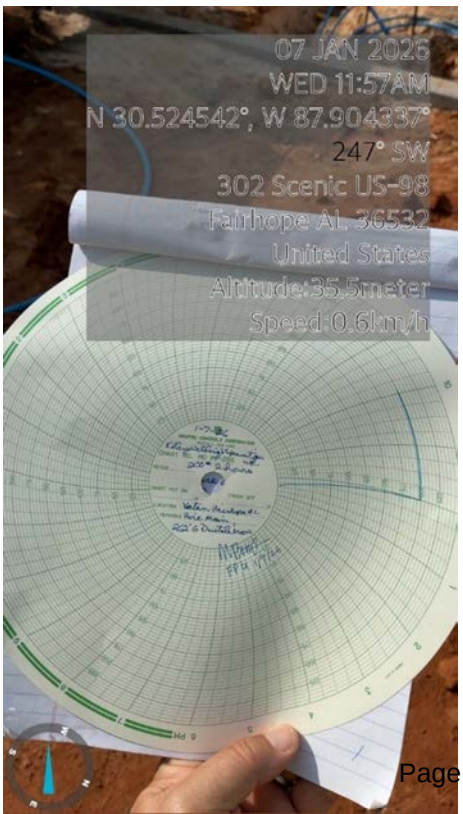
Date & Time: 1/7/2026 11:57 AM

Contractor Rep: Jackson White

Tip: Attach photos of gauges, leaks, and site conditions when submitting this checklist.







Fairhope Water Utility

Hydrant Flow Test

Date: March 2, 2023

Time: 10:05 AM

Flow Hydrant

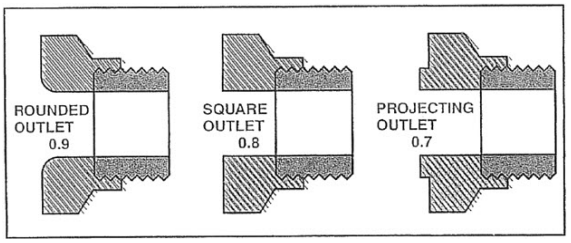
Hydrant Location: N. Church Street & Oak Avenue

Size of Water Main (Inches): 8 Type of Material: Ductile Iron

Pitot PSI: 48 Outlet Diameter (in): 2.5 Number of Outlets Flowing: 1

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

Outlet less than 4" in size, smooth and rounded:	0.90
Outlet less than 4" in size, square and sharp:	0.80
Outlet less than 4" in size, projecting:	0.70



Select Appropriate C Value: 0.9

Calculated Flow (Q): 1162.51 GPM

Flow Hydrant

Hydrant Location: Same

Size of Water Main (Inches): 8 Type of Material: Ductile Iron

Static Pressure (PSI): 65 Residual Pressure (PSI): 48

Calculated Fire Flow @ 20 PSI (AFF): 1966.48 GPM

Signatures:

Operator: P.Beaudreau

Engineer of Record: _____

S.E. Civil
Engineering
& Surveying

February 24, 2026

Hunter Simmons
City of Fairhope
451 Pecan Ave. Ste. 200
Fairhope, AL 36532

Re: Vatan Mixed Use Development
Church Street Alternative Sidewalk Layout

Dear Hunter:

The enclosed exhibit is an alternative sidewalk layout we would like presented for planning commission and/or city council consideration as an alternative to the 6' sidewalk along Church Street that was approved in the previous MOP for the site. During site construction, Gary Ickes has further evaluated the impact a 6' sidewalk would have on the critical root zone of the trees. He has indicated that the construction of a sidewalk that close to the critical root zone will have a high probability of killing one or more of the trees along Church Street.

Multiple alternatives have been discussed between city staff including Richard Johnson and yourself, and the developer, David Ryan. The enclosed exhibit depicts the alternative with the least impact to the roots of the trees. It includes narrowing of the pavement width along the Church Street site from 22 feet to 20 feet wide and reducing the sidewalk width to 3' which is the minimum allowable ADA width.

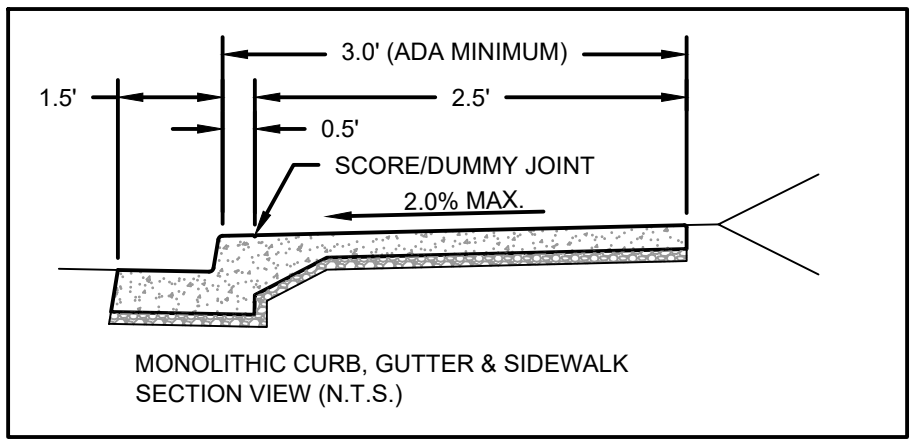
We would be happy to discuss this and other alternatives further.

If you have any questions, please let me know.

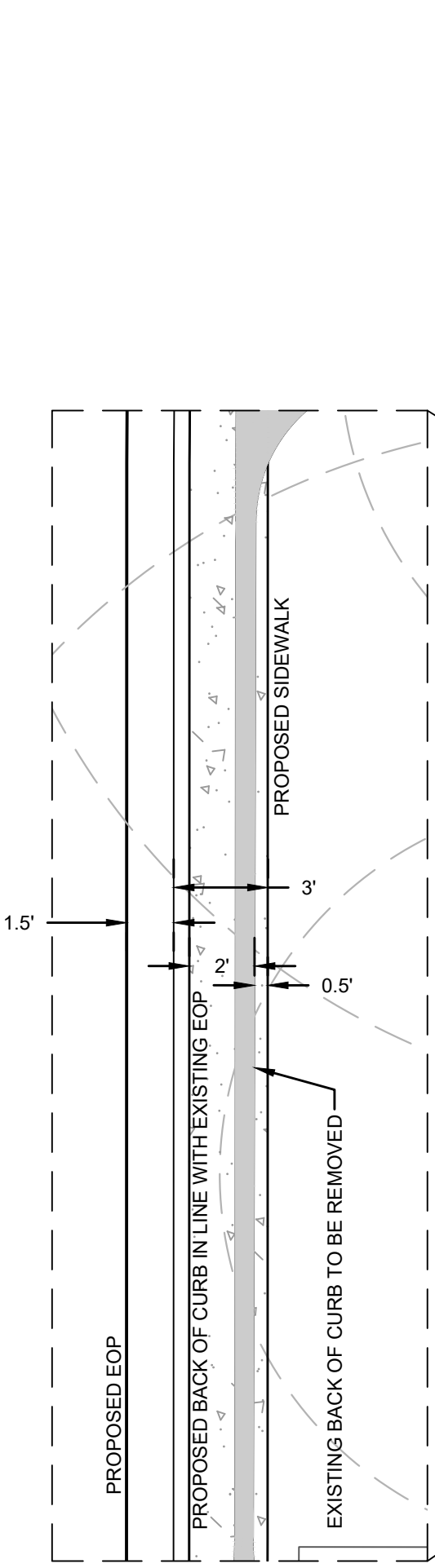
Sincerely,

David Lavery

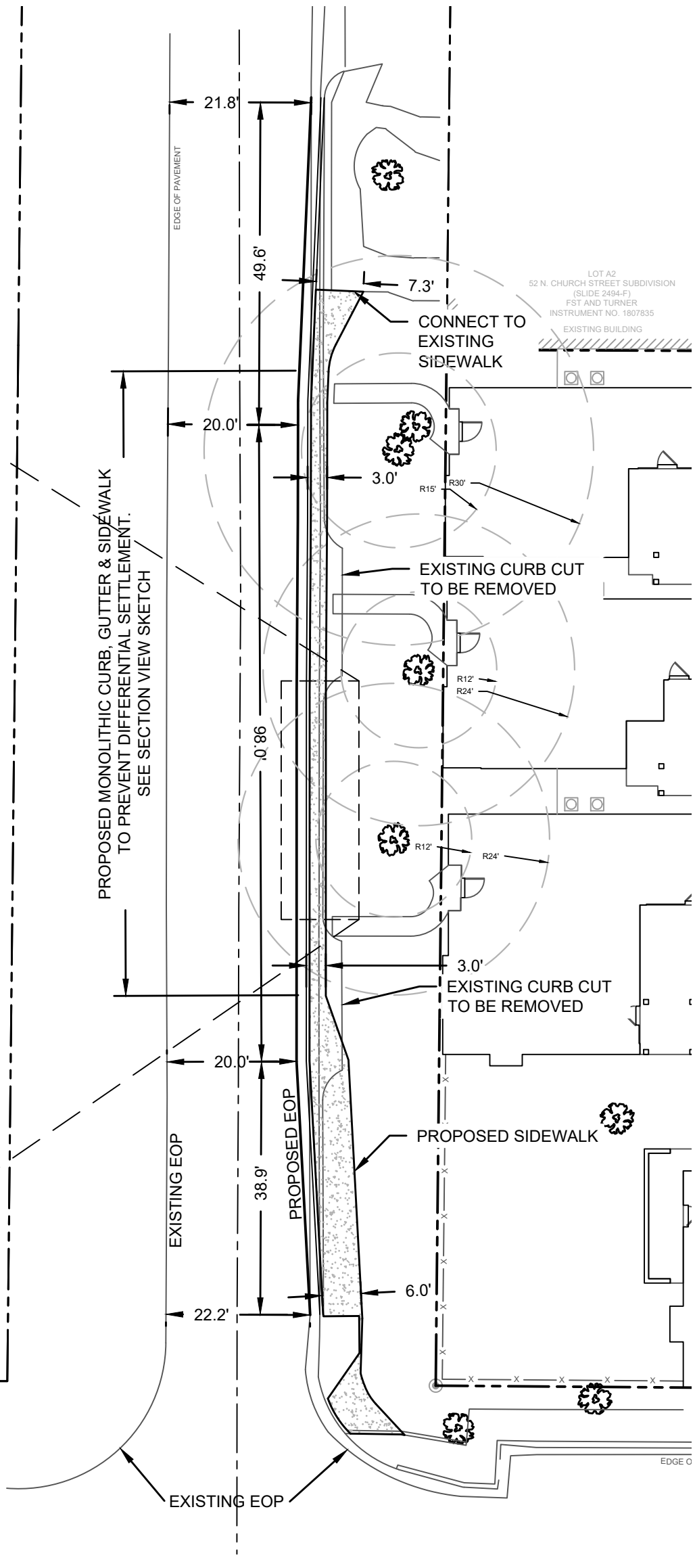
David Lavery, PE
dlavery@secivileng.com



MONOLITHIC CURB, GUTTER & SIDEWALK
SECTION VIEW (N.T.S.)



ENLARGED VIEW 1"=5'



CHURCH STREET SIDEWALK EXHIBIT
(ADA VERSION)

0 10 20 40
20 SCALE

Vatan Sidewalk Assessment

Prepared for:

RW LLC & Reed Construction Company, LLC

Fairhope, AL 36532

Prepared by:

Gary Ickes

Ickes Tree Service, Inc.

13520 State Hwy 104

Silverhill, AL 36576

March 18, 2026

13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

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13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

Summary

The Heritage Trees at the project site on the northeast corner of Magnolia Avenue and Church Street are currently in good health and a tree preservation plan is in place to care for and monitor the trees. I was asked to assess three scenarios. The scenarios were no sidewalk, a paver sidewalk, and an ADA compliant sidewalk. The supplied plans for the proposed sidewalks will cause significant to moderate impact to the trees. Loss of soil area that could support root growth could be as much as 60 percent and the trees could also lose up to 60 percent of the root plate on the western side which could cause the tree to become unstable in uncommon weather events. The best option is to not install a sidewalk at the corner of Magnolia Avenue or along Church Street for the health of the Heritage Trees. The paver sidewalk option will have a significant impact on the Heritage Trees in question. The ADA compliant sidewalk option will have a moderate impact on the Heritage Trees. If a sidewalk is required, the poured concrete sidewalk will present a lower risk to the health and integrity of the Heritage Trees than the paver sidewalk; however, the construction of the sidewalk will cause stress to the trees.

Introduction

Background

I was retained as an arboricultural consultant shortly after the property located at the northeast corner of Magnolia Avenue and Church Street in Fairhope, Alabama was purchased by RW LLC in May of 2023. The property has one live oak (*Quercus virginiana*) located on the property and six live oaks located along the right of ways of Magnolia Avenue and Church Street. All the trees will be referred to as the Heritage Trees.

A site plan has been attached to this report supplied by Jackson White of Reed Construction (Attachment 1). The attachment has had the trees numbered to show their location and to make for easier reference in this report. The trees range in diameter at breast height (DBH) from 48 inches to 24 inches.

I developed a tree preservation plan early in the project which included beneficial pruning, fertilization, and soil amendments to promote the health of the trees and reduce construction stress. The plan was discussed with a representative of the City of Fairhope to show the intent of the developer to be proactive in the preservation of the trees. Some changes had occurred due to either the developer or the City of Fairhope that have caused a slight increase in the anticipated stress on the trees. I have continued to consult on the project and make recommendations of care as needed.

13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

Assignment

I was contacted by Jackson White with Reed Construction Company, LLC to review three possible scenarios with respect to installation of sidewalks at the corner of Magnolia Avenue and Church Street and extending north along Church Street to the northwestern boundary of the Property, and to provide a written assessment of my conclusions. Mr. White provided plans for proposed sidewalks.

Limits of Assignment

Due to being out of town on a business trip, I was unable to revisit the site to measure for the exact calculation of loss to the Heritage Tree root areas as a result of the proposed sidewalk options. Previously I have been on the site multiple times and using photos from Google and the Project Site drawings, I am estimating all measurements and calculations. I have been provided with Attachment 1, which I understand to be a drawing of the Project Site Plan. I have also been provided with a document entitled Church Street Sidewalk Exhibit (ADA Version), which for purposes of this Assessment I am labeling Attachment 2. I am assuming for purposes of this report that all dimensions in Attachments 1 and 2 are accurate.

Purpose and Use of Report

The purpose of this report is to provide the Vatan Project Owner, Contractor, and City of Fairhope representatives with information to make informed decisions for the care of the Heritage Trees insofar as the construction of sidewalks at the corner of Magnolia Avenue and Church Street, and along Church Street to the northwestern corner of the Property, are concerned. Once completed and presented, this report is their property to be used as needed. No portion or entirety of this report may be given to or used by the media without the express written permission of Ickes Tree Service and Gary Ickes.

Observations

Current Status

The Heritage Trees are currently in good health as of March 2026. There has been excavation within the driplines of the trees, but tree preservation methods were used to reduce the impact on the trees. The trees are on a tree health care program that applies annual treatments of supplemental nutrients and soil amendments. A tree growth regulator was applied to reduce canopy growth or tip extension. A beneficial side effect of this regulator is an increase in non-woody roots. The trees are monitored for insect and/or disease issues and will be treated as needed.

During previous air-excavation on portions of the site, the majority of roots for the Heritage Trees were found in the top 12-inches of soil, with some root growth down to 24-inches in the excavated areas.

Paver Sidewalk

Attachment 1 shows the paver sidewalk. I was given construction details for the paver sidewalk previously. The details for the construction call for 24-inches compacted structural fill, 6-inches of crushed base material, 1-inch of bedding sand, and the thickness of the pavers. Based on prior experience with pavers, I estimate the thickness of the pavers to be 4-inches. The estimated total thickness of the sidewalk including base is 35-inches. The width of the sidewalks ranges from 8-feet wide for the southern section to 6-feet wide in the northern section. Due to the slope of the site, additional soil may have to be removed to allow for a level sidewalk to be installed at curb height. The removal of the additional soil may require the installation of a retaining wall or changes to the slope of the area east of the sidewalk. Based on measurements supplied by Mr. White (Attachment 3), the trees 4 - 7 range from 10 to 13 feet from the backside of the curb along Church Street to the west side of the tree’s trunk (Photo 1). The sidewalk will be within 1 foot of tree 2 on Magnolia Avenue (Photo 2).

ADA Compliant Sidewalk

Attachment 2 shows the ADA compliant sidewalk design. A construction detail plan was not given for this sidewalk. Based on prior experience, I would expect a base of at least 6-inches in depth. The base material and the thickness of the sidewalk would be a minimum of 10-inches. The southern section will be 6 feet wide for the southern third of the sidewalk then will narrow to 3 feet. As the sidewalk narrows to 3 feet, the road will be narrowed by 24-inches. This would reduce the loss of root area to 1 foot in the narrowed area instead of 3 feet. Based on measurements supplied by Mr. White, the trees 4-7 range from 10 to 13 feet from the backside of the curb to the west side of the tree's trunk. The plans supplied by Mr. White do not show the sidewalk approaching tree 2 as closely.

Discussion

Paver Sidewalk

The paver sidewalk option will have a significant impact upon trees 2 and 4-7. With a total dig depth of approximately 35-inches and a width of 6 feet, I estimate the loss of between 45 to 60 percent of the soil area that is currently available to the roots between the trees and Church Street. This does not consider the possibility of a retaining wall being needed on the east side of the sidewalk. This would be a significant stressor on the trees, and the consequences of the construction would be visible in the trees in as little as 1 year. The original preservation plan called for the area to the west of the trees to remain undisturbed except for minor utility excavation.

This option would also cause damage to the structural root plate, the anchoring portion of the tree's root system. The root plate would extend out in a 10 foot radius from the tree. If a 6 foot sidewalk was installed it could remove up to 60 percent of the western section of the root plate which could cause the tree to become unstable in uncommon weather events. This does not consider the possibility of a retaining wall or over dig.

ADA Compliant Sidewalk

The ADA compliant sidewalk option near trees 4 - 7 will have a moderate impact upon the trees with an estimated depth of 10-inches and a width of 1 foot without over dig for construction or the possibility of a retaining wall being needed. With this sidewalk option, I estimate the loss of soil area between the curb and the west side of the tree to be up to 15 percent.

This option would also cause damage to the structural root plate, the anchoring portion of the tree's root system. The root plate would extend out in a 10 foot radius from the tree. If a 3 foot sidewalk was installed it could remove up to 10 percent of the western section of the root plate. This does not consider the possibility of a retaining wall or over dig.

No sidewalk

There would be no impact on the trees in question if a sidewalk was not constructed.

Conclusion

The best option is to not install a sidewalk at the corner of Magnolia Avenue or along Church Street for the health of the Heritage Trees. The paver sidewalk option will have a significant impact on the Heritage Trees. The ADA compliant sidewalk option will have a moderate impact on the Heritage Trees. If a sidewalk is required, the poured concrete sidewalk will present a lower risk to the health and integrity of the Heritage Trees than the paver sidewalk; however, the construction of the sidewalk would cause stress to the trees.

Appendix A - Certificate of Performance

Certification of Performance

I, Gary Ickes II, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture, American Society of Consulting Arborists, and the Tree Care Industry Association. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 33 years.

Appendix B – Assumptions and Limiting Conditions

13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

Assumptions & Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

4. Loss and alteration of any part of this report invalidates the entire report.

5. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.

7. This report and values expressed herein represent the opinion of the consultant, and the consultant fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

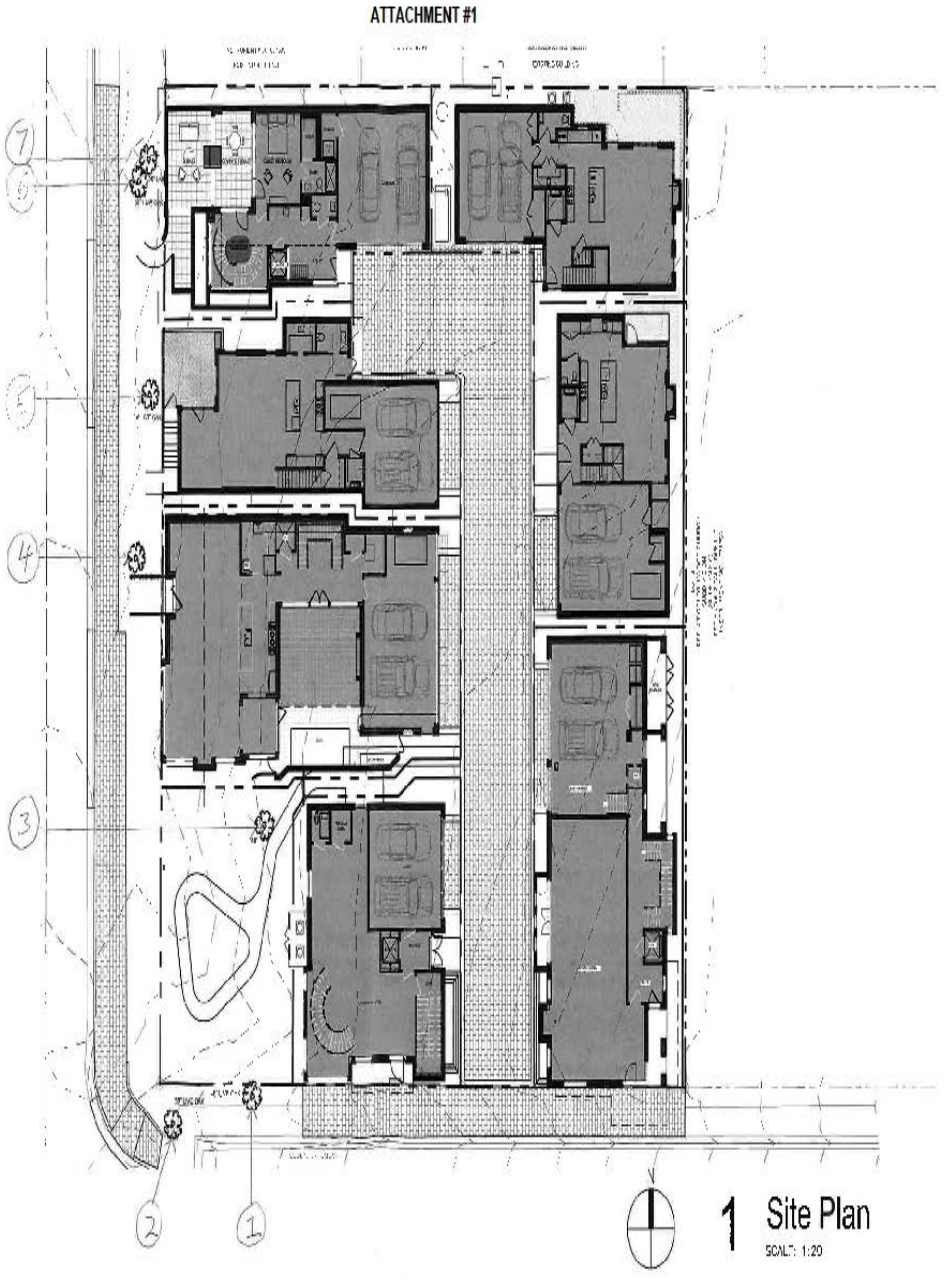
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Gary Ickes
ASCA Registered Consulting Arborist #861
I.S.A. Board Certified Master Arborist SO-2919BM & Tree Risk Assessment Qualified

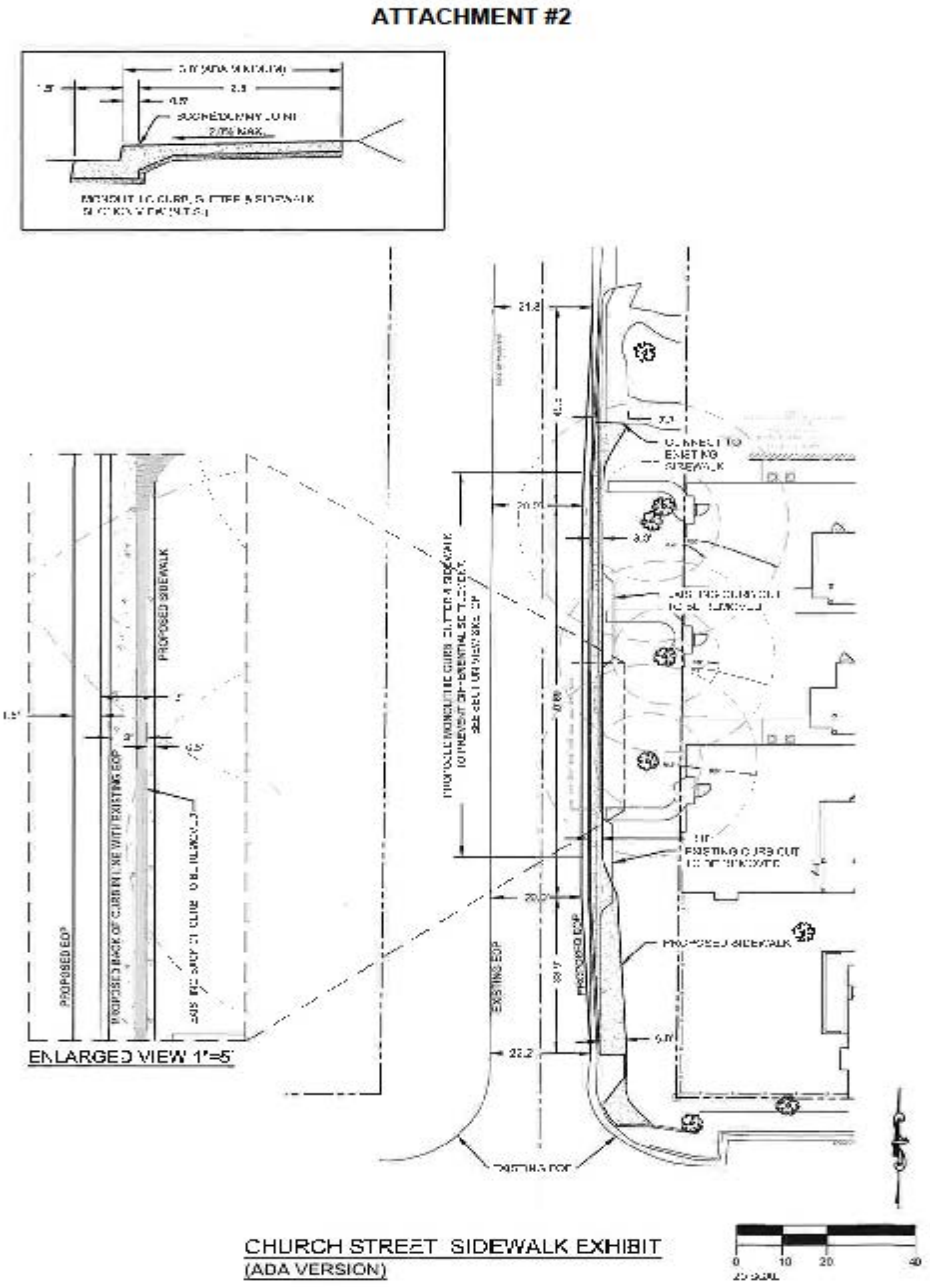
13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

Attachment 1



13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

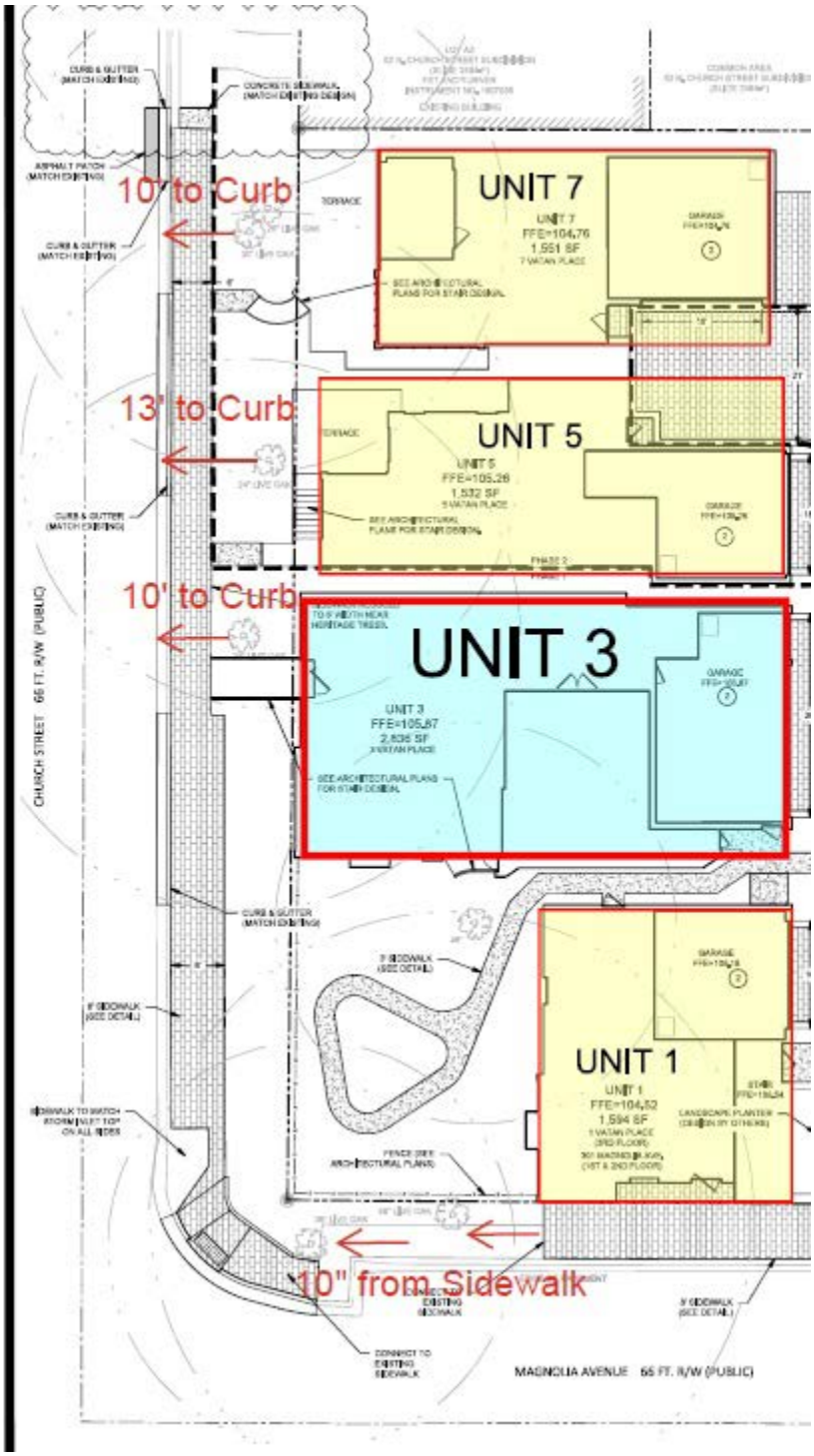
Attachment 2



Gary Ickes
ASCA Registered Consulting Arborist #861
I.S.A. Board Certified Master Arborist SO-2919BM & Tree Risk Assessment Qualified

13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

Attachment 3



13520 AL 104 • Silverhill, AL 36576 • (251) 945-5144

Photos

Attached are several pictures (which I understand were taken on March 11, 2026) and depicting current conditions at the corner of Magnolia Avenue and Church Street, and along Church Street, and also depicting current conditions around the various of the Heritage Trees.

Photo 1

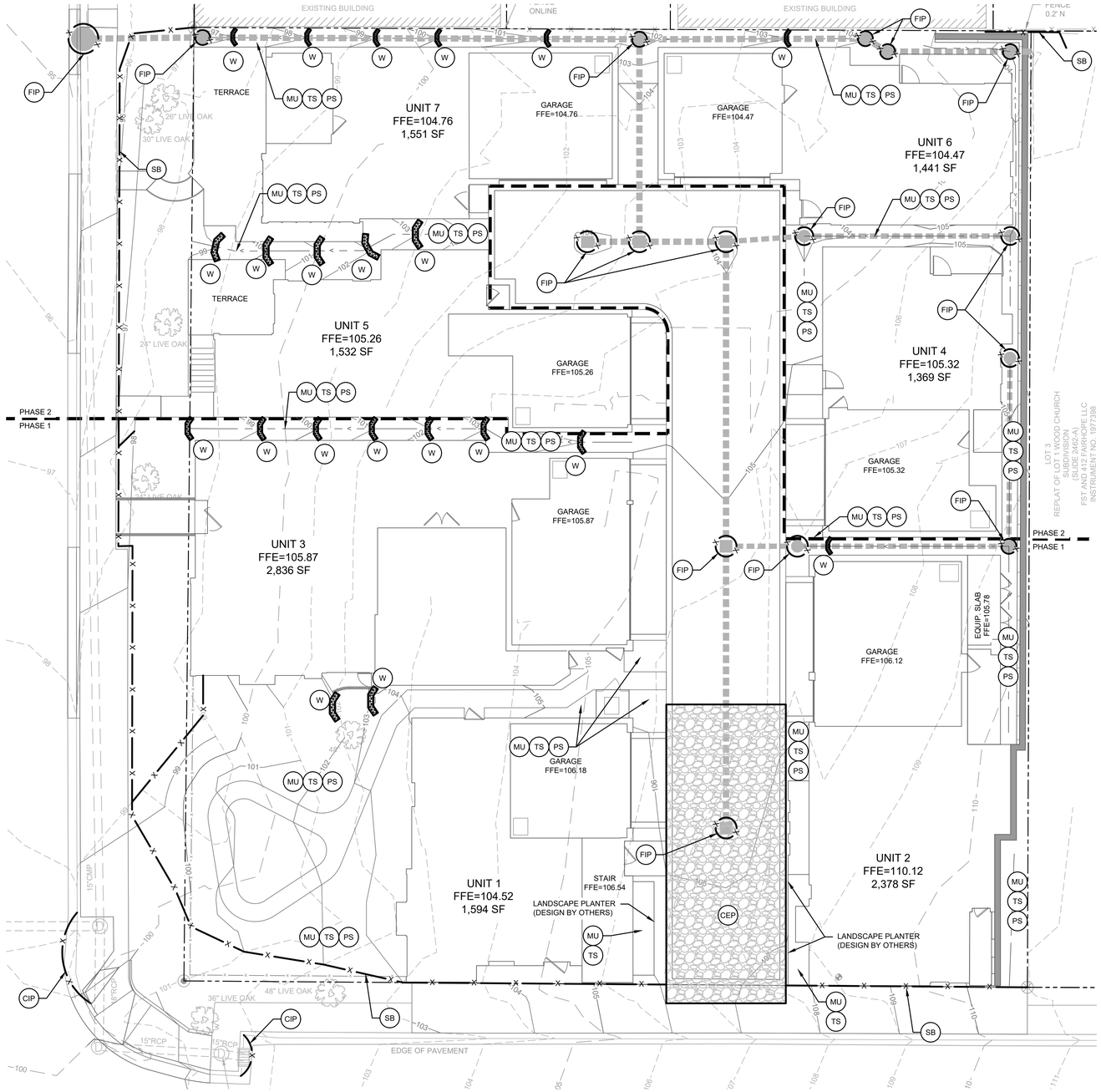


This photo shows Heritage Trees 4 – 7 looking north along Church Street. The fence is approximately 5 feet east of the curb.

Photo 2



This photo shows Heritage Tree 2. Church Street is visible in the background. The paver sidewalk would approach as close to 1 foot of the west side of the tree.



EROSION CONTROL PRACTICES

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

EROSION CONTROL NOTES

1. THE EXISTING SITE IS SINGLE FAMILY RESIDENTIAL.
2. CONTACT DAVID KING, QCI 251-990-6566.
3. AREA TO BE DISTURBED = 0.51 ACRES
4. ALL VEGETATION SHALL BE PLANTED AND MAINTAINED PER THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (ALABAMA HANDBOOK).
5. ALL EROSION CONTROL MEASURES SHALL BE PER THE DIRECTION OF THE ENGINEER, SOIL AND WATER CONSERVATION COMMITTEE OFFICER, AND THE FEDERAL E.P.A. GUIDELINES FOR THE NPDES PROGRAM.
6. ABSOLUTELY NO SEDIMENT SHALL BE PERMITTED TO LEAVE THE SITE DURING CONSTRUCTION. IF HEAVY RAINS OR UNUSUAL SITE CONDITIONS RESULT IN THE POLLUTION OF ROADWAYS OR ADJACENT PARCELS THEN THE GRADING CONTRACTOR SHALL CLEAN THE DISTURBED AREAS IMMEDIATELY AND RESTORE THE AREAS TO THE ORIGINAL CONDITION WITHIN 24 HOURS.
7. ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY SEEDED WITH "SOUTH" TYPE SEEDINGS PER THE ALABAMA HANDBOOK.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE GOVERNING OFFICIALS. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO BE INTIMATE WITH THE LOCAL EROSION CONTROL LAWS AND TO REFLECT THIS KNOWLEDGE IN HIS/HER ACTIONS AND QUOTATIONS.
9. REFERENCE THE CONSTRUCTION SEQUENCE FOR THE RELATIONSHIP BETWEEN THE INSTALLATION OF EROSION CONTROL FEATURES AND GENERAL CONSTRUCTION.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE GOVERNING OFFICIAL OR ENGINEER OF RECORD.
12. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL THE SEDIMENT BARRIERS HAVE BEEN CONSTRUCTED.
13. CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES AFTER PERMANENT GRASSING IS IN PLACE AND ESTABLISHED.
14. THE CONSTRUCTION EXIT PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
15. DISTURBED AREAS LEFT IDLE FOR TEN DAYS OR LONGER ARE TO BE SEEDED AND MULCHED.
16. SEDIMENT / EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED 1/3 OF THE CAPACITY OF THE DEVICE.
17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR.
18. THE CONTRACTOR SHALL PREVENT THE LOSS OF SEDIMENT DUE TO WIND VIA WATERING DRY SOILS. CAUTION SHOULD BE TAKEN TO ENSURE THAT THE SITE IS NOT OVER WATERED.
19. THE SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
22. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
23. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
24. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
25. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN 7 DAYS OF THEIR CONSTRUCTION.
26. ALL FILL SLOPES HAVE SILT FENCE AT THE TOE OF SLOPES.
27. EXISTING TREES, TO BE SAVED, SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
28. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
29. CONTRACTOR TO CLEAN OUT ACCUMULATED SEDIMENT IN THE DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
30. SEDIMENT STORAGE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
31. ALL SLOPES STEEPER THAN 3H:1V MUST BE MATTED AND STAKED WITH AMERICAN EXCELSIOR JUTE MAT.

CONSTRUCTION SEQUENCE - PHASE 1

1. INSTALL TREE PROTECTION FENCING PER TREE PROTECTION ORDINANCE.
2. REMOVE VEGETATION ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS, AND CONSTRUCTION EXIT.
3. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
4. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
5. REQUEST BMP & TREE PROTECTION INSPECTION PRIOR TO CLEARING.
6. 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 BUILDINGS
3. INSTALL STORM SYSTEM AND UTILITIES.
4. INSTALL CURBING AND STONE BASE.
5. ESTABLISH VEGETATION ON AREAS NOT IMPACTED BY PAVING OPERATIONS.

CONSTRUCTION SEQUENCE - PHASE 3

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

USDA SOIL SURVEY CLASSIFICATIONS

EuC - WADLEY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES - HSG A

0 5 10 20 40
10 SCALE

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

DATE	REVISION
6/9/2025	RE-ISSUE SHEET - REV. FOR RETAINING WALL

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.6566

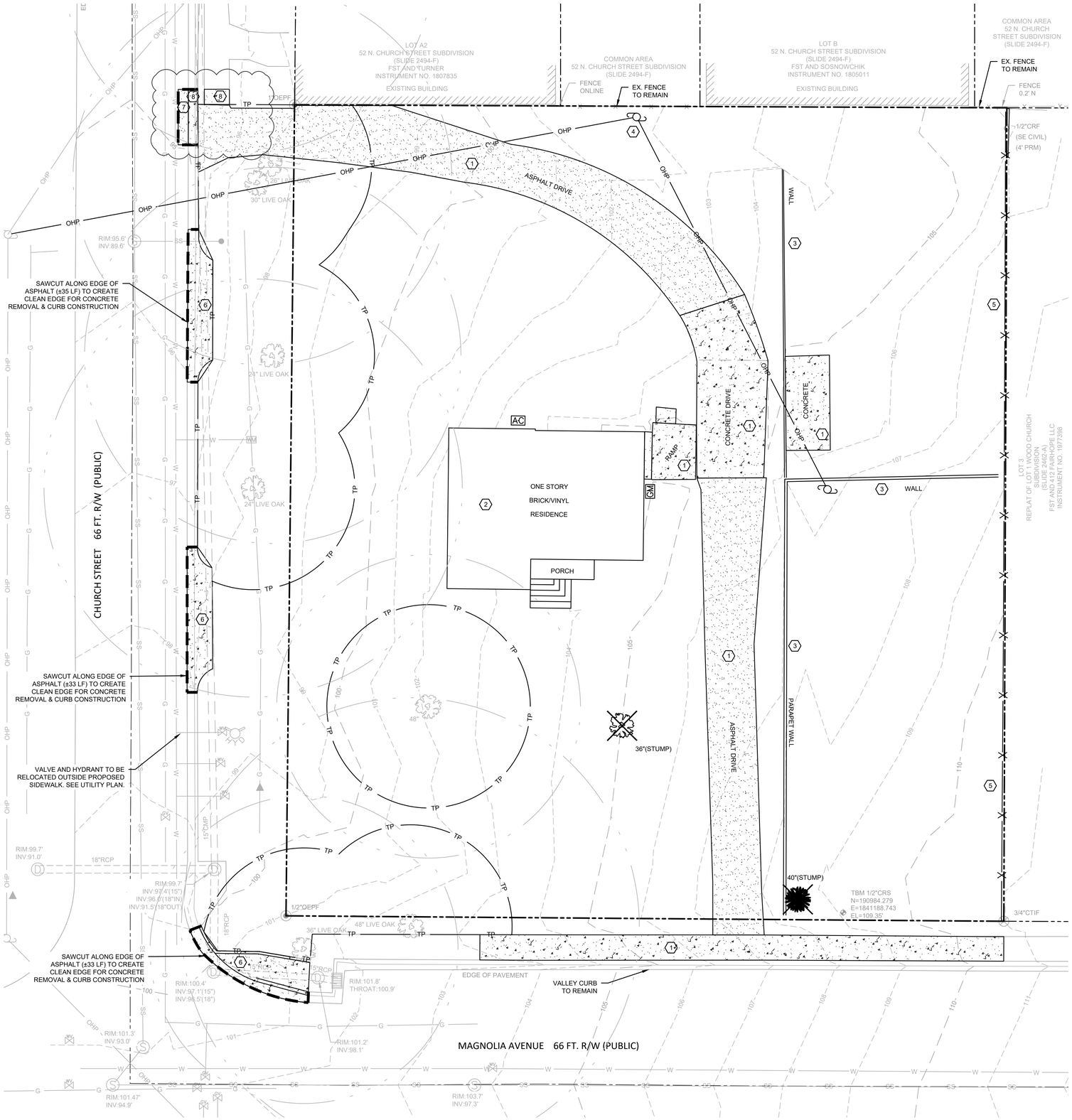
EROSION & SEDIMENT CONTROL PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

ALABAMA LICENSED No. 31064 PROFESSIONAL ENGINEER DAVID RICHARD KING
IF NOT SIGNED AND SEALED IN RED INK, THIS DOCUMENT IS UNOFFICIAL AND UNAUTHORIZED
AFFIX SEAL

JOB No.	DATE
20231216	2/23/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C03



Know what's below. Call before you dig.

TREE REMOVAL 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. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN FOR DETAILS.
7. MAKE SAWCUTS AT AREAS WHERE PAVING IS TO REMAIN. CURBING SHOULD BE REMOVED TO AN EXISTING JOINT.

TREE REMOVAL LEGEND

REMOVAL — X

TREE PROTECTION FENCE — TP

TREE CANOPY

TREE REMOVAL

TYPE	QTY
40" STUMP	1
36" STUMP	1

DEMOLITION LEGEND

PIPE REMOVAL

REMOVAL - ASPHALT

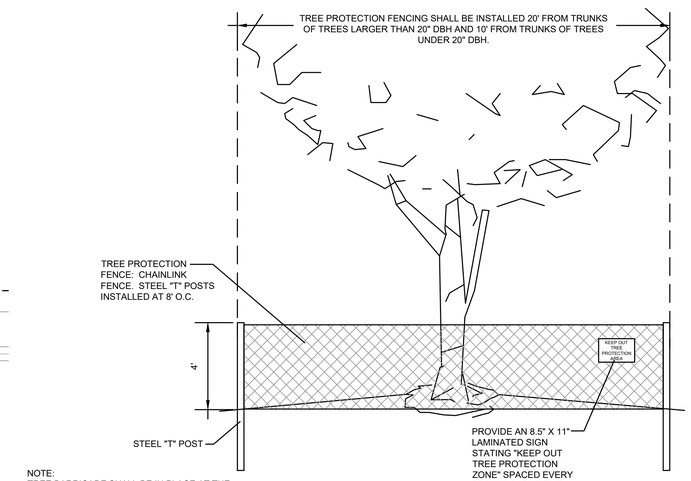
REMOVAL - CONCRETE

ASPHALT SAWCUT

DEMOLITION SYMBOLS

1. REMOVE PAVING AND BASE MATERIAL IN THE EXISTING DRIVEWAY
2. REMOVE BUILDING AND APPURTENANCES
3. REMOVE WALLS
4. REMOVE POWER POLES AND OVERHEAD LINES
5. REMOVE FENCE
6. REMOVE CURBS, CURB CUTS, SIDEWALKS, & RAMPS
7. REMOVE & PATCH ASPHALT FOR STORM SEWER CONSTRUCTION
8. REMOVE CURB & GUTTER AND SIDEWALK FOR STORM SEWER CONSTRUCTION.

0 5 10 20 40
10 SCALE



NOTE:
TREE BARRICADE SHALL BE IN PLACE AT THE OUTER EDGE OF THE DRIP LINE OF THE TREE PRIOR TO ANY LANDSCAPE DISTURBANCE AND SHALL REMAIN IN PLACE AND CLEARLY MARKED AS LONG AS POSSIBLE DURING CONSTRUCTION.

TREE BARRICADE

SCALE: NTS

DATE	REVISION
6/9/2025	NW DEMO LIMITS - CHURCH STREET

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

DEMOLITION & TREE PROTECTION PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER 27421 DAVID R. CHARD STATE OF ALABAMA — IF NOT SIGNED IN BLUE INK, INVALID — AFFIX SEAL

JOB No.	DATE
20231216	2/23/26
DRAWN	SCALE
DRL	1"=10'

SHEET
D01

AT&T Alabama
2155 Old Shell Rd
Mobile, AL 36607
www.att.com

T: 251.471.8361
F: 251.471.0410
w.mitchell@att.com

August 29, 2023

Dave Lavery
S.E. Civil Engineering & Surveying

RE: Service Availability – Vatan Mixed Use Development

Dear Mr. Lavery,

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
Manager, OSP Planning and Design
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office

Proud Sponsor of the U.S. Olympic Team

August 29, 2023

Sherry Sullivan
Mayor

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

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

Regarding your availability request for PPIN 15164, 301 Magnolia Ave, corner of Magnolia Ave and Church St.

Water: Water is available through Fairhope Public Utilities.

Sewer: Sewer is available through Fairhope Public Utilities.

Electric: Electric is available through Fairhope Public Utilities.

Gas: Gas is available through Fairhope Public Utilities.

All utilities: Aid to construction will be determined upon review of final plat and must meet current utility specifications.

Tim Manuel
Water & Wastewater Assistant Superintendent

Sidney Grose
Gas Department

Ben Patterson
Electrical Superintendent

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

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

EDGE

LOT A2
52 N. CHURCH STREET SUBDIVISION
(SLIDE 2494-F)
FST AND TURNER
INSTRUMENT NO. 1807835
EXISTING BUILDING

COMMON AREA
52 N. CHURCH STREET SUBDIVISION
(SLIDE 2494-F)

LOT B
52 N. CHURCH STREET SUBDIVISION
(SLIDE 2494-F)
FST AND SOSNOWCHIK
INSTRUMENT NO. 1805011
EXISTING BUILDING

COMMON AREA
52 N. CHURCH
STREET SUBDIVISION
(SLIDE 2494-F)

26" LIVE OAK
30" LIVE OAK

UNIT 5
FFE=104.33
1,757 SF

UNIT 6
FFE=104.33
1,365 SF

24" LIVE OAK

UNIT 4
FFE=104.93
1,525 SF

UNIT 7
FFE=105.34
1,420 SF

24" LIVE OAK

UNIT 3
FFE=105.59
2,390 SF

LOT 3
REPLAT OF LOT 1 WOOD CHURCH
SUBDIVISION
SLIDE 2462-A
FST AND CASTROPELLI LLC
INSTRUMENT NO. 1977389

CHURCH STREET 66 FT. R/W (PUBLIC)

48" LIVE OAK

UNIT 2
FFE=104.77
1,660 SF

UNIT 1
FFE=109.86
2,030 SF

36" LIVE OAK
48" LIVE OAK

EDGE OF PAVEMENT

MAGNOLIA AVENUE 66 FT. R/W (PUBLIC)

0 5 10 20 40
10 SCALE

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

REVISION	DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-5646

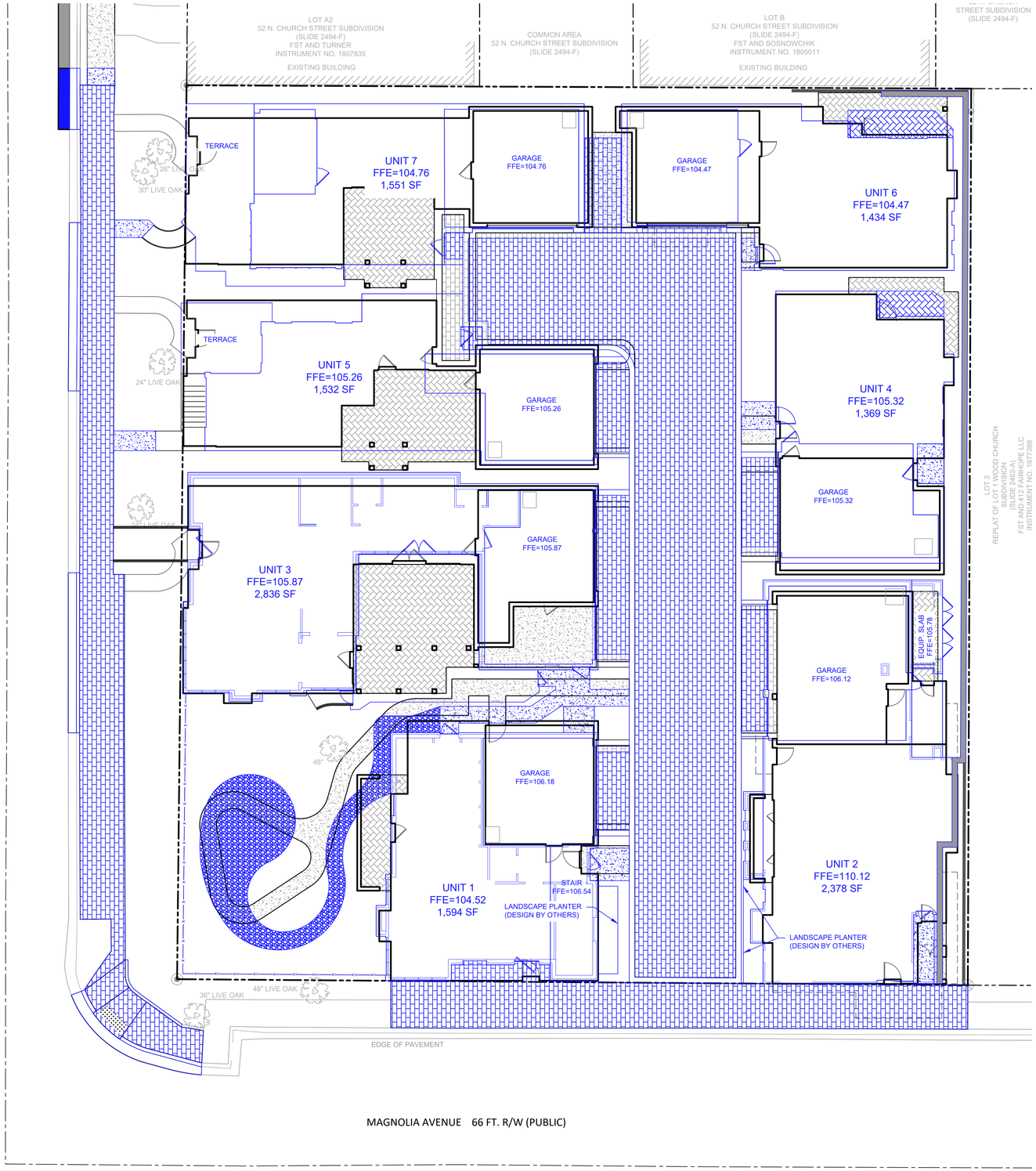
AERIAL WITH CONTOURS

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

JOB No.	DATE
20231216	8/21/23
DRAWN	SCALE
DRL	1"=10'

SHEET
C01



BLACK/GRAY - LAYOUT AT TIME OF PLANNING COMMISSION AND CITY COUNCIL APPROVAL

BLUE - CURRENT LAYOUT WITH UPDATED BUILDING FOOTPRINTS AND LANDSCAPED AMENITY

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

0 5 10 20 40
10 SCALE

REVISION	DATE
RETAINING WALL & ASPH; CURB, SW PATCH	6/9/2025
AMENITY PATH	3/18/2026

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

EXHIBIT
FAIRHOPE SITE PLAN APPROVALS
VS. CURRENT SITE LAYOUT

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AFFIX SEAL

JOB No.	DATE
20231216	3/18/26
DRAWN	SCALE
DRL	1"=10'

SHEET
EXHBT

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

NOTICE OF ACTION TAKEN

PC MEETING DATE: October 2, 2023

CASE NUMBER: SD 23.26 – Vatan Mixed Use Multiple Occupancy Project

PROPERTY LOCATION: Northeast corner of Magnolia Avenue and N. Church Street

PPIN #: 15164

APPLICANT: FST RW LLC

ENGINEER/SURVEYOR: S.E. Civil, LLC

REQUEST: 9-unit Multiple Occupancy Project

ACTION TAKEN BY THE COMMISSION: Approved with conditions

CONDITIONS OF APPROVAL:

1. Developer shall coordinate the installation of the sidewalks with the Public Works Department to minimize disturbance to the existing trees in the ROWs at the time of building permit.

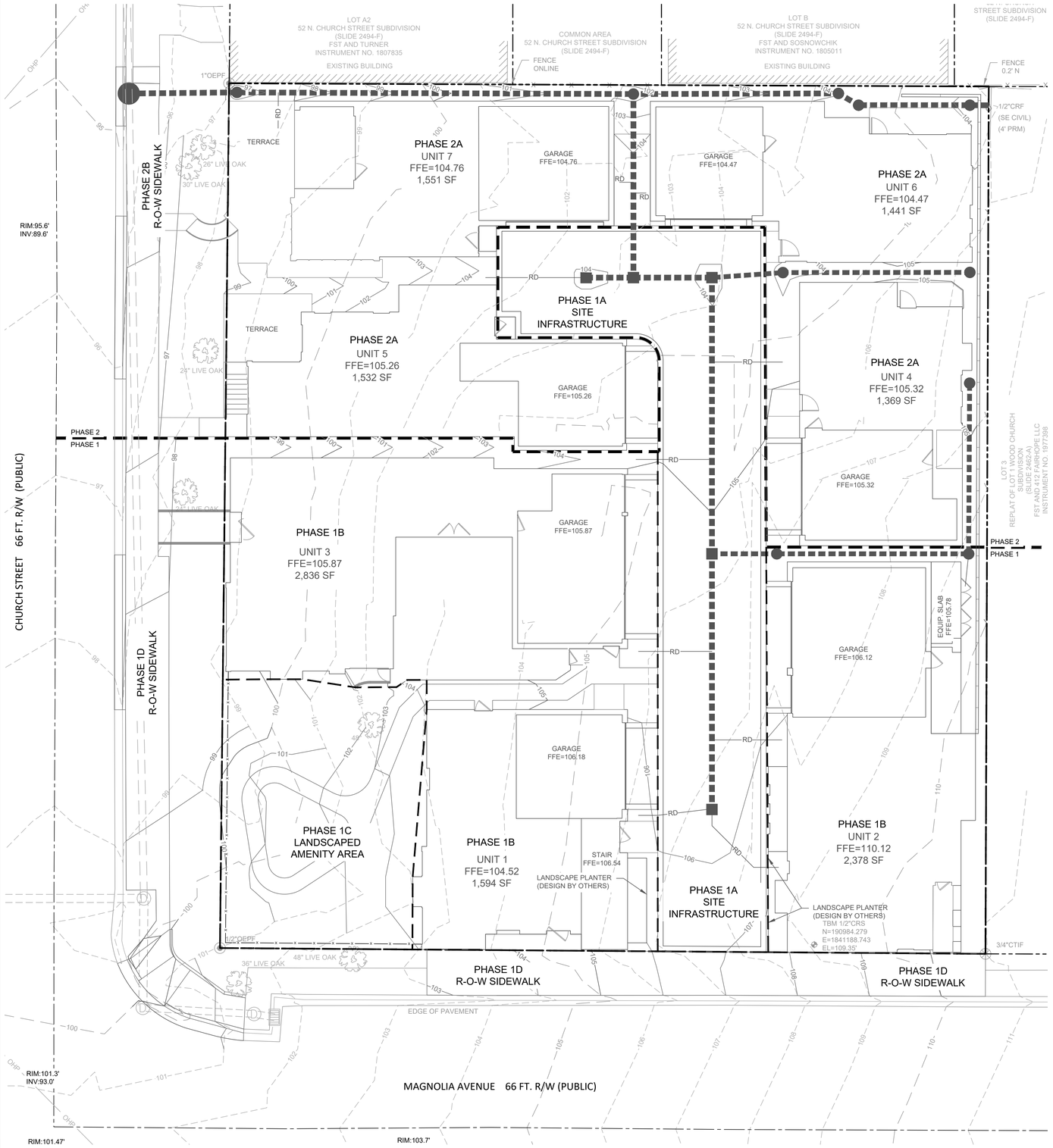
2. Any aid to construction costs shall be paid prior to issuance of building permit.

3. A fire flow model is completed and approved.

4. Provide spot elevations for the building corners, along with building elevations, prior to any land disturbance or issuance of any building permit to confirm building height.

5. Provide a Hold-Harmless agreement for staircases proposed in the ROW.

Cindy Beaudreau
Planning Clerk



MOP PHASING NARRATIVE

PHASE 1A

1. INSTALL CENTER DRIVEWAY, UTILITIES, AND STORM INFRASTRUCTURE.
2. INSTALL AND MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACITICES THROUGHOUT PHASE 1A CONSTRUCTION.

PHASE 1B

1. CONSTRUCT FIRST 3 UNITS. DEVELOPER ANTICIPATES THAT THE FIRST 3 UNITS WILL INCLUDE UNITS 1, 2, AND 3 AS SHOWN. HOWEVER, THE DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING OF VERTICAL CONSTRUCTION AS NECESSARY TO ACCOMMODATE UNIT SALES.
2. MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES INCLUDING PERIMETER SEDIMENT BARRIERS, MULCH, AND TEMPORARY SEED THROUGHOUT PHASE 1B CONSTRUCTION.

PHASE 1C

1. FOLLOWING COMPLETION OF UNITS 1 AND 2, CONSTRUCT LANDSCAPED AMENITY AREA. IN THE EVENT THAT PHASING OF VERTICAL CONSTRUCTION IS ALTERED, NO MORE THAN FIVE (5) BUILDINGS WILL BE ISSUED CERTIFICATES OF OCCUPANCY PRIOR TO THE CONSTRUCTION OF THE LANDSCAPED AMENITY AREA.
2. COMPLETE FINAL STABILIZATION/LANDSCAPING IN PHASE 1 AROUND UNITS AS VERTICAL CONSTRUCTION PROGRESSES.
3. REQUEST INSPECTION FROM QCP FOR PHASE 1 WHEN FINAL STABILIZATION IS COMPLETE.
4. ONCE THE QCP HAS CERTIFIED THE PHASE 1 IS STABILIZED, REMOVE BMPS AND TREE PROTECTION FROM THE PHASE I LIMITS AND STABILIZE ANY AREAS DISTURBED BY BMP AND TREE PROTECTION REMOVAL.

PHASE 1D

1. SIDEWALKS IN RIGHT OF WAY ADJACENT TO PHASE 1 SHALL BE CONSTRUCTED AFTER VERTICAL CONSTRUCTION OF UNITS 1, 2, & 3 IS COMPLETE. IN THE EVENT THAT PHASING OF VERTICAL CONSTRUCTION IS ALTERED, NO MORE THAN FIVE (5) BUILDINGS WILL BE ISSUED CERTIFICATES OF OCCUPANCY PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF THE PHASE 1 SIDEWALKS.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN INLET PROTECTION IN THE RIGHT OF WAY DURING SIDEWALK CONSTRUCTION.
3. STABILIZE ANY AREAS DISTURBED BY SIDEWALK CONSTRUCTION.

PHASE 2A

1. COMPLETE VERTICAL CONSTRUCTION OF PHASE 2 UNITS. BUILDING PERMITS FOR INDIVIDUAL UNITS MAY BE ISSUED OUT OF SEQUENCE WITH PREVIOUS PHASES, BUT THE TOTAL NUMBER OF C/Os FOR THE SITE WILL BE LIMITED AS NOTED IN PHASE 1C AND 1D ABOVE.
2. MAINTAIN PHASE 2 EROSION CONTROL BEST MANAGEMENT PRACTICES INCLUDING PERIMETER SEDIMENT BARRIERS, MULCH, AND TEMPORARY SEED THROUGHOUT PHASE 1B CONSTRUCTION.
3. COMPLETE FINAL STABILIZATION/LANDSCAPING IN PHASE 2 AROUND UNITS AS VERTICAL CONSTRUCTION PROGRESSES.
4. REQUEST INSPECTION FROM QCP FOR PHASE 2 WHEN FINAL STABILIZATION IS COMPLETE.
5. ONCE THE QCP HAS CERTIFIED THE PHASE 2 IS STABILIZED, REMOVE BMPS AND TREE PROTECTION FROM THE PHASE 2 LIMITS AND STABILIZE ANY AREAS DISTURBED BY BMP AND TREE PROTECTION REMOVAL.

PHASE 2B

1. SIDEWALKS IN RIGHT OF WAY ADJACENT TO PHASE 2 SHALL BE CONSTRUCTED AFTER VERTICAL CONSTRUCTION OF ALL UNITS IS COMPLETE AND PRIOR TO THE ISSUANCE OF THE FINAL C/O FOR THE SITE.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN INLET PROTECTION IN THE RIGHT OF WAY DURING SIDEWALK CONSTRUCTION.
3. IF AT ANY POINT DURING CONSTRUCTION THERE WILL BE NO ACTIVE BUILDING PERMITS AS A RESULT OF A C/O BEING ISSUED, THEN PRIOR TO THE ISSUANCE OF SAID C/O, THE DEVELOPER WILL EITHER:
   A. CONSTRUCT THE REMAINDER OF THE SIDEWALKS IN THE RIGHT OF WAY, OR
   B. PROVIDE A PERFORMANCE BOND FOR 125% OF THE CONSTRUCTION COST OF THE SIDEWALK FOR A PERIOD OF 2-YEARS.
4. STABILIZE ANY AREAS DISTURBED BY SIDEWALK CONSTRUCTION.

Know what's below. Call before you dig.

0 5 10 20 40
10 SCALE

REVISION	DATE
RETAINING WALL & ASPH, CURB, SW PATCH	6/9/2025

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

MOP PHASING PLAN

Vatan Mixed Use Development
301 MAGNOLIA AVE
FAIRHOPE, AL 36532

AS FIX
SEAL

JOB No.	DATE
20231216	2/23/26
DRAWN	SCALE
DRL	1"=10'

SHEET
C01

CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST

As Required by the City of Fairhope

Hearings on Subdivision plat applications require notification to all property owners adjacent to the proposed subdivision. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I DAVID LAVERY, (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 adjacent to the property submitted from Subdivision approval.

David Lavery
Signature of Applicant or Authorized Agent

2/24/26
Date of Application

Parcel Number	Pin	Owner Name	Address	Address2	City	State	Zip	Property Street Number	Property Street Name
05-46-03-37-0-601-001.508	14961	FST AND INTEGRATIVE MEDICINE CENTRE L L C	P O BOX 1390		FAIRHOPE	AL	36533	315	MAGNOLIA AVE
05-46-03-37-0-006-036.507	350820	FST WALTERS CLARENCE L JR AND WALTERS SUSAN STOREY	650 RIDGEFIELD RD		MOBILE	AL	36608	52	CHURCH ST N #A2
05-46-03-37-0-601-002.508	53140	FST AND KENNEDY, DOUGLAS F & SARAH R	308 MAGNOLIA AVE SUITE 200		FAIRHOPE	AL	36532	308	MAGNOLIA AVE
05-46-03-37-0-006-036.506	350819	FST AND SHIPPER, MICHAEL M	1034 WILDWOOD PARK RD		FLORENCE	AL	35630	52	CHURCH ST N #A1
05-46-03-37-0-006-029.507	213169	FST AND PAPP, GEZA J ETAL PAPP, MARIA N H S	51 N CHURCH ST		FAIRHOPE	AL	36532	51	CHURCH ST N
05-46-03-37-0-006-036.503	64928	FST AND 52 N CHURCH STREET PROPERTY ASSOCIATION INC	PO BOX 769		POINT CLEAR	AL	36564	52	CHURCH ST N
05-46-03-37-0-006-027.501	15034	FST MULL KATHRYN L AND MULL DAVID H	53 N CHURCH ST		FAIRHOPE	AL	36532	53	CHURCH ST N
05-46-03-37-0-601-002.507	14893	FST MAGNOLIA AVENUE L L C	314 MAGNOLIA AVE		FAIRHOPE	AL	36532	314	MAGNOLIA AVE
05-46-03-37-0-601-002.510	14831	FST AND RED DIRT REALTY L L C	302 MAGNOLIA AVE		FAIRHOPE	AL	36532	302	MAGNOLIA AVE
05-46-03-37-0-601-002.524	15000	FST AL COASTAL HOLDINGS L L C	PO BOX 804		FAIRHOPE	AL	36533	300	MAGNOLIA AVE
05-46-03-37-0-601-002.509	15416	FST AND B HOLDING L L C	522 EQUALITY AVE		FAIRHOPE	AL	36532	306	MAGNOLIA AVE
05-46-03-37-0-006-035.000	20589	SHADOWWOOD L L C	19528 CO RD 13		FAIRHOPE	AL	36532	54	CHURCH ST N
05-46-03-37-0-006-036.510	350823	FST AND MCCOWN, EUGENIA H	39 N SECTION ST (MA)		FAIRHOPE	AL	36532	52	CHURCH ST N #C2
05-46-03-37-0-006-036.508	350821	FST AND SOSNOWCHIK, SHELBIE	52 N CHURCH ST	UNIT B	FAIRHOPE	AL	36532	52	CHURCH ST N
05-46-03-37-0-006-029.503	15024	FST OPSASNICK EUGENE AND OPSASNICK STEPHANIE	23686 BLACK OAK WAY		CUPERTINO	CA	95014	51	CHURCH ST N
05-46-03-37-0-601-003.505	15207	FST AND REID, JAMES H JR ETUX BEVERLY M	P O BOX 638		MONTROSE	AL	36559	19	CHURCH ST N
05-46-03-37-0-601-001.509	15161	FST AND DOBSON MANAGEMENT L L C	P O BOX 390		FAIRHOPE	AL	36533	311	MAGNOLIA AVE
05-46-03-37-0-006-036.505	343620	FST AND 412 FAIRHOPE L L C	455 MAGNOLIA AVE	STE C-1	FAIRHOPE	AL	36532	0	MAGNOLIA AVE
05-46-03-37-0-006-036.502	15164	FST RW L L C	71 N SECTION ST		FAIRHOPE	AL	36532	301	MAGNOLIA AVE
05-46-03-37-0-006-036.504	254510	FST AND 412 FAIRHOPE L L C	455 MAGNOLIA AVE	STE C-1	FAIRHOPE	AL	36532	0	MAGNOLIA AVE
05-46-03-37-0-006-029.506	208073	FST AND JOHNSON, ALTON B ETUX SHERON L	215 MAGNOLIA AVE		FAIRHOPE	AL	36532	215	MAGNOLIA AVE
05-46-03-37-0-006-036.509	350822	FST SONIA FAMILY TRUST UNDER AGREEMENT DATED JUNE 25 2014, THE	1002 LIBERTY CHURCH TRL		BRENTWOOD	TN	37027	52	CHURCH ST N #C1
05-46-03-37-0-006-029.502	14933	FST AND MACQUEEN, JULIAN B	113 BAY BRIDGE DR		GULF BREEZE	FL	32561	209	MAGNOLIA AVE

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

Revenue Commissioner

CITY OF FAIRHOPE
CITY HALL
PO DRAWER 429
FAIRHOPE, AL 36532
(251) 928-2136
Welcome

01/21/2026 08:35AM Kelly M.
045100-0002

UTILITY BILLING APP FEE
REED CONSTRUCTION COMPANY, LLC
ELECTRIC ATC COMMERCIAL
(44)
2026 1002153-56396 $26,005.00

$26,005.00

Subtotal **$26,005.00**
Total **$26,005.00**

CHECK $26,005.00
Check Number013228

Change due **$0.00**

Paid by: REED CONSTRUCTION COMPANY, LLC

Comments: 301 MAGNOLIA AVE
ATC
TRANSFORMERS RESIDENTAL AND COMMERICAL
REED CONSTRUCTION
251-937-9098

Thank you for your payment

CITY OF FAIRHOPE COPY
DUPLICATE RECEIPT

I don't think we should eliminate the sidewalks. I think the paver option should be tabled if we want to keep the trees viable.

Why not propose a stamped concrete that mimics brick pavers? Meets in the middle with aesthetic and functionality without killing the trees.

Joshua N. Gammon
Fairhope City Council, Place 2

From: Michelle Melton <michelle.melton@fairhopeal.gov>
Sent: Tuesday, March 24, 2026 9:12:46 AM
To: Paul Fontenot <gdsi_land@yahoo.com>; JoGlassHogan@gmail.com <JoGlassHogan@gmail.com>; skipjones42@gmail.com <skipjones42@gmail.com>; knox@ashurstandniemeyer.com <knox@ashurstandniemeyer.com>; 2vintner2@gmail.com <2vintner2@gmail.com>; csullivan3814@gmail.com <csullivan3814@gmail.com>; craigtappa@gmail.com <craigtappa@gmail.com>; agallaspy@yhaoo.com <agallaspy@yhaoo.com>; Will Mastin <will.mastin@fairhopeal.gov>; Joshua Gammon <joshua.gammon@fairhopeal.gov>
Cc: Michelle Melton <michelle.melton@fairhopeal.gov>
Subject: Vatan Sidewalk and Tree Assessment (April 6 Planning Commission meeting)

Dear Tree Committee:

Attached you will find a recent assessment of the impact of required sidewalks along N. Church Street and Magnolia Avenue for the Vatan MOP development. When this case was first approved in 2023, there was much deliberation about protecting the six (6) Heritage Trees within the ROWs. Since development of this site has commenced, there are concerns about the viability of the Heritage Trees. I am attaching the approved Site Plan from 2023 with 8 and 6 ft sidewalks and/or pavers (1st attachment) and the recent assessment by Ickes about the situation. The MOP for this has expired and will be in front of the Planning Commission on April 6, so comments are time sensitive. If the sidewalks go away, then the Site Plan will need to go back through City Council as well. I am working on the staff report this week. Please provide any comments you may have to be included in the staff report for the April 6 PC meeting as soon as possible. Thank you for all that you do for the city! Have a great day!

Michelle Melton
City Planner
City of Fairhope
(251) 928-8003 x456
michelle.melton@fairhopeal.gov

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: FST RW LLC Phone Number: _____
Address of Property Owner: 71 N. Section St., Suite B
City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Vatan Mixed Use Development
No. Acres in Plat: 0.52 No. Lots/Units: 9
Parcel No: 05-46-03-37-0-006-036.502 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: David Lavery - dlavery@secivileng.com

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: David Lavery - dlavery@secivileng.com

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.

RW LLC
Property Owner/Leaseholder Printed Name

8-18-23
Date

Member
Signature

Fairhope Single Tax Corp. (If Applicable)

by Reuben E. Davidson, III
FSTC Secretary

THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

March 19, 2026

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

RE: **SD 26.09**
Vatan Mixed-Use Development
9-unit Multiple Occupancy Project, 0.5± acres
PPIN #: 15164
Description: Applicant, SE Civil, LLC, on behalf of the Owner, FST RW, LLC, for Preliminary and Final Plat approval of Vatan Mixed Use Development, a 9-unit Multiple Occupancy Project on property zoned B-2, General Business District. The property is located at 301 Magnolia Avenue.

Dear Fairhope Resident,

State law requires all property owners adjacent to property being considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on April 6, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on April 1, 2026, in order to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

Should you have any questions or concerns, please contact the Planning Department.

Cordially,

Payton Rogers
Planning & Zoning Manager

451 Pecan Ave, PO Box 429, Fairhope, AL 36532
251-928-8003 | www.fairhopeal.gov | planning@fairhopeal.gov



1 Site Plan
SCALE: 1:10

WHLC | ARCHITECTURE

VATAN
Mixed Use Development

Church and Magnolia
Fairhope AL

washer hill lipscomb cabaniss
architecture, llc
copyright 2022

70 south section st
t 251.990.9200
fairhope, al

22-214

Aug 21TH, 2023

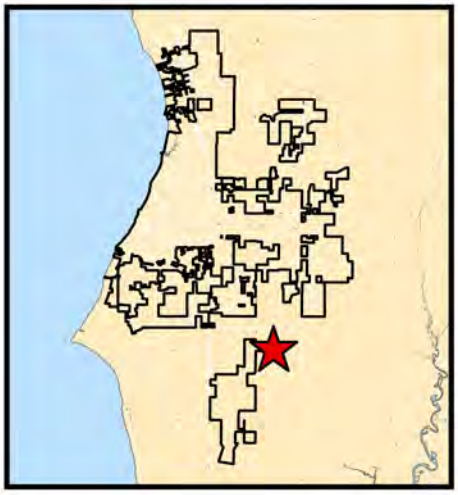
SITE PLAN SUBMITTAL

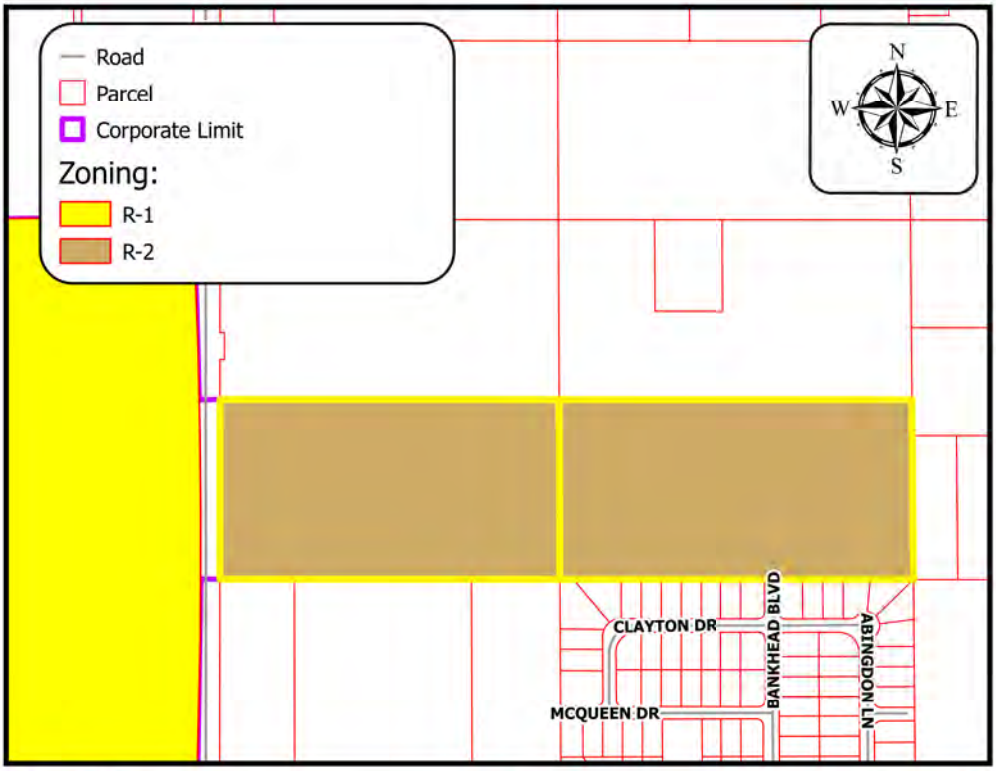
SITE PLAN

A1.00

City of Fairhope
Planning Commission
April 6, 2026

SD 26.10 - Greenfields







Project Name:
Greenfields
Site Data:
39.9 acres
Project Type:
81-lot major subdivision
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
R-2, Medium Density Single-Family Residential District
PPIN Number:
55265, 41079
General Location:
East side of County Road 13, north of County Road 32
Surveyor of Record:
SE Civil, LLC
Engineer of Record:
SE Civil, LLC
Owner / Developer:
Millrose Properties Alabama LLC
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Michelle Melton-Null

APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

Attachments: ☑ Articles of Incorporation or List all associated investors
Date of Application: 1/20/26

Property Owner / Leaseholder Information

Name of Property Owner: Millrose Properties Alabama LLC Phone Number: 850-619-2236
Address of Property Owner: 801 W. Romana St Ste A
City: Pensacola State: FL Zip: 32502

Proposed Subdivision Name: Greenfields
No. Acres in Plat: 39.9 No. Lots/Units: 81
Parcel No: 05-46-08-34-0-000-007.003
05-46-08-34-0-000-011.000 Current Zoning: PUD

Authorized Agent Information

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

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

Surveyor/Engineer Information

Name of Firm: 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, PE (agent)
Property Owner/Leaseholder Printed Name

Signature

1/20/26
Date

N/A
Fairhope Single Tax Corp. (If Applicable)

Final Plat Application Checklist*

*This checklist is intended for convenience purposes only.
Refer to the Subdivision Regulations for a *complete* list of requirements.

- ☑ 2 Copies of the Plat
- ☑ 2 Sets of As-Builts
- ☑ 1 Copy of the Plat on PDF format on disk
- ☑ Proof of 911 approval of street names
- ☑ 1 Copy of As-Builts on GIS for Water/Sewer Department
- ☑ Water: bacteria tests, pressure test, flow test
- ☑ Sewer: video, pressure test, vacuum test
- ☑ Roads: core samples and test data
- ☑ Electric: street light invoice
- N/A Financial Guaranty, if applicable (only after 90% complete)
- ☑ Errors and Omission Insurance
- ☑ Maintenance Bond
- ☑ Operations and Maintenance Plan for Storm Water Pond (stand alone document)
- ☑ Street Tree Plan
- ☑ Final Plans and calculations for utility layouts
- N/A Certificate of County Engineer's approval for extra-territorial plats
- N/A Certificate of County Zoning, (must be signed and zoning of property, if any, indicated)
- N/A Memorandum of Transmittal signed indicating County's receipt of plat/plans for development being submitted before Planning Commission.
- ☑ Digital and/or video image, reflecting a date and time stamp, of the storm drains
- ☑ Engineer's Certificate of design conformance.

Please note that if your site is located outside the City of Fairhope limits, but in the planning jurisdiction, the County documentation is required and your application will be considered ***incomplete*** without the County documentation.

MILLROSE PROPERTIES ALABAMA, LLC
25 West Cedar Street, Suite 101
Pensacola, FL 32502

January 12, 2026

Mike Jeffries
Development Services Manager
City of Fairhope
Planning and Zoning Department
451 Pecan Ave Suite 200
Fairhope, AL 3653

Re: Lennar Homes - Greenfields - City of Fairhope, Baldwin County, Alabama

Dear Mike:

S. E. CIVIL, LLC, is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission on all submittals related to: **Greenfields Subdivision.**

Sincerely,

OWNER:

MILLROSE PROPERTIES ALABAMA, LLC, a Alabama limited liability company
By: Lennar Homes of Alabama, LLC, a Delaware limited liability company, as Agent under Limited Power of Attorney dated effective February 20, 2025

By:_____
Rob Donnelly, Vice President

Date: January 12, 2026

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, Millrose Properties Alabama LLC, for Final Plat approval of Greenfields, an 81-lot Major Subdivision on property zoned R-2, Medium Density Single-Family Residential District. The property is located on the east side of County Road 13, north of County Road 32 and is 39.9± acres.

SITE HISTORY

At its meeting on June 6, 2022, the Planning Commission approved the Preliminary Plat (SD 22.18) with conditions.

Prior to this application for Final Plat approval the Applicant requested the following extensions for the Preliminary Plat: September 4, 2025 (one-year extension); September 5, 2024 (one-year extension); and June 3, 2024 (one-year extension).

STAFF COMMENTS

The subdivision has been developed in conformance with the Preliminary Plat approval and the conditions of that approval have been met.

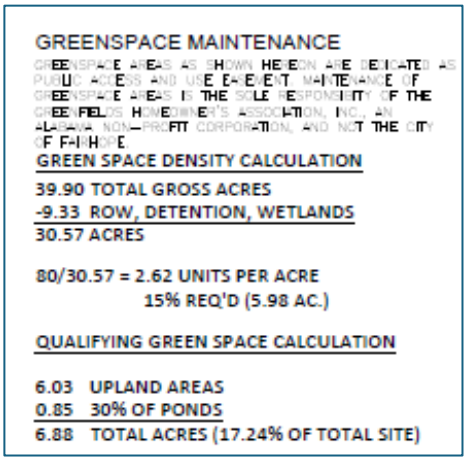
A final inspection walk-thru was conducted on March 17, 2026, and follow up on March 30, 2026, by Planning and Zoning staff. The latter walk revealed that not all the follow up items sent to SE Civil on March 18, 2026, from the ROW Inspector have been completed. Moreover, the latter walk done by Planning and Zoning staff presented additional items to be taken care of prior to signing of the Final Plat. These observations are included in the Follow-Up Activities at the end of this report.

Wetlands
The Applicant submitted a wetland delineation report prepared by Barry Vittor & Associates dated March 23, 2022, with the Preliminary Plat application. The report states that it is the opinion of Mr. Vittor that “there appears to be a surface hydrological connection between the wetland area and offsite Waters of the United States” and “the Corps of Engineers would likely determine that these wetlands are jurisdictional and would be regulated under Section 404 of the Clean Water Act.”

The Applicant did not get a formal delineation from the Army Corps of Engineers (USACE) confirming the report; thus, Applicant has elected to voluntarily include a 30-foot wetland buffer in accordance with Article V Section F.4. of the Subdivision Regulations.

Tree & Landscaping

A landscape letter of substantial completion was submitted on February 18, 2026.


GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBILITY OF THE GREENFIELDS HOMEOWNER'S ASSOCIATION, INC., AN ALABAMA NON-PROFIT CORPORATION, AND NOT THE CITY OF FAIRHOPE.

GREEN SPACE DENSITY CALCULATION

39.90 TOTAL GROSS ACRES
-9.33 ROW, DETENTION, WETLANDS
30.57 ACRES

80/30.57 = 2.62 UNITS PER ACRE
15% REQ'D (5.98 AC.)

QUALIFYING GREEN SPACE CALCULATION

6.03 UPLAND AREAS
0.85 30% OF PONDS
6.88 TOTAL ACRES (17.24% OF TOTAL SITE)

There is a mulch trail that needs to be secured better so it will not wash away. Site visit on March 17, 2026, after a rain event, showed the mulch trail mostly intact; however, a more severe rain event may dissipate the mulch without some sort of border or coagulate. Applicant proposes to use a spray adhesive to bind the mulch and will also place a sod border along the trail.

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."

Follow-Up Activities Required by Staff and the Applicant:

- Clean up Calypso Drive in general. There is loose red dirt and other debris in the roadway.
- On the east side of Calypso Drive where the sidewalk panel has been replaced needs to be backfilled.
- Clean up trash and debris throughout entire site.
- The mulch trail needs to be sprayed with the adhesive and a sod border placed per letter from SE Civil dated March 19, 2026.
- Punch List Items from the March 18, 2026, letter:

Punch List Items:

1. Grout inlet box B8
2. Kiosk parking asphalt is not compliant. Remove asphalt and replace all handicap spots with concrete and replace stripping.
3. Clean all debris at future through streets and at the entrance to the existing neighborhood.
4. Remove concrete in manhole entrance at inlet box E3.
5. Grout pipe at box C7.
6. Grout box D3.
7. Clean out C12.
8. Clean out C10.
9. Back fill concrete sidewalk on West side of Calypso Dr.

- Copy of the recorded plat (Final Plat must be recorded within 120 days of acceptance)
- Copy of the recorded O&M Agreement to include the mulch trail, wetland buffer, and wetland
- Maintenance Agreement executed by the subdivider – this document is not considered fully executed until the Mayor signs said Agreement.
    - Remember to include the instrument # from the recorded plat

Recommendation:

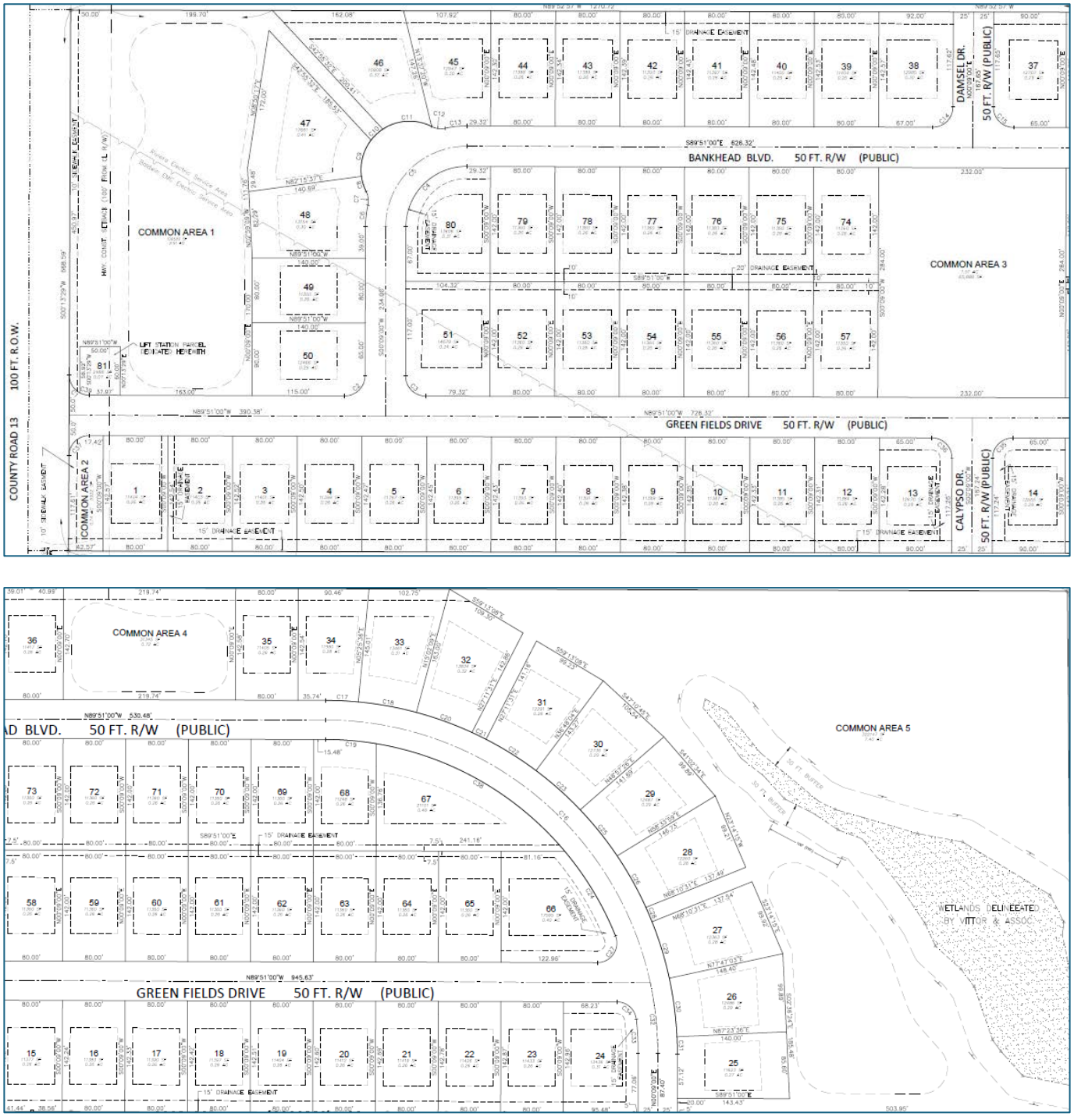
Staff recommends **APPROVAL** of SD 26.10 Greenfields Final Plat with the following conditions:

1. Completion of the follow-up activities; and
2. Include in the O&M Plan the wetlands, wetland buffers, and mulch trail and record said O&M Plan with Baldwin County Probate;

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

Dimension, District or Use Zoning District	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’
R-2	10,500 s.f./ -	75’	35’	35’	10’ [b]	20’	37%	30’ [a]

Final Plat

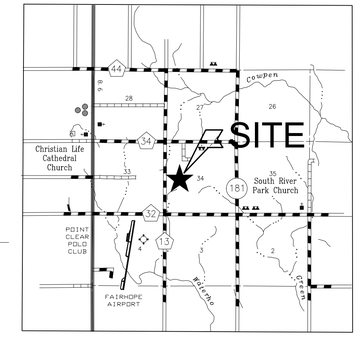

BANKHEAD BLVD. 50 FT. R/W (PUBLIC)
GREEN FIELDS DRIVE 50 FT. R/W (PUBLIC)
COMMON AREA 1
COMMON AREA 2
COMMON AREA 3
COMMON AREA 4
COMMON AREA 5
COUNTY ROAD 13 100 FT. R.O.W.
DAMSEL DR. 50 FT. R/W (PUBLIC)
CALYPSO DR. 50 FT. R/W (PUBLIC)
LIFT STATION PARCEL (DEDICATED HEREWITH)
WETLANDS DELINEATED BY VITOR & ASSOC.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0865M, COMMUNITY NUMBER 015000, PANEL 0865, SUFFIX "M", DATED APRIL 19, 2019.



SEE SHEETS 2 AND 3 FOR DETAILED GEOMETRY



VICINITY MAP

1 INCH = 1 MILE

ADJACENT PROPERTIES GREYTHORNE ESTATES

1. PN 46-08-34-0-000-017.146 WALTERS, ASHLEIGH W. 17552 ABINGDON LN. FAIRHOPE, AL 36532
2. PN 46-08-34-0-000-017.147 KIDD, RACHEL N. ETAL 17508 ABINGDON LN. FAIRHOPE, AL 36532
3. PN 46-08-34-0-000-017.114 SHARP, TRACY L. 17529 ABINGDON LN. FAIRHOPE, AL 36532
4. PN 46-08-34-0-000-017.115 MAYFIELD, STANLEY 17530 ABINGDON LN. FAIRHOPE, AL 36532
5. PN 46-08-34-0-000-017.116 KREEK, JOSE E. ETAL 17542 ABINGDON LN. FAIRHOPE, AL 36532
6. PN 46-08-34-0-000-017.117 PEEPLES, LYNN 17560 ABINGDON LN. FAIRHOPE, AL 36532
7. PN 46-08-34-0-000-017.118 BROWN, JOHNNY W. ETAL 17527 BANKHEAD BLVD. FAIRHOPE, AL 36532
8. PN 46-08-34-0-000-017.119 ROBERTS, CHARLES M. ETAL 9391 CLAYTON DR. FAIRHOPE, AL 36532
9. PN 46-08-34-0-000-017.120 STUCKEY, JULIAN-DOUGLAS ETAL 9365 CLAYTON DR. FAIRHOPE, AL 36532
10. PN 46-08-34-0-000-017.121 HARPER, JOSEPH B. ETAL 9351 CLAYTON DR. FAIRHOPE, AL 36532
11. PN 46-08-34-0-000-017.122 KOEHLER, CAMERON L. ETAL 9339 CLAYTON DR. FAIRHOPE, AL 36532
12. PN 46-08-34-0-000-017.123 COLLINS, RAYMOND B. ETAL 9321 CLAYTON DR. FAIRHOPE, AL 36532
13. PN 46-08-34-0-000-017.124 PATTERSON, RANDI K. 9360 SUBURBAN DR. FAIRHOPE, AL 36532
14. PN 46-08-34-0-000-017.125 MAIER, KELLEY W. ETUX 9351 CLAYTON DR. FAIRHOPE, AL 36532
15. PN 46-08-34-0-000-017.126 BEASLEY, MICHELLE K. 9293 CLAYTON DR. FAIRHOPE, AL 36532

LEGEND:

- ELECTRIC BOX
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE BOX INGROUND
- SEWER MANHOLE
- WETLAND MARKER
- TEMPORARY BENCH MARK
- CMF = CONCRETE MONUMENT FOUND
- CTIF = CRIMP TOP IRON PIPE FOUND
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- MNF = NAIL AND SHINER FOUND
- MP = METAL PIPE
- PN = PARCEL NUMBER
- RCP = REINFORCED CONCRETE PIPE
- (M) = SURVEY BEARING AND DISTANCE (BAILEY SURVEY (FILE NO.: 33-21)
- (P) = PLAT BEARING AND DISTANCE (GREYTHORNE ESTATES)
- GAS LINE
- SEWER LINE
- WOOD FENCE (FENCES ARE ON LINE)
- WETLAND BUFFER SIGNS
- WETLANDS

N

0 50 100 200

100 SCALE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____DAY OF_____, 2024.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT I (WE), AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS GREENFIELDS, A PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2025.

MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025

BY: _____
ROB DONNELLY, ITS VICE PREDIENT

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT ROB DONNELLY, WHOSE NAME AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS PERSONALLY KNOWN TO ME, ACKNOWLEDGED BEFORE ME BY PHYSICAL PRESENCE ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY AS AND FOR THE ACT OF SAID LIMITED LIABILITY COMPANY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF_____, 2025.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY:_____DATE:_____

DEVELOPER:
LENNAR HOMES OF ALABAMA, LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

OWNER:
MILROSE PROPERTIES ALABAMA LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

SITE DATA

CURRENT ZONING: R-2
TOTAL AREA: 39.90 AC
LIN. FT. STREETS: 4700 LF
TOTAL LOTS: 81
DENSITY: 2.0 / AC.
MINIMUM LOT: 10,500 SF
SMALLEST LOT: 2988 SF (LOT 81)
SMALLEST RES. LOT: 11,360 SF
LARGEST SF LOT: 17661 SF (LOT 47)
COMMON AREAS: 12.35 AC (31%)
WETLAND BUFFER SIGNS: 13

REQUIRED SETBACKS:

FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC (Lots 1-10, 49-51)
RIVIERA UTILITIES (Lots 11-48, 52-80)
TELEPHONE SERVICE: AT&T

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE NOTED) AND A 20 FOOT (10 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
4. THERE IS DEDICATED HEREWITH A 7.5 FOOT DRAINAGE EASEMENT (7.5' EACH SIDE) ALONG THE REAR LOT LINES OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
8. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
9. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBITY OF THE GREENFIELDS HOMEOWNER'S ASSOCIATION, INC., AN ALABAMA NON-PROFIT CORPORATION, AND NOT THE CITY OF FAIRHOPE.

GREEN SPACE DENSITY CALCULATION

39.90 TOTAL GROSS ACRES
-9.33 ROW, DETENTION, WETLANDS
30.57 ACRES

80/30.57 = 2.62 UNITS PER ACRE
15% REQ'D (5.98 AC.)

QUALIFYING GREEN SPACE CALCULATION

6.03 UPLAND AREAS
0.85 30% OF PONDS
6.88 TOTAL ACRES (17.24% OF TOTAL SITE)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY:

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, SITUATED IN FAIRHOPE, BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 106 OF GREYTHORNE ESTATES AS SHOWN BY MAP OR PLAT THEREOF OF RECORDED AT SLIDES 2330-A, 2330-B, 2330-C, AND 2330-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89°52'01" WEST, A DISTANCE OF 1274.01 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00°13'29" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 13, A DISTANCE OF 668.59 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89°52'58" EAST, A DISTANCE OF 1270.72 FEET TO A 1/2" CAPPED REBAR FOUND (ARNOLD); THENCE RUN SOUTH 89°49'06" EAST, A DISTANCE OF 1323.35 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE RUN SOUTH 00°27'17" EAST, A DISTANCE OF 669.71 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) AT THE NORTHEAST CORNER OF THE AFORESAID GREYTHORNE ESTATES; THENCE RUN NORTH 89°47'10" WEST, ALONG SAID GREYTHORNE ESTATES, A DISTANCE OF 1328.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.90 ACRES, MORE OR LESS.

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.

_____
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

GREENFIELDS

SHEET 1 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20211019
FILE	20211019
SHEET	1 OF 3

FAIRHOPE, AL 36532

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C1	25.00'	S44°48'45"E	39.30'	35.38'
C2	25.00'	S45°09'00"W	39.27'	35.36'
C3	25.00'	S44°51'00"E	39.27'	35.36'
C4	75.00'	S45°09'00"W	117.81'	106.07'
C5	90.00'	N45°09'00"E	141.37'	127.28'
C6	125.00'	S06°21'09"W	27.06'	27.01'
C7	25.00'	S07°06'32"E	17.16'	16.83'
C8	60.00'	S17°15'23"E	19.93'	19.84'
C9	60.00'	S14°52'13"W	47.35'	46.13'
C10	60.00'	S47°04'28"W	20.09'	20.00'
C11	60.00'	S86°52'15"W	63.26'	60.37'
C12	25.00'	N82°35'27"W	17.16'	16.83'
C13	125.00'	S83°56'51"W	27.06'	27.01'
C14	25.00'	S45°09'00"W	39.27'	35.36'
C15	25.00'	N44°51'00"W	39.27'	35.36'
C35	25.00'	N45°09'00"E	39.27'	35.36'
C36	25.00'	S44°51'00"E	39.27'	35.36'
C37	25.00'	N45°11'15"E	39.24'	35.33'
C39	25.00'	S75°28'12"E	12.55'	12.42'

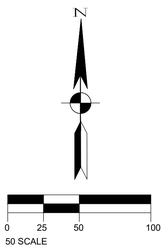
SEE SHEET 3 OF 3



PN 46-08-34-0-000-014.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

PN 46-08-34-0-000-013.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

PN 46-08-34-0-000-012.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532



GREENFIELDS
SHEET 2 OF 3

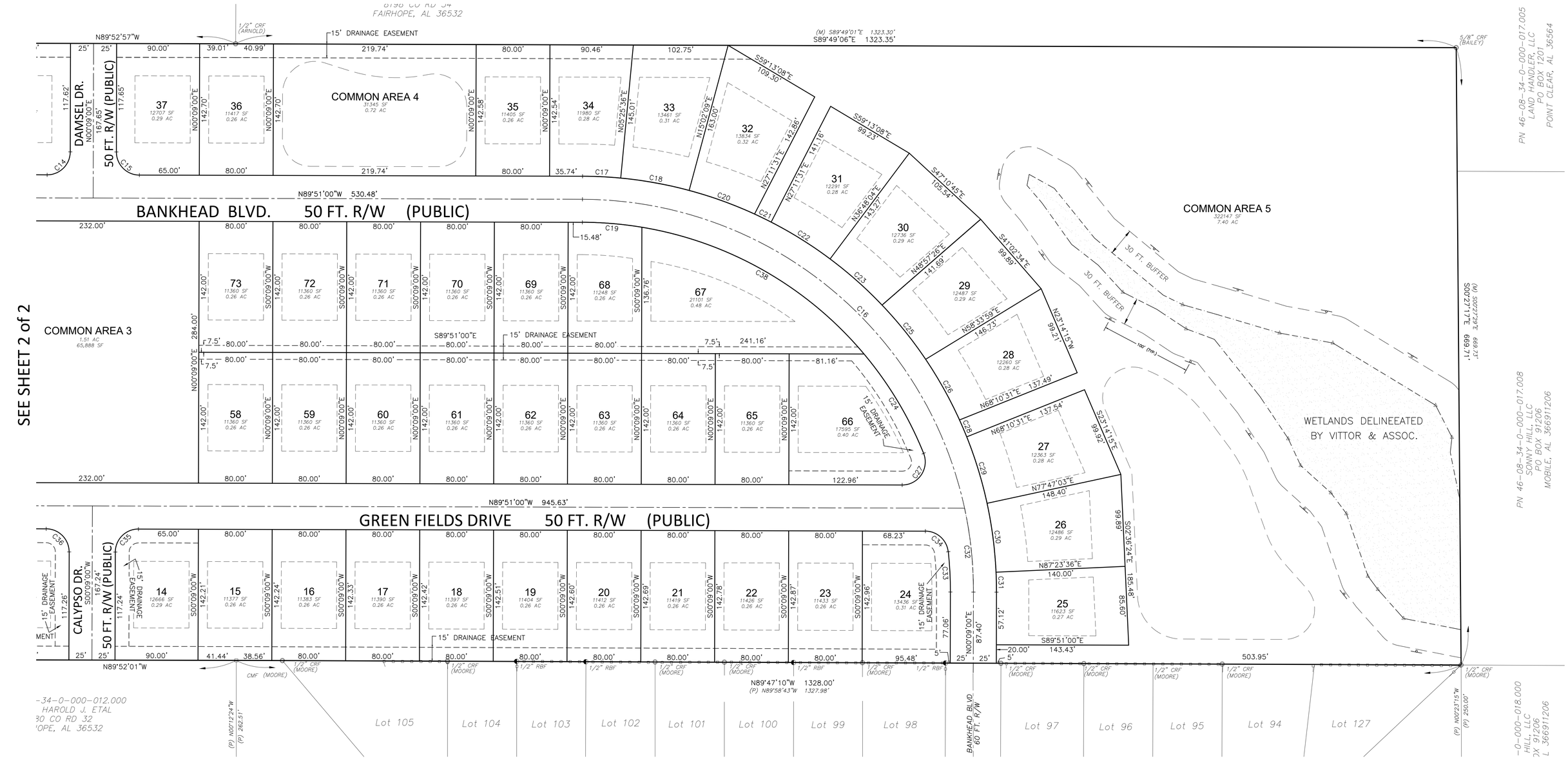
PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	2 OF 3

SEE SHEET 2 of 2



PN 46-08-34-0-000-017.005
LAND HANDLER, LLC
PO BOX 1201
POINT CLEAR, AL 36564

PN 46-08-34-0-000-017.008
SONNY HILL, LLC
PO BOX 91206
MOBILE, AL 366911206

-34-0-000-012.000
HAROLD J. ETAL
30 CO RD 32
'OPE, AL 36532

-0-000-018.000
HILL, LLC
)X 91206
L 366911206

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C15	25.00'	N44°51'00"W	39.27'	35.36'
C16	425.00'	N44°51'00"W	667.59'	601.04'
C17	450.00'	S87°12'42"E	41.44'	41.43'
C18	450.00'	S79°46'08"E	75.47'	75.38'
C19	400.00'	S85°12'32"E	64.80'	64.73'
C20	450.00'	N70°09'35"W	75.47'	75.38'
C21	450.00'	S64°04'54"E	20.01'	20.00'
C22	450.00'	N58°00'13"W	75.47'	75.38'
C23	450.00'	N48°23'40"W	75.47'	75.38'
C24	400.00'	S30°58'33"E	126.22'	125.70'
C25	450.00'	S38°46'51"E	75.54'	75.45'
C26	450.00'	N29°10'19"W	75.40'	75.31'
C27	25.00'	N34°06'25"E	48.91'	41.47'
C28	450.00'	N23°05'54"W	20.01'	20.00'
C29	450.00'	N17°01'13"W	75.47'	75.38'
C30	450.00'	S07°24'41"E	75.47'	75.38'
C31	450.00'	N01°13'42"W	21.65'	21.65'
C32	425.01'	S06°01'54"E	91.71'	91.53'
C33	400.00'	N02°59'18"W	43.82'	43.80'
C34	25.00'	S47°59'18"E	36.53'	33.37'
C38	400.00'	S60°17'30"E	283.11'	277.24'

0 25 50 100
50 SCALE

GREENFIELDS
SHEET 3 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	3 OF 3

March 19, 2026

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

Re: SR 26.10 Greenfields Subdivision
S.E. Civil Project #20211019

Dear Michelle:

Attached is the revised O&M Plan based the comments provided. Also attached is a detail of the mulch trail modifications proposed. Below are responses to your comments.

Planning Department:

1. Please secure the mulch trail so that it will remain intact.

   Response: The mulch trail is on flat grades and has held up well after two heavy rains. In order to ensure it does not move, the landscape company proposes to apply a spray adhesive to bind the mulch together. They will also place a sod border along the trail.

2. Please confirm what the Trenchline is that is adjacent to the aforementioned mulch trail.

   Response: It is an irrigation line. The area will be stabilized.

3. Please add to the O&M Plan the wetland, wetland buffers, and the mulch trail.

   Response: Attached is the revised O&M plan incorporating these items.

4. Please provide comments and explanation of why the wetland and the wetland buffer appear to be disturbed.

   Response: The wetlands were not “disturbed”. No filling, grading, or rutting occurred. The landscape contractor removed some invasive growth by brush cutting during a dry period.

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

   Response: At the time of re-submittal, no other comments were provided.

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

Sincerely,



Larry Smith, PE
Partner

Attachments:

Revised O&M Plan
Revised Mulch Trail Detail

PROPOSED CONSTRUCTION PLANS

for

Greenfields Subdivision

Developer:

Lennar Homes of Alabama, LLC
433 Plaza Real Suite 244
Boca Raton, FL 33432

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

January 5, 2026

Name of Project to which this Certificate Applies: Greenfields Subdivision.
Plans which are certified consist of Pages Cover Sheet thru Sheet XS19.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH
STAMP IS INVALID IF NOT SIGNED

CONTACTS

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

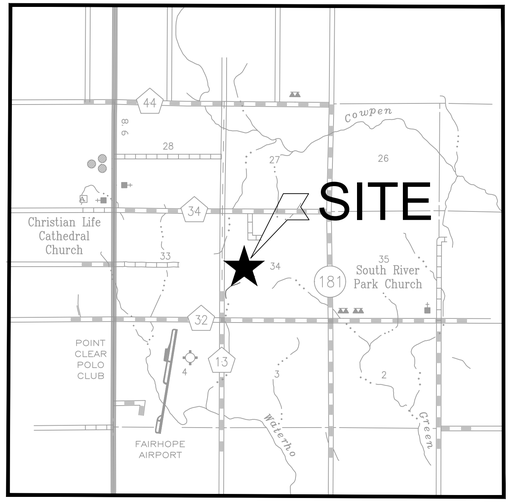
CITY ENGINEER
CITY OF FAIRHOPE
MR. RICHARD JOHNSON
161 NORTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

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

BALDWIN EMC CONTACT

MANAGER OF ENGINEERING
MR. BRIAN SEALS
P.O. BOX 220
SUMMERDALE, ALABAMA 36580
251-989-6247



VICINITY MAP
N.T.S.

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	COVER
1-3	PRELIMINARY PLAT
C1	GENERAL NOTES
C2-C3	CLEARING, GRUBBING & DEMOLITION PLAN
C4-C5	GRADING & DRAINAGE PLAN
C6-C7	EROSION & SEDIMENT CONTROL PLAN
C8-C10	UTILITY PLAN
C11-C12	SIDEWALK, STREET LIGHT & SIGNAGE PLAN
C13-C15	POND PLAN & OUTFALL DETAILS
C16	SPOT ELEVATIONS
PP1-PP5	PLAN & PROFILES (ROADWAYS)
PP6-PP10	PLAN & PROFILES (DITCHES)
PP11-PP12	STORM SEWER PROFILES
D1-D3	CONSTRUCTION DETAILS (SITE & PAVEMENT DETAILS)
D4-D7	CONSTRUCTION DETAILS (WATER & SEWER DETAILS)
D8-D9	CONSTRUCTION DETAILS (EROSION CONTROL DETAILS)
XS1-XS10	CROSS SECTIONS (ROADWAYS)
XS11-XS19	CROSS SECTIONS (DITCHES)

SPEED LIMIT 20

POSTED/DESIGN SPEED LIMIT: 20 MPH

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

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

REVISIONS

REVISIONS:

NO.	*DATE*	*APPR.*	*REVISION*
0	*1/5/26*	*TLS*	*AS-BUILT*

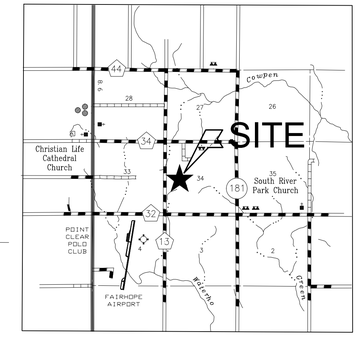
AS-BUILT

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0865M, COMMUNITY NUMBER 015000, PANEL 0865, SUFFIX "M", DATED APRIL 19, 2019.



SEE SHEETS 2 AND 3 FOR DETAILED GEOMETRY



VICINITY MAP

1 INCH = 1 MILE

ADJACENT PROPERTIES GREYTHORNE ESTATES

1. PN 46-08-34-0-000-017.146 WALTERS, ASHLEIGH W. 17552 ABINGDON LN. FAIRHOPE, AL 36532
2. PN 46-08-34-0-000-017.147 KIDD, RACHEL N. ETAL 17508 ABINGDON LN. FAIRHOPE, AL 36532
3. PN 46-08-34-0-000-017.114 SHARP, TRACY L. 17529 ABINGDON LN. FAIRHOPE, AL 36532
4. PN 46-08-34-0-000-017.115 MAYFIELD, STANLEY 17530 ABINGDON LN. FAIRHOPE, AL 36532
5. PN 46-08-34-0-000-017.116 KREEK, JOSE E. ETAL 17542 ABINGDON LN. FAIRHOPE, AL 36532
6. PN 46-08-34-0-000-017.117 PEEPLES, LYNN 17560 ABINGDON LN. FAIRHOPE, AL 36532
7. PN 46-08-34-0-000-017.118 BROWN, JOHNNY W. ETAL 17527 BANKHEAD BLVD. FAIRHOPE, AL 36532
8. PN 46-08-34-0-000-017.119 ROBERTS, CHARLES M. ETAL 9391 CLAYTON DR. FAIRHOPE, AL 36532
9. PN 46-08-34-0-000-017.120 STUCKEY, JULIAN-DOUGLAS ETAL 9365 CLAYTON DR. FAIRHOPE, AL 36532
10. PN 46-08-34-0-000-017.121 HARPER, JOSEPH B. ETAL 9351 CLAYTON DR. FAIRHOPE, AL 36532
11. PN 46-08-34-0-000-017.122 KOEHLER, CAMERON L. ETAL 9339 CLAYTON DR. FAIRHOPE, AL 36532
12. PN 46-08-34-0-000-017.123 COLLINS, RAYMOND B. ETAL 9321 CLAYTON DR. FAIRHOPE, AL 36532
13. PN 46-08-34-0-000-017.124 PATTERSON, RANDI R. 9360 SUBURBAN DR. FAIRHOPE, AL 36532
14. PN 46-08-34-0-000-017.125 MAIER, KELLEY W. ETUX 9351 CLAYTON DR. FAIRHOPE, AL 36532
15. PN 46-08-34-0-000-017.126 BEASLEY, MICHELLE K. 9293 CLAYTON DR. FAIRHOPE, AL 36532

LEGEND:

- = ELECTRIC BOX
- = FIRE HYDRANT
- = TELEPHONE PEDESTAL
- = TELEPHONE BOX INGROUND
- = SEWER MANHOLE
- = WETLAND MARKER
- = TEMPORARY BENCH MARK
- CMF = CONCRETE MONUMENT FOUND
- CTIF = CRIMP TOP IRON PIPE FOUND
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- MNF = NAIL AND SHINER FOUND
- MP = METAL PIPE
- PN = PARCEL NUMBER
- RCP = REINFORCED CONCRETE PIPE
- (M) = SURVEY BEARING AND DISTANCE (BAILEY SURVEY (FILE NO.: 33-21)
- (P) = PLAT BEARING AND DISTANCE (GREYTHORNE ESTATES)
- = GAS LINE
- = SEWER LINE
- = WOOD FENCE (FENCES ARE ON LINE)
- = WETLAND BUFFER SIGNS
- = WETLANDS

N

0 50 100 200

100 SCALE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____DAY OF_____, 2024.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT I (WE), AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS GREENFIELDS, A PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2025.

MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025

BY: _____
ROB DONNELLY, ITS VICE PREDIENT

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT ROB DONNELLY, WHOSE NAME AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS PERSONALLY KNOWN TO ME, ACKNOWLEDGED BEFORE ME BY PHYSICAL PRESENCE ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY AS AND FOR THE ACT OF SAID LIMITED LIABILITY COMPANY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF_____, 2025.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY:_____DATE:_____

DEVELOPER:

LENNAR HOMES OF ALABAMA, LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

OWNER:

MILROSE PROPERTIES ALABAMA LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

SITE DATA

CURRENT ZONING: R-2
TOTAL AREA: 39.90 AC
LIN. FT. STREETS: 4700 LF
TOTAL LOTS: 81
DENSITY: 2.0 / AC.
MINIMUM LOT: 10,500 SF
SMALLEST LOT: 2988 SF (LOT 81)
SMALLEST RES. LOT: 11,360 SF
LARGEST SF LOT: 17661 SF (LOT 47)
COMMON AREAS: 12.35 AC (31%)
WETLAND BUFFER SIGNS: 13

REQUIRED SETBACKS:

FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC (Lots 1-10, 49-51)
RIVIERA UTILITIES (Lots 11-48, 52-80)
TELEPHONE SERVICE: AT&T

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE NOTED) AND A 20 FOOT (10 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
4. THERE IS DEDICATED HEREWITH A 7.5 FOOT DRAINAGE EASEMENT (7.5' EACH SIDE) ALONG THE REAR LOT LINES OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
8. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
9. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBITY OF THE GREENFIELDS HOMEOWNER'S ASSOCIATION, INC., AN ALABAMA NON-PROFIT CORPORATION, AND NOT THE CITY OF FAIRHOPE.

GREEN SPACE DENSITY CALCULATION

39.90 TOTAL GROSS ACRES
-9.33 ROW, DETENTION, WETLANDS
30.57 ACRES

80/30.57 = 2.62 UNITS PER ACRE
15% REQ'D (5.98 AC.)

QUALIFYING GREEN SPACE CALCULATION

6.03 UPLAND AREAS
0.85 30% OF PONDS
6.88 TOTAL ACRES (17.24% OF TOTAL SITE)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY:

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, SITUATED IN FAIRHOPE, BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 106 OF GREYTHORNE ESTATES AS SHOWN BY MAP OR PLAT THEREOF OF RECORDED AT SLIDES 2330-A, 2330-B, 2330-C, AND 2330-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89°52'01" WEST, A DISTANCE OF 1274.01 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00°13'29" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 13, A DISTANCE OF 668.59 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89°52'58" EAST, A DISTANCE OF 1270.72 FEET TO A 1/2" CAPPED REBAR FOUND (ARNOLD); THENCE RUN SOUTH 89°49'06" EAST, A DISTANCE OF 1323.35 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE RUN SOUTH 00°27'17" EAST, A DISTANCE OF 669.71 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) AT THE NORTHEAST CORNER OF THE AFORESAID GREYTHORNE ESTATES; THENCE RUN NORTH 89°47'10" WEST, ALONG SAID GREYTHORNE ESTATES, A DISTANCE OF 1328.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.90 ACRES, MORE OR LESS.

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.

_____
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

GREENFIELDS

SHEET 1 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20211019
FILE	20211019
SHEET	1 OF 3

FAIRHOPE, AL 36532

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C1	25.00'	S44°48'45"E	39.30'	35.38'
C2	25.00'	S45°09'00"W	39.27'	35.36'
C3	25.00'	S44°51'00"E	39.27'	35.36'
C4	75.00'	S45°09'00"W	117.81'	106.07'
C5	90.00'	N45°09'00"E	141.37'	127.28'
C6	125.00'	S06°21'09"W	27.06'	27.01'
C7	25.00'	S07°06'32"E	17.16'	16.83'
C8	60.00'	S17°15'23"E	19.93'	19.84'
C9	60.00'	S14°52'13"W	47.35'	46.13'
C10	60.00'	S47°04'28"W	20.09'	20.00'
C11	60.00'	S86°52'15"W	63.26'	60.37'
C12	25.00'	N82°35'27"W	17.16'	16.83'
C13	125.00'	S83°56'51"W	27.06'	27.01'
C14	25.00'	S45°09'00"W	39.27'	35.36'
C15	25.00'	N44°51'00"W	39.27'	35.36'
C35	25.00'	N45°09'00"E	39.27'	35.36'
C36	25.00'	S44°51'00"E	39.27'	35.36'
C37	25.00'	N45°11'15"E	39.24'	35.33'
C39	25.00'	S75°28'12"E	12.55'	12.42'

SEE SHEET 3 OF 3

COUNTY ROAD 13 — 100 FT. R.O.W.

5/8" CRF (BAILEY)

N89°52'57"W 1270.72'

50.00' | 199.70' | 162.08' | 107.92' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 92.00' | 25' | 25' | 90.00'

15' DRAINAGE EASEMENT

DAMSEL DR. N00°09'00"E 167.65'

50 FT. R/W (PUBLIC)

10' SIDEWALK EASEMENT

HWY. CONST. SETBACK (100' FROM CL R/W)

Riviera Electric Service Area
Baldwin EMC Electric Service Area

S00°13'29"W 668.59' | 450.97'

COMMON AREA 1
109539 SF
2.51 AC

S42°55'32"E 200.41'
S42°55'32"E 185.53'
N08°50'17"E 172.00'
N13°37'20"W 114.26'

46 — 15908 SF, 0.37 AC
47 — 17661 SF, 0.41 AC
48 — 13154 SF, 0.30 AC
49 — 11200 SF, 0.26 AC
50 — 12466 SF, 0.29 AC
81 — 2988 SF, 0.07 AC
45 — 12947 SF, 0.30 AC
44 — 11386 SF, 0.26 AC
43 — 11389 SF, 0.26 AC
42 — 11393 SF, 0.26 AC
41 — 11397 SF, 0.26 AC
40 — 11400 SF, 0.26 AC
39 — 11404 SF, 0.26 AC
38 — 12985 SF, 0.30 AC
37 — 12707 SF, 0.29 AC

C10 C11 C12 C13 C14 C15 C9 C8 C7 C6 C5 C4 C3 C2 C39

N82°15'37"E 140.69' | 111.76' | 29.48'
N02°59'09"W 82.29'
N89°51'00"W 140.00'
N00°09'00"E 170.00' | 90.00'
S00°09'00"W 234.90'
N89°51'00"W 50.00'
S00°13'29"W 56.92'
N00°13'29"E 60.00'
163.00' | 115.00' | 37.97'

LIFT STATION PARCEL DEDICATED HEREWITH

S89°51'00"E 626.32'

BANKHEAD BLVD. 50 FT. R/W (PUBLIC)

80 — 13606 SF, 0.31 AC
79 — 11360 SF, 0.26 AC
78 — 11360 SF, 0.26 AC
77 — 11360 SF, 0.26 AC
76 — 11360 SF, 0.26 AC
75 — 11360 SF, 0.26 AC
74 — 11360 SF, 0.26 AC
51 — 14679 SF, 0.34 AC
52 — 11360 SF, 0.26 AC
53 — 11360 SF, 0.26 AC
54 — 11360 SF, 0.26 AC
55 — 11360 SF, 0.26 AC
56 — 11360 SF, 0.26 AC
57 — 11360 SF, 0.26 AC

15' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT

104.32' | 29.32' | 79.32' | 232.00' | 284.00' | 142.00' | 117.00' | 67.00'

COMMON AREA 3
1.51 AC
65,888 SF

N89°51'00"W 390.38'
N89°51'00"W 726.32'

GREEN FIELDS DRIVE 50 FT. R/W (PUBLIC)

COMMON AREA 2
5922 SF
0.14 AC

1 — 11404 SF, 0.26 AC
2 — 11403 SF, 0.26 AC
3 — 11401 SF, 0.26 AC
4 — 11399 SF, 0.26 AC
5 — 11397 SF, 0.26 AC
6 — 11395 SF, 0.26 AC
7 — 11393 SF, 0.26 AC
8 — 11391 SF, 0.26 AC
9 — 11389 SF, 0.26 AC
10 — 11387 SF, 0.26 AC
11 — 11385 SF, 0.26 AC
12 — 11384 SF, 0.26 AC
13 — 12670 SF, 0.29 AC
14 — 12666 SF, 0.29 AC

15' DRAINAGE EASEMENT

CALYPSO DR. S00°09'00"W 167.24'

50 FT. R/W (PUBLIC)

17.42' | 42.57' | 117.61' | 142.57' | 142.54' | 142.52' | 142.50' | 142.47' | 142.45' | 142.43' | 142.40' | 142.38' | 142.35' | 142.33' | 142.31' | 142.28' | 117.24' | 117.26' | 65.00' | 90.00'

DIRT DRIVE

5/8" CRF (BAILEY)

N89°52'01"W 1274.01'
(M) N89°51'49"W 1274.32'
N89°52'01"W

PN 46-08-34-0-000-014.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

PN 46-08-34-0-000-013.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

PN 46-08-34-0-000-012.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

N

0 25 50 100
50 SCALE

GREENFIELDS
SHEET 2 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	2 OF 3

SEE SHEET 2 of 2

BANKHEAD BLVD. 50 FT. R/W (PUBLIC)

GREEN FIELDS DRIVE 50 FT. R/W (PUBLIC)

CALYPSO DR. 50 FT. R/W (PUBLIC)

DAMSEL DR. 50 FT. R/W (PUBLIC)

BANKHEAD BLVD. 60 FT. R/W

COMMON AREA 3
1.51 AC
65,888 SF

COMMON AREA 4
31345 SF
0.72 AC

COMMON AREA 5
322147 SF
7.40 AC

WETLANDS DELINEEATED BY VITTOR & ASSOC.

30 FT. BUFFER

100' (min.)

15' DRAINAGE EASEMENT

15' DRAINAGE & DRAINAGE EASEMENT

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C15	25.00'	N44°51'00"W	39.27'	35.36'
C16	425.00'	N44°51'00"W	667.59'	601.04'
C17	450.00'	S87°12'42"E	41.44'	41.43'
C18	450.00'	S79°46'08"E	75.47'	75.38'
C19	400.00'	S85°12'32"E	64.80'	64.73'
C20	450.00'	N70°09'35"W	75.47'	75.38'
C21	450.00'	S64°04'54"E	20.01'	20.00'
C22	450.00'	N58°00'13"W	75.47'	75.38'
C23	450.00'	N48°23'40"W	75.47'	75.38'
C24	400.00'	S30°58'33"E	126.22'	125.70'
C25	450.00'	S38°46'51"E	75.54'	75.45'
C26	450.00'	N29°10'19"W	75.40'	75.31'
C27	25.00'	N34°06'25"E	48.91'	41.47'
C28	450.00'	N23°05'54"W	20.01'	20.00'
C29	450.00'	N17°01'13"W	75.47'	75.38'
C30	450.00'	S07°24'41"E	75.47'	75.38'
C31	450.00'	N01°13'42"W	21.65'	21.65'
C32	425.01'	S06°01'54"E	91.71'	91.53'
C33	400.00'	N02°59'18"W	43.82'	43.80'
C34	25.00'	S47°59'18"E	36.53'	33.37'
C38	400.00'	S60°17'30"E	283.11'	277.24'

0 25 50 100
50 SCALE

GREENFIELDS
SHEET 3 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	3 OF 3

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF FAIRHOPE & BALDWIN COUNTY HIGHWAY DEPARTMENT REGULATIONS AND CODES.
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. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
7. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
8. HANDICAP RAMPS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
9. NOTIFY CITY OF FAIRHOPE & BALDWIN COUNTY 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
12. 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.
13. NO "PROTECTED TREES" WILL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
14. 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.
15. 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.
16. CLEARING AND GRUBBING SHALL BE LIMITED TO THE ROADWAY RIGHT OF WAY, DRAINAGE EASMENTS, AND DETENTION PONDS. OTHER CLEARING REQUIRED FOR CONSTRUCTION SHALL BE PRE-APPROVED BY THE OWNER.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN STAKING THROUGHOUT CONSTRUCTION. RESTAKING WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
18. UNDER DRAINS SHALL BE INSTALLED AT LOCATIONS IDENTIFIED BY THE SOILS ENGINEER.
19. DRAINAGE PIPE LENGTHS ARE APPROXIMATE, AND MAY REQUIRE ADJUSTMENT DEPENDING ON FINAL GRADING AND SLOPES.
20. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE SOILS ENGINEER. PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
21. THE SUB-BASE AND BASE SHALL BE TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL BE APPROVED BY CITY OF FAIRHOPE PRIOR TO LAYING ASPHALT. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE NEED FOR AN INSPECTION.
22. BALDWIN COUNTY HIGHWAY INSPECTOR TO BE NOTIFIED ACCORDING TO BENCHMARK INSPECTION LIST.
23. TRAFFIC SIGNAGE SHALL MEET STANDARDS IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD):
24. R1-1 STOP SIGN- DIAMOND GRADE- MINIMUM 0.080" THICK
    30" FOR ALL INTERNAL STREET INTERSECTIONS
    36" FOR ALL INTERSECTION WITH EXISTING COUNTY, STATE AND FEDERAL ROADS
25. STREET NAME SIGN- 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC,
    6" TALL WHITE ALL-CAPITAL LETTERING ON GREEN BACKGROUND
    BRACKETS- VULCAN TYPE VS-8 VANDAL PROOF OR APPROVED EQUAL
26. ALL OTHER SIGNS- HIGH INTENSITY PRISMATIC OR BETTER- MINIMUM 0.080" THICK
27. POST FOR ALL SIGNS- #2 GALVANIZED U-CHANNEL OF APPROPRIATE HEIGHT
    EMBEDDED NOT LESS THAN 3 FEET BELOW THE FINISHED GRADE ELEVATION
28. ALL TESTING WITHIN THE COUNTY RIGHT-OF-WAY SHALL FOLLOW BALDWIN COUNTY TESTING GUIDELINES.
29. THE BALDWIN COUNTY INSPECTOR SHALL BE CONTACTED ACCORDING TO BALDWIN COUNTY BENCHMARK INSPECTION GUIDE FOR IMPROVEMENTS WITHIN THE CR-13 RIGHT-OF-WAY AND THE EXISTING BANKHEAD BLVD RIGHT-OF-WAY.

EROSION CONTROL NOTES

1. THE EXISTING SITE IS UN-DEVELOPED.
2. CONTACT DAVID KING, QCI 251-990-6566.
3. AREA TO BE DISTURBED=±34.45 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 AND STATE AND 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 SHALL 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 SEVEN DAYS OR LONGER ARE TO BE MULCHED. 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 SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
19. 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.
20. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
21. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
22. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
23. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
24. NO DUST CONTROL IS ANTICIPATED. SHOULD DUST BE AN ISSUE, SITE WILL BE WATERED TO MINIMIZE GENERATION OF DUST. DUST CONTROL IS ALSO ACCOMPLISHED BY MINIMIZING THE EXPOSURE OF BARE SOILS. UTILIZE TEMPORARY VEGETATION AND MULCHING TO COVER BARE AREAS DURING CONSTRUCTION. UTILIZE PERMANENT VEGETATION TO CONTROL DUST FROM THE SITE AFTER CONSTRUCTION IS COMPLETE.
25. WHERE LABELED FIP/CIP, FABRIC INLET PROTECTION TO BE INITIALLY INSTALLED AND CONVERTED TO CURB INLET PROTECTION ONCE THROAT IS POURED.
26. SITE INSPECTIONS TO BE PERFORMED WHEN 3/4" RAIN EVENT OR GREATER OCCURS. CONTRACTOR TO NOTIFY SE CIVIL UPON ANY QUALIFYING EVENT. SITE INSPECTIONS TO BE DONE WEEKLY.
27. ADEM NPDES PERMIT # ALR10C5MN
28. EROSION CONTROL MEET ADEM EROSION CONTROL HANDBOOK REQUIREMENTS.

GRADING & DRAINAGE NOTES

1. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
2. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
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.
   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. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER.
10. 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.
11. 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.
12. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
13. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
14. 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.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
16. 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.
17. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
18. TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
19. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
20. CONTRACTOR SHALL PROVIDE A VIDEO OF THE STORM SYSTEM.
21. NO JURISDICTIONAL WETLANDS ARE TO BE FILLED. THE WETLAND DELINEATOR IS BARRY VITTOR.

UTILITY NOTES

1. 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.
2. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS THE PUBLIC UTILITIES PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS.
3. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE 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.
4. 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.
5. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND UTILITY COMPANY PRIOR TO BACKFILLING AND TESTING.
6. PVC WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI, SDR 18 OR HEAVIER.

   WATER MAINS 4"-12" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241 FOR PRESSURE PIPE WITH IRON PIPE OUTSIDE DIAMETER.
7. A MINIMUM OF 2-4" PVC UTILITY SLEEVES SHALL BE INSTALLED ACROSS ALL STREETS TO SERVE ISLANDS WITH IRRIGATION.
8. DETAILS AND LOCATIONS OF UTILITIES SHALL COMPLY WITH CITY OF FAIRHOPE UTILITY SPECIFICATIONS. IF ANY MODIFICATIONS ARE MADE, THE CONTRACTOR SHOULD ALWAYS BE IN COMPLIANCE WITH MANUAL.
10. DETAILS AND LOCATIONS OF UTILITIES IN THE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH BALDWIN COUNTY UTILITY MANUAL. IF ANY MODIFICATIONS ARE MADE, THE CONTRACTOR SHOULD BE IN COMPLIANCE WITH THE MANUAL.
11. ALL UTILITY INSTALLATIONS WITHIN THE EXISTING COUNTY RIGHT OF WAYS SHALL REQUIRE A SEPARATE BALDWIN COUNTY UTILITY PERMIT.
12. IRRIGATION BORES TO ISLANDS SHALL BE K-COPPER PIPE OR ENCASED AS REQUIRED BY THE BALDWIN COUNTY UTILITY MANUAL.
13. MINIMUM UNDERGROUND UTILITY DEPTHS ARE TO BE AS FOLLOWS:
    A MINIMUM OF 48" UNDER ROADS
    36" UNDER DITCHES
    30" IN ROAD SHOULDERS
14. ALL UTILITY INSTALLATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL MEET THE BALDWIN COUNTY UTILITY MANUAL.
15. TRACER WIRE TEST STATIONS SHALL BE INSTALLED AND TESTING MUST BE CONDUCTED THE PRESENCE OF THE EOR OR REPRESENTATIVE AND THE COF INSPECTOR.

CONSTRUCTION SEQUENCE - PHASE 1

1. INSTALL TREE PROTECTION FENCING PER TREE PROTECTION ORDINANCE. (REFERENCE LANDSCAPE PLANS)
2. REMOVE VEGETATION/PAVEMENT ONLY IN AREAS OF THE PERIMETER SEDIMENT BARRIERS AND CONSTRUCTION EXIT.
3. INSTALL THE CONSTRUCTION EXIT PER DETAILS.
4. INSTALL PERIMETER SEDIMENT BARRIERS PER DETAILS.
5. REQUEST BMP & TREE PROTECTION INSPECTION PRIOR TO CLEARING.
6. ONCE INSPECTION IS COMPLETE AND APPROVED, CLEARING & DEMOLITION CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM GRADING TO INSTALL POND AND SEDIMENT FEATURES. ESTABLISH PERMANENT COVER ON AREAS NOT EFFECTED BY ROAD AND UTILITY CONSTRUCTION.
2. INSTALL STORM SYSTEM AND UTILITIES.
3. DURING ROAD AND UTILITY CONSTRUCTION, INSPECT PERIMETER CONTROLS DAILY AND FIX ANY DEFICIENCIES.
4. INSTALL TEMPORARY SEEDING AND MULCH ON DISTURBED AREAS TO PREVENT EXPOSED SOILS.
5. DURING ROAD AND UTILITY CONSTRUCTION, MAINTAIN TEMPORARY SEEDING.
6. GRADE THE SITE TO SUB-GRADE ELEVATIONS, PREPARING THE SITE FOR FINAL SITE WORK.
7. INSTALL CURBING, SIDEWALKS, AND PAVING.

CONSTRUCTION SEQUENCE - PHASE 3

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

REVISION | DATE

S.E. Civil
Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.6566

AS-BUILT
GENERAL NOTES

Greenfields Subdivision
Fairhope, Alabama 36532



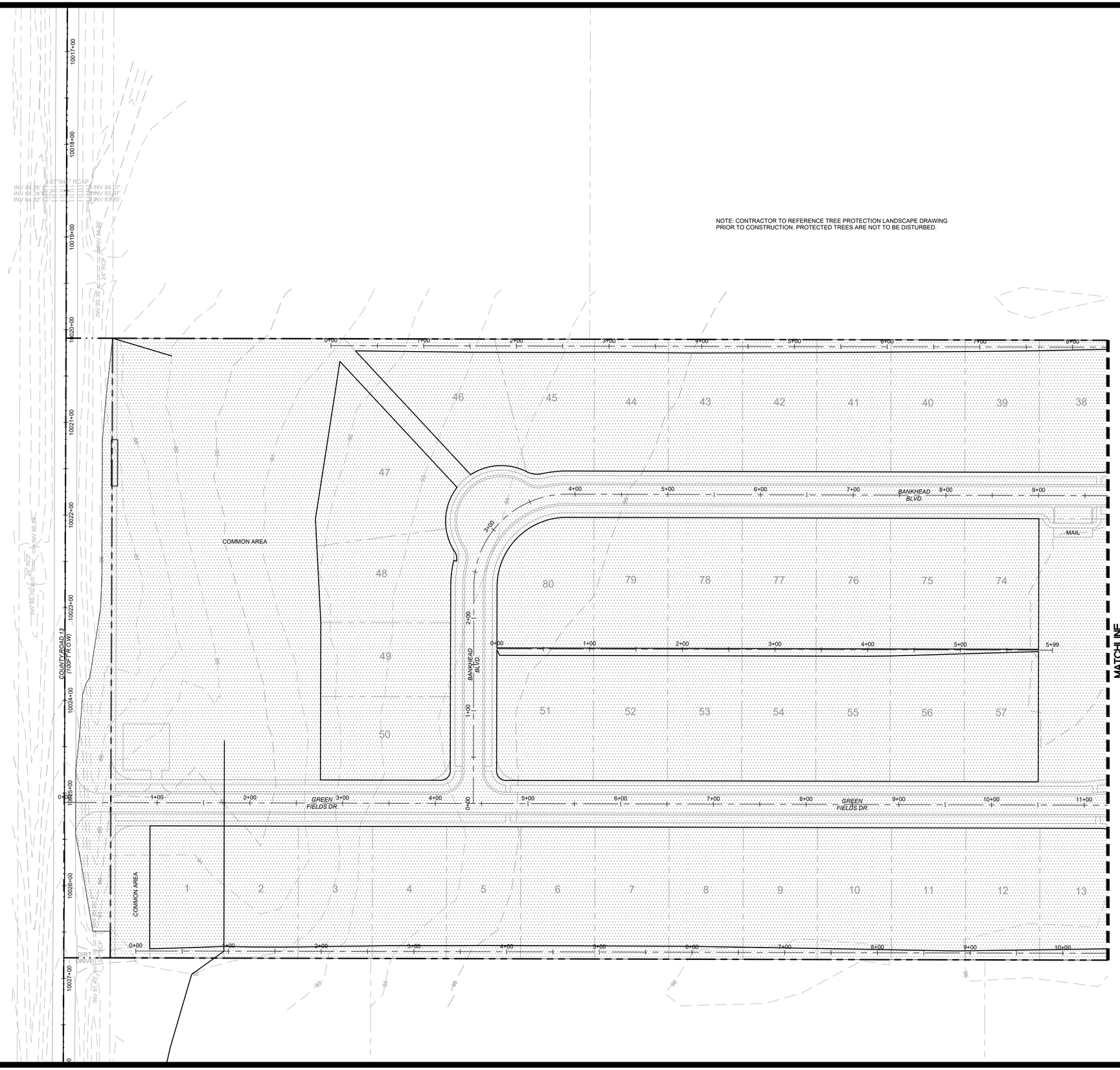
AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: N.T.S.

SHEET
C1

Know what's below. Call before you dig.

NOTE: CONTRACTOR TO REFERENCE TREE PROTECTION LANDSCAPE DRAWING PRIOR TO CONSTRUCTION. PROTECTED TREES ARE NOT TO BE DISTURBED.



LEGEND

CLEARING LIMITS

N

0 25 50 100 200
50 SCALE

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CLEARING, GRUBBING & DEMOLITION PLAN

Greenfields Subdivision
Fairhope, Alabama 36532

KEITH SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET
C2

LEGEND

CLEARING LIMITS

NOTE: CONTRACTOR TO REFERENCE TREE PROTECTION LANDSCAPE DRAWING PRIOR TO CONSTRUCTION. PROTECTED TREES ARE NOT TO BE DISTURBED.

N

0 25 50 100 200

50 SCALE

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

REMOVE EXISTING 15" RCP

INSTALL WETLAND BUFFER SIGNS AT 100LF INTERVALS ALONG WETLAND BUFFER (TYP.) SEE DETAIL

100' (TYP.)

COMMON AREA

WETLAND AREA

MATCHLINE

DAMSEL DR

CALYPSO DR

BANKHEAD BLVD.

GREEN FIELDS DR.

CONC DRIVE

INV 90.27' 24" MP INV 89.79'

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CLEARING, GRUBBING & DEMOLITION PLAN

Greenfields Subdivision

Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER TIMOTHY LARRY HOLMES 25184

AS-BUILT SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET C3

STORM LINE A	
STRUCTURE:	DETAILS:
A1-MES	INV IN = 81.53(100)
A2-DWCB	THROAT = 90.08 INV IN = 85.73(101) INV OUT = 81.66(100)
A3-DWCB	THROAT = 90.08 INV IN = 86.01(102) INV IN = 85.99(105) INV OUT = 85.96(101)
A4-SWCB	THROAT = 92.23 INV IN = 88.51(103) INV IN = 89.16(106) INV OUT = 88.34(102)
A5-SWCB	THROAT = 93.98 INV IN = 91.12(104) INV OUT = 90.65(103)
A6-SWCB	THROAT = 93.98 INV OUT = 91.43(104)
A7-WI	THROAT = 90.60 INV OUT = 87.54(105)
A8-SWCB	THROAT = 92.23 INV OUT = 89.70(106)

STORM LINE A			
NAME	SIZE & TYPE	LENGTH	SLOPE
100	36" RCP	53LF	0.25%
101	30" RCP	28LF	0.81%
102	30" RCP	316LF	0.74%
103	24" RCP	242LF	0.88%
104	18" RCP	28LF	1.11%
105	24" RCP	146LF	1.06%
106	18" RCP	28LF	1.93%

STORM LINE B	
STRUCTURE:	DETAILS:
B1-MES	INV IN = 81.59(200)
B2-WI	THROAT = 89.80 INV IN = 83.75(201) INV OUT = 82.98(200)
B3-DWCB	THROAT = 90.20 INV IN = 86.52(202) INV OUT = 85.82(201)
B4-DWCB	THROAT = 90.40 INV IN = 86.82(203) INV IN = 87.33(205) INV OUT = 86.73(202)
B5-SWCB	THROAT = 91.32 INV IN = 87.71(204) INV OUT = 87.12(203)
B6-SWCB	THROAT = 91.32 INV OUT = 87.97(204)
B7-JB	RIM = 91.39 INV IN = 88.10(206) INV OUT = 88.03(205)
B8-WI	THROAT = 91.14 INV OUT = 88.41(206)

STORM LINE B			
NAME	SIZE & TYPE	LENGTH	SLOPE
200	42" RCP	66LF	2.09%
201	36" RCP	206LF	1.00%
202	30" RCP	66LF	0.32%
203	30" RCP	93LF	0.32%
204	24" RCP	28LF	0.93%
205	18" RCP	66LF	1.07%
206	18" RCP	69LF	0.45%

STORM LINE G	
STRUCTURE:	DETAILS:
G1-MES	INV = 84.86
G2-MES	INV = 85.38

STORM LINE F	
STRUCTURE:	DETAILS:
F1-MES	INV IN = 87.06(600)
F2-MES	INV OUT = 87.26(600)

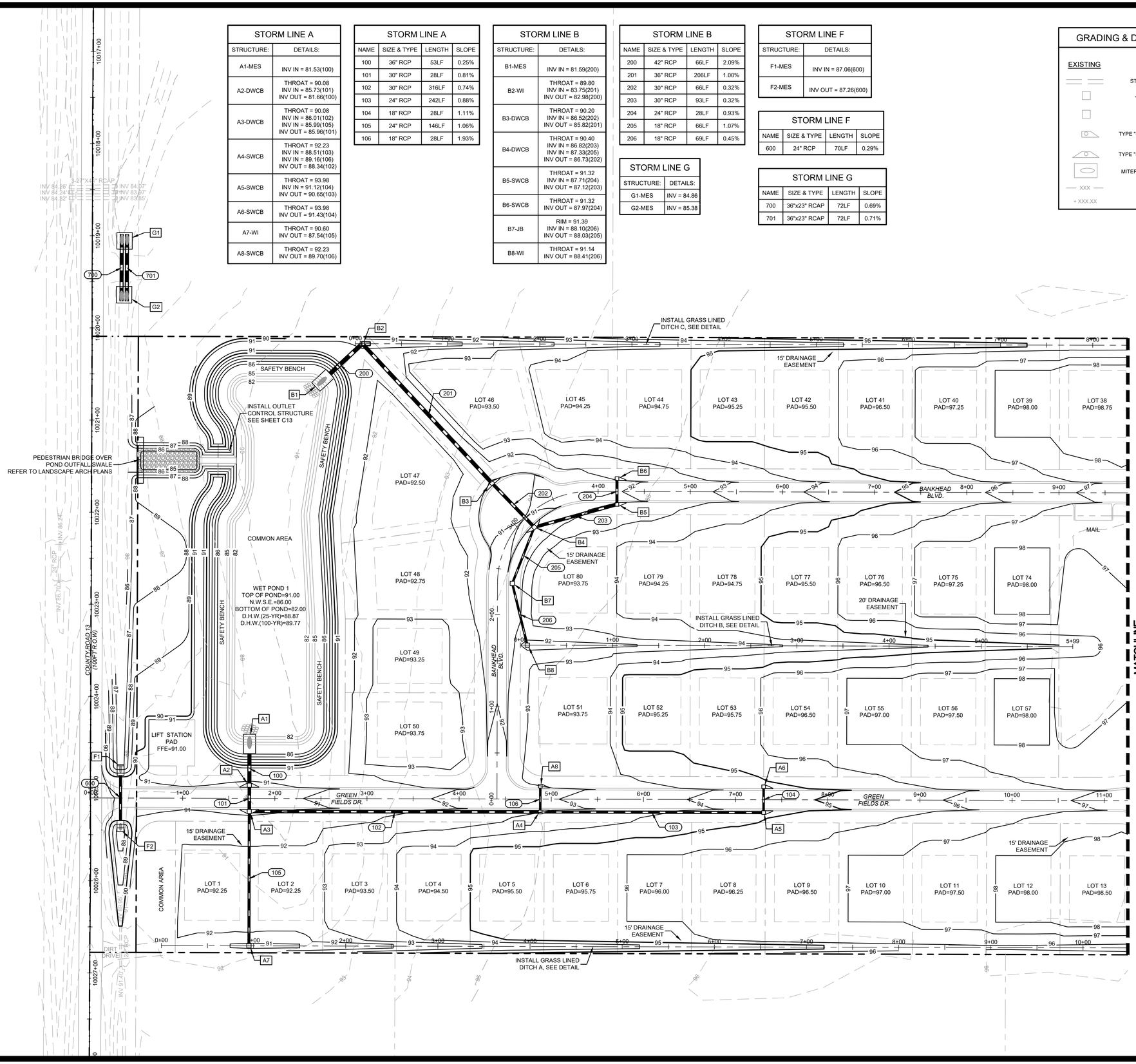
STORM LINE F			
NAME	SIZE & TYPE	LENGTH	SLOPE
600	24" RCP	70LF	0.29%

STORM LINE G			
NAME	SIZE & TYPE	LENGTH	SLOPE
700	36"x23" RCAP	72LF	0.69%
701	36"x23" RCAP	72LF	0.71%

GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED
	STORM SEWER PIPING	
	JUNCTION BOX (JB)	
	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

Know what's below. Call before you dig.



0 25 50 100 200
50 SCALE

N

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

REVISION

DATE

AS-BUILT

GRADING & DRAINAGE PLAN

Greenfields Subdivision

Fairhope, Alabama 36532

AFFIX SEAL

ALABAMA LICENSED PROFESSIONAL ENGINEER 25716 THOMAS LARRY SIGNED

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET

C4

STORM LINE C	
STRUCTURE:	DETAILS:
C1-MES	INV IN = 89.11(300)
C2-DWCB	THROAT = 95.93 INV IN = 89.30(301) INV OUT = 89.30(300)
C3-DWCB	THROAT = 95.93 INV IN = 89.43(302) INV OUT = 89.43(301)
C4-JB	RIM = 97.44 INV IN = 89.72(303) INV OUT = 89.72(302)
C5-WI	THROAT = 95.21 INV IN = 90.17(304) INV OUT = 90.17(303)
C6-DWCB	THROAT = 96.48 INV IN = 90.47(305) INV OUT = 90.47(304)

STORM LINE C	
STRUCTURE:	DETAILS:
C7-DWCB	THROAT = 96.48 INV IN = 90.69(306) INV OUT = 90.65(305)
C8-JB	RIM = 97.77 INV IN = 90.93(307) INV OUT = 90.90(306)
C9-SWCB	THROAT = 95.66 INV IN = 91.21(310) INV IN = 91.37(308) INV OUT = 91.20(307)
C10-SWCB	THROAT = 95.66 INV IN = 91.43(309) INV OUT = 91.43(308)
C11-WI	THROAT = 95.34 INV OUT = 91.50(309)
C12-WI	THROAT = 95.12 INV OUT = 91.26(310)

STORM LINE C			
NAME	SIZE & TYPE	LENGTH	SLOPE
300	42" RCP	50LF	0.38%
301	42" RCP	28LF	0.46%
302	42" RCP	168LF	0.17%
303	42" RCP	151LF	0.30%
304	36" RCP	153LF	0.20%
305	30" RCP	28LF	0.63%
306	30" RCP	83LF	0.25%
307	30" RCP	131LF	0.21%
308	24" RCP	28LF	0.21%
309	18" RCP	19LF	0.38%
310	24" RCP	19LF	0.27%

STORM LINE D	
STRUCTURE:	DETAILS:
D1-MES	INV IN = 89.00(400)
D2-JB	RIM = 96.74 INV IN = 89.14(401) INV OUT = 89.14(400)
D3-DWCB	THROAT = 95.93 INV IN = 90.02(402) INV OUT = 90.02(401)
D4-DWCB	THROAT = 95.93 INV IN = 90.57(403) INV IN = 90.61(407) INV OUT = 90.22(402)
D5-SWCB	THROAT = 96.56 INV IN = 91.22(404) INV OUT = 90.80(403)

STORM LINE D	
STRUCTURE:	DETAILS:
D6-SWCB	THROAT = 96.41 INV IN = 91.91(405) INV OUT = 91.60(404)
D7-SWCB	THROAT = 96.44 INV IN = 92.10(406) INV OUT = 92.10(405)
D8-WI	THROAT = 95.63 INV OUT = 92.54(406)
D9-WI	THROAT = 95.92 INV OUT = 91.94(407)

STORM LINE D			
NAME	SIZE & TYPE	LENGTH	SLOPE
400	48" RCP	45LF	0.31%
401	42" RCP	158LF	0.56%
402	42" RCP	28LF	0.70%
403	36" RCP	61LF	0.38%
404	30" RCP	39LF	0.98%
405	24" RCP	38LF	0.49%
406	24" RCP	118LF	0.37%
407	24" RCP	128LF	1.04%

STORM LINE E	
STRUCTURE:	DETAILS:
E1-MES	INV IN = 88.93(500)
E2-JB	RIM = 95.06 INV IN = 91.10(501) INV OUT = 89.30(500)
E3-SWCB	THROAT = 95.09 INV IN = 92.21(502) INV OUT = 91.93(501)
E4-SWCB	THROAT = 95.12 INV OUT = 92.29(502)

STORM LINE E			
NAME	SIZE & TYPE	LENGTH	SLOPE
500	18" RCP	54LF	0.68%
501	18" RCP	189LF	0.44%
502	18" RCP	28LF	0.28%

GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED
	STORM SEWER PIPING	
	JUNCTION BOX (JB)	
	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

N

0 25 50 100 200
50 SCALE

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

INSTALL OUTLET CONTROL STRUCTURE, SEE SHEET C14
WET POND 2
TOP OF POND=96.25, N.W.S.E.=92.50
BOTTOM OF POND=89.00
D.H.W. (25-YR)=94.70, D.H.W.(100-YR)=95.27
SAFETY BENCH
15' DRAINAGE EASEMENT
COMMON AREA
LOT 37 PAD=99.00
LOT 36 PAD=98.50
LOT 35 PAD=98.50
LOT 34 PAD=99.00
LOT 33 PAD=99.50
LOT 32 PAD=99.50
LOT 31 PAD=99.25
LOT 30 PAD=99.00
LOT 29 PAD=98.50
LOT 28 PAD=98.00
LOT 27 PAD=98.25
LOT 26 PAD=98.50
LOT 25 PAD=98.75
LOT 24 PAD=98.75
LOT 73 PAD=98.50
LOT 72 PAD=98.00
LOT 71 PAD=98.00
LOT 70 PAD=98.50
LOT 69 PAD=98.75
LOT 68 PAD=99.25
LOT 67 PAD=99.50
LOT 58 PAD=98.75
LOT 59 PAD=99.25
LOT 60 PAD=99.75
LOT 61 PAD=100.25
LOT 62 PAD=100.75
LOT 63 PAD=100.50
LOT 64 PAD=100.00
LOT 65 PAD=99.75
LOT 66 PAD=99.25
LOT 14 PAD=98.50
LOT 15 PAD=98.50
LOT 16 PAD=99.25
LOT 17 PAD=99.75
LOT 18 PAD=100.25
LOT 19 PAD=100.75
LOT 20 PAD=100.50
LOT 21 PAD=100.00
LOT 22 PAD=99.50
LOT 23 PAD=99.25
INSTALL WETLAND BUFFER SIGNS AT 100LF INTERVALS ALONG WETLAND BUFFER (TYP.) SEE DETAIL
WETLAND AREA
WET POND 3
TOP OF POND=96.25
N.W.S.E.=93.00
BOTTOM OF POND=89.00
D.H.W.(25-YR)=94.72
D.H.W.(100-YR)=95.26
INSTALL OUTLET CONTROL STRUCTURE, SEE SHEET C15
INSTALL GRASS LINED DITCH E, SEE DETAIL
INSTALL GRASS LINED DITCH D, SEE DETAIL
MATCHLINE
DAMSEL DR.
CALYPSO DR.
BANKHEAD BLVD.
GREEN FIELDS DR.
100' (TYP.)
INV 90.27
24" MP
INV 89.79

REVISION
DATE

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9969 Windmill Road
Fairhope, AL 36532
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AS-BUILT

GRADING & DRAINAGE PLAN

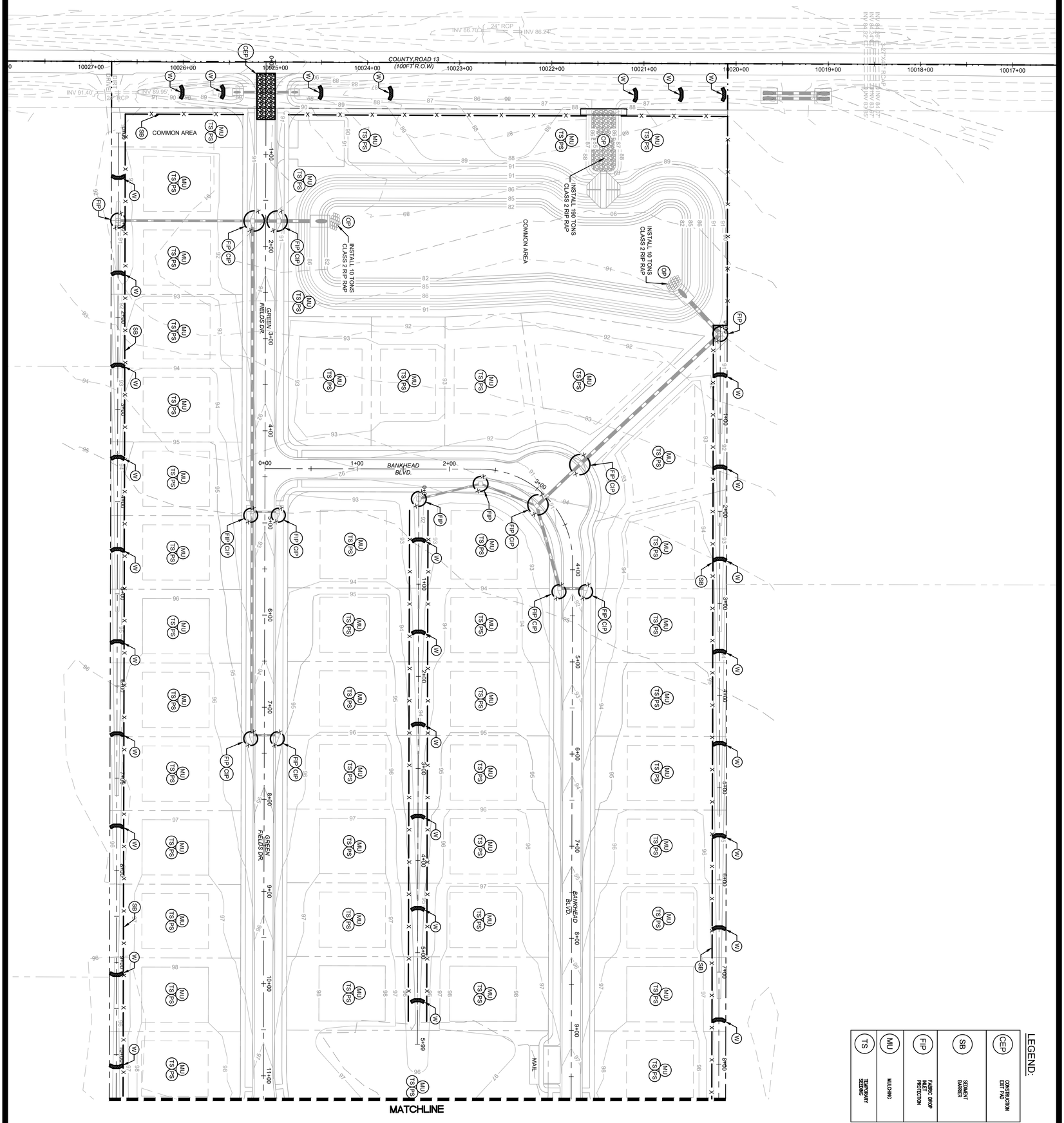
Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA REGISTERED PROFESSIONAL ENGINEER THOMAS LARRY SMITH 27248 SIGNED

AS-BUILT SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET
C5



LEGEND:

CEP	SB	FIP	MU	TS
CONSTRUCTION EXIT PAD	SEDIMENT BARRIER	FABRIC DROP INLET PROTECTION	MULCHING	TEMPORARY SEEDING

FS	OP	CIP	W	FIP CIP
PERMANENT SEEDING	OUTLET PROTECTION	CURB INLET PROTECTION	STRAW WATTLES	FABRIC & CURB INLET PROTECTION

0 25 50 100 200
50 SCALE

N

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

SHEET	C6
DRAWN:	TLS
SCALE:	1"=50'
JOB No.:	20211019
DATE:	1/5/26

ALABAMA LICENSED 26348 PROFESSIONAL 1/5/26 ENGINEER THOMAS LARRY SMITH
AFFIX SEAL

Greenfields Subdivision
Fairhope, Alabama 36532

AS-BUILT
EROSION & SEDIMENT CONTROL PLAN

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

DATE	REVISION

LEGEND:

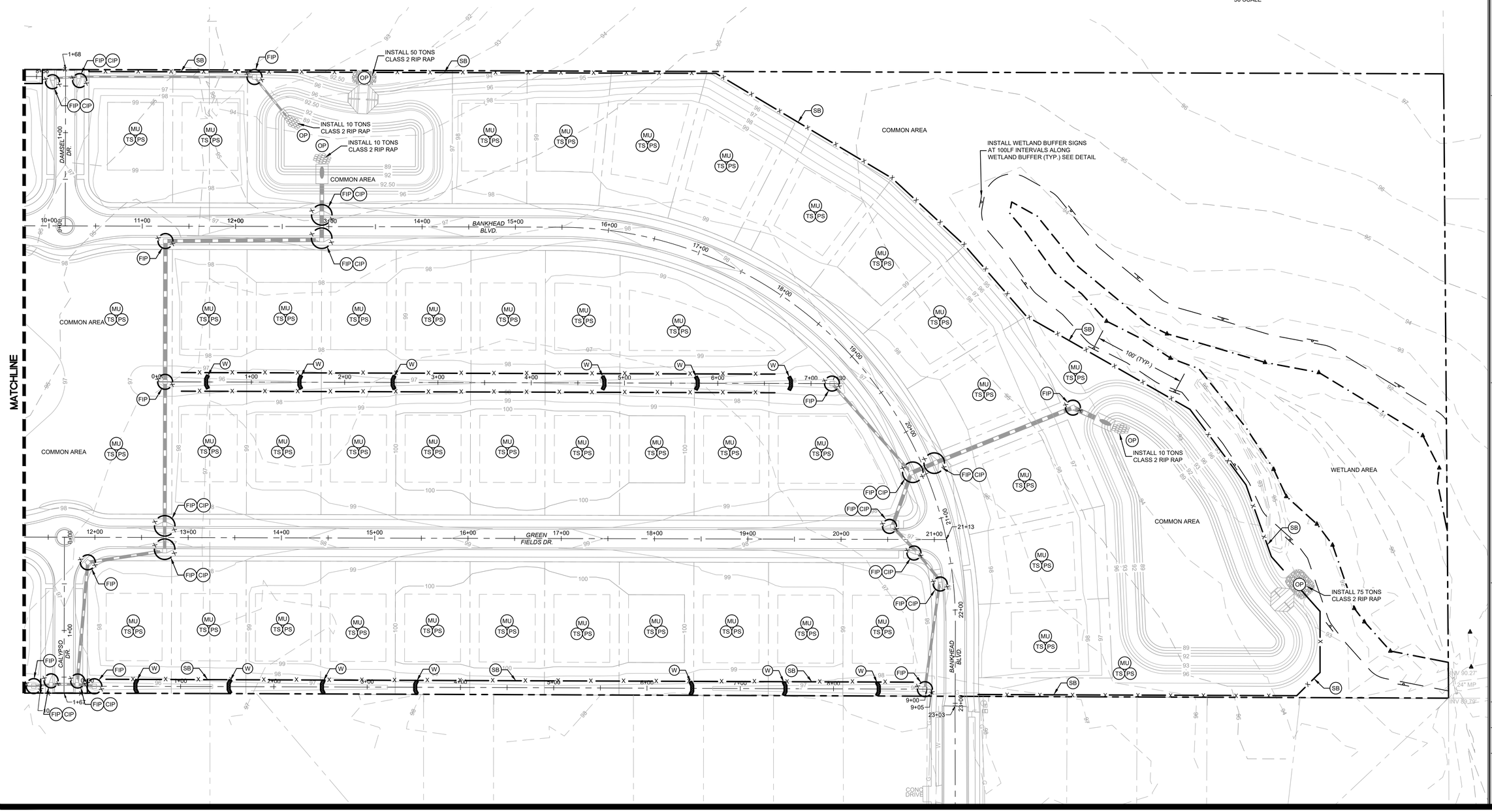
CEP	CONSTRUCTION EXIT PAD
SB	SEDIMENT BARRIER
FIP	FABRIC DROP INLET PROTECTION
MU	MULCHING
TS	TEMPORARY SEEDING

PS	PERMANENT SEEDING
OP	OUTLET PROTECTION
CIP	CURB INLET PROTECTION
W	STRAW WATTLES
FIP CIP	FABRIC & CURB INLET PROTECTION

N

0 25 50 100 200
50 SCALE

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



REVISION

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AS-BUILT
EROSION & SEDIMENT CONTROL PLAN

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

ALABAMA LICENSED PROFESSIONAL ENGINEER 27574 LARRY T. HOLMES STAMP

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET
C7

SANITARY SEWER LINE A	
STRUCTURE:	DETAILS:
SSMH#A1	RIM = 91.05 INV IN = 79.94(S100)
SSMH#A2	RIM = 90.93 INV IN = 80.35(S101) INV OUT = 80.27(S100)
SSMH#A3	RIM = 92.73 INV IN = 82.89(S111) INV IN = 81.63(S102) INV OUT = 81.61(S101)
SSMH#A4	RIM = 91.09 INV IN = 82.93(S103) INV OUT = 82.87(S102)
SSMH#A5	RIM = 91.14 INV IN = 83.24(S104) INV OUT = 83.19(S103)
SSMH#A6	RIM = 94.34 INV IN = 84.83(S105) INV OUT = 84.78(S104)
SSMH#A7	RIM = 97.73 INV IN = 86.22(S106) INV IN = 87.48(S118) INV OUT = 86.16(S105)

SANITARY SEWER LINE A	
STRUCTURE:	DETAILS:
SSMH#A8	RIM = 96.54 INV IN = 89.07(S107) INV OUT = 87.42(S106)
SSMH#A9	RIM = 97.89 INV IN = 91.01(S108) INV OUT = 90.96(S107)
SSMH#A10	RIM = 98.13 INV IN = 91.63(S109) INV OUT = 91.49(S108)
SSMH#A11	RIM = 97.57 INV IN = 92.12(S110) INV OUT = 92.08(S109)
SSMH#A12	RIM = 96.84 INV OUT = 92.66(S110)
SSMH#A13	RIM = 95.07 INV IN = 84.44(S112) INV OUT = 84.39(S111)
SSMH#A14	RIM = 97.76 INV IN = 86.09(S113) INV IN = 88.45(S117) INV OUT = 86.01(S112)

SANITARY SEWER LINE A	
STRUCTURE:	DETAILS:
SSMH#A15	RIM = 98.28 INV IN = 87.68(S114) INV OUT = 87.48(S113)
SSMH#A16	RIM = 98.53 INV IN = 88.78(S115) INV OUT = 88.75(S114)
SSMH#A17	RIM = 96.87 INV IN = 90.14(S116) INV OUT = 90.10(S115)
SSMH#A18	RIM = 97.18 INV OUT = 90.51(S116)
SSMH#A19	RIM = 96.16 INV OUT = 89.32(S117)
SSMH#A20	RIM = 95.62 INV OUT = 89.08(S118)

SANITARY SEWER LINE A			
NAME	SIZE & TYPE	LENGTH	SLOPE
S100	SDR-26	40LF	0.82%
S101	SDR-26	337LF	0.37%
S102	SDR-26	299LF	0.41%
S103	SDR-26	49LF	0.53%
S104	SDR-26	341LF	0.45%
S105	SDR-26	341LF	0.39%
S106	SDR-26	300LF	0.40%
S107	SDR-26	275LF	0.69%
S108	SDR-26	124LF	0.39%
S109	SDR-26	126LF	0.36%

SANITARY SEWER LINE A			
NAME	SIZE & TYPE	LENGTH	SLOPE
S110	SDR-26	139LF	0.39%
S111	SDR-26	358LF	0.42%
S112	SDR-26	358LF	0.44%
S113	SDR-26	322LF	0.43%
S114	SDR-26	322LF	0.33%
S115	SDR-26	322LF	0.41%
S116	SDR-26	81LF	0.46%
S117	SDR-26	169LF	0.51%
S118	SDR-26	159LF	1.00%

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
SS	GRAVITY SEWER MAIN	SS
FM	FORCE MAIN	FM
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
S	MANHOLE	
	VALVE	
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
	CLEAN OUT	C.O.

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

INSTALL FIRE HYDRANT ASSEMBLY (TYP.) SEE DETAIL
SSMH#A5
INSTALL 8" - DIP 45° BEND
STORM CROSSING STORM INV=87.90 SS INV=83.78
S104
STORM CROSSING STORM INV=86.64 SS INV=83.18
S103
SSMH#A4
DRAINAGE PIPE CROSSING (TYP.) SEE DETAIL
INSTALL WATER SERVICE (TYP.)
INSTALL SEWER SERVICE (TYP.)
S105
SSMH#A6
INSTALL FIRE HYDRANT ASSEMBLY (TYP.) SEE DETAIL
INSTALL 8" DIP WATER MAIN
INSTALL IRRIGATION SERVICE FOR COMMON AREA
MAIL
COMMON AREA
INSTALL 8" - DIP 45° BEND
DRAINAGE PIPE CROSSING (TYP.) SEE DETAIL
S102
INSTALL 8" DIP WATER MAIN
INSTALL FIRE HYDRANT ASSEMBLY (TYP.) SEE DETAIL
STORM CROSSING STORM INV=89.56 SS INV=83.23
INSTALL WATER SERVICE (TYP.)
S111
INSTALL SEWER SERVICE (TYP.)
STORM CROSSING STORM INV=91.25 SS INV=84.20
SSMH#A13
S112
INSTALL 8" DIP WATER MAIN
INSTALL FIRE HYDRANT ASSEMBLY (TYP.) SEE DETAIL
MATCHLINE
COUNTY ROAD 13 (100FT R.O.W.)
LIFT STATION TOP = 92.00
INSTALL LIFT STATION SEE DETAIL, COORDINATE LOCATION WITH FPU
INSTALL 6" - 90° BEND W/ MEGALUGS
JACK & BORE UNDER ROADWAY (49LF) W/ 12" STEEL ENCASEMENT PIPE
INSTALL WATER SERVICE FOR LIFT STATION
SSMH#A1
S100
STORM CROSSING STORM INV=86.07 SS INV=80.63
INSTALL IRRIGATION SERVICE FOR COMMON AREA
INSTALL 12" - GATE VALVE & CAP
INSTALL (2) 6" - 45° BENDS W/ MEGALUGS
SSMH#A2
S101
SSMH#A3
INSTALL 12"X8" - DIP TEE, (1) 8" GATE VALVE, & (1) 12" GATE VALVE
JACK & BORE UNDER ROADWAY (49LF) W/ 16" STEEL ENCASEMENT PIPE
INSTALL (2) 4" PVC UTILITY SLEEVES (55LF EACH)
INSTALL FIRE HYDRANT ASSEMBLY (TYP.) SEE DETAIL
DRAINAGE PIPE CROSSING (TYP.) SEE DETAIL
INSTALL 8"X8" DIP TEE & (3) GATE VALVES
INSTALL 6" PVC FORCE MAIN
INSTALL 12" DIP WATER MAIN
INSTALL FIRE HYDRANT ASSEMBLY (TYP.) SEE DETAIL
DIRT DRIVE
COMMON AREA
MATCHLINE: SEE SHEET C10 FOR OFFSITE WATER/SEWER ROUTING AND CONNECTIONS

N

0 25 50 100 200
50 SCALE

REVISION
DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
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251.990.5646

AS-BUILT
UTILITY PLAN

Greenfields Subdivision
Fairhope, Alabama 36532

JOB No.: 20211019
DATE: 1/5/26
DRAWN: TLS
SCALE: 1"=50'

SHEET
C8

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
SS	GRAVITY SEWER MAIN	SS
FM	FORCE MAIN	FM
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
S	MANHOLE	
	VALVE	
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
	CLEAN OUT	C.O.

N

0 25 50 100 200
50 SCALE

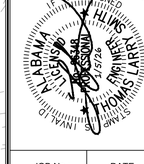
Know what's below. Call before you dig.

DATE	REVISION
1/5/26	1. SHIFT VALVES & HYDRANT

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AS-BUILT UTILITY PLAN

Greenfields Subdivision
Fairhope, Alabama 36532



JEFFREY SEAL

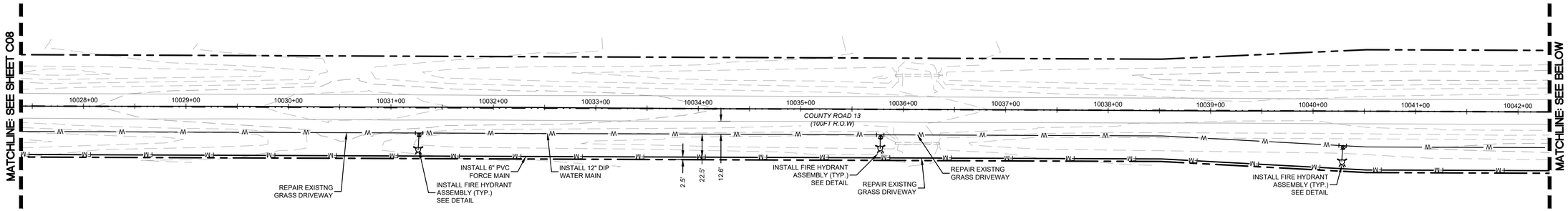
JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

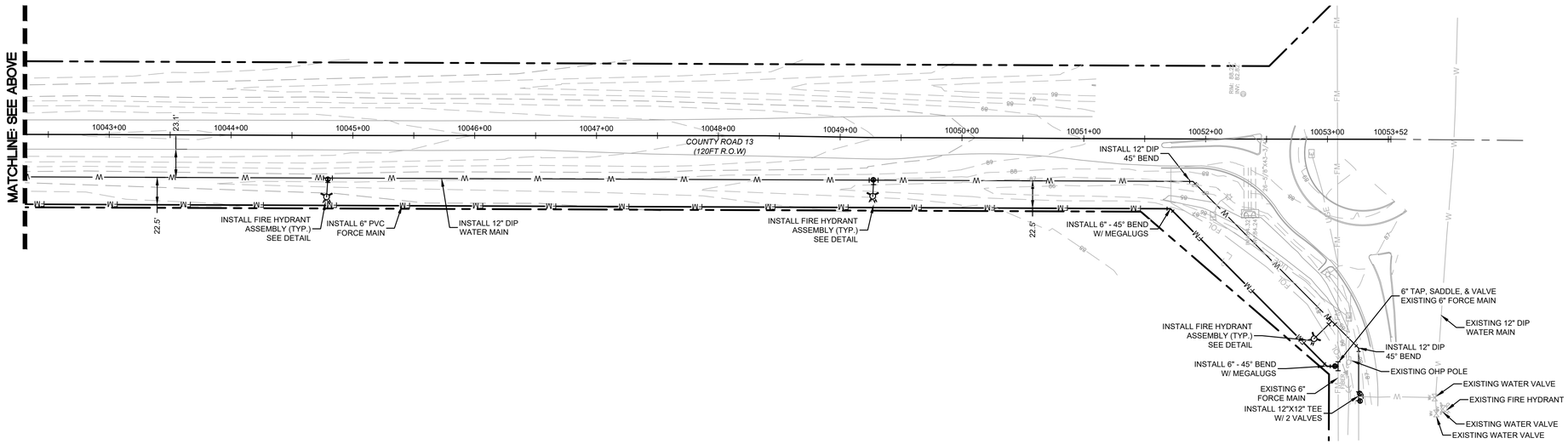
SHEET
C9

UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
SS	GRAVITY SEWER MAIN	SS
FM	FORCE MAIN	FM
	THRUST BLOCK	
	FIRE HYDRANT ASSEMBLY	
S	MANHOLE	
	VALVE	
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
	CLEAN OUT	C.O.

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





N

0 25 50 100 200

50 SCALE

REVISION

DATE

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AS-BUILT

UTILITY PLAN

Greenfields Subdivision

Fairhope, Alabama 36532

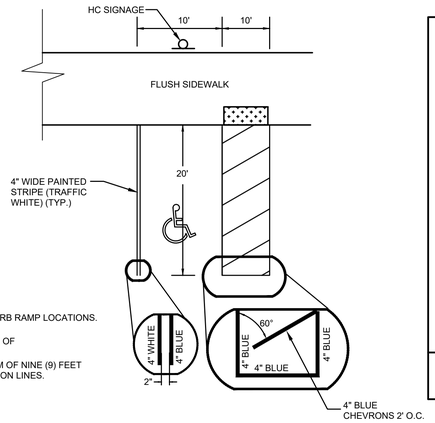
ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY SMITH 25724 REGISTERED

AEPIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET

C10



NOTES:
1. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
2. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
4. DIAGONAL OR PERPENDICULAR PARKING SPACES SHALL BE A MINIMUM OF NINE (9) FEET WIDE MEASURED FROM CENTER TO CENTER OF THE BLUE DEMARCATION LINES.

HANDICAP PARKING DETAIL

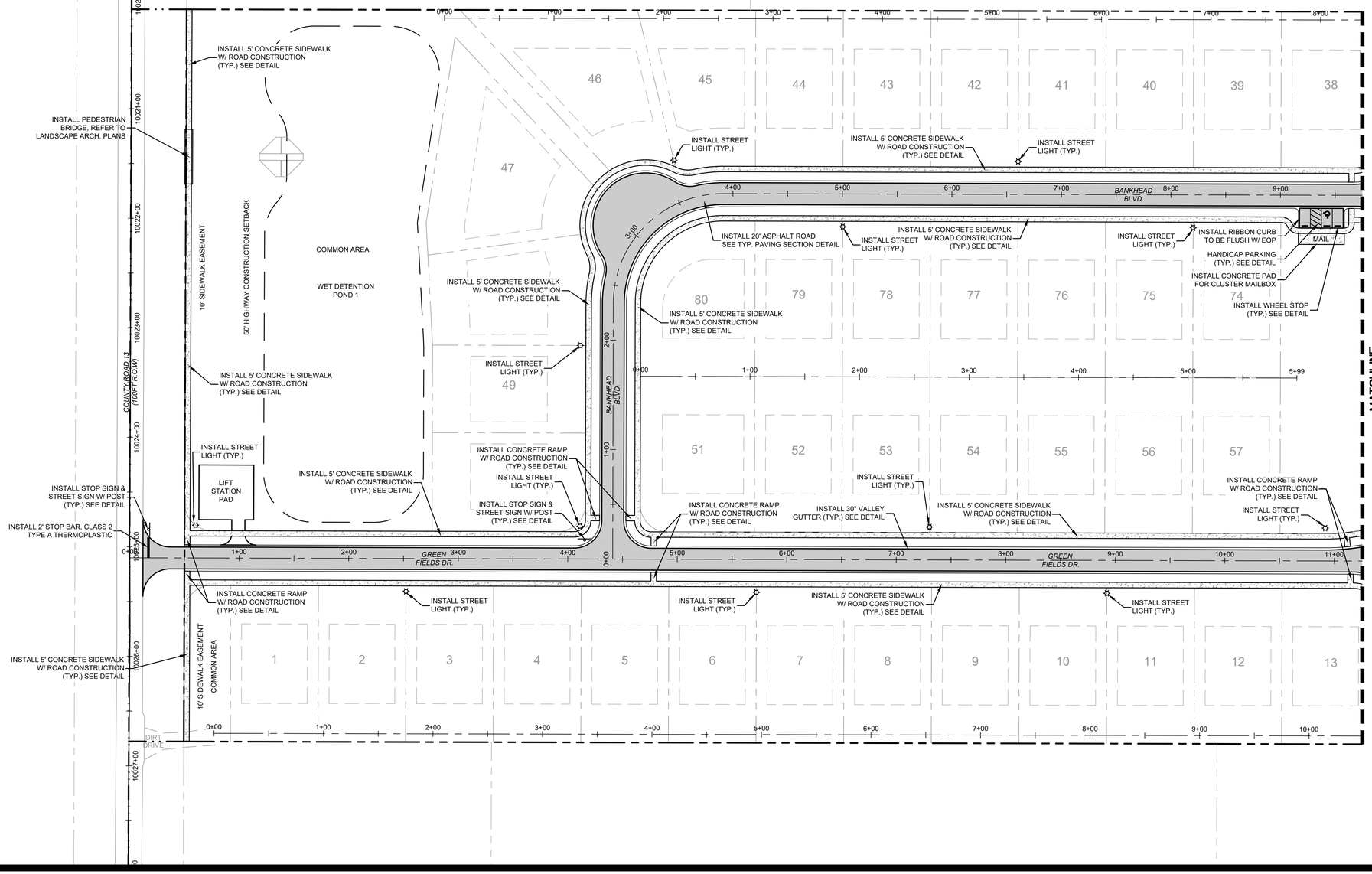
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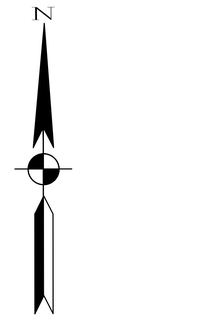
SIDEWALK, STREETLIGHT & SIGNAGE PLAN LEGEND

EXISTING		PROPOSED
	STOP BAR	
	VALLEY GUTTER	
	HEADER CURB	
	EDGE OF PAVEMENT	
☼	STREET LIGHT	☼
	TRAFFIC CONTROL SIGNAGE	
	CONCRETE SIDEWALK	
	MEDIUM DUTY ASPHALT PAVING	

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

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





REVISION

DATE

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Fairhope, AL 36532
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AS-BUILT

SIDEWALK, STREET LIGHT, & SIGNAGE PLAN

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET
C11

SIDEWALK, STREETLIGHT & SIGNAGE PLAN LEGEND

EXISTING		PROPOSED
	STOP BAR	
	VALLEY GUTTER	
	HEADER CURB	
	EDGE OF PAVEMENT	
☼	STREET LIGHT	☼
	TRAFFIC CONTROL SIGNAGE	
	CONCRETE SIDEWALK	
	MEDIUM DUTY ASPHALT PAVING	

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

N

0 25 50 100 200
50 SCALE

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

MATCHLINE

1+68 FLUSH RIBBON CURB (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL CONCRETE RAMP W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL STOP SIGN & STREET SIGN W/ POST (TYP.) SEE DETAIL
DAMSEL DR 1+00
WET DETENTION POND 2
COMMON AREA
INSTALL STREET LIGHT (TYP.)
BANKHEAD BLVD.
INSTALL TRAFFIC CALMING CIRCLE W/ TYPE 'N' CURB (TYP.) SEE DETAIL
INSTALL 30" VALLEY GUTTER (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL 20' ASPHALT ROAD SEE TYP. PAVING SECTION DETAIL
COMMON AREA
INSTALL TRAFFIC CALMING CIRCLE W/ TYPE 'N' CURB (TYP.) SEE DETAIL
INSTALL CONCRETE RAMP W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
GREEN FIELDS DR
INSTALL STOP SIGN & STREET SIGN W/ POST (TYP.) SEE DETAIL
INSTALL CONCRETE RAMP W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
CALYPSO DR 1+00
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
10+65 1+65 FLUSH RIBBON CURB (TYP.) SEE DETAIL
INSTALL STOP SIGN & STREET SIGN W/ POST (TYP.) SEE DETAIL
INSTALL 5' CONCRETE SIDEWALK W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL CONCRETE RAMP W/ ROAD CONSTRUCTION (TYP.) SEE DETAIL
INSTALL STREET LIGHT (TYP.)
BANKHEAD BLVD.
COND DRIVE
INSTALL WETLAND BUFFER SIGNS AT 100LF INTERVALS ALONG WETLAND BUFFER (TYP.) SEE DETAIL
100' (TYP.)
WETLAND AREA
COMMON AREA
WET DETENTION POND 3

REVISION
DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

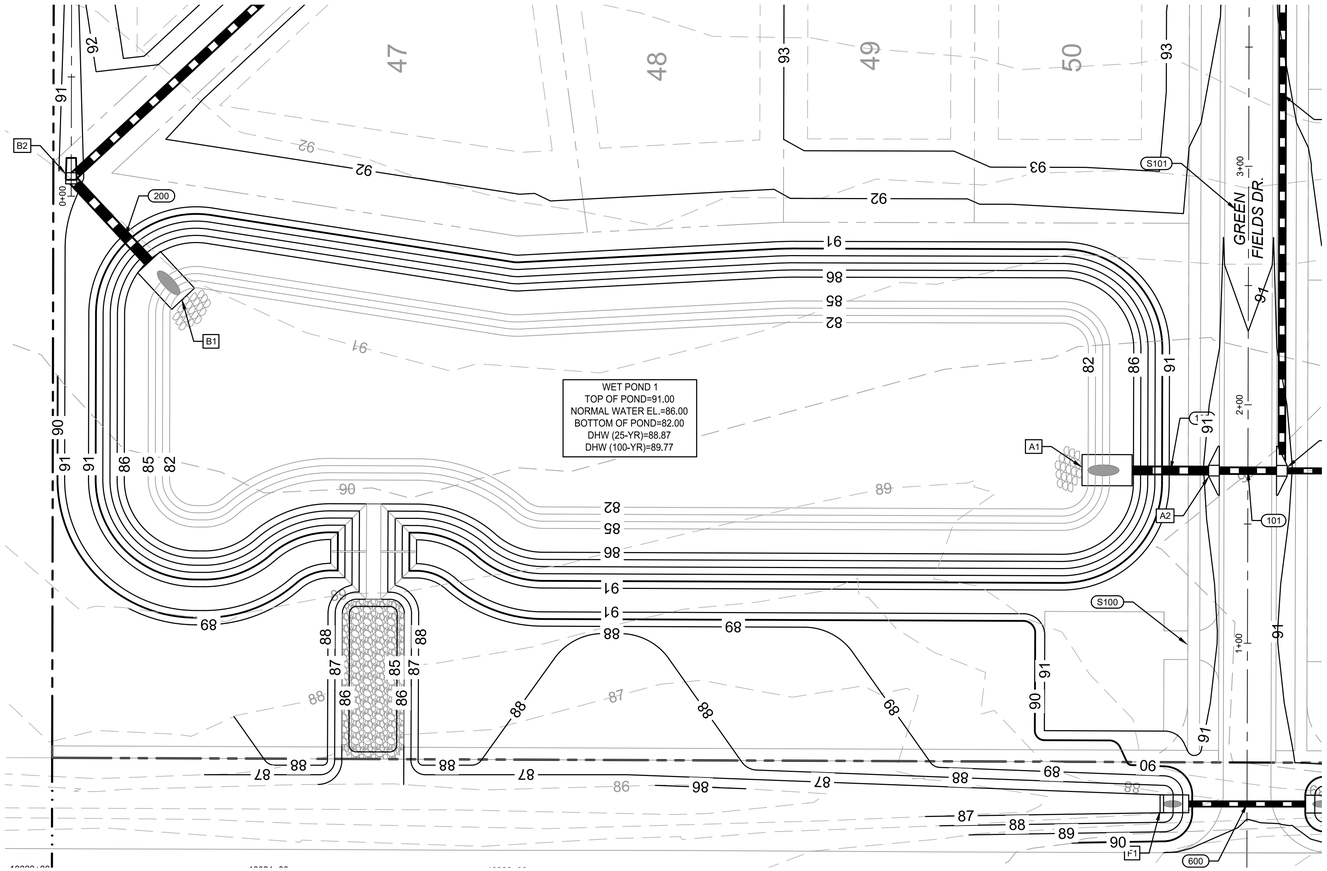
AS-BUILT
SIDEWALK, STREET LIGHT, & SIGNAGE PLAN

Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY HIMES 1/5/26 REGISTERED
AEPIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

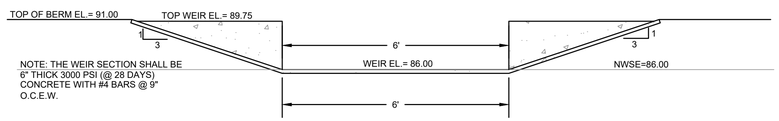
SHEET
C12



WET POND 1

0 30 60 90

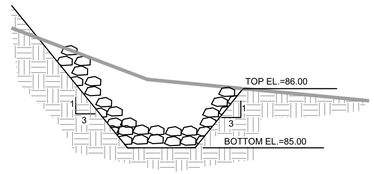
NOTE: POND SIDE SLOPES TO BE SOLID SOD FROM N.W.E. TO POND TOP.



CROSS SECTION

OUTLET CONTROL STRUCTURE

SCALE: NTS

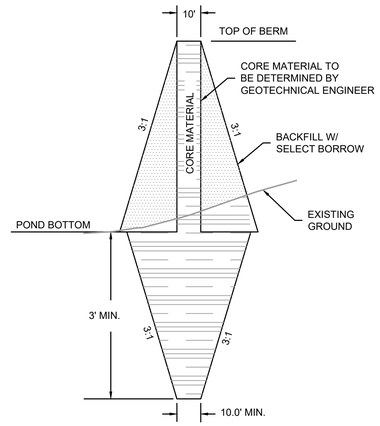


SECTION

NOTE:
TOP ELEV 86.00 SHALL BE MAINTAINED AROUND THE ENTIRE STILLING BASIN (LEVEL SPREADER).

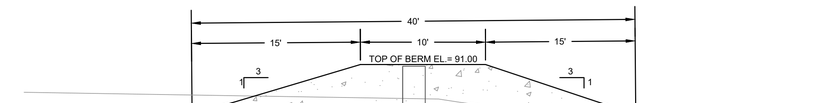
STILLING BASIN DETAIL

SCALE: NTS



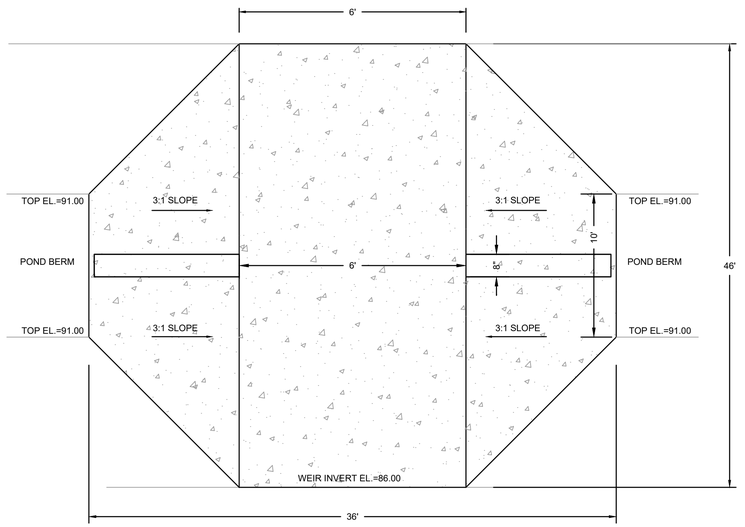
TYPICAL BERM DETAIL

SCALE: NTS



LEVEL SPREADER - PROFILE VIEW

SCALE: NTS



PLAN

OUTLET CONTROL STRUCTURE

SCALE: NTS

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

REVISION | DATE

S.E. Civil Engineering & Surveying
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Fairhope, AL 36532
251.990.5646

AS-BUILT

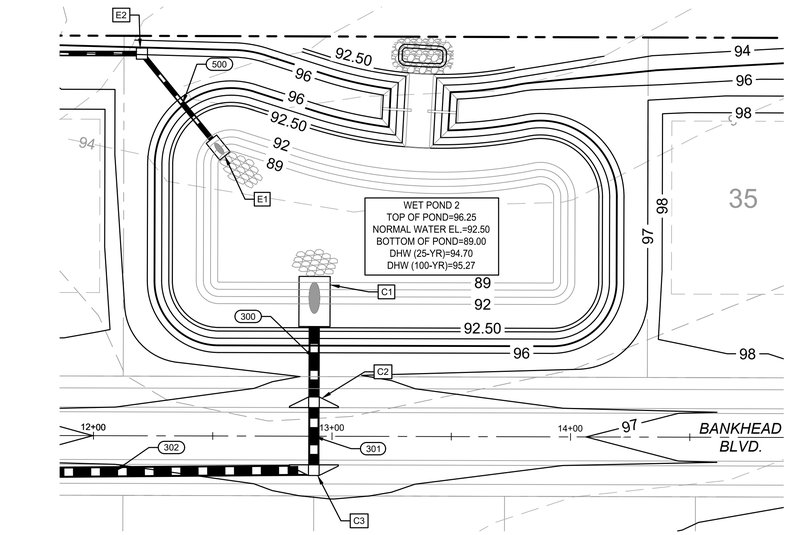
POND PLAN & OUTFALL DETAILS

Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY HILLIS 1/5/26 — AEPIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

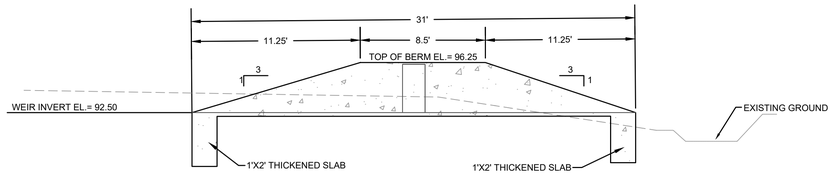
SHEET C13



0 30 60 90

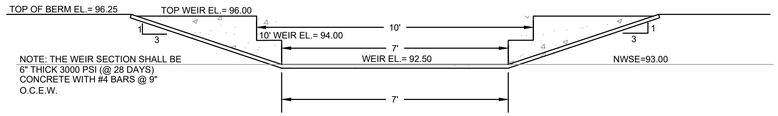
WET POND 2

NOTE: POND SIDE SLOPES TO BE SOLID SOD FROM N.W.E. TO POND TOP. POND BOTTOM TO N.W.E. TO BE LINED WITH 24" OF ON-SITE SILTY CLAY MATERIAL. REFER TO GEOTECH REPORT.



LEVEL SPREADER - PROFILE VIEW

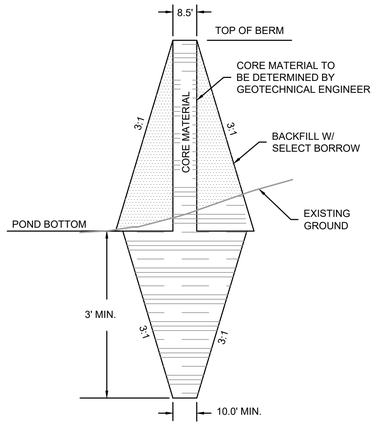
SCALE: NTS



CROSS SECTION

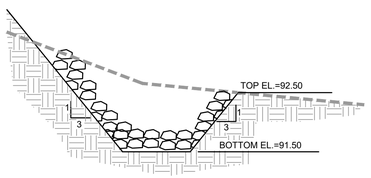
OUTLET CONTROL STRUCTURE

SCALE: NTS



TYPICAL BERM DETAIL

SCALE: NTS

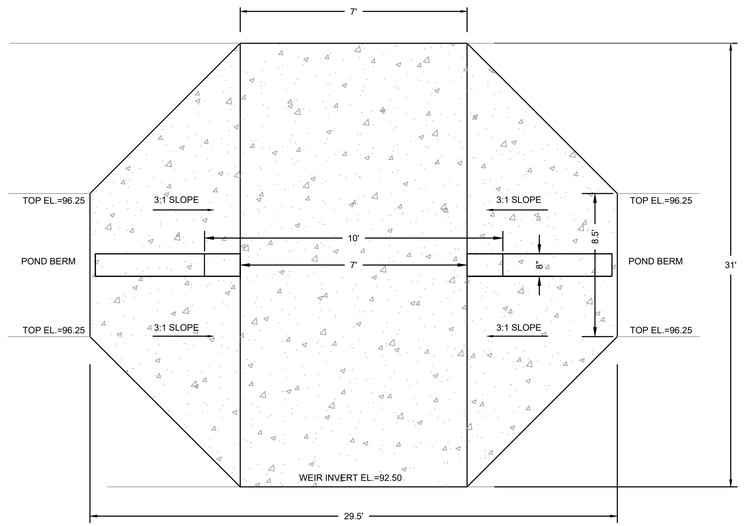


SECTION

NOTE:
TOP ELEV 92.50 SHALL BE MAINTAINED AROUND THE ENTIRE STILLING BASIN (LEVEL SPREADER).

STILLING BASIN DETAIL

SCALE: NTS



PLAN

OUTLET CONTROL STRUCTURE

SCALE: NTS

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

POND PLAN & OUTFALL DETAILS

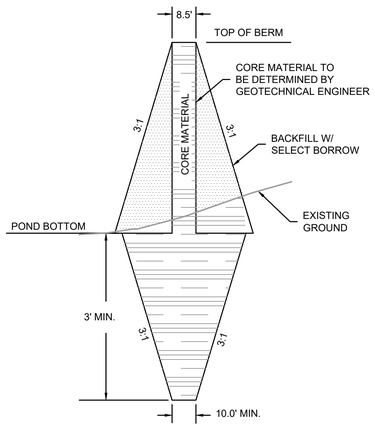
Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX ASEL

JOB No.: 20211019 | DATE: 1/5/26

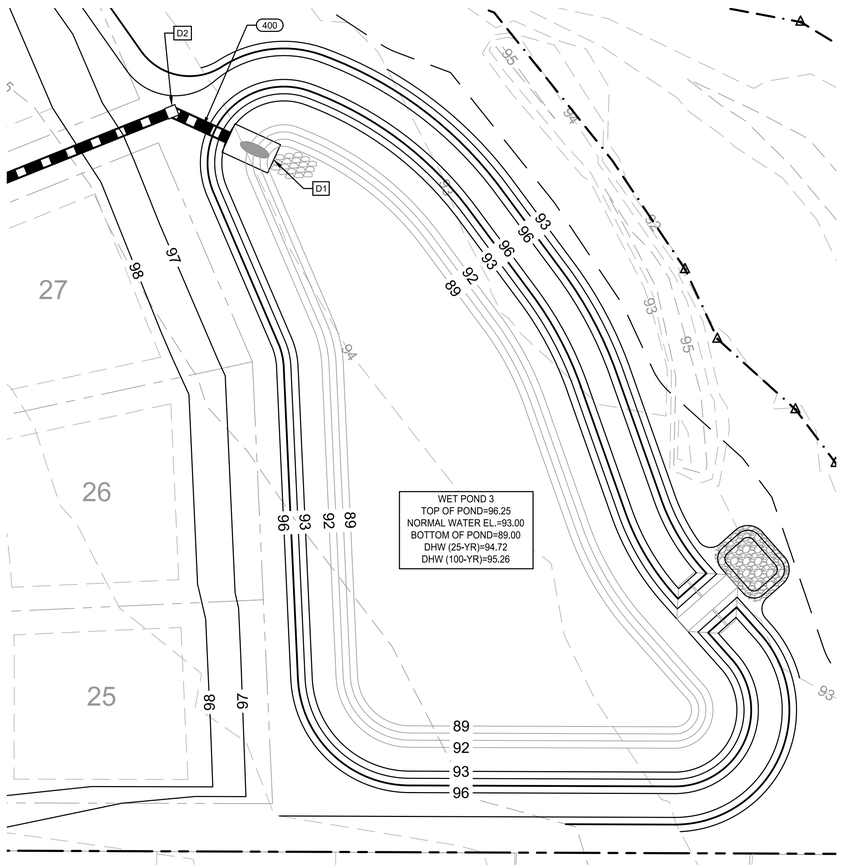
DRAWN: TLS | SCALE: 1"=50'

SHEET
C14



TYPICAL BERM DETAIL

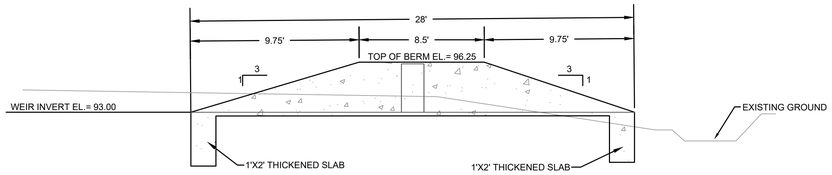
SCALE: NTS



WET POND 3

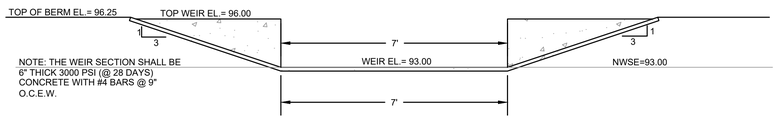
0 30 60 90

NOTE: POND SIDE SLOPES TO BE SOLID SOD FROM N.W.E. TO POND TOP.



LEVEL SPREADER - PROFILE VIEW

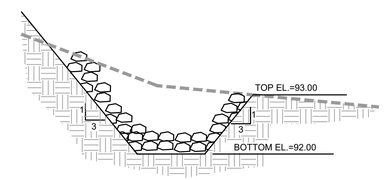
SCALE: NTS



CROSS SECTION

OUTLET CONTROL STRUCTURE

SCALE: NTS

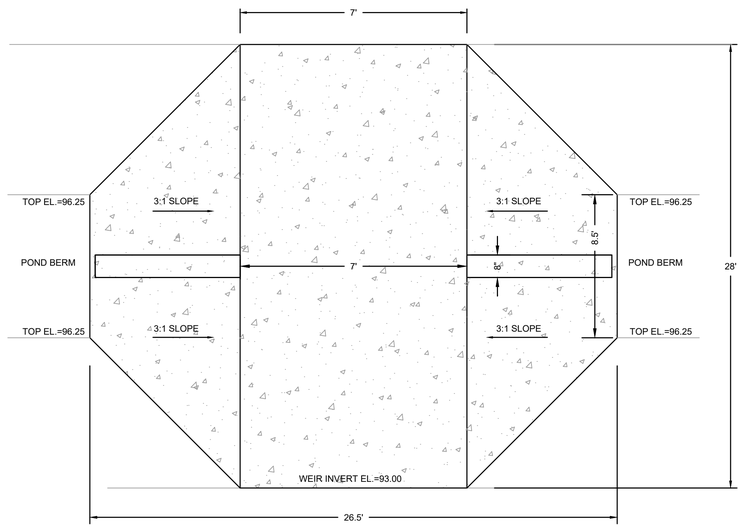


SECTION

NOTE:
TOP ELEV 93.00 SHALL BE MAINTAINED AROUND THE ENTIRE STILLING BASIN (LEVEL SPREADER).

STILLING BASIN DETAIL

SCALE: NTS



PLAN

OUTLET CONTROL STRUCTURE

SCALE: NTS

Know what's below. Call before you dig.

REVISION

DATE

S.E. Civil Engineering & Surveying
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Fairhope, AL 36532
251.990.5646

AS-BUILT

POND PLAN & OUTFALL DETAILS

Greenfields Subdivision
Fairhope, Alabama 36532

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF THOMAS L. HLIVAS, REGISTERED PROFESSIONAL ENGINEER, ALABAMA LICENSE NO. 24524. IT IS NOT VALID UNLESS SIGNED AND SEALED.

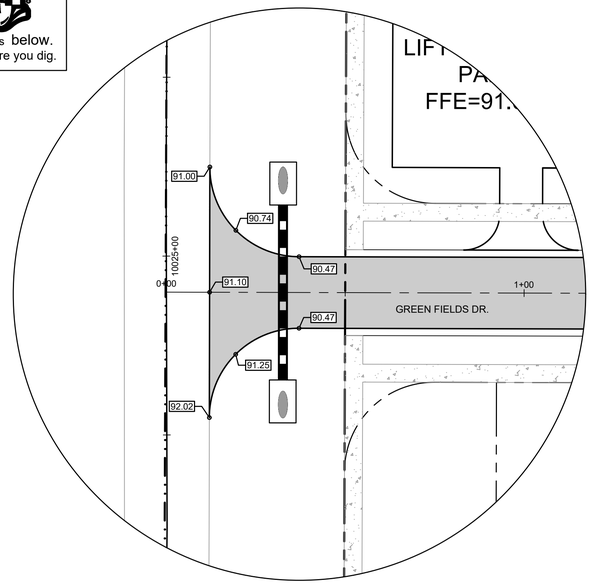
APEX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET

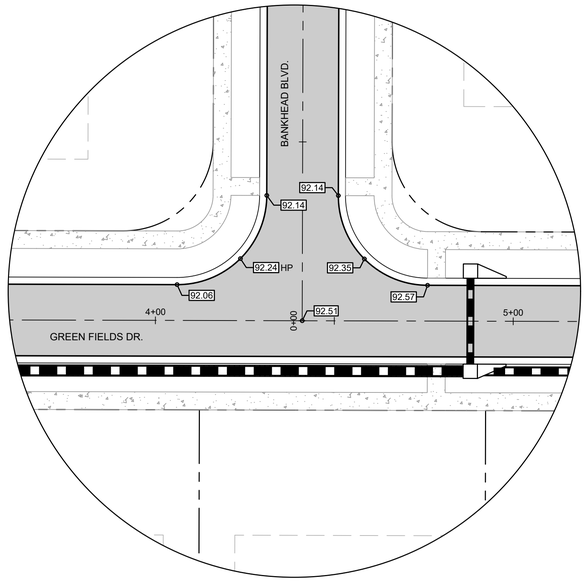
C15

Know what's below. Call before you dig.



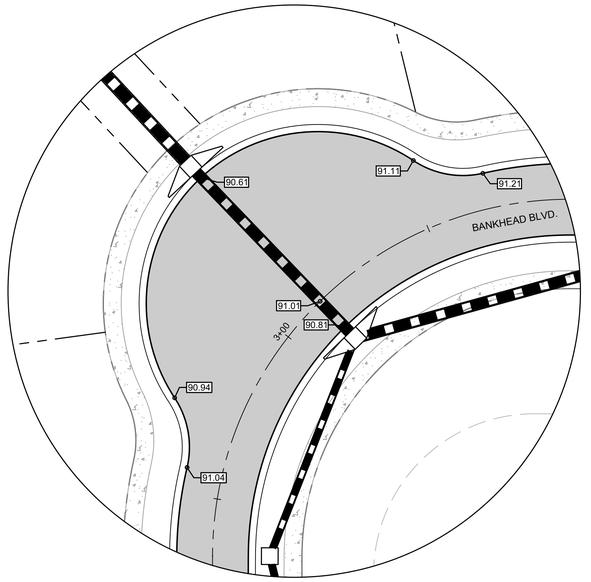
COUNTY RD. 13/ GREEN FIELDS DR.
INTERSECTION

0 20 40 60



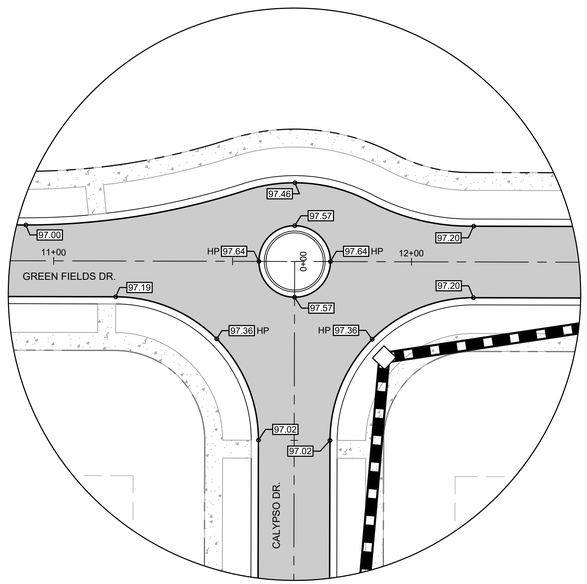
GREEN FIELDS DR./BANKHEAD BLVD.
INTERSECTION

0 20 40 60



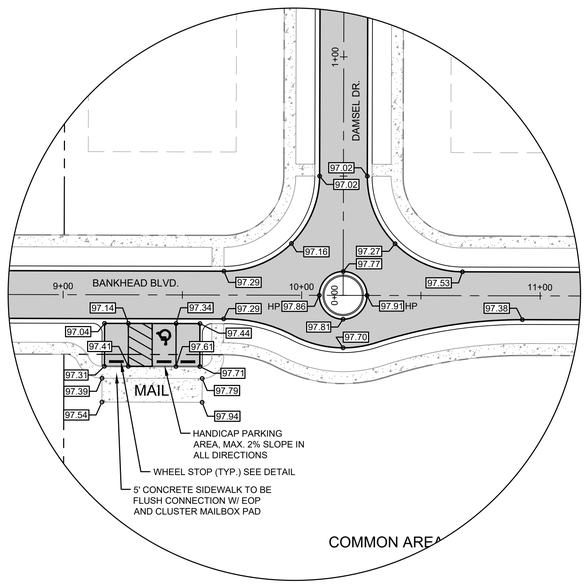
BANKHEAD BLVD.
KNUCKLE

0 20 40 60



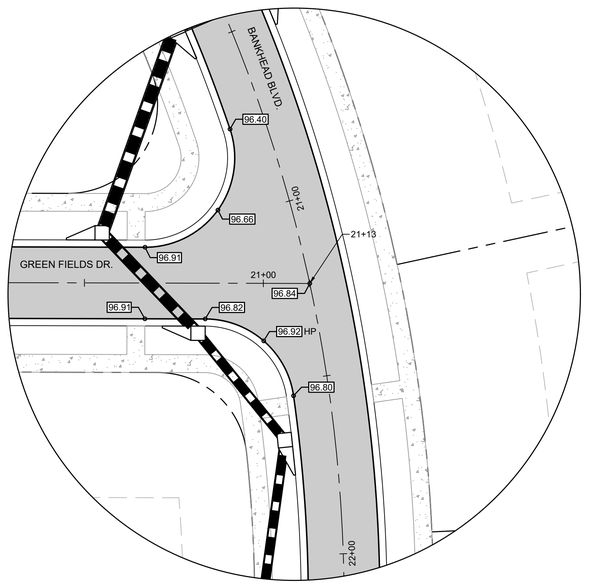
GREEN FIELDS DR./CALYPSO DR.
INTERSECTION

0 20 40 60



BANKHEAD BLVD./DAMSEL DR.
INTERSECTION & CLUSTER MAILBOX

0 30 60 90



BANKHEAD BLVD./GREEN FIELDS DR.
INTERSECTION

0 20 40 60

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-5646

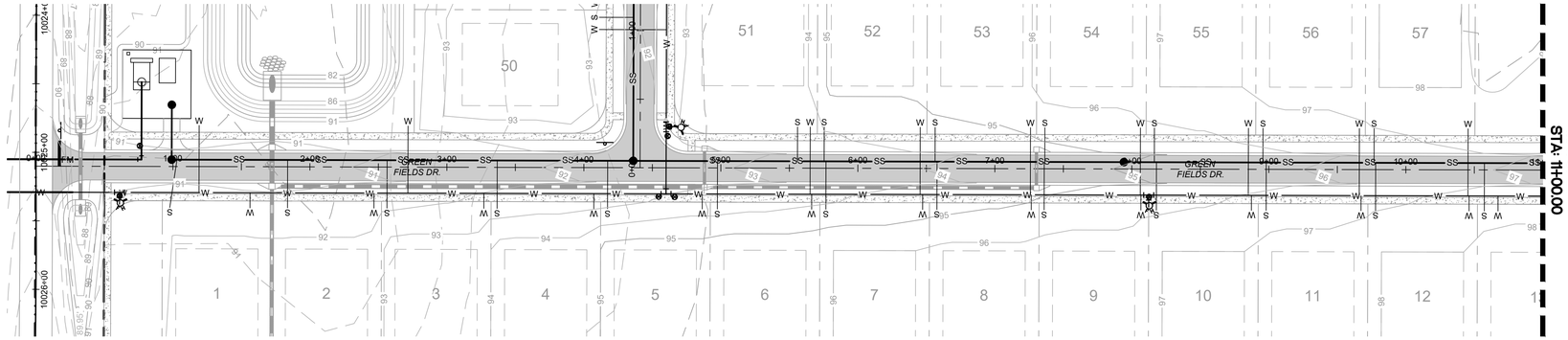
AS-BUILT
SPOT ELEVATIONS

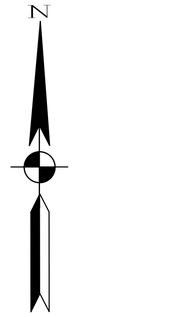
Greenfields Subdivision
Fairhope, Alabama 36532

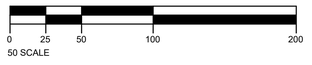
ALFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: 1"=50'

SHEET
C16



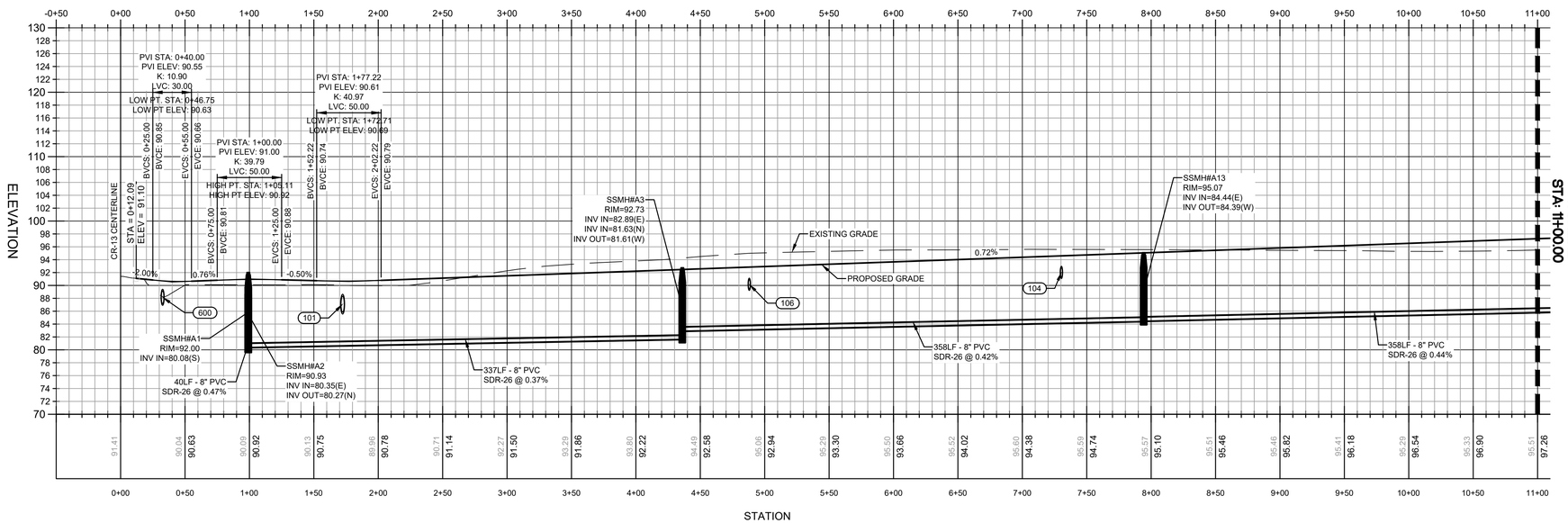




GREENFIELDS DR.

STA 00+00.00 - STA 11+00.00

GREENFIELDS DR. 0+00 TO 11+00 PROFILE

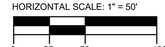


GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'



HORIZONTAL SCALE: 1" = 50'



Know what's below. Call before you dig.

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-5646

AS-BUILT

PLAN & PROFILES
(ROADWAYS)

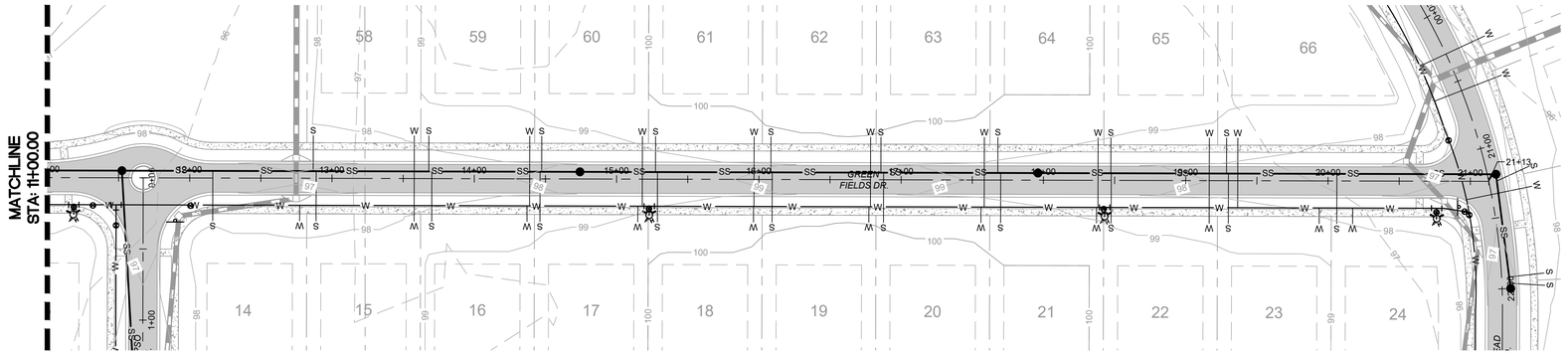
Greenfields Subdivision
Fairhope, Alabama 36532



JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

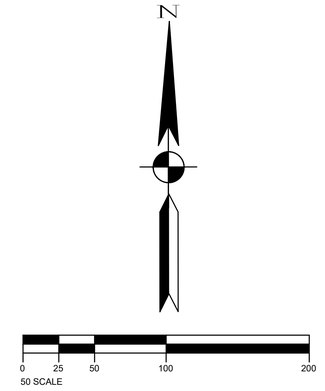
SHEET

PP1

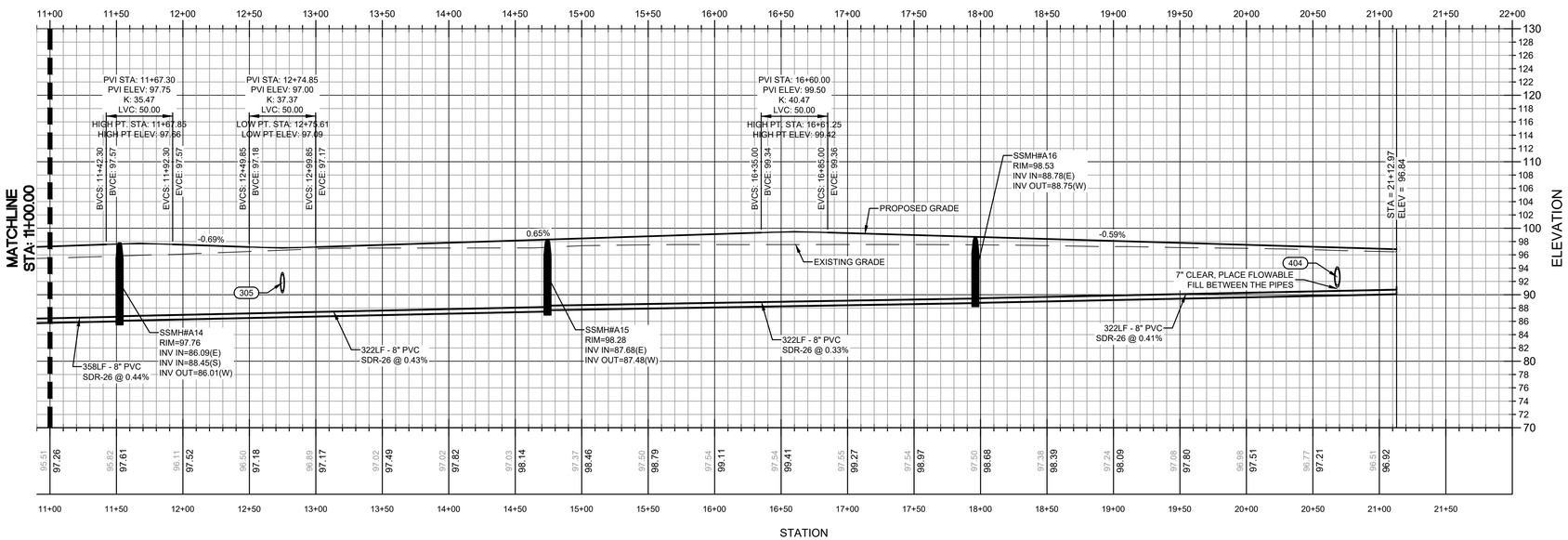


GREENFIELDS DR.

STA 11+00.00 - STA 21+12.97



GREENFIELDS DR. 11+00 TO 21+13 PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

Know what's below.
Call before you dig.

REVISION

DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
PLAN & PROFILES
(ROADWAYS)

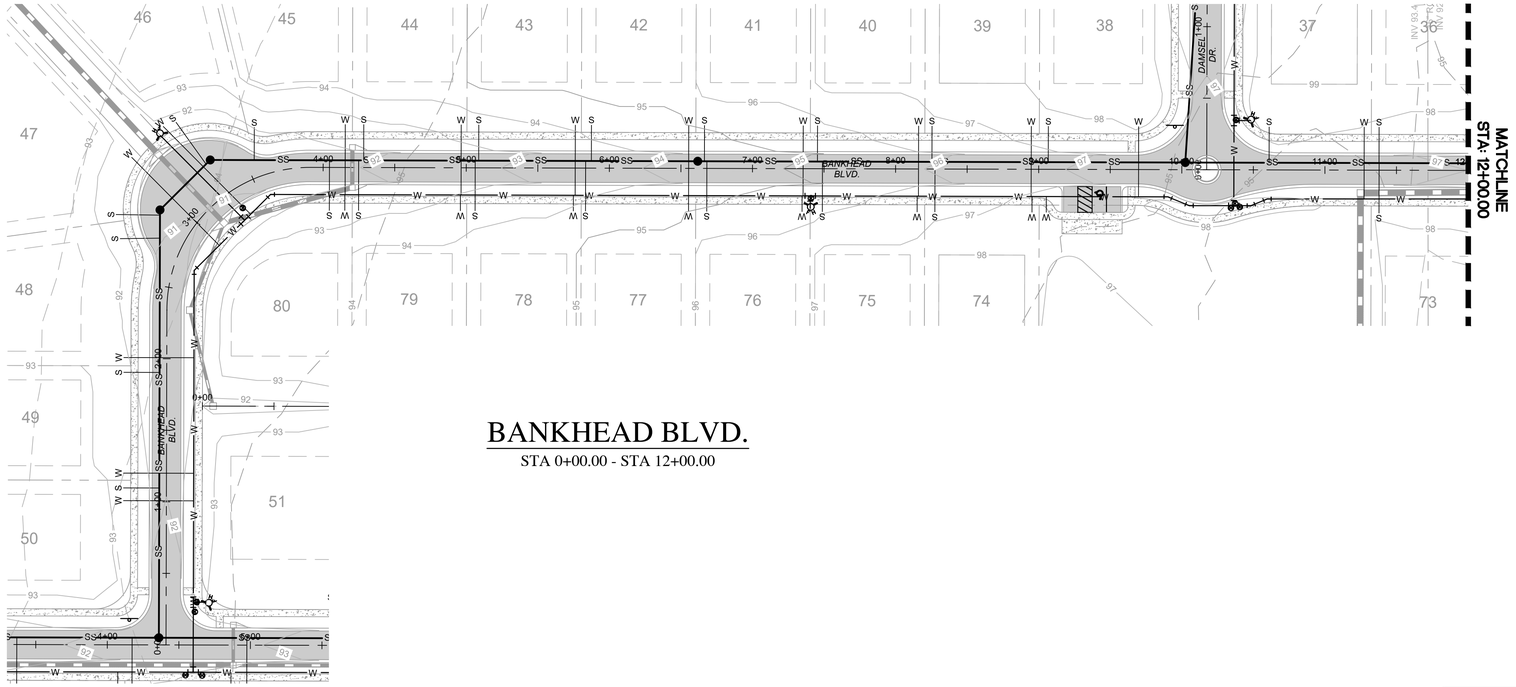
Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

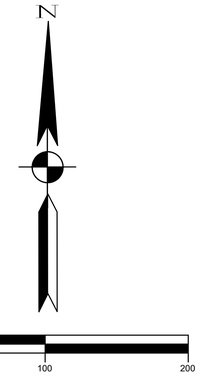
SHEET

PP2

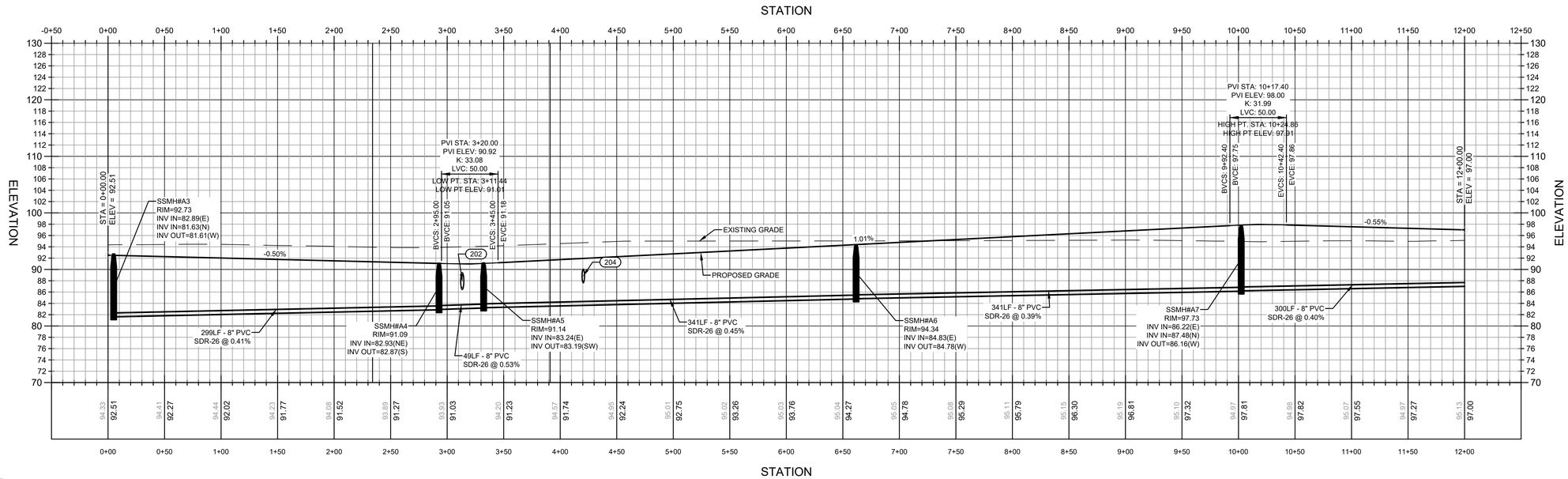


BANKHEAD BLVD.

STA 0+00.00 - STA 12+00.00



BANKHEAD BLVD. 0+00 TO 12+00 PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10 5 0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

Know what's below. Call before you dig.

REVISION

DATE

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Fairhope, AL 36532
251-990-5646

AS-BUILT
PLAN & PROFILES
(ROADWAYS)

Greenfields Subdivision
Fairhope, Alabama 36532

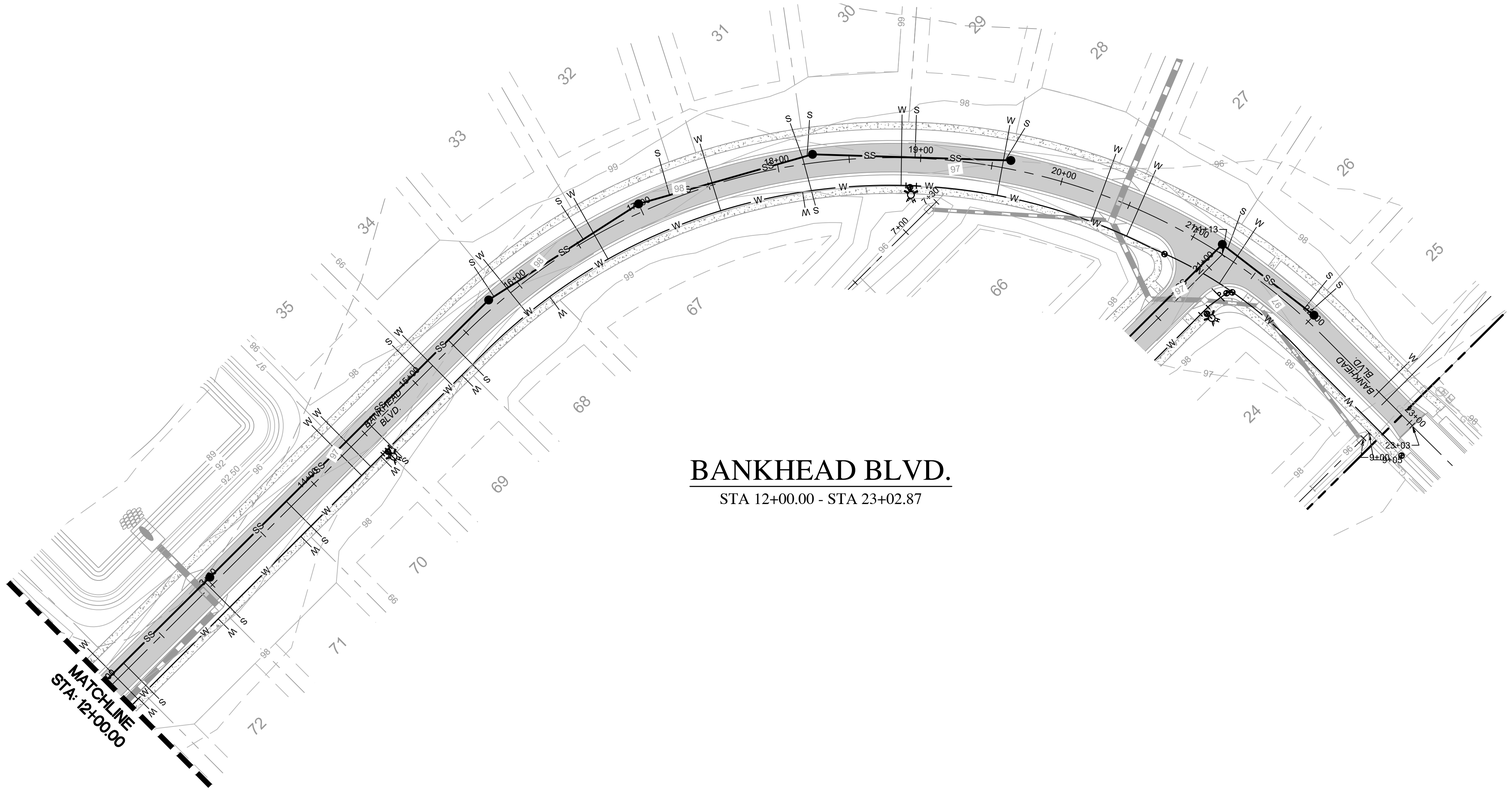
ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS L. RIVERS 25734 REGISTERED

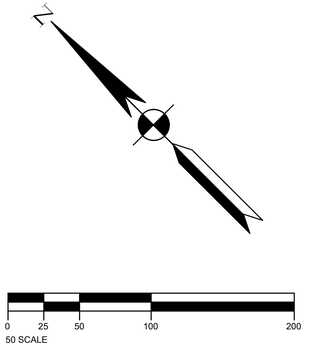
AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

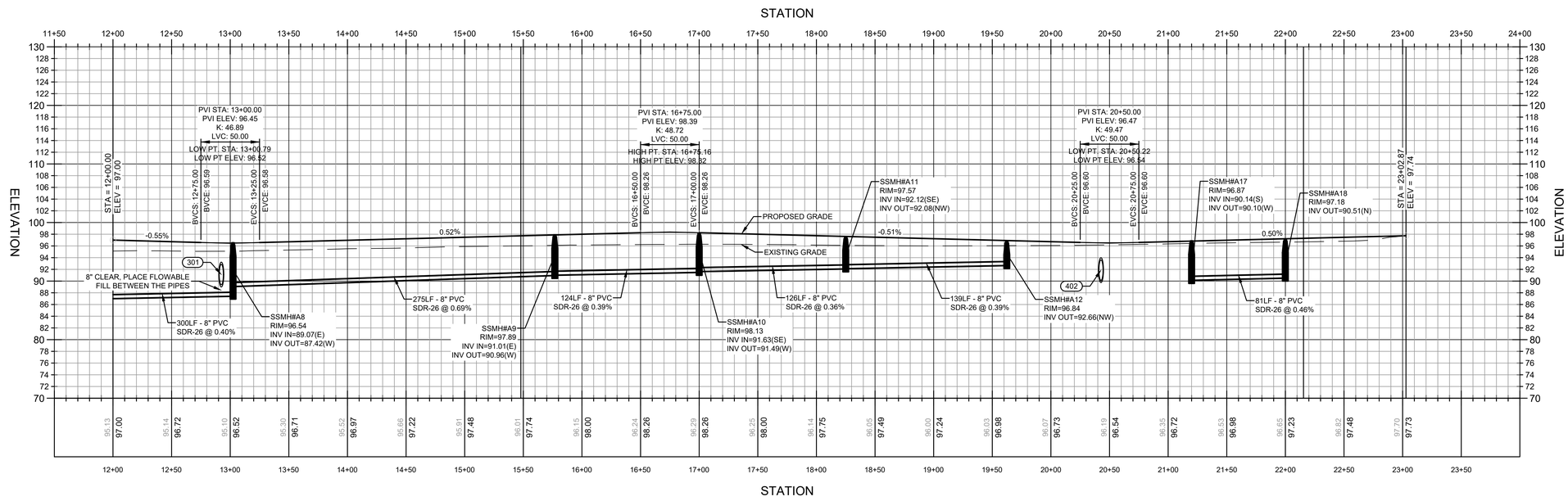
SHEET

PP3





BANKHEAD BLVD. 12+00 TO 23+03 PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-5646

AS-BUILT

PLAN & PROFILES (ROADWAYS)

Greenfields Subdivision
Fairhope, Alabama 36532

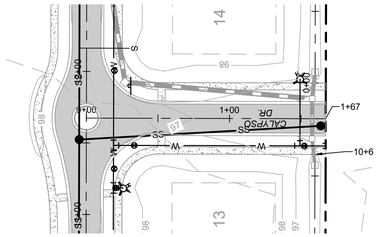
AFFIX SEAL

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS L. HLINIS 25524 REGISTERED

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

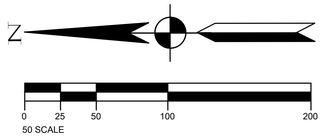
SHEET

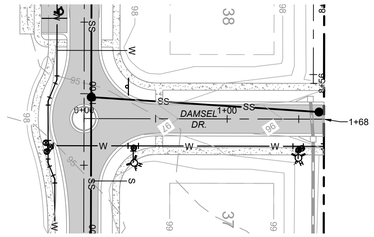
PP4



CALYPSO DR.

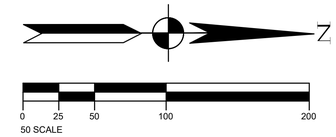
STA 00+00.00 - STA 1+67.24



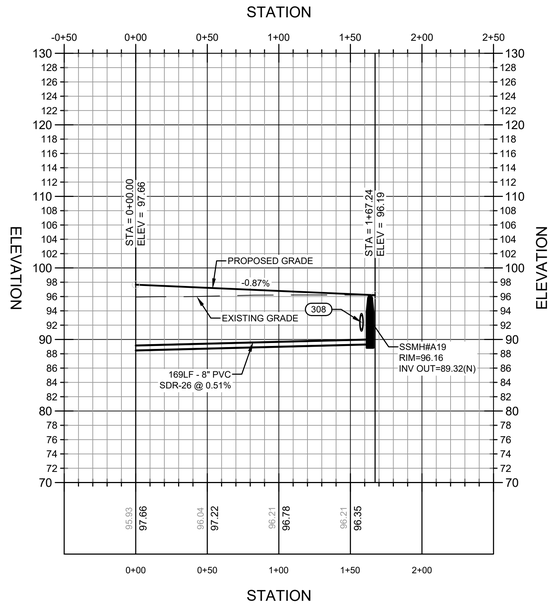


DAMSEL DR.

STA 00+00.00 - STA 1+67.65



CALYPSO DR. PROFILE



GRAPHIC SCALE

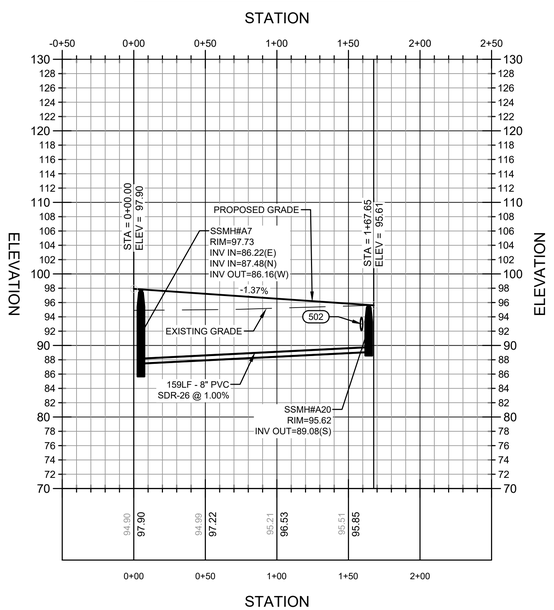
VERTICAL SCALE: 1" = 10'

10 5 0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

DAMSEL DR. PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10 5 0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
PLAN & PROFILES
(ROADWAYS)

Greenfields Subdivision
Fairhope, Alabama 36532

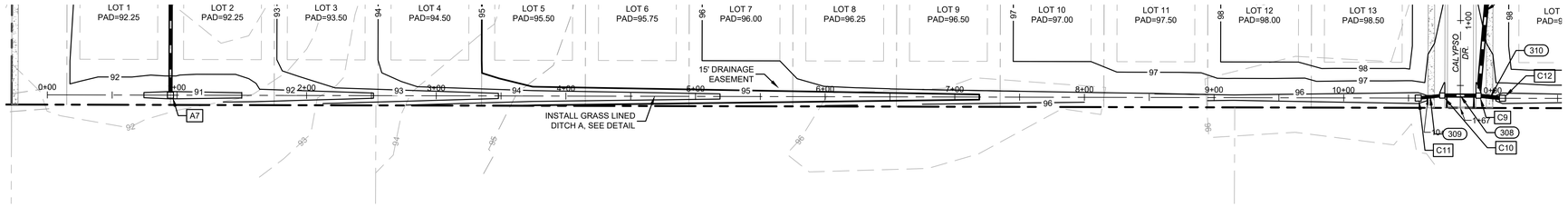
ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS L. FLINN JR. 24724 REGISTERED

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

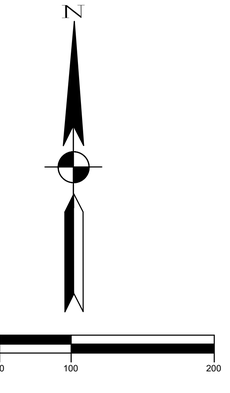
SHEET

PP5

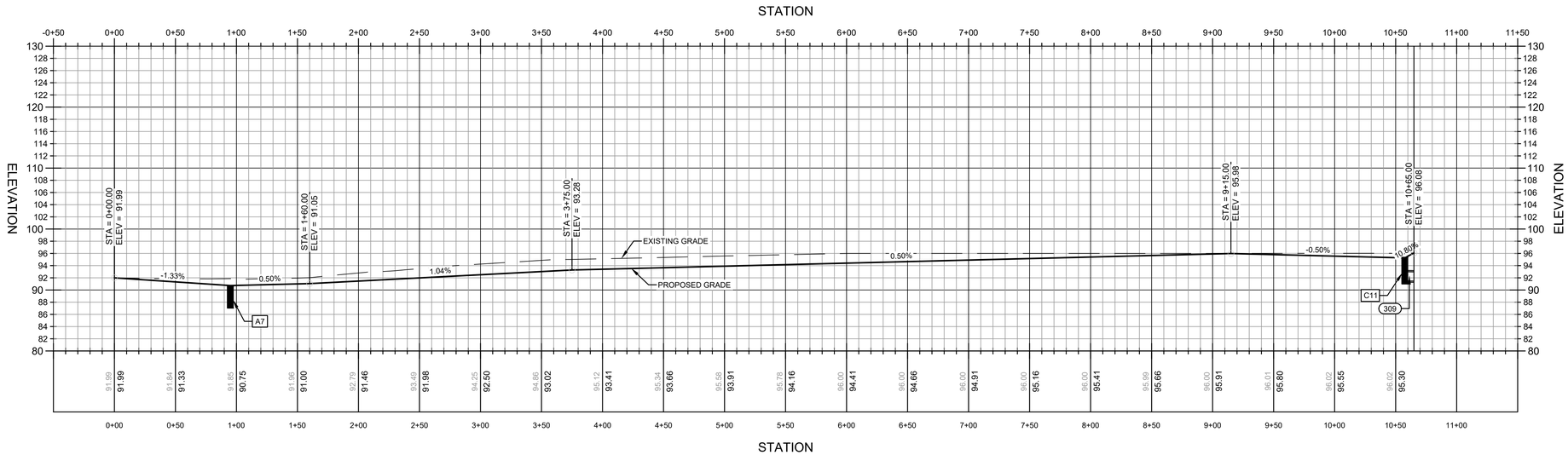


DITCH A

STA 00+00.00 - STA 10+65.00



DITCH A PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

Know what's below. Call before you dig.

REVISION

DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

PLAN & PROFILES (DITCHES)

Greenfields Subdivision

Fairhope, Alabama 36532

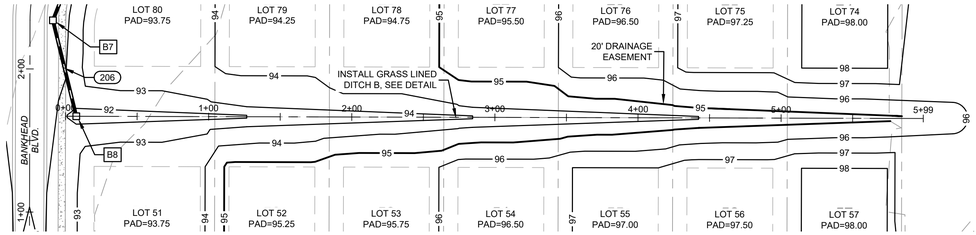
STATE OF ALABAMA LICENSED PROFESSIONAL ENGINEER TYLER L. SCOTT THOMAS LARK

JEFFX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

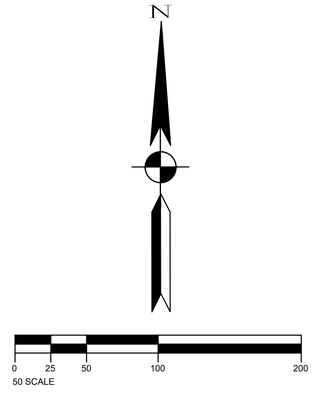
SHEET

PP6

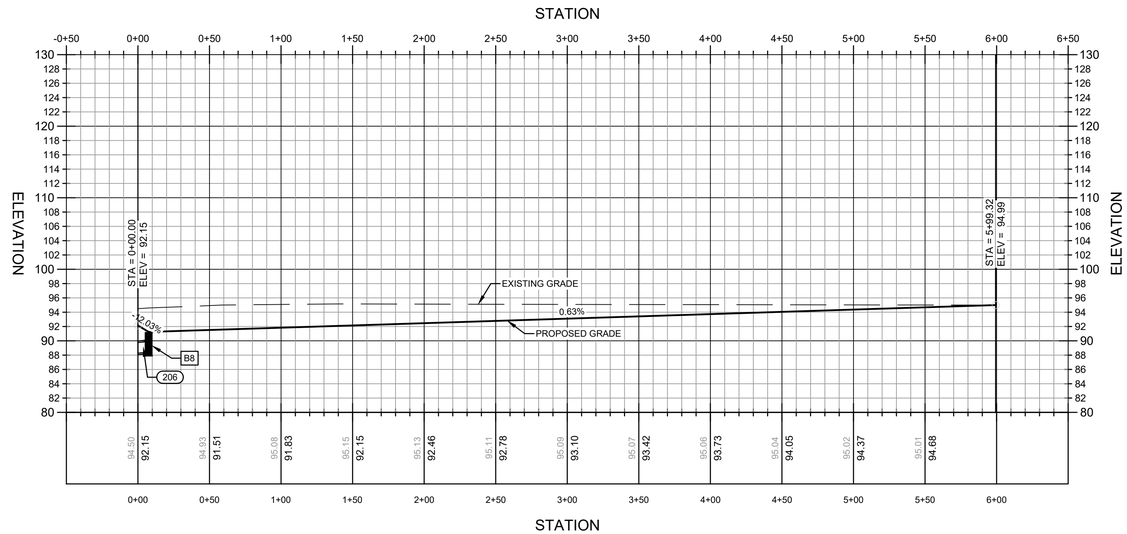


DITCH B

STA 00+00.00 - STA 5+99.32



DITCH B PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

Know what's below. Call before you dig.

REVISION

DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

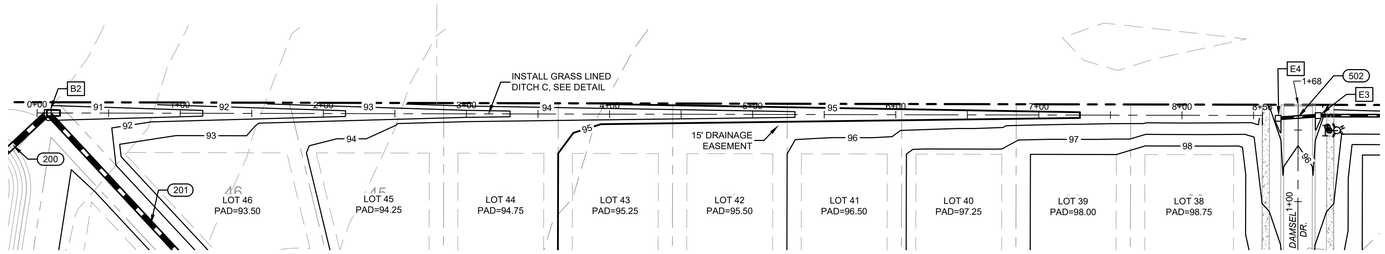
AS-BUILT
PLAN & PROFILES
(DITCHES)

Greenfields Subdivision
Fairhope, Alabama 36532

JEFFREY THOMAS LARK
LICENSED PROFESSIONAL ENGINEER
ALABAMA
JEFFX SEAL

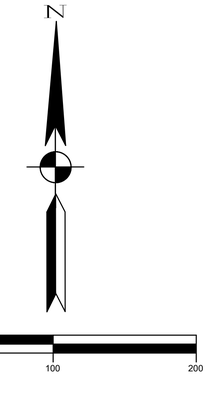
JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET
PP7

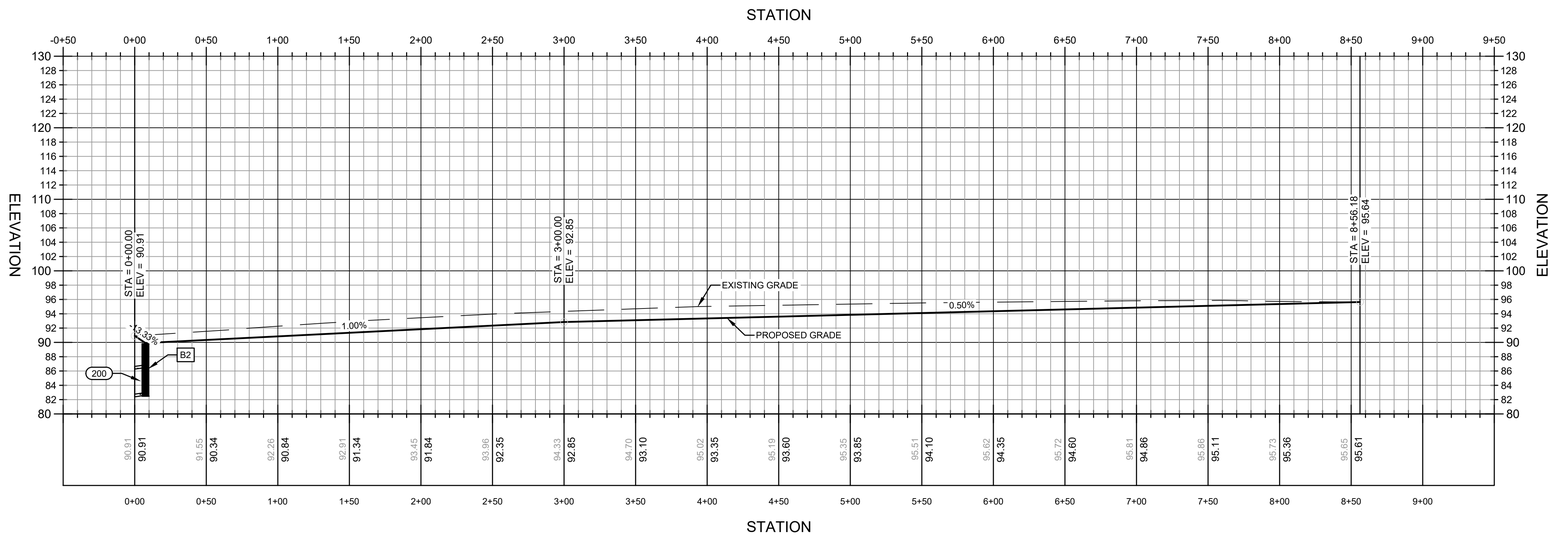


DITCH C

STA 00+00.00 - STA 8+56.18



DITCH C PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

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

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

PLAN & PROFILES (DITCHES)

Greenfields Subdivision

Fairhope, Alabama 36532

ALEX A. THOMAS LARK — REGISTERED PROFESSIONAL ENGINEER — ALABAMA LICENSE NO. 25524 — STATE OF ALABAMA — ENGINEERING — SEAL

JOB No.: 20211019

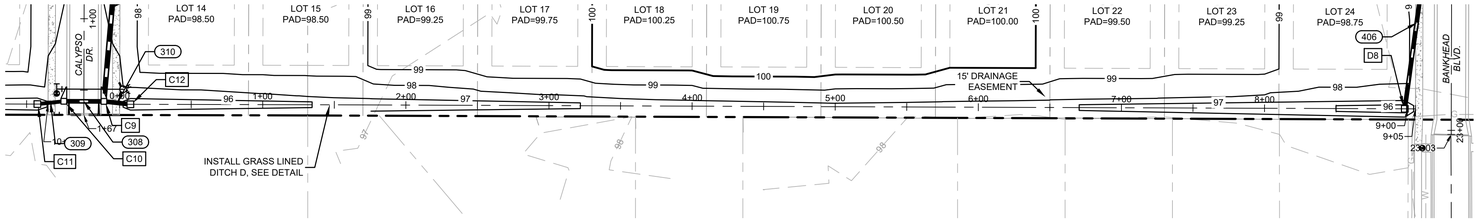
DATE: 1/5/26

DRAWN: TLS

SCALE: SEE DWG

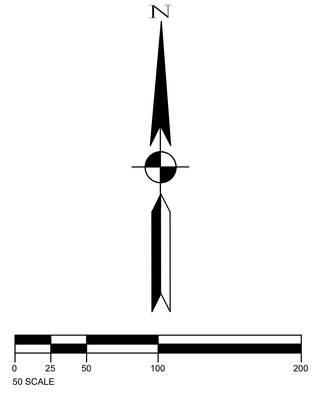
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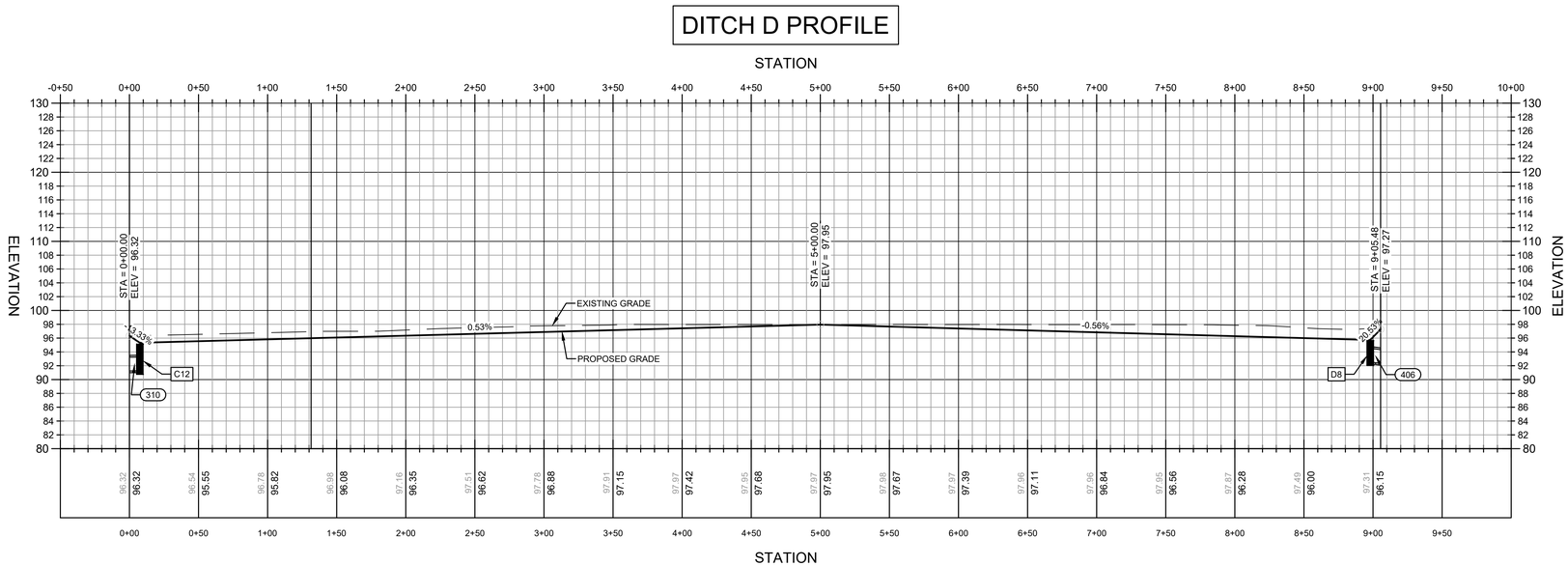
PP8



DITCH D

STA 00+00.00 - STA 9+05.48





GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0
25
50
100

Know what's below.
Call before you dig.

REVISION

DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-5646

AS-BUILT
PLAN & PROFILES
(DITCHES)

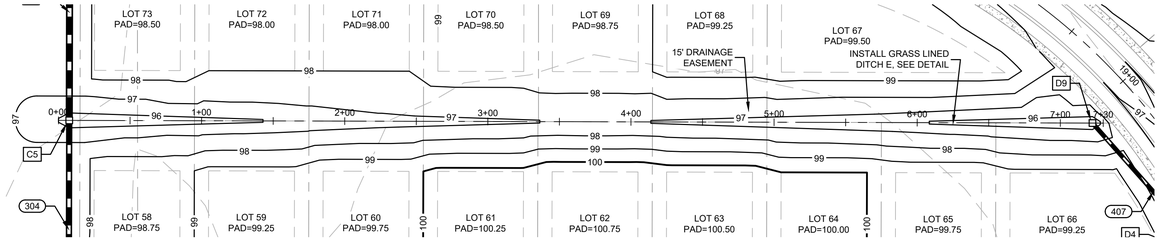
Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 25704
THOMAS L. CLARK
REGISTERED
ENGINEERING FIRM
CERTIFICATE NO.
AEPX
SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

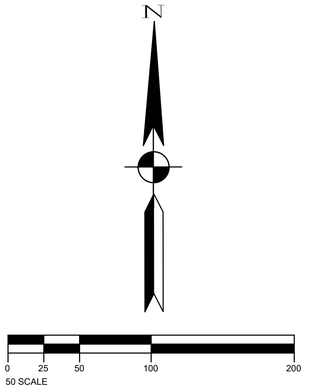
SHEET

PP9

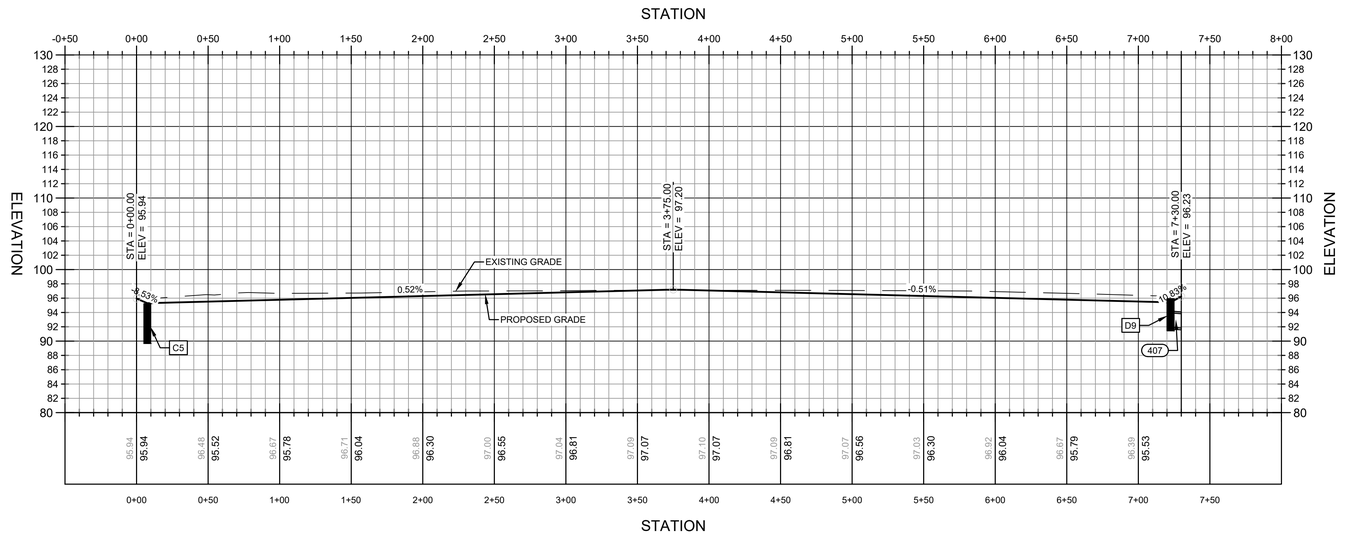


DITCH E

STA 00+00.00 - STA 7+30.00



DITCH E PROFILE



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 50'

0 25 50 100

Know what's below. Call before you dig.

REVISION

DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
PLAN & PROFILES
(DITCHES)

Greenfields Subdivision
Fairhope, Alabama 36532

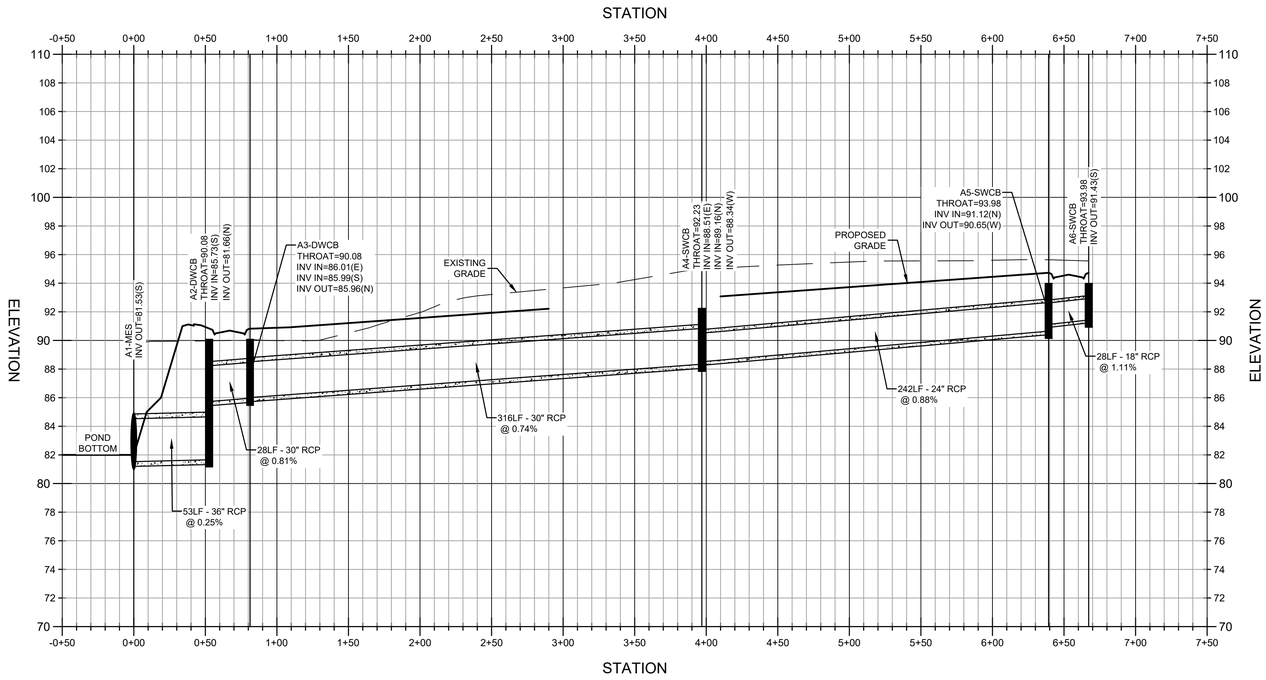
JEFFREY THOMAS LARRY
ALABAMA LICENSED PROFESSIONAL ENGINEER
SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

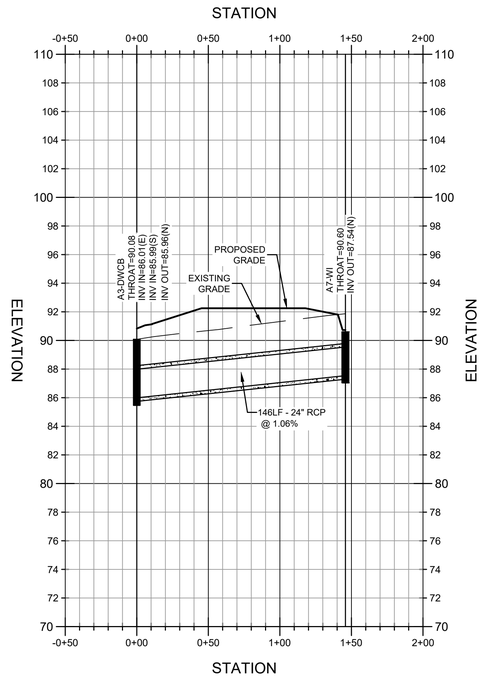
SHEET

PP10

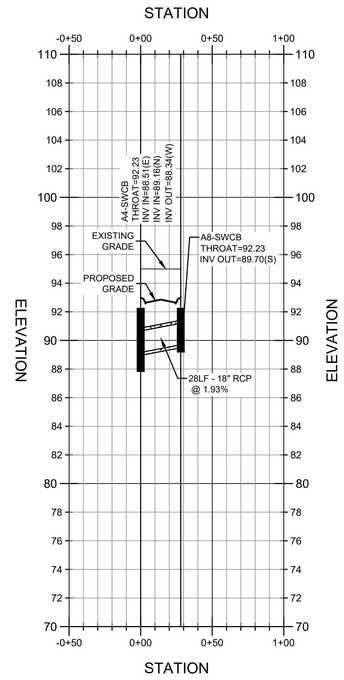
STORM LINE A1-A6 PROFILE



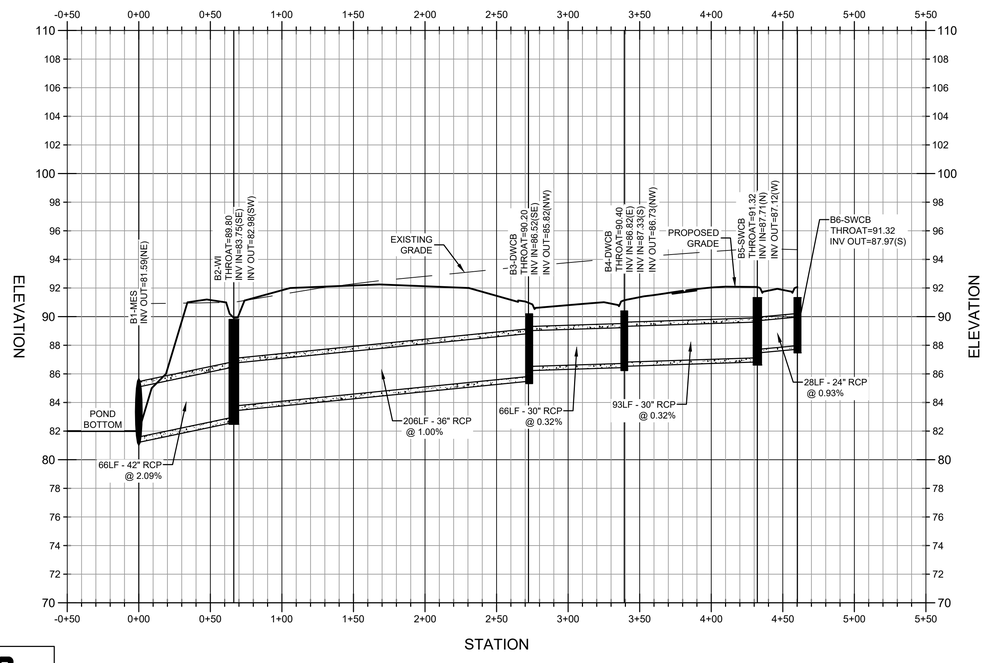
STORM LINE A3-A7 PROFILE



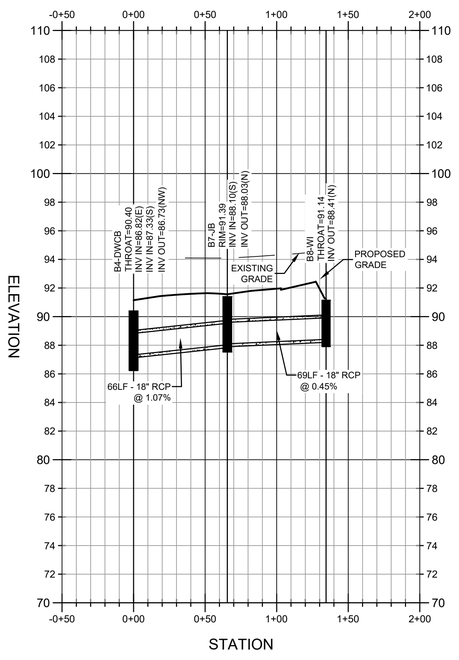
STORM LINE A4-A8 PROFILE



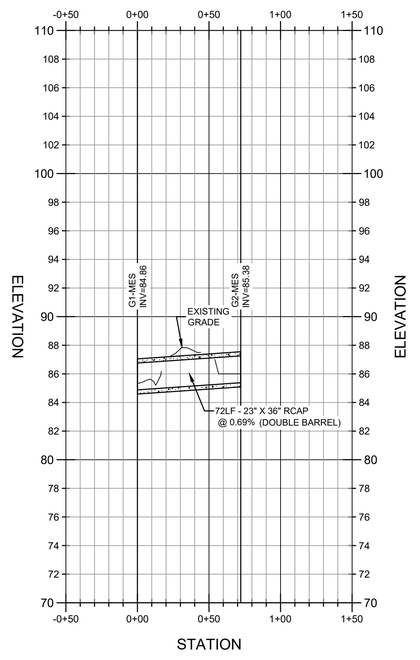
STORM LINE B1-B6 PROFILE



STORM LINE B4-B8 PROFILE



STORM LINE G1-G2 PROFILE



GRAPHIC SCALE
VERTICAL SCALE: 1" = 5'
5
2.5
0
HORIZONTAL SCALE: 1" = 50'
0 25 50 100

Know what's below. Call before you dig.

REVISION
DATE

S.E. Civil Engineering & Surveying
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Fairhope, AL 36532
251.990.5646

AS-BUILT
STORM SEWER PROFILES

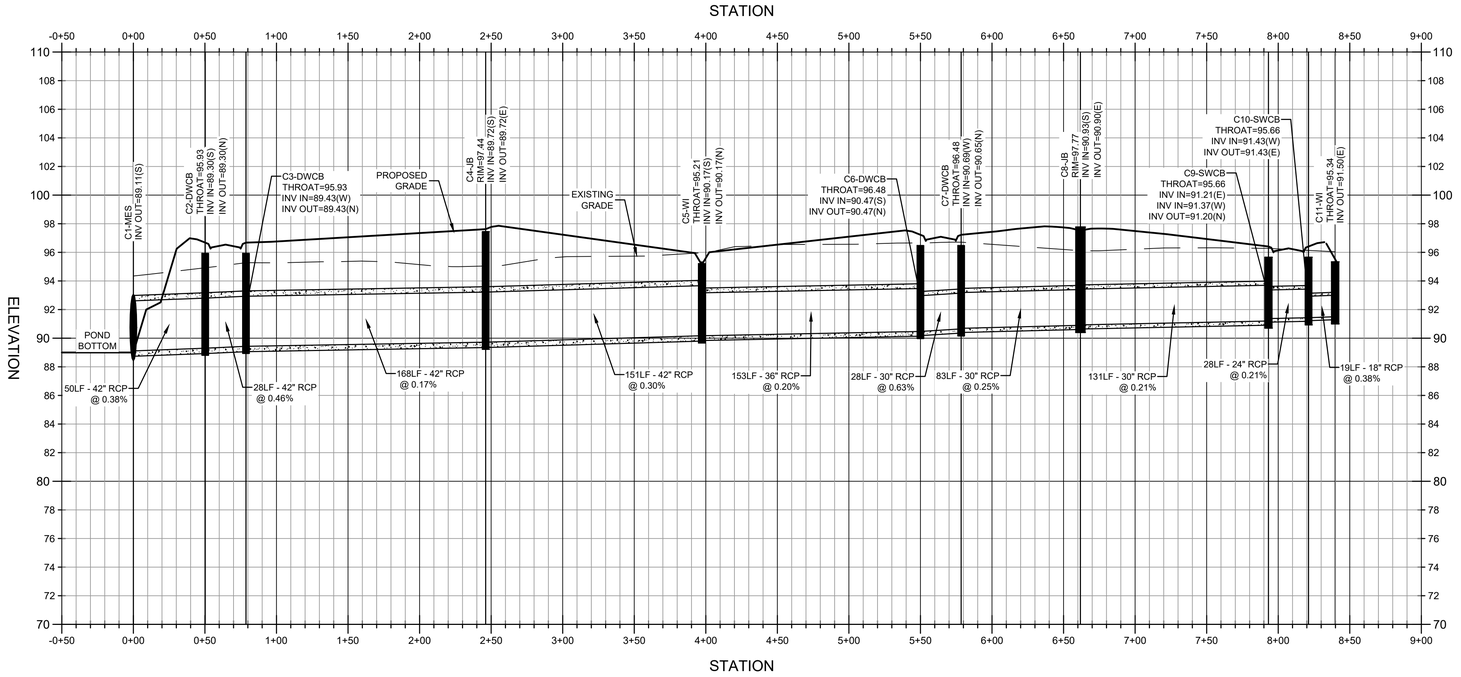
Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

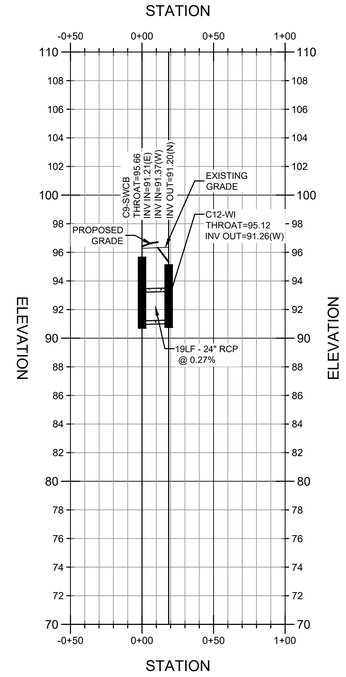
JOB No.: 202111019
DATE: 1/5/26
DRAWN: TLS
SCALE: SEE DWG

SHEET
PP11

STORM LINE C1-C11 PROFILE



STORM LINE C9-C12 PROFILE



GRAPHIC SCALE

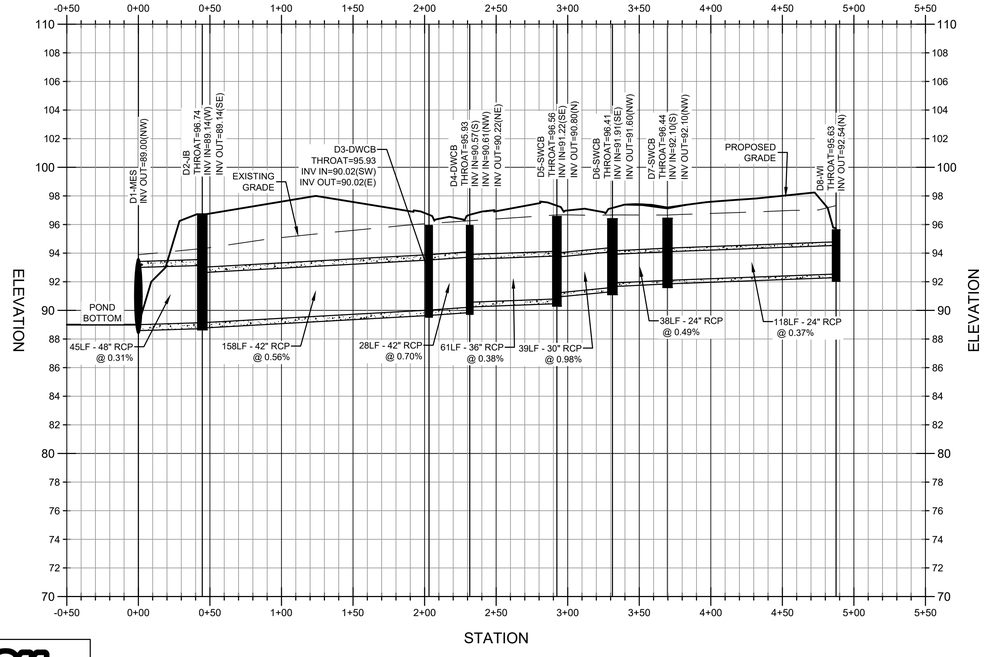
VERTICAL SCALE: 1" = 5'

5
2.5
0

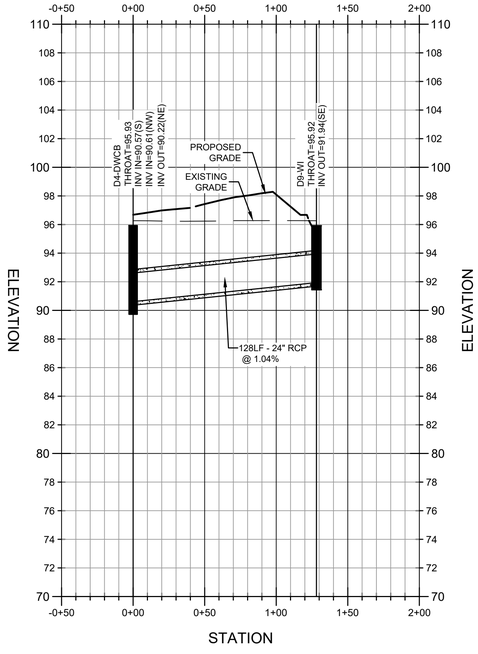
HORIZONTAL SCALE: 1" = 50'

0 25 50 100

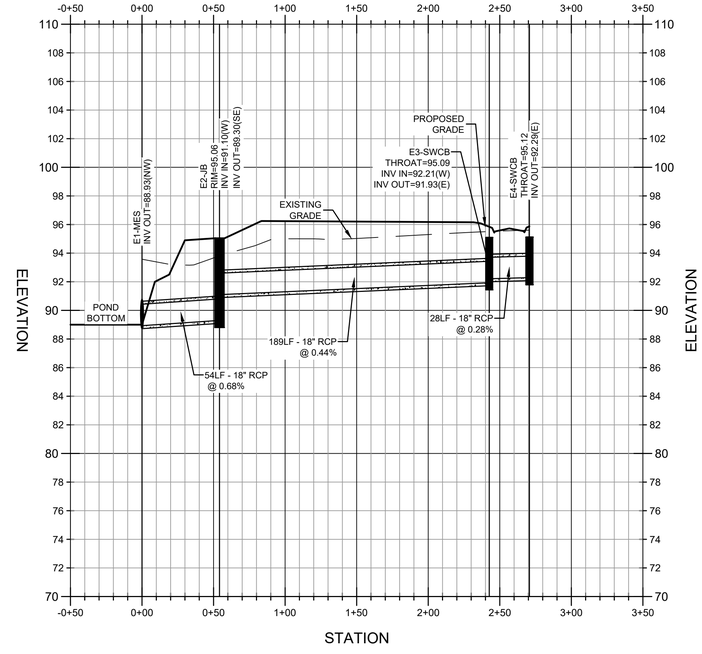
STORM LINE D1-D8 PROFILE



STORM LINE D4-D9 PROFILE



STORM LINE E1-E4 PROFILE



Know what's below. Call before you dig.

REVISION

DATE

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9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

STORM SEWER PROFILES

Greenfields Subdivision
Fairhope, Alabama 36532

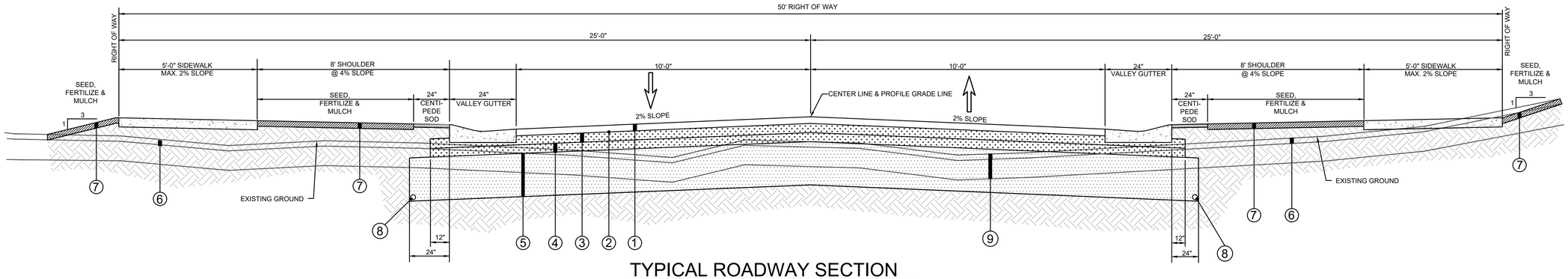
AFFIX SEAL

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS L. ARRINGTON 27248 DATE SIGNED 1/5/26

JOB No.: 202111019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET

PP12

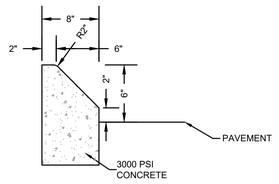


TYPICAL ROADWAY SECTION

SCALE: NTS

1. 424-A SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE B (165 LB/SY)
2. 401-A BITUMINOUS TREATMENT, TYPE 'A' (0.25 GAL/SY) (IF MOISTURE CONTENT REQUIRES PRIOR TO PAVING)
3. 301-A COMPACTED GRANULAR SOIL BASE COURSE (SAND/CLAY) TYPE "A", MINIMUM 4" COMPACTED THICKNESS
4. 301-A COMPACTED GRANULAR SOIL BASE COURSE (SAND/CLAY) TYPE "A", MINIMUM 4" COMPACTED THICKNESS
5. 24" THICK GRANULAR SAND SUB-BASE MATERIAL COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99) (SEE GEOTECHNICAL REPORT)
6. STRIP EXISTING TOPSOIL, THICKNESS VARIES (SEE GEOTECHNICAL REPORT)
7. TOPSOIL FROM STOCKPILE, 4" MIN. THICKNESS
8. 6" PERFORATED UNDERDRAIN PIPE W/ SOCK (AS DIRECTED BY GEOTECHNICAL ENGINEER) SEE DETAIL.
9. UNDERCUT REQUIRED (AS DIRECTED BY GEOTECHNICAL ENGINEER)

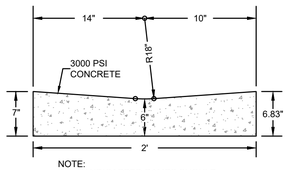
*CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS & COMPACTION INFORMATION.



ADDITIONAL CURB INFORMATION
1. PROVIDE #6 X 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS.
2. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT 30 FEET INTERVALS AND AT ALL RADII AND AT DRAINAGE STRUCTURES.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
5. PROVIDE (2) #4 BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
6. PROVIDE (2) #6 X 2.5' LONG BARS TO CONNECT EXISTING AND NEW CURBS.

TYPE 'N' CURB DETAIL

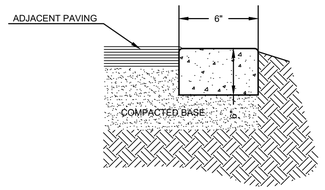
SCALE: NTS



NOTE:
ALL HANDICAPPED RAMPS SHOULD COMPLY WITH ADA REGULATIONS

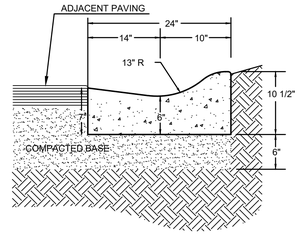
MODIFIED CURB RAMP

SCALE: NTS



6" RIBBON CURB

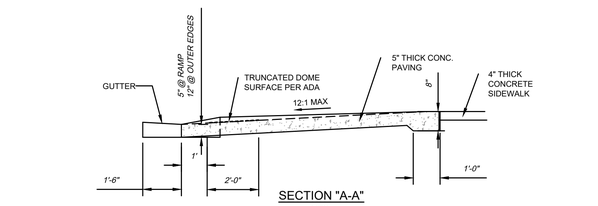
SCALE: NTS



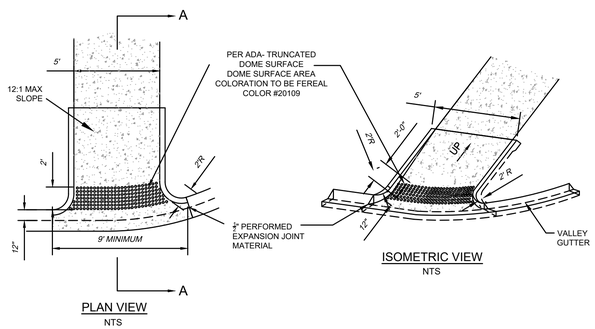
NOTE:
1. PROVIDE #6 X 18" LONG, SMOOTH DOWELS AT ALL EXPANSION JOINTS.
2. 3/4" EXPANSION JOINTS WITH BITUMINOUS SEALANT AT 30 FEET INTERVALS AND AT ALL RADII AND AT DRAINAGE STRUCTURES.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
5. PROVIDE (2) #4 BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
6. PROVIDE (2) #6 X 2.5' LONG BARS TO CONNECT EXISTING AND NEW CURBS.
7. GUTTER SHALL PITCH AS REQUIRED TO CONVEY DRAINAGE.
8. GUTTER TO BE CONSTRUCTED PER ALDOT INDEX 730, CURB TYPE M-3.

24" VALLEY GUTTER

SCALE: NTS



SECTION "A-A"
NTS

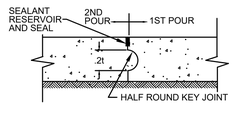


ISOMETRIC VIEW
NTS

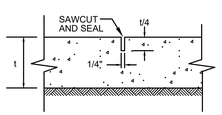
TYPICAL HANDICAP RAMP

SCALE: NTS

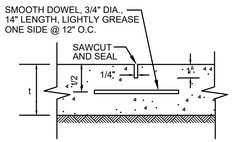
*RAMP SLOPES SHALL MEET ADA REQUIREMENTS
*2% MAX CROSS SLOPE, 8.3% MAX RUNNING SLOPE



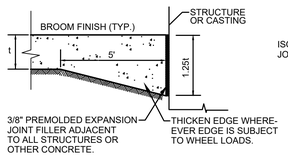
CONSTRUCTION JOINT



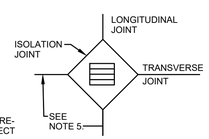
SAWN CONTRACTION JOINT



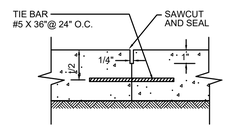
DOWELED JOINT



ISOLATION JOINT



JOINTING AT STRUCTURES

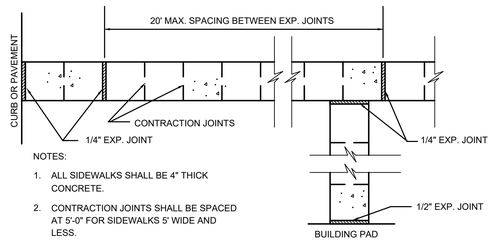


TIED LONGITUDINAL JOINT

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. TEN FEET (10') SPACING BETWEEN CONTRACTION JOINTS OR AS SHOWN ON PLANS.
4. FILL JOINTS TO WITHIN 1/8" OF SURFACE WITH JOINT SEALER.
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 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 1/4" EXPANSION MATERIAL WHERE SIDEWALK ABUTS CONCRETE STRUCTURE, EVERY 20 FEET AND ALL PC & PT.
8. A LAYER OF #15 FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.
9. ALL SIDEWALKS SHALL BE INSTALLED BY THE DEVELOPER DURING SUBDIVISION CONSTRUCTION.
10. SEE PLAN FOR LOCATION OF SIDEWALK & HANDICAP RAMPS.
11. ALL HANDICAP ACCESS AREAS AND SIDEWALK AREAS SHALL COMPLY WITH ADA REGULATIONS.
12. TRUNCATED DOMES ON RAMPS ARE REQUIRED.
13. SIDEWALK TO HAVE MAX. CROSS SLOPE=2%, RUNNING SLOPE=5%.
14. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

TYPICAL SIDEWALK DETAIL

SCALE: NTS

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Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
(251)990-6566

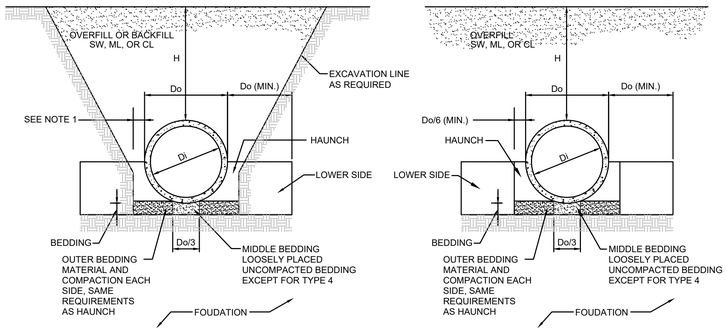
AS-BUILT
CONSTRUCTION DETAILS
(SITE & PAVEMENT DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019
DATE: 1/5/26
DRAWN: TLS
SCALE: N.T.S.

SHEET
D1



NOTE 1: CLEARANCE BETWEEN PIPE AND TRENCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIED COMPACTION BUT NOT LESS THAN Do/6

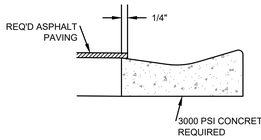
TRENCH INSTALLATION

EMBANKMENT INSTALLATION

INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH AND OUTER BEDDING	EMBANKMENT INSTALLATION LOWER SIDE	TRENCH INSTALLATION LOWER SIDE
TYPE 1	Do/24 MINIMUM; NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM; NOT LESS THAN 6".	95% CATEGORY I	90% CATEGORY I, 95% CATEGORY II, OR 100% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 90% CATEGORY I, 95% CATEGORY II, 100% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 2	Do/24 MINIMUM; NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM; NOT LESS THAN 6".	90% CATEGORY I, OR 95% CATEGORY II	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 85% CATEGORY I, 90% CATEGORY II, 95% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 3	Do/24 MINIMUM; NOT LESS THAN 3". IF ROCK FOUNDATION, USE Do/12 MINIMUM; NOT LESS THAN 6".	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	85% CATEGORY I, 90% CATEGORY II, OR 95% CATEGORY III	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 85% CATEGORY I, 90% CATEGORY II, 95% CATEGORY III, OR EMBANKMENT TO THE SAME REQUIREMENTS.
TYPE 4	NO BEDDING REQUIRED, EXCEPT IF ROCK FOUNDATION, USE Do/12 MINIMUM, NOT LESS THAN 6".	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED EXCEPT IF CATEGORY III, USE 85% CATEGORY III

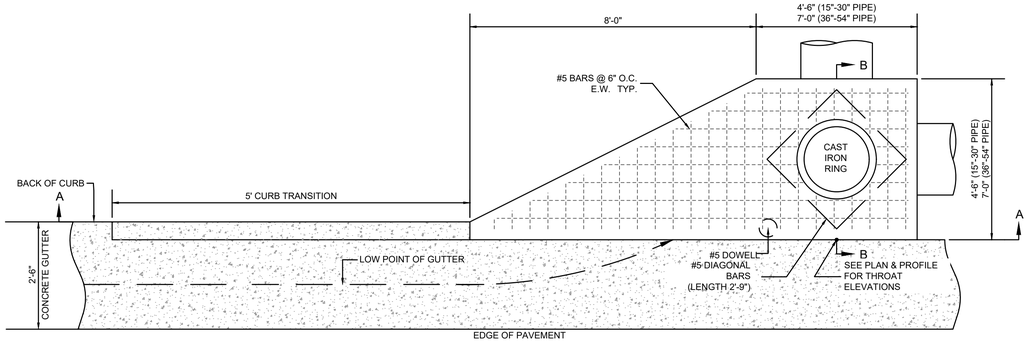
RCP STORM PIPE BEDDING DETAIL

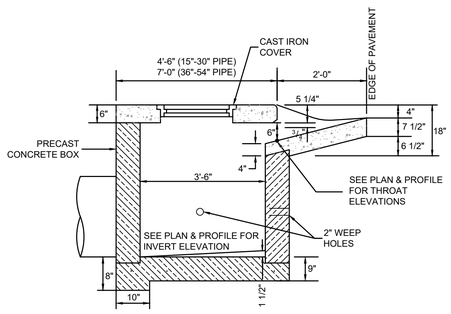
SCALE: NTS

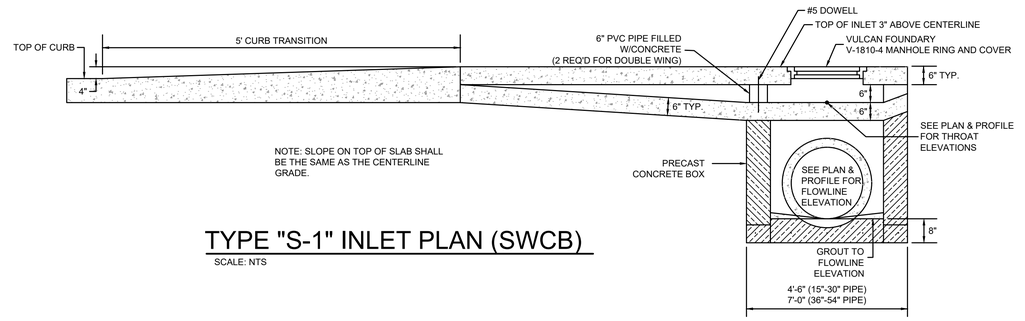


OVERLAPPING ASPHALT

SCALE: NTS



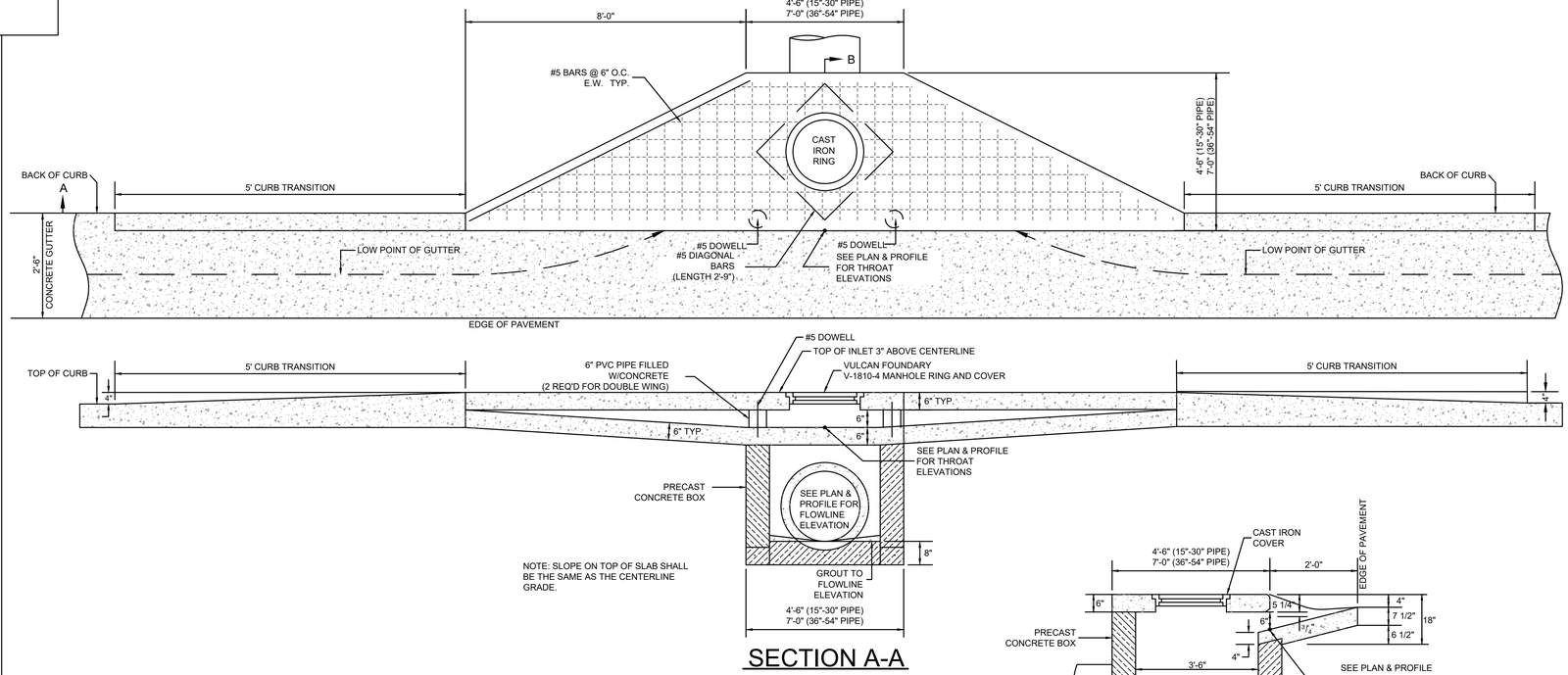




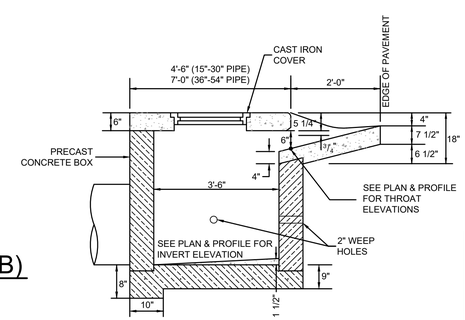
TYPE "S-1" INLET PLAN (SWCB)

SCALE: NTS

SECTION A-A

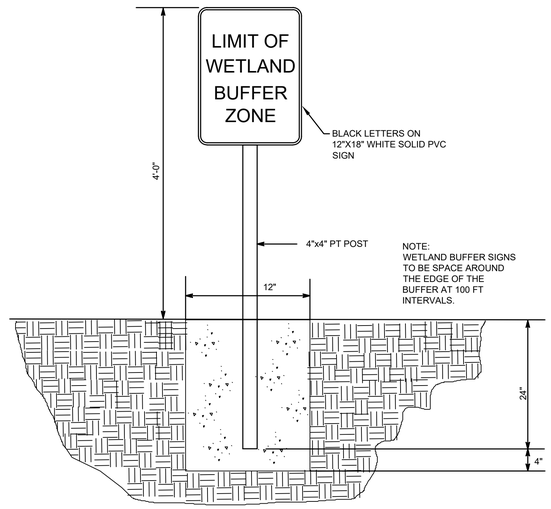


SECTION A-A



TYPE "S-2" INLET PLAN (DWCB)

SCALE: NTS



WETLAND BUFFER SIGNAGE DETAIL

SCALE: NTS

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AS-BUILT
CONSTRUCTION DETAILS
(SITE & PAVEMENT DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

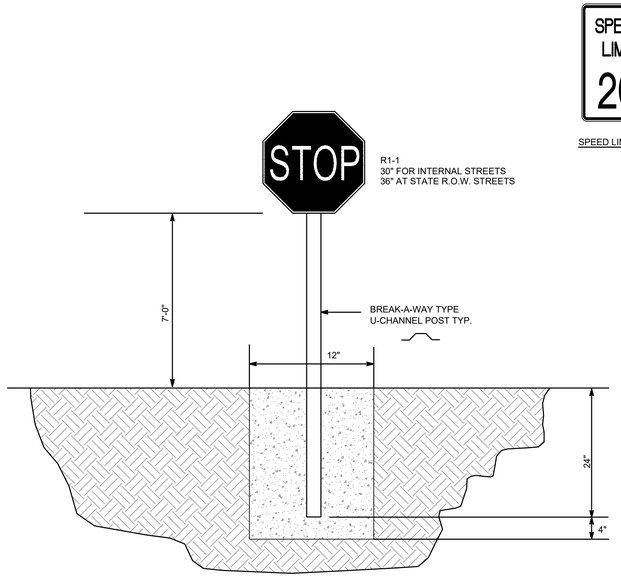
ALABAMA REGISTERED ENGINEER THOMAS LARRY HUNG 25726 PROFESSIONAL ENGINEER

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: N.T.S.

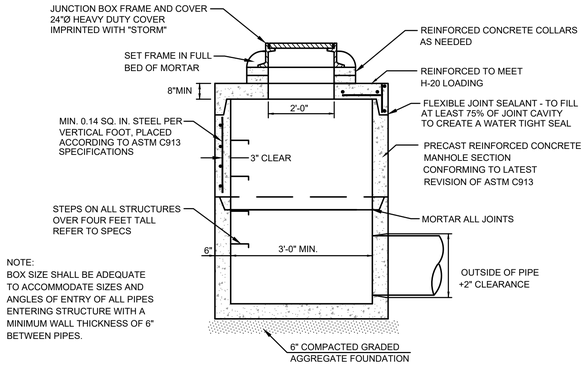
SHEET

D2



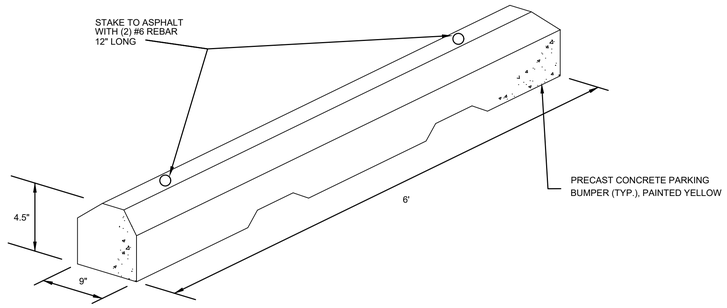
SIGNAGE DETAIL

SCALE: NTS



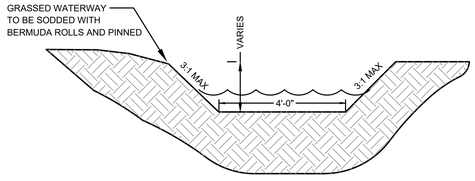
JUNCTION BOX (JB) DETAIL

SCALE: NTS



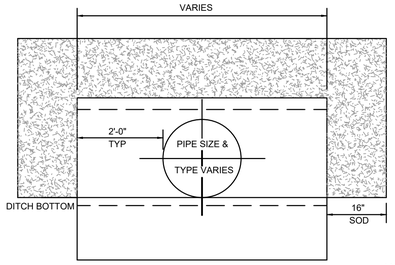
WHEEL STOP DETAIL

SCALE: NTS

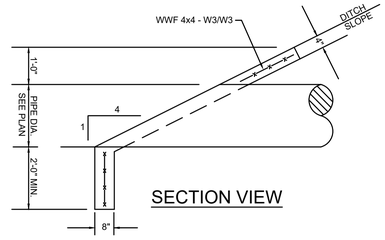


DITCH 'A,C,D' - GRASS LINED SWALE DETAIL

SCALE: NTS



SINGLE PIPE
FRONT VIEW

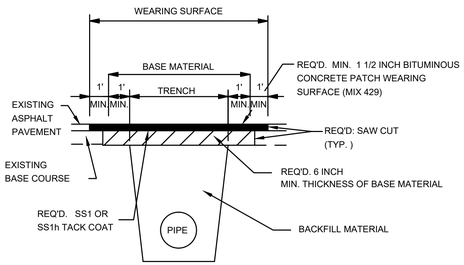


SECTION VIEW

* NOT FOR USE IN ALDOT R.O.W.

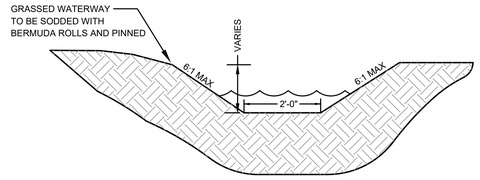
MITERED END SECTION (MES)

SCALE: NTS



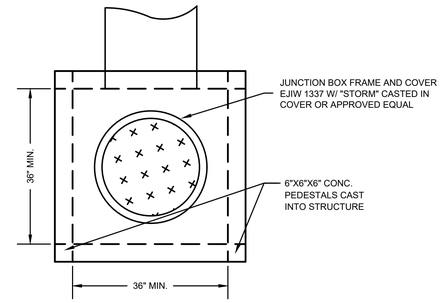
PAVEMENT PATCH

SCALE: NTS

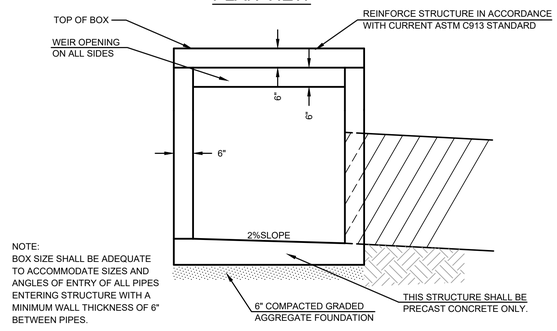


DITCH 'B,E' - GRASS LINED SWALE DETAIL

SCALE: NTS



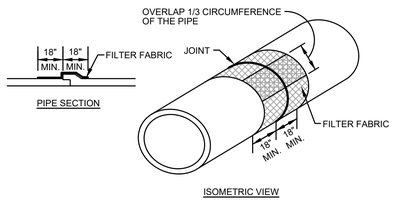
PLAN VIEW



ELEVATION

WEIR INLET (WI) DETAIL

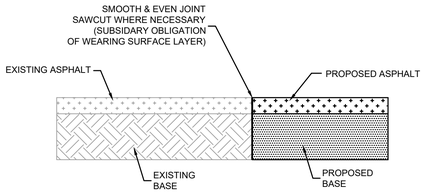
SCALE: NTS



ISOMETRIC VIEW

STORM PIPE JACKET

SCALE: NTS



BUTT JOINT DETAIL

SCALE: NTS

NOTE: FOR ALDOT R.O.W., FULL DEPTH SAW-CUT IS REQUIRED FOR ACCESS & TURN LANE ADDITIONS

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AS-BUILT

CONSTRUCTION DETAILS
(SITE & PAVEMENT DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

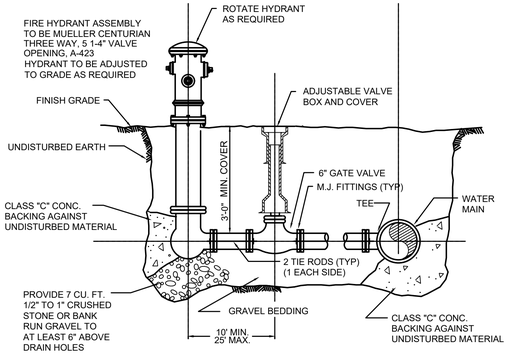
JOB No.: 20211019

DATE: 1/5/26

DRAWN: TLS

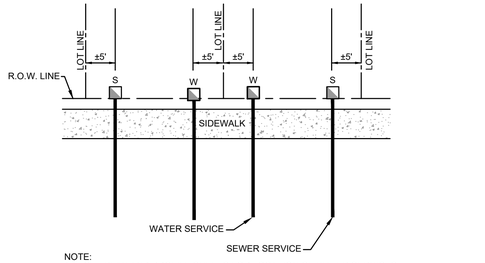
SCALE: N.T.S.

SHEET
D3



TYPICAL HYDRANT AND VALVE

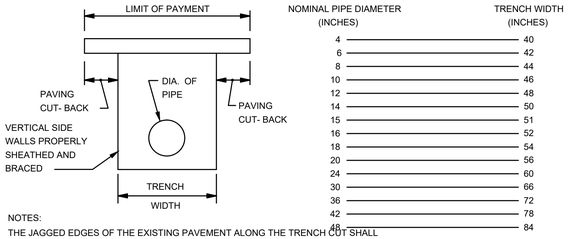
SCALE: NTS



NOTE:
1. SEE PLAN AND PROFILE SHEETS FOR LOCATION OF WATER SERVICES.
2. LOCATION OF THE WATER SERVICE LATERALS SHALL BE MARKED IN THE CONCRETE GUTTER WITH THE LETTER "W" FOR WATER SERVICE.
3. ALL UTILITY LINES SHALL BE A MINIMUM 30" UNDER SHOULDER & 48" UNDER PAVEMENT.

WATER & SEWER SERVICE LATERAL PLAN

SCALE: NTS



NOMINAL PIPE DIAMETER (INCHES)	TRENCH WIDTH (INCHES)
4	40
6	42
8	44
10	46
12	48
14	50
15	51
16	52
18	54
20	56
24	60
30	66
36	72
42	78
48	84

NOTES:
THE JAGGED EDGES OF THE EXISTING PAVEMENT ALONG THE TRENCH CUT SHALL BE SQUARED AND CUT TO A NEAT LINE WITH AN APPROPRIATE SAW ALONG STRAIGHT LINES PARALLEL TO THE CENTER OF THE PAVEMENT CUT.

ALL STRIPING MUST BE REPLACED WITH THERMOPLASTIC.

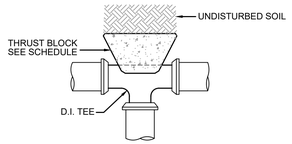
TRENCH WIDTHS AND PAVING CUT- BACKS

SCALE: NTS

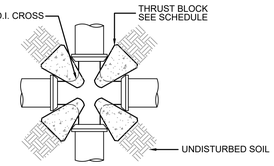
THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0	1.0	1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1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

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

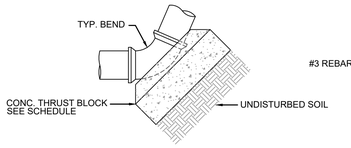
DESIGN CRITERIA: TEST PRESSURE - 150 PSI
SOIL BEARING PRESSURE - 1 TON PER SQ. FT.



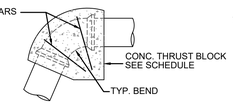
TEE THRUST BLOCK DETAIL



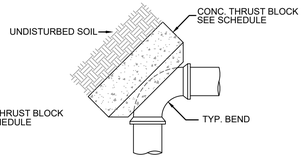
CROSS THRUST BLOCK DETAIL



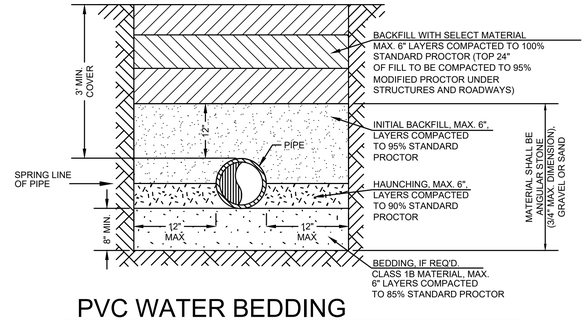
VERT. THRUST BLOCK DETAIL



VERT. THRUST BLOCK DETAIL

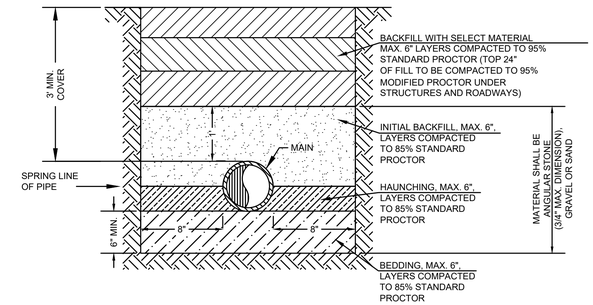


HORIZ. THRUST BLOCK DETAIL



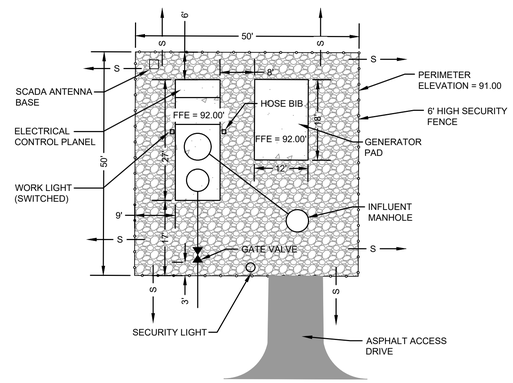
PVC WATER BEDDING

SCALE: NTS



SANITARY SEWER PVC PIPE BEDDING

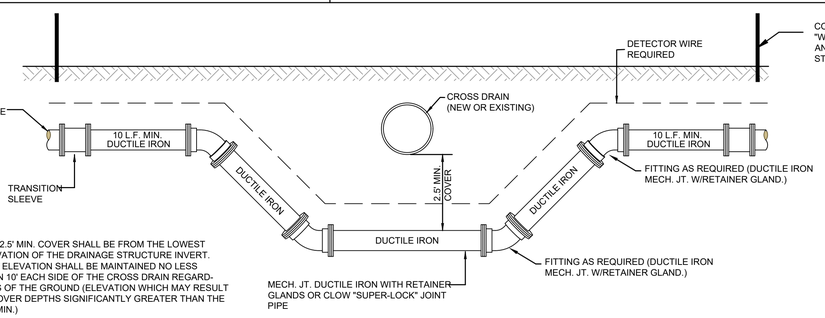
SCALE: NTS



NOTES:
1. 6' HIGH FENCE (TO CONFORM WITH SURROUNDINGS) DIMENSIONS, CONFIGURATION & GATE, MAY VARY WITH EACH LOCATION. FAIRHOPE UTILITIES L/S PERSONNEL TO VERIFY LOCATION OF GATE PRIOR TO INSTALLATION
2. STORMWATER FLOW SHALL BE DIRECTED AWAY FROM LIFT STATION SITE.
3. ALL INFLUENT LINES TO LIFT STATION MUST BE ROUTED TO THE INFLUENT MANHOLE TO THE WET WELL. A SINGLE GRAVITY LINE SHALL CONNECT THE INFLUENT MANHOLE TO THE WET WELL, AT A DISTANCE OF NO GREATER THAN 30 FEET.
4. IN-GRADE PULL BOXES SHALL BE LOCATED 10'-0" FROM WET WELL.
5. PUMP OUT CONNECTION SHALL BE ORIENTED TO FACE DRIVEWAY.
6. PROVIDE COMPACTED LIMEROCK BASE WITHIN PERIMETER FENCE PER DETAIL 7, SHEET 2.

LIFT STATION SITE PLAN

N.T.S.

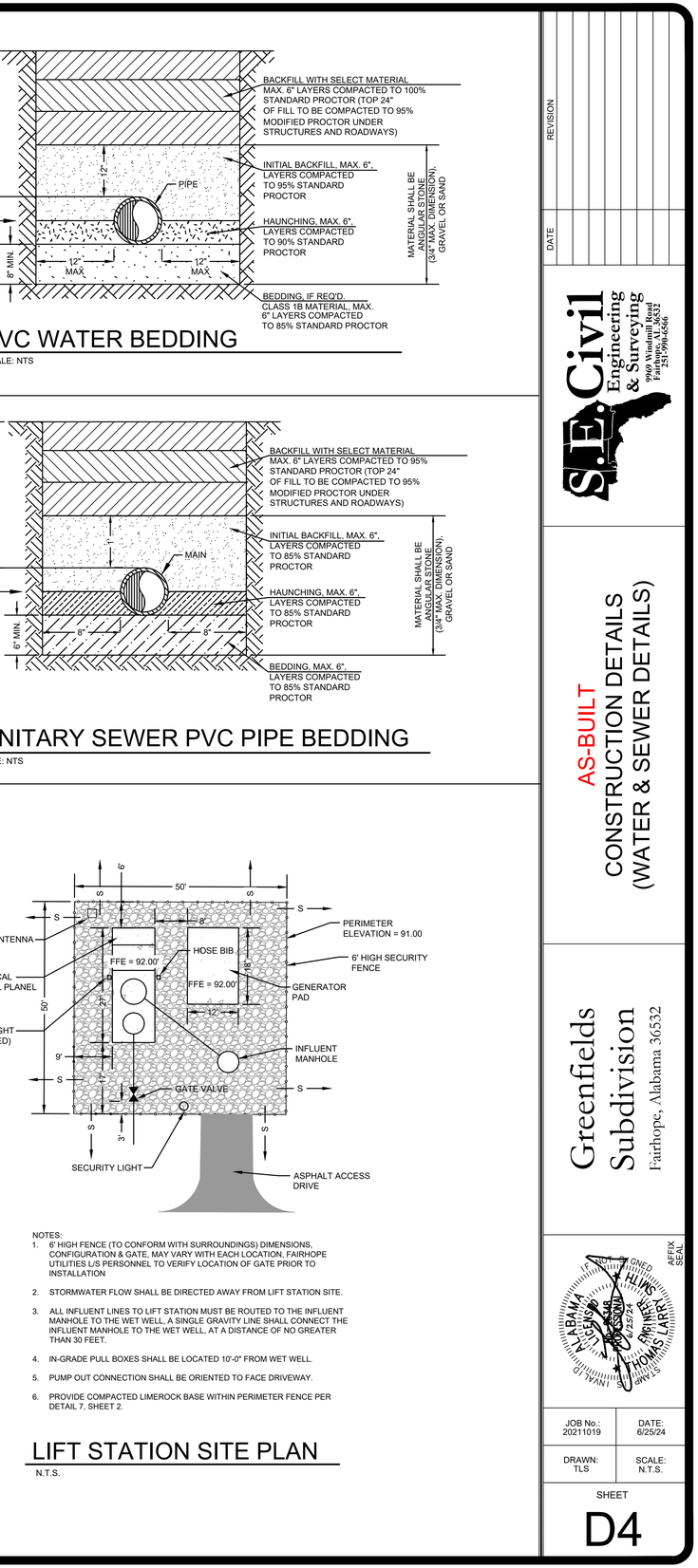


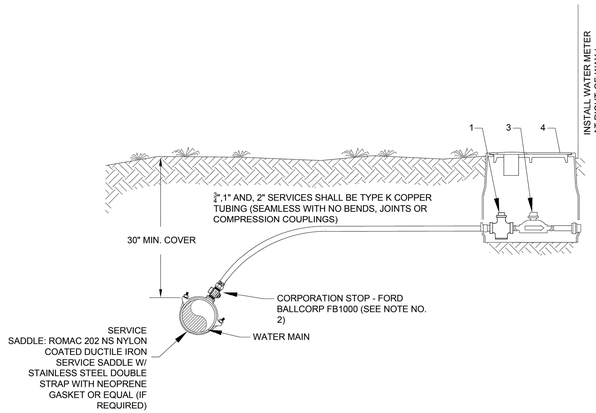
THE 2.5' MIN. COVER SHALL BE FROM THE LOWEST ELEVATION OF THE DRAINAGE STRUCTURE INVERT. THIS ELEVATION SHALL BE MAINTAINED NO LESS THAN 10' EACH SIDE OF THE CROSS DRAIN REGARDLESS OF THE GROUND (ELEVATION WHICH MAY RESULT IN COVER DEPTHS SIGNIFICANTLY GREATER THAN THE 2.5' MIN.)

TYPICAL DRAINAGE PIPE CROSSING

SCALE: NTS

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



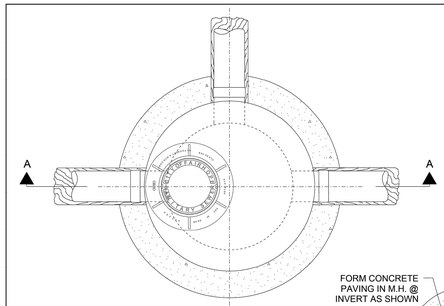


ELEVATION VIEW
N.T.S.

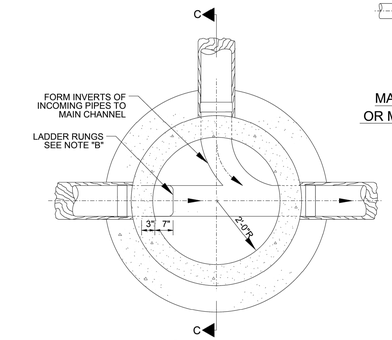
WATER METER MATERIAL SCHEDULE

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 TYPICAL ¾" WATER SERVICE METER DETAIL	DATE ISSUED 12-07-20 SHEET NO. W-1



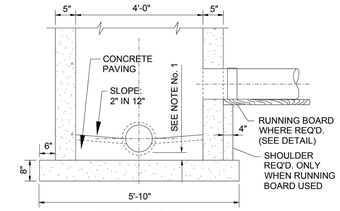
PLAN
N.T.S.



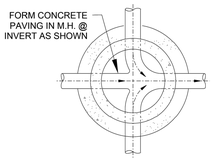
SECTION B-B
N.T.S.

NOTES

1. DISTANCE BETWEEN INVERT OF PIPE AND OUTSIDE OF BELL DETERMINES THE ELEVATION OF TOP OF 8" CONCRETE SLAB.
2. MANHOLE STEPS SHALL BE STEEL RODS ENCASED IN POLYPROPYLENE PLASTIC AND SHALL BE TYPE "PS-1-B" AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR AN APPROVED EQUAL.
3. ALL PIPES IN OR OUT OF MANHOLE SHALL BE FLUSH WITH INSIDE WALL OF MANHOLE.
4. FOR DEAD END MANHOLES THE FLOW CHANNEL SHALL EXTEND THE WIDTH OF THE MANHOLE.
5. MANHOLES WITH A FORCE MAIN DISCHARGE SHALL BE LINED IN ACCORDANCE WITH SECTION 405 OF THE STANDARD SPECIFICATIONS.

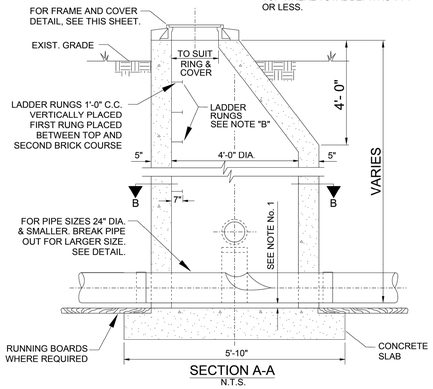


SECTION C-C
N.T.S.



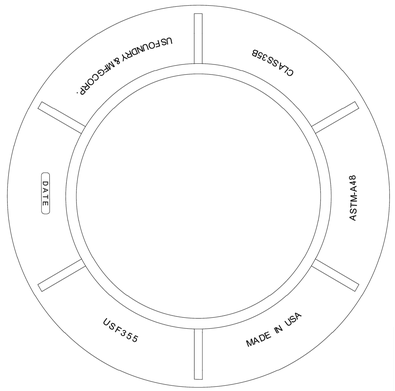
MANHOLE WITH THREE OR MORE PIPES AT INVERT
N.T.S.

NOTE:
ALL MANHOLES SHALL HAVE A FLAT TOP WHERE TOTAL DEPTH IS 4-FT OR LESS.

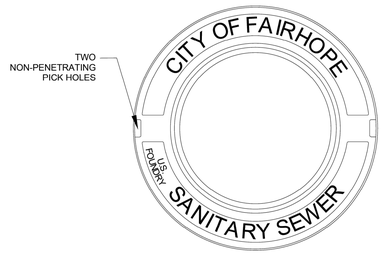


SECTION A-A
N.T.S.

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	STANDARD SANITARY SEWER DETAILS PRECAST MANHOLE DETAILS PIPE DIAMETERS LESS THAN 24-INCH	DATE ISSUED 11/25/20 SHEET NO. S-1



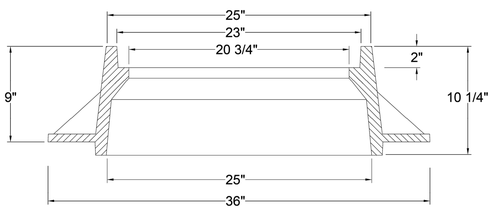
RING TOP VIEW
N.T.S.



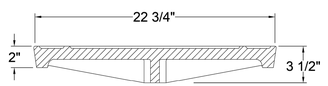
COVER TOP VIEW
N.T.S.

RANGE OF WEIGHTS

FRAME - 230 LB (MIN) - 260 LB (MAX)
COVER - 118 LB (MIN) - 130 LB (MAX)
TOTAL - 348 LB (MIN) - 390 LB (MAX)



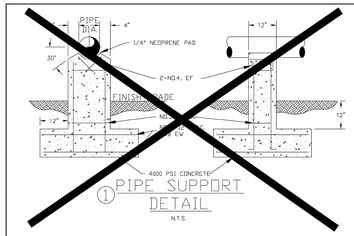
RING SECTION VIEW
N.T.S.



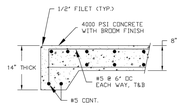
COVER SECTION VIEW
N.T.S.

NOTES:
1. MANHOLE RING AND COVER SHALL BE USF-355 WITH TYPE LB-PB COVER AS MANUFACTURED BY US FOUNDRY OR ENGINEER-APPROVED EQUAL.
2. SHALL MEET ASTM-A48 GRAY IRON CLASS-35B.
3. SHALL BE H-20 TRAFFIC RATED.

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	STANDARD SANITARY SEWER DETAILS PRECAST MANHOLE DETAILS STANDARD MANHOLE FRAME AND COVER	DATE ISSUED 11/25/20 SHEET NO. S-3



① PIPE SUPPORT DETAIL
N.T.S.

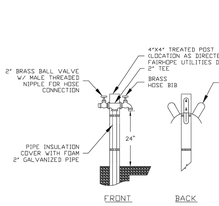


- OTHER DIMENSIONS TO BE DETERMINED BY GENERATOR SIZE
- MINIMUM OF 3'-0 CLEARANCE AROUND ALL SIDES OF GENERATOR AND/OR TRAILER.

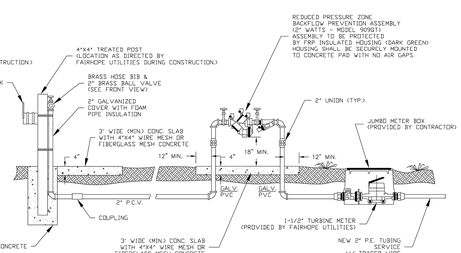
② GENERATOR SLAB DETAIL
N.T.S.

GENERAL LIFT STATION NOTES:

1. THE LOCATION OF INFLUENT LINES, WATER SUPPLY, ETC. ARE DRAWN OUT OF ORIENTATION ON SECTIONAL VIEW. SEE PLAN VIEW FOR ORIENTATION.
2. ALL PENETRATIONS IN WET WELL WALL FOR PIPING, ELECTRICAL, ETC. SHALL BE SEALED & SLEEVED.
3. TO PROTECT STANDPIPE FROM SWAY BRACE, EITHER WRAP PIPE WITH RUBBER SHEETING OR INSERT ALL U-BOLTS THROUGH RUBBER HOSE.
4. PIPING WITHIN THE WET WELL WALL SHALL BE FLANGED SCHEDULE 10 316 STAINLESS STEEL. INTERMEDIATE JOINTS SHALL BE WELDED. FITTINGS WITHIN THE WET WELL SHALL BE FLANGED 316 STAINLESS STEEL. ALL NUTS, BOLTS & ACCESSORIES WITH THE WET WELL SHALL BE 316 STAINLESS STEEL.
5. PIPE AND FITTINGS OUTSIDE OF WET WELL AND ABOVE GROUND SHALL BE 316 STAINLESS STEEL (FLANGED, SCHEDULE 10). ALL WELD-ON FLANGES SHALL BE 125# RFD SOCKET- WELD FLANGE OR RF WELD NECK FLANGE (TYPE). ALL BOLTS, WASHERS AND NUTS SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH "NEVER SEIZE" TYPE COATING.
6. THE ANNULAR SPACE BETWEEN TOP SLAB AND FORCE MAIN PIPE SHALL BE SEALED VIA LINK SEAL.
7. PROVIDE 4" PIPE (PVC, SCH. 80) THROUGH CONCRETE TOP WITH CAPPED TOP AND OPEN END BOTTOM. SEAL AROUND CONCRETE TOP WITH NON-SHRINK GROUT.
8. INTERIOR SURFACES OF FITTINGS INDICATED, INCLUDING THE FLANGE MATING SURFACES, AS WELL AS THE PUMP IMPELLER, VOLUTE, AND BACKPLATE SHALL BE COATED WITH BELZONA 1321 CERAMIC S-METAL. (UNLESS OTHERWISE SPECIFIED BY OWNER)
9. PLUG VALVES SHALL HAVE AN ALLOWABLE FLOW CAPACITY EQUAL TO 100% OF THE ADJACENT PIPE ARE, AND SHALL ALLOW "PIGGING".
10. THE INTERIOR OF ALL VALVES SHALL BE COATED.
11. CONTRACTOR SHALL PROVIDE 2-3/4" CONDUITS (ONE FOR POWER AND ONE FOR SIGNAL) FOR FLOW METER (IF REQUIRED). CONTRACTOR SHALL TERMINATE WIRES IN OWNER PROVIDED ELECTRICAL CONTROL CABINET.
12. EXHAUST OF ARV'S TO BE FIELD LOCATED, PROVIDE FITTINGS AS NECESSARY, AND PIPED TO WET WELL USING 2" 316 S.S. PIPE.
13. LOW LEVEL ALARM ELEV. TO BE SET IN COORDINATION WITH FAIRHOPE UTILITIES AND PUMP MANUFACTURER.
14. CONNECTION OF SWAY BRACE MOUNTING PLATE SHALL BE COORDINATED WITH PUMP MANUFACTURER.
15. A SECOND BRACE IS TO BE INSTALLED WHEN THE DEPTH OF WET WELL IS GREATER THAN 10' DEEP OR WHEN THE PUMPS ARE GREATER THAN 10HP.



③ YARD HYDRANT DETAIL
N.T.S.



④ LIFT STATION METER DETAIL
N.T.S.

CITY OF FAIRHOPE	CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36532 251.928.8003	STANDARD SANITARY SEWER DETAILS LIFT STATION DETAILS	DATE ISSUED 11/25/20 SHEET NO. LS-1

REVISION
DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5666

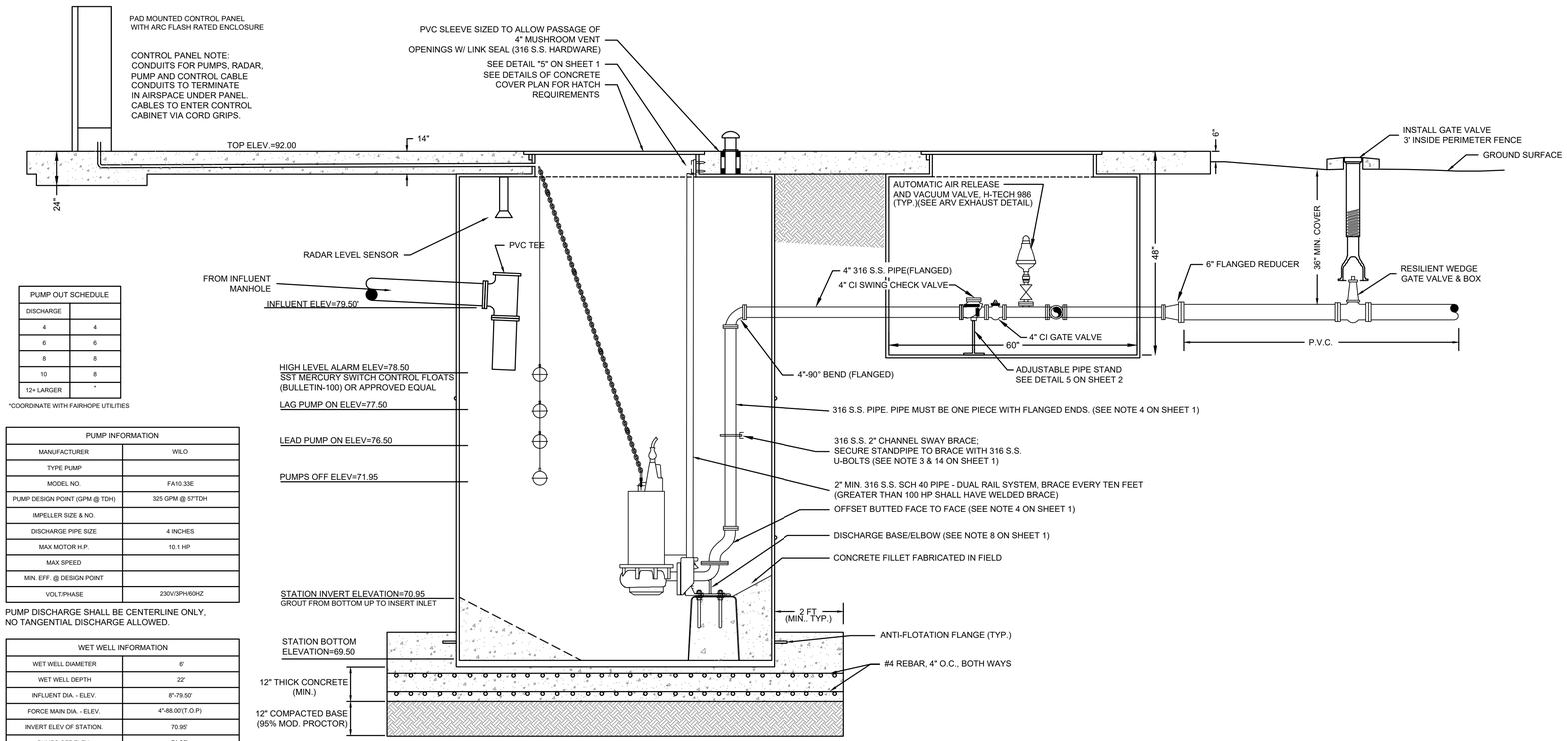
AS-BUILT
CONSTRUCTION DETAILS
(WATER & SEWER DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019
DATE: 1/5/26
DRAWN: TLS
SCALE: N.T.S.

SHEET
D5



PUMP OUT SCHEDULE	
DISCHARGE	
4	4
6	6
8	8
10	8
12+ LARGER	*

*COORDINATE WITH FAIRHOPE UTILITIES

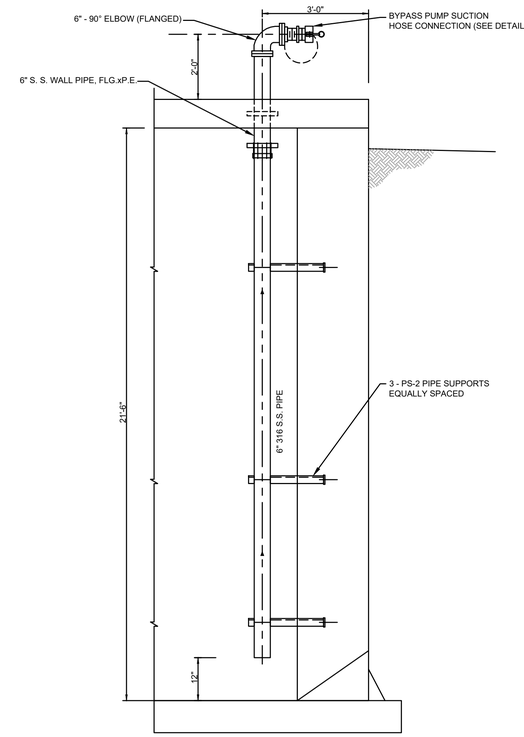
PUMP INFORMATION	
MANUFACTURER	WILO
TYPE PUMP	
MODEL NO.	FA10.33E
PUMP DESIGN POINT (GPM @ TDH)	325 GPM @ 57'TDH
IMPELLER SIZE & NO.	
DISCHARGE PIPE SIZE	4 INCHES
MAX MOTOR H.P.	10.1 HP
MAX SPEED	
MIN. EFF. @ DESIGN POINT	
VOLT/PHASE	230V/3PH/60HZ

PUMP DISCHARGE SHALL BE CENTERLINE ONLY, NO TANGENTIAL DISCHARGE ALLOWED.

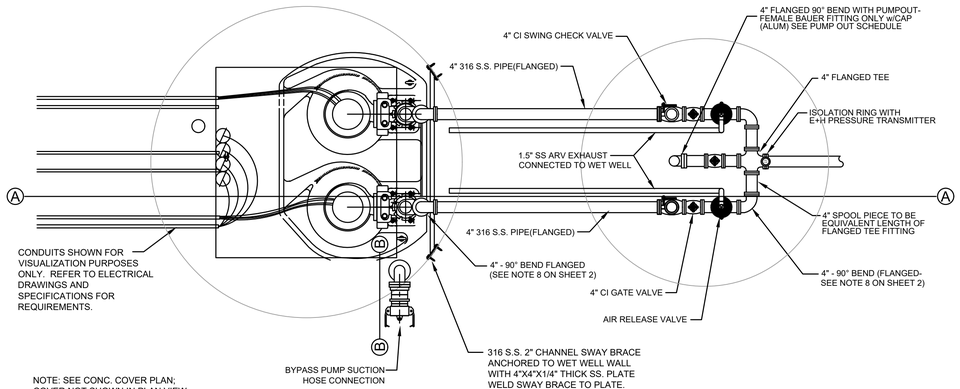
WET WELL INFORMATION	
WET WELL DIAMETER	6'
WET WELL DEPTH	22'
INFLUENT DIA. - ELEV.	8"-79.50'
FORCE MAIN DIA. - ELEV.	4"-88.00'(T.O.P)
INVERT ELEV OF STATION.	70.95'
PUMPS OFF ELEV.	71.95'
HIGH LEVEL ALARM ELEV.	78.50'
TOP ELEV. OF STATION	92.00'

CROSS SECTION AA
N.T.S.

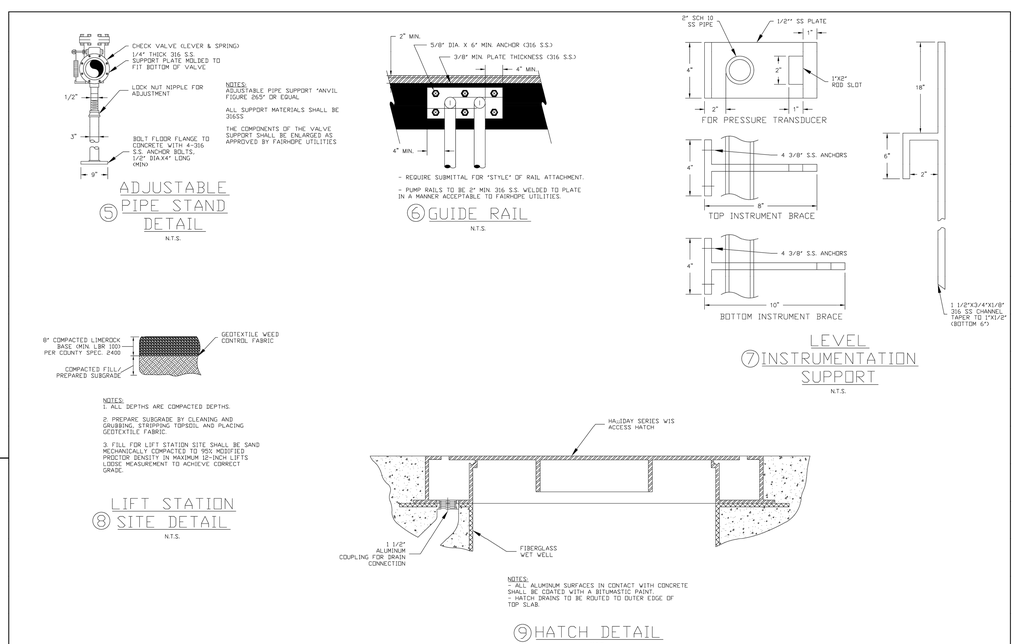
NOTE:
PUMP AND PREROTATION BASIN ENLARGED TO SHOW DETAIL. DISCHARGE PIPE SIZE AND BASE ELBOW SHALL BE AS PER ENGINEER'S RECOMMENDATION.

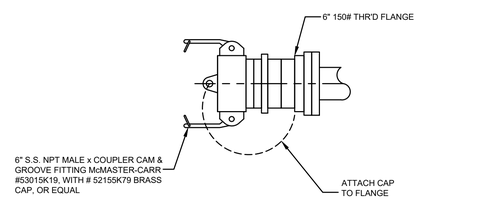


CROSS SECTION BB
N.T.S.

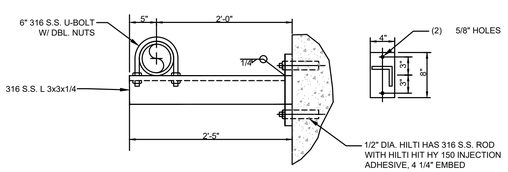


PLAN VIEW
N.T.S.





BYPASS HOSE CONNECTION DETAIL
N.T.S.



PIPE SUPPORT TYPE PS 2
N.T.S.

CITY OF FAIRHOPE

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

STANDARD SANITARY SEWER DETAILS

LIFT STATION DETAILS

DATE ISSUED: 11/25/20

SHEET NO.: LS-2

REVISION | DATE

AS-BUILT
CONSTRUCTION DETAILS
(WATER & SEWER DETAILS)

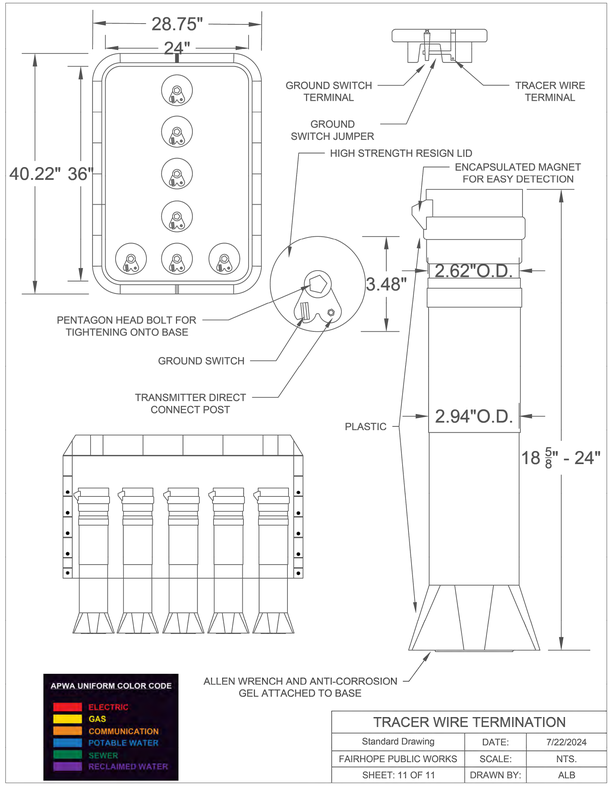
S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

Greenfields Subdivision
Fairhope, Alabama 36532

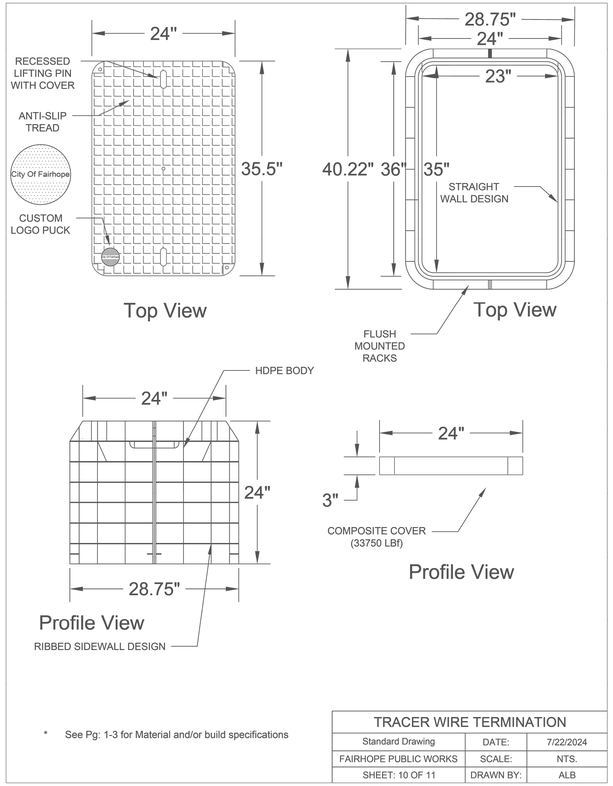
AFFIX SEAL

JOB No.: 20211019 | DATE: 1/5/26
DRAWN: TLS | SCALE: N.T.S.

SHEET D6

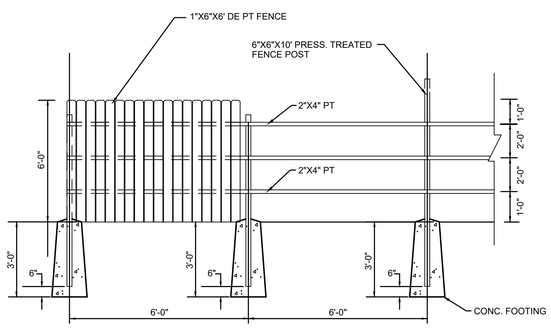


TRACER WIRE TERMINATION		
Standard Drawing	DATE:	7/22/2024
FAIRHOPE PUBLIC WORKS	SCALE:	NTS.
SHEET: 11 OF 11	DRAWN BY:	ALB



* See Pg: 1-3 for Material and/or build specifications

TRACER WIRE TERMINATION		
Standard Drawing	DATE:	7/22/2024
FAIRHOPE PUBLIC WORKS	SCALE:	NTS.
SHEET: 10 OF 11	DRAWN BY:	ALB



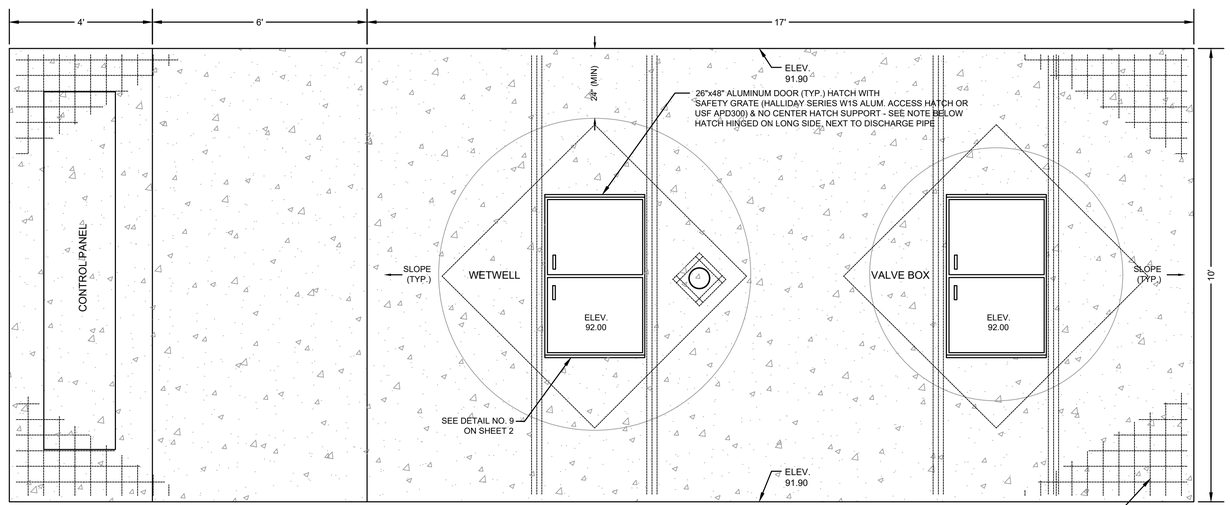
NOTES FOR FENCING:

1. ATTACH EACH PICKET TO RAILS WITH TWO (2) 6d GALVANIZED NAILS OR #10 GALVANIZED SCREWS.
2. ALL NAILS AND CONNECTORS SHALL BE GALVANIZED.
3. ATTACH RAILS WITH A MINIMUM OF FOUR (4) 10d NAILS TO WOOD POST.
4. CONCRETE FOOTING ARE REQUIRED AT EACH POST WITH A MINIMUM DIAMETER OF 10 INCHES. MINIMUM POST EMBEDMENT IS 30 INCHES.
5. WOODEN GATES SHALL BE 7' WIDE WITH ALUMINUM FRAME TO PROVIDE A 14' WIDE OPENING.

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

6' WOOD PRIVACY FENCE

SCALE: NTS



NOTES:
-HATCH SHALL BE HALLIDAY TYPE ALUM. WSI OR APPROVED EQUAL, FLUSH INSTALLATION, SINGLE COVER(S), 300 LB/SF LOADING, AND GASKETED TO BE RAIN TIGHT AND PROMOTE ODOR CONTROL.

-SAFETY GRATE(S) SHALL BE HINGED ON SAME SIDE AS HATCH.

-HEAVIER DESIGN LOADS MAY BE REQUIRED.

REBAR SIZE AND SPACING FOR BASE AND CAP SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. CAP SHALL BE RATED FOR A MINIMUM 300 P.S.F. PEDESTRIAN LOADING. ENGINEER SHALL ALLOW MINIMUM 3 IN. CONCRETE COVER FOR REBAR

CONCRETE COVER PLAN

N.T.S.

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251-990-5646

AS-BUILT
CONSTRUCTION DETAILS
(WATER & SEWER DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: N.T.S.

SHEET
D7

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

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

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

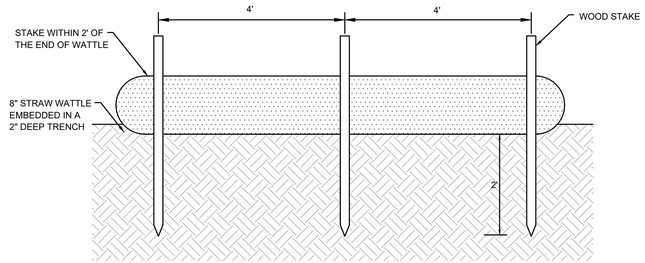
SPECIES	SEEDING RATE/ACRE	NORTH	CENTRAL SEEDING DATES	SOUTH
BAHIAGRASS, PENSACOLA	40 LBS	--	MAR 1-JULY 1	FEB 1-NOV 1
BERMUDAGRASS, COMMON	10 LBS	APR 1-JULY 1	MAR 15-JULY 15	MAY 1-JULY 15
BAHIAGRASS, PENSACOLA BERMUDAGRASS, COMMON	30 LBS 5 LBS	--	MAR 1-JULY 1	MAR 1-JULY 15
BERMUDAGRASS, HYBRID (LAWN TYPES)	SOLID SOD	ANYTIME	ANYTIME	ANYTIME
BERMUDAGRASS, HYBRID (LAWN TYPES)	SPRIGS 1/SQ FT	MAR 1-AUG 1	MAR 1-AUG 1	FEB 15-SEPT 1
FESCUE, TALL	40-50 LBS	SEPT 1-NOV 1	SEPT 1-NOV 1	--
SERICEA	40-60 LBS	MAR 15-JULY15	MAR 1-JULY 15	FEB 15-JULY 15
SERICEA & COMMON BERMUDAGRASS	40-60 LBS 10 LBS	MAR 15-JULY15	MAR 1-JULY 15	FEB 15-JULY 15

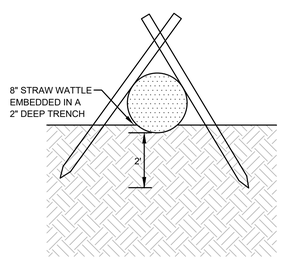
LIME RATE:
1 TON PER ACRE ON LIGHT-TEXTURED, SANDY SOILS (IF THE COVER WILL BE TALL FESCUE AND CLOVER USE 2 TONS/ACRE.)
2 TONS PER ACRE ON HEAVY-TEXTURED, CLAYEY SOILS

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

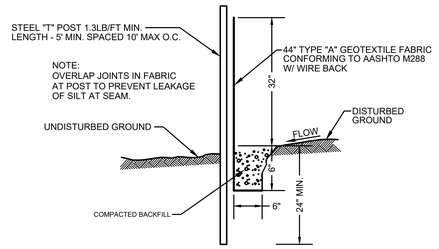
PS PERMANENT SEEDING
SCALE: NTS



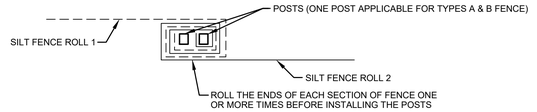


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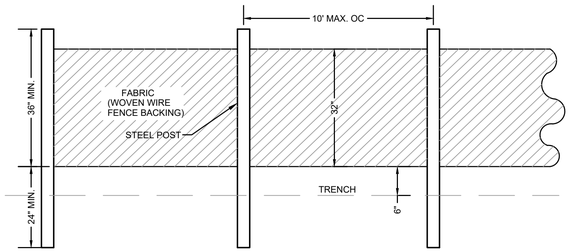
W WATTLE INSTALLATION DETAIL
SCALE: NTS



SIDE VIEW



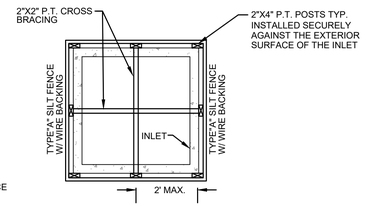
ROLL JOINT FOR JOINING TWO SILT FENCE SECTIONS



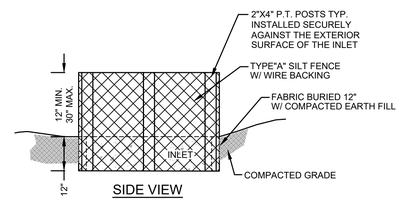
FRONT VIEW

SB SILT BARRIER TYPE "A"
SCALE: NTS

1. THE SEDIMENT BOX TO BE MADE OF 2"X4" P.T. BOARDS
2. THE MAX. POST SPACING IS 2'.
3. FRAME TO BE WRAPPED WITH WIRE BACKED SILT FENCE & NAILED TO THE FRAME @ 6" O.C.



PLAN



SIDE VIEW

FIP FABRIC DROP INLET PROTECTION
SCALE: NTS

REVISION
DATE

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9969 Windmill Road
Fairhope, AL 36532
251.990.5646

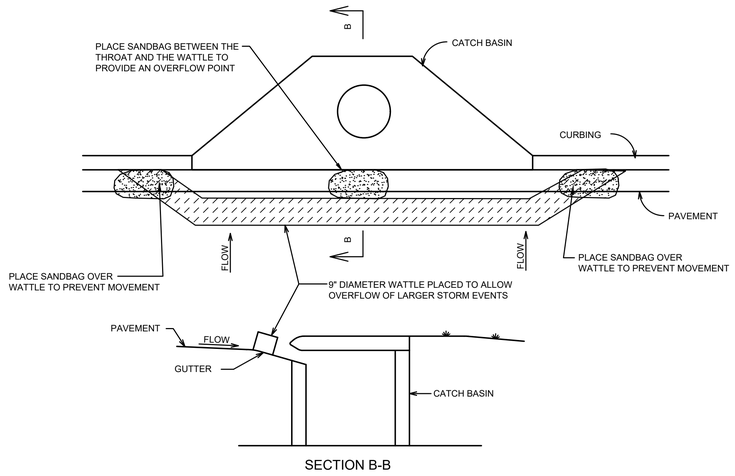
AS-BUILT
CONSTRUCTION DETAILS
(EROSION CONTROL DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: N.T.S.

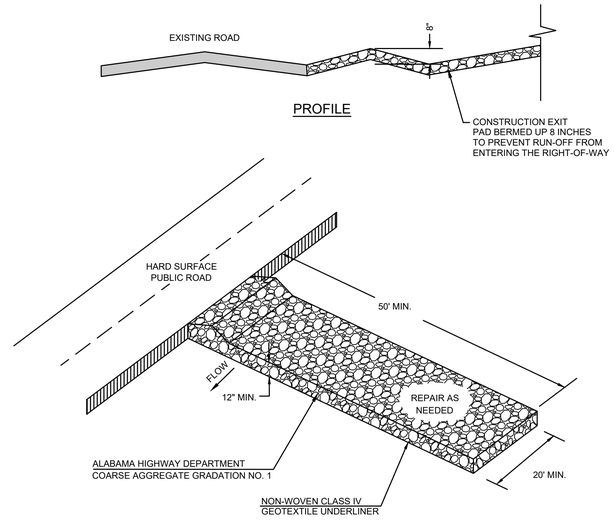
SHEET
D8



SECTION B-B

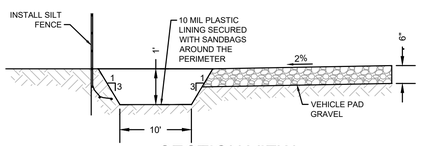
CIP CURB INLET PROTECTION

SCALE: NTS

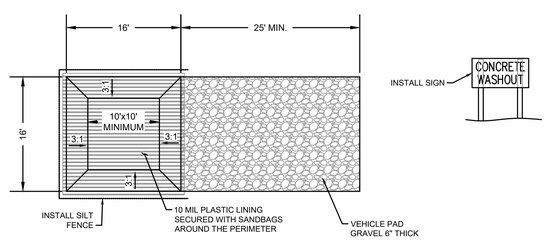


CEP CONSTRUCTION EXIT PAD

SCALE: NTS



SECTION VIEW



CONCRETE WASHOUT DETAIL

SCALE: NTS

Know what's below. Call before you dig.

REVISION

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9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CONSTRUCTION DETAILS
(EROSION CONTROL DETAILS)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

STATE OF ALABAMA
LICENSED
PROFESSIONAL
ENGINEER
LARRY S. THOMAS
25758
SIGNED
DATE
INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED ENGINEER

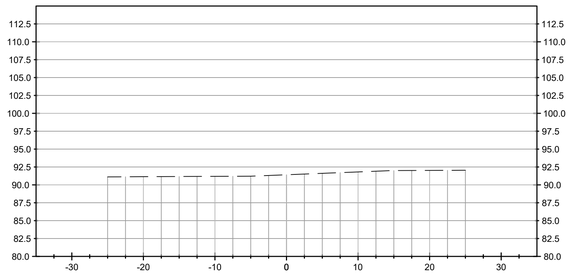
JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: N.T.S.

SHEET

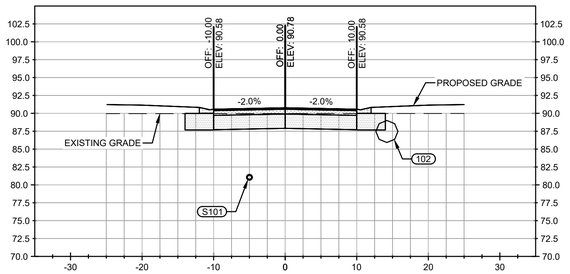
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Know what's below.
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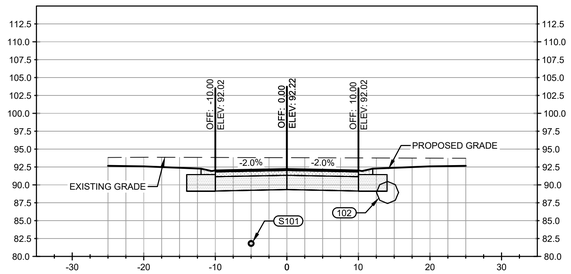
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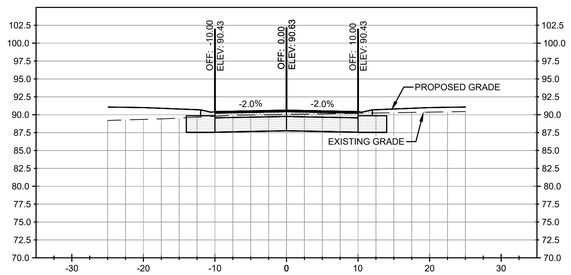
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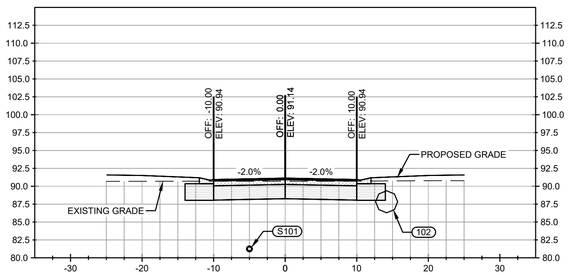
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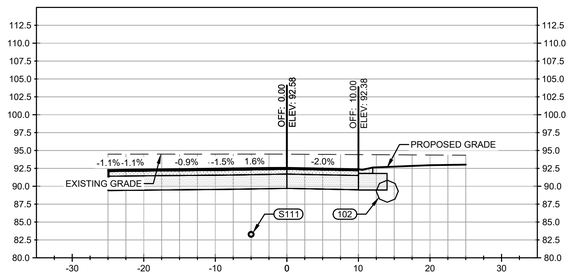
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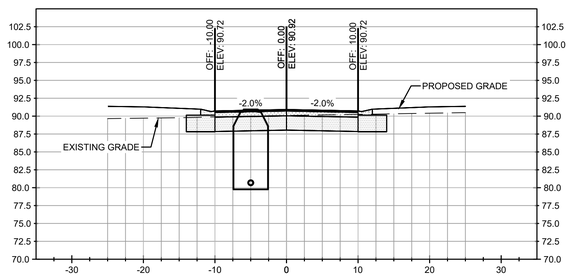
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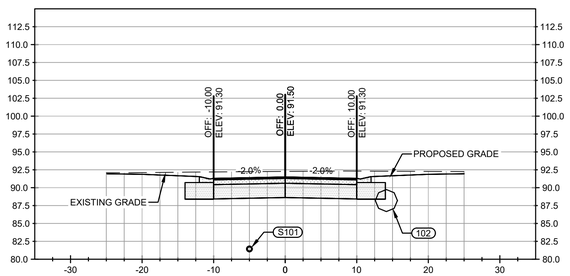
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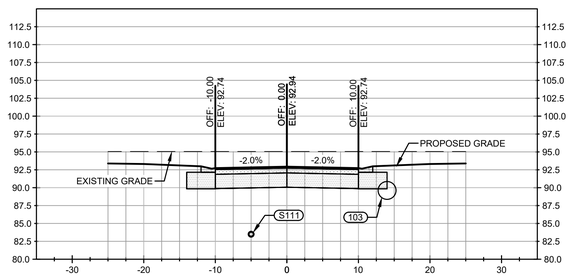
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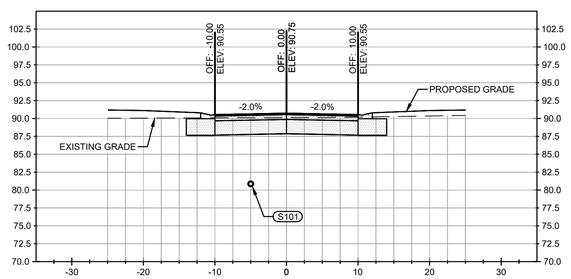
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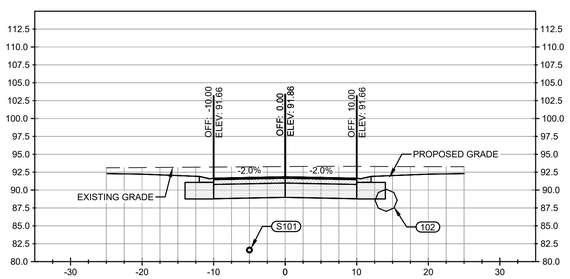
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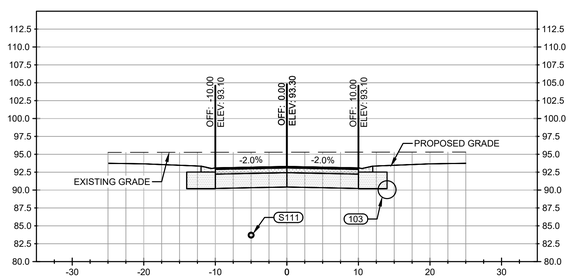
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3+50



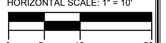
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GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'



HORIZONTAL SCALE: 1" = 10'



REVISION

DATE

S.E. Civil
Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(GREEN FIELDS DR.)

Greenfields Subdivision
Fairhope, Alabama 36532

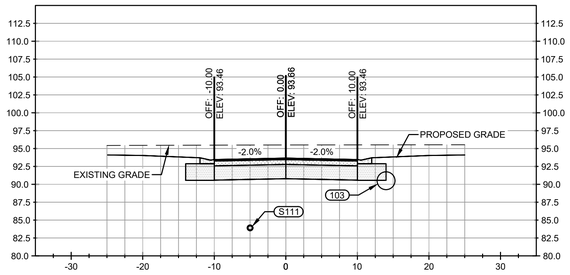
AFFIX SEAL

JOB No.: 20211019
DATE: 1/5/26
DRAWN: TLS
SCALE: SEE DWG

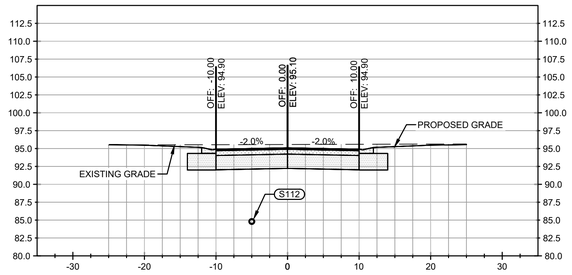
SHEET
XS1

Know what's below.
Call before you dig.

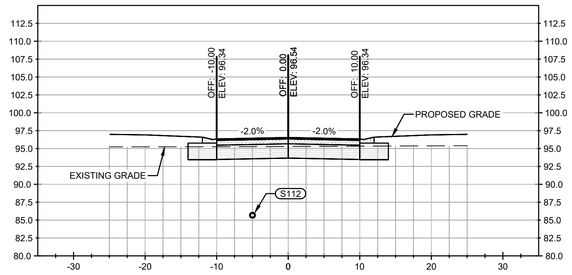
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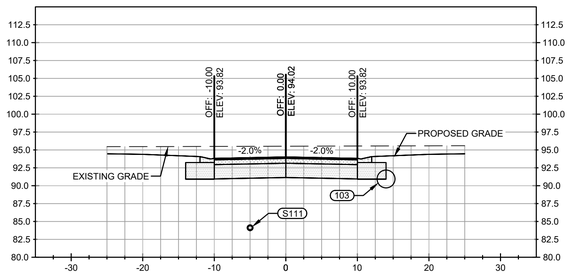
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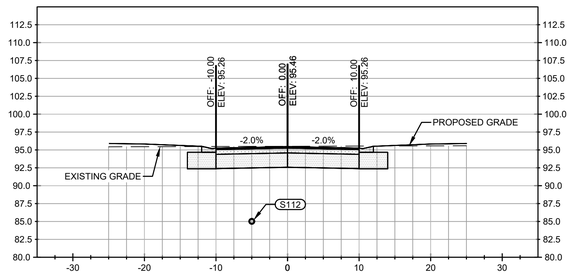
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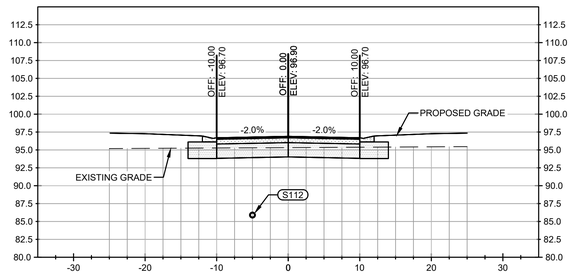
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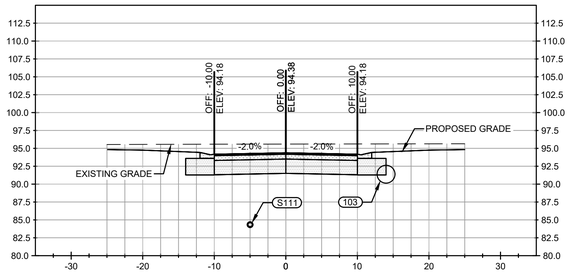
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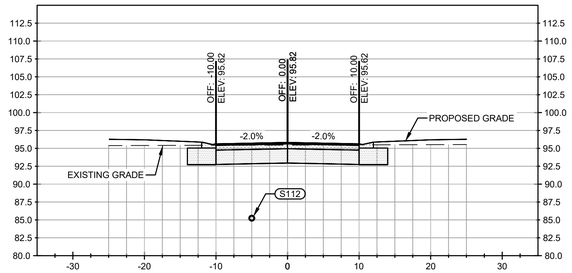
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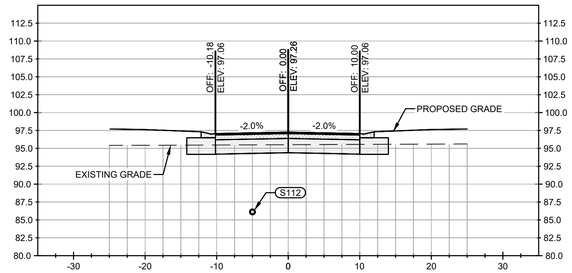
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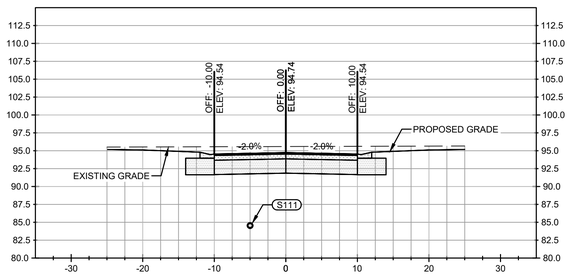
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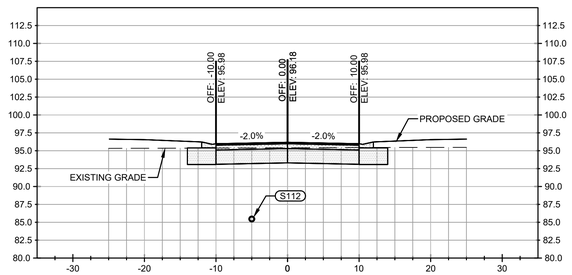
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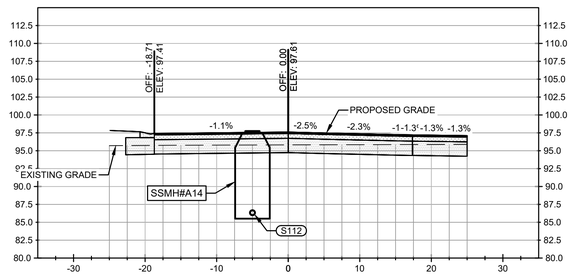
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9+50



11+50



GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'
10
5
0
HORIZONTAL SCALE: 1" = 10'
0 5 10 20

REVISION
DATE

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Engineering & Surveying
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Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(GREEN FIELDS DR.)

Greenfields Subdivision
Fairhope, Alabama 36532

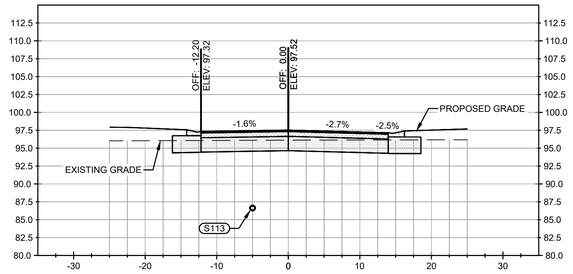
AFFIX SEAL

JOB No.: 20211019
DATE: 1/5/26
DRAWN: TLS
SCALE: SEE DWG

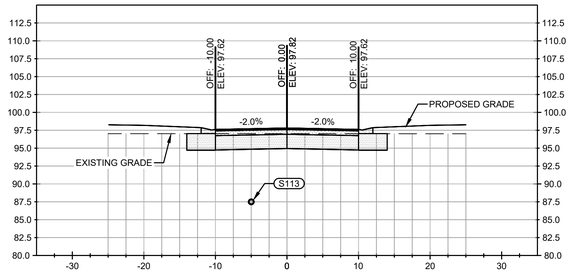
SHEET
XS2

Know what's below.
Call before you dig.

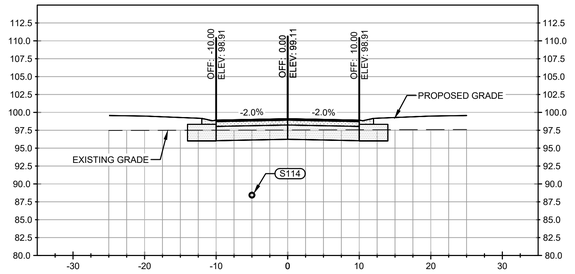
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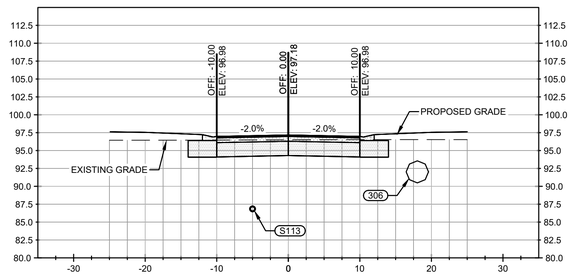
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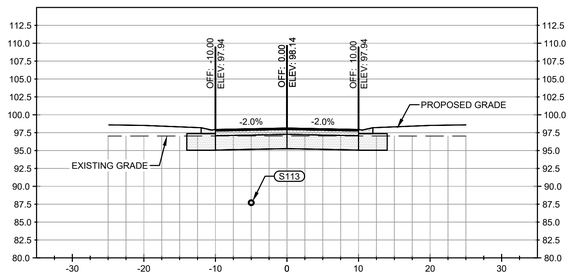
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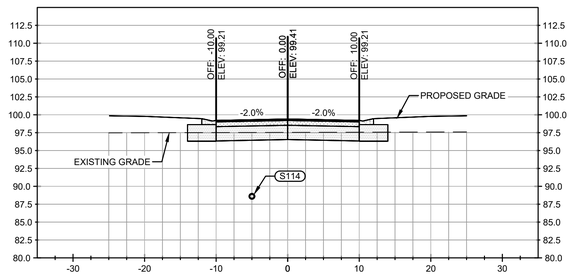
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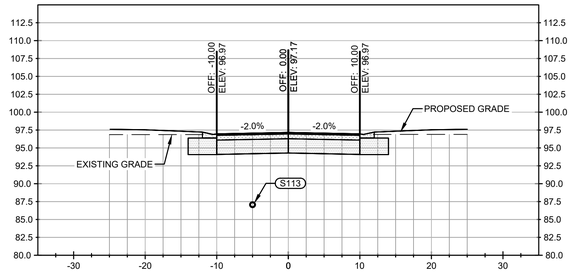
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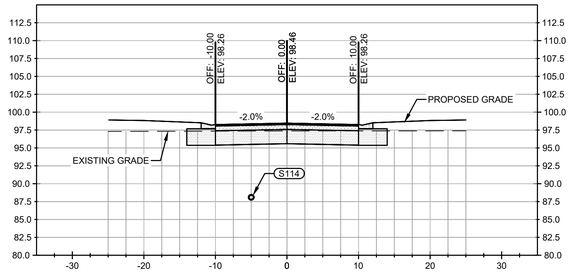
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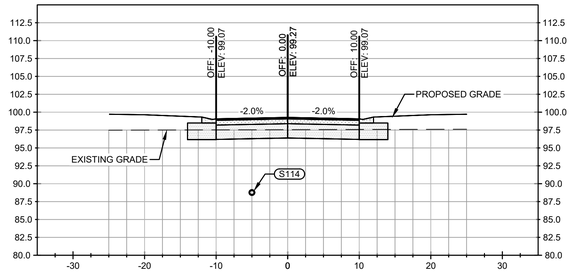
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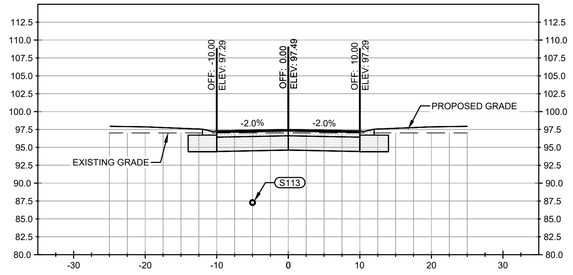
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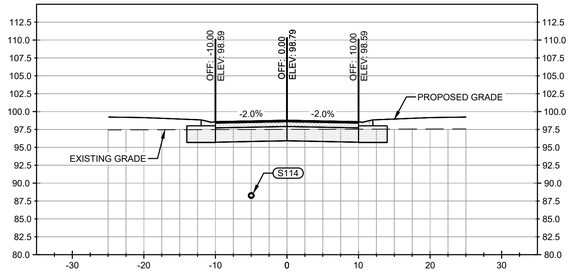
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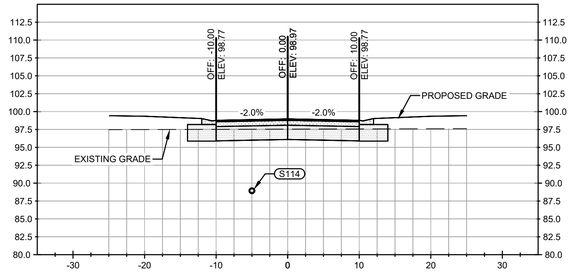
13+50



15+50



17+50



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 10'

0 5 10 20

REVISION

DATE

S.E. Civil
Engineering
& Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CROSS SECTIONS
(GREEN FIELDS DR.)

Greenfields
Subdivision
Fairhope, Alabama 36532



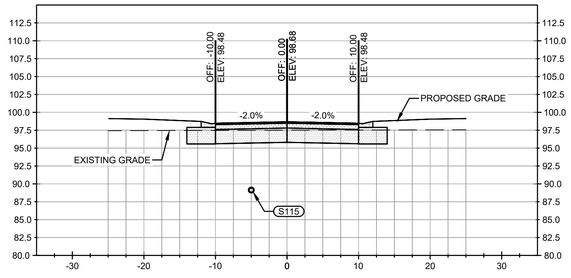
JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET

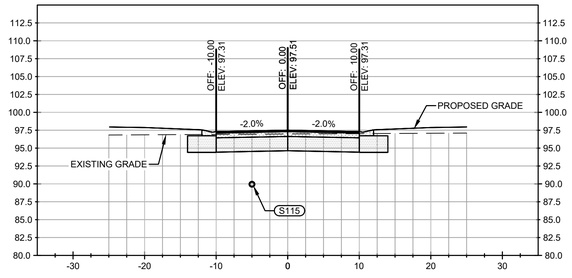
XS3

Know what's below.
Call before you dig.

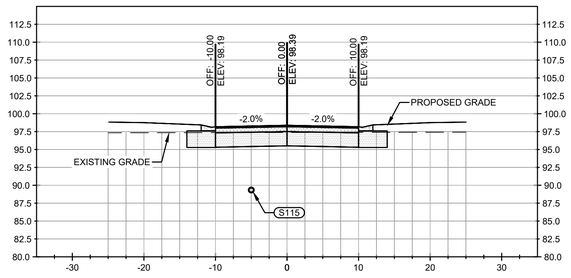
18+00



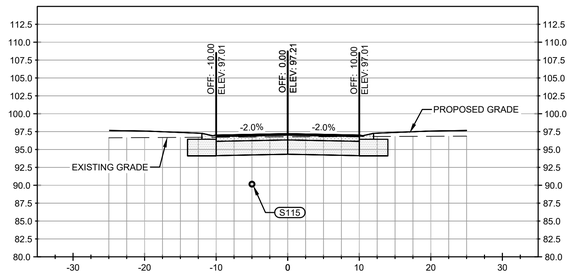
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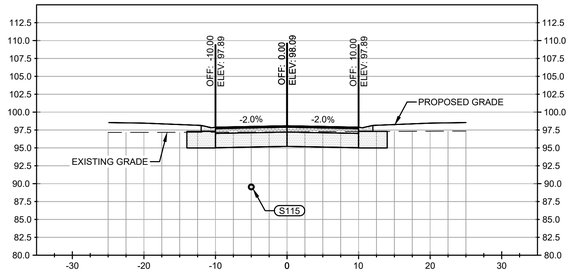
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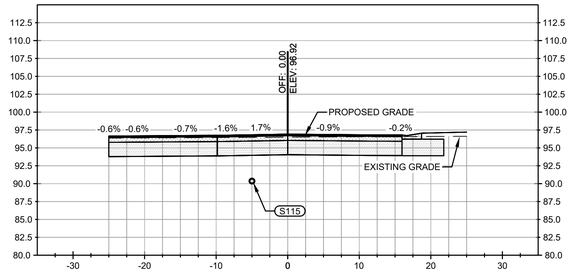
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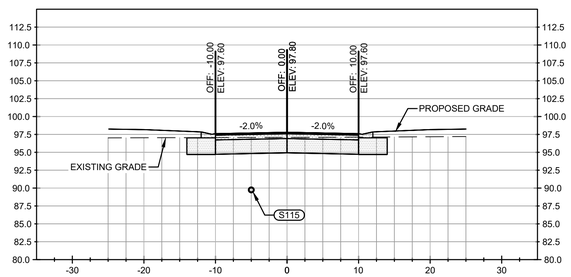
19+00



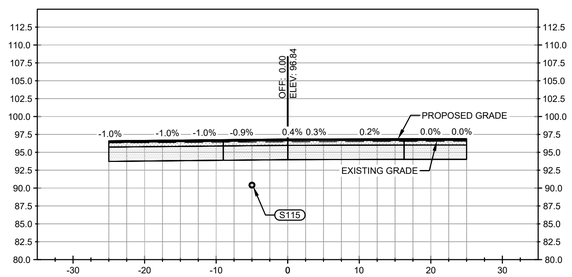
21+00



19+50



21+13



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 10'

0 5 10 20

REVISION

DATE

S.E. Civil
Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
(251)990-5646

AS-BUILT
CROSS SECTIONS
(GREEN FIELDS DR.)

Greenfields Subdivision
Fairhope, Alabama 36532

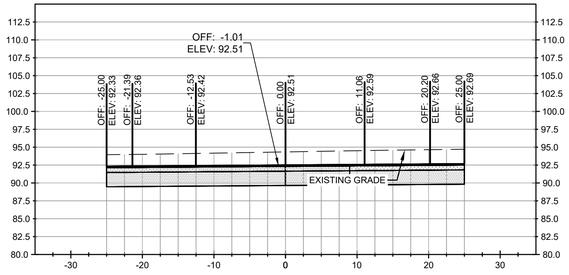
LICENSED PROFESSIONAL ENGINEER
ALABAMA
LICENSE NO.
25754
STATE OF ALABAMA
THOMAS LARRY HILLS
AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

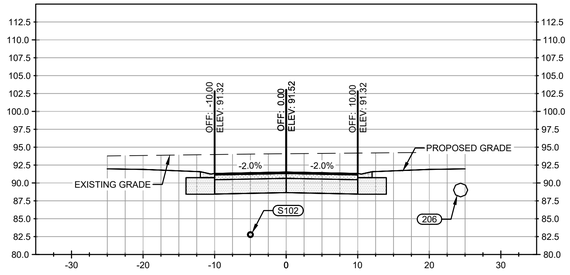
SHEET
XS4

Know what's below.
Call before you dig.

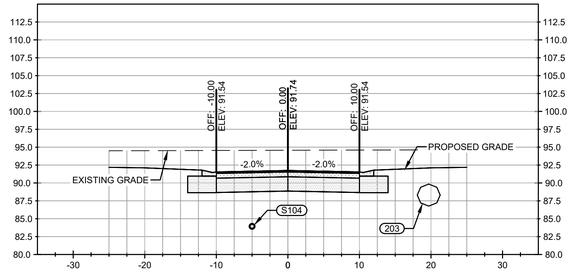
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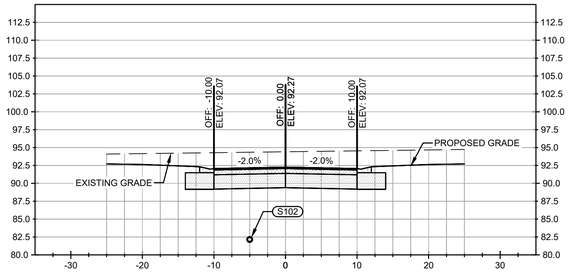
2+00



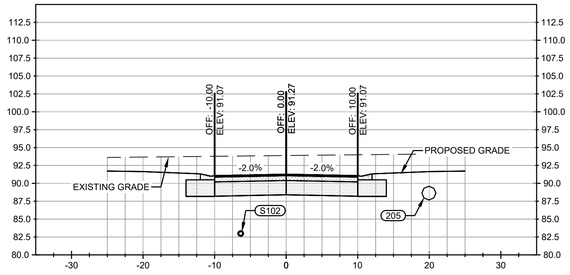
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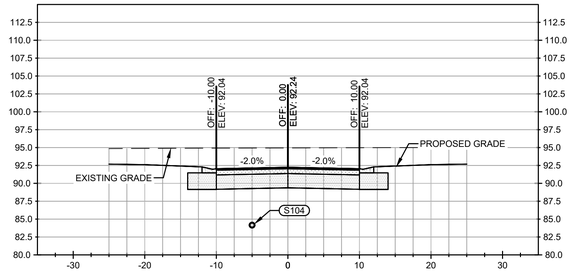
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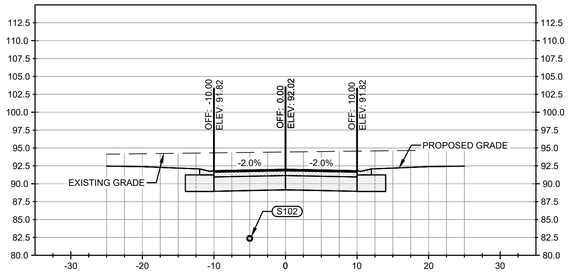
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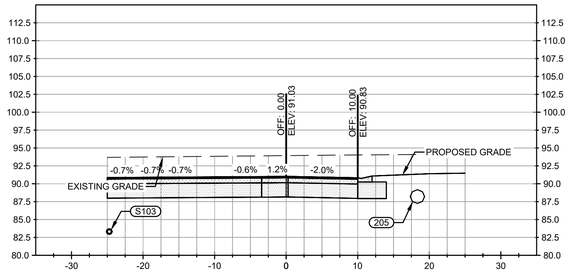
4+50



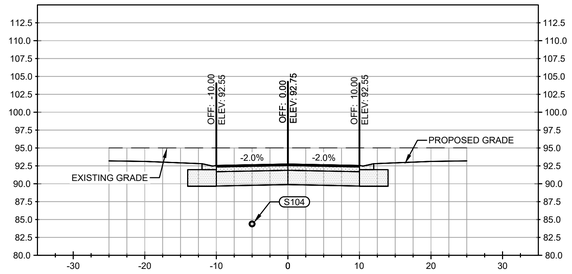
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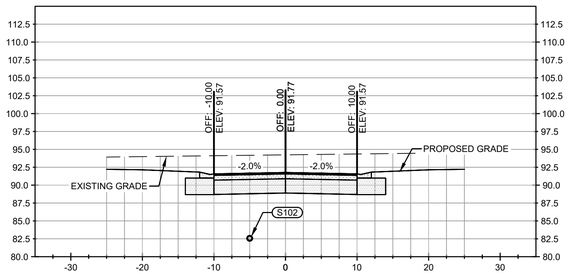
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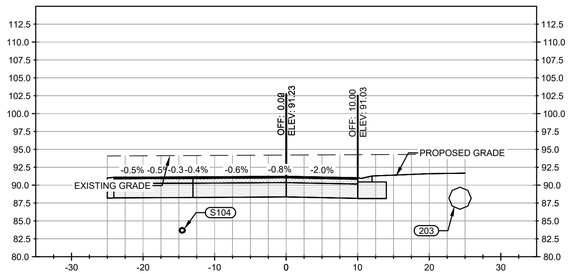
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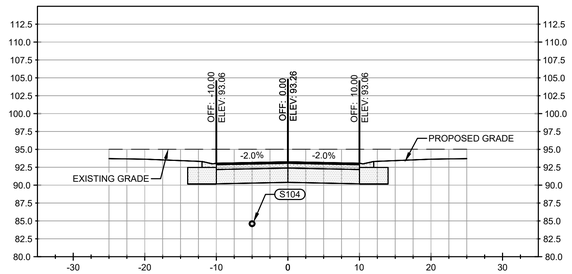
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3+50



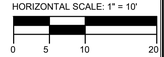
5+00



GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'



HORIZONTAL SCALE: 1" = 10'



REVISION

DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(BANKHEAD BLVD.)

Greenfields Subdivision
Fairhope, Alabama 36532

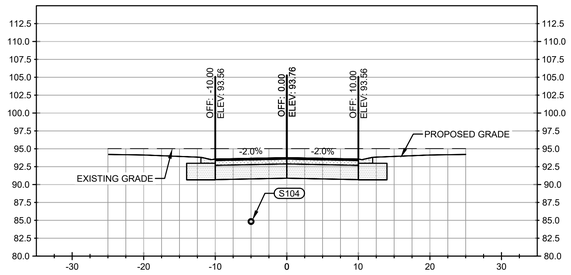


JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

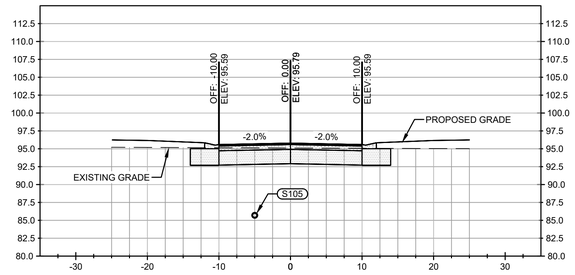
SHEET
XS5

Know what's below.
Call before you dig.

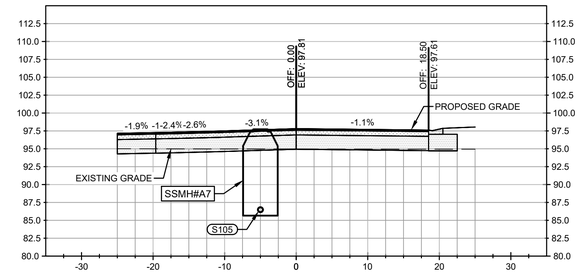
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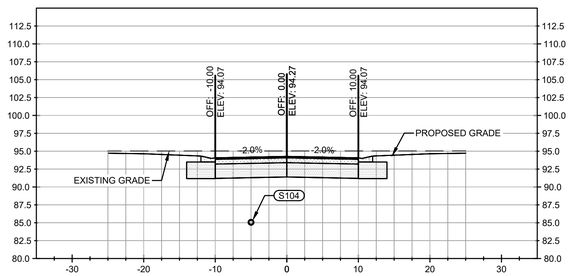
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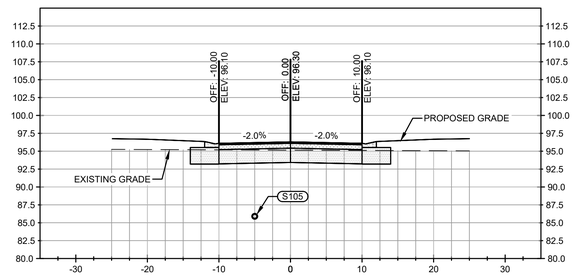
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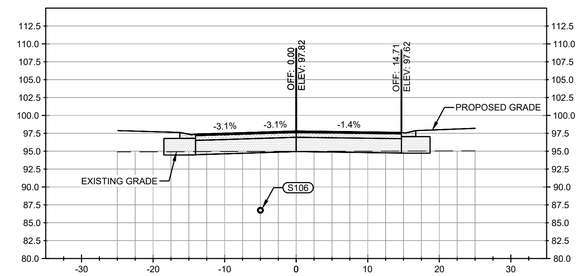
6+50



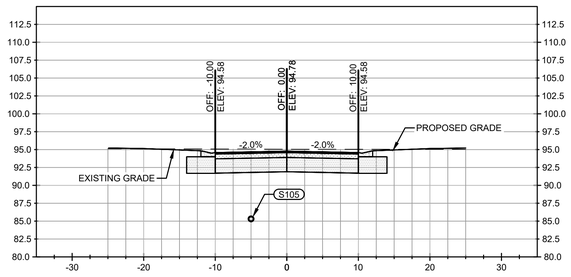
8+50



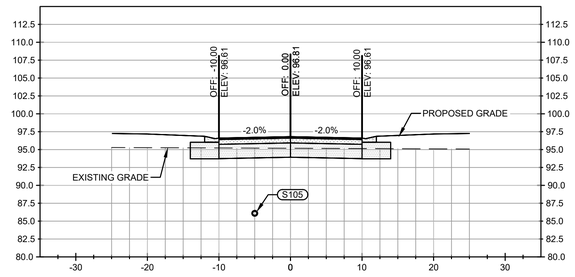
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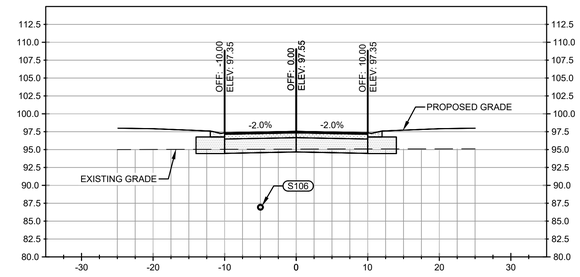
7+00



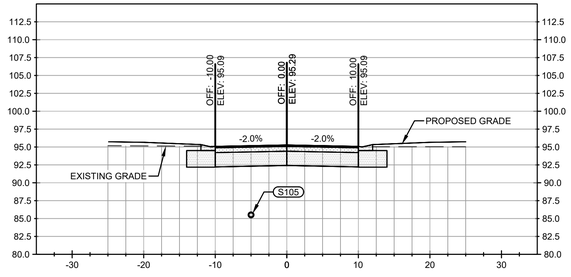
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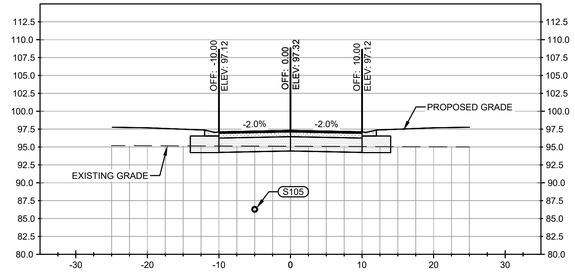
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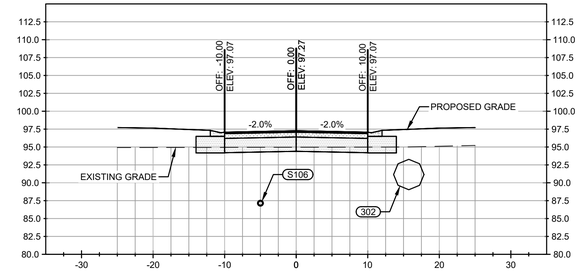
7+50



9+50



11+50



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'



HORIZONTAL SCALE: 1" = 10'



REVISION

DATE

S.E. Civil
Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CROSS SECTIONS
(BANKHEAD BLVD.)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20211019

DATE: 1/5/26

DRAWN: TLS

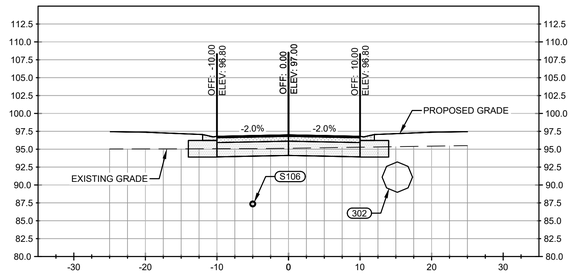
SCALE: SEE DWG

SHEET

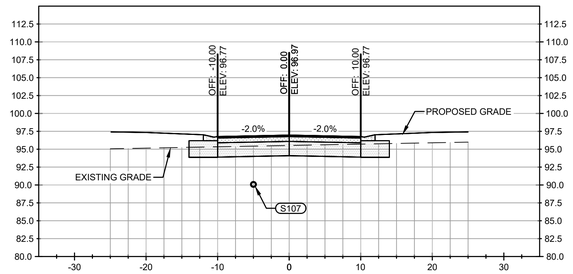
XS6

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

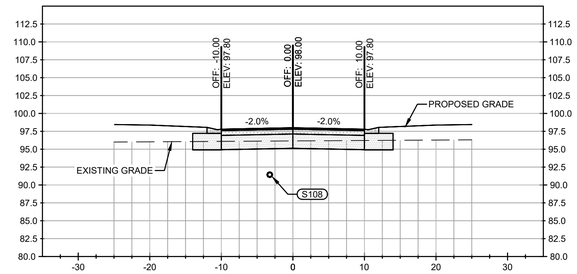
12+00



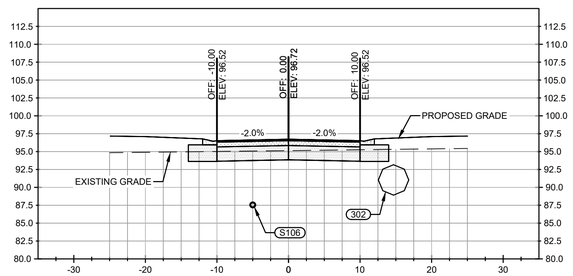
14+00



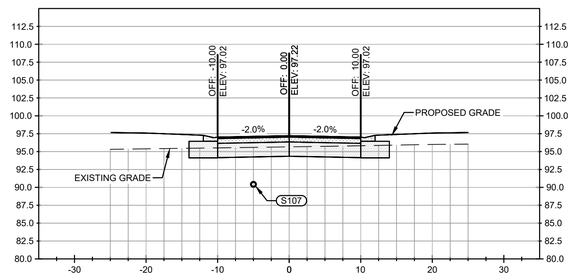
16+00



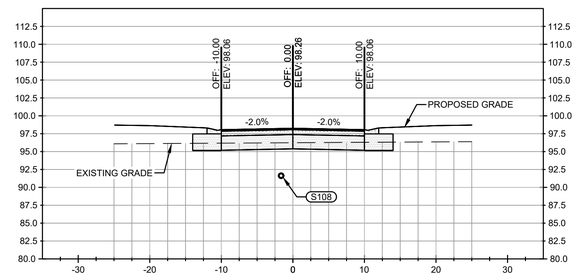
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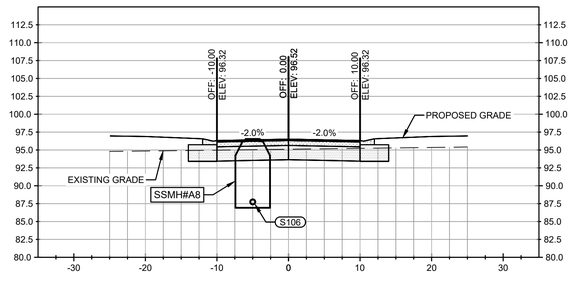
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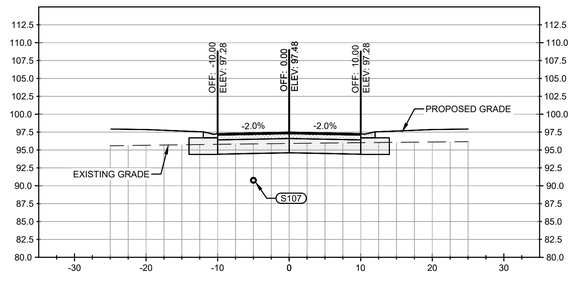
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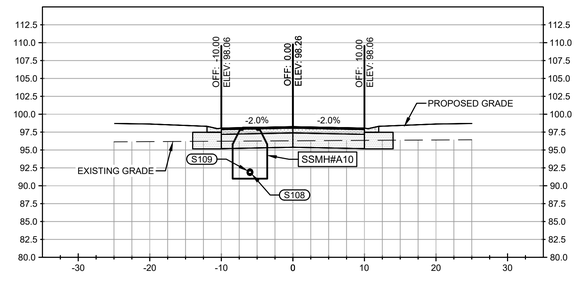
13+00



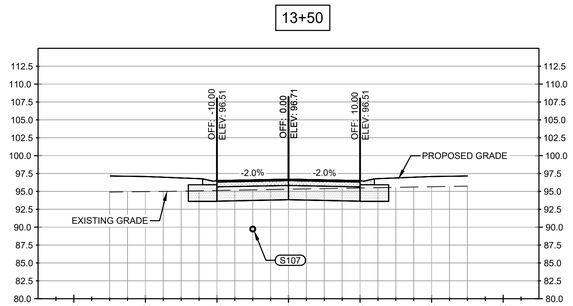
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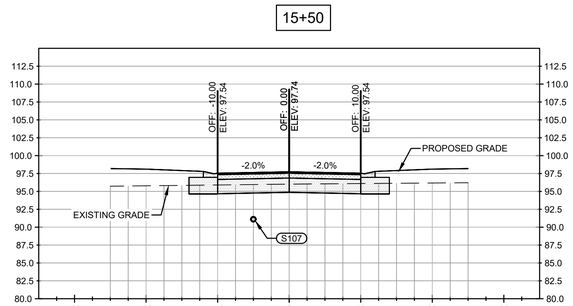
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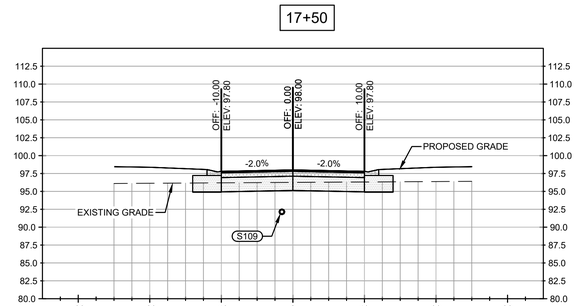
13+50



15+50



17+50



GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'
10
5
0
HORIZONTAL SCALE: 1" = 10'
0 5 10 20

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(BANKHEAD BLVD.)

Greenfields Subdivision
Fairhope, Alabama 36532

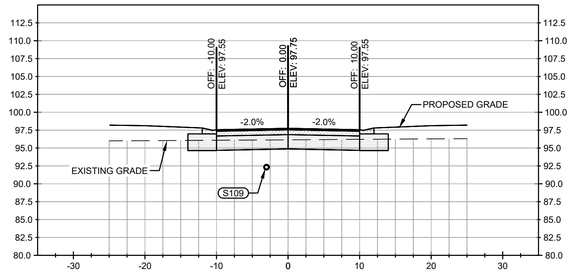


JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

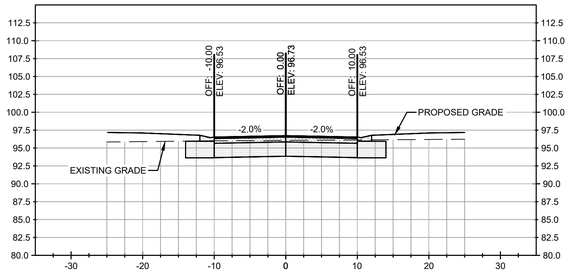
SHEET
XS7

Know what's below. Call before you dig.

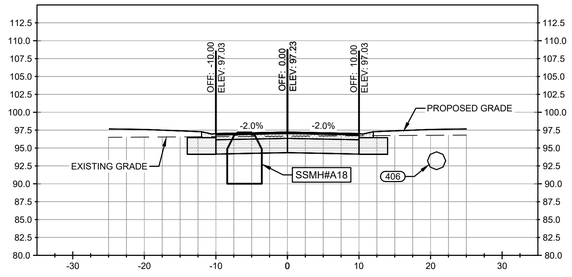
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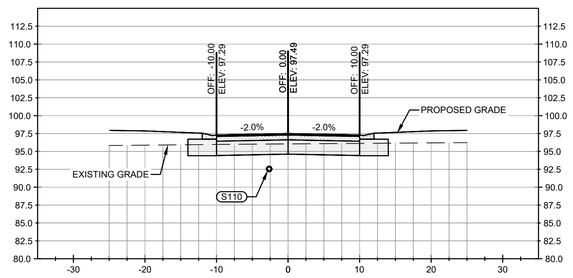
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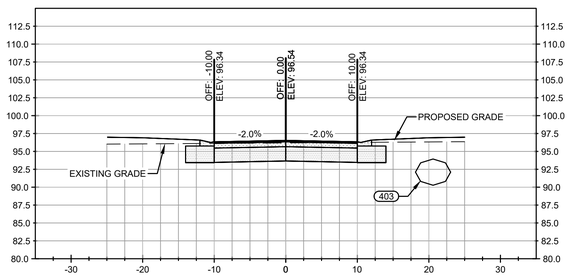
22+00



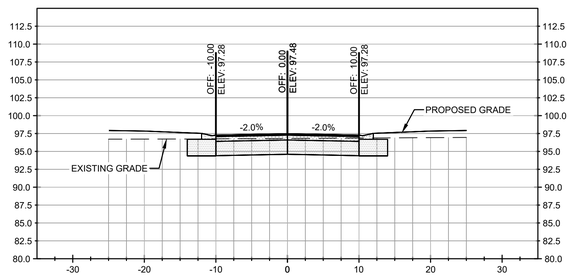
18+50



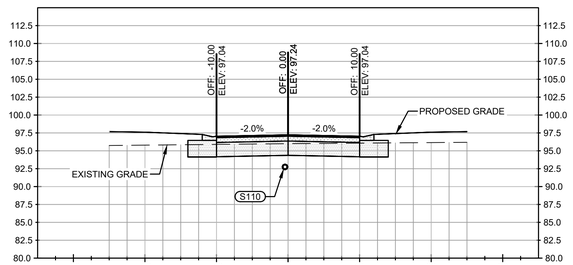
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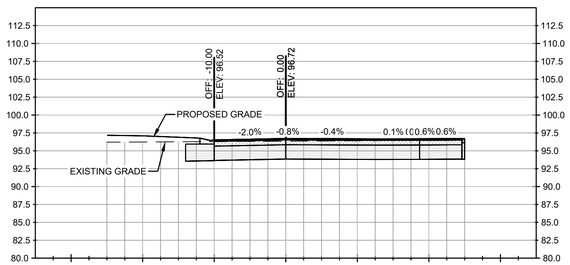
22+50



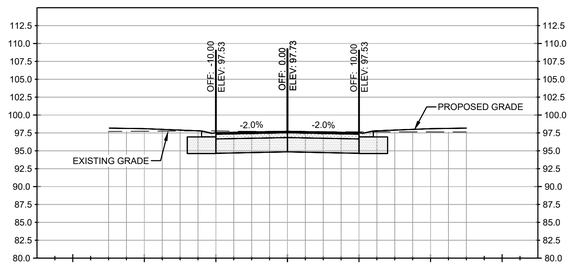
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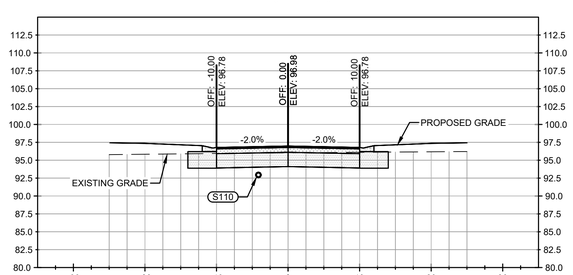
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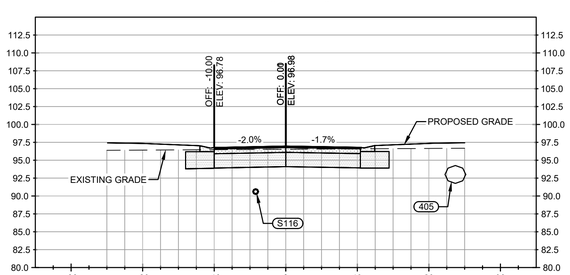
23+00



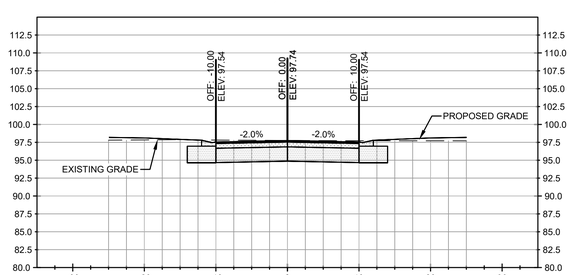
19+50



21+50



23+03



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 10'

0 5 10 20

REVISION | DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CROSS SECTIONS
(BANKHEAD BLVD.)

Greenfields Subdivision
Fairhope, Alabama 36532

KEITH STEPHEN LARRY THOMAS 20211019 REGISTERED ENGINEER STATE OF ALABAMA LICENSED PROFESSIONAL ENGINEER
KEITH STEPHEN LARRY THOMAS 20211019 REGISTERED LAND SURVEYOR STATE OF ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR
KEITH STEPHEN LARRY THOMAS 20211019 NOT SIGNED
KEITH STEPHEN LARRY THOMAS 20211019 NOT SEALED
KEITH STEPHEN LARRY THOMAS 20211019 NOT SEAL

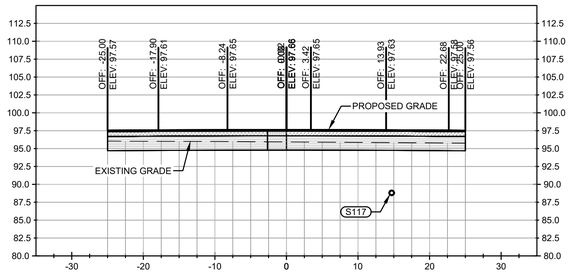
JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET

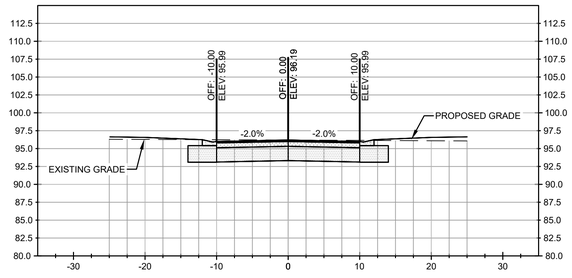
XS8

Know what's below.
Call before you dig.

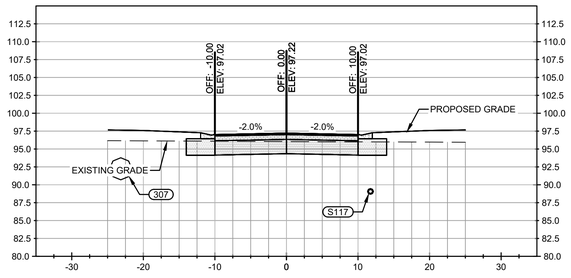
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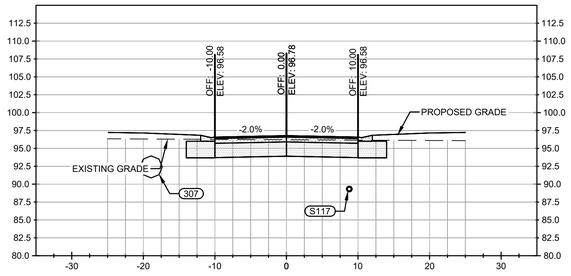
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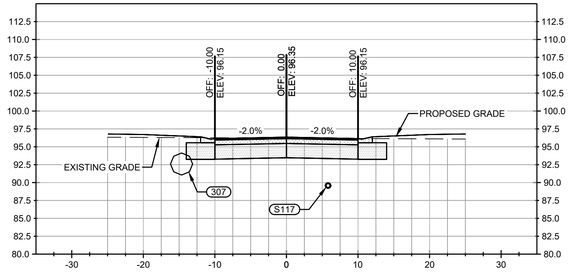
0+50



1+00



1+50



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 10'

0 5 10 20

REVISION	DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(CALYPSO DR.)

Greenfields Subdivision
Fairhope, Alabama 36532

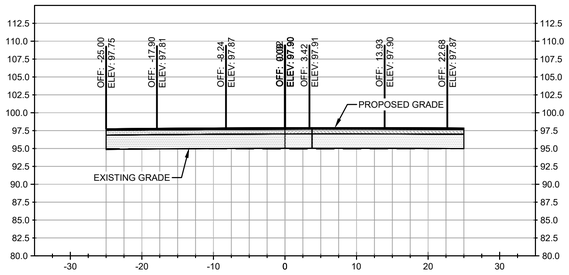
JEFFREY SCOTT THOMAS LICENSED ALABAMA PROFESSIONAL ENGINEER 24548 — JEFF'S SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

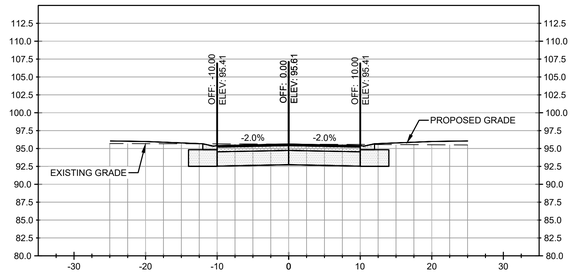
SHEET
XS9

Know what's below.
Call before you dig.

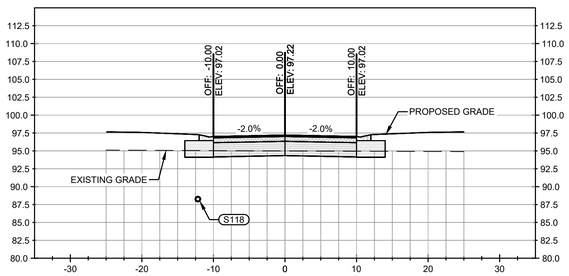
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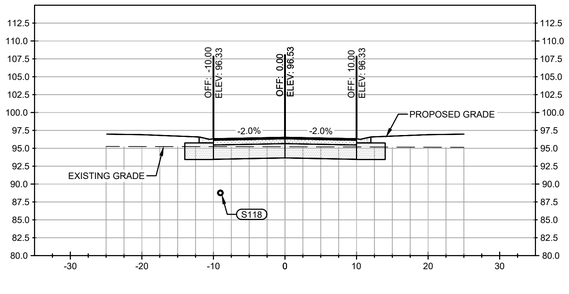
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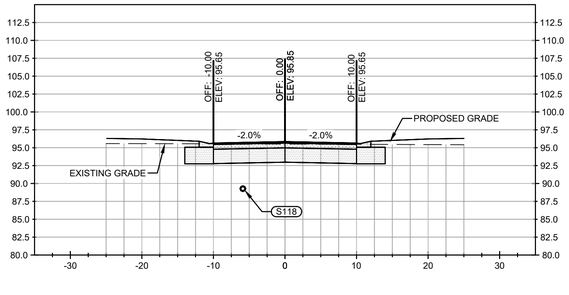
0+50



1+00



1+50



GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'
10
5
0
HORIZONTAL SCALE: 1" = 10'
0 5 10 20

REVISION | DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(DAMSEL DR.)

Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER 24572 THOMAS L. ARRINGTON REGISTERED
AEPIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET
XS10

Know what's below. Call before you dig.

0+00

2+00

4+00

0+50

2+50

4+50

1+00

3+00

5+00

1+50

3+50

5+50

GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

HORIZONTAL SCALE: 1" = 10'

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CROSS SECTIONS
(DITCH A)

Greenfields Subdivision
Fairhope, Alabama 36532

KEFIX SERVICE

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET

XS11

Know what's below.
Call before you dig.

6+00

8+00

10+00

6+50

8+50

10+50

7+00

9+00

10+65

7+50

9+50

GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

HORIZONTAL SCALE: 1" = 10'

REVISION

DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT

CROSS SECTIONS
(DITCH A)

Greenfields Subdivision
Fairhope, Alabama 36532

KEFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET

XS12

Know what's below.
Call before you dig.

0+00

2+00

4+00

0+50

2+50

4+50

1+00

3+00

5+00

1+50

3+50

5+50

GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

HORIZONTAL SCALE: 1" = 10'

REVISION | DATE

S.E. Civil
Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(DITCH B)

Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY ELLINS 25354 REGISTERED

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET
XS13

Know what's below.
Call before you dig.

0+00

2+00

4+00

0+50

2+50

4+50

1+00

3+00

5+00

1+50

3+50

5+50

GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'

HORIZONTAL SCALE: 1" = 10'

REVISION | DATE

S.E. Civil
Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(DITCH C)

Greenfields Subdivision
Fairhope, Alabama 36532

AEPIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET
XS14

Know what's below.
Call before you dig.

6+00

8+00

6+50

8+50

7+00

8+56

7+50

GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

HORIZONTAL SCALE: 1" = 10'

REVISION | DATE

S.E. Civil
Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(DITCH C)

Greenfields Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

ALABAMA LICENSED PROFESSIONAL ENGINEER
THOMAS LARRY FLINN
26538
DATE SIGNED

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET
XS15

Know what's below.
Call before you dig.

0+00

2+00

4+00

0+50

2+50

4+50

1+00

3+00

5+00

1+50

3+50

5+50

GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'
10
5
0
HORIZONTAL SCALE: 1" = 10'
0 5 10 20

REVISION | DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(DITCH D)

Greenfields Subdivision
Fairhope, Alabama 36532

ALEX SEAL

JOB No.: 20211019 | DATE: 1/5/26
DRAWN: TLS | SCALE: SEE DWG

SHEET
XS16

Know what's below.
Call before you dig.

6+00

8+00

6+50

8+50

7+00

9+00

7+50

9+05

GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10
5
0

HORIZONTAL SCALE: 1" = 10'

0 5 10 20

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
251.990.5646

AS-BUILT
CROSS SECTIONS
(DITCH D)

Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY HOLLINS 25734 REGISTERED 1/5/26

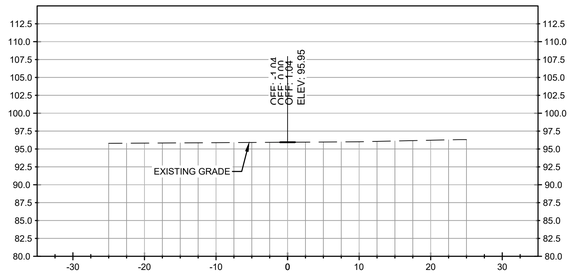
AEPX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

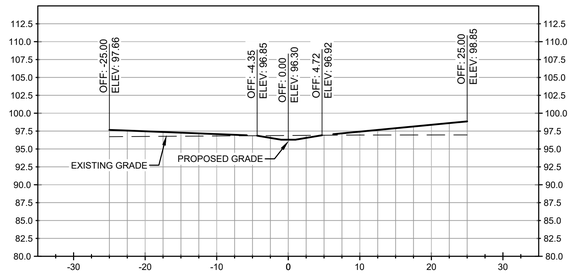
SHEET
XS17

Know what's below.
Call before you dig.

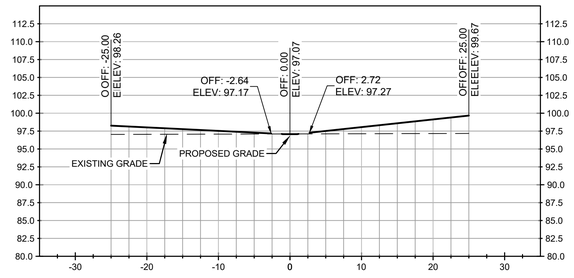
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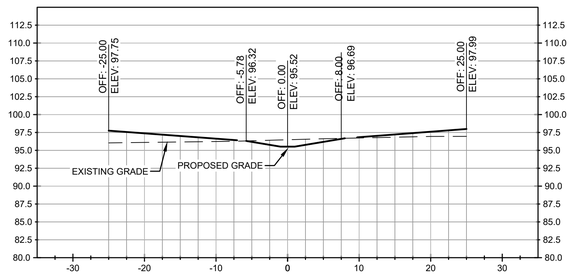
2+00



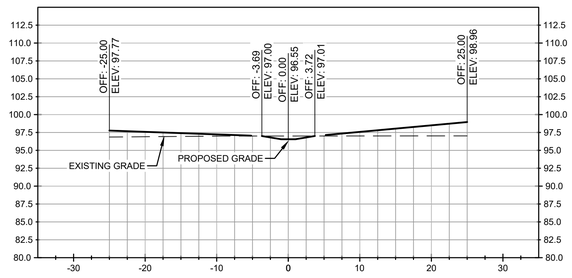
4+00



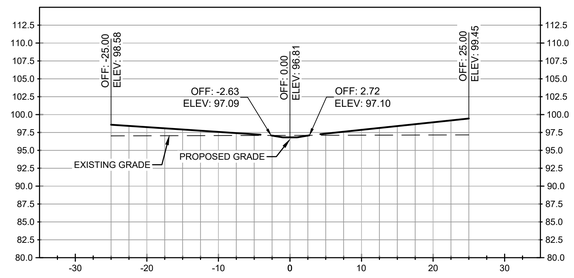
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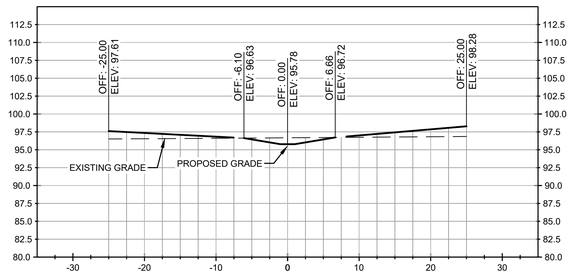
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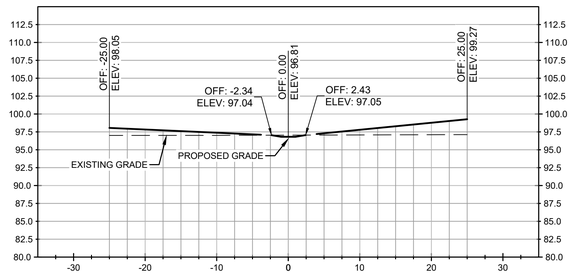
4+50



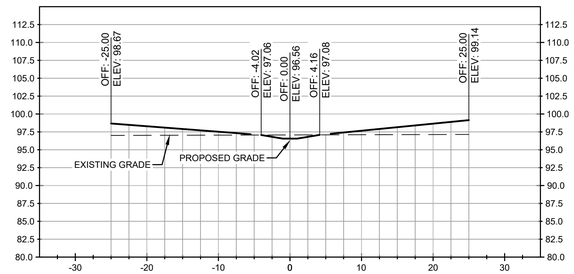
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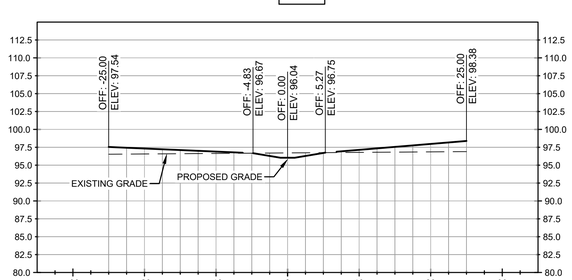
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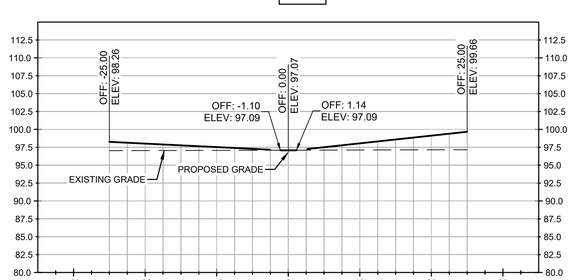
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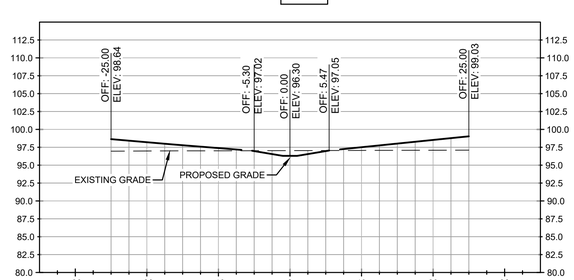
1+50



3+50



5+50



GRAPHIC SCALE

VERTICAL SCALE: 1" = 10'

10 5 0

HORIZONTAL SCALE: 1" = 10'

0 5 10 20

REVISION | DATE

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
(251)990-5646

AS-BUILT
CROSS SECTIONS
(DITCH E)

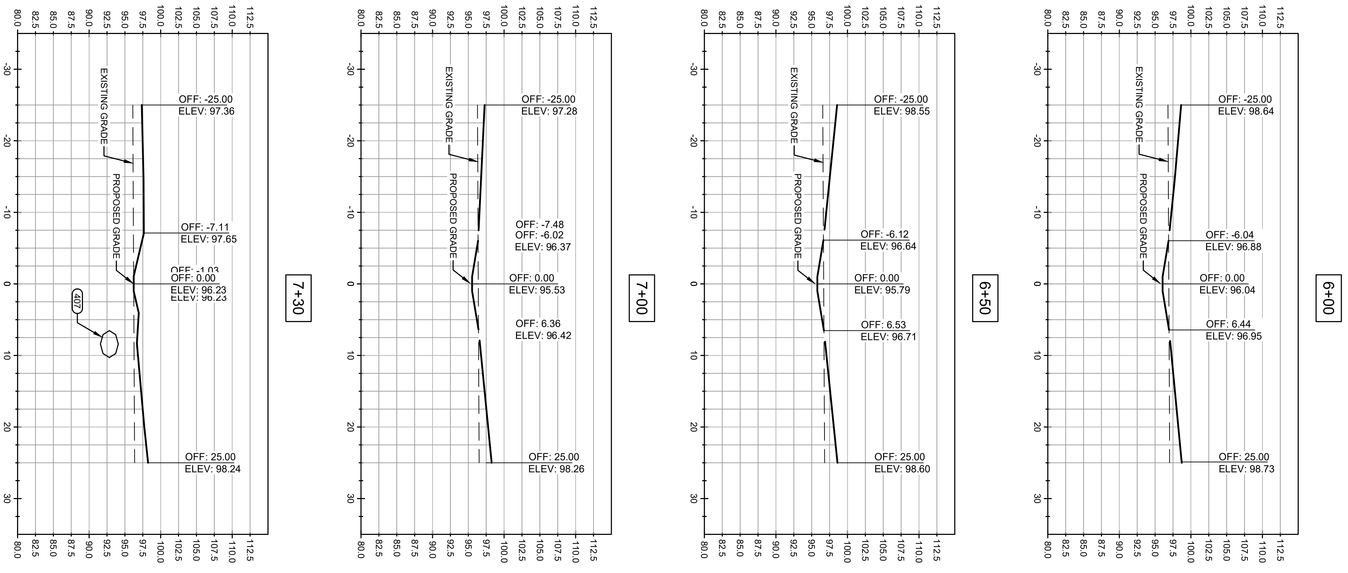
Greenfields Subdivision
Fairhope, Alabama 36532

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS L. PHILLIPS 25724 REGISTERED

AFFIX SEAL

JOB No.: 20211019	DATE: 1/5/26
DRAWN: TLS	SCALE: SEE DWG

SHEET
XS18



GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 10'

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

XS19
SHEET

JOB No.: 20211019
DRAWN: TLS
DATE: 1/5/26
SCALE: SEE DWG

ALABAMA LICENSED PROFESSIONAL ENGINEER THOMAS LARRY SMITH 30348 1/5/26
AFFIX SEAL

Greenfields Subdivision
Fairhope, Alabama 36532

AS-BUILT
CROSS SECTIONS
(DITCH E)

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

DATE	REVISION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	LT	18	LIRIODENDRON TULIPIFERA FULL HEAD, SPECIMEN QUALITY	TULIP TREE	CONT. OR B & B	2"	8`-10`	FULL HEAD, SPECIMEN QUALITY
	QP	169	QUERCUS PHELLOS FULL HEAD, SPECIMEN QUALITY	WILLOW OAK	CONT. OR B & B	2"	8`-10`	FULL HEAD, SPECIMEN QUALITY
	QV	35	QUERCUS VIRGINIANA FULL HEAD, SPECIMEN QUALITY	SOUTHERN LIVE OAK	CONT. OR B & B	2"	8`-10`	FULL HEAD, SPECIMEN QUALITY
	TD	19	TAXODIUM DISTICHUM FULL HEAD, SPECIMEN QUALITY	BALD CYPRESS	CONT. OR B & B	2"	8`-10`	FULL HEAD, SPECIMEN QUALITY

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
SHRUBS								
	SB	53	MYRICA CERIFERA	WAX MYRTLE	3 GAL		48" o.c.	
SOD/SEED								
	SOD	181,758 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.

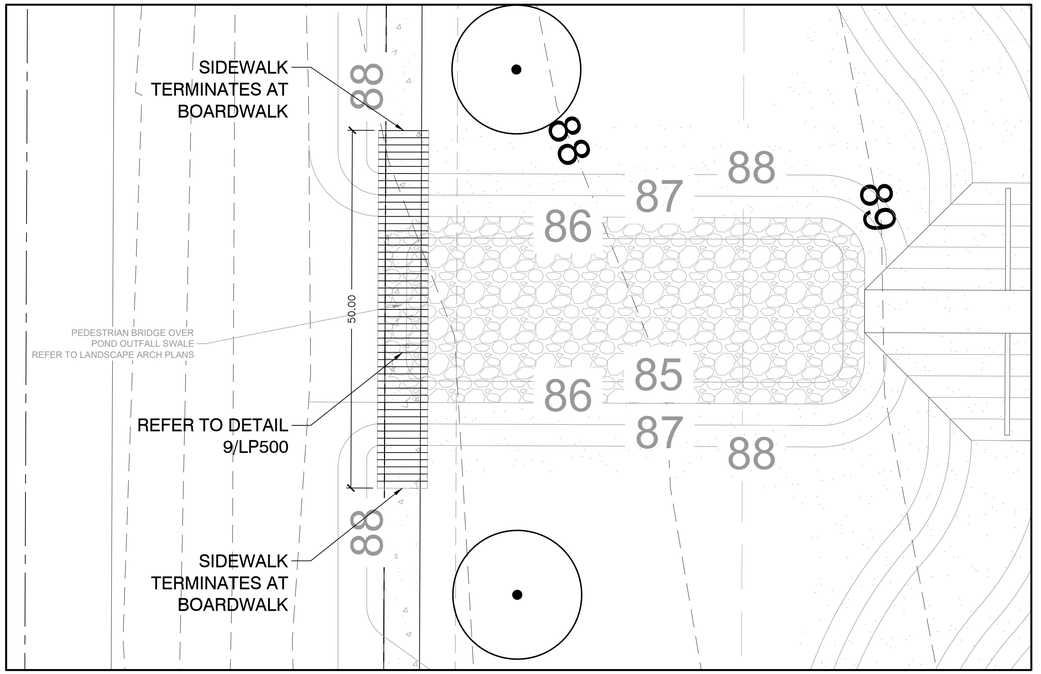
4.) ALL TREES SHALL BE PRUNED SO THAT NOT FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.

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).

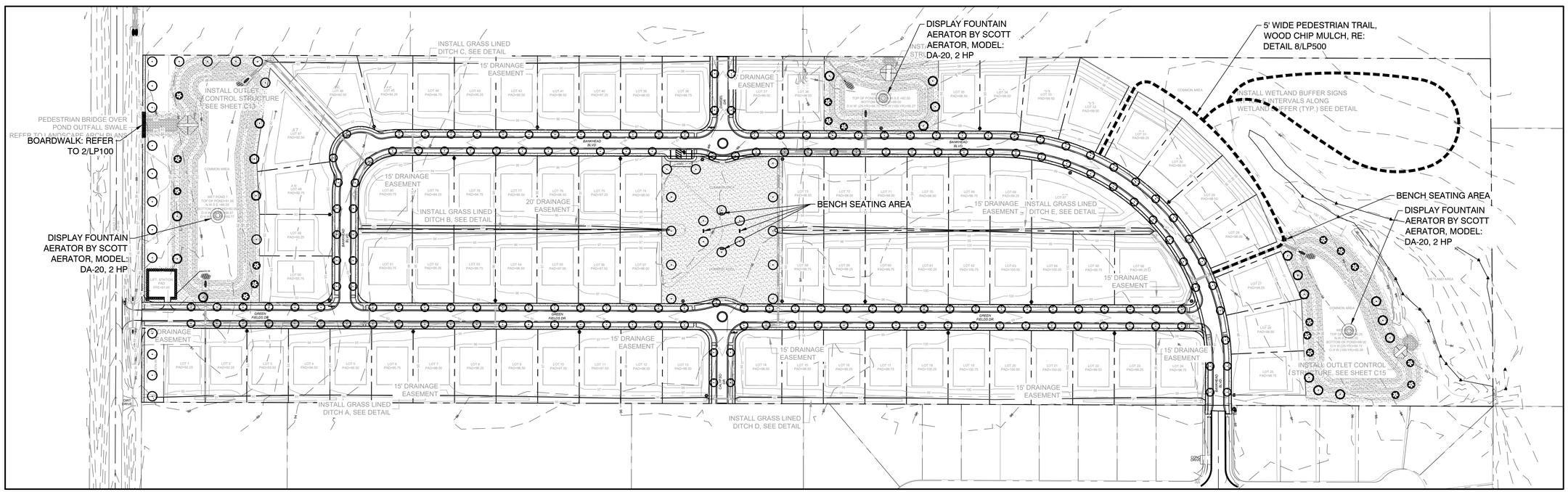
7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBDIVISION ACCEPTANCE AND DURING 2–YEAR MAINTENANCE PERIOD.

DISTURBED AREA NOTES:
ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.



2 BOARDWALK ENLARGEMENT PLAN
Scale: 1"= 10'

0 10' 20' NORTH



1 LANDSCAPE PLANTING PLAN
Scale: 1"= 100'

0 100' 200' NORTH

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A Landscape Development Plan for
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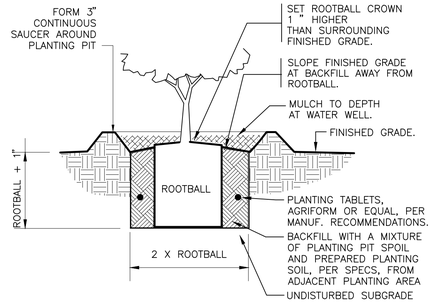
BC
Drawn
VTW
Project Manager
LCW
Principal
212032–004
Project No.
10.25.21
Date

Registration
STATE OF ALABAMA LESTER CHAD WILLIAMS NUMBER 518 REGISTERED LANDSCAPE ARCHITECT

Sheet Title

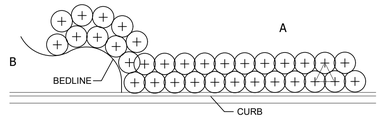
LANDSCAPE MASTER PLAN

Sheet No.
LP100



1 SHRUB PLANTING

1" = 1'-0" DETAIL-FILE

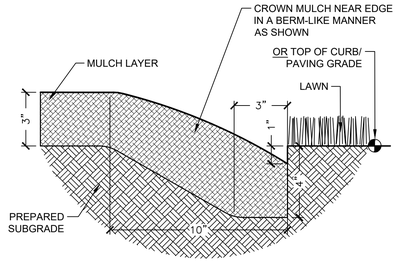


A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

2 TYPICAL PLANT SPACING

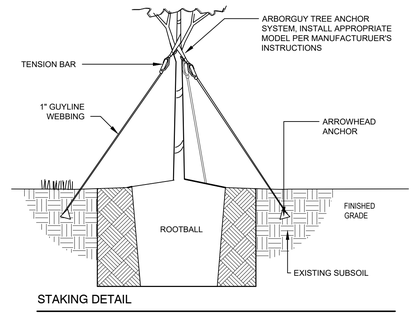
NOT TO SCALE 329399-04



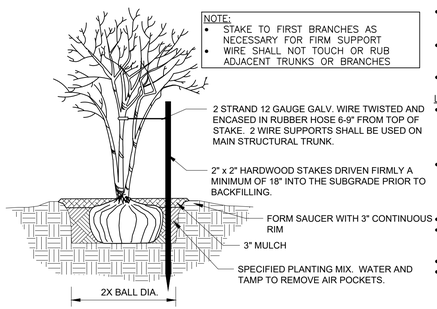
NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

3 TRENCH EDGE

3" = 1'-0" 329413.23-02



STAKING DETAIL



4 MULTI-TRUNK TREE STAKING

1/2" = 1'-0" 329343-01

5 GENERAL PLANTING NOTES

1" = 1" 329399-05

GENERAL CONDITIONS

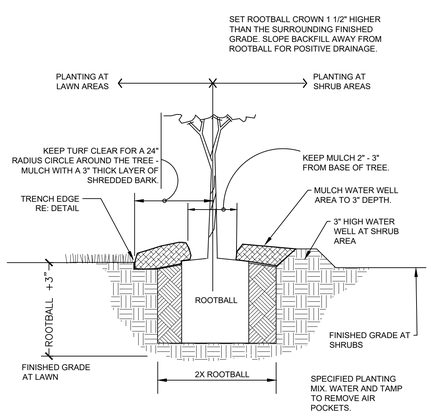
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE 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

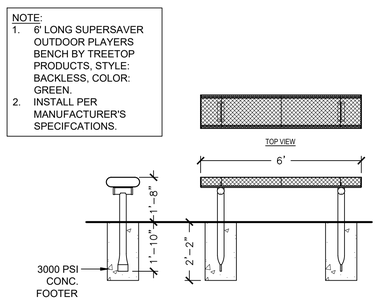
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, 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.



PLANT PIT DETAIL

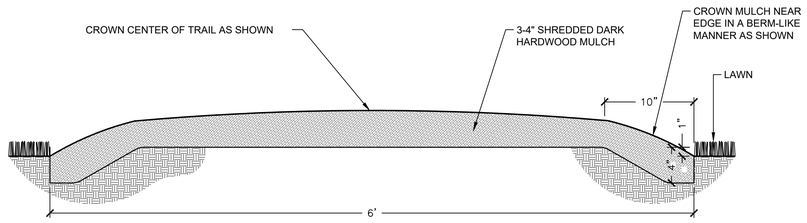
6 TREE PLANTING - GUY STRAP

1" = 1'-0" 329343.26-02



7 6' EXPANDED METAL BENCH

3/8" = 1'-0" 129343.13-18



8 MULTI-USE MULCH TRAIL

1 1/2" = 1'-0" S-TR-01

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A Landscape Development Plan for
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Fairhope, Alabama

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	10.05.22	REVISED PER SITE
	02.18.26	AS-BUILT

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BC — Drawn
VTW — Project Manager
LCW — Principal
212032-004 — Project No.
10.25.21 — Date

Registration
STATE OF ALABAMA · LESTER CHADWICK WILLIAMS · NUMBER 518 · REGISTERED LANDSCAPE ARCHITECT

Sheet Title

DETAILS

Sheet No.

LP500

February 29, 2024

TRAFFIC IMPACT STUDY

Greenfields Subdivision
Fairhope, Alabama

Prepared for:

Larry Smith
S.E. Civil, LLC
9969 Windmill Road
Fairhope, AL 36532

Prepared by:

Samantha Islam 2/29/2024

Samantha Islam, Ph.D., P.E.
7295 Sable Palms Drive
Mobile, AL 36695
Ph: (251)-545-9681

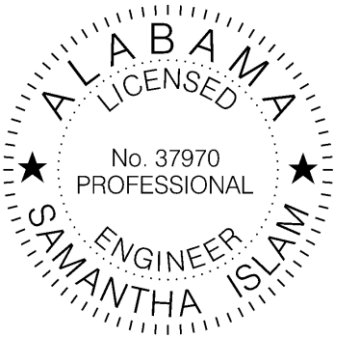


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OVERVIEW AND EXECUTIVE SUMMARY

A traffic impact study (TIS) was conducted for the proposed Greenfields single-family subdivision in Fairhope, Alabama. The project site is located east of County Road 13 approximately ½ mile south of County Road 34. The proposed development is expected to be completed and operational in the summer of 2025. An overall vicinity map is provided in Figure 1. A detailed site plan is provided in Appendix-A. This study was conducted to determine the impact of the proposed development on the adjacent transportation network and provide recommendation for improvements if needed.

This study investigated the effect of the proposed development on the adjacent transportation facilities. Trip generation estimation was performed using the method recommended in the ITE Trip Generation Manual. Using the trip ends predicted in the trip generation step, the trip distribution step was performed to determine the hourly volumes by direction to and from the proposed development. In addition to performing trip generation and trip distribution, future traffic projections were established from the existing traffic volumes using an anticipated traffic growth in the area. Future traffic volumes with the proposed development were then established by adding the additional traffic to be generated by the Greenfields subdivision.

A method recommended in the Highway Capacity Manual was used to evaluate the traffic operating conditions without and with the proposed development at three intersections: i. intersection of County Road 13 and County Road 34, ii. intersection of County Road 13 and County Road 32, and iii. Intersection of County Road 32 and Bankhead Blvd. Based on the analyses, all three intersections and their approaches currently operate at adequate Levels of Service (LOS). The analyses also show that these intersections and their approaches will operate at adequate Levels of Service under future no-build and build conditions in the summer of 2025 when the proposed development will be fully completed. Capacity analyses were also performed for the intersection of the proposed entrance and County Road 13. The results show that the intersection will operate adequately.

Additionally, to determine if turn lanes are needed on County Road 13 at the proposed entrance for the generated traffic turning into the proposed development, a method recommended in the NCHRP Report No. 457 was used. According to this evaluation process, no turn lane is warranted on County Road 13 at the proposed entrance.

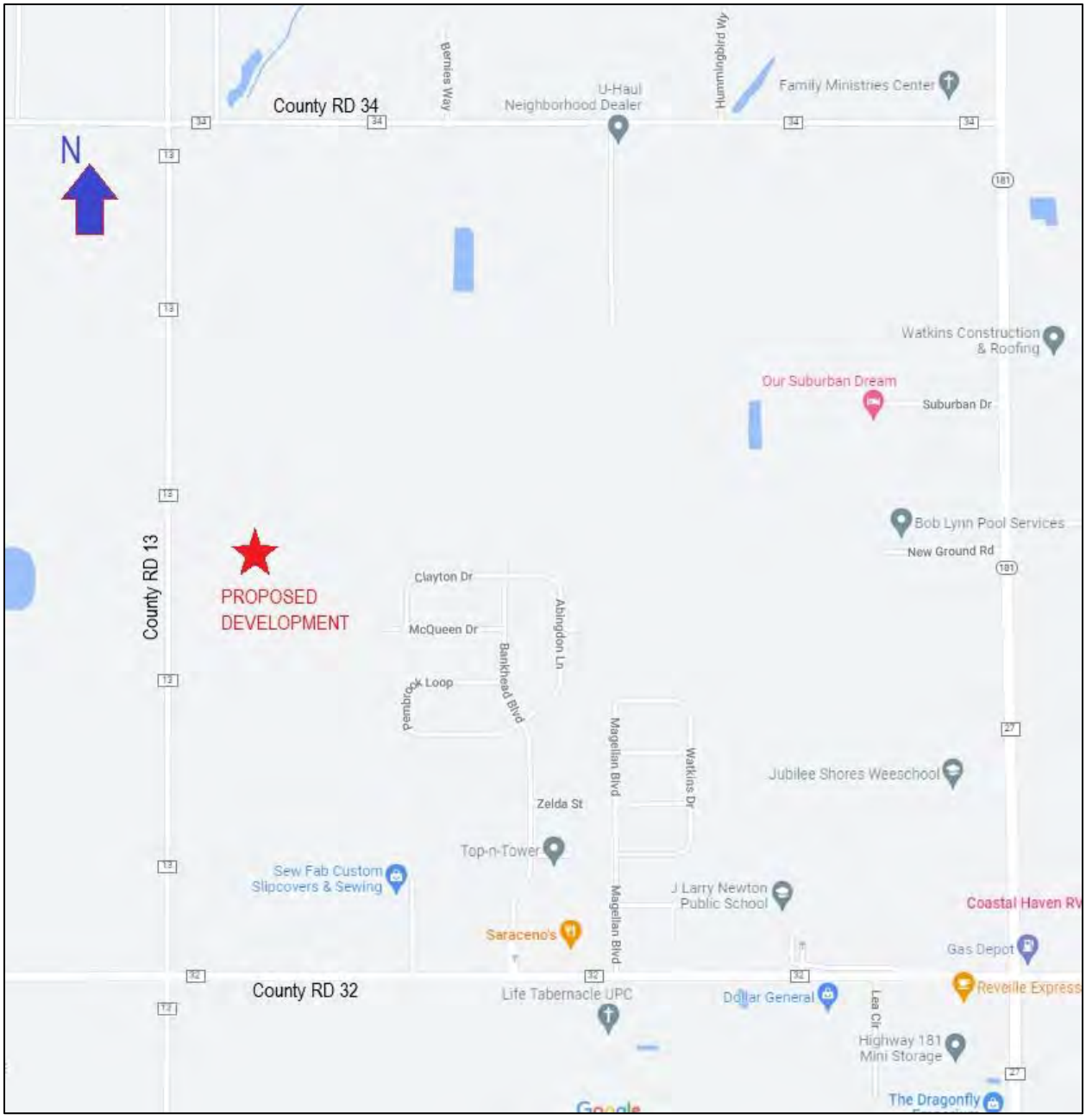


Figure 1: Overall Vicinity Map

1.0 INTRODUCTION

A traffic Impact Study (TIS) for the proposed Greenfields single-family housing subdivision in Fairhope, Alabama was conducted to determine the impacts of the proposed development on the surrounding transportation network. The resulting impacts were analyzed to assess possible improvements or mitigation measures in the study area.

This report discusses the general project parameters, the methodology used to perform the TIS, the results obtained from the analysis and the conclusions and recommendations for the improvements needed.

Sources of information used in this study include:

1. Baldwin County Traffic Impact Study requirements. Appendix 6 of the Baldwin County Subdivision Regulations, August 6, 2019.
2. Alabama Department of Transportation (ALDOT) Access Management Manual, September 2022 Edition.
3. Institute of Transportation Engineers Trip Generation Manual, 11th Edition.
4. Highway Capacity Manual, 6th Edition.
5. Evaluating Intersection Improvements: An Engineering Study Guide, NCHRP Report 457.

Annual average daily traffic (AADT) data for the roadways in the vicinity were obtained from the Alabama Department of Transportation's traffic data website.

2.0 PROPOSED DEVELOPMENT

2.1 Site Description

A traffic impact study was conducted for the proposed Greenfields subdivision in Fairhope, Alabama. The development is expected to be completed and operational in the summer of 2025. The proposed single-family subdivision will consist of 80 single-family lots. A general site plan is provided in Appendix-A. The proposed development will have direct access to County Road 13.

2.2 Site Location

The proposed development will be located east of County Road 13 approximately ½ mile south of County Road 34 as shown in the overall vicinity map in Figure 1.

2.3 Zoning

The site for the proposed development is currently unzoned.

2.4 Time Frame of Development

The proposed development is expected to be completed and operational in the summer of 2025.

Analyses of the impact on traffic conditions were performed for the following two scenarios using:

- projected traffic without the proposed development in 2025.
- projected traffic with the proposed development in 2025.

3.0 BACKGROUND INFORMATION

3.1 Background Traffic Growth

The study area for this study includes County Road 13 in the vicinity of the project site and the adjacent intersections on County Road 13 and County Road 32 in the vicinity of the proposed site. To come up with a reasonable traffic growth rate, annual average daily traffic (AADT) history in the vicinity of the study area was obtained from ALDOT's traffic data website (see Table 1). The AADT data were available for a section of County Road 13 in the immediate vicinity of the proposed development. In addition to reviewing the AADT, population growth in Baldwin County from US Census Bureau was reviewed. Average growth rate based on AADT is 8.0%, while average growth rate based on population is 3.0%. In this study, we used an average annual growth rate of 8.0%.

Table 1 : AADT and Growth Rate

Year	County Road 13
2022	2396
2021	2388
2020	2256
2019	1710
2018	1710
2017	1650
2016	1400
2015	1370
2014	1340
Annual growth rate	8.0%

An annual growth rate of 8.0% per year was used in this study to project the existing volume counts to the future counts for the projected year the development will be complete and operational. The following equation was used to estimate the projected traffic volume ($V_{projected}$) from the existing traffic volume ($V_{current}$):

$$V_{\text{pojected}} = V_{\text{current}} * \left(1 + \frac{Growth\ Rate}{100}\right)^{(\text{Projected year} - \text{Current year})}$$

3.2 Offsite Development

There is no known off-site development in the vicinity of the proposed development which will significantly impact traffic in the study area.

3.3 Planned and Programmed Roadway Improvements

There are no known planned roadway improvements in the immediate vicinity of the proposed project which will significantly impact traffic in the study area.

3.4 Adjacent Schools

Jay Larry Newton Elementary School is the nearest school which is located on County Road 32 east of County Road 13. To account for the influence of school traffic, data collections were performed on a school day from 7 am – 9 am and 2 pm – 6 pm.

4.0 EXISTING CONDITIONS

4.1 Project Study Area

Before we began the revised traffic study, we contacted Baldwin County Highway Department for study scope and study area. Based on our communications (see Appendix-B), the study area for this study includes County Road 13 in the vicinity of the project site and the three adjacent roadway intersections. The selected intersections are: i. County Road 13 and County Road 34, ii. County Road 13 and County Road 32, and iii. County Road 32 and Bankhead Boulevard.

4.2 Existing Geometric Data

4.2.1 County Road 13

County Road 13 in the vicinity of the proposed site is a two-lane undivided highway with approximately 12 ft travel lanes and very narrow paved shoulders. The posted speed limit is 45 mph in the vicinity of the proposed project site.

4.2.2 Intersection of County Road 13 and County Road 34

The intersection of County Road 13 and County Road 34 is a four-way stop-controlled intersection. The northbound County Road 13 approach has a left turn lane. All other approaches are two lane approaches. The posted speed limit for all the approaches is 45 mph.

4.2.3 Intersection of County Road 13 and County Road 32

The intersection of County Road 13 and County Road 32 is a single-lane roundabout. The posted speed limits on CO 13 approaches are 45 mph while on CO 32 approaches are 55 mph. The speed on the roundabout circle is 20 mph.

4.2.4 Intersection of County Road 32 and Bankhead Boulevard

The intersection of CO 32 and Bankhead Blvd is a two-way stop-controlled intersection with Bankhead Blvd as the minor-stop controlled approach. There is a left turn lane on the eastbound CO 32 approach. The posted speed limit on CO 32 is 55 mph. The Bankhead Blvd provides entrance to Greythorne Subdivision.

4.3 Existing Condition Traffic Count

Peak hour turning movement counts were performed on Wednesday, February 7, 2024 at the three study intersections from 7:00 – 9:00 am and 2:00 – 6:00 pm. Also speed and volume counts were performed on CO 13 in the vicinity of the proposed entrance on Wednesday, February 21, 2024. The detail counts are provided in Appendix-C. The summary of the turning counts is presented in Figure 2.

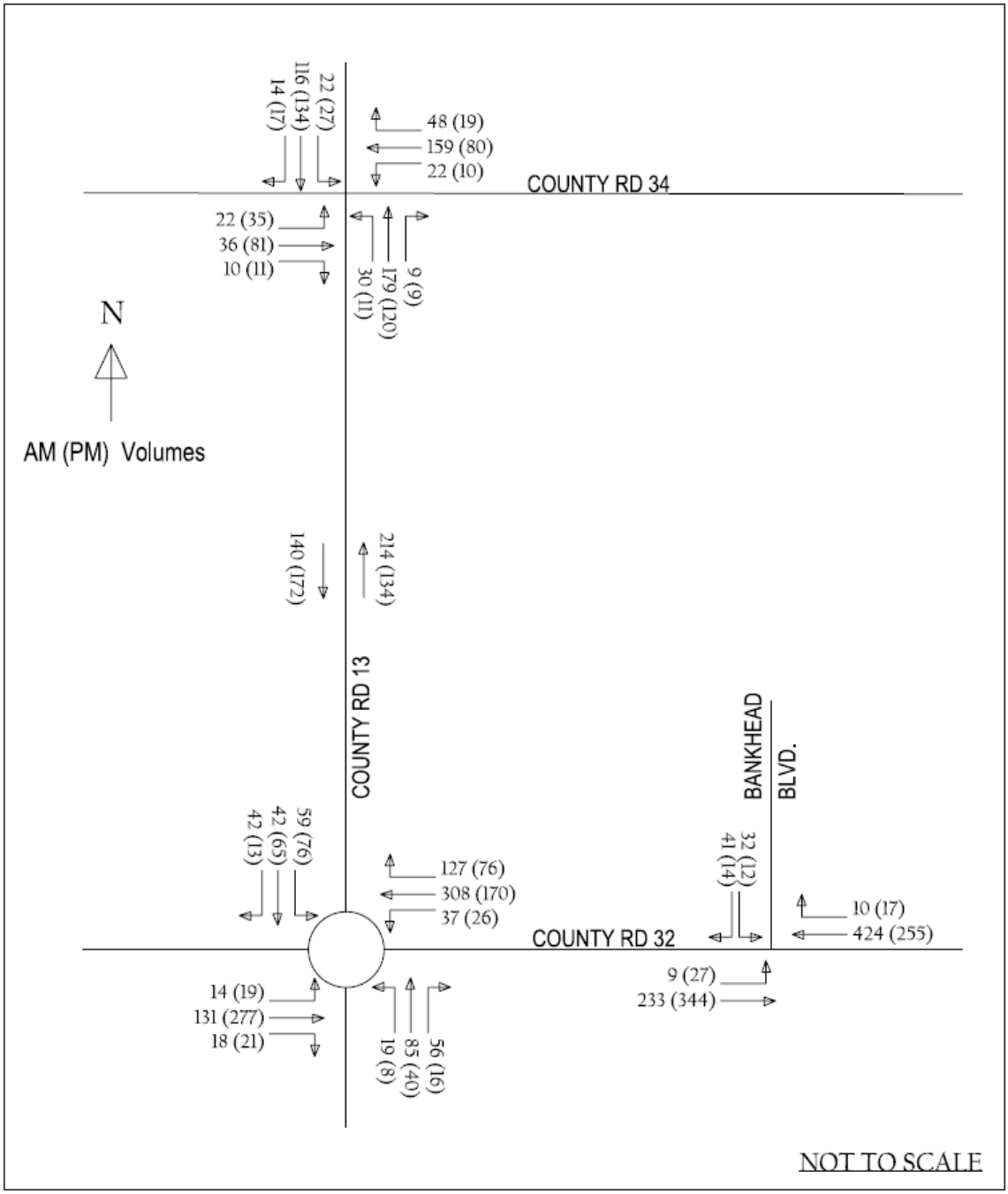


Figure 2: Existing Conditions Traffic Volumes

4.4 Existing Conditions Capacity Analyses

Existing conditions capacity analyses have been performed for the intersection of County Road 13 and County Road 34. The results of LOS calculations are provided in Appendix-D. The summary of results is provided in Table 2. The analyses show that all the intersections and their approaches experience LOS B or better during both peak hours indicating adequate operating conditions.

Table 2: Existing Conditions Capacity Analyses

Intersection	Approach	Level of Service	
		AM Peak Hour	PM Peak Hour
County Rd 13 and County Rd 34 (All-way Stop Controlled)	CO 13 (Northbound)	B	A
	CO 13(Southbound)	B	A
	CO 34 (Eastbound)	A	A
	CO 34 (Westbound)	B	A
	Overall	B	A
County Road 13 and County Road 32 (Roundabout)	CO 13 (Northbound)	A	A
	CO 13(Southbound)	A	A
	CO 32 (Eastbound)	A	A
	CO 32 (Westbound)	B	A
	Overall	A	A
County Road 32 and Bankhead Blvd. (Two-way Stop Controlled)	-	-	-
	Bankhead Blvd. (Southbound)	B	B
	CO 32 (Eastbound)	**	**
	CO 32 (Westbound)	**	**
	Overall	**	**

Note:
*** For two-way stop-controlled intersections, Highway Capacity Manual does not provide overall Intersection LOS and LOS of the unopposed (free) movements.*

4.5 Existing Conditions Signal Warrant Analysis

Existing condition signal warrant analysis is not applicable in this study.

5.0 FUTURE CONDITIONS

The following general parameters describe the future traffic conditions:

5.1 Trip Generation Estimates

The proposed development will be a single-family housing subdivision consisting of 80 dwelling units. According to the ITE Trip Generation manual the proposed development falls under Land Use Category 210. Using the trip generation rates provided in the manual for Category 210, generated volumes were calculated. The trip generation rates and volumes are shown in Tables 3 and 4. Appendix-E provides more details regarding these trip generation rates.

Table 3: Basis of Trip Generation Estimates for ITE Land Use 210

ITE Code	Unit	Daily			AM Peak			PM Peak		
		Total	Enter (%)	Exit (%)	Total	Enter (%)	Exit (%)	Total	Enter (%)	Exit (%)
210	Dwelling Unit	Eq -1*	50	50	Eq-2**	26	74	Eq-3***	63	37

* *Ln (T) = 0.92Ln(x) + 2.68* …….. *Eq-1*

** *Ln(T) = 0.91Ln(x) + 0.12* ……..……*Eq-2*

*** *Ln (T) = 0.94Ln(x) + 0.27* ……..……*Eq-3*

Where, T is total number of generated trips and x is the number of units

Table 4: Trip Generation Volumes (Trip Ends)

ITE Code	Dwelling Units	Daily Total	Daily (In)	Daily (Out)	AM-Peak Hour Total	AM-Peak Hour (In)	AM-Peak Hour (Out)	PM-Peak Hour Total	PM-Peak Hour (In)	PM-Peak Hour (Out)
210	80	822	411	411	61	16	45	81	51	30

5.2 Directional Distribution of Development Traffic

The proposed site is located approximately 1 mile east of US-98 and approximately 1 mile west of AL-181. Both US-98 and AL-181 are two major thoroughfares in the vicinity of the proposed development. The Greenfields subdivision is planned to have a direct driveway access to County Road 13. Also, the subdivision will be connected to the existing Greythorne Subdivision using Bankhead Boulevard. Some of the trips generated from the proposed Greenfield Subdivision will access County Road 32 using the streets in Greythorne, while some of the trips from Greythorne will use the proposed subdivision entrance to access County Road 13. Using the aforementioned information and the trip

ends estimated in the trip generation phase, the directional distribution of the generated traffic was calculated in the trip distribution phase. Directional distribution of generated traffic is shown in Figure 3.

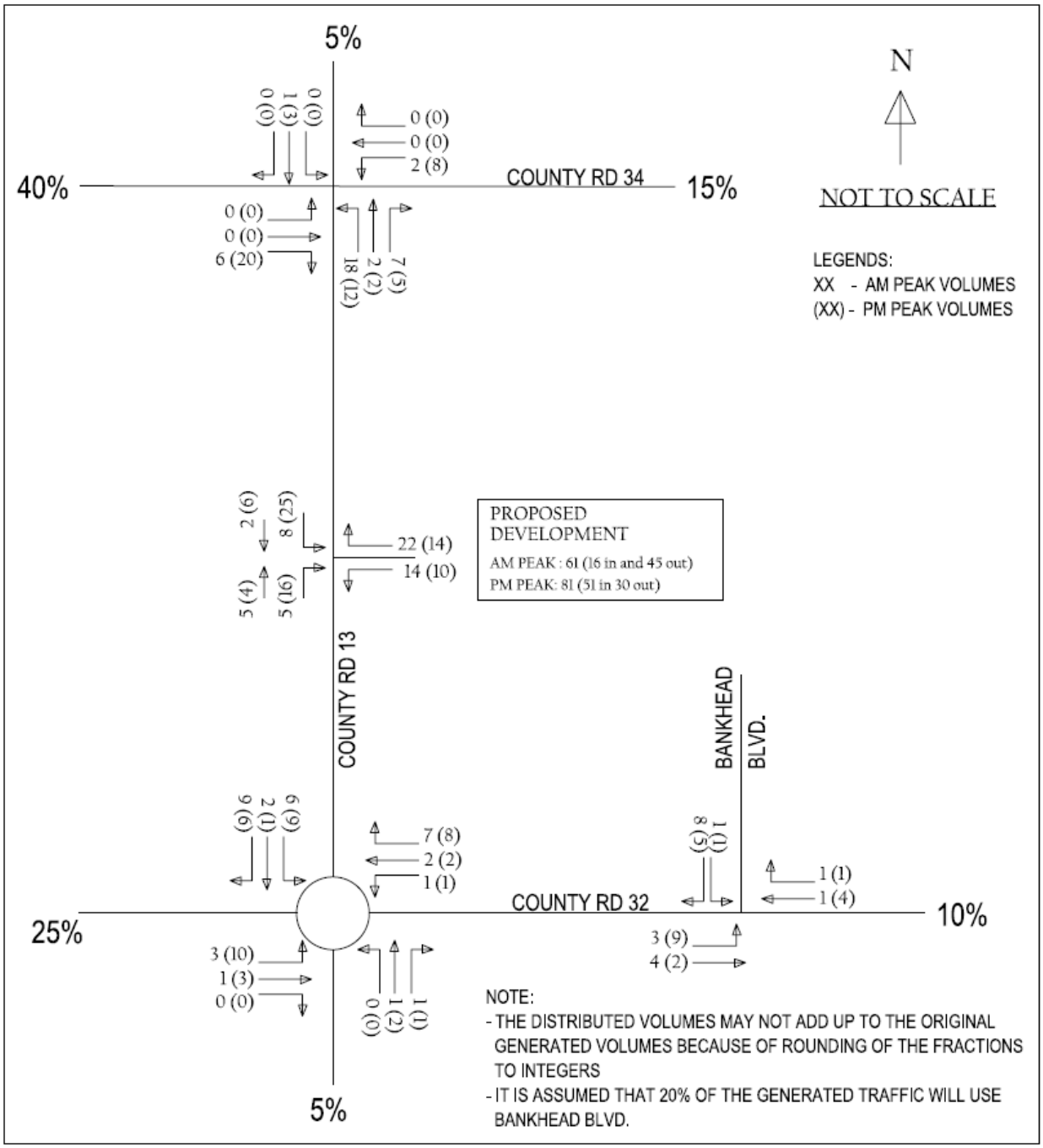


Figure 3 : Generated Traffic by the Proposed Development

5.3 Development Horizon Year

Please see section 2.4.

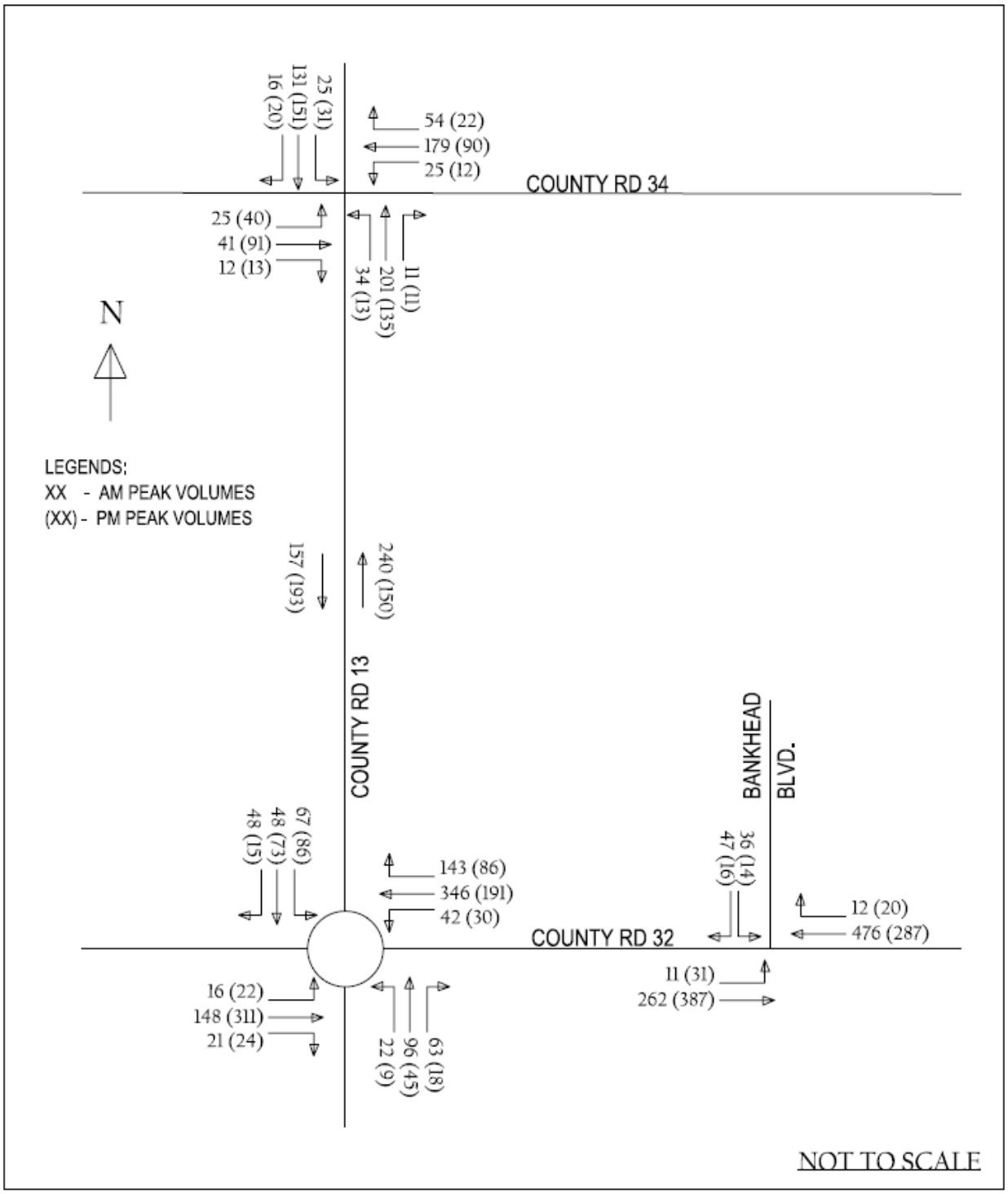


Figure 4 : Future No-build Condition Traffic Volumes

5.4 Projected Future Traffic Volumes

Figures 4 and 5 provide future no-build and build conditions turning volumes respectively in the summer of 2025 at the intersections studied in this TIS.

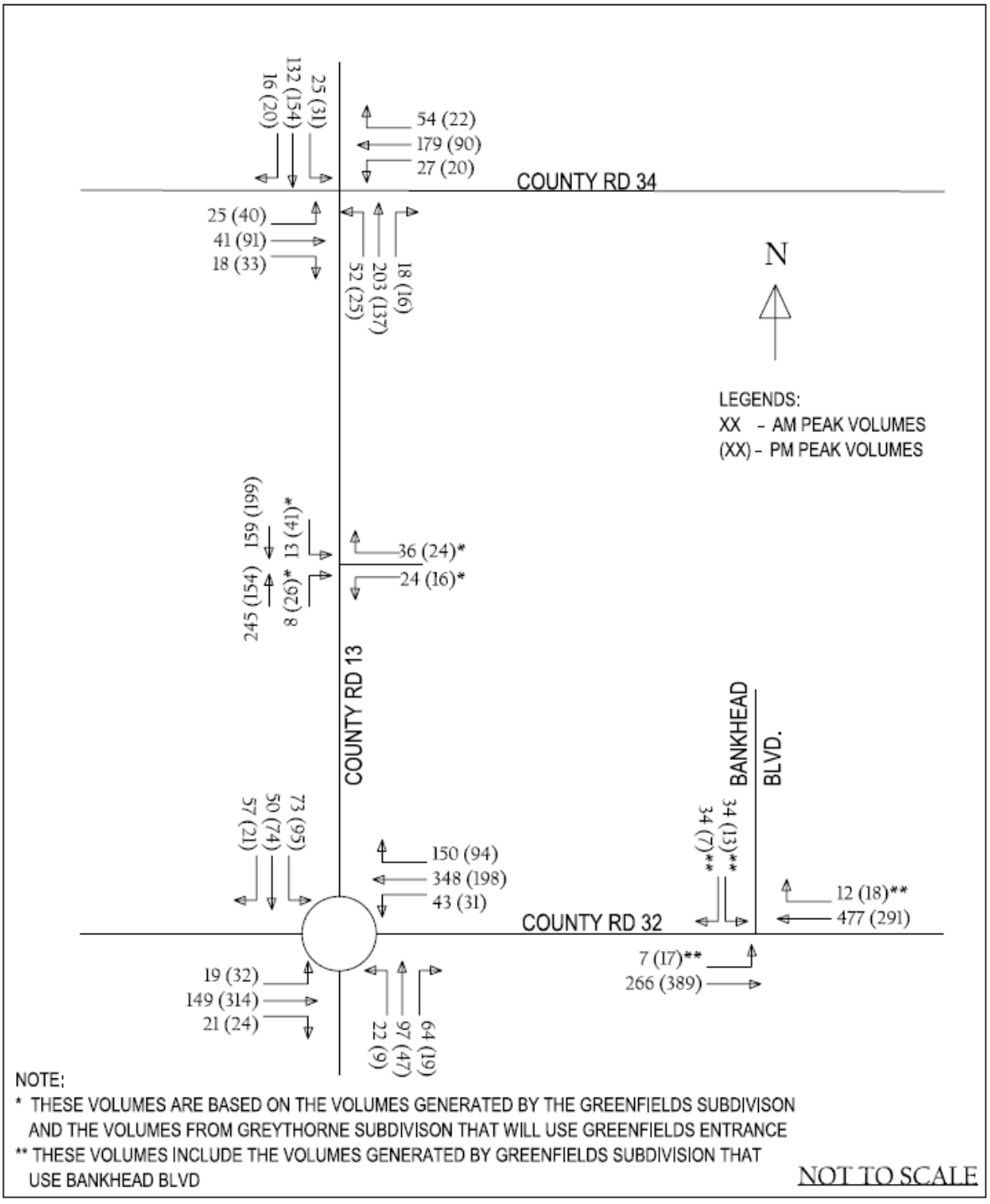


Figure 5 : Future Build Condition Traffic Volumes

5.5 Future Signal Warrant Analysis

Future signal warrant analysis is not applicable in this study.

5.6 Future Traffic Conditions Capacity Analyses

Future conditions (summer of 2025) capacity analyses were performed for the three study intersections for no-build and build conditions during AM and PM peak hours. The analyses results are provided in Appendices F and G. The summaries of results are presented in Tables 5 and 6. Similar to the existing conditions, the analyses show that all the intersections and their approaches will experience LOS B or better during both peak hours both under future no-build and build conditions. As stated earlier, both LOS A and B are good operating conditions. Additional LOS analyses were performed to assess how the intersection of CO 13 and the proposed entrance will perform in the summer of 2025 when the proposed subdivision will be fully completed and operational. The detailed results are also provided in Appendix-G. The results show that this intersection will perform under adequate operating conditions during both peak hours.

Table 5: Future Conditions Capacity Analyses without Proposed Development

Intersection	Approach	Level of Service	
		AM Peak Hour	PM Peak Hour
County Rd 13 and County Rd 34 (All-way Stop Controlled)	CO 13 (Northbound)	B	A
	CO 13(Southbound)	B	B
	CO 34 (Eastbound)	A	A
	CO 34 (Westbound)	B	A
	Overall	B	A
County Road 13 and County Road 32 (Roundabout)	CO 13 (Northbound)	A	A
	CO 13(Southbound)	A	A
	CO 32 (Eastbound)	A	A
	CO 32 (Westbound)	A	A
	Overall	A	A
County Road 32 and Bankhead Blvd. (Two-way Stop Controlled)	-	-	-
	Bankhead Blvd. (Southbound)	B	B
	CO 32 (Eastbound)	**	**
	CO 32 (Westbound)	**	**
	Overall	**	**

Note:
*** For two-way stop-controlled intersections, Highway Capacity Manual does not provide overall Intersection LOS and LOS of the unopposed (free) movements.*

Table 6: Future Conditions Capacity Analyses with Proposed Development

Intersection	Approach	Level of Service	
		AM Peak Hour	PM Peak Hour
County Rd 13 and County Rd 34 (All-way Stop Controlled)	CO 13 (Northbound)	B	B
	CO 13(Southbound)	B	B
	CO 34 (Eastbound)	A	B
	CO 34 (Westbound)	B	A
	Overall	B	B
County Road 13 and County Road 32 (Roundabout)	CO 13 (Northbound)	A	A
	CO 13(Southbound)	A	A
	CO 32 (Eastbound)	A	A
	CO 32 (Westbound)	A	A
	Overall	A	A
County Road 32 and Bankhead Blvd. (Two-way Stop Controlled)	-	-	-
	Bankhead Blvd. (Southbound)	B	B
	CO 32 (Eastbound)	**	**
	CO 32 (Westbound)	**	**
	Overall	**	**

Note:
*** For two-way stop-controlled intersections, Highway Capacity Manual does not provide overall Intersection LOS and LOS of the unopposed (free) movements.*

5.7 Left/right Turn Lane Warrant Analyses

To determine if turn lanes are needed on County Road 13 at the proposed entrance for the generated traffic turning into the proposed development, a method recommended in the NCHRP Report No. 457 was used (see Appendix H for details). The analyses show that no turn lane is warranted on County Road 13 at the proposed entrance after the proposed development is expected to be fully completed and operational in 2025.

6.0 CONCLUSIONS/RECOMMENDATIONS

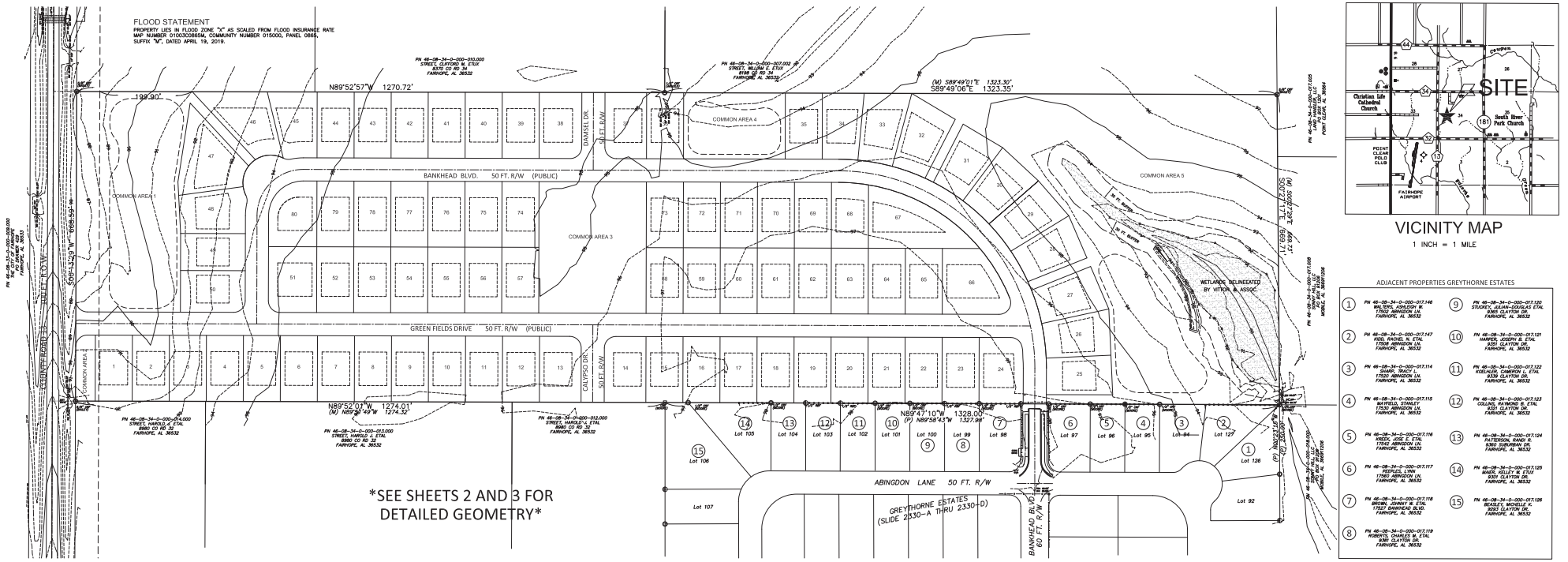
A method recommended in the Highway Capacity Manual was used to evaluate the existing and future traffic operating conditions at the three study intersections in the vicinity of the proposed development. Based on the analyses, all three intersections and their approaches currently operate at adequate Levels of Service (LOS). The analyses also show that these intersections and their approaches will operate at adequate levels of Service (LOS) under future no-build and build conditions in the summer of 2025 when the proposed development will be fully completed and operational. Capacity analyses were also performed for the intersection of the proposed entrance and County Road 13. The results show that the intersection will operate adequately.

Additionally, to determine if turn lanes are needed on County Road 13 for the generated traffic turning into the proposed development, a method recommended in the NCHRP Report No. 457 was used. According to this evaluation process, no turn lane is warranted on County Road 13 at the proposed entrance.

7.0 REFERENCES

1. Baldwin County Traffic Impact Study requirements. Appendix 6 of the Baldwin County Subdivision Regulations, August 6, 2019.
2. Alabama Department of Transportation (ALDOT) Access Management Manual, September 2022 Edition.
3. Institute of Transportation Engineers Trip Generation Manual, 11th Edition.
4. Highway Capacity Manual, 6th Edition.
5. Evaluating Intersection Improvements: An Engineering Study Guide, NCHRP Report 457.

APPENDIX - A: PROPOSED SITE LAYOUT



VICINITY MAP
1 INCH = 1 MILE

ADJACENT PROPERTIES GREYTHORNE ESTATES

1. PN 46-08-34-0-000-017.146 WALTERS, ASHLEIGH W. 17552 ABINGDON LN. FAIRHOPE, AL 36532
2. PN 46-08-34-0-000-017.147 KIDD, RACHEL N. ETAL 17558 ABINGDON LN. FAIRHOPE, AL 36532
3. PN 46-08-34-0-000-017.114 SHARP, TRACY L. 17520 ABINGDON LN. FAIRHOPE, AL 36532
4. PN 46-08-34-0-000-017.115 MAYFIELD, STANLEY 17532 ABINGDON LN. FAIRHOPE, AL 36532
5. PN 46-08-34-0-000-017.116 KRECK, JOSE E. ETAL 17542 ABINGDON LN. FAIRHOPE, AL 36532
6. PN 46-08-34-0-000-017.117 FEEPLES, LYNN 17560 ABINGDON LN. FAIRHOPE, AL 36532
7. PN 46-08-34-0-000-017.118 BROWN, JOHNNY W. ETAL 17527 BANKHEAD BLVD. FAIRHOPE, AL 36532
8. PN 46-08-34-0-000-017.119 ROBERTS, CHARLES W. ETAL 8380 CLAYTON DR. FAIRHOPE, AL 36532
9. PN 46-08-34-0-000-017.120 STUCKEY, JULIAN-DOUGLAS ETAL 8365 CLAYTON DR. FAIRHOPE, AL 36532
10. PN 46-08-34-0-000-017.121 HARPER, JOSEPH B. ETAL 8351 CLAYTON DR. FAIRHOPE, AL 36532
11. PN 46-08-34-0-000-017.122 KOELHLER, CAMERON L. ETAL 8339 CLAYTON DR. FAIRHOPE, AL 36532
12. PN 46-08-34-0-000-017.123 COLLINS, RAYMOND B. ETAL 8331 CLAYTON DR. FAIRHOPE, AL 36532
13. PN 46-08-34-0-000-017.124 PATTERSON, RANDI R. 8360 SUBURBAN DR. FAIRHOPE, AL 36532
14. PN 46-08-34-0-000-017.125 MAIER, KELLEY M. ETAL 8350 CLAYTON DR. FAIRHOPE, AL 36532
15. PN 46-08-34-0-000-017.126 BEASLEY, MICHELLE K. 8352 CLAYTON DR. FAIRHOPE, AL 36532

LEGEND:

- ED = ELECTRIC BOX
- FH = FIRE HYDRANT
- TP = TELEPHONE PEDESTAL
- TB = TELEPHONE BOX INGROUND
- SMH = SEWER MANHOLE
- WM = WETLAND MARKER
- TBM = TEMPORARY BENCH MARK
- CMF = CONCRETE MONUMENT FOUND
- CTIF = CRIMP TOP IRON PIPE FOUND
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- MNF = NAIL AND SHINER FOUND
- MP = METAL PIPE
- PN = PARCEL NUMBER
- RCP = REINFORCED CONCRETE PIPE
- (M) = SURVEY BEARING AND DISTANCE (BAILEY SURVEY (FILE NO.: 33-21)
- (P) = PLAT BEARING AND DISTANCE (GREYTHORNE ESTATES)
- GAS LINE
- SEWER LINE
- WOOD FENCE (FENCES ARE ON LINE)
- WETLANDS

0 50 100 200
100 SCALE

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____DAY OF _____, 2021.

AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP

WE, LENNAR HOMES OF ALABAMA, LLC, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, _____ AND _____ WHOSE NAMES OWNERS, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS THE _____ DAY OF _____.

BY:_____
OWNER

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF_____.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY:_____DATE:_____

CERTIFICATE OF OWNERSHIP

WE, SONNY HILL, LLC, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, _____ AND _____ WHOSE NAMES OWNERS, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS THE _____ DAY OF _____.

BY:_____
OWNER

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF_____.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

DEVELOPER:
LENNAR HOMES OF ALABAMA, LLC
433 PLAZA REAL, STE 244
BOCA RATON, FLA. 33432

OWNER:
05-46-08-34-0-000-011.003
LENNAR HOMES OF ALABAMA, LLC
433 PLAZA REAL, STE 244
BOCA RATON, FLA. 33432

OWNER:
05-46-08-34-0-000-007.003
SONNY HILL, LLC
P.O. BOX 91206
MOBILE, AL. 36691

* DEVELOPER TO PURCHASE SONNY HILL, LLC PROPERTY SUBSEQUENT TO PRELIMINARY APPROVAL. *

SITE DATA
CURRENT ZONING: R-2
TOTAL AREA: 39.90 AC
LIN. FT. STREETS: 4700 LF
TOTAL LOTS: 80
DENSITY: 2.0 / AC.
MINIMUM LOT: 10,500 SF
SMALLEST LOT: 11,200 SF
LARGEST SF LOT: 21,101 SF
COMMON AREAS: 12.35 AC (31%)

REQUIRED SETBACKS:
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE:

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE NOTED) AND A 20 FOOT (10 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
4. THERE IS DEDICATED HEREWITH A 7.5 FOOT DRAINAGE EASEMENT (7.5' EACH SIDE) ALONG THE REAR LOT LINES OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
8. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
9. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBILITY OF THE GREENFIELDS PROPERTY OWNERS ASSOCIATION AND NOT THE CITY OF FAIRHOPE.

GREEN SPACE DENSITY CALCULATION

39.90 TOTAL GROSS ACRES
-9.33 ROW, DETENTION, WETLANDS
30.57 ACRES

80/30.57 = 2.62 UNITS PER ACRE
15% REQ'D (5.98 AC.)

QUALIFYING GREEN SPACE CALCULATION

6.03 UPLAND AREAS
0.85 30% OF PONDS
6.88 TOTAL ACRES (17.24% OF TOTAL SITE)

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 106 OF GREYTHORNE ESTATES AS SHOWN BY MAP OR PLAT THEREOF OF RECORDED AT SLIDES 2330-A, 2330-B, 2330-C, AND 2330-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89°52'01" WEST, A DISTANCE OF 1274.01 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00°13'29" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 13, A DISTANCE OF 668.59 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89°52'58" EAST, A DISTANCE OF 1270.72 FEET TO A 1/2" CAPPED REBAR FOUND (ARNOLD); THENCE RUN SOUTH 89°49'06" EAST, A DISTANCE OF 1323.35 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE RUN SOUTH 00°27'17" EAST, A DISTANCE OF 669.71 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) AT THE NORTHEAST CORNER OF THE AFORESAID GREYTHORNE ESTATES, THENCE RUN NORTH 89°47'10" WEST, ALONG SAID GREYTHORNE ESTATES, A DISTANCE OF 1328.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.90 ACRES, MORE OR LESS.

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.

_____ _____
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

GREENFIELDS
PRELIMINARY PLAT
SHEET 1 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20211019
FILE	20211019
SHEET	1 OF 3

APPENDIX – B: COMMUNICATIONS

Green Fields subdivision TIS

3 messages

Samantha Islam <sislam@southalabama.edu> Fri, Sep 29, 2023 at 7:51 AM
To: Tucker Stuart <tucker.stuart@baldwincountyal.gov>
Cc: Larry Smith <lsmith@secivileng.com>

Tucker,

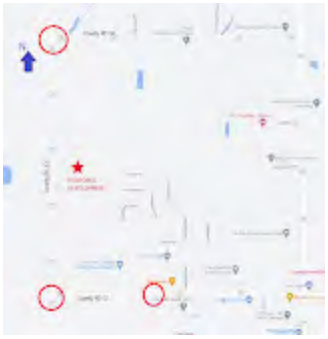
We have been asked to perform a TIS for the Greenfields subdivision to be located east of County Road 13 and approximately 0.5 mile north of the intersection of County road 13 and County Road 32 in Fairhope (see the attached image). We are planning to analyze the following three intersections for weekday peak hours (7 - 9 am and 4 - 6 pm):
1. County Road 13 and County Road 34
2. County Road 13 and County Road 32 (roundabout)
3. County Road 13 and Bankhead Blvd since the proposed subdivision will be connected to Bankhead Blvd.

Please let me know if you agree. We will order traffic data in a couple of weeks. Also, please let me know if you have any comments or concerns.

Thanks,
Samantha

Samantha Islam, Ph.D., P.E.

Associate Professor
University of South Alabama
Department of Civil, Coastal and Environmental Engineering
150 Student Services Drive, SH 3142
Mobile, AL 36688
Phone: (251)460-6955
Email: sislam@southalabama.edu



Scope_Greenfields.jpg
81K

Tucker Stuart <Tucker.Stuart@baldwincountyal.gov> Tue, Oct 3, 2023 at 9:04 AM
To: Samantha Islam <sislam@southalabama.edu>
Cc: Larry Smith <lsmith@secivileng.com>

I believe that will be fine.

Thanks,

N. Tucker Stuart, P.E.

VIA E-MAIL ATTACHMENT

May 11, 2022

Jackson Berkbigler
9969 Windmill Rd
Fairhope, Alabama 36532

SD 22.18 Greenfields Subdivision

Dear Mr. Berkbigler,

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

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

- Lift station location has to be approved by City Council to be located on City property. Be advised optional location inside development must be an option.
- Need Greenspace plan.
- Updated traffic study or executive summary shall be required after improvements are completed at CR32 and CR13 to ensure additional improvements are required.
- Indicate on all site plans, grading plans, and plat the placement of wetland buffer signs and indicate total number of signs in site data table.
- Include wetland buffer detail in construction plans.
- Revise O&M plan to indicate the 5-year inspection schedule.
- Confirm if the development will be serviced with Gas.

The application is scheduled for Planning Commission consideration on **Monday, June 6, 2022**. A response to this letter addressing all outstanding items is required no later than **3:00 PM on Wednesday, May 18, 2022**. If the deadline passes with no response, the application will be withheld from the agenda due to an incomplete application. Please provide two (2) copies of the revised plans in 11x17 format, one (1) full size copy and provide a digital copy in Adobe pdf format.

Please feel free to contact me at (251) 928-8003 Ext. 457 with questions.

Respectfully,

Mike Jeffries
City of Fairhope
Development Services Manager

Sherry Sullivan
Mayor

Council Members
Kevin G. Boone
Robert A. Brown
Jack Burrell, ACMO
Jimmy Conyers
Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

161 North Section Street
P.O. Drawer 429
Fairhope, Alabama 36533
251-928-2136
251-928-6776 Fax
www.fairhopeal.gov
Printed on recycled paper

FW: Greenfields Subdivision - Commercial Turnout Application

5 messages

Larry Smith <lsmith@secivileng.com> Tue, May 17, 2022 at 5:23 PM
To: Samantha Islam <sislam@southalabama.edu>
Cc: Jackson Berkbigler <jberkbigler@secivileng.com>, Jared Landry <jlandry@secivileng.com>

Samantha,

See below. Looks like you need an additional intersection in your study.

Please note that we have moved and have a new business address. All other information is the same.

Larry Smith, PE

9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566 phone

www.secivileng.com

S.E. Civil Engineering & Surveying

From: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>
Sent: Tuesday, May 17, 2022 5:18 PM
To: Jared Landry <jlandry@secivileng.com>
Cc: Michael J. Campbell <mcampbell@baldwincountyal.gov>; Jackson Berkbigler <jberkbigler@secivileng.com>; Larry Smith <lsmith@secivileng.com>
Subject: RE: Greenfields Subdivision - Commercial Turnout Application

I did talk with her over the phone but did not have the existing connection noted as being part of this project because I did not have a site plan for it. I'm okay with the connection, the existing intersection of Bankhead at CR 32 will need to be analyzed. She and I did discuss the current roundabout improvements at the CR 13 @ CR 32 intersection as it would impact traffic data due to closure and detour routes.

Thanks,

Weesie

From: Jared Landry <jlandry@secivileng.com>
Sent: Tuesday, May 17, 2022 5:09 PM
To: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>; Jackson Berkbigler <jberkbigler@secivileng.com>
Cc: Michael J. Campbell <mcampbell@baldwincountyal.gov>; Larry Smith <lsmith@secivileng.com>
Subject: RE: Greenfields Subdivision - Commercial Turnout Application

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Weesie,

I thought you and Samantha Islam had a meeting about this one. The City requires these interconnections.

Thank you.

Jared D. Landry, MS, PE

Project Manager

9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566 Phone

www.secivil.pro

From: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>
Sent: Tuesday, May 17, 2022 4:02 PM
To: Jackson Berkbigler <jberkbigler@secivileng.com>
Cc: Jared Landry <jlandry@secivileng.com>; Michael J. Campbell <mcampbell@baldwincountyal.gov>
Subject: RE: Greenfields Subdivision - Commercial Turnout Application

Jackson,

Has the traffic consultant had a scoping meeting with us yet?

I talked to a couple people about sites around this area last month but none mentioned a connection to the existing Bankhead Blvd.

Thanks,

Weesie

From: Jackson Berkbigler <jberkbigler@secivileng.com>
Sent: Tuesday, May 17, 2022 3:36 PM
To: Alfreda Jeffords <Weesie.Jeffords@baldwincountyal.gov>; Michael J. Campbell <mcampbell@baldwincountyal.gov>
Cc: Jared Landry <jlandry@secivileng.com>
Subject: Greenfields Subdivision - Commercial Turnout Application

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Weesie,

Attached is the Commercial Turnout Permit Application, Drainage Calculations, Engineer R.O.W. Cost Estimate, and Part 1 of the Site Improvement Plans for Greenfields Subdivision. Due to file size, I will send a follow-up email with Part 2 of the Site Improvement Plans. Please let me know if you need anything else for this.

Thank you,

Jackson Berkbigler, EI

9969 Windmill Road

Fairhope, AL 36532

251-990-6566 phone

www.secivil.pro

S.E. Civil Engineering & Surveying

Samantha Islam <sislam@southalabama.edu> Tue, May 17, 2022 at 5:38 PM
To: Larry Smith <lsmith@secivileng.com>
Cc: Jackson Berkbigler <jberkbigler@secivileng.com>, Jared Landry <jlandry@secivileng.com>

You mean, I will need to include it in the next version of the study, right?

Samantha Islam, Ph.D., P.E.

Associate Professor

University of South Alabama
Department of Civil, Coastal and Environmental Engineering
150 Student Services Drive, SH 3142
Mobile, AL 36688
Phone: (251)460-6955
Email: sislam@southalabama.edu

[Quoted text hidden]

Larry Smith <lsmith@secivileng.com> Wed, May 18, 2022 at 6:41 AM
To: Samantha Islam <sislam@southalabama.edu>
Cc: Jackson Berkbigler <jberkbigler@secivileng.com>, Jared Landry <jlandry@secivileng.com>

Samantha,

I am not sure what Weesie is requesting. Please get with her.

Please note that we have moved and have a new business address. All other information is the same.

Larry Smith, PE

9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566 phone

www.secivileng.com



[Quoted text hidden]

Samantha Islam <sislam@southalabama.edu> Wed, May 18, 2022 at 8:32 AM
To: Larry Smith <lsmith@secivileng.com>
Cc: Jackson Berkbigler <jberkbigler@secivileng.com>, Jared Landry <jlandry@secivileng.com>

I just spoke with Weesie. She is asking that we look at the intersection of CR 32 and Bankhead Boulevard when we do the TIS after the improvements are completed at CR 32 and CR 13.

Samantha Islam, Ph.D., P.E.

Associate Professor
University of South Alabama
Department of Civil, Coastal and Environmental Engineering
150 Student Services Drive, SH 3142
Mobile, AL 36688
Phone: (251)460-6955
Email: sislam@southalabama.edu

APPENDIX – C: TRAFFIC COUNTS

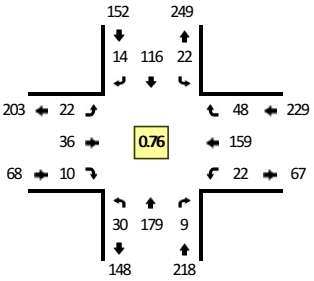
Type of peak hour being reported: Intersection Peak

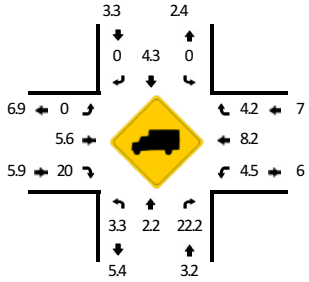
Method for determining peak hour: Total Entering Volume

LOCATION: Co Rd 13 -- Co Rd 34
CITY/STATE: Fairhope, AL

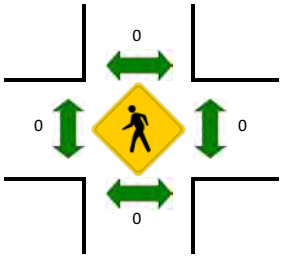
QC JOB #: 16473002
DATE: Wed, Feb 7 2024

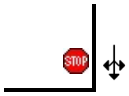
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

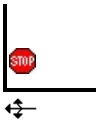


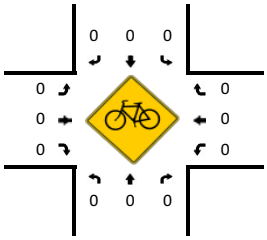


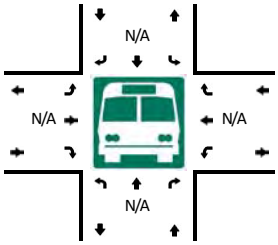
TRUE DATA TO IMPROVE MOBILITY

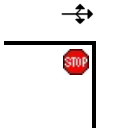


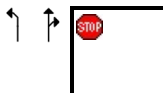


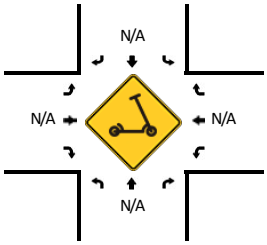












15-Min Count Period Beginning At	Co Rd 13 (Northbound)				Co Rd 13 (Southbound)				Co Rd 34 (Eastbound)				Co Rd 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	4	30	0	0	3	13	0	0	6	6	1	0	4	23	6	0	96	
7:15 AM	7	44	0	0	4	23	1	0	7	9	1	0	3	47	18	0	164	
7:30 AM	8	67	5	0	6	44	6	0	8	9	2	0	9	43	13	0	220	
7:45 AM	7	49	4	0	6	33	4	0	2	12	3	0	5	39	11	0	175	655
8:00 AM	8	19	0	0	6	16	3	0	5	6	4	0	5	30	6	0	108	667
8:15 AM	3	23	1	0	3	12	1	0	1	4	2	0	1	25	4	0	80	583
8:30 AM	1	12	2	0	0	5	0	0	2	9	1	0	0	10	1	0	43	406
8:45 AM	2	14	1	0	2	16	3	0	2	11	2	0	2	20	1	0	76	307

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	32	268	20	0	24	176	24	0	32	36	8	0	36	172	52	0	880
Heavy Trucks	0	0	8		0	8	0		0	4	0		0	4	0		24
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

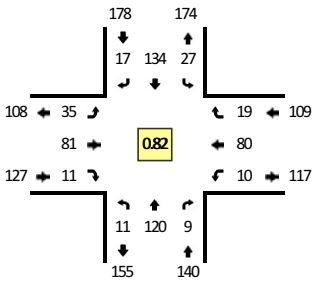
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SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

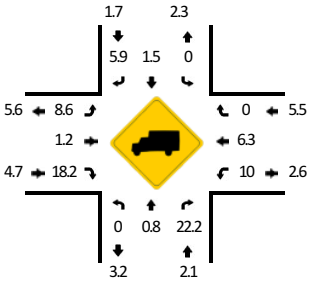
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

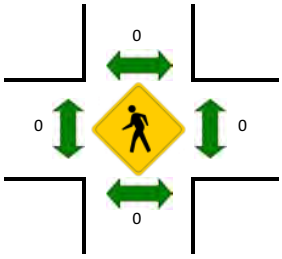
LOCATION: Co Rd 13 -- Co Rd 34 | **QC JOB #:** 16473003
CITY/STATE: Fairhope, AL | **DATE:** Wed, Feb 7 2024

Peak-Hour: 2:45 PM -- 3:45 PM
Peak 15-Min: 3:15 PM -- 3:30 PM

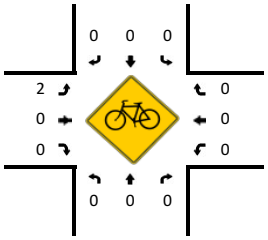


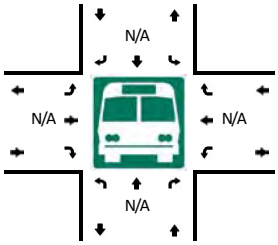




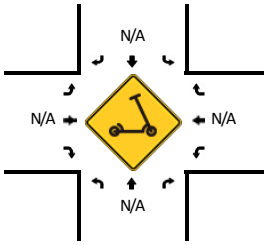












15-Min Count Period Beginning At	Co Rd 13 (Northbound)				Co Rd 13 (Southbound)				Co Rd 34 (Eastbound)				Co Rd 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
2:00 PM	2	19	2	0	1	16	2	0	0	19	2	0	1	15	2	0	81	
2:15 PM	2	16	2	0	1	12	4	0	4	15	3	0	0	16	3	0	78	
2:30 PM	0	10	1	0	3	12	5	0	5	21	3	0	1	17	4	0	82	
2:45 PM	1	26	1	0	3	20	7	0	8	18	2	0	3	17	6	0	112	353
3:00 PM	5	47	3	0	2	17	1	0	11	19	2	0	0	24	3	0	134	406
3:15 PM	3	23	5	0	20	55	6	0	4	20	2	0	5	18	7	0	168	496
3:30 PM	2	24	0	0	2	42	3	0	12	24	5	0	2	21	3	0	140	554
3:45 PM	2	16	0	0	1	20	3	0	3	18	7	0	0	30	3	0	103	545
4:00 PM	4	29	0	0	3	32	2	0	4	22	0	0	0	12	5	0	113	524
4:15 PM	4	17	0	0	3	28	5	0	5	14	10	0	0	20	3	0	109	465
4:30 PM	2	29	1	0	6	39	6	0	5	18	1	0	0	20	5	0	132	457
4:45 PM	0	19	0	0	2	29	2	0	5	15	2	0	0	21	6	0	101	455
5:00 PM	2	18	1	0	3	23	3	0	11	21	3	0	0	20	3	0	108	450
5:15 PM	2	19	0	0	4	24	5	0	5	17	0	0	4	23	10	0	113	454
5:30 PM	3	25	3	0	2	16	3	0	6	12	2	0	0	13	2	0	87	409
5:45 PM	5	21	1	0	4	15	2	0	4	11	1	0	1	9	6	0	80	388

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	12	92	20	0	80	220	24	0	16	80	8	0	20	72	28	0	672
Heavy Trucks	0	0	0		0	0	0		0	4	4		4	8	0		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		8	0	0		0	0	0		8
Scooters																	

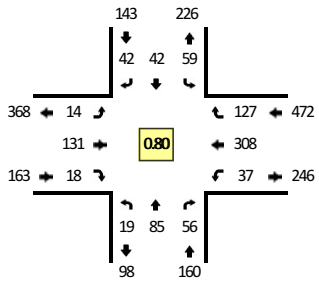
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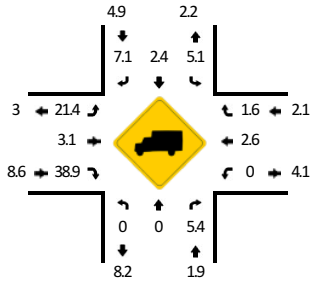
Report generated on 2/9/2024 11:24 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

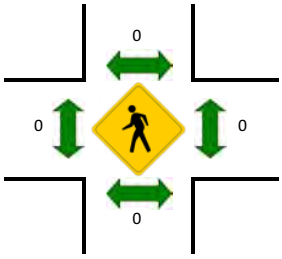
LOCATION: Co Rd 13 -- Co Rd 32 | **QC JOB #:** 16473004
CITY/STATE: Fairhope, AL | **DATE:** Wed, Feb 7 2024

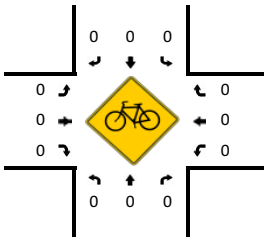
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

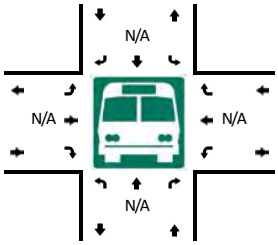


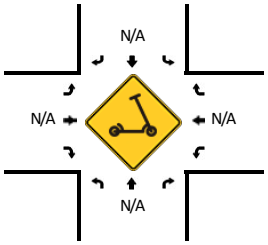


TRUE DATA TO IMPROVE MOBILITY









15-Min Count Period Beginning At	Co Rd 13 (Northbound)				Co Rd 13 (Southbound)				Co Rd 32 (Eastbound)				Co Rd 32 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	3	18	14	0	8	4	5	0	4	37	2	0	3	49	16	0	163	
7:15 AM	6	23	11	1	14	7	10	0	4	39	5	0	7	77	38	0	242	
7:30 AM	2	26	23	0	22	18	15	0	4	34	5	0	12	89	42	0	292	
7:45 AM	7	18	8	0	15	13	12	0	2	21	6	0	15	93	31	0	241	938
8:00 AM	1	15	1	0	9	8	6	1	0	32	7	0	2	65	13	0	160	935
8:15 AM	7	13	0	0	4	8	5	0	3	23	2	0	2	59	6	0	132	825
8:30 AM	4	9	1	0	3	3	1	0	0	32	3	0	3	48	4	0	111	644
8:45 AM	1	7	4	0	8	12	2	0	1	44	5	0	1	54	9	0	148	551

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	8	104	92	0	88	72	60	0	16	136	20	0	48	356	168	0	1168
Heavy Trucks	0	0	0		4	4	4		8	0	8		0	0	4		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

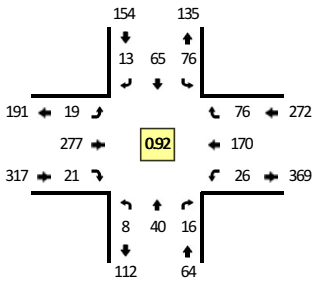
Comments:

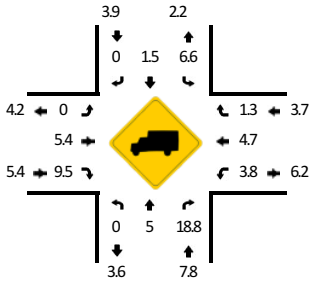
Report generated on 2/9/2024 11:24 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

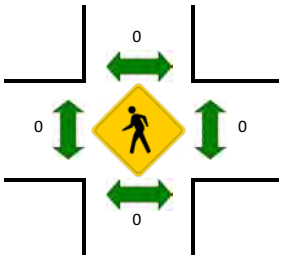
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Co Rd 13 -- Co Rd 32 | **QC JOB #:** 16473005
CITY/STATE: Fairhope, AL | **DATE:** Wed, Feb 7 2024

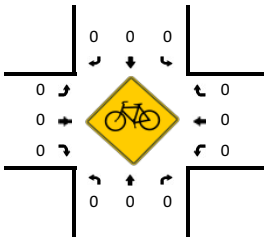
Peak-Hour: 2:45 PM -- 3:45 PM
Peak 15-Min: 3:30 PM -- 3:45 PM

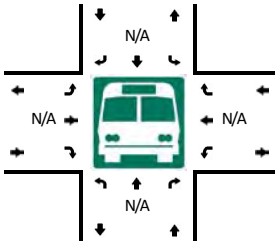




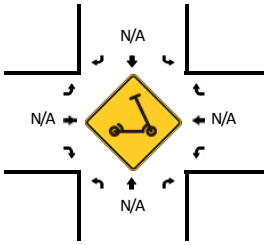












15-Min Count Period Beginning At	Co Rd 13 (Northbound)				Co Rd 13 (Southbound)				Co Rd 32 (Eastbound)				Co Rd 32 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
2:00 PM	2	10	4	0	9	4	5	0	0	61	3	0	3	31	12	0	144	
2:15 PM	7	5	6	0	9	7	2	0	5	79	6	0	2	37	6	0	171	
2:30 PM	4	7	6	0	8	4	0	0	2	66	7	0	4	46	5	0	159	
2:45 PM	2	7	5	0	13	10	1	0	4	59	3	0	7	45	16	0	172	646
3:00 PM	0	10	2	0	7	10	1	0	4	69	5	0	14	50	37	0	209	711
3:15 PM	3	16	5	0	26	21	9	0	7	63	6	0	3	38	9	0	206	746
3:30 PM	3	7	4	0	30	24	2	0	4	86	7	0	2	37	14	0	220	807
3:45 PM	3	11	4	1	10	19	1	0	1	66	4	0	5	34	10	0	169	804
4:00 PM	1	13	5	0	14	18	2	0	5	81	5	0	9	47	11	0	211	806
4:15 PM	2	11	3	0	14	13	2	0	4	80	5	0	3	39	11	0	187	787
4:30 PM	2	13	5	0	17	24	3	0	4	75	6	0	4	43	15	0	211	778
4:45 PM	1	9	2	0	13	17	2	0	1	65	3	0	5	41	11	1	171	780
5:00 PM	0	6	4	0	11	15	2	0	3	81	4	0	2	43	11	0	182	751
5:15 PM	1	14	1	0	14	16	2	0	2	77	5	0	2	57	8	0	199	763
5:30 PM	2	14	1	0	12	5	2	0	4	66	6	0	4	33	12	0	161	713
5:45 PM	1	9	5	0	8	6	0	1	6	44	6	0	4	33	6	0	129	671

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	12	28	16	0	120	96	8	0	16	344	28	0	8	148	56	0	880
Heavy Trucks	0	4	8		12	4	0		0	16	4		0	0	0		48
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

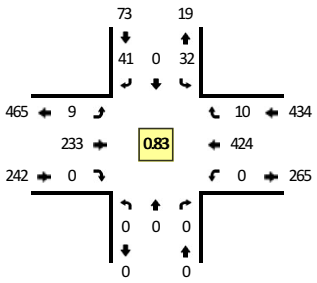
Comments:

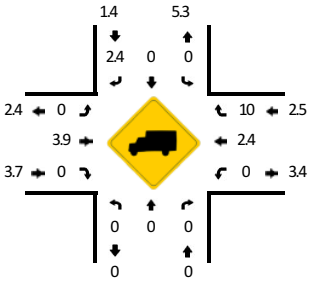
Report generated on 2/9/2024 11:24 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

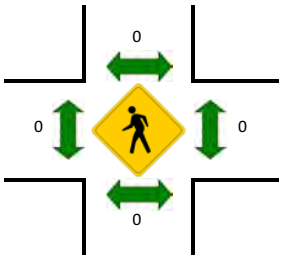
LOCATION: Bankhead Blvd -- Co Rd 32 | **QC JOB #:** 16473006
CITY/STATE: Fairhope, AL | **DATE:** Wed, Feb 7 2024

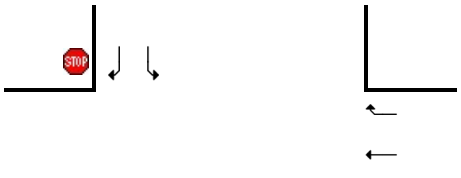
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

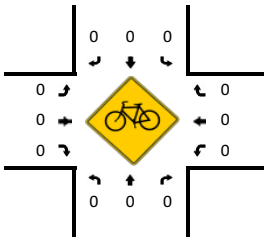


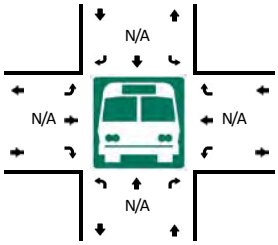


TRUE DATA TO IMPROVE MOBILITY

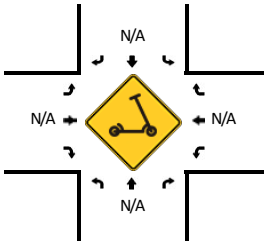












15-Min Count Period Beginning At	Bankhead Blvd (Northbound)				Bankhead Blvd (Southbound)				Co Rd 32 (Eastbound)				Co Rd 32 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	9	0	10	0	0	57	0	0	0	55	1	0	132	
7:15 AM	0	0	0	0	10	0	15	0	3	64	0	0	0	110	0	0	202	
7:30 AM	0	0	0	0	8	0	11	0	3	70	0	0	0	126	7	0	225	
7:45 AM	0	0	0	0	5	0	5	0	3	42	0	0	0	133	2	0	190	749
8:00 AM	0	0	0	0	1	0	5	0	1	42	0	0	0	80	3	0	132	749
8:15 AM	0	0	0	0	0	0	6	0	1	26	0	0	0	64	1	0	98	645
8:30 AM	0	0	0	0	2	0	3	0	3	31	0	0	0	45	0	0	84	504
8:45 AM	0	0	0	0	4	0	7	0	2	54	0	0	0	60	1	0	128	442

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	32	0	44	0	12	280	0	0	0	504	28	0	900
Heavy Trucks	0	0	0		0	0	0		0	4	0		0	4	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 2/9/2024 11:24 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

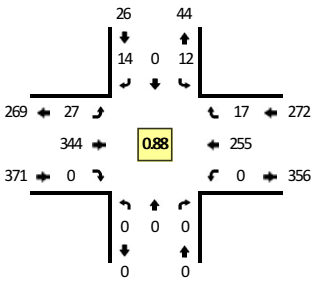
Type of peak hour being reported: Intersection Peak

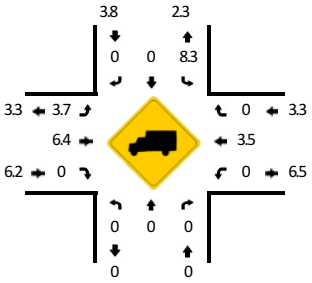
Method for determining peak hour: Total Entering Volume

LOCATION: Bankhead Blvd -- Co Rd 32
CITY/STATE: Fairhope, AL

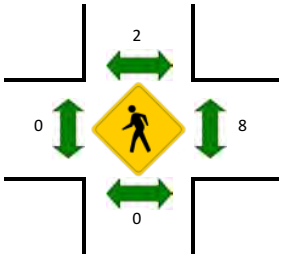
QC JOB #: 16473007
DATE: Wed, Feb 7 2024

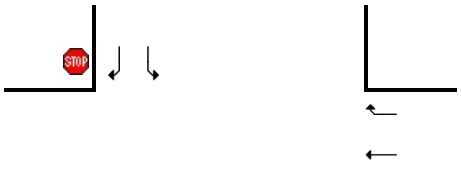
Peak-Hour: 2:45 PM -- 3:45 PM
Peak 15-Min: 3:00 PM -- 3:15 PM

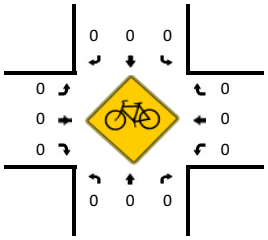


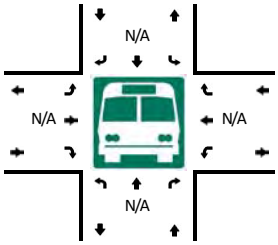


TRUE DATA TO IMPROVE MOBILITY

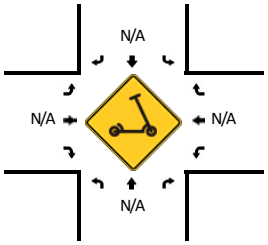












15-Min Count Period Beginning At	Bankhead Blvd (Northbound)				Bankhead Blvd (Southbound)				Co Rd 32 (Eastbound)				Co Rd 32 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
2:00 PM	0	0	0	0	4	0	1	0	4	69	0	0	0	49	1	0	128	
2:15 PM	0	0	0	0	2	0	3	0	3	93	0	0	0	34	2	0	137	
2:30 PM	0	0	0	0	3	0	6	0	1	78	0	0	0	47	5	0	140	
2:45 PM	0	0	0	0	6	0	1	0	1	74	0	0	0	75	3	0	160	565
3:00 PM	0	0	0	0	2	0	5	0	4	81	0	0	0	92	5	0	189	626
3:15 PM	0	0	0	0	0	0	4	0	7	77	0	0	0	45	3	0	136	625
3:30 PM	0	0	0	0	4	0	4	0	15	112	0	0	0	43	6	0	184	669
3:45 PM	0	0	0	0	3	0	3	0	6	73	0	0	0	46	2	0	133	642
4:00 PM	0	0	0	0	3	0	3	0	10	94	0	0	0	64	5	0	179	632
4:15 PM	0	0	0	0	4	0	3	0	5	91	0	0	0	56	6	0	165	661
4:30 PM	0	0	0	0	4	0	4	0	6	91	0	0	0	52	5	0	162	639
4:45 PM	0	0	0	0	2	0	5	0	7	74	0	0	0	58	11	0	157	663
5:00 PM	0	0	0	0	3	0	4	0	7	90	0	0	0	51	5	0	160	644
5:15 PM	0	0	0	0	7	0	5	0	8	79	0	0	0	61	10	0	170	649
5:30 PM	0	0	0	0	1	0	5	0	8	76	0	0	0	42	9	0	141	628
5:45 PM	0	0	0	0	6	0	8	0	5	47	0	0	0	35	11	0	112	583

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	8	0	20	0	16	324	0	0	0	368	20	0	756
Heavy Trucks	0	0	0		0	0	0		4	12	0		0	16	0		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 2/9/2024 11:24 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

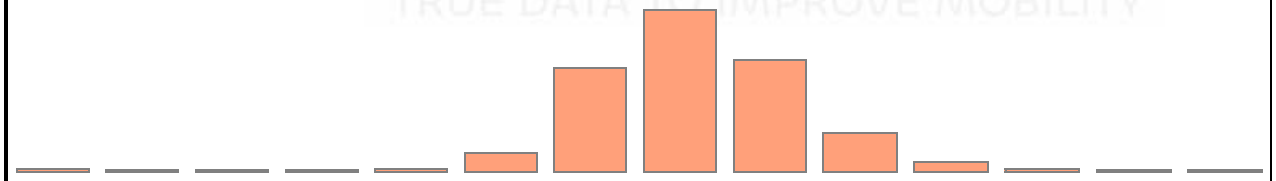
Type of report: Tube Count - Speed Data

LOCATION: CR 13 Btwn CR 32 and CR 34 **QC JOB #:** 16473001

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Fairhope, AL **DATE:** Feb 21 2024

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3	36-45	2
01:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	36-45	1
02:00 AM	0	0	0	**1**	0	0	0	0	1	0	0	0	0	0	2	21-30	1
03:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	**1**	0	2	36-45	1
04:00 AM	0	0	0	0	0	1	1	1	4	0	0	0	0	0	7	46-55	5
05:00 AM	0	0	0	0	0	0	1	4	1	0	0	0	0	0	6	45-54	5
06:00 AM	0	0	0	0	**1**	4	20	16	10	2	1	0	0	0	54	41-50	36
07:00 AM	**2**	0	0	0	0	**9**	**59**	**96**	**32**	**13**	2	**1**	0	0	**214**	41-50	155
08:00 AM	0	0	0	0	1	4	16	22	25	6	1	1	0	0	76	46-55	47
09:00 AM	0	0	0	0	1	6	14	19	16	9	2	0	0	0	67	46-55	35
10:00 AM	0	0	0	0	0	1	15	24	18	8	**3**	0	0	0	69	46-55	42
11:00 AM	0	0	0	0	0	4	19	27	12	3	2	1	0	0	68	41-50	46
12:00 PM	0	**1**	0	0	0	1	18	21	23	6	1	0	0	0	71	46-55	44
01:00 PM	0	1	**1**	**1**	**3**	**8**	**29**	24	7	2	0	0	0	0	76	41-50	53
02:00 PM	1	0	0	1	0	5	14	29	23	6	3	**1**	0	0	83	46-55	52
03:00 PM	**2**	0	1	0	0	0	18	**60**	40	11	0	1	0	**1**	**134**	46-55	100
04:00 PM	1	0	0	0	0	0	11	28	**41**	**12**	**4**	0	0	0	97	46-55	69
05:00 PM	0	0	0	0	0	3	26	35	22	12	2	0	0	0	100	41-50	61
06:00 PM	0	0	0	0	0	0	1	10	10	4	2	0	0	0	27	46-55	20
07:00 PM	0	0	0	0	0	1	6	2	6	4	0	0	0	0	19	51-60	10
08:00 PM	0	0	0	0	1	0	3	7	4	0	0	0	**2**	0	17	46-55	11
09:00 PM	0	0	0	0	0	0	3	1	0	1	0	0	0	0	5	41-50	4
10:00 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2	41-50	2
11:00 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2	36-45	1
Day Total	6	2	2	3	7	48	278	428	297	99	23	5	3	1	1202	46-55	725
Percent	0.5%	0.2%	0.2%	0.2%	0.6%	4%	23.1%	35.6%	24.7%	8.2%	1.9%	0.4%	0.2%	0.1%			



AM Peak	7:00 AM	12:00 AM	12:00 AM	2:00 AM	6:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	10:00 AM	7:00 AM	3:00 AM	12:00 AM	7:00 AM		
Volume	2	0	0	1	1	9	59	96	32	13	3	1	1	0	214		
PM Peak	3:00 PM	12:00 PM	1:00 PM	1:00 PM	1:00 PM	1:00 PM	1:00 PM	3:00 PM	4:00 PM	4:00 PM	4:00 PM	2:00 PM	8:00 PM	3:00 PM	3:00 PM		
Volume	2	1	1	1	3	8	29	60	41	12	4	1	2	1	134		

Comments: Speed and volume on County Road 13

Report generated on 2/22/2024 8:39 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

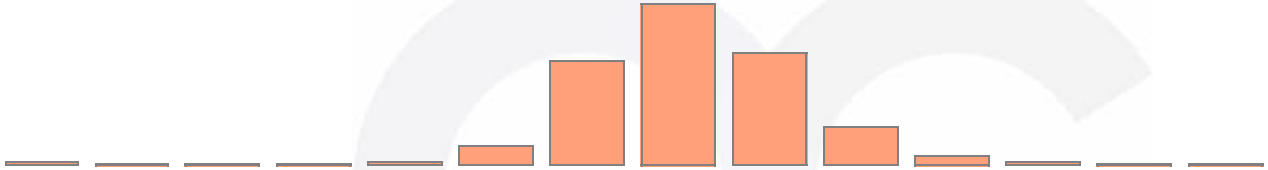
SUMMARY - Tube Count - Speed Data

LOCATION: CR 13 Btwn CR 32 and CR 34
SPECIFIC LOCATION:
CITY/STATE: Fairhope, AL

QC JOB #: 16473001
DIRECTION: NB
DATE: Feb 21 2024

Speed Range	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total	6	2	2	3	7	48	278	428	297	99	23	5	3	1	1202	46-55	725
Percent	0.5%	0.2%	0.2%	0.2%	0.6%	4%	23.1%	35.6%	24.7%	8.2%	1.9%	0.4%	0.2%	0.1%			
Cumulative Percent	0.5%	0.7%	0.8%	1.1%	1.7%	5.7%	28.8%	64.4%	89.1%	97.3%	99.3%	99.7%	99.9%	100%			

ADT
1202



85th Percentile: 54 MPH
Mean Speed(Average): 47 MPH
Median: 47 MPH
Mode: 48 MPH

Comments: Speed and volume on County Road 13

Report generated on 2/22/2024 8:39 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Tube Count - Volume Data

LOCATION: CR 13 Btwn CR 32 and CR 34 **QC JOB #:** 16473001

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Fairhope, AL **DATE:** Feb 21 2024 - Feb 21 2024

Start Time	Mon	Tue	Wed 21 Feb 24	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			3			3			3	
01:00 AM			1			1			1	
02:00 AM			2			2			2	
03:00 AM			2			2			2	
04:00 AM			7			7			7	
05:00 AM			6			6			6	
06:00 AM			54			54			54	
07:00 AM			**214**			**214**			**214**	
08:00 AM			76			76			76	
09:00 AM			67			67			67	
10:00 AM			69			69			69	
11:00 AM			68			68			68	
12:00 PM			71			71			71	
01:00 PM			76			76			76	
02:00 PM			83			83			83	
03:00 PM			**134**			**134**			**134**	
04:00 PM			97			97			97	
05:00 PM			100			100			100	
06:00 PM			27			27			27	
07:00 PM			19			19			19	
08:00 PM			17			17			17	
09:00 PM			5			5			5	
10:00 PM			2			2			2	
11:00 PM			2			2			2	
Day Total			1202			1202			1202	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 214			7:00 AM 214			7:00 AM 214	
PM Peak Volume			3:00 PM 134			3:00 PM 134			3:00 PM 134	

Comments: Speed and volume on County Road 13

Report generated on 2/22/2024 8:39 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

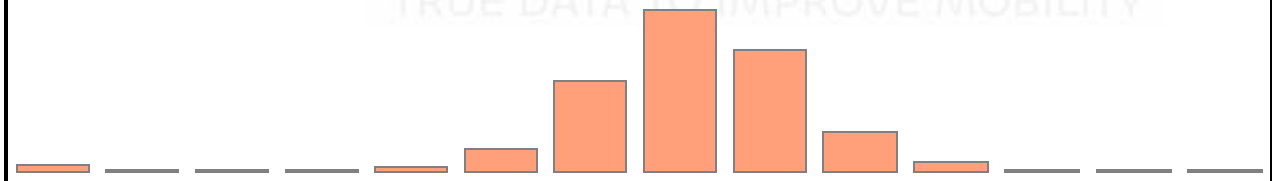
Type of report: Tube Count - Speed Data

LOCATION: CR 13 Btwn CR 32 and CR 34 **QC JOB #:** 16473001

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Fairhope, AL **DATE:** Feb 21 2024

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	36-45	1
01:00 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	46-55	1
02:00 AM	0	0	0	0	0	0	2	0	1	0	0	0	0	0	3	36-45	2
03:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	41-50	1
04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
05:00 AM	0	0	0	0	0	0	1	4	1	1	0	**1**	0	0	8	45-54	5
06:00 AM	0	0	0	0	0	2	5	20	12	9	1	0	0	0	49	46-55	32
07:00 AM	**3**	0	0	0	0	4	**19**	**40**	**50**	**19**	**5**	0	0	0	**140**	46-55	90
08:00 AM	1	0	0	0	0	0	7	21	18	7	0	1	0	**1**	56	46-55	39
09:00 AM	0	0	0	0	**1**	3	9	18	11	4	0	0	0	0	46	46-55	29
10:00 AM	0	0	0	**1**	1	3	16	24	15	5	1	0	0	0	66	41-50	40
11:00 AM	0	0	0	1	1	**6**	9	15	18	6	1	0	0	0	57	46-55	33
12:00 PM	2	0	0	0	1	**8**	24	27	21	4	1	0	0	0	88	41-50	51
01:00 PM	2	0	0	**2**	1	4	16	17	9	5	1	0	0	0	57	41-50	33
02:00 PM	1	0	**1**	0	1	5	14	33	16	0	1	0	0	0	72	46-55	49
03:00 PM	**3**	0	0	0	0	3	**29**	**67**	**52**	**13**	**5**	0	0	0	**172**	46-55	119
04:00 PM	2	0	1	0	0	2	24	46	37	8	0	0	**1**	0	121	46-55	83
05:00 PM	1	0	0	0	**3**	4	22	43	26	13	3	**1**	1	0	117	46-55	69
06:00 PM	1	0	0	0	1	4	19	16	12	2	0	0	0	0	55	41-50	35
07:00 PM	0	0	0	0	0	1	5	11	7	7	1	1	1	0	34	46-55	18
08:00 PM	0	0	0	0	0	2	9	14	7	1	0	0	0	0	33	41-50	23
09:00 PM	0	0	0	0	0	3	4	2	3	0	1	0	0	0	13	36-45	7
10:00 PM	0	0	0	0	0	1	3	2	0	1	1	0	0	0	8	41-50	5
11:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	**1**	2	41-50	1
Day Total	16	0	2	4	10	55	238	422	317	105	22	4	3	2	1200	46-55	739
Percent	1.3%	0%	0.2%	0.3%	0.8%	4.6%	19.8%	35.2%	26.4%	8.8%	1.8%	0.3%	0.3%	0.2%			



AM Peak	7:00 AM	12:00 AM	12:00 AM	10:00 AM	9:00 AM	11:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	5:00 AM	12:00 AM	8:00 AM	7:00 AM		
Volume	3	0	0	1	1	6	19	40	50	19	5	1	0	1	140		
PM Peak	3:00 PM	12:00 PM	2:00 PM	1:00 PM	5:00 PM	12:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	5:00 PM	4:00 PM	11:00 PM	3:00 PM		
Volume	3	0	1	2	3	8	29	67	52	13	5	1	1	1	172		

Comments: Speed and volume on County Road 13

Report generated on 2/22/2024 8:39 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

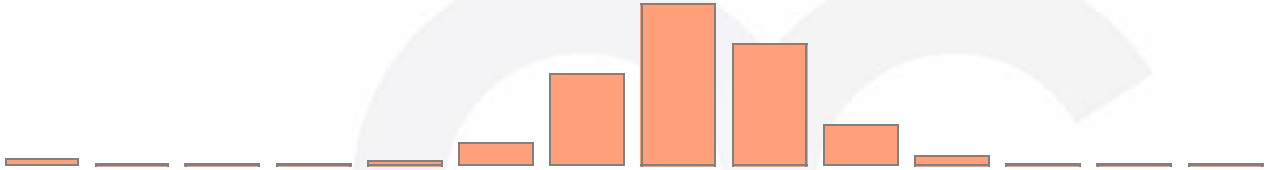
SUMMARY - Tube Count - Speed Data

LOCATION: CR 13 Btwn CR 32 and CR 34
SPECIFIC LOCATION:
CITY/STATE: Fairhope, AL

QC JOB #: 16473001
DIRECTION: SB
DATE: Feb 21 2024

Speed Range	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total	16	0	2	4	10	55	238	422	317	105	22	4	3	2	1200	46-55	739
Percent	1.3%	0%	0.2%	0.3%	0.8%	4.6%	19.8%	35.2%	26.4%	8.8%	1.8%	0.3%	0.3%	0.2%			
Cumulative Percent	1.3%	1.3%	1.5%	1.8%	2.7%	7.3%	27.1%	62.3%	88.7%	97.4%	99.3%	99.6%	99.8%	100%			

ADT
1200



85th Percentile: 54 MPH
Mean Speed(Average): 48 MPH
Median: 48 MPH
Mode: 48 MPH

Comments: Speed and volume on County Road 13

Report generated on 2/22/2024 8:39 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

Type of report: Tube Count - Volume Data

LOCATION: CR 13 Btwn CR 32 and CR 34 **QC JOB #:** 16473001

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Fairhope, AL **DATE:** Feb 21 2024 - Feb 21 2024

Start Time	Mon	Tue	Wed 21 Feb 24	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			1			1			1	
01:00 AM			1			1			1	
02:00 AM			3			3			3	
03:00 AM			1			1			1	
04:00 AM			0			0			0	
05:00 AM			8			8			8	
06:00 AM			49			49			49	
07:00 AM			**140**			**140**			**140**	
08:00 AM			56			56			56	
09:00 AM			46			46			46	
10:00 AM			66			66			66	
11:00 AM			57			57			57	
12:00 PM			88			88			88	
01:00 PM			57			57			57	
02:00 PM			72			72			72	
03:00 PM			**172**			**172**			**172**	
04:00 PM			121			121			121	
05:00 PM			117			117			117	
06:00 PM			55			55			55	
07:00 PM			34			34			34	
08:00 PM			33			33			33	
09:00 PM			13			13			13	
10:00 PM			8			8			8	
11:00 PM			2			2			2	
Day Total			1200			1200			1200	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 140			7:00 AM 140			7:00 AM 140	
PM Peak Volume			3:00 PM 172			3:00 PM 172			3:00 PM 172	

Comments: Speed and volume on County Road 13

Report generated on 2/22/2024 8:39 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

TRUE DATA TO IMPROVE MOBILITY

APPENDIX – D: EXISTING CONDITIONS CAPACITY ANALYSES

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	22	36	10	22	159	48	30	179	9	22	116	14
Future Vol, veh/h	22	36	10	22	159	48	30	179	9	22	116	14
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	6	6	6	7	7	7	3	3	3	3	3	3
Mvmt Flow	24	40	11	24	177	53	33	199	10	24	129	16
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	9.3	11.1	10.9	10.1
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	32%	10%	14%
Vol Thru, %	0%	95%	53%	69%	76%
Vol Right, %	0%	5%	15%	21%	9%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	30	188	68	229	152
LT Vol	30	0	22	22	22
Through Vol	0	179	36	159	116
RT Vol	0	9	10	48	14
Lane Flow Rate	33	209	76	254	169
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.057	0.328	0.116	0.359	0.249
Departure Headway (Hd)	6.187	5.648	5.517	5.184	5.314
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	582	641	651	697	679
Service Time	3.887	3.348	3.542	3.184	3.328
HCM Lane V/C Ratio	0.057	0.326	0.117	0.364	0.249
HCM Control Delay	9.3	11.1	9.3	11.1	10.1
HCM Lane LOS	A	B	A	B	B
HCM 95th-tile Q	0.2	1.4	0.4	1.6	1

Intersection	
Intersection Delay, s/veh	8.7
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	177	524	177	160
Demand Flow Rate, veh/h	193	535	180	167
Vehicles Circulating, veh/h	160	133	240	412
Vehicles Exiting, veh/h	419	287	113	256
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.1	10.7	6.2	7.6
Approach LOS	A	B	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	193	535	180	167
Cap Entry Lane, veh/h	963	989	889	748
Entry HV Adj Factor	0.918	0.980	0.984	0.956
Flow Entry, veh/h	177	524	177	160
Cap Entry, veh/h	884	969	875	716
V/C Ratio	0.200	0.541	0.203	0.223
Control Delay, s/veh	6.1	10.7	6.2	7.6
LOS	A	B	A	A
95th %tile Queue, veh	1	3	1	1

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	233	424	10	32	41
Future Vol, veh/h	9	233	424	10	32	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	200
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	4	4	3	3	2	2
Mvmt Flow	10	253	461	11	35	45

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	472	0	-	0	740	467
Stage 1	-	-	-	-	467	-
Stage 2	-	-	-	-	273	-
Critical Hdwy	4.14	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.236	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1079	-	-	-	384	596
Stage 1	-	-	-	-	631	-
Stage 2	-	-	-	-	773	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1079	-	-	-	381	596
Mov Cap-2 Maneuver	-	-	-	-	381	-
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	773	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	13.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1079	-	-	-	381	596
HCM Lane V/C Ratio	0.009	-	-	-	0.091	0.075
HCM Control Delay (s)	8.4	-	-	-	15.4	11.5
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3	0.2

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	35	81	11	10	80	19	11	120	9	27	134	17
Future Vol, veh/h	35	81	11	10	80	19	11	120	9	27	134	17
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	5	5	5	6	6	6	2	2	2	2	2	2
Mvmt Flow	39	90	12	11	89	21	12	133	10	30	149	19
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	9.3	9.1	9.4	9.7
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	28%	9%	15%
Vol Thru, %	0%	93%	64%	73%	75%
Vol Right, %	0%	7%	9%	17%	10%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	11	129	127	109	178
LT Vol	11	0	35	10	27
Through Vol	0	120	81	80	134
RT Vol	0	9	11	19	17
Lane Flow Rate	12	143	141	121	198
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.02	0.212	0.197	0.168	0.268
Departure Headway (Hd)	5.889	5.335	5.031	4.989	4.875
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	605	669	708	713	732
Service Time	3.653	3.099	3.097	3.056	2.936
HCM Lane V/C Ratio	0.02	0.214	0.199	0.17	0.27
HCM Control Delay	8.8	9.5	9.3	9.1	9.7
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.1	0.8	0.7	0.6	1.1

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	345	302	71	170
Demand Flow Rate, veh/h	362	314	77	177
Vehicles Circulating, veh/h	192	80	425	237
Vehicles Exiting, veh/h	222	422	129	157
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	8.5	6.6	6.4	6.2
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	362	314	77	177
Cap Entry Lane, veh/h	933	1043	739	892
Entry HV Adj Factor	0.953	0.963	0.928	0.961
Flow Entry, veh/h	345	302	71	170
Cap Entry, veh/h	889	1005	685	857
V/C Ratio	0.388	0.301	0.104	0.199
Control Delay, s/veh	8.5	6.6	6.4	6.2
LOS	A	A	A	A
95th %tile Queue, veh	2	1	0	1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	27	344	255	17	12	14
Future Vol, veh/h	27	344	255	17	12	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	200
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	6	6	3	3	4	4
Mvmt Flow	29	374	277	18	13	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	295	0	-	0	718	286
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	432	-
Critical Hdwy	4.16	-	-	-	6.44	6.24
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.254	-	-	-	3.536	3.336
Pot Cap-1 Maneuver	1244	-	-	-	393	748
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	650	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1244	-	-	-	384	748
Mov Cap-2 Maneuver	-	-	-	-	384	-
Stage 1	-	-	-	-	741	-
Stage 2	-	-	-	-	650	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	12.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1244	-	-	-	384	748
HCM Lane V/C Ratio	0.024	-	-	-	0.034	0.02
HCM Control Delay (s)	8	-	-	-	14.7	9.9
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

APPENDIX – E: TRIP GENERATION

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

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

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

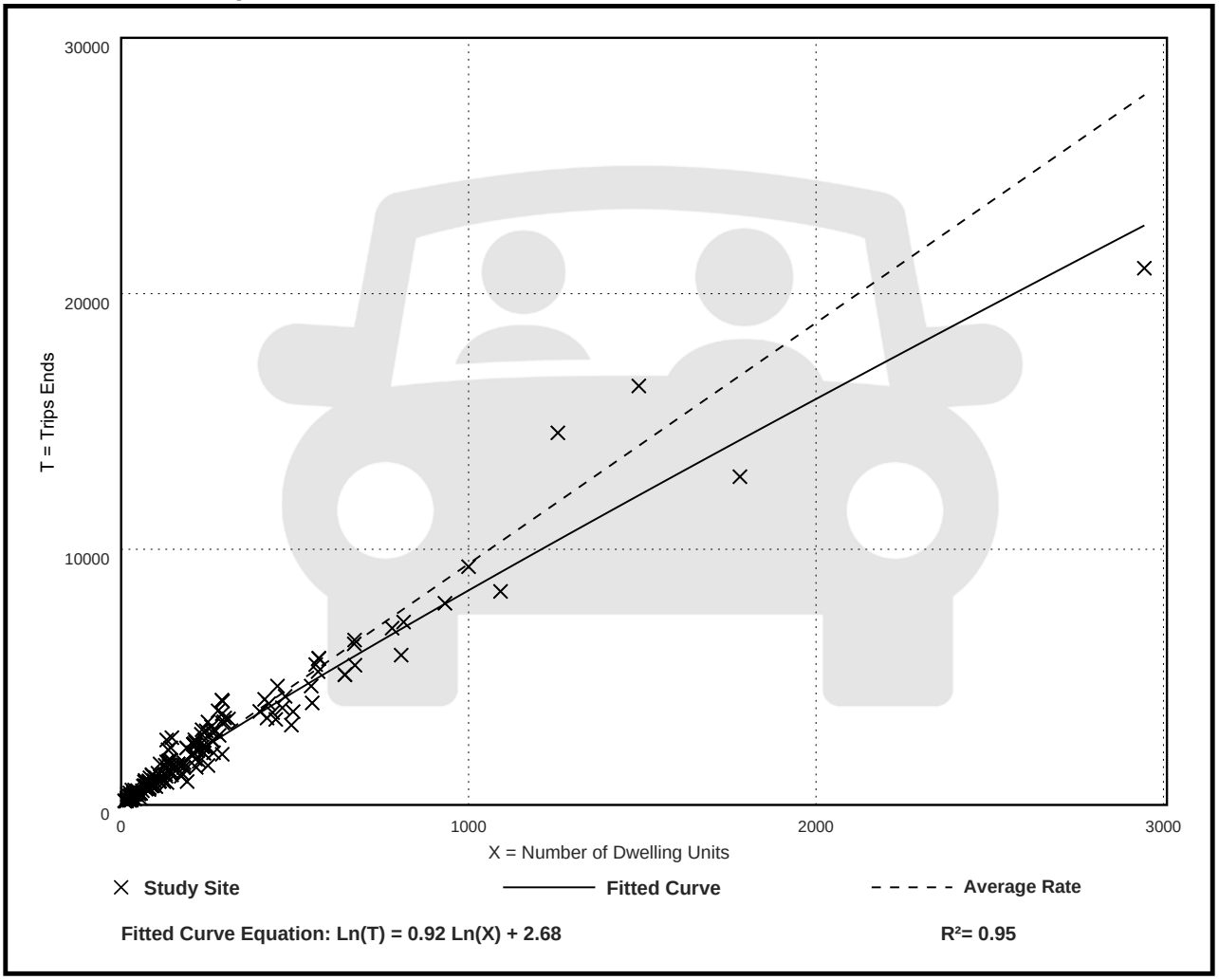
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

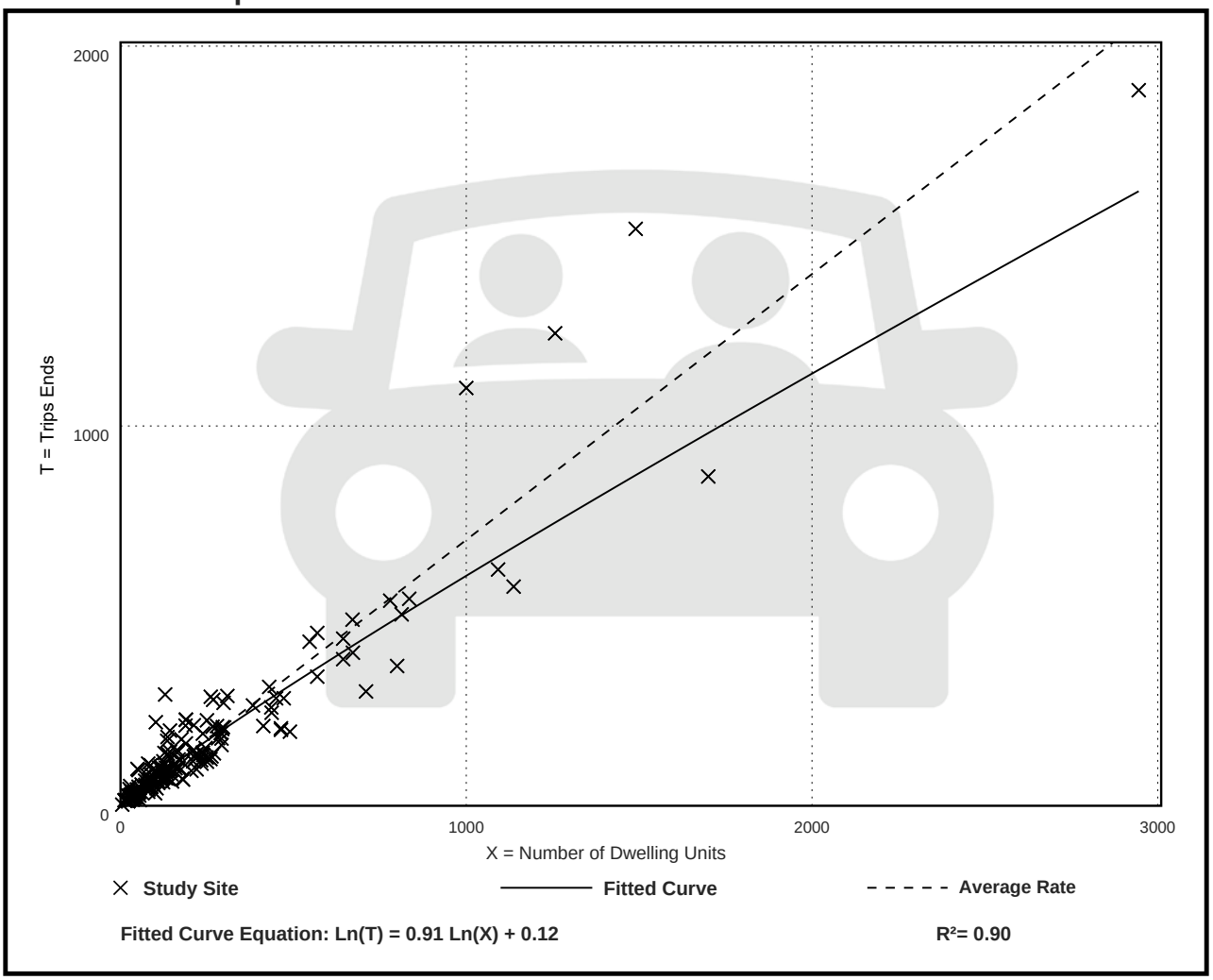
Single-Family Detached Housing
(210)

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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



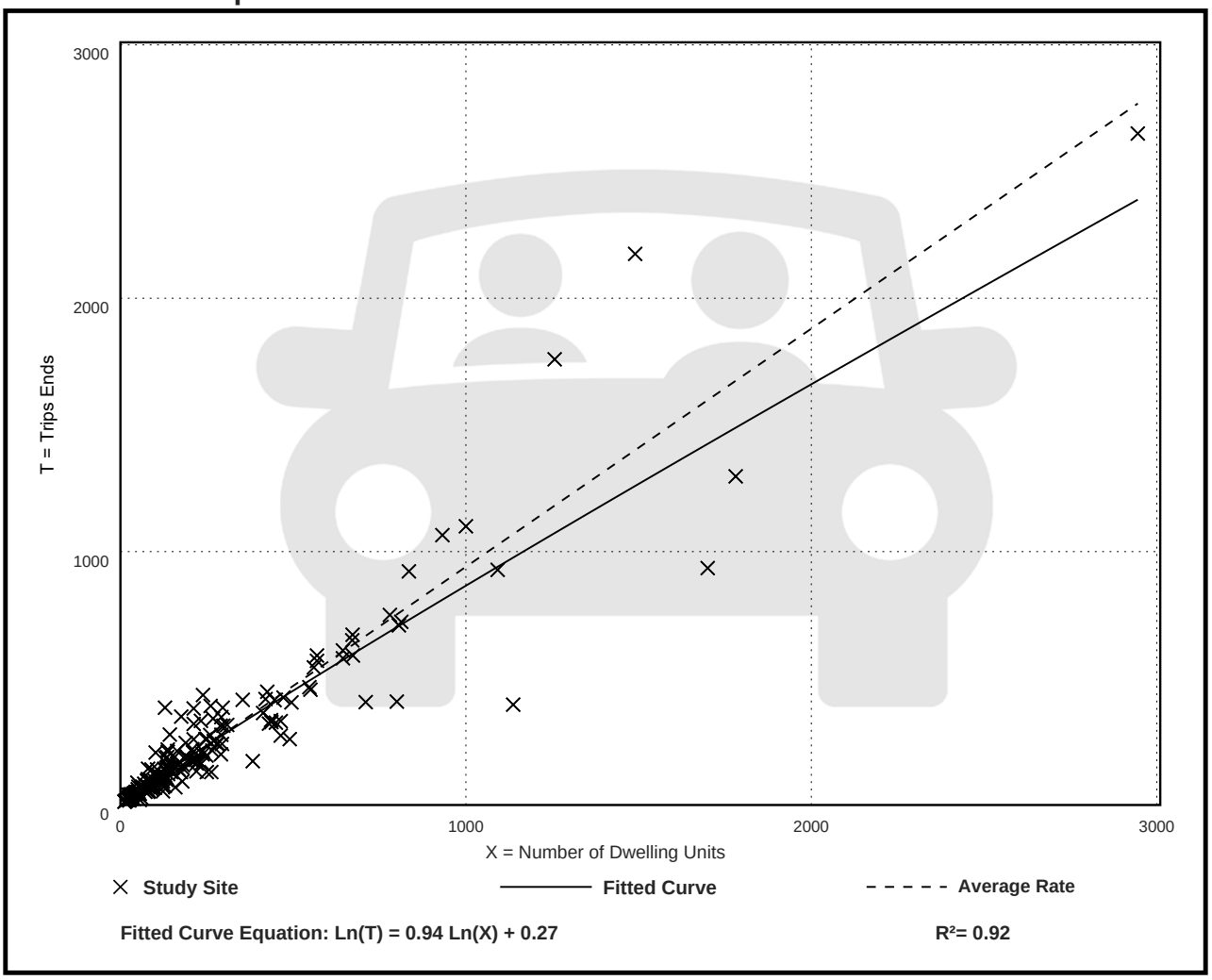
Single-Family Detached Housing
(210)

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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



APPENDIX – F: FUTURE CONDITIONS CAPACITY ANALYSES WITHOUT DEVELOPMENT

Intersection	
Intersection Delay, s/veh	11.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	41	12	25	179	54	34	201	11	25	131	16
Future Vol, veh/h	25	41	12	25	179	54	34	201	11	25	131	16
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	6	6	6	7	7	7	3	3	3	3	3	3
Mvmt Flow	28	46	13	28	199	60	38	223	12	28	146	18
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	9.8	12.4	11.8	10.9
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	32%	10%	15%
Vol Thru, %	0%	95%	53%	69%	76%
Vol Right, %	0%	5%	15%	21%	9%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	34	212	78	258	172
LT Vol	34	0	25	25	25
Through Vol	0	201	41	179	131
RT Vol	0	11	12	54	16
Lane Flow Rate	38	236	87	287	191
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.067	0.382	0.139	0.427	0.294
Departure Headway (Hd)	6.383	5.84	5.784	5.364	5.543
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	562	617	619	671	648
Service Time	4.116	3.573	3.829	3.399	3.581
HCM Lane V/C Ratio	0.068	0.382	0.141	0.428	0.295
HCM Control Delay	9.6	12.2	9.8	12.4	10.9
HCM Lane LOS	A	B	A	B	B
HCM 95th-tile Q	0.2	1.8	0.5	2.1	1.2

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	201	590	201	180
Demand Flow Rate, veh/h	219	602	204	190
Vehicles Circulating, veh/h	182	152	272	464
Vehicles Exiting, veh/h	472	324	129	290
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.2	8.8	5.3	6.8
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	219	602	204	190
Cap Entry Lane, veh/h	1146	1182	1046	860
Entry HV Adj Factor	0.916	0.981	0.985	0.949
Flow Entry, veh/h	201	590	201	180
Cap Entry, veh/h	1050	1159	1029	816
V/C Ratio	0.191	0.509	0.195	0.221
Control Delay, s/veh	5.2	8.8	5.3	6.8
LOS	A	A	A	A
95th %tile Queue, veh	1	3	1	1

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	262	476	12	36	47
Future Vol, veh/h	11	262	476	12	36	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	200
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	4	4	3	3	2	2
Mvmt Flow	12	285	517	13	39	51

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	530	0	-	0	833	524
Stage 1	-	-	-	-	524	-
Stage 2	-	-	-	-	309	-
Critical Hdwy	4.14	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.236	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1027	-	-	-	339	553
Stage 1	-	-	-	-	594	-
Stage 2	-	-	-	-	745	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1027	-	-	-	335	553
Mov Cap-2 Maneuver	-	-	-	-	335	-
Stage 1	-	-	-	-	587	-
Stage 2	-	-	-	-	745	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1027	-	-	-	335	553
HCM Lane V/C Ratio	0.012	-	-	-	0.117	0.092
HCM Control Delay (s)	8.5	-	-	-	17.2	12.2
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4	0.3

Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	91	13	12	90	22	13	135	11	31	151	20
Future Vol, veh/h	40	91	13	12	90	22	13	135	11	31	151	20
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	5	5	5	6	6	6	2	2	2	2	2	2
Mvmt Flow	44	101	14	13	100	24	14	150	12	34	168	22
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	9.9	9.5	10	10.4
HCM LOS	A	A	A	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	28%	10%	15%
Vol Thru, %	0%	92%	63%	73%	75%
Vol Right, %	0%	8%	9%	18%	10%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	13	146	144	124	202
LT Vol	13	0	40	12	31
Through Vol	0	135	91	90	151
RT Vol	0	11	13	22	20
Lane Flow Rate	14	162	160	138	224
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.024	0.247	0.231	0.197	0.312
Departure Headway (Hd)	6.03	5.472	5.193	5.156	5.012
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	588	649	683	688	709
Service Time	3.82	3.262	3.282	3.25	3.099
HCM Lane V/C Ratio	0.024	0.25	0.234	0.201	0.316
HCM Control Delay	9	10.1	9.9	9.5	10.4
HCM Lane LOS	A	B	A	A	B
HCM 95th-tile Q	0.1	1	0.9	0.7	1.3

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	388	341	80	194
Demand Flow Rate, veh/h	407	354	87	202
Vehicles Circulating, veh/h	218	90	480	265
Vehicles Exiting, veh/h	249	477	145	179
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.7	7.2	7.0	6.8
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	407	354	87	202
Cap Entry Lane, veh/h	909	1033	699	867
Entry HV Adj Factor	0.954	0.962	0.920	0.959
Flow Entry, veh/h	388	341	80	194
Cap Entry, veh/h	866	993	643	832
V/C Ratio	0.448	0.343	0.124	0.233
Control Delay, s/veh	9.7	7.2	7.0	6.8
LOS	A	A	A	A
95th %tile Queue, veh	2	2	0	1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	31	387	287	20	14	16
Future Vol, veh/h	31	387	287	20	14	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	200
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	6	6	3	3	4	4
Mvmt Flow	34	421	312	22	15	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	334	0	-	0	812	323
Stage 1	-	-	-	-	323	-
Stage 2	-	-	-	-	489	-
Critical Hdwy	4.16	-	-	-	6.44	6.24
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.254	-	-	-	3.536	3.336
Pot Cap-1 Maneuver	1203	-	-	-	346	713
Stage 1	-	-	-	-	729	-
Stage 2	-	-	-	-	612	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1203	-	-	-	336	713
Mov Cap-2 Maneuver	-	-	-	-	336	-
Stage 1	-	-	-	-	709	-
Stage 2	-	-	-	-	612	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1203	-	-	-	336	713
HCM Lane V/C Ratio	0.028	-	-	-	0.045	0.024
HCM Control Delay (s)	8.1	-	-	-	16.2	10.2
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

APPENDIX – G: FUTURE CONDITIONS CAPACITY ANALYSES WITH DEVELOPMENT

Intersection	
Intersection Delay, s/veh	11.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	41	18	27	179	54	52	203	18	25	132	16
Future Vol, veh/h	25	41	18	27	179	54	52	203	18	25	132	16
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	6	6	6	7	7	7	3	3	3	3	3	3
Mvmt Flow	28	46	20	30	199	60	58	226	20	28	147	18
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	9.9	12.7	12	11.1
HCM LOS	A	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	30%	10%	14%
Vol Thru, %	0%	92%	49%	69%	76%
Vol Right, %	0%	8%	21%	21%	9%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	52	221	84	260	173
LT Vol	52	0	25	27	25
Through Vol	0	203	41	179	132
RT Vol	0	18	18	54	16
Lane Flow Rate	58	246	93	289	192
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.103	0.4	0.151	0.438	0.301
Departure Headway (Hd)	6.432	5.867	5.842	5.46	5.632
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	558	614	612	659	638
Service Time	4.169	3.605	3.895	3.5	3.673
HCM Lane V/C Ratio	0.104	0.401	0.152	0.439	0.301
HCM Control Delay	9.9	12.5	9.9	12.7	11.1
HCM Lane LOS	A	B	A	B	B
HCM 95th-tile Q	0.3	1.9	0.5	2.2	1.3

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	206	602	203	200
Demand Flow Rate, veh/h	225	614	206	210
Vehicles Circulating, veh/h	193	157	285	468
Vehicles Exiting, veh/h	485	334	133	303
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.3	9.1	5.4	7.1
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	225	614	206	210
Cap Entry Lane, veh/h	1133	1176	1032	856
Entry HV Adj Factor	0.917	0.981	0.985	0.953
Flow Entry, veh/h	206	602	203	200
Cap Entry, veh/h	1040	1153	1016	816
V/C Ratio	0.199	0.522	0.200	0.245
Control Delay, s/veh	5.3	9.1	5.4	7.1
LOS	A	A	A	A
95th %tile Queue, veh	1	3	1	1

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	266	477	12	34	34
Future Vol, veh/h	7	266	477	12	34	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	200
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	4	4	3	3	2	2
Mvmt Flow	8	289	518	13	37	37

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	531	0	-	0	830	525
Stage 1	-	-	-	-	525	-
Stage 2	-	-	-	-	305	-
Critical Hdwy	4.14	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.236	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1026	-	-	-	340	552
Stage 1	-	-	-	-	593	-
Stage 2	-	-	-	-	748	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1026	-	-	-	337	552
Mov Cap-2 Maneuver	-	-	-	-	337	-
Stage 1	-	-	-	-	588	-
Stage 2	-	-	-	-	748	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	14.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1026	-	-	-	337	552
HCM Lane V/C Ratio	0.007	-	-	-	0.11	0.067
HCM Control Delay (s)	8.5	-	-	-	17	12
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4	0.2

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	91	33	20	90	22	25	137	16	31	154	20
Future Vol, veh/h	40	91	33	20	90	22	25	137	16	31	154	20
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	5	5	5	6	6	6	2	2	2	2	2	2
Mvmt Flow	44	101	37	22	100	24	28	152	18	34	171	22
Number of Lanes	0	1	0	0	1	0	1	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	1	1	1
HCM Control Delay	10.3	9.9	10.2	10.8
HCM LOS	B	A	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	24%	15%	15%
Vol Thru, %	0%	90%	55%	68%	75%
Vol Right, %	0%	10%	20%	17%	10%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	25	153	164	132	205
LT Vol	25	0	40	20	31
Through Vol	0	137	91	90	154
RT Vol	0	16	33	22	20
Lane Flow Rate	28	170	182	147	228
Geometry Grp	7	7	2	2	5
Degree of Util (X)	0.048	0.267	0.269	0.22	0.331
Departure Headway (Hd)	6.238	5.658	5.314	5.392	5.236
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	575	636	676	666	688
Service Time	3.964	3.384	3.342	3.421	3.262
HCM Lane V/C Ratio	0.049	0.267	0.269	0.221	0.331
HCM Control Delay	9.3	10.4	10.3	9.9	10.8
HCM Lane LOS	A	B	B	A	B
HCM 95th-tile Q	0.2	1.1	1.1	0.8	1.4

Intersection	
Intersection Delay, s/veh	6.4
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	402	358	83	211
Demand Flow Rate, veh/h	422	372	90	219
Vehicles Circulating, veh/h	230	104	505	275
Vehicles Exiting, veh/h	264	491	147	201
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	7.6	5.8	5.9	5.6
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	422	372	90	219
Cap Entry Lane, veh/h	1091	1241	824	1042
Entry HV Adj Factor	0.952	0.963	0.921	0.962
Flow Entry, veh/h	402	358	83	211
Cap Entry, veh/h	1039	1195	759	1003
V/C Ratio	0.387	0.300	0.109	0.210
Control Delay, s/veh	7.6	5.8	5.9	5.6
LOS	A	A	A	A
95th %tile Queue, veh	2	1	0	1

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	389	291	18	14	7
Future Vol, veh/h	17	389	291	18	14	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	200
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	6	6	3	3	4	4
Mvmt Flow	18	423	316	20	15	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	336	0	-	0	785	326
Stage 1	-	-	-	-	326	-
Stage 2	-	-	-	-	459	-
Critical Hdwy	4.16	-	-	-	6.44	6.24
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.254	-	-	-	3.536	3.336
Pot Cap-1 Maneuver	1201	-	-	-	359	711
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	632	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1201	-	-	-	354	711
Mov Cap-2 Maneuver	-	-	-	-	354	-
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	632	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1201	-	-	-	354	711
HCM Lane V/C Ratio	0.015	-	-	-	0.043	0.011
HCM Control Delay (s)	8	-	-	-	15.6	10.1
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0

Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	24	36	245	8	13	159
Future Vol, veh/h	24	36	245	8	13	159
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	39	266	9	14	173

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	472	271	0	0	275	0
Stage 1	271	-	-	-	-	-
Stage 2	201	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	551	768	-	-	1288	-
Stage 1	775	-	-	-	-	-
Stage 2	833	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	544	768	-	-	1288	-
Mov Cap-2 Maneuver	544	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	823	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	659	1288	-
HCM Lane V/C Ratio	-	-	0.099	0.011	-
HCM Control Delay (s)	-	-	11.1	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	24	154	26	41	199
Future Vol, veh/h	16	24	154	26	41	199
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	26	167	28	45	216

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	487	181	0	0	195	0
Stage 1	181	-	-	-	-	-
Stage 2	306	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	540	862	-	-	1378	-
Stage 1	850	-	-	-	-	-
Stage 2	747	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	520	862	-	-	1378	-
Mov Cap-2 Maneuver	520	-	-	-	-	-
Stage 1	850	-	-	-	-	-
Stage 2	719	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	1.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	682	1378	-
HCM Lane V/C Ratio	-	-	0.064	0.032	-
HCM Control Delay (s)	-	-	10.6	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

APPENDIX – H: TURN LANE WARRANT ANALYSES

LEFT TURN LANE WARRANT ANALYSES
FOR
COUNTY ROAD 13 @ PROPOSED ENTRANCE

AM PEAK

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

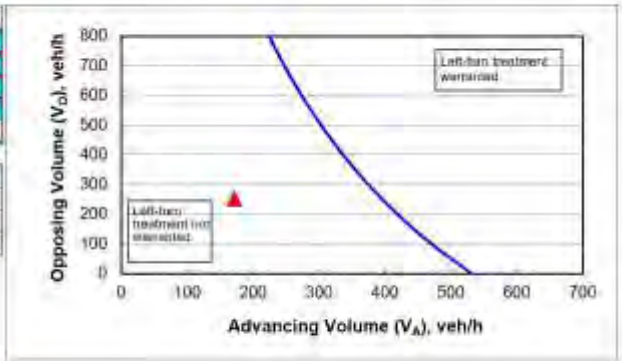
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	54
Percent of left-turns in advancing volume (V_A), %:	8%
Advancing volume (V_A), veh/h:	172
Opposing volume (V_O), veh/h:	253

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	395
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

PM PEAK

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

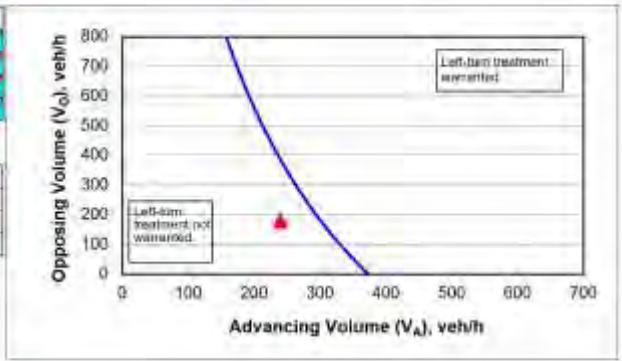
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	54
Percent of left-turns in advancing volume (V_A), %:	17%
Advancing volume (V_A), veh/h:	240
Opposing volume (V_O), veh/h:	130

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	301
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

RIGHT TURN LANE WARRANT ANALYSES
FOR
COUNTY ROAD 13 @ PROPOSED ENTRANCE

AM PEAK

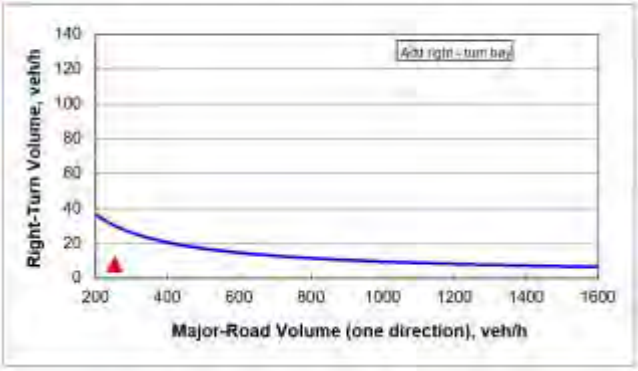
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	54
Major-road volume (one direction), veh/h:	253
Right-turn volume, veh/h:	8

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	30
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



PM PEAK

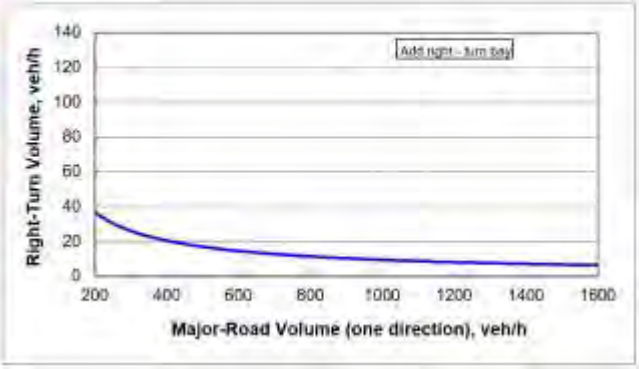
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	54
Major-road volume (one direction), veh/h:	160
Right-turn volume, veh/h:	26

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	40
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



GRAVITY SEWER MANHOLE AND LINE TESTING

Date: 2/20/2026

Project: Greenfields

Project Number:

Contractor: Cunningham Delaney Construction, LLC.

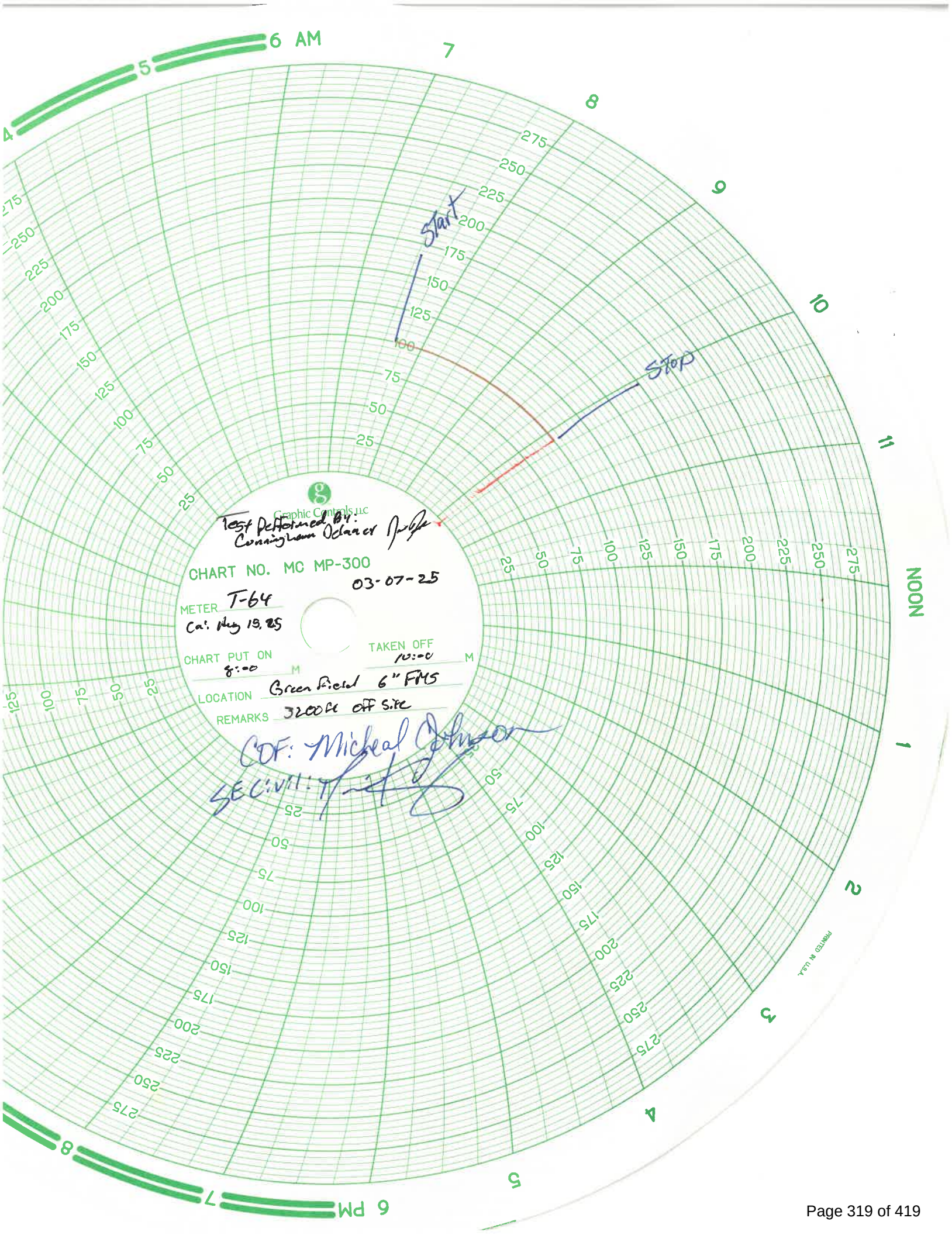
Utility Owner: City of Fairhope

From MH	To MH	Pipe Run Length (FT)	Pipe Size (Inches)	Plan Rim Ele.	Plan Invert Ele.	Pipe Dia. (Inches)	Line Depth	Line Material	Air Test Time			Air Test PSI		Air Test		Mandrel Pull		Vacuum	Vacuum Test		Comments
									Start	Stop	Time	Start	Stop	Pass	Fail	Pass	Fail	Test Time (seconds)	Pass	Fail	
A1							12											30	✔		
A2							10.5											20	✔		
A3							11											25	✔		
A4							8											20	✔		
A5							8											20	✔		
A6							9											20	✔		
A7							12											30	✔		
A8							9											20	✔		
A9							6.7											15	✔		
A10							6.8											15	✔		
A11							5.2											15	✔		
A12							4											10	✔		
A13							10.5											20	✔		
A14							12											30	✔		
A15							10.5											20	✔		
A16							9.5											20	✔		
A17							7.8											20	✔		
A18							6.5											15	✔		
A19							6.5											15	✔		
A20							6.5											15	✔		

Observed By: Inspector

CD Rep: Ronnie Bradley

*Vacuum Test Time= (Depth of Manhole) x (2.5 seconds) (Draw a vacuum of 10" of mercury (Hg)(5.0psi), cannot drop below 1.0" of mercury in alloted time)


6 AM
7
8
9
10
11
NOON
1
2
3
4
5
6 PM
7
8
Start
STOP
Graphic Controls LLC
Test Performed By:
Cunningham Ordaner
CHART NO. MC MP-300
03-07-25
METER T-64
Cal: May 19, 25
CHART PUT ON 8:00 M
TAKEN OFF 10:00 M
LOCATION Green Field 6" FMS
REMARKS 3200ft off site
COF: Micheal Johnson
SEC Civil:
PRINTED IN U.S.A.

CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST

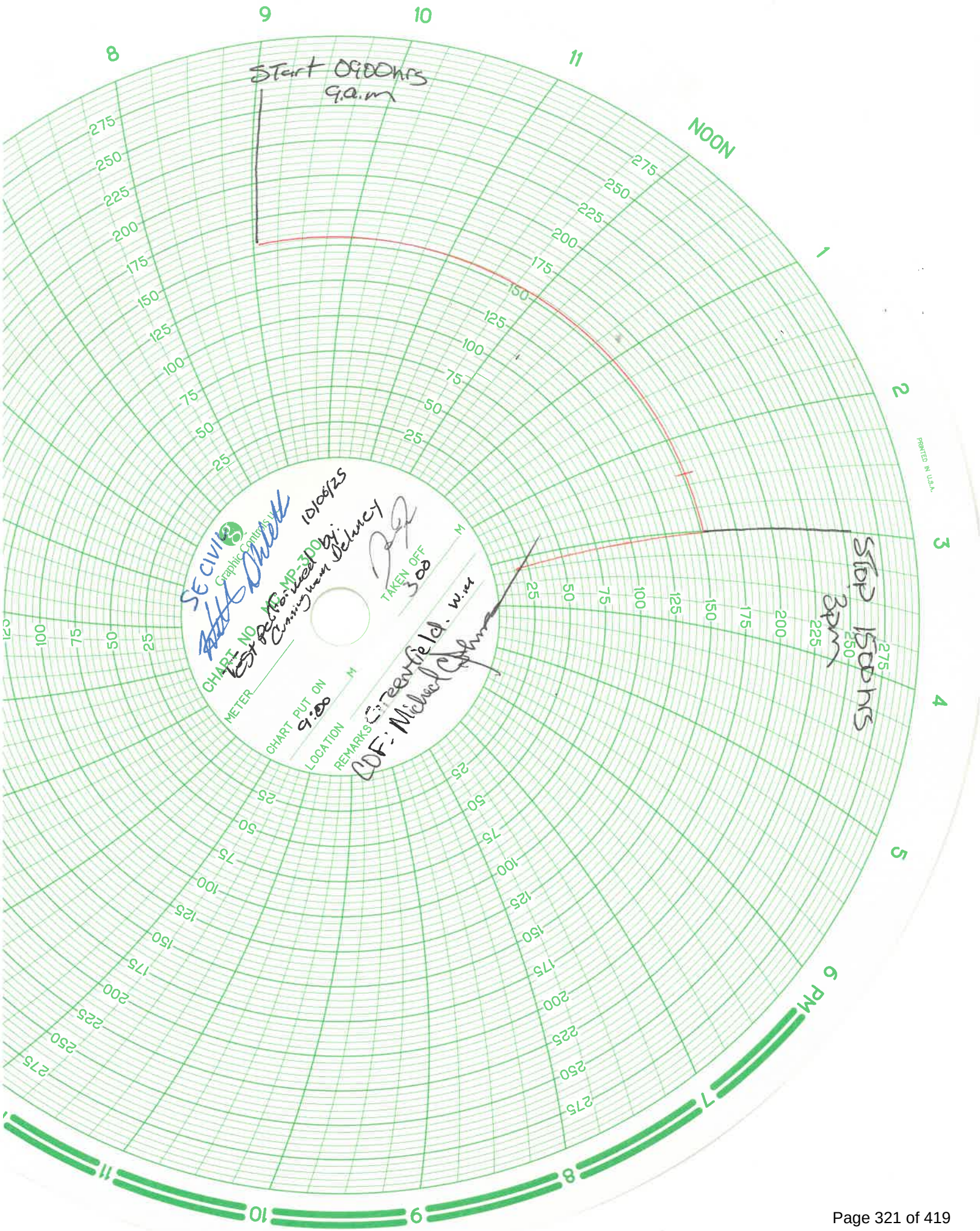
As Required by the City of Fairhope

Hearings on Subdivision plat applications require notification to all property owners adjacent to the proposed subdivision. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Larry Smith, (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 adjacent to the property submitted from Subdivision approval.

Signature of Applicant or Authorized Agent

1/20/2025
Date of Application


Start 0900hrs
9 a.m
Stop 1500hrs
3pm
SECIVIL
Graphic Controls
CHART NO
MP-300
Effective
Commissioner Delucy
10/06/25
METER
CHART PUT ON
9:00
TAKEN OFF
3:00
LOCATION
REMARKS
Greenfield. W.va
COF: Michael
NOON
PRINTED IN U.S.A.

Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567

Quick Contacts:
planning@baldwincountyal.gov
251-580-1655

Foley Office:
201 East Section Avenue
Foley, AL 36535

February 27, 2026

Commercial Turnout Notice of Completion

Case #: CTP24-000013

Site & Applicant Information
Parcel ID Number: 05-46-08-34-0-000-011.000,
Physical Address (E-911): , AL
Applicant Name: Larry Smith

Dear S.E. Civil Engineering & Surveying,

To the owners at Greenfields Subdivision,

The Commercial Right-of-Way Access and Drainage Impact permit for the site at 05-46-08-34-0-000-011.000 has been inspected for compliance with the pemit requirements on Febuary 27,2026 and has been constructed to completion.

If any additional improvements are needed in the right-of-way, please contact the our department at Planning and Zoning. If you have any questions, please feel free to call me at (251) 580-1655.

Sincerely:

Kaylan Driskell, Engineer Technician II

Public Works Department

DATE: 3/18/2026

RE: Greenfields

Dear Mr. Mike Jeffries

Attached is the Final Punch list that needs to be completed before Final Acceptance is awarded.

When all items are completed, a re-inspection and walk thru will be required.

If you have any questions, please feel free to contact me at 251-278-7278

Sincerely,

David Thomas

David Thomas
Right of Way Construction Inspector

The following punch list items have been found to be in nonconformance to the City of Fairhope standards and will need to be corrected prior to acceptance.

.

Punch List Items:

1. Grout inlet box B8
2. Kiosk parking asphalt is not compliant. Remove asphalt and replace all handicap spots with concrete and replace stripping.
3. Clean all debris at future through streets and at the entrance to the existing neighborhood.
4. Remove concrete in manhole entrance at inlet box E3.
5. Grout pipe at box C7.
6. Grout box D3.
7. Clean out C12.
8. Clean out C10.
9. Back fill concrete sidewalk on West side of Calypso Dr.

***General Note: Make sure all "V" "W" and "S" are marked correctly (all are painted white)**
Grind and seal all cracks in valley gutter.
All repairs are painted white

MAINTENANCE AND GUARANTY AGREEMENT

THIS MAINTENANCE AND GUARANTY AGREEMENT (this "Agreement") is made and entered into by and between LENNAR HOMES OF ALABAMA, LLC, a Delaware limited liability company (the "Subdivider"), and the CITY OF FAIRHOPE, ALABAMA (the "City of Fairhope") (the "City") (the Subdivider, and the City are sometimes hereinafter referred to singularly as a "Party" and collectively as the "Parties"), on the following recitals, terms, and conditions:

WHEREAS, the Subdivider is the developer of Greenfields Subdivision (the "Subdivision"), which Subdivision is recorded as Instrument Number_____ in the records of the Office of the Judge of Probate of Baldwin County, Alabama;

WHEREAS, it is contemplated that prior to the City accepting for maintenance those certain items set forth on Exhibit "A" attached hereto (the "Improvements"), the Subdivider will be responsible for maintaining the Improvements for a period of two (2) years (the "Maintenance Period") from and after the Effective Date (hereinafter defined), and that the Improvements will be free from defects arising during the Maintenance Period, or thereafter in certain circumstances as specified in this this Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, do hereby covenant and agree as follows:

1. Recitals. The above recitals shall be included as part of this Agreement as necessary contingencies and as if fully set forth herein.

2. Maintenance and Guaranty of Improvements. The Subdivider shall maintain the Improvements during the Maintenance Period and shall keep the Improvements in good and working order, normal wear and tear excepted. The Subdivider hereby guarantees and warrants the Improvements and the workmanship associated with the construction and installation of the Improvements until the expiration of the Maintenance Period, and thereafter as specified below. In the event any defect in the Improvements and/or the workmanship associated with the construction and installation of the Improvements (a "Defect") arises, in whole or in part, during the Maintenance Period, the Subdivider shall be responsible correcting the same. During the Maintenance Period the Subdivider shall monitor and inspect the Improvements and shall remedy any Defect of which it in any manner becomes aware within ten days of becoming so aware, except that in the event a Defect is not capable of being remedied within said ten-day period, the Subdivider shall have such time as is reasonably necessary to remedy such Defect so long as the Subdivider has commenced its remedial efforts within such ten-day period and pursues completion of such remedial efforts with due diligence. Not less than 30 days or more than 60 days before expiration of the Maintenance Period the Subdivider shall schedule with the City's Building Official, or his designee, a joint inspection of the Improvements by the Subdivider and City. The City will give the Subdivider a Notice of Defects identified as a result of such inspection within 15 days of the inspection. Any and all Defect(s) so identified by the City shall be remedied by the Subdivider within ten days of the Notice of Defects, except that in

the event a Defect is not capable of being remedied within said ten-day period, the Subdivider shall have such time as is reasonably necessary to remedy such Defect so long as the Subdivider has commenced its remedial efforts within such ten-day period and pursues completion of such remedial efforts with due diligence. However, any and all Defects identified by the City shall be completely remedied, to the complete satisfaction of the City, prior to acceptance of the Improvements by the City. Additionally, in the event other Defects arise after expiration of the Maintenance Period, but prior to all Defects identified by the City in the Notice of Defects being completely remedied by the Subdivider, the Subdivider shall be responsible for remedying such other Defect(s), in like manner as set forth above, prior to the City accepting the Improvements. It is the intent of this Agreement that there be no Defect(s) in the Improvements at the time the City accepts the same.

3. Financial Guaranty of Performance. As a condition to the City agreeing to enter into this Agreement, the Subdivider shall provide the City with an acceptable surety/financial guarantee of the payment and performance of its obligations hereunder (the "Guaranty"). The Guaranty shall be provided by a surety and shall be in a form that is acceptable to the City in its sole and absolute discretion and shall be in an amount of $1,323,470.75. In the event the foregoing condition precedent is not satisfied within Thirty (30) days of the Effective Date, the obligation of the City to accept the Improvements for maintenance under Section 4 hereof shall terminate and be of no further force or effect.

4. City to Accept Improvements for Maintenance. Upon expiration of the Maintenance Period, and provided that the Subdivider has fully performed under this Agreement, the City shall accept maintenance of the Improvements.

5. Failure to Perform. In the event the Subdivider shall fail in whole or in part to perform any term, covenant or condition of this Agreement or in the event of a Defect (a "Default"), the City may issue a written notice of default to the Subdivider (a "Notice of Default"). If the Subdivider has not cured the Default within ten (10) days of its receipt of the Notice of Default, the City shall have the right to take any or all of the following actions:

(a) complete/remedy any Default, including, without limitation, the right to cure any Defect, at the sole cost and expense of the Subdivider;

(b) call on or otherwise exercise its rights under the Guaranty; and/or

(c) exercise any other right or remedy available to the City at law or in equity, including the right to pursue and obtain specific performance.

In the event the City exercises any of the foregoing rights and expends any funds in connection therewith, the Subdivider shall reimburse the City for any such expended funds within ten (10) days of demand for such funds by the City. Any funds not so reimbursed by the Subdivider within said ten (10) day period shall thereafter accrue interest at the rate of twelve percent (12%) per annum.

6. Legal Compliance. The Subdivider shall, at its own expense, comply with all applicable laws, ordinances, regulations, rules and orders, whether federal, state or local, or any regulation of any governmental body having jurisdiction over the Subdivision or the Subdivider with respect to the maintenance and repair of the Improvements, regardless of when they become effective. The Subdivider shall not use, nor permit the use of the Improvements for any purpose in violation of such laws, regulations, rules or orders. The Subdivider represents and warrants to the City that the Subdivider is acting with full and legal authority with respect to the Improvements.

7. Indemnification. The Subdivider shall indemnify, defend and hold harmless the City and its affiliates, elected officials, employees, agents, representatives, contractors, subcontractors, licensees and invitees from and against any and all claims, violations of law, demands, liabilities, damages, losses, judgments, costs, and expenses including, without limitation, attorneys' fees, arising out of or otherwise related to any approval or activity conducted by, or any act or omission of, the Subdivider made or taken pursuant to this Agreement.

8. Responsibility For Agents. The Subdivider shall be responsible for compliance by its engineers, architects, contractors, subcontractors, employees, agents, and representatives (collectively, the "Representatives") with the terms of this Agreement and for all acts or omissions by any or all of the Representatives relating to the obligations of the Subdivider herein.

9. No Assignment. The Subdivider shall not have the right to assign this Agreement or any rights or obligations hereunder without the City's prior written consent, which consent may be withheld in the sole and absolute discretion of the City. Any attempted assignment shall be void. No assignment shall relieve the Subdivider of its liabilities and obligations herein.

10. Agency. It is neither the express nor the implied intent of the Parties to create an agency relationship pursuant to this Agreement; therefore, any actions of the Parties shall not be considered or implied to create such agency.

11. No Waiver. The failure of the City to insist upon a strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained.

12. Entire Agreement. This Agreement embodies the entire agreement and understanding of the Parties with respect to the construction of the Improvements and there are no further or prior agreements or understandings, written or oral, in effect between the Parties relating to the subject matter hereof.

13. No Endorsement. The City in no way whatsoever is deemed to have approved, provided, given, or allowed to be given any authorization, endorsement, approval, or consent of the business practices, actions or behavior of the Subdivider. This Agreement, and/or the procedures approving the same, is no way to be considered as a substitute for any regulations,

procedure or other requirement of the City. It is the sole responsibility of the Subdivider to comply or to ensure its own compliance with any local, state, or federal law or regulation.

14. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama, without regard to its conflicts of law principles.

15. Attorney's Fees. In the event the City initiates litigation or any other legal proceeding for purposes of enforcing its rights, duties and obligations hereunder and is the prevailing party in any such litigation or other legal proceeding, the City shall be entitled to the recovery of its attorney's fees in addition to any other remedy provided hereunder.

16. Counterparts. This Agreement may be executed in one or more counterparts and by the different parties hereto under separate counterparts, any one of which need not contain the signatures of more than one party, but all of which when taken together shall constitute one and the same instrument notwithstanding that all parties have not signed the same counterpart hereof.

17. Headings. The section headings contained in this Agreement are inserted as a matter of convenience and shall not affect in any way the construction of the terms of this Agreement.

18. Effective Date. As used herein, the term "Effective Date" means the date of execution of this Agreement by the Mayor of the City as set forth below.

IN WITNESS WHEREOF, the Parties, having full authority to do so, have fully executed this Agreement by and through their respective duly authorized representatives as of the last date of execution below.

LENNAR HOMES OF ALABAMA, LLC, a Delaware limited liability company

By:_____
Rob Donnelly, Vice President

THE CITY OF FAIRHOPE, ALABAMA

By:_____
As Its Mayor
Date:_____

ATTEST:

_____
, City Clerk

EXHIBIT "A"
The Improvements

Greenfields Subdivision
Maintenance Bond Estimate
PROJECT NO. 20211019
80 LOTS

FILE NAME: Greenfields Maintenance Bond Estimate.xls
REVISED: 12/15/2025

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	AMOUNT
GRADING & DRAINAGE					
100.00	DAM CORE MATERIAL (BERM)	CYIP	4511	$ 27.70	$ 124,954.70
101.00	18" REINFORCED CONCRETE PIPE, CLASS 3	LF	481	$ 57.60	$ 27,705.60
102.00	24" REINFORCED CONCRETE PIPE, CLASS 3	LF	817	$ 72.00	$ 58,824.00
103.00	30" REINFORCED CONCRETE PIPE, CLASS 3	LF	785	$ 96.40	$ 75,674.00
104.00	36" REINFORCED CONCRETE PIPE, CLASS 3	LF	472	$ 124.50	$ 58,764.00
105.00	42" REINFORCED CONCRETE PIPE, CLASS 3	LF	650	$ 167.50	$ 108,875.00
106.00	48" REINFORCED CONCRETE PIPE, CLASS 3	LF	45	$ 206.00	$ 9,270.00
107.00	23" x 36" REINFORCED CONCRETE ARCH PIPE	LF	144	$ 126.00	$ 18,144.00
108.00	TYPE S-1 INLET	EACH	13	$ 5,890.00	$ 76,570.00
109.00	TYPE S-2 INLET	EACH	10	$ 7,980.00	$ 79,800.00
110.00	WEIR INLET	EACH	8	$ 4,460.00	$ 35,680.00
111.00	DRAINAGE JUNCTION BOX	EACH	5	$ 5,700.00	$ 28,500.00
112.00	OUTLET STRUCTURE (LEVEL SPREADER)	EACH	3	$ 8,280.00	$ 24,840.00
113.00	CONCRETE SLOPE MITERED END SECTION (SINGLE)	EACH	7	$ 1,840.00	$ 12,880.00
114.00	CONCRETE SLOPE MITERED END SECTION (DOUBLE)	EACH	2	$ 2,990.00	$ 5,980.00
115.00	RIP- RAP, CLASS 2, 24" THICK W/ FILTER FABRIC	TON	365	$ 104.25	$ 38,051.25
116.00	SEEDING, FERTILIZING, & MULCHING (ALL DISTURBED AREAS)	ACRE	31.27	$ 3,200.00	$ 100,064.00
117.00	TOPSOIL FROM STOCKPILE (13" OUTSIDE OF LOTS) (4"ON LOTS)	ACRE	31.27	$ 3,450.00	$ 107,881.50
118.00	SOLID SOD, (24" BEHIND CURB)	SY	2041	$ 5.75	$ 11,735.75
119.00	SOLID SOD, (POND BANKS & DITCHES)	SY	5511	$ 5.75	$ 31,688.25
120.00	SOLID SOD, (CENTRAL GREENSPACE)	SY	9575	$ 5.75	$ 55,056.25
	TOTAL FOR GRADING & DRAINAGE				**$ 1,090,938.30**
ROADWAYS					
200.00	GRANULAR SAND SUB-BASE MATERIAL, 24" THICK	SY	15,840	$ 12.60	$ 199,584.00
201.00	LOWER SAND / CLAY BASE MATERIAL, ALDOT 301-A, TYPE A, 4" THICK	SY	14,803	$ 2.15	$ 31,826.45
202.00	UPPER SAND / CLAY BASE MATERIAL, ALDOT 301-A, TYPE A, 4" THICK	SY	11,171	$ 7.75	$ 86,575.25
203.00	PRIME COAT, ALDOT 401-A, TYPE A, 0.25 GAL/SY	SY	11,171	$ 2.10	$ 23,459.10
204.00	BITUMINOUS CONCRETE WEARING SURFACE, ALDOT 424-A, 165 LBS/SY	SY	11,171	$ 14.60	$ 163,096.60
205.00	24" CONCRETE VALLEY GUTTER	LF	9227	$ 21.10	$ 194,689.70
206.00	TYPE 'N' CURB	LF	106	$ 24.60	$ 2,607.60
207.00	6" FLUSH RIBBON CURB	LF	132	$ 23.20	$ 3,062.40

Greenfields Subdivision
Maintenance Bond Estimate
PROJECT NO. 20211019
80 LOTS

FILE NAME: Greenfields Maintenance Bond Estimate.xls
REVISED: 12/15/2025

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	AMOUNT
208.00	THERMOPLASTIC STRIPING	LS	1	$ 604.00	$ 604.00
209.00	CONCRETE SIDEWALK, 5' WIDE (4" THICK)	SY	5500	$ 43.70	$ 240,350.00
210.00	CLUSTER MAILBOX PAD (6" THICK)	SY	47	$ 78.90	$ 3,708.30
211.00	CONCRETE HANDICAP RAMP	EACH	18	$ 1,230.00	$ 22,140.00
212.00	SPEED LIMIT SIGN W/POST	EACH	1	$ 242.50	$ 242.50
213.00	STOP SIGN & STREET NAME SIGN W/ POST	EACH	5	$ 594.00	$ 2,970.00
214.00	WETLAND BUFFER SIGN	EACH	13	$ 309.25	$ 4,020.25
215.00	UTILITY SLEEVES (4" SCH. 40 WITH CAPS)	LF	110	$ 14.10	$ 1,551.00
216.00	WHEEL STOPS	EACH	3	$ 114.75	$ 344.25
217.00	PAINTED STRIPING (PARKING SPOTS)	LS	1	$ 906.00	$ 906.00
	TOTAL FOR ROADWAY				**$ 981,737.40**
WATER					
300.00	8" DUCTILE IRON PIPE	LF	4767	$ 59.50	$ 283,636.50
301.00	8" M. J. GATE VALVE W/ MEGALUGS	EA	10	$ 2,720.00	$ 27,200.00
302.00	8" M.J. 45 DEGREE BEND	EA	4	$ 626.00	$ 2,504.00
303.00	8" M.J. TEE	EA	5	$ 998.00	$ 4,990.00
304.00	8" M.J. PLUG	EA	3	$ 382.50	$ 1,147.50
305.00	WATER SERVICE	EA	80	$ 1,030.00	$ 82,400.00
306.00	IRRIGATION SERVICE	EA	4	$ 1,380.00	$ 5,520.00
307.00	FIRE HYDRANT ASSEMBLY (INCLUDES TEE, VALVE & HYDRANT)	EA	17	$ 7,810.00	$ 132,770.00
308.00	WATER FITTINGS FOR CONFLICTS	EA	12	$ 3,090.00	$ 37,080.00
309.00	8" M.J. 22.5 DEGREE BEND	EA	5	$ 621.00	$ 3,105.00
310.00	CONCRETE THRUST BLOCKS	EA	105	$ 117.75	$ 12,363.75
311.00	8" M.J. 11.25 DEGREE BEND	EA	13	$ 615.00	$ 7,995.00
312.00	COPPERHEAD SYSTEM	LS	1	$ 95,710.00	$ 95,710.00
	TOTAL FOR WATER				**$ 696,421.75**
SEWER					
400.00	8" PVC GRAVITY SEWER MAIN 4' - 6' CUT	LF	1521	$ 45.00	$ 68,445.00
401.00	8" PVC GRAVITY SEWER MAIN 6' - 8' CUT	LF	2096	$ 49.00	$ 102,704.00
402.00	8" PVC GRAVITY SEWER MAIN 8' - 10' CUT	LF	776	$ 55.00	$ 42,680.00
403.00	8" PVC GRAVITY SEWER MAIN 10' - 12' CUT	LF	70	$ 67.60	$ 4,732.00
404.00	PRECAST CONCRETE MANHOLE 4' - 6'	EA	2	$ 5,030.00	$ 10,060.00

Greenfields Subdivision
Maintenance Bond Estimate
PROJECT NO. 20211019
80 LOTS

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	AMOUNT
405.00	PRECAST CONCRETE MANHOLE, 6' - 8'	EA	8	$ 5,370.00	$ 42,960.00
406.00	PRECAST CONCRETE MANHOLE, 8' - 10'	EA	3	$ 6,180.00	$ 18,540.00
407.00	PRECAST CONCRETE MANHOLE, 10' - 12'	EA	7	$ 7,710.00	$ 53,970.00
408.00	GRANULAR SAND BACKFILL (2' WIDE, DEPTH VARIES) (IN ROADWAY)	CYIP	10531	$ 18.95	$ 199,562.45
409.00	CRUSHED AGGREGATE BEDDING MATERIAL (6" THICK) (IN ROADWAY)	TON	600	$ 74.70	$ 44,820.00
410.00	SEWER LATERAL (GRAVITY)	EA	80	$ 1,380.00	$ 110,400.00
411.00	LIFTSTATION	EA	1	$ 341,400.00	$ 341,400.00
412.00	FLOWABLE FILL	CYIP	2	$ 711.00	$ 1,422.00
	TOTAL FOR SEWER				**$ 1,041,695.45**
STREET TREES					
500.00	STREET TREES	LS	170	$ 165.00	$ 28,050.00
	TOTAL FOR STREET TREES				**$ 28,050.00**
OFF-SITE WATER					
600.00	16" STEEL ENCASEMENT PIPE, JACK AND BORE INSTALLATION (FOR 8" CARRIER PIPE)	LF	50	$ 600.00	$ 30,000.00
601.00	8" DUCTILE IRON PIPE	LF	54	$ 60.70	$ 3,277.80
602.00	12" DUCTILE IRON PIPE	LF	2930	$ 104.63	$ 306,565.90
603.00	12"X 8" M.J. TEE	EA	1	$ 1,720.04	$ 1,720.04
604.00	12" M.J. TEE	EA	1	$ 1,720.04	$ 1,720.04
605.00	8" M. J. GATE VALVE W/ MEGALUGS	EA	1	$ 5,170.00	$ 5,170.00
606.00	12" M.J. GATE VALVE W/ MEGAGLUGS	EA	4	$ 6,500.00	$ 26,000.00
607.00	12" M.J. 45 DEGREE BEND	EA	2	$ 850.00	$ 1,700.00
608.00	2" WATER SERVICE (LIFT STATION)	EA	1	$ 6,880.00	$ 6,880.00
609.00	REPAIR EXISTING ASPHALT DRIVEWAY	SY	65	$ 82.20	$ 5,343.00
610.00	FIRE HYDRANT ASSEMBLY (INCLUDES TEE, VALVE & HYDRANT)	EA	7	$ 7,810.00	$ 54,670.00
611.00	CONNECTION TO EXISTING WATER MAIN	EA	1	$ 2,960.00	$ 2,960.00
612.00	12" CAP	EA	1	$ 850.00	$ 850.00
	TOTAL FOR OFF-SITE WATER				**$ 446,856.78**
OFF-SITE SEWER					
700.00	6" PVC SEWER FORCE MAIN	LF	3001	$ 29.50	$ 88,529.50
701.00	6" X 6" M.J. TAPPING SLEEVE	EA	1	$ 5,390.00	$ 5,390.00

Greenfields Subdivision
Maintenance Bond Estimate
PROJECT NO. 20211019
80 LOTS

FILE NAME: Greenfields Maintenance Bond Estimate.xls
REVISED: 12/15/2025

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	AMOUNT
702.00	6" 45 DEGREE M.J. BEND	EA	5	$ 860.00	$ 4,300.00
703.00	TIE TO EXISTING SEWER FORCE MAIN	EA	1	$ 3,300.00	$ 3,300.00
704.00	12" STEEL ENCASEMENT PIPE, JACK AND BORE INSTALLATION (FOR 6" FORCE MAIN)	LF	50	$ 487.00	$ 24,350.00
	TOTAL FOR OFF-SITE SEWER				**$ 125,869.50**
	GRAND TOTAL				**$ 4,411,569.18**
	MAINTENANCE BOND AMOUNT (2 YEARS @ 30%)				**$ 1,323,470.75**



MAINTENANCE BOND

USE BLACK INK ONLY

SURETY'S BOND NUMBER

0272509

The **PRINCIPAL** *(Name and address of Subdivider as appear in the Construction Contract)*

Lennar Homes of Alabama, LLC
25 W Cedar St Ste 101
Pensacola, FL 36502

The **SURETY** *(Name and Principal Place of Business)*

Berkley Insurance Company
475 STEAMBOAT ROAD
GREENWICH, CT 06830

The **CITY** City of Fairhope, Alabama
Attn: Planning and Zoning Director
555 South Section Street
Fairhope, Alabama 36532

The **PENAL SUM** of this Bond: One Million three hundred and twenty three thousand four hundred and seventy and Seventy-Five/100 Dollars ($1,323,470.75).

Name and date of the **CONTRACT**: Maintenance and Guaranty Agreement dated ___ day of _____, 202__.

The **PROJECT:** Greenfields Subdivision

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1. **WE, THE PRINCIPAL (hereinafter "Subdivider") AND THE SURETY,** jointly and severally, hereby bind ourselves, our heirs, executors, administrators, successors, and assigns to the City in the Penal Sum stated above for the performance of the Contract, which is incorporated herein by reference. If the Subdivider performs the Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

2. Whenever the Subdivider fails to perform any term or condition or other obligation of the Contract, the City, acting through any agent of the City, shall have the right to give the Subdivider and the Surety, at their addresses stated above, a written Notice to Default.

3. The Surety's obligation under this Bond becomes effective after the Surety's receipt of a Notice of Default. Upon the Surety's receipt of a Notice of Default, the Surety shall, at its expense:

(a) Immediately take charge of the work required of the Subdivider by the Contract (the "Work") and be responsible for the safety, security, and protection of the Work, including materials and equipment stored on and off the Project site, and

(b) Within fourteen (14) days after the Surety's receipt of the Notice of Default, proceed, or provide the City with written verification that satisfactory positive action is in process to facilitate proceeding promptly, to complete the Work in accordance with the Contract, either with the Surety's resources or through a contract between the Surety and a qualified contractor to whom the City has no reasonable objection.

4. The Surety shall neither require, nor be entitled to, any agreements or conditions other than those of this Bond and the Contract. In taking charge of and completing the Work, the Surety shall assume all rights and obligations of the Subdivider under the Contract. The presence or possibility of a claim by the Surety against the Subdivider shall not be just cause for the Surety to fail or refuse to promptly take charge of and complete the Work.

5. Nothing contained in this Bond shall be construed to mean that the Surety shall be liable to the City for an amount exceeding the Penal Sum of this Bond, except in the event that the Surety should be in default under the Bond by failing or refusing to take charge of and complete the Work pursuant to Paragraph 3. If the Surety should fail or refuse to take charge of and complete the Work, the City shall have the authority to take charge of and complete the Work, or have it completed, and the following costs to the City shall be recoverable under this Bond:

(a) the cost of completing the Subdivider's responsibilities under the Contract, including correction of any defective work thereunder;

(b) additional design, engineering, managerial, and administrative services, and reasonable attorneys' fees incident to completing the Work;

(c) interest on, and the cost of obtaining, funds to necessary to cover the costs of completing the Work; and

(d) additional design, engineering, managerial, and administrative services, and reasonable attorneys' fees incident to ascertaining and collecting the City's losses under the Bond.

6. This Bond and the rights and duties of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Alabama without regard to its conflicts of law principles.

[Remainder of Page Intentionally Left Blank]

SIGNED AND SEALED this 20th day of January, 2026.

ATTEST:

SUBDIVIDER as PRINCIPAL:

LENNAR HOMES OF ALABAMA, LLC,

a Delaware limited liability company

By

Name and Title

Countersigned by
Alabama Resident Agent for Surety:

By N/A

Name

Address

SURETY:

Berkley Insurance Company

By

Marie Claire Trinidad, Attorney-In-Fact

Name and Title

No. BI-10131h-el

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: ***Kathy R. Mair; Mechelle Larkin; My Hua; or Marie Claire Trinidad of Marsh USA LLC of Irvine, CA*** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.$50,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Attest:
By _____
Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company
By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

_____
Notary Public, State of Connecticut

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 04-30-2029

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Given under my hand and seal of the Company, this 20th day of January, 2026.

_____
Vincent P. Forte

OPERATIONS & MAINTENANCE PLAN

For:

Greenfields Subdivision

Prepared By:

S.E. Civil
Engineering
& Surveying

Project # 20211019

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 the Fairhope Subdivision Regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH

Project Engineer

March 19, 2026

Name of Project to which this Certificate Applies: Greenfields Subdivision.
Plans which are certified consist of Page Cover thru XS19.

This Instrument Prepared By:

S.E. Civil, LLC

9969 Windmill Road

Fairhope, AL 36532

City of Fairhope, Alabama

Storm Water Facility Maintenance Agreement

THIS STORM WATER FACILITY MAINTENANCE AGREEMENT (this "Agreement") is made, executed and entered into this _____ day of _____, 2026, by Millrose Properties Alabama, LLC (hereinafter called "Landowner"), to and for the benefit of the City of Fairhope, Alabama, a municipal corporation organized under the laws of the State of Alabama (hereinafter called the "City").

Recitals:

WHEREAS, Landowner is the owner of that certain real property located in Baldwin County, Alabama and more particularly described on Exhibit "A" attached hereto and by reference made a part hereof (the "Property");

WHEREAS, Landowner is in the process and constructing and developing residential units on the Property to be known as Greenfields Subdivision (the "Subdivision");

WHEREAS, Landowner has applied with the City for preliminary plat approval for the plat of the Subdivision, a copy of which is attached hereto as Exhibit "B" (the "Plat");

WHEREAS, as a condition to the preliminary approval of the Plat, the City requires the construction and improvement of certain storm water management facilities as shown and referenced on the Plat and/or otherwise approved by the City in writing (the "Facilities");

WHEREAS, as a further condition to the approval of the Plat, the City requires that the Facilities be constructed and adequately maintained by Landowner, its grantees, successors and assigns, including any association formed by Landowner for purposes of managing and maintaining any common areas of the Subdivision (the "Association");

Agreement:

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Landowner and the City, intending to be legally bound, hereby covenant and agree as follows:

1. Landowner or its grantees shall construct and improve the Facilities strictly in accordance with the plans and specifications therefor (a) set forth on the Plat and/or (b) otherwise approved by the City in writing. Landowner acknowledges and agrees that the completion of construction of the Facilities is a condition to the City's final approval of the Plat; provided, however, that in the event the City allows Landowner to provide a bond or other guarantee of

completion of the Facilities, the Facilities shall be completed at least thirty (30) days prior to the expiration of said bond or other guarantee.

2. Landowner or its grantees shall maintain the Facilities in such condition that the Facilities properly operate, function and perform (as designed by a professional engineer) for their intended purpose(s), which maintenance shall include, at a minimum, all maintenance required by all laws and ordinances of the City, the maintenance plan attached hereto as Exhibit "C", all items set forth on the Maintenance Checklist (hereinafter defined), and such other maintenance as is customary in Baldwin County, Alabama with respect to substantially similar stormwater management facilities. As used herein, the term "Facilities" shall include, without limitation, all pipes, channels or other conveyances built to convey storm water to the Facilities, as well as all storm water structures, improvements, and vegetation provided to control the quantity and quality of storm water that discharges from the Property. In connection with Landowner's maintenance of the Facilities, Landowner or its grantees shall follow and comply with the Storm Water Structural Control Maintenance Checklists attached hereto as Exhibit "D" and incorporated herein by reference ("Maintenance Checklist").

3. Landowner or its grantees shall inspect the Facilities and submit an inspection report every five years. Said inspections shall be conducted at the sole expense of Landowner by a professional engineer registered in the State of Alabama and reasonably acceptable to the City and which inspection report shall be certified by said engineer to the City, which form of certification shall be reasonably acceptable to the City. The first inspection report is due by December 31st of the fifth year after completion of construction of the Facilities and subsequent inspection reports are due by December 31st of every successive fifth year thereafter. Each inspection report shall detail the then-current state of

effectiveness of the Facilities and shall note any deficiencies in the Facilities and/or any portion or component thereof. The purpose of the inspection reports is to assure safe and proper operation and functioning of the Facilities.

4. Landowner hereby grants an irrevocable license to the City and its authorized agents and employees to enter upon the Property and to inspect the Facilities whenever the City deems necessary. The City shall provide Landowner copies of any inspection findings of the City. In the event the City finds any deficiencies in the Facilities, whether as a result of the inspection reports required under Paragraph 3 hereof or as a result of a City inspection conducted in accordance with this Paragraph, the City shall have the right, but not the obligation, to issue a written notice to Landowner of any such deficiencies. In the event the City issues any such deficiency notice, Landowner shall cure any such deficiencies within the time set forth for such deficiencies required by applicable law (whether federal, state, local or otherwise) and in any event within thirty (30) days of its receipt of such notice.

5. In the event Landowner or its grantees fail to maintain the Facilities in good working condition acceptable to the City and in accordance with the terms and conditions hereof, the City shall have the right, but not the obligation, to enter upon the Property and take whatever steps are necessary to correct and bring the Facilities into good working condition and to charge the costs of such repairs to Landowner; provided, however, that in no event shall the foregoing be construed as to allow the City to erect any structure of permanent nature on the Property outside of the easement or other areas for the Facilities as shown on the Plat. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

6. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, Landowner or its grantees shall reimburse the City for all such costs and expenses within thirty (30) days of Landowner's or its grantees receipt of the City's written demand therefor. Any sums not reimbursed to the City within said thirty (30) day period shall accrue interest at the rate of twelve percent (12%) per annum.

7. In the event of the employment of an attorney for the collection of any amount due hereunder or for the institution of any valid suit for the enforcement of any of the terms and conditions hereof, or on account of or for any other reason in connection herewith, Landowner or its grantees covenant and agree to pay and reimburse the City for its reasonable attorney's fees incurred in connection therewith.

8. This Agreement imposes no liability of any kind whatsoever on the City and Landowner or its grantees covenant and agree to defend, indemnify and hold the City harmless from and against any and all liability, loss, cost, damage and expense (including reasonable attorney's fees) in the event the Facilities fail to operate properly, whether as a result of improper design, maintenance or otherwise.

9. This Agreement shall be recorded in the records of the Probate Court of Baldwin County, Alabama and shall constitute a covenant running with the land, and shall be binding on Landowner and its grantees, successors and assigns with regard to any interest in the Property, including, without limitation, the Association. It is expressly contemplated hereby that Landowner may convey the Facilities to the Association in which event the Association shall be obligated to perform all duties and obligations of "Landowner" hereunder.

10. Landowner represents and warrants to the City that Landowner is the sole and absolute owner of the Property and is properly authorized to enter into this Agreement.

11. This Agreement shall be construed in accordance with the laws of the State of Alabama.

12. This Agreement may be executed in multiple counterparts by original or facsimile signatures, and each such counterpart shall be considered an original, but all of which together shall constitute one and the same agreement.

13. In the event of a default by Landowner hereunder, the City shall be entitled to all rights and remedies provided under applicable state law, including the right of specific performance.

14. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective grantees, successors, and assigns.

15. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

16. Each notice, request, and communication required under this Agreement shall be in writing. It will be deemed to have been received: (i) on personal delivery; (ii) on the second business day after its deposit for overnight delivery with a recognized overnight delivery service; (iii) if by facsimile, on receipt of electronic confirmation of its receipt (but only if the facsimile is followed

by delivery by United States mail); or (iv) if mailed, on actual receipt (but only if sent by registered or certified mail, with return receipt requested, addressed to the other party's address below):

If to the City: City of Fairhope, Alabama
Attn: Planning Director
555 South Section Street
Fairhope, Alabama 36532

If to Landowner: Millrose Properties Alabama, LLC
Attn: Rob Donnelly
801 W Romana Street
Pensacola, FL 32502

Any party hereto may change its address for notice hereunder by giving notice to the other party in accordance with the foregoing. Any such change in address shall be effective ten (10) days following receipt of such notice by the receiving party.

17. Time is of the essence with respect to each obligation of the parties hereto under this Agreement.

18. The foregoing constitutes the entire agreement between the parties with respect to the subject matter hereof and may not be modified or amended except in a writing signed by all of the parties hereto. To the extent that this Agreement differs in any manner whatsoever from prior written or oral agreements regarding the subject matter hereof, or from any documents which are attached hereto, the terms and conditions of this Agreement shall control.

IN WITNESS WHEREOF, Landowner have caused this Agreement to be executed by and through its duly authorized representatives effective as of the date first set forth above.

Millrose Properties Alabama, LLC, an Alabama limited liability company

By: Lennar Homes, LLC, a Florida limited liability company, its Attorney-in-Fact under that certain Power of Attorney, dated effective February 20, 2025

By: _____

Name: Rob Donnelly

As Its: Vice President

STATE OF _____:
COUNTY OF _____:

I, the undersigned Notary Public in and for said County in said State, hereby certify that Rob Donnelly whose name as Vice President of Lennar Homes, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such managing member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said managing member.

Given under my hand and official notarial seal this ____ day of _____, 2026.

{SEAL} _____

NOTARY PUBLIC

My Commission Expires: _____

Exhibit List:

Exhibit A – Description of the Property

Exhibit B – Copy of the Plat

Exhibit C – Copy of Maintenance Plan

Exhibit D – Maintenance Checklist

Exhibit A – Description of the Property

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 106 OF GREYTHORNE ESTATES AS SHOWN BY MAP OR PLAT THEREOF OF RECORDED AT SLIDES 2330-A, 2330-B, 2330-C, AND 2330-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89°52'01" WEST, A DISTANCE OF 1274.01 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00°13'29" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 13, A DISTANCE OF 668.59 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89°52'58" EAST, A DISTANCE OF 1270.72 FEET TO A 1/2" CAPPED REBAR FOUND (ARNOLD); THENCE RUN SOUTH 89°49'06" EAST, A DISTANCE OF 1323.35 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE RUN SOUTH 00°27'17" EAST, A DISTANCE OF 669.71 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) AT THE NORTHEAST CORNER OF THE AFORESAID GREYTHORNE ESTATES; THENCE RUN NORTH 89°47'10" WEST, ALONG SAID GREYTHORNE ESTATES, A DISTANCE OF 1328.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.90 ACRES, MORE OR LESS.

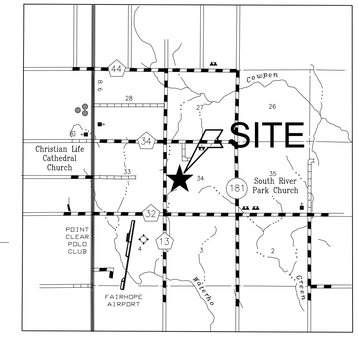
Exhibit B – Copy of Plat

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0865M, COMMUNITY NUMBER 015000, PANEL 0865, SUFFIX "M", DATED APRIL 19, 2019.



SEE SHEETS 2 AND 3 FOR DETAILED GEOMETRY



VICINITY MAP

1 INCH = 1 MILE

ADJACENT PROPERTIES GREYTHORNE ESTATES

1. PN 46-08-34-0-000-017.146 WALTERS, ASHLEIGH W. 17552 ABINGDON LN. FAIRHOPE, AL 36532
2. PN 46-08-34-0-000-017.147 KIDD, RACHEL N. ETAL 17508 ABINGDON LN. FAIRHOPE, AL 36532
3. PN 46-08-34-0-000-017.114 SHARP, TRACY L. 17529 ABINGDON LN. FAIRHOPE, AL 36532
4. PN 46-08-34-0-000-017.115 MAYFIELD, STANLEY 17530 ABINGDON LN. FAIRHOPE, AL 36532
5. PN 46-08-34-0-000-017.116 KREEK, JOSE E. ETAL 17542 ABINGDON LN. FAIRHOPE, AL 36532
6. PN 46-08-34-0-000-017.117 PEEPLES, LYNN 17560 ABINGDON LN. FAIRHOPE, AL 36532
7. PN 46-08-34-0-000-017.118 BROWN, JOHNNY W. ETAL 17527 BANKHEAD BLVD. FAIRHOPE, AL 36532
8. PN 46-08-34-0-000-017.119 ROBERTS, CHARLES M. ETAL 9381 CLAYTON DR. FAIRHOPE, AL 36532
9. PN 46-08-34-0-000-017.120 STUCKEY, JULIAN-DOUGLAS ETAL 9365 CLAYTON DR. FAIRHOPE, AL 36532
10. PN 46-08-34-0-000-017.121 HARPER, JOSEPH B. ETAL 9351 CLAYTON DR. FAIRHOPE, AL 36532
11. PN 46-08-34-0-000-017.122 KOEHLER, CAMERON L. ETAL 9339 CLAYTON DR. FAIRHOPE, AL 36532
12. PN 46-08-34-0-000-017.123 COLLINS, RAYMOND B. ETAL 9321 CLAYTON DR. FAIRHOPE, AL 36532
13. PN 46-08-34-0-000-017.124 PATTERSON, RANDI K. 9360 SUBURBAN DR. FAIRHOPE, AL 36532
14. PN 46-08-34-0-000-017.125 MAIER, KELLEY W. ETUX 9351 CLAYTON DR. FAIRHOPE, AL 36532
15. PN 46-08-34-0-000-017.126 BEASLEY, MICHELLE K. 9293 CLAYTON DR. FAIRHOPE, AL 36532

LEGEND:

- ELECTRIC BOX
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE BOX INGROUND
- SEWER MANHOLE
- WETLAND MARKER
- TEMPORARY BENCH MARK
- CMF = CONCRETE MONUMENT FOUND
- CTIF = CRIMP TOP IRON PIPE FOUND
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- MNF = NAIL AND SHINER FOUND
- MP = METAL PIPE
- PN = PARCEL NUMBER
- RCP = REINFORCED CONCRETE PIPE
- (M) = SURVEY BEARING AND DISTANCE (BAILEY SURVEY (FILE NO.: 33-21)
- (P) = PLAT BEARING AND DISTANCE (GREYTHORNE ESTATES)
- GAS LINE
- SEWER LINE
- WOOD FENCE (FENCES ARE ON LINE)
- WETLAND BUFFER SIGNS
- WETLANDS

N

0 50 100 200

100 SCALE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____DAY OF_____, 2024.

_____
AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT I (WE), AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS GREENFIELDS, A PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2025.

MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025

BY: _____
ROB DONNELLY, ITS VICE PREDIENT

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT ROB DONNELLY, WHOSE NAME AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS PERSONALLY KNOWN TO ME, ACKNOWLEDGED BEFORE ME BY PHYSICAL PRESENCE ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY AS AND FOR THE ACT OF SAID LIMITED LIABILITY COMPANY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF_____, 2025.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY:_____DATE:_____

DEVELOPER:
LENNAR HOMES OF ALABAMA, LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

OWNER:
MILROSE PROPERTIES ALABAMA LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

SITE DATA

CURRENT ZONING: R-2
TOTAL AREA: 39.90 AC
LIN. FT. STREETS: 4700 LF
TOTAL LOTS: 81
DENSITY: 2.0 / AC.
MINIMUM LOT: 10,500 SF
SMALLEST LOT: 2988 SF (LOT 81)
SMALLEST RES. LOT: 11,360 SF
LARGEST SF LOT: 17661 SF (LOT 47)
COMMON AREAS: 12.35 AC (31%)
WETLAND BUFFER SIGNS: 13

REQUIRED SETBACKS:

FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC (Lots 1-10, 49-51)
RIVIERA UTILITIES (Lots 11-48, 52-80)
TELEPHONE SERVICE: AT&T

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE NOTED) AND A 20 FOOT (10 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
4. THERE IS DEDICATED HEREWITH A 7.5 FOOT DRAINAGE EASEMENT (7.5' EACH SIDE) ALONG THE REAR LOT LINES OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
8. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
9. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBITY OF THE GREENFIELDS HOMEOWNER'S ASSOCIATION, INC., AN ALABAMA NON-PROFIT CORPORATION, AND NOT THE CITY OF FAIRHOPE.

GREEN SPACE DENSITY CALCULATION

39.90 TOTAL GROSS ACRES
-9.33 ROW, DETENTION, WETLANDS
30.57 ACRES

80/30.57 = 2.62 UNITS PER ACRE
15% REQ'D (5.98 AC.)

QUALIFYING GREEN SPACE CALCULATION

6.03 UPLAND AREAS
0.85 30% OF PONDS
6.88 TOTAL ACRES (17.24% OF TOTAL SITE)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY:

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, SITUATED IN FAIRHOPE, BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 106 OF GREYTHORNE ESTATES AS SHOWN BY MAP OR PLAT THEREOF OF RECORDED AT SLIDES 2330-A, 2330-B, 2330-C, AND 2330-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89°52'01" WEST, A DISTANCE OF 1274.01 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00°13'29" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 13, A DISTANCE OF 668.59 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89°52'58" EAST, A DISTANCE OF 1270.72 FEET TO A 1/2" CAPPED REBAR FOUND (ARNOLD); THENCE RUN SOUTH 89°49'06" EAST, A DISTANCE OF 1323.35 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE RUN SOUTH 00°27'17" EAST, A DISTANCE OF 669.71 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) AT THE NORTHEAST CORNER OF THE AFORESAID GREYTHORNE ESTATES; THENCE RUN NORTH 89°47'10" WEST, ALONG SAID GREYTHORNE ESTATES, A DISTANCE OF 1328.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.90 ACRES, MORE OR LESS.

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.

_____
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

GREENFIELDS

SHEET 1 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-0566

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20211019
FILE	20211019
SHEET	1 OF 3

FAIRHOPE, AL 36532

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C1	25.00'	S44°48'45"E	39.30'	35.38'
C2	25.00'	S45°09'00"W	39.27'	35.36'
C3	25.00'	S44°51'00"E	39.27'	35.36'
C4	75.00'	S45°09'00"W	117.81'	106.07'
C5	90.00'	N45°09'00"E	141.37'	127.28'
C6	125.00'	S06°21'09"W	27.06'	27.01'
C7	25.00'	S07°06'32"E	17.16'	16.83'
C8	60.00'	S17°15'23"E	19.93'	19.84'
C9	60.00'	S14°52'13"W	47.35'	46.13'
C10	60.00'	S47°04'28"W	20.09'	20.00'
C11	60.00'	S86°52'15"W	63.26'	60.37'
C12	25.00'	N82°35'27"W	17.16'	16.83'
C13	125.00'	S83°56'51"W	27.06'	27.01'
C14	25.00'	S45°09'00"W	39.27'	35.36'
C15	25.00'	N44°51'00"W	39.27'	35.36'
C35	25.00'	N45°09'00"E	39.27'	35.36'
C36	25.00'	S44°51'00"E	39.27'	35.36'
C37	25.00'	N45°11'15"E	39.24'	35.33'
C39	25.00'	S75°28'12"E	12.55'	12.42'

SEE SHEET 3 OF 3

COUNTY ROAD 13 — 100 FT. R.O.W.

5/8" CRF (BAILEY)

N89°52'57"W 1270.72'

50.00' | 199.70' | 162.08' | 107.92' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 92.00' | 25' | 25' | 90.00'

15' DRAINAGE EASEMENT

10' SIDEWALK EASEMENT

HWY. CONST. SETBACK (100' FROM CL R/W)

Riviera Electric Service Area
Baldwin EMC Electric Service Area

S42°55'32"E 200.41'

S42°55'32"E 185.53'

N08°50'17"E 172.00'

N13°37'20"W 114.26'

46 — 15908 SF, 0.37 AC
45 — 12947 SF, 0.30 AC
44 — 11386 SF, 0.26 AC
43 — 11389 SF, 0.26 AC
42 — 11393 SF, 0.26 AC
41 — 11397 SF, 0.26 AC
40 — 11400 SF, 0.26 AC
39 — 11404 SF, 0.26 AC
38 — 12985 SF, 0.30 AC
47 — 17661 SF, 0.41 AC
37 — 12707 SF, 0.29 AC

DAMSEL DR. — N00°09'00"E 167.65' — 50 FT. R/W (PUBLIC)

C10 C11 C12 C13 C14 C15

S89°51'00"E 626.32'

BANKHEAD BLVD. 50 FT. R/W (PUBLIC)

N82°15'37"E 140.69'

111.76' | 29.48'

COMMON AREA 1
109539 SF
2.51 AC

48 — 13154 SF, 0.30 AC
49 — 11200 SF, 0.26 AC
50 — 12466 SF, 0.29 AC

N02°59'09"W 82.29'

N89°51'00"W 140.00'

N89°51'00"W 140.00'

S00°09'00"W 234.90'

S00°13'29"W 668.59' | 450.97'

N89°51'00"W 50.00'

LIFT STATION PARCEL DEDICATED HEREWITH

81 — 12988 SF, 0.07 AC

S00°13'29"W 56.92'

N00°13'29"E 60.00'

C39 37.97' | 163.00' | 115.00' | C2

80 — 13606 SF, 0.31 AC
79 — 11360 SF, 0.26 AC
78 — 11360 SF, 0.26 AC
77 — 11360 SF, 0.26 AC
76 — 11360 SF, 0.26 AC
75 — 11360 SF, 0.26 AC
74 — 11360 SF, 0.26 AC

29.32' | 67.00' | C4 | C5 | C6 | C7 | C8 | C9

15' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

10' | 10' | 10' | 10'

S89°51'00"E 104.32'

51 — 14679 SF, 0.34 AC
52 — 11360 SF, 0.26 AC
53 — 11360 SF, 0.26 AC
54 — 11360 SF, 0.26 AC
55 — 11360 SF, 0.26 AC
56 — 11360 SF, 0.26 AC
57 — 11360 SF, 0.26 AC

117.00' | C3 | 79.32' | 80.00' | 232.00'

COMMON AREA 3
1.51 AC
65,888 SF

284.00' | 142.00'

N00°09'00"E

N89°51'00"W 390.38'

N89°51'00"W 726.32'

GREEN FIELDS DRIVE 50 FT. R/W (PUBLIC)

50.0' | 50.0'

C37 | 17.42' | 117.61'

COMMON AREA 2
5922 SF
0.14 AC

1 — 11404 SF, 0.26 AC
2 — 11403 SF, 0.26 AC
3 — 11401 SF, 0.26 AC
4 — 11399 SF, 0.26 AC
5 — 11397 SF, 0.26 AC
6 — 11395 SF, 0.26 AC
7 — 11393 SF, 0.26 AC
8 — 11391 SF, 0.26 AC
9 — 11389 SF, 0.26 AC
10 — 11387 SF, 0.26 AC
11 — 11385 SF, 0.26 AC
12 — 11384 SF, 0.26 AC
13 — 12670 SF, 0.29 AC
14 — 12666 SF, 0.29 AC

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

142.57' | 142.54' | 142.52' | 142.50' | 142.47' | 142.45' | 142.43' | 142.40' | 142.38' | 142.35' | 142.33' | 142.31' | 142.28' | 117.26'

CALYPSO DR. — S00°09'00"W 167.24' — 50 FT. R/W (PUBLIC)

C35 | 117.24'

10' SIDEWALK EASEMENT

DIRT DRIVE

42.57' | 80.00' | 65.00' | 90.00' | 25' | 25' | 90.00'

5/8" CRF (BAILEY)

N89°52'01"W 1274.01'
(M) N89°51'49"W 1274.32'

N89°52'01"W

PN 46-08-34-0-000-014.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

PN 46-08-34-0-000-013.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

PN 46-08-34-0-000-012.000
STREET, HAROLD J. ETAL
8980 CO RD 32
FAIRHOPE, AL 36532

N

0 25 50 100
50 SCALE

GREENFIELDS
SHEET 2 OF 3

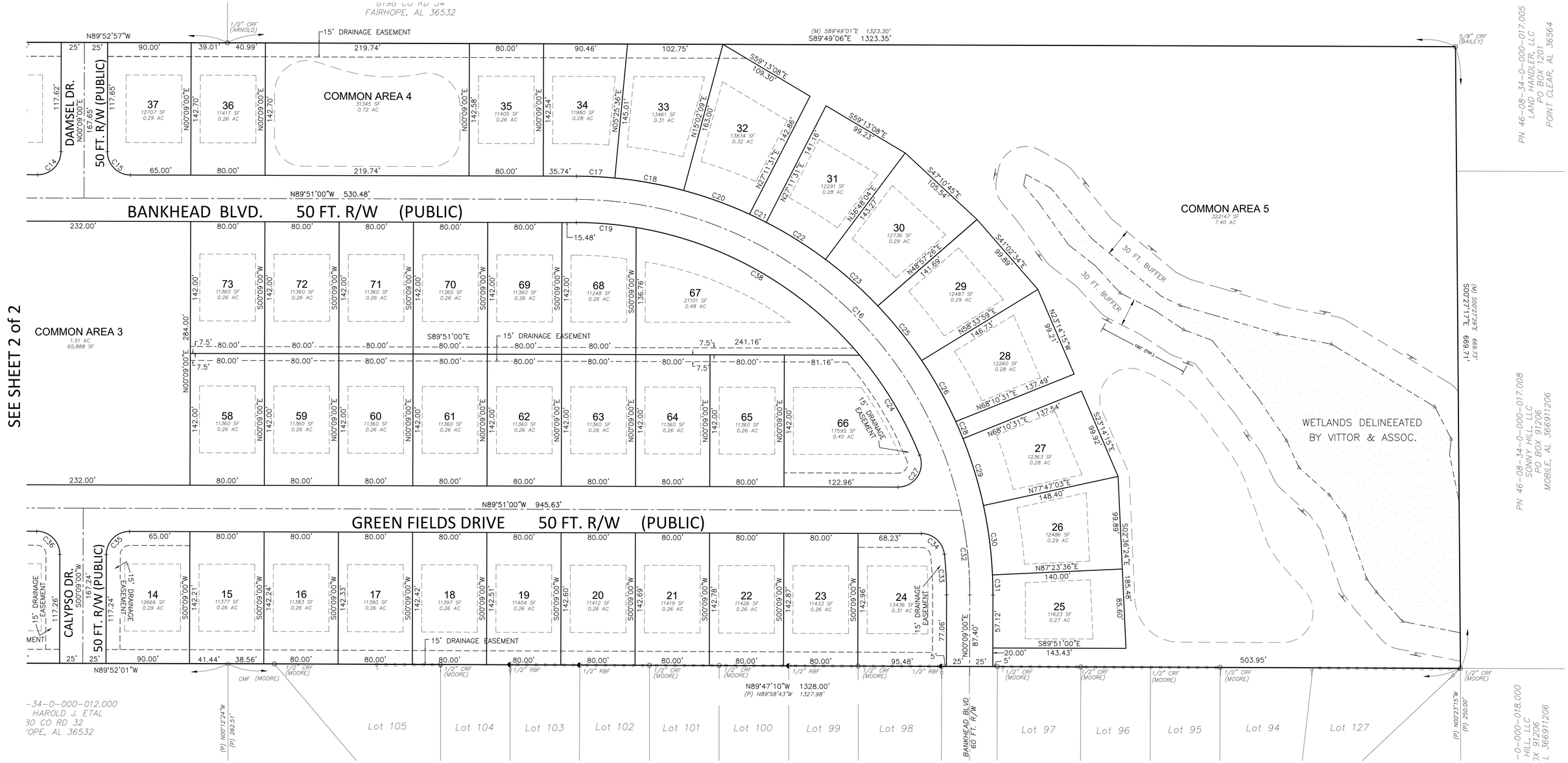
PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	2 OF 3

SEE SHEET 2 of 2



PN 46-08-34-0-000-017.005
LAND HANDLER, LLC
PO BOX 1201
POINT CLEAR, AL 36564

PN 46-08-34-0-000-017.008
SONNY HILL, LLC
PO BOX 91206
MOBILE, AL 366911206

-34-0-000-012.000
HAROLD J. ETAL
30 CO RD 32
'OPE, AL 36532

-0-000-018.000
HILL, LLC
)X 91206
L 366911206

CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C15	25.00'	N44°51'00"W	39.27'	35.36'
C16	425.00'	N44°51'00"W	667.59'	601.04'
C17	450.00'	S87°12'42"E	41.44'	41.43'
C18	450.00'	S79°46'08"E	75.47'	75.38'
C19	400.00'	S85°12'32"E	64.80'	64.73'
C20	450.00'	N70°09'35"W	75.47'	75.38'
C21	450.00'	S64°04'54"E	20.01'	20.00'
C22	450.00'	N58°00'13"W	75.47'	75.38'
C23	450.00'	N48°23'40"W	75.47'	75.38'
C24	400.00'	S30°58'33"E	126.22'	125.70'
C25	450.00'	S38°46'51"E	75.54'	75.45'
C26	450.00'	N29°10'19"W	75.40'	75.31'
C27	25.00'	N34°06'25"E	48.91'	41.47'
C28	450.00'	N23°05'54"W	20.01'	20.00'
C29	450.00'	N17°01'13"W	75.47'	75.38'
C30	450.00'	S07°24'41"E	75.47'	75.38'
C31	450.00'	N01°13'42"W	21.65'	21.65'
C32	425.01'	S06°01'54"E	91.71'	91.53'
C33	400.00'	N02°59'18"W	43.82'	43.80'
C34	25.00'	S47°59'18"E	36.53'	33.37'
C38	400.00'	S60°17'30"E	283.11'	277.24'

N
0 25 50 100
50 SCALE

GREENFIELDS
SHEET 3 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

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

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	3 OF 3

Exhibit C – Copy of Maintenance Plan

MAINTENANCE PLAN

The ponds and greenspace areas will be privately owned and maintained by the property owner. Vegetated swales are within CR-13 right-of-way and are ultimately the responsibility of the Baldwin County. It is the responsibility of property owner to inspect and repair the pond per the following schedule:

- Once Construction is complete and vegetation is established, an inspection shall be done every five years by a Professional Engineer or after a major storm event. The Professional Engineer shall inspect the pond and structures per the schedule below (monthly and annually designations).
- The property owner shall inspect the pond monthly and after moderate and major storm events (>0.75 Inches). The property owner shall inspect the pond and structures per the schedule below (monthly designations).
- During construction the ponds should be inspected monthly and after every rainfall event greater than 0.75 inches. All deficiencies should be addressed immediately.

Retention/Detention Pond Maintenance Schedule:
Re-planting (when sod dies) – If sod dies, re-sod bare areas to prevent erosion of the banks.

Weeding (twice a year) – Weeding should decrease over time as vegetation establishes.

Inspect sod (monthly until establishment, then twice a year) – Inspect for diseased or insect infested vegetation.

Fertilization (at planting) – Most BRC's are used in nutrient sensitive watersheds. Fertilization beyond plant establishment will increase nutrients leaving the BRC.

Sediment Removal (as needed) – If sediment clogs the media, the top few inches may need to be removed and replaced. Sediment should be tested for heavy metals and contaminants prior to removal. If heavy metals or contaminants are present, the sediment should be disposed of at an ADEM approved facility.

Trash Removal (as needed) – In high traffic areas, frequent trash removal will be necessary.

Outfall Inspection (as needed) – Ensure no obstacle, brush, grass trimmings, etc. are clogging the pond outfall. Pond outfalls should be flowing freely.

Vegetated Swale Maintenance Schedule:
Erosion Inspection (during and after major storm events for first 2 years, annually thereafter) – Ruts, holes, or gullies should be repaired with soil and vegetation cover.

Inspection (after 0.5" or greater rainfall event) – Visually inspect all components including any stone, vegetation, and evidence of erosion or ponding.

Trash Removal (at least annually) – Trash removal frequency is dependent on location of the swale.

Sediment Removal from the Channel (when it reaches 2") – Sediment should be removed from the channel when it reaches a depth of 2" or when vegetation is covered.

Mowing of Turfgrass (every other week in growing season) – Mowing should be done more often during the growing season; dense, low growing vegetation is best to maintain diffuse flow.

Mowing of Native Grasses (annually) – Most native grasses should be mowed before new growth appears in spring.

Herbaceous and Woody Vegetation Pruning (annually) – Leaves dropped from the deciduous shrubs and herbaceous plants should be collected to decrease clogging of mulch or any damming that might occur in the channel. Woody shrubs should be pruned based on the May Rule.

Removal of Invasive Plants (twice a year) – Infiltration swales and vegetated swales will require mulch removal and replacement. Replenish bare areas as they occur.

Plant Replacement (when dead plants are noted) – Sod or other plants should be replaced when they are choked out by sediment. Replant as needed to maintain dense cover.

Grass Buffer:
Erosion Inspection (during and after major storm events for first 2 years, annually thereafter) – Ruts, holes, or gullies should be repaired with soil and vegetation cover.

Mowing of Turfgrass (every other week in growing season) – Mowing should be done more often during the growing season; dense, low growing vegetation is best to maintain diffuse flow.

Mulch Trail:
Trail Inspection (Quarterly) – Identify any areas of wash-out due to water run-off. Surveying the trails during the wet months will help determine drainage patterns and identify problematic areas. If an area is determined to have washed out, the following steps shall be taken:

a. Determine the approximate line of water flow over the mulch trail and scrape away the mulch.
b. Dig out soil 2" deep along the area of wash out.
c. Install 2" depth of gravel.
d. Re-install mulch on top of the gravel and compact.

Weed Management on trail surface (Quarterly) – Hand pull any problematic weeds during inspection. If necessary, a post-emergent herbicide may be used.

Mowing (Quarterly) – 4 foot minimum wide on each side of trail where applicable.

Pruning (Annually) – Prune woody vegetation 4 feet back from sides of trail, 12 feet vertical clearance, remove vines.

Removal of Trees/Limbs (Annually) – Evaluation/Removal of unhealthy or dead trees and limbs.

Trail Surface Material (Annually) – Replace degraded/absent surface material annually or as identified during routine trail inspections.

Mulch Adhesive Agent (As Needed) – Apply a mulch adhesive as needed to bond mulch together and prevent “floating” away. Apply adhesive material per the manufacturer's instructions.

Wetlands and Wetland Buffers:

Erosion Inspection (annually thereafter) – Ruts, holes, or gullies should be repaired with soil and vegetation cover.

Trash Removal (as needed) – In high traffic areas like the wetlands around the mulch trail, frequent trash removal will be necessary.

Mowing of Native Grasses, Buffers Only (annually) – Most native grasses should be mowed before new growth appears in spring.

Removal of Trees/Limbs (Annually) – Evaluation/Removal of unhealthy or dead trees and limbs.

Removal of Weeds, Vines and Invasive Plant Species (Annually) – Evaluation/Removal of unhealthy or dead trees and limbs.

Wetland Buffer Signage (Annually) – Inspection wetland buffer signage. The signage should be legible and secured by post into the ground spaces at a minimum of every 100 feet. Replace faded/illegible signage.

*Any work within the wetlands shall be done without disturbing the ground. If invasive trees or dead trees are removed, the stumps should be left in the ground. Heavy equipment that may rut the surface should be avoided. Utilize mats if needed to access remote areas.

SEE THE ATTACHED STORMWATER POND INSPECTIONS & MAINTENANCE CHECKLIST.

Exhibit D – Maintenance Checklist

Stormwater Pond Inspections and Maintenance Checklist

Site Name: _____ Owner change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Stormwater Pond Type: Wet Pond ☐ Wet ED Pond ☐ Micropool Pond ☐

Multiple Pond System ☐ Dry Pond ☐

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	**Inspection Frequency**	**Inspected? (Yes/No)**	**Maintenance Needed? (Yes/No)**	**Comments/Description**
Embankment and Emergency Spillway				
Vegetation healthy?	*A/S*			
Erosion on embankment?	*A/S*			
Animal burrows in embankment?	*A/S*			
Cracking, sliding, bulging of dam?	*A/S*			
Drains blocked or not functioning?	*A/S*			
Leaks or seeps on embankment?	*A/S*			
Slope protection failure functional?	*A/S*			
Emergency spillway obstructed?	*A/S*			
Erosion in/around emergency spillway?	*A/S*			
Other (describe)	*A/S*			
Riser and Principal Spillway				(describe type: concrete pipe, slotted weir, channel, etc.)
Low-flow orifice functional?	*A/S*			
Trash rack (Debris removal needed? Corrosion noted?)	*A/S*			
Sediment buildup in riser?	*A*			
Concrete/masonry condition (Cracks or displacement? Spalling?)	*A*			
Metal pipe in good condition?	*A*			
Control valve operation?	*A*			
Pond drain valve operation?	*A*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Outfall channels function, not eroding?	*A*			
Other (describe)	*A*			
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	*M*			
Visible pollution?	*M*			
Shoreline erosion?	*M*			
Erosion at outfalls into pond?	*M*			
Headwalls and endwalls in good condition?	*M*			
Encroachment into pond or easement area by other activities?	*M*			
Evidence of sediment accumulation?	*M*			
Dry Pond Areas? (if applicable)				
Vegetation adequate?	*M*			
Undesirable vegetation or woody plant growth?	*M*			
Excessive sedimentation?	*A*			
Hazards				
Have there been complaints from residents?	*M*			
Public hazards noted?	*M*			

Inspector Comments:

_____

_____

_____

_____

_____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the inspection items above are checked “yes” for “maintenance needed,” list maintenance actions and the completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

Enhanced Swales / Grass Channels / Filter Strips
Inspections and Maintenance Checklist

Site Name: _____ Owner change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Inspector: _____

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	*M*			
Inlets and outlets free of debris?	*M*			
Any dumping of yard wastes into facility?				
Litter (branches) removed?	*M*			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	*M*			
Grass mowed?	*M*			
Plant height not less than design water depth?	*M*			
Fertilized per specifications?	*M*			
Plan composition according to approved plan?	*M*			
Unauthorized or inappropriate plantings?	*A*			
Plants healthy? (no diseased or dying vegetation)	*M*			
Evidence of plants stressed from inadequate watering?	*M*			
Filtration Capacity				
Clogging from oil or grease?	*M*			
Facility dewaters between storms?	*M*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Check dams and energy dissipators/sumps				
Any evidence of sedimentation build up?	*A/S*			
Are sumps greater than 50% full of sediment?	*A/S*			
Any evidence of erosion and down stream toe of drop structures?	*A/S*			
Sediment Deposition				
Swale clean of sediments	*A*			
Sediment not >20% of swale design depth	*A*			
Outlet/Overflow Spillway				
In good condition?	*A*			
Any evidence of erosion?	*A*			
Any evidence of blockages?	*A*			
Has facility been filled or blocked inappropriately?	*A*			

Inspector Comments:

_____

_____

_____

_____

_____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked “yes” for “maintenance needed,” list maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT		REMARKS
TREES									
	LT	18	LIRIODENDRON TULIPIFERA FULL HEAD, SPECIMEN QUALITY	TULIP TREE	CONT. OR B & B	2"	8`-10`		FULL HEAD, SPECIMEN QUALITY
	QP	169	QUERCUS PHELLOS FULL HEAD, SPECIMEN QUALITY	WILLOW OAK	CONT. OR B & B	2"	8`-10`		FULL HEAD, SPECIMEN QUALITY
	QV	35	QUERCUS VIRGINIANA FULL HEAD, SPECIMEN QUALITY	SOUTHERN LIVE OAK	CONT. OR B & B	2"	8`-10`		FULL HEAD, SPECIMEN QUALITY
	TD	19	TAXODIUM DISTICHUM FULL HEAD, SPECIMEN QUALITY	BALD CYPRESS	CONT. OR B & B	2"	8`-10`		FULL HEAD, SPECIMEN QUALITY
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT		SPACING	REMARKS
SHRUBS									
	SB	53	MYRICA CERIFERA	WAX MYRTLE	3 GAL			48" o.c.	
SOD/SEED									
	SOD	181,758 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.

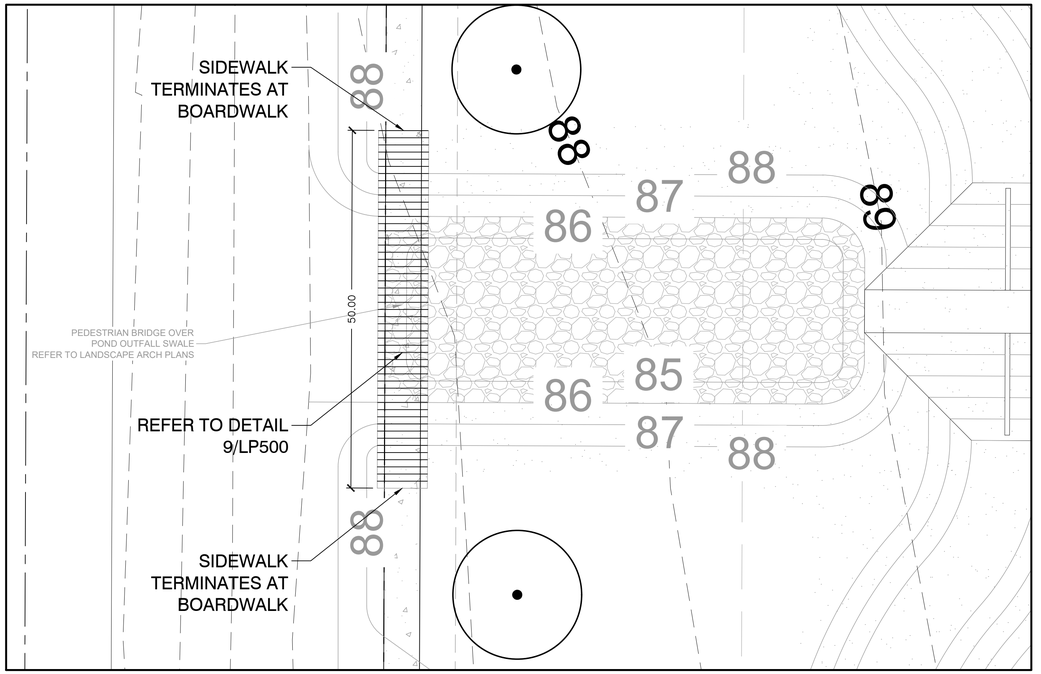
4.) ALL TREES SHALL BE PRUNED SO THAT NOT FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.

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).

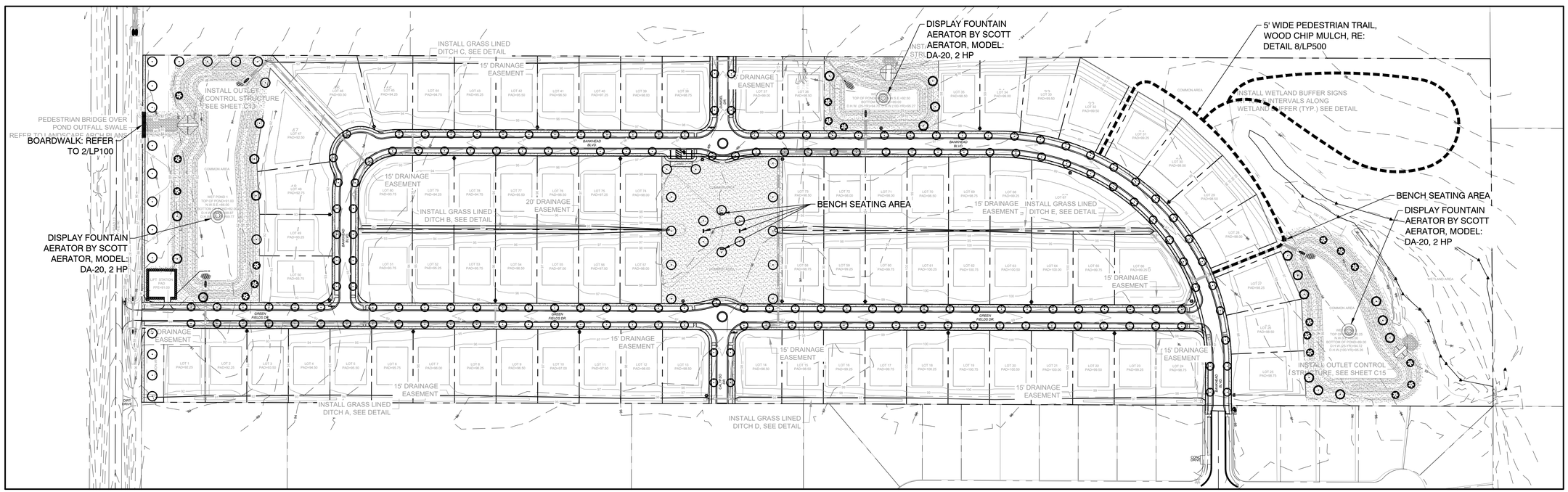
7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBDIVISION ACCEPTANCE AND DURING 2–YEAR MAINTENANCE PERIOD.

DISTURBED AREA NOTES:
ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.



2 BOARDWALK ENLARGEMENT PLAN
Scale: 1"= 10'

0 10' 20' NORTH



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
www.was–design.com

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

A Landscape Development Plan for
Green Fields
Fairhope, Alabama

AS–BUILT PLANS. LANDSCAPE INSTALLATION MAY HAVE MINOR MODIFICATIONS BUT HAS BEEN INSTALLED TO ITS ORIGINAL DESIGN INTENT.

Revisions

No.	Date	Revisions / Submissions
	10.25.21	CITY SUBMITTAL
	11.19.21	CITY SUBMITTAL
	04.25.22	CITY SUBMITTAL
	05.17.22	CITY SUBMITTAL
	10.05.22	REVISED PER SITE
	02.18.26	AS–BUILT
	03.18.26	TRAIL DETAIL EDGE UPDATE

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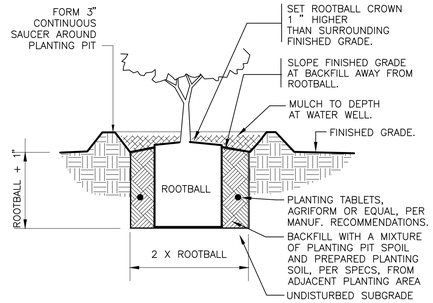
BC
Drawn
VTW
Project Manager
LCW
Principal
212032–004
Project No.
10.25.21
Date

Registration
STATE OF ALABAMA · LESTER CHAD WILLIAMS · NUMBER 518 · REGISTERED LANDSCAPE ARCHITECT

Sheet Title

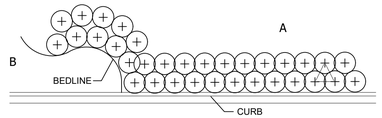
LANDSCAPE MASTER PLAN

Sheet No.
LP100



1 SHRUB PLANTING

1" = 1'-0" DETAIL-FILE

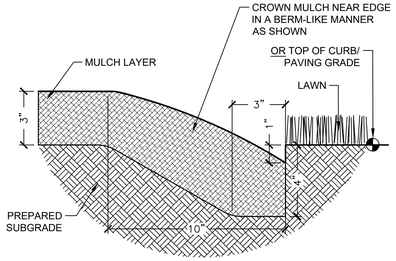


A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

2 TYPICAL PLANT SPACING

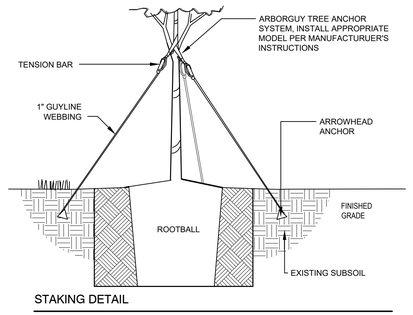
NOT TO SCALE 329399-04



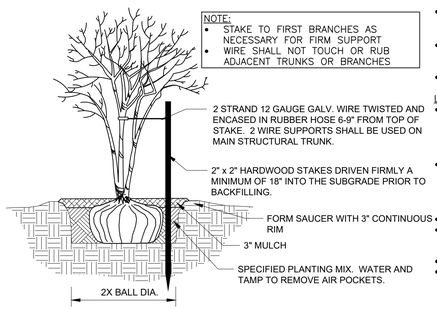
NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

3 TRENCH EDGE

3" = 1'-0" 329413.23-02



STAKING DETAIL



4 MULTI-TRUNK TREE STAKING

1/2" = 1'-0" 329343-01

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR 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

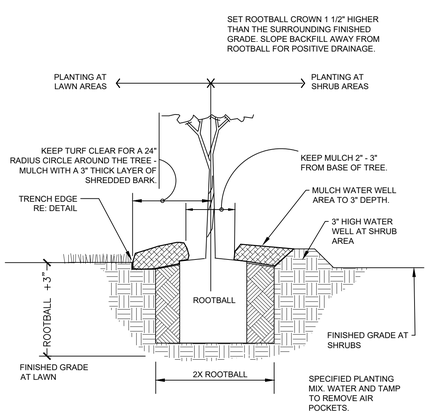
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT 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.

5 GENERAL PLANTING NOTES

1" = 1" 329399-05

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.

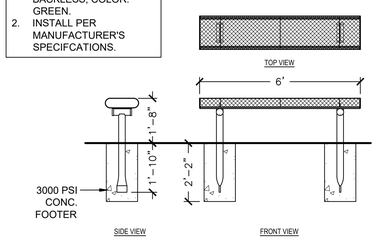


PLANT PIT DETAIL

6 TREE PLANTING - GUY STRAP

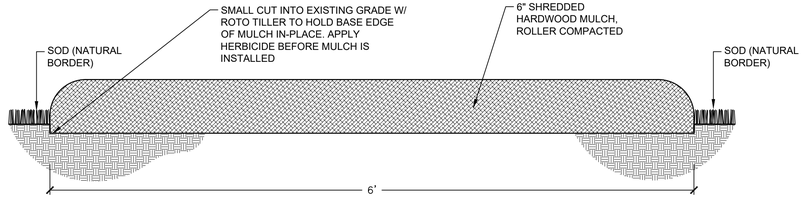
1" = 1'-0" 329343.26-02

NOTE:
1. 6' LONG SUPERSAVER OUTDOOR PLAYERS BENCH BY TREETOP PRODUCTS, STYLE: BACKLESS, COLOR: GREEN.
2. INSTALL PER MANUFACTURER'S SPECIFCATIONS.



7 6' EXPANDED METAL BENCH

3/8" = 1'-0" 129343.13-18



8 MULTI-USE MULCH TRAIL W/ SOD BORDER

1 1/2" = 1'-0" S-TR-23

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
Green Fields
Fairhope, Alabama

AS-BUILT PLANS. LANDSCAPE INSTALLATION MAY HAVE MINOR MODIFICATIONS BUT HAS BEEN INSTALLED TO ITS ORIGINAL DESIGN INTENT.

Revisions

No.	Date	Revisions / Submissions
	10.25.21	CITY SUBMITTAL
	11.19.21	CITY SUBMITTAL
	04.25.22	CITY SUBMITTAL
	05.17.22	CITY SUBMITTAL
	10.05.22	REVISED PER SITE
	02.18.26	AS-BUILT
	03.18.26	TRAIL DETAIL EDGE UPDATE

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BC — Drawn
VTW — Project Manager
LCW — Principal
212032-004 — Project No.
10.25.21 — Date

Registration

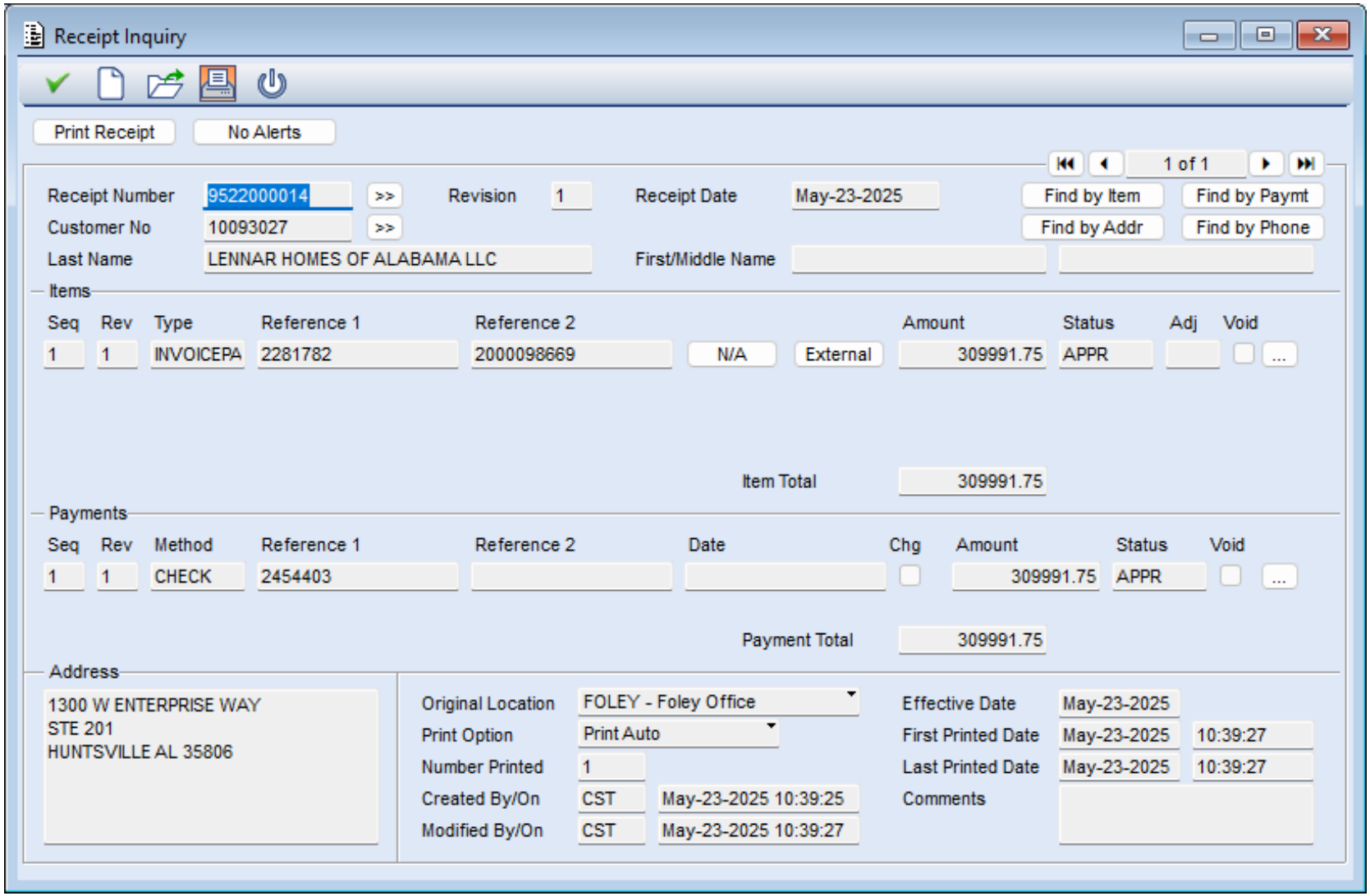


Sheet Title

DETAILS

Sheet No.

LP500


Receipt Inquiry
Print Receipt
No Alerts
1 of 1
Receipt Number 9522000014 >>
Revision 1
Receipt Date May-23-2025
Find by Item
Find by Paymt
Customer No 10093027 >>
Find by Addr
Find by Phone
Last Name LENNAR HOMES OF ALABAMA LLC
First/Middle Name
Items
Seq Rev Type Reference 1 Reference 2 Amount Status Adj Void
1 1 INVOICEPA 2281782 2000098669 N/A External 309991.75 APPR
Item Total 309991.75
Payments
Seq Rev Method Reference 1 Reference 2 Date Chg Amount Status Void
1 1 CHECK 2454403 309991.75 APPR
Payment Total 309991.75
Address
1300 W ENTERPRISE WAY
STE 201
HUNTSVILLE AL 35806
Original Location FOLEY - Foley Office
Effective Date May-23-2025
Print Option Print Auto
First Printed Date May-23-2025 10:39:27
Number Printed 1
Last Printed Date May-23-2025 10:39:27
Created By/On CST May-23-2025 10:39:25
Comments
Modified By/On CST May-23-2025 10:39:27

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: 1/20/26

Property Owner / Leaseholder Information

Name of Property Owner: Millrose Properties Alabama LLC Phone Number: 850-619-2236
Address of Property Owner: 801 W. Romana St Ste A
City: Pensacola State: FL Zip: 32502

Proposed Subdivision Name: Greenfields
No. Acres in Plat: 39.9 No. Lots/Units: 81
Parcel No: 05-46-08-34-0-000-007.003
05-46-08-34-0-000-011.000 Current Zoning: PUD

Authorized Agent Information

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

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

Surveyor/Engineer Information

Name of Firm: 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, PE (agent)
Property Owner/Leaseholder Printed Name

Signature

1/20/26
Date

N/A
Fairhope Single Tax Corp. (If Applicable)

THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

March 19, 2026

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

RE: **SD 26.10**
Greenfields
81-lot Major Subdivision, 39.9± acres
PPIN #: 55265, 41079
Description: Applicant, SE Civil, LLC, on behalf of the Owner, Millrose Properties Alabama LLC, for Final Plat approval of Greenfields, an 81-lot Major Subdivision on property zoned R-2, Medium Density Single-Family Residential District. The property is located on the east side of County Road 13, north of County Road 32.

Dear Fairhope Resident,

State law requires all property owners adjacent to property being considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on April 6, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on April 1, 2026, in order to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

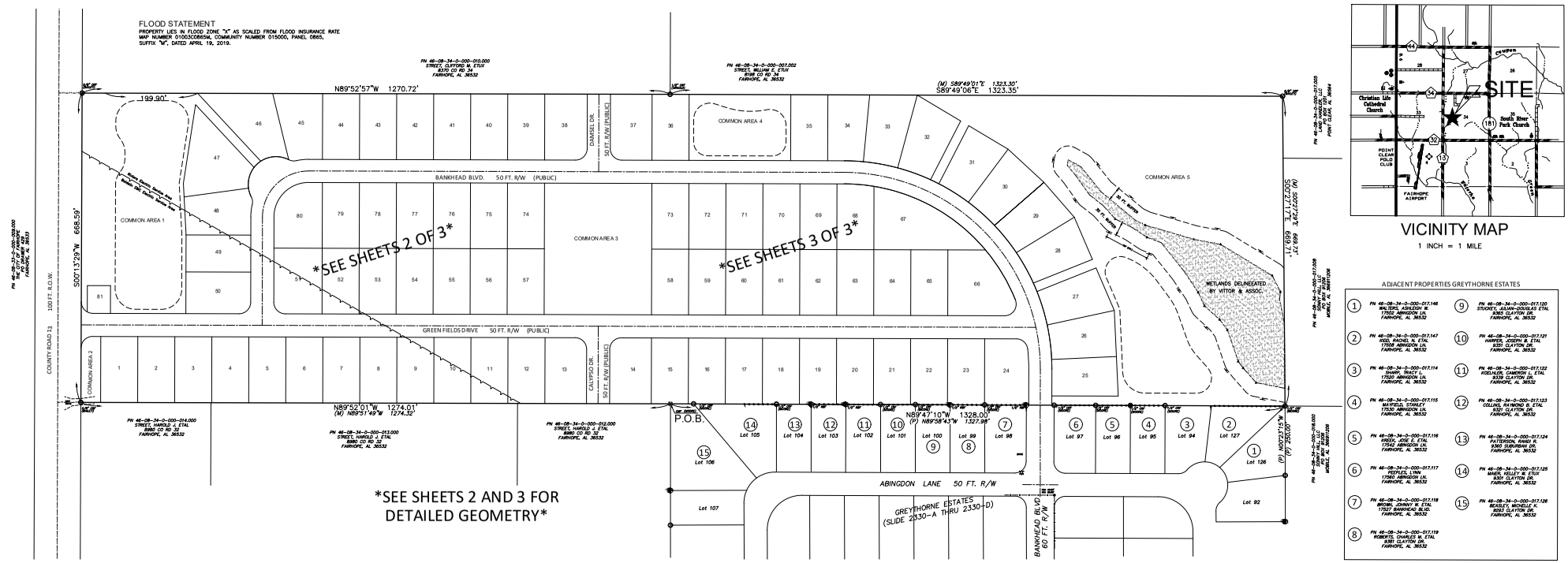
The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

Should you have any questions or concerns, please contact the Planning Department.

Cordially,

Payton Rogers
Planning & Zoning Manager

451 Pecan Ave, PO Box 429, Fairhope, AL 36532
251-928-8003 | www.fairhopeal.gov | planning@fairhopeal.gov



VICINITY MAP
1 INCH = 1 MILE

ADJACENT PROPERTIES GREYTHORNE ESTATES

1. PN 46-08-34-0-000-017.146 WALTERS, ASHLEIGH W. 17503 ABINGDON LN. FAIRHOPE, AL 36532
2. PN 46-08-34-0-000-017.147 KIDD, RACHEL N. ETAL 17505 ABINGDON LN. FAIRHOPE, AL 36532
3. PN 46-08-34-0-000-017.114 SHARP, TRACY L. 17509 ABINGDON LN. FAIRHOPE, AL 36532
4. PN 46-08-34-0-000-017.115 MAYFIELD, STANLEY 17530 ABINGDON LN. FAIRHOPE, AL 36532
5. PN 46-08-34-0-000-017.116 KREEK, JOSE E. ETAL 17542 ABINGDON LN. FAIRHOPE, AL 36532
6. PN 46-08-34-0-000-017.117 REEVES, LYNN 17560 ABINGDON LN. FAIRHOPE, AL 36532
7. PN 46-08-34-0-000-017.118 BROWN, DANNY W. ETAL 7512 BANKHEAD BLVD. FAIRHOPE, AL 36532
8. PN 46-08-34-0-000-017.119 ROBERTS, CHARLES M. ETAL 8381 CLAYTON DR. FAIRHOPE, AL 36532
9. PN 46-08-34-0-000-017.120 STUCKEY, JULIAN-DOUGLAS ETAL 8365 CLAYTON DR. FAIRHOPE, AL 36532
10. PN 46-08-34-0-000-017.121 HARPER, JOSEPH B. ETAL 8351 CLAYTON DR. FAIRHOPE, AL 36532
11. PN 46-08-34-0-000-017.122 KOELMEL, CAMERON D. ETAL 8339 CLAYTON DR. FAIRHOPE, AL 36532
12. PN 46-08-34-0-000-017.123 COLLINS, RAYMOND R. ETAL 8321 CLAYTON DR. FAIRHOPE, AL 36532
13. PN 46-08-34-0-000-017.124 PATTERSON, RANDI N. 8305 SUBURBAN DR. FAIRHOPE, AL 36532
14. PN 46-08-34-0-000-017.125 MAIER, KELLEY N. ETUX 8301 CLAYTON DR. FAIRHOPE, AL 36532
15. PN 46-08-34-0-000-017.126 BEASLEY, MICHELLE K. 8283 CLAYTON DR. FAIRHOPE, AL 36532

LEGEND:

- ED = ELECTRIC BOX
- FH = FIRE HYDRANT
- TP = TELEPHONE PEDESTAL
- TI = TELEPHONE BOX INGROUND
- SMH = SEWER MANHOLE
- WM = WETLAND MARKER
- TBM = TEMPORARY BENCH MARK
- CMF = CONCRETE MONUMENT FOUND
- CTIP = CRIMP TOP IRON PIPE FOUND
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- MNF = NAIL AND SHINER FOUND
- MP = METAL PIPE
- PM = PARCEL NUMBER
- RCP = REINFORCED CONCRETE PIPE
- (M) = SURVEY BEARING AND DISTANCE (BAILEY SURVEY (FILE NO.: 33-21)
- (P) = PLAT BEARING AND DISTANCE (GREYTHORNE ESTATES)
- GAS LINE
- SEWER LINE
- WOOD FENCE (FENCES ARE ON LINE)
- WETLAND BUFFER SIGNS
- WETLANDS

0 50 100 200
100 SCALE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

AUTHORIZED SIGNATURE

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT I (WE), AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS GREENFIELDS, A PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 2025.

MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025

BY: _____
ROB DONNELLY, ITS VICE PREDIENT

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT ROB DONNELLY, WHOSE NAME AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS PERSONALLY KNOWN TO ME, ACKNOWLEDGED BEFORE ME BY PHYSICAL PRESENCE ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS VICE PRESIDENT OF LENNAR HOMES OF ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 20, 2025, FOR MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY AS AND FOR THE ACT OF SAID LIMITED LIABILITY COMPANY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF_____, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY AT&T

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY:_____DATE:_____

DEVELOPER:
LENNAR HOMES OF ALABAMA, LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

OWNER:
MILROSE PROPERTIES ALABAMA LLC
801 W ROMANA ST - SUITE A
PENSACOLA, FLA. 32502

SITE DATA

CURRENT ZONING: R-2
TOTAL AREA: 39.90 AC
LIN. FT. STREETS: 4700 LF
TOTAL LOTS: 81
DENSITY: 2.0 / AC.
MINIMUM LOT: 10,500 SF
SMALLEST LOT: 2988 SF (LOT 81)
SMALLEST RES. LOT: 11,360 SF
LARGEST SF LOT: 17661 SF (LOT 47)
COMMON AREAS: 12.35 AC (31%)
WETLAND BUFFER SIGNS: 13

REQUIRED SETBACKS:
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN EMC (Lots 1-10, 49-51)
RIVIERA UTILITIES (Lots 11-48, 52-80)
TELEPHONE SERVICE: AT&T

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHTS-OF-WAY (UNLESS OTHERWISE NOTED) AND A 20 FOOT (10 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.
4. THERE IS DEDICATED HEREWITH A 7.5 FOOT DRAINAGE EASEMENT (7.5' EACH SIDE) ALONG THE REAR LOT LINES OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15' ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
8. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
9. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE DEDICATED AS PUBLIC ACCESS AND USE EASEMENT. MAINTENANCE OF GREENSPACE AREAS IS THE SOLE RESPONSIBILITY OF THE GREENFIELDS HOMEOWNER'S ASSOCIATION, INC., AN ALABAMA NON-PROFIT CORPORATION, AND NOT THE CITY OF FAIRHOPE.

GREEN SPACE DENSITY CALCULATION

39.90 TOTAL GROSS ACRES
-9.33 ROW, DETENTION, WETLANDS
30.57 ACRES

80/30.57 = 2.62 UNITS PER ACRE
15% REQ'D (5.98 AC.)

QUALIFYING GREEN SPACE CALCULATION

6.03 UPLAND AREAS
0.85 30% OF PONDS
6.88 TOTAL ACRES (17.24% OF TOTAL SITE)

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY:

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, SITUATED IN FAIRHOPE, BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 106 OF GREYTHORNE ESTATES AS SHOWN BY MAP OR PLAT THEREOF OF RECORDED AT SLIDES 2330-A, 2330-B, 2330-C, AND 2330-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89°52'01" WEST, A DISTANCE OF 1274.01 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00°13'29" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD 13, A DISTANCE OF 668.59 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89°52'58" EAST, A DISTANCE OF 1270.72 FEET TO A 1/2" CAPPED REBAR FOUND (ARNOLD); THENCE RUN SOUTH 89°49'06" EAST, A DISTANCE OF 1323.35 FEET TO A 5/8" CAPPED REBAR FOUND (BAILEY); THENCE RUN SOUTH 00°27'17" EAST, A DISTANCE OF 669.71 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) AT THE NORTHEAST CORNER OF THE AFORESAID GREYTHORNE ESTATES; THENCE RUN NORTH 89°47'10" WEST, ALONG SAID GREYTHORNE ESTATES, A DISTANCE OF 1328.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.90 ACRES, MORE OR LESS.

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.

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

GREENFIELDS

SHEET 1 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

S.E. Civil Engineering & Surveying
9960 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-4566

DRAWN	ASC
CHKD	DED
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20211019
FILE	20211019
SHEET	1 OF 3



CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C1	25.00'	S44°48'45"E	39.30'	35.38'
C2	25.00'	S45°09'00"W	39.27'	35.36'
C3	25.00'	S44°51'00"E	39.27'	35.36'
C4	75.00'	S45°09'00"W	117.81'	106.07'
C5	90.00'	N45°09'00"E	141.37'	127.28'
C6	125.00'	S06°21'09"W	27.06'	27.01'
C7	25.00'	S07°06'32"E	17.16'	16.83'
C8	60.00'	S17°15'23"E	19.93'	19.84'
C9	60.00'	S14°52'13"W	47.35'	46.13'
C10	60.00'	S47°04'28"W	20.09'	20.00'
C11	60.00'	S86°52'15"W	63.26'	60.37'
C12	25.00'	N82°35'27"W	17.16'	16.83'
C13	125.00'	S83°56'51"W	27.06'	27.01'
C14	25.00'	S45°09'00"W	39.27'	35.36'
C15	25.00'	N44°51'00"W	39.27'	35.36'
C35	25.00'	N45°09'00"E	39.27'	35.36'
C36	25.00'	S44°51'00"E	39.27'	35.36'
C37	25.00'	N45°11'15"E	39.24'	35.33'
C39	25.00'	S75°28'12"E	12.55'	12.42'

SEE SHEET 3 OF 3

0 25 50 100
50 SCALE

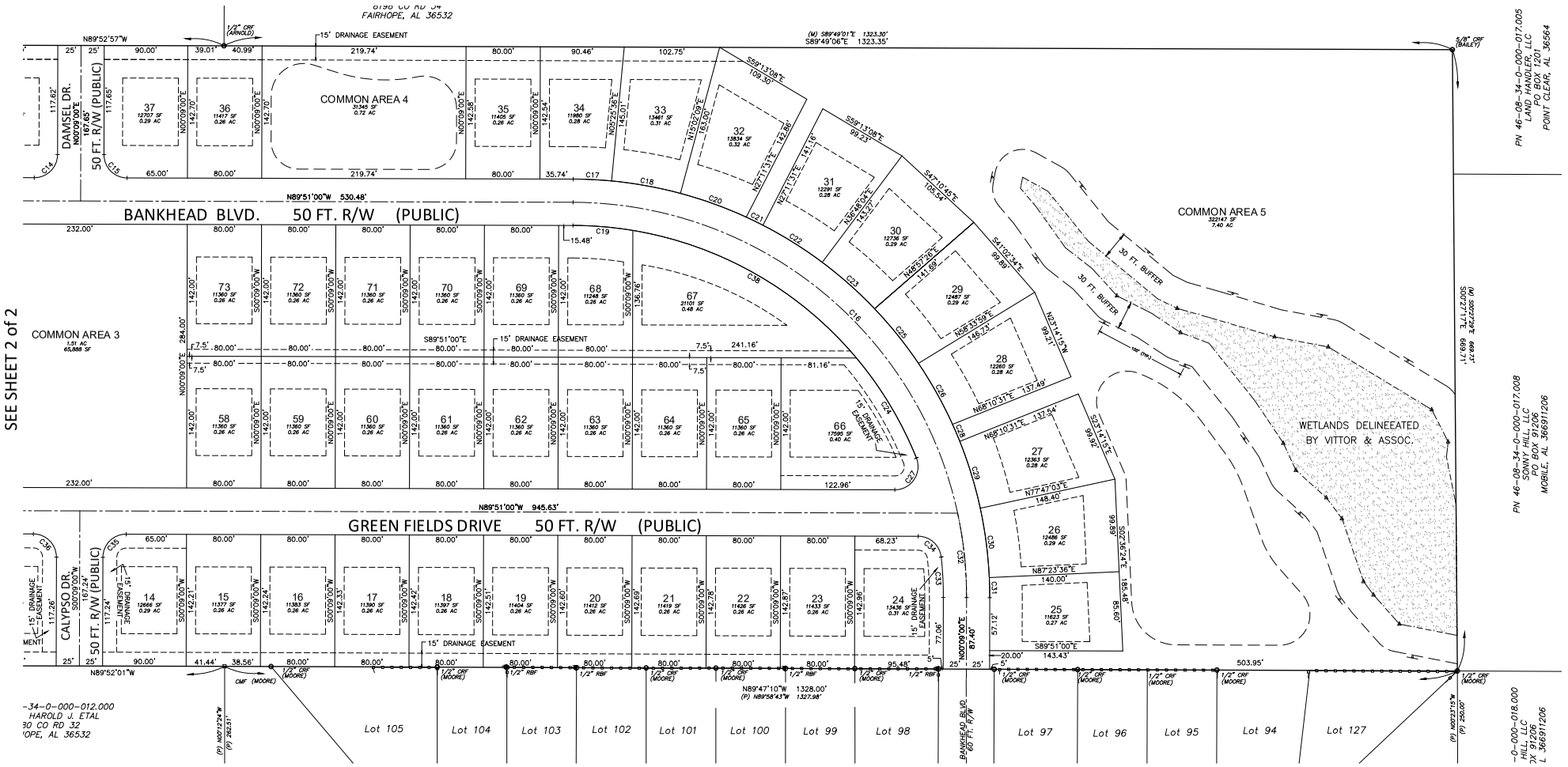
GREENFIELDS
SHEET 2 OF 3

PROPERTY BOUNDARY & SUBDIVISION

LENNAR HOMES OF ALABAMA, LLC

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6866

DRAWN	ASC
CHKD	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	2 OF 3



CURVE	RADIUS	CHORD BEARING	ARC LENGTH	CHORD LENGTH
C15	25.00'	N44°51'00"W	39.27'	35.36'
C16	425.00'	N44°51'00"W	667.59'	601.04'
C17	450.00'	S87°12'42"E	41.44'	41.43'
C18	450.00'	S79°46'08"E	75.47'	75.38'
C19	400.00'	S85°12'32"E	64.80'	64.73'
C20	450.00'	N70°09'35"W	75.47'	75.38'
C21	450.00'	S64°04'54"E	20.01'	20.00'
C22	450.00'	N58°00'13"W	75.47'	75.38'
C23	450.00'	N48°23'40"W	75.47'	75.38'
C24	400.00'	S30°58'33"E	126.22'	125.70'
C25	450.00'	S38°46'51"E	75.54'	75.45'
C26	450.00'	N29°10'19"W	75.40'	75.31'
C27	25.00'	N34°06'25"E	48.91'	41.47'
C28	450.00'	N23°05'54"W	20.01'	20.00'
C29	450.00'	N17°01'13"W	75.47'	75.38'
C30	450.00'	S07°24'41"E	75.47'	75.38'
C31	450.00'	N01°13'42"W	21.65'	21.65'
C32	425.01'	S06°01'54"E	91.71'	91.53'
C33	400.00'	N02°59'18"W	43.82'	43.80'
C34	25.00'	S47°59'18"E	36.53'	33.37'
C38	400.00'	S60°17'30"E	283.11'	277.24'

GREENFIELDS
SHEET 3 OF 3

PROPERTY BOUNDARY & SUBDIVISION

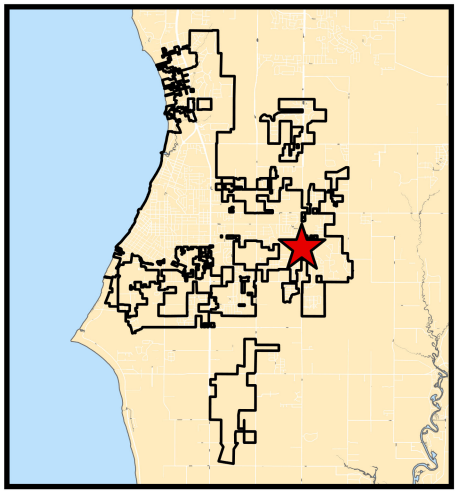
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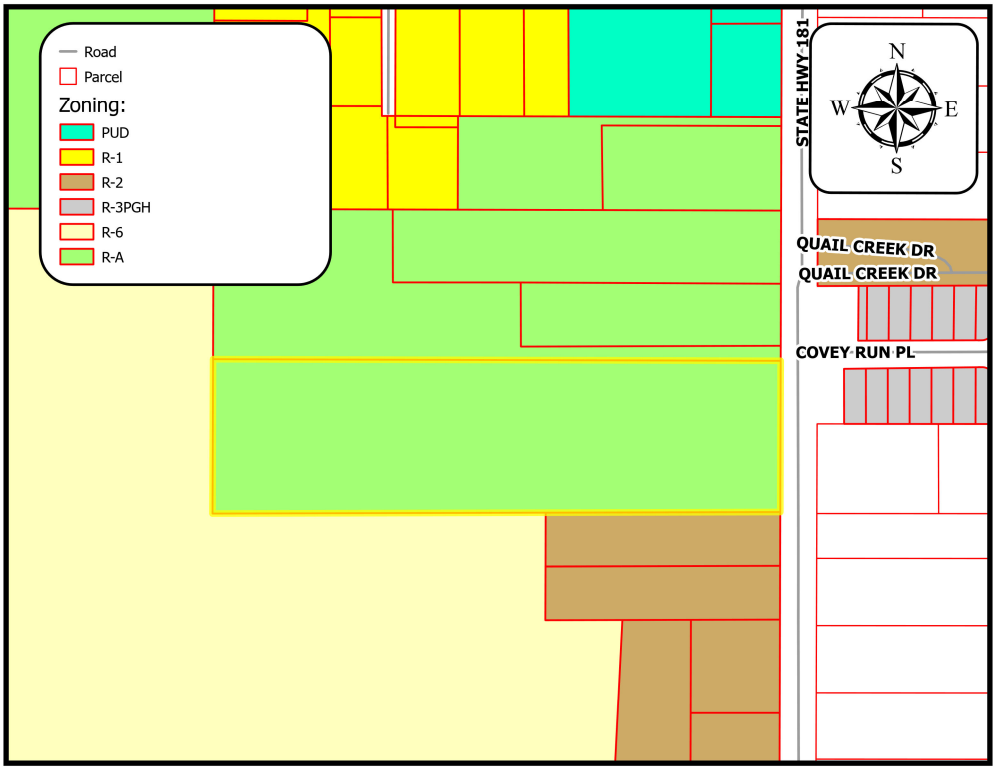
S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251)990-6566

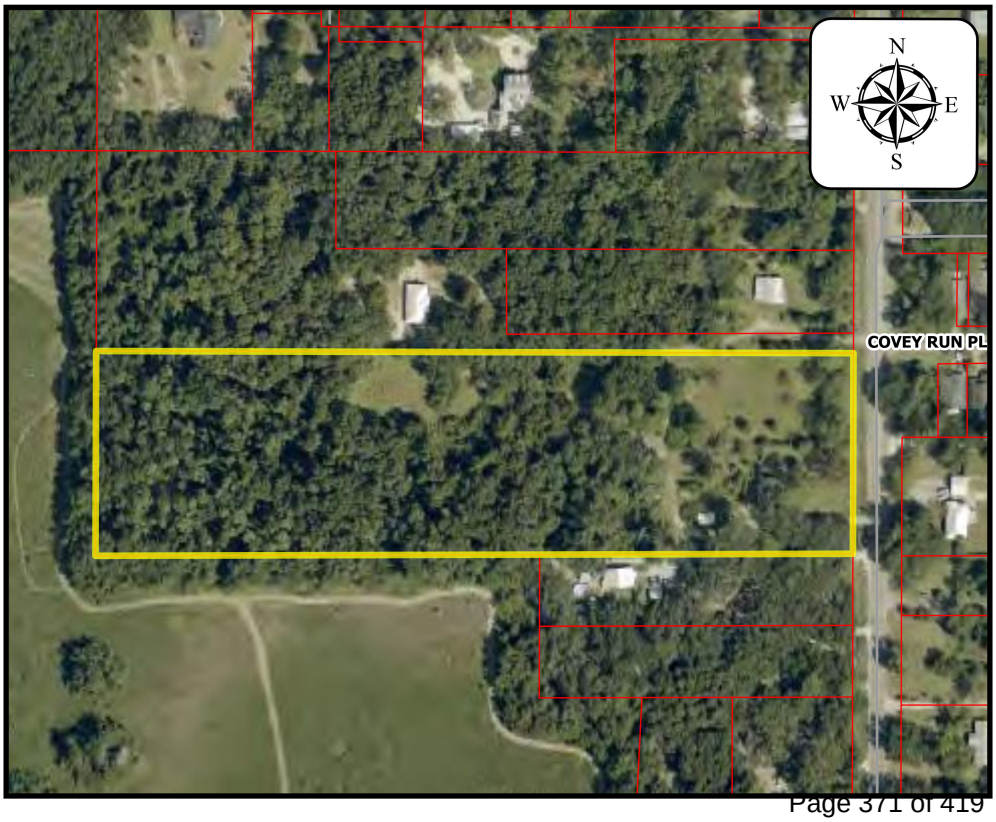
DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20211019
FILE	20211019
SHEET	3 OF 3

City of Fairhope
Planning Commission
April 6, 2026

SD 26.11 - Stonevale







Project Name:
Stonevale
Site Data:
9.83 acres
Project Type:
16-lot major subdivision
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
R-1, Low Density Single-Family Residential District
PPIN Number:
15456
General Location:
West side of Highway 181, south of Windmill Road
Surveyor of Record:
Arthur Johnson
Engineer of Record:
Arthur Johnson
Owner / Developer:
Bonnie Baker
School District:
Fairhope Elementary School Fairhope Middle and High Schools
Prepared by:
Mike Jeffries

APPLICATION FOR SUBDIVISION PLAT APPROVAL

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

Attachments: ☑ Articles of Incorporation or List all associated investors

Date of Application: Jan 27, 2026

Property Owner / Leaseholder Information

Name of Property Owner: BONNIE BAKER Phone Number:

Address of Property Owner: 19763 STATE HIGHWAY 181

City: FAIRHOPE State: AL Zip: 36532-4837

Proposed Subdivision Name: Stonevale

No. Acres in Plat: 9.83 No. Lots/Units: 16

Parcel No: 05-46-05-22-0-000-001.513 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: Arthur Johnson Phone Number: 251-990-6566

Address: 9969 WINDMILL ROAD

City: FAIRHOPE State: AL Zip: 36532

Contact Person: Arthur Johnson

Surveyor/Engineer Information

Name of Firm: S.E. Civil Phone Number: 251-990-6566

Address: 9969 WINDMILL ROAD

City: FAIRHOPE State: AL Zip: 36532

Contact Person: Arthur Johnson

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.

Arthur Johnson (Agent)
Property Owner/Leaseholder Printed Name

Arthur Johnson
Signature

01/29/2026
Date

Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President of FSTC

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, Arthur Johnson with SE Civil, on behalf of the Owner, Bonnie Baker, for Preliminary Plat approval of Stonevale, a 16-lot Major Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located on the west side of Highway 181, south of Windmill Road and is 9.83± acres.

SITE HISTORY

The property was rezoned R-1, Low Density Single-Family Residential District by Ordinance No. 1851 on January 12th, 2026.

STAFF COMMENTS

The purpose of this request is to create sixteen (16) legal lots of record. The site will be served by Fairhope Utilities for Water and Sewer. Baldwin EMC is the power provider.

All sixteen (16) lots will have frontage on Stonevale Avenue, a local street illustrating a compliant 50-foot right-of-way (ROW) on the Preliminary Plat, which should be retained on the Final Plat, if approved. Stonevale Ave connects to Hwy 181, an ALDOT maintained ROW. As such, it should be noted that all work performed within ALDOT ROW will require permitting from the ALDOT. A future through street is shown on the west side.

The preliminary plat illustrates a compliant minimum lot width for all proposed lots and properly labels lot area for all lots in both square feet and acres. If approved, this information should be retained on the Final Plat; or provision of a table on the Final Plat with the same information will suffice.

Additionally, the preliminary plat illustrates a 40-foot front yard setback along all street frontages, 10-foot side yard setbacks, and 35-foot rear yard setbacks for all proposed lots, in compliance with Article V Section E.4.a of the Subdivision Regulations and Article III Section C.1. of the Zoning Ordinance. All setbacks as illustrated should be retained on the Final Plat.

Various drainage and utility easements are depicted on the preliminary plat. If approved, 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.

It should be noted that a pre-construction meeting will be required prior to issuance of any building permits associated with the proposed development.

Utilities
All work and connections within ALDOT rights-of-way require permitting from ALDOT. Utility service providers for the subject site include Fairhope Utilities (water, sewer, and gas), Baldwin EMC (Electric), and 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. As proposed, water infrastructure will be tying into Fairhope Utilities at Hwy 181 and sewer infrastructure will be extending to an existing northern manhole on Covey Run Pl. Gas service installation for the subdivision will also be determined based on final drawings.

Traffic
A Traffic verification letter was submitted with the application and is attached to this packet. As proposed the 16-lot subdivision is estimated to generate 153 daily trips and 16 peak hour trips. Thus, not requiring a full traffic study. All improvements required by ALDOT shall be installed prior to final plat approval.

Drainage
Water will be collected in a series of inlets and underground drainage pipes. The underground drainage pipes will discharge into one of two (2) interconnected wet detention ponds. Both ponds are located at the East portion of the site and discharge to the Right-of-Way ditch along SR-181.

Wetlands
No wetlands on-site.

Tree & Landscaping
The Tree and Landscape Plan illustrate compliant street trees in the ROW between the sidewalk and roadway as required by Article V Section D.5.a(8) of the Subdivision Regulations. The subdivision required .98 acres of greenspace, and it is provided with preserve areas reflected as common areas 3-6. No areas of the retention common areas are being credited. The lots were shifted to create the preserve areas to protect the larger trees on-site.

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 26.11 Stonevale preliminary plat with the following conditions:

1. Revision of the plat GENERAL NOTE 4 to reflect a 15' side and rear drainage and utility easement.
2. Revision of the plat GENERAL NOTE 6 The FFE needs to be shown for each lot.
3. Replace the Planning Director signature block with the Planning Commission Signature block.
4. Reflect 16 lots on the plat. Currently shows 17.

S.E. Civil
Engineering
& Surveying

December 18, 2025

Re : Windmill Subdivision

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.

TOWER HOMES is requesting approval for Windmill Subdivision. This development will consist of 17 residential lots. The property is located on the West side of SR 181 in Fairhope, Alabama. The parcel number for this project is **05-46-05-22-0-000-001.513**.

S.E. Civil Engineering will hold a Community Meeting at 12:00 PM at S.E. Civil, 9969 Windmill Road, Fairhope, Alabama, on Thursday, January 8, 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.

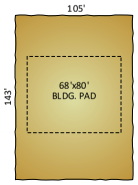
Should you have any questions or concerns, please contact me at (251)-990-6566.

Sincerely,



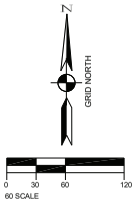
Larry Smith, PE
lsmith@secivileng.com





TYPICAL LOT

TOTAL AREA	10 AC±
CURENT ZONING	RA
PROPOSED ZONING	R-1
TOTAL LOTS	17
DENSITY	1.7 / AC
MIN. LOT	15,000 SF
SMALLEST LOT	15,000 SF
STREET LENGTH	1200 LF
APPROVAL PATH	REZONING TO R-1



10 ACRES
TOWER HOMES

SE Civil Engineering & Surveying
9960 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566
CA-11674-LS

Stonevale Subdivision
Community Meeting
Meeting Notes

Meeting Date: January 8, 2026
Meeting Time: 12:00 PM
Meeting Location: SE Civil Conference Room
Hosted By: Larry Smith, PE – SE Civil

In Attendance
Larry Smith, PE and Jonathan McGehee, Project Manager with SE Civil. No adjacent property owners or citizens from the community were present. 25 minutes after the meeting was scheduled to start, we ended the meeting since no one from the community was in attendance.

Next Steps
City of Fairhope Planning Commission will present the Subdivision application on Monday, April 6, 2026 at 5 pm.

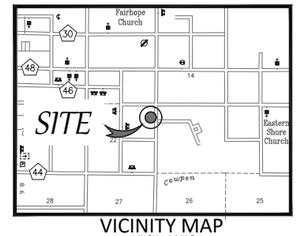
Sincerely,

Larry Smith, PE
lsmith@secivileng.com

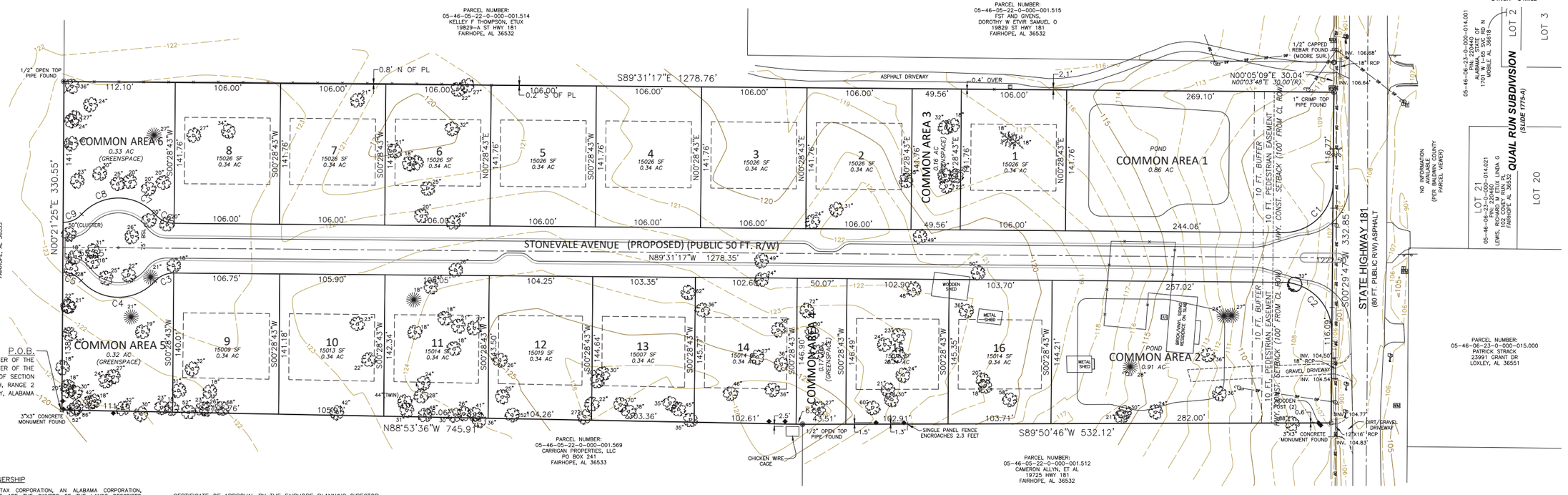
LEGEND:

PL = PROPERTY LINE	= OAK TREE
R/W = RIGHT-OF-WAY	= PINE TREE
P.O.B = POINT OF BEGINNING	= PECAN TREE
(R) = RECORD BEARING-DISTANCE	= CYPRESS TREE
= OVERHEAD POWER	= WATER METER
= FENCE	= GUY WIRE
= FIRE HYDRANT	= SIGN
= TELEPHONE PEDESTAL	
= POWER POLE	
= AIR CONDITIONER	
= MAILBOX	
= WOODEN POST	





VICINITY MAP
1 INCH = 1 MILE



CERTIFICATE OF OWNERSHIP

WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, _____ AND _____, WHOSE NAMES AS PRESIDENT AND SECRETARY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS THE _____ DAY OF _____.

FAIRHOPE SINGLE TAX CORPORATION,
AN ALABAMA CORPORATION

BY: _____
AS ITS: PRESIDENT

BY: _____
AS ITS: SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS PRESIDENT, AND _____ AS SECRETARY, OF FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THE _____ DAY OF _____.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, _____ AS MANAGER OF GRANTS MILL, LLC, PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS _____, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ___ DAY OF _____ 20____.

_____
PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, AS MANAGER OF GRANTS MILL, LLC, OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THE _____ DAY OF _____.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ DATE: _____2026.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF BALDWIN EMC (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2026.

_____
AUTHORIZED REPRESENTATIVE

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 _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____DAY OF_____, 2026.

_____
AUTHORIZED SIGNATURE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	36.13'	35.35'	N45°29'15"E
C2	50.00'	36.14'	35.36'	N44°30'45"W
C3	25.00'	21.03'	20.41'	S66°23'01"W
C4	50.00'	84.11'	74.54'	N89°31'17"W
C5	25.00'	20.92'	20.32'	N65°18'18"W
C6	25.00'	21.03'	20.41'	S65°25'36"E
C7	50.00'	32.54'	31.97'	N59°58'29"W
C8	50.00'	51.57'	49.31'	S71°50'09"W
C9	25.00'	21.03'	20.41'	S66°23'01"W

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
5. NO FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
7. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
8. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY
9. ALL COMMON AREAS SHALL HAVE A BLANKET DRAINAGE AND UTILITY EASEMENT.
10. ALL SIDEWALKS AND STREET TREES SHALL BE INSTALLED PRIOR TO FINAL PLAT APPLICATION.

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 IN DECEMBER 2025, 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 NAD83 (2011) USING GPS OBSERVATIONS. ELEVATION SHOWN HEREON ARE REFERENCED TO NAVD88.
5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES
6. SURVEY CONDUCTED USING INSTRUMENT NUMBERS 2171598, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. FENCES SHOWN ARE CONSIDERED TO BE ON THE PROPERTY LINE UNLESS DIMENSIONED HEREON.

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), ZONE "X" (SHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 01003C0663M, COMMUNITY NUMBER 010006, PANELS 0715 AND 0663, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S CERTIFICATE

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 SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), LESS 40 FEET FOR ROAD ON EAST; SECTION 22, T6S, R2E, BALDWIN COUNTY, ALABAMA. LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION."

(COPIED FROM INSTRUMENT NUMBER 2171598)

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 3 INCH SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 330.55 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 1278.76 FEET TO A ONE INCH CRIMP TOP PIPE FOUND ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 332.85 FEET TO A 3 INCH SQUARE CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 532.12 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN NORTH 88 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 745.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.83 ACRES, MORE OR LESS.

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

02-02-2026

DAVID E DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

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

GREENSPACE SUMMARY

COMMON AREA #	COMMON AREA	GREENSPACE
3	0.16 AC	0.16 AC
4	0.17 AC	0.17 AC
5	0.32 AC	0.32 AC
6	0.33 AC	0.33 AC
TOTAL	0.98 AC	0.98 AC

SITE DATA

TOTAL AREA	9.83 AC
ZONING	R-1
TOTAL LOTS	17
DENSITY	1.7 / AC
SMALLEST LOT	15,014 SF
LARGEST LOT	15,041 SF
MAX. HEIGHT	30 FT
STREET LENGTH	1278 LF
COMMON AREAS	2.75 AC (28%)

BUILDING SETBACKS

FRONT:	40 FT.
REAR:	35 FT.
SIDE:	10 FT.
SIDE STREET:	20 FT.

UTILITY PROVIDERS:

WATER:	CITY OF FAIRHOPE
SEWER:	CITY OF FAIRHOPE
POWER:	BALDWIN EMC
TELEPHONE:	AT&T

PARCEL NUMBER:
05-46-05-22-0-000-001.513

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

LESEE:
BONNIE LYNN BAKER
19763 STATE HIGHWAY 181
FAIRHOPE, AL 36532

DEVELOPER:
GRANTS MILL, LLC
2106 DEVEREUX CIR.
VESTAVIA HILLS, AL 35243

STONEVALE

A PART OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

PRELIMINARY PLAT

TOWER HOMES

FEBURARY 23, 2026

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566
(CA-1167)

DRAWN	BMB
CHKD.	ZJH
PROJ MGR	DED
SCALE	1" = 50'
PROJECT	20251589
FILE	TOWER HOMES
SHEET	1 OF 1

PROPOSED CONSTRUCTION PLANS

for

Stonevale Subdivision

Developer:

Grants Mill, LLC
2106 Devereux Cir
Vestavia Hills, AL 35243

SR-181 MP: 6.53

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

March 17, 2026

Name of Project to which this Certificate Applies: Stonevale Subdivision.
Plans which are certified consist of Pages Cover Sheet thru Sheet XS4.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH — IF NOT SIGNED AND SEALED IN RED INK THIS DOCUMENT IS INVALID

CONTACTS

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

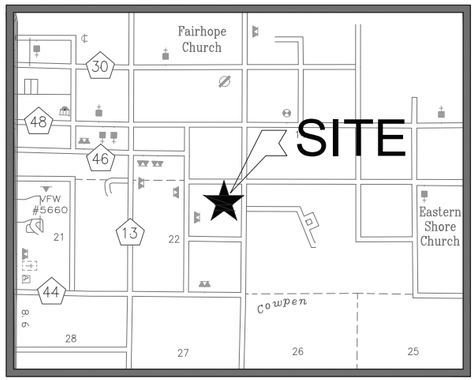
CITY ENGINEER
CITY OF FAIRHOPE
MR. RICHARD JOHNSON, PE
555 SOUTH SECTION STREET
FAIRHOPE, ALABAMA 36532
251-928-8003

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

PLANNING/ZONING DEPARTMENT
CITY OF FAIRHOPE
MR. HUNTER SIMMONS
451 PECAN AVENUE
FAIRHOPE, ALABAMA 36532
251-928-8003

BALDWIN EMC CONTACT

MANAGER OF ENGINEERING
MR. BRIAN SEALS
P.O. BOX 220
SUMMERDALE, ALABAMA 36580
251-989-6247



VICINITY MAP
N.T.S.

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C6	UTILITY PLAN
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C8	POND PLAN & OUTFALL DETAILS
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D1-D13	CONSTRUCTION DETAILS
XS1-XS2	CROSS SECTIONS (ROADWAYS)
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SPEED LIMIT 20

POSTED/DESIGN SPEED LIMIT: 20 MPH

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

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

REVISIONS

REVISIONS:

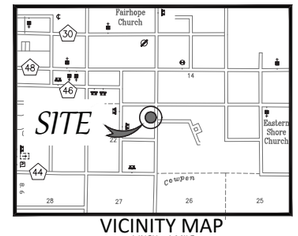
NO.	*DATE*	*APPR.*	*REVISION*
0	*02/16/2026*	*TLS*	*INITIAL FAIRHOPE SUBMITTAL*
1	*03/17/2026*	*TLS*	*FAIRHOPE RESUBMITTAL*

PRELIMINARY

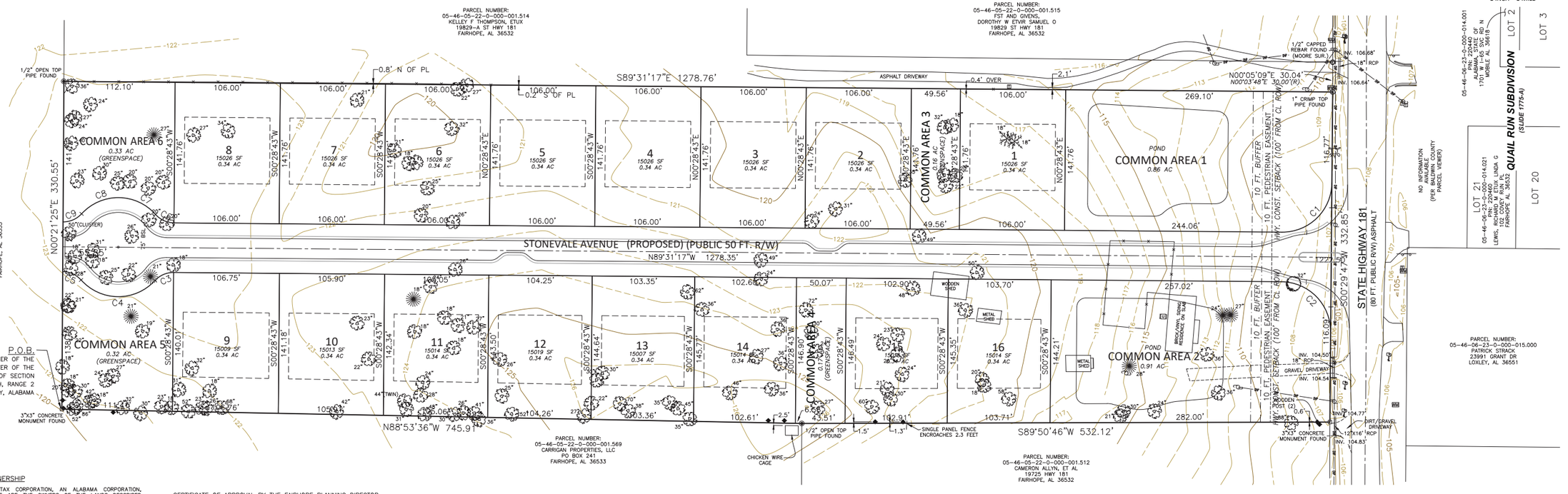
LEGEND:

PL = PROPERTY LINE	= OAK TREE
R/W = RIGHT-OF-WAY	= PINE TREE
P.O.B = POINT OF BEGINNING	= PECAN TREE
(R) = RECORD BEARING-DISTANCE	= CYPRESS TREE
= OVERHEAD POWER	= WATER METER
= FENCE	= GUY WIRE
= FIRE HYDRANT	= SIGN
= TELEPHONE PEDESTAL	
= POWER POLE	
= AIR CONDITIONER	
= MAILBOX	
= WOODEN POST	





VICINITY MAP
1 INCH = 1 MILE



CERTIFICATE OF OWNERSHIP

WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, _____ AND _____, WHOSE NAMES AS PRESIDENT AND SECRETARY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS THE _____ DAY OF _____.

FAIRHOPE SINGLE TAX CORPORATION,
AN ALABAMA CORPORATION

BY: _____
AS ITS: PRESIDENT

BY: _____
AS ITS: SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS PRESIDENT, AND _____ AS SECRETARY, OF FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THE _____ DAY OF _____.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, _____ AS MANAGER OF GRANTS MILL, LLC, PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS _____, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ___ DAY OF _____ 20____.

_____
PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, AS MANAGER OF GRANTS MILL, LLC, OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THE _____ DAY OF _____.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ DATE: _____2026.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF BALDWIN EMC (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

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 _____, 2026.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____DAY OF_____, 2026.

_____
AUTHORIZED SIGNATURE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	36.13'	35.35'	N45°29'15"E
C2	50.00'	36.14'	35.36'	N44°30'45"W
C3	25.00'	21.03'	20.41'	S66°23'01"W
C4	50.00'	84.11'	74.54'	N89°31'17"W
C5	25.00'	20.92'	20.32'	N65°18'18"W
C6	25.00'	21.03'	20.41'	S65°25'36"E
C7	50.00'	32.54'	31.97'	N59°58'29"W
C8	50.00'	51.57'	49.31'	S71°50'09"W
C9	25.00'	21.03'	20.41'	S66°23'01"W

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
5. NO FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
7. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
8. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY
9. ALL COMMON AREAS SHALL HAVE A BLANKET DRAINAGE AND UTILITY EASEMENT.
10. ALL SIDEWALKS AND STREET TREES SHALL BE INSTALLED PRIOR TO FINAL PLAT APPLICATION.

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 IN DECEMBER 2025, 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 NAD83 (2011) USING GPS OBSERVATIONS. ELEVATION SHOWN HEREON ARE REFERENCED TO NAVD88.
5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES
6. SURVEY CONDUCTED USING INSTRUMENT NUMBERS 2171598, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. FENCES SHOWN ARE CONSIDERED TO BE ON THE PROPERTY LINE UNLESS DIMENSIONED HEREON.

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), ZONE "X" (SHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 01003C0663M, COMMUNITY NUMBER 010006, PANELS 0715 AND 0663, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S CERTIFICATE

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 SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), LESS 40 FEET FOR ROAD ON EAST; SECTION 22, T6S, R2E, BALDWIN COUNTY, ALABAMA. LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION."

(COPIED FROM INSTRUMENT NUMBER 2171598)

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 3 INCH SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 330.55 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 1278.76 FEET TO A ONE INCH CRIMP TOP PIPE FOUND ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 332.85 FEET TO A 3 INCH SQUARE CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 532.12 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN NORTH 88 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 745.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.83 ACRES, MORE OR LESS.

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

02-02-2026
DAVID E DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

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

GREENSPACE SUMMARY

COMMON AREA #	COMMON AREA	GREENSPACE
3	0.16 AC	0.16 AC
4	0.17 AC	0.17 AC
5	0.32 AC	0.32 AC
6	0.33 AC	0.33 AC
TOTAL	0.98 AC	0.98 AC

SITE DATA

TOTAL AREA	9.83 AC
ZONING	R-1
TOTAL LOTS	17
DENSITY	1.7 / AC
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LARGEST LOT	15,041 SF
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COMMON AREAS	2.75 AC (28%)

BUILDING SETBACKS

FRONT:	40 FT.
REAR:	35 FT.
SIDE:	10 FT.
SIDE STREET:	20 FT.

UTILITY PROVIDERS:

WATER:	CITY OF FAIRHOPE
SEWER:	CITY OF FAIRHOPE
POWER:	BALDWIN EMC
TELEPHONE:	AT&T

PARCEL NUMBER:

05-46-05-22-0-000-001.513

OWNER:

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

LESEE:

BONNIE LYNN BAKER
19763 STATE HIGHWAY 181
FAIRHOPE, AL 36532

DEVELOPER:

GRANTS MILL, LLC
2106 DEVEREUX CIR.
VESTAVIA HILLS, AL 35243

STONEVALE

A PART OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

PRELIMINARY PLAT	
TOWER HOMES	
FEBURARY 23, 2026	

S.E. Civil Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-6566
(CA-1167)

DRAWN	BMB
CHKD.	ZJH
PROJ MGR	DED
SCALE	1" = 50'
PROJECT	20251589
FILE	TOWER HOMES
SHEET	1 OF 1

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF FAIRHOPE REGULATIONS AND CODES.
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. ALL STRIPING IN ALDOT ROW TO BE CLASS A, TYPE 2 THERMOPLASTIC.
7. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
8. HANDICAP RAMPS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
9. NOTIFY THE CITY OF FAIRHOPE 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
12. 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.
13. 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.
14. 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.
15. CLEARING AND GRUBBING SHALL BE LIMITED TO THE ROADWAY RIGHT OF WAY, DRAINAGE EASMENTS, AND DETENTION PONDS. OTHER CLEARING REQUIRED FOR CONSTRUCTION SHALL BE PRE-APPROVED BY THE OWNER.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN STAKING THROUGHOUT CONSTRUCTION. RESTAKING WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
17. UNDER DRAINS SHALL BE INSTALLED AT LOCATIONS IDENTIFIED BY THE SOILS ENGINEER.
18. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE SOILS ENGINEER. PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
19. THE SUB-BASE AND BASE SHALL BE TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL BE APPROVED BY FAIRHOPE PRIOR TO LAYING ASPHALT. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE NEED FOR AN INSPECTION.
20. THE CITY OF FAIRHOPE INSPECTOR TO BE NOTIFIED ACCORDING TO BENCHMARK INSPECTION LIST.
21. TRAFFIC SIGNAGE SHALL MEET STANDARDS IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD):
22. R1-1 STOP SIGN- DIAMOND GRADE- MINIMUM 0.080" THICK
    36" FOR ALL INTERSECTION WITH EXISTING COUNTY, STATE AND FEDERAL ROADS
23. STREET NAME SIGN- 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC,
    6" TALL WHITE ALL-CAPITAL LETTERING ON GREEN BACKGROUND
    BRACKETS- VULCAN TYPE VS-8 VANDAL PROOF OR APPROVED EQUAL
24. ALL OTHER SIGNS- HIGH INTENSITY PRISMATIC OR BETTER- MINIMUM 0.080" THICK
25. POST FOR ALL SIGNS- #2 GALVANIZED U-CHANNEL OF APPROPRIATE HEIGHT
    EMBEDDED NOT LESS THAN 3 FEET BELOW THE FINISHED GRADE ELEVATION

EROSION CONTROL NOTES

1. THE EXISTING SITE IS UN-DEVELOPED.
2. CONTACT DAVID WEBB, QCI 251-990-6566.
3. AREA TO BE DISTURBED=±6.63 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 AND STATE AND 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 SHALL 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 SEVEN DAYS OR LONGER ARE TO BE MULCHED. DISTURBED AREAS LEFT IDLE FOR FOURTEEN 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 SITE IS TO BE CLEARED AND GRADED AS TO MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ONE TIME.
19. 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.
20. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
21. BMP'S SHALL BE INSTALLED AS PER THE ALABAMA HANDBOOK STANDARDS.
22. BMP'S SHALL BE INSTALLED WITH MINIMAL CLEARING ACTIVITY.
23. REFER TO THE LANDSCAPE PLANS FOR FINAL STABILIZATION MEASURES.
24. SITE WILL BE WATERED TO MINIMIZE GENERATION OF DUST. DUST CONTROL IS ALSO ACCOMPLISHED BY MINIMIZING THE EXPOSURE OF BARE SOILS. UTILIZE TEMPORARY VEGETATION AND MULCHING TO COVER BARE AREAS DURING CONSTRUCTION. UTILIZE PERMANENT VEGETATION TO CONTROL DUST FROM THE SITE AFTER CONSTRUCTION IS COMPLETE.
25. WHERE LABELED FIP/CIP, FABRIC INLET PROTECTION TO BE INITIALLY INSTALLED AND CONVERTED TO CURB INLET PROTECTION ONCE THROAT IS POURED.
26. SITE INSPECTIONS TO BE PERFORMED WHEN 3/4" RAIN EVENT OR GREATER OCCURS.

GRADING & DRAINAGE NOTES

1. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
2. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY PAVEMENT SHALL RECEIVE FOUR INCHES OF TOPSOIL AND STABILIZED PER THE LANDSCAPE PLAN.
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.
   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 = TOP; THE TOP MOST PART OF THE RIM AND COVER CASTING.
9. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A SOILS ENGINEER.
10. 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.
11. 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.
12. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
13. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
14. 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.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
16. 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.
17. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN THE STORM SYSTEM AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
18. TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
19. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
20. CONTRACTOR SHALL PROVIDE A VIDEO OF THE STORM SYSTEM.

UTILITY NOTES

1. 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.
2. THE PROPOSED UTILITY SERVICES SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OF THE VARIOUS PUBLIC UTILITIES PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY SPECIFICATIONS.
3. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE 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.
4. ALL PVC WATER PIPE SHALL BE MARKED USING A TRACER WIRE BURIED BETWEEN 3 AND 6 INCHES ABOVE THE TOP OF THE PIPE. TRACER WIRE SHALL BE NO. 12 COPPER WIRE WITH PLASTIC COATING. WIRE SHALL BE CARRIED UP THROUGH VALVE BOXES AND TERMINATED A MINIMUM OF 2 FEET ABOVE THE GROUND TO PERMIT CONNECTION OF LOCATING EQUIPMENT. NONMETALLIC BLUE MARKER TAPE SHALL BE BURIED APPROXIMATELY 15 INCHES ABOVE THE TOP OF THE PIPE. TAPE SHALL BE A MINIMUM OF 3 INCHES WIDE AND ON THE OWNER'S LIST OF MATERIALS AND APPROVED MANUFACTURERS.
5. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
6. THRUST BLOCKING AND PIPE RESTRAINTS SHALL BE INSTALLED AND SIZED IN ACCORDANCE WITH NFPA-24. THESE RESTRAINTS SHALL BE APPROVED BY THE ENGINEER AND UTILITY COMPANY PRIOR TO BACKFILLING AND TESTING.
7. PVC WATER MAINS UNDER 4" SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241. PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI, SDR 18 OR HEAVIER.

   WATER MAINS 4"-12" SHALL BE DUCTILE IRON PIPE.
8. WATER MAIN VALVES AND WATER SERVICE TAPS SHALL NOT BE LOCATED UNDER THE PROPOSED PAVEMENT.
9. A MINIMUM OF 2-4" PVC UTILITY SLEEVES SHALL BE INSTALLED ACROSS ALL STREETS TO SERVE ISLANDS WITH IRRIGATION.
10. DETAILS AND LOCATIONS OF UTILITIES SHALL COMPLY WITH THE CITY OF FAIRHOPE STANDARD SPECIFICATIONS. IF ANY MODIFICATIONS ARE MADE, THE CONTRACTOR SHOULD ALWAYS BE IN COMPLIANCE WITH THE SPECIFICATIONS.

CONSTRUCTION SEQUENCE - PHASE 1

1. REMOVE VEGETATION/PAVEMENT 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 & DEMOLITION CAN BEGIN (PHASE 2).

CONSTRUCTION SEQUENCE - PHASE 2

1. PERFORM GRADING TO INSTALL POND AND SEDIMENT FEATURES. ESTABLISH PERMANENT COVER ON AREAS NOT EFFECTED BY ROAD AND UTILITY CONSTRUCTION.
2. INSTALL STORM SYSTEM AND UTILITIES.
3. DURING ROAD AND UTILITY CONSTRUCTION, INSPECT PERIMETER CONTROLS DAILY AND FIX ANY DEFICIENCIES.
4. INSTALL TEMPORARY SEEDING AND MULCH ON DISTURBED AREAS TO PREVENT EXPOSED SOILS.
5. DURING ROAD AND UTILITY CONSTRUCTION, MAINTAIN TEMPORARY SEEDING.
6. GRADE THE SITE TO SUB-GRADE ELEVATIONS, PREPARING THE SITE FOR FINAL SITE WORK.
7. INSTALL CURBING, SIDEWALKS, AND PAVING.

CONSTRUCTION SEQUENCE - PHASE 3

1. INSTALL FINAL LANDSCAPING.
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.

REVISION

DATE

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

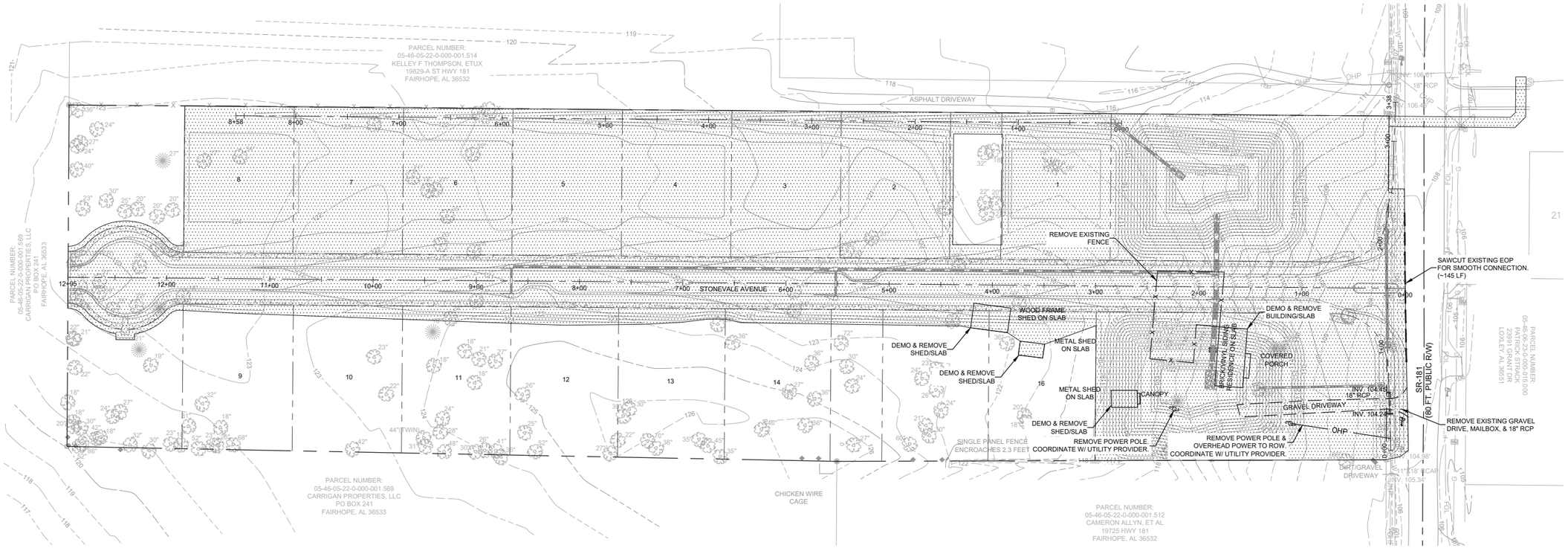
GENERAL NOTES

Stonevale Subdivision
Fairhope, Alabama 36532

AFRX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: N.T.S.

SHEET
C1



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

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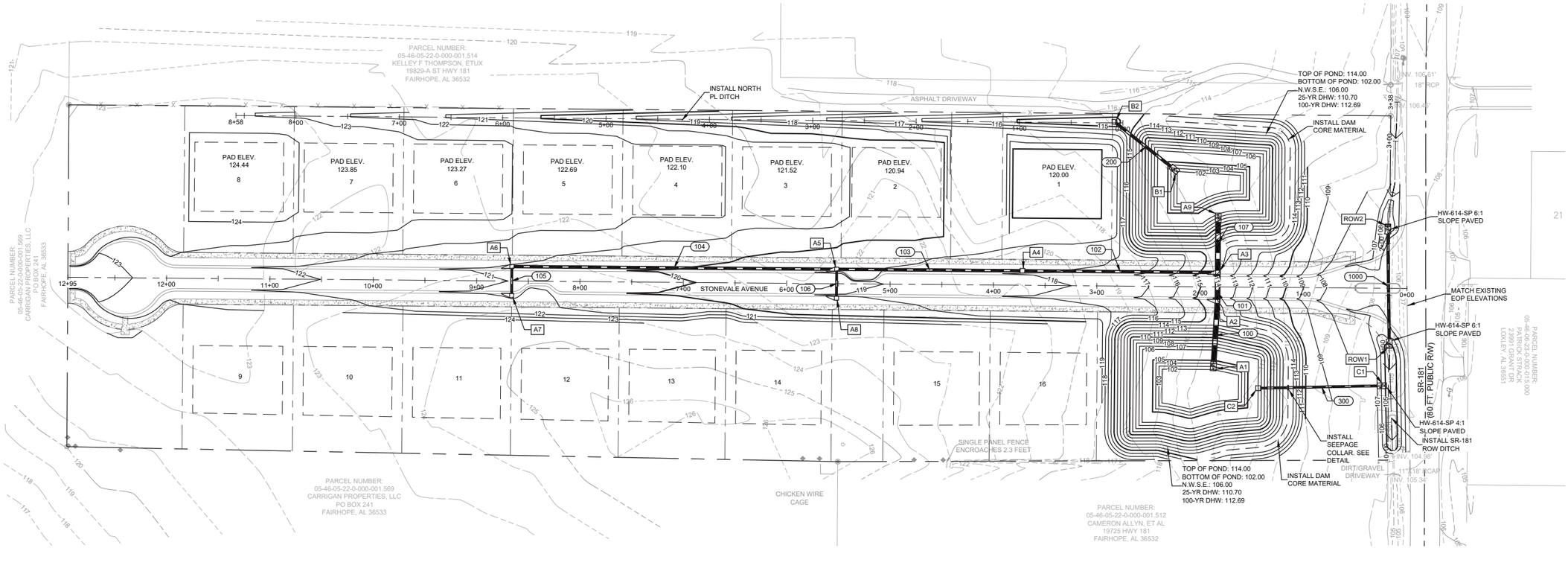
CLEARING, GRUBBING & DEMOLITION PLAN

Stonevale Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: 1"=50'

SHEET
C2



PIPE NETWORK A	
STRUCTURE:	DETAILS:
A1-MES	INV IN = 102.00(100)
A2-S1	THROAT = 113.30 INV IN = 105.64(101) INV OUT = 102.27(100)
A3-S1	THROAT = 113.31 INV IN = 105.76(107) INV IN = 109.51(102) INV OUT = 105.76(101)
A4-JB	RIM = 118.20 INV IN = 112.50(103) INV OUT = 112.50(102)
A5-S1	THROAT = 118.40 INV IN = 115.00(104) INV IN = 115.00(106) INV OUT = 115.00(103)
A6-S1	THROAT = 120.17 INV IN = 116.50(105) INV OUT = 116.50(104)
A7-S1	THROAT = 120.13 INV OUT = 117.40(105)
A8-S1	THROAT = 118.44 INV OUT = 115.70(106)
A9-MES	INV OUT = 106.00(107)

PIPE NETWORK B	
STRUCTURE:	DETAILS:
B1-MES	INV IN = 102.00(200)
B2-WI	THROAT = 114.00 INV OUT = 102.75(200)

PIPE NETWORK C	
STRUCTURE:	DETAILS:
C1-MES	INV IN = 105.00(300)
C2-OCS	RIM = 114.00 INV OUT = 106.00(300)

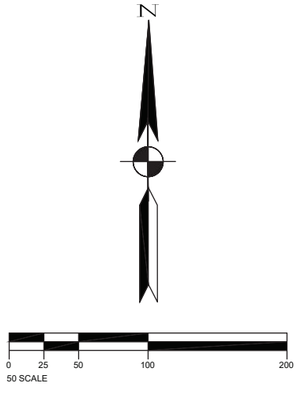
ROW PIPE NETWORK	
STRUCTURE:	DETAILS:
ROW1-MES	INV IN = 104.53(1000)
ROW2-MES	INV OUT = 104.94(1000)

PIPE NETWORK A			
NAME	SIZE & TYPE	LENGTH	SLOPE
100	48" RCP	66LF	0.41%
101	48" RCP	28LF	0.43%
102	24" RCP	189LF	1.58%
103	24" RCP	180LF	1.39%
104	24" RCP	314LF	0.48%
105	18" RCP	28LF	3.21%
106	18" RCP	28LF	2.50%
107	48" RCP	56LF	0.43%

PIPE NETWORK B			
NAME	SIZE & TYPE	LENGTH	SLOPE
200	24" RCP	77LF	0.97%

PIPE NETWORK C			
NAME	SIZE & TYPE	LENGTH	SLOPE
300	18" RCP	123LF	0.81%

ROW PIPE NETWORK			
NAME	SIZE & TYPE	LENGTH	SLOPE
1000	22"x14" RCAP	117LF	0.35%



GRADING & DRAINAGE PLAN LEGEND

EXISTING		PROPOSED
	STORM SEWER PIPING	
	JUNCTION BOX (JB)	
	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
	FLOW ARROW	

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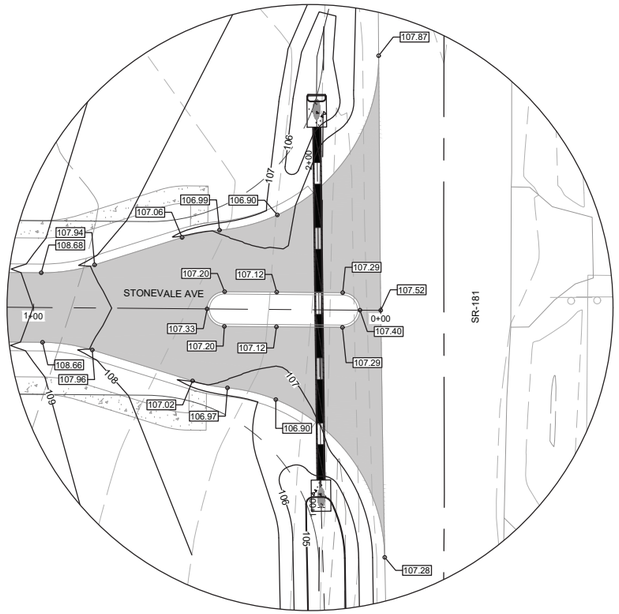
GRADING & DRAINAGE PLAN

Stonevale Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

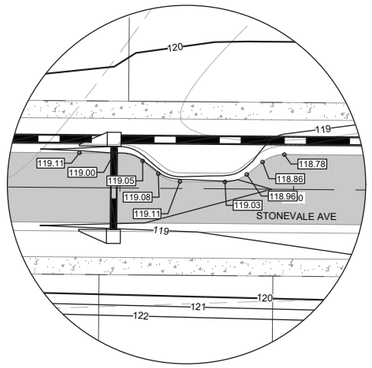
JOB No.: 20251589
DATE: 3/17/26
DRAWN: JJM
SCALE: 1"=50'

SHEET
C3



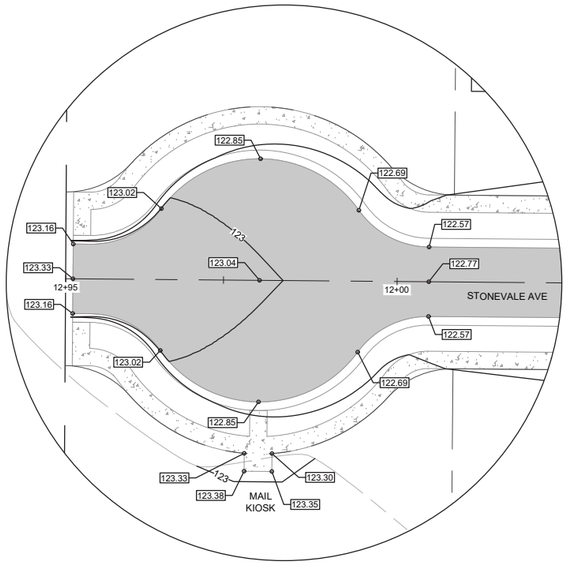
SR-181/STONEVALE AVENUE INTERSECTION

0 10 20 40 80
20 SCALE



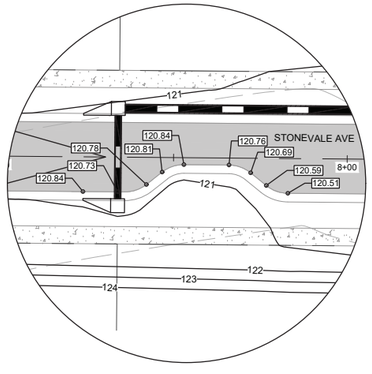
STONEVALE AVENUE CURB PROJECTION (STA. 5+26.26)

0 10 20 40 80
20 SCALE



STONEVALE AVENUE CUL-DE-SAC

0 10 20 40 80
20 SCALE



STONEVALE AVENUE CURB PROJECTION (STA. 8+40.51)

0 10 20 40 80
20 SCALE

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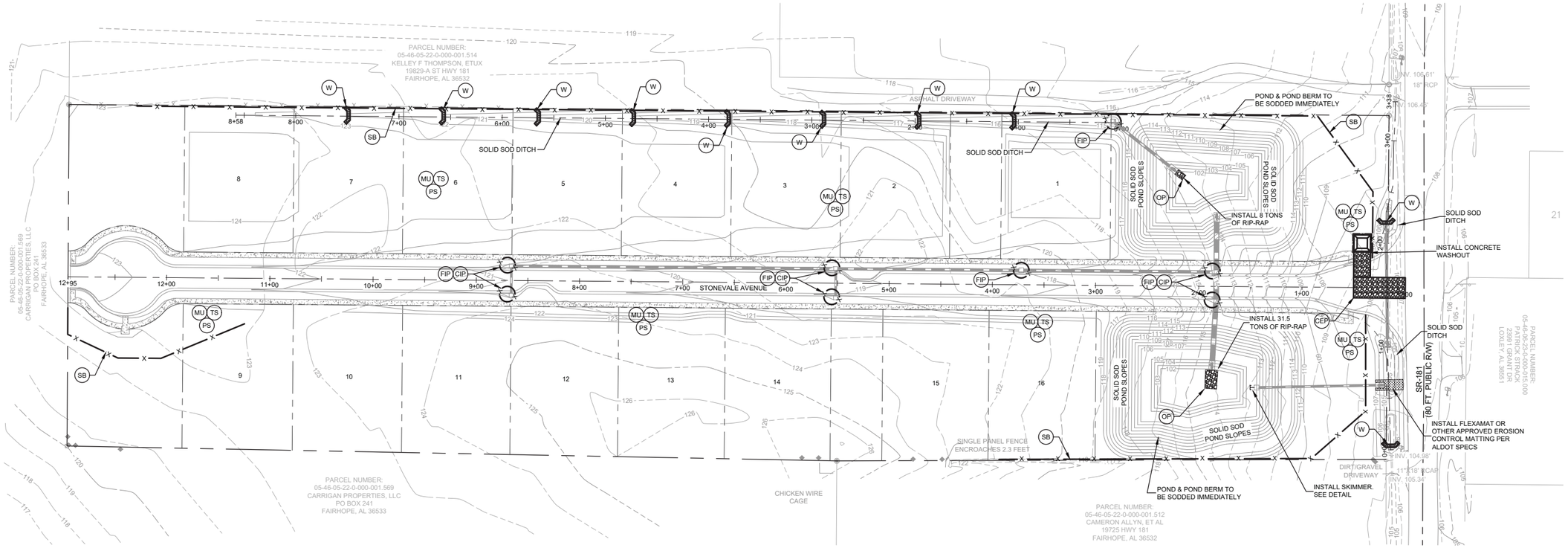
SPOT ELEVATION PLAN

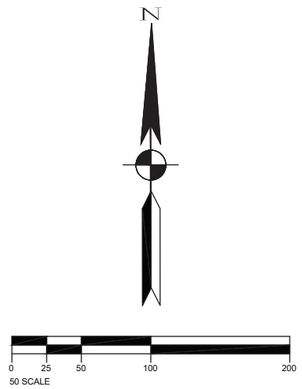
Stonevale Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: SEE DWG

SHEET
C4





LEGEND:

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

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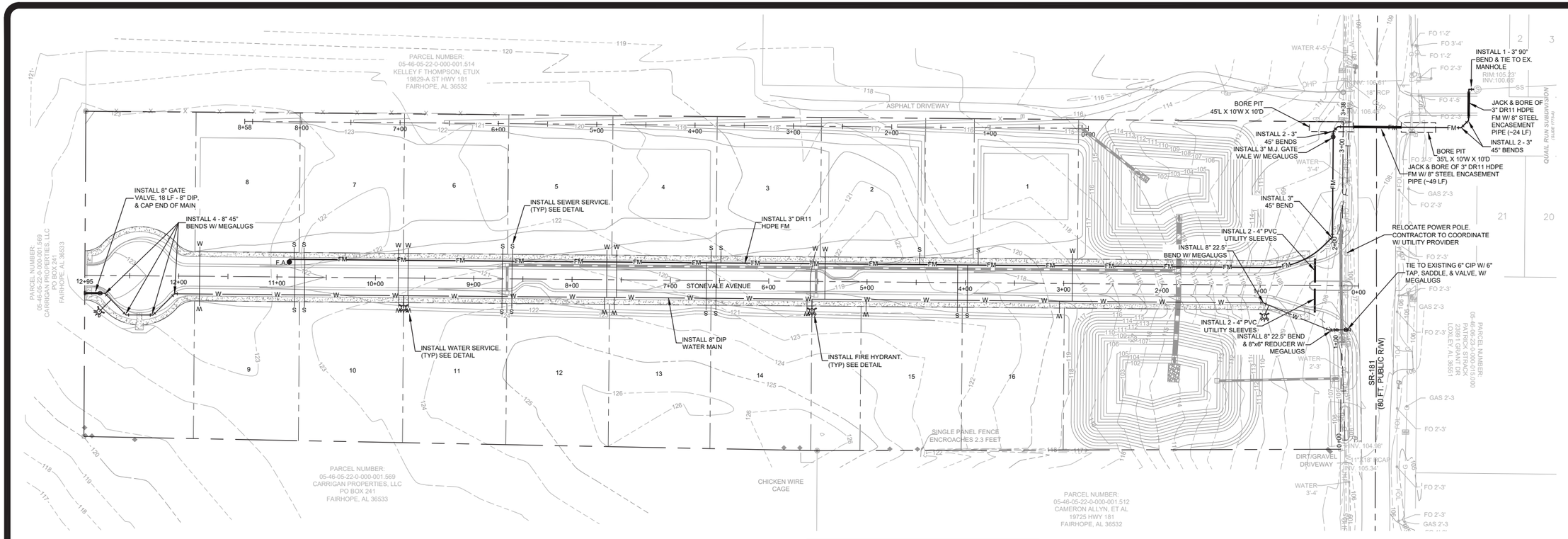
EROSION & SEDIMENT CONTROL PLAN

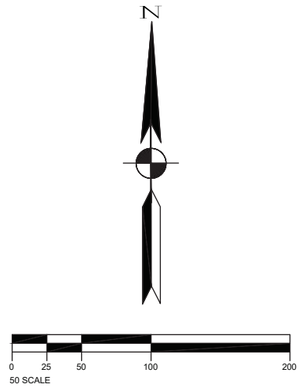
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Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: 1"=50'

SHEET
C5

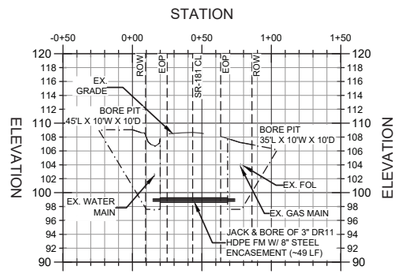




UTILITY PLAN LEGEND

EXISTING		PROPOSED
G	GAS	G
W	WATER	W
OHP	OVERHEAD POWER	OHP
UGE	UNDERGROUND ELECTRIC	UGE
FM	LOW PRESSURE FORCE MAIN	FM
SS	GRAVITY SEWER MAIN	SS
	FIRE HYDRANT ASSEMBLY	
S	MANHOLE	
	VALVE	
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
	FLUSHING ASSEMBLY	F.A.

SR-181 UTILITY BORE



GRAPHIC SCALE
VERTICAL SCALE: 1" = 10'
10
5
0
HORIZONTAL SCALE: 1" = 50'
0
25
50
100

Know what's below. Call before you dig.

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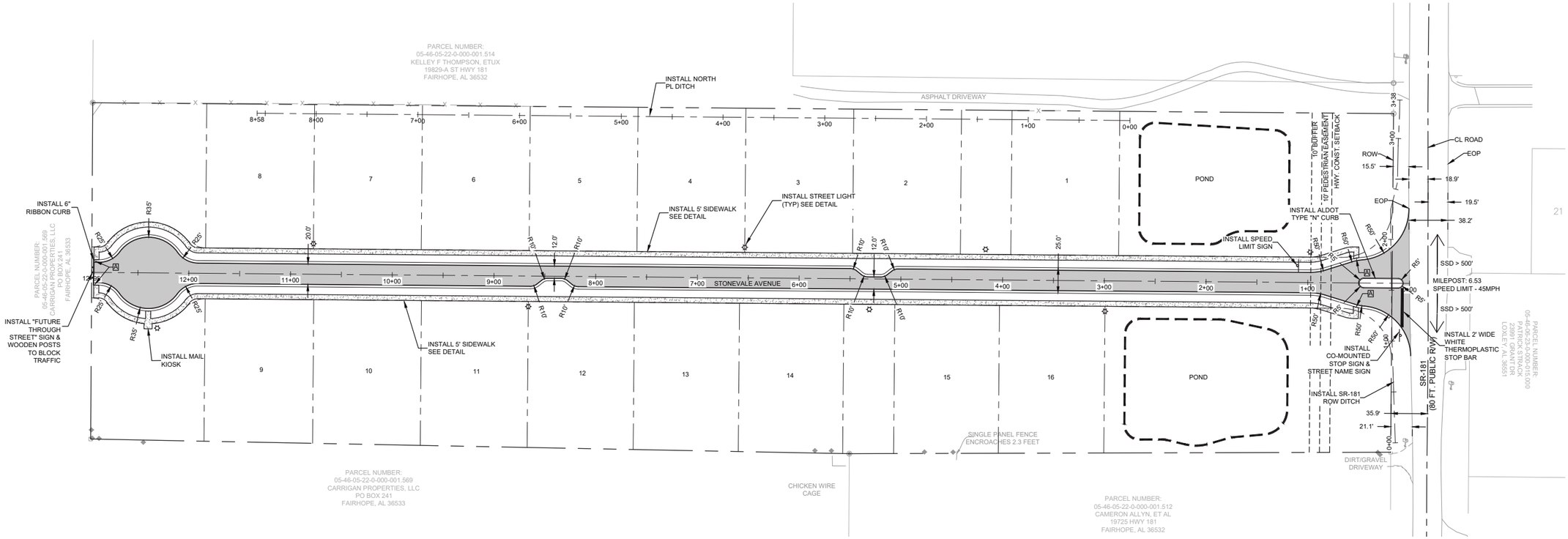
UTILITY PLAN

Stonevale Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: SEE DWG

SHEET
C6



SYMBOL	DEFINITION
A	INSTALL CONCRETE RAMP & MODIFIED CURB RAMP W/ ROAD CONSTRUCTION. (TYP.) SEE DETAIL

SIDEWALK, STREET LIGHT & SIGNAGE PLAN LEGEND

EXISTING		PROPOSED
	VALLEY GUTTER	
	EDGE OF PAVEMENT	
☼	STREET LIGHT	☼
⊙	SIGNAGE	⊙
	CONCRETE SIDEWALK	
	ASPHALT PAVING	

N

0 25 50 100 200
50 SCALE

Know what's below. Call before you dig.

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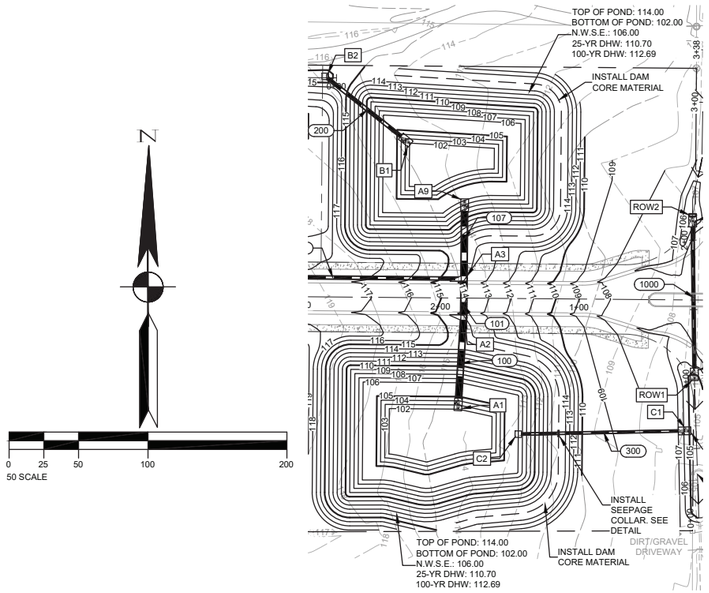
SIDEWALK, STREET LIGHT & SIGNAGE PLAN

Stonevale Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: 1"=50'

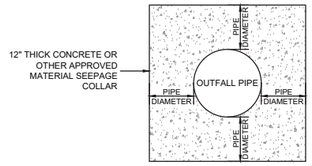
SHEET
C7



POND

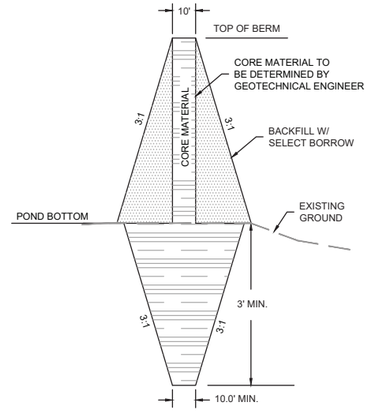
NOTE: POND SIDE SLOPES TO BE SOLID SOD DOWN TO THE NORMAL WATER SURFACE ELEVATION. THE CONTRACTOR SHALL TILL IN 5LB/SF OF BENTONITE INTO THE TOP 12 INCHES UP TO THE NORMAL WATER SURFACE ELEVATION.

***POND & POND BERM TO BE SODDED IMMEDIATELY POST INSTALLATION.



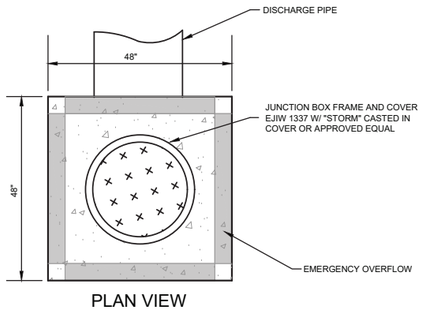
OUTFALL PIPE SEEPAGE COLLAR

SCALE: NTS

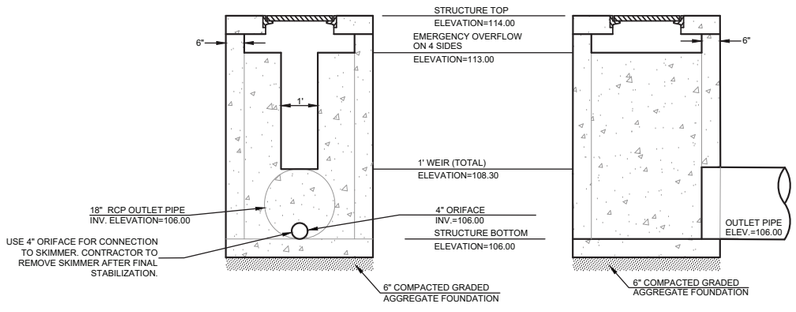


TYPICAL BERM DETAIL

SCALE: NTS



PLAN VIEW



SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE (C2) DETAIL

SCALE: NTS

Know what's below. Call before you dig.

REVISION

DATE

S.E. Civil Engineering & Surveying
9960 Windmill Road
Fairhope, AL 36532
251-990-6566

POND PLAN & OUTFALL DETAILS

Stonevale Subdivision
Fairhope, Alabama 36532

AFFIX SEAL

JOB No.: 20251589	DATE: 3/17/26
DRAWN: JJM	SCALE: SEE DWG

SHEET

C8

TREE PRESERVATION CREDITS - Sec. 20.5-4(m)

Total Trees To Be Preserved: 73 Trees
Total Tree Credits Earned: 272 Credits

DBH	GENUS	SPECIES	COMMON NAME	QTY	CREDITS PER TREE	TOTAL CREDITS
18"	Quercus	virginiana	Live Oak	6	2	12
19"	Quercus	virginiana	Live Oak	1	2	2
20"	Quercus	virginiana	Live Oak	5	2	10
21"	Quercus	virginiana	Live Oak	1	2	2
22"	Quercus	virginiana	Live Oak	5	2	10
23"	Quercus	virginiana	Live Oak	3	2	6
24"	Quercus	virginiana	Live Oak	4	3	12
25"	Quercus	virginiana	Live Oak	2	3	6
26"	Quercus	virginiana	Live Oak	2	3	6
27"	Quercus	virginiana	Live Oak	5	3	15
28"	Quercus	virginiana	Live Oak	1	3	3
30"	Quercus	virginiana	Live Oak	5	3	18
31"	Quercus	virginiana	Live Oak	2	3	6
32"	Quercus	virginiana	Live Oak	3	4	12
35"	Quercus	virginiana	Live Oak	2	4	8
36"	Quercus	virginiana	Live Oak	4	4	16
38"	Quercus	virginiana	Live Oak	1	4	4
40"	Quercus	virginiana	Live Oak	1	5	5
41"	Quercus	virginiana	Live Oak	1	5	5
42"	Quercus	virginiana	Live Oak	2	5	10
44"	Quercus	virginiana	Live Oak Twin	1	5	5
45"	Quercus	virginiana	Live Oak	1	5	5
46"	Quercus	virginiana	Live Oak	1	5	5
48"	Quercus	virginiana	Live Oak	1	6	6
52"	Quercus	virginiana	Live Oak	3	6	18
58"	Quercus	virginiana	Live Oak	1	7	7
60"	Quercus	virginiana	Live Oak	1	7	7
68"	Quercus	virginiana	Live Oak	1	8	8
70"	Quercus	virginiana	Live Oak	1	8	8
72"	Quercus	virginiana	Live Oak	1	9	9
86"	Quercus	virginiana	Live Oak	1	10	10
88"	Quercus	virginiana	Live Oak	1	11	11
21"	Pinus	sp.	Pine	1	2	2
27"	Pinus	sp.	Pine	1	3	3

TREE REMOVAL

Total Trees To Be Removed: 67 Trees
Total Tree Debits: 202 Debits
Total Tree Credits Earned: 272 Credits
Total Replacement Trees Required (Debits-Credits): -70 Trees

DBH	GENUS	SPECIES	COMMON NAME	QTY	DEBITS PER TREE	TOTAL DEBITS
18"	Juniperus	virginiana	Cedar	2	2	4
18"	Quercus	virginiana	Live Oak	8	2	16
20"	Quercus	virginiana	Live Oak	4	2	8
21"	Quercus	virginiana	Live Oak	5	2	10
22"	Quercus	virginiana	Live Oak	3	2	6
23"	Quercus	virginiana	Live Oak	2	2	4
24"	Quercus	virginiana	Live Oak	7	3	21
25"	Quercus	virginiana	Live Oak	2	3	6
26"	Quercus	virginiana	Live Oak	5	3	15
27"	Quercus	virginiana	Live Oak	4	3	12
28"	Quercus	virginiana	Live Oak	1	3	3
30"	Quercus	virginiana	Live Oak	3	3	9
31"	Quercus	virginiana	Live Oak	2	3	6
32"	Quercus	virginiana	Live Oak	1	4	4
34"	Quercus	virginiana	Live Oak	1	4	4
35"	Quercus	virginiana	Live Oak	1	4	4
36"	Quercus	virginiana	Live Oak	5	4	20
48"	Quercus	virginiana	Live Oak	1	6	6
49"	Quercus	virginiana	Live Oak	2	6	12
50"	Quercus	virginiana	Live Oak	1	6	6
50"	Quercus	virginiana	Live Oak	1	6	6
62"	Quercus	virginiana	Live Oak	1	7	7
18"	Pinus	sp.	Pine	1	2	2
21"	Pinus	sp.	Pine	1	2	2
28"	Pinus	sp.	Pine	1	3	3
24"	Pinus	sp.	Pine	1	3	3
27"	Pinus	sp.	Pine	1	3	3

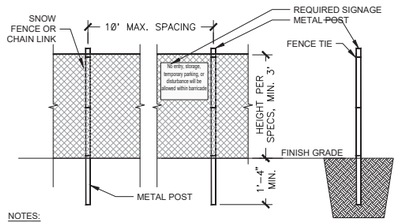
TREE PRESERVATION NOTES

TREE SURVEY DISCLAIMER:

1. ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY SE CIVIL.

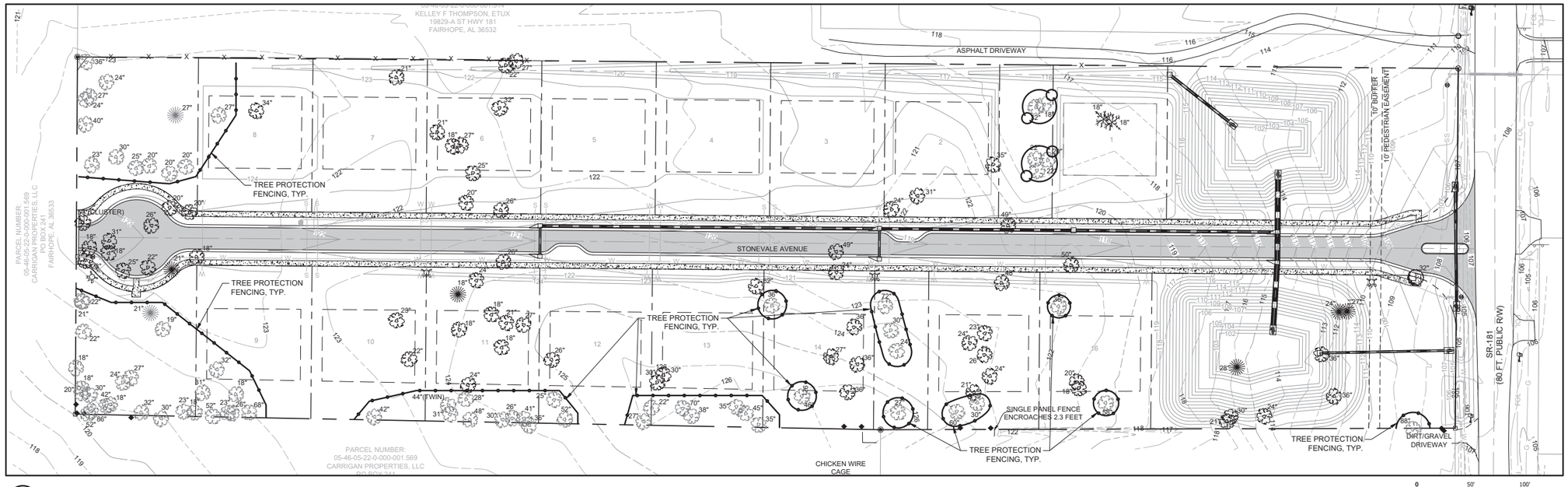
TREE PRESERVATION/REMOVAL NOTES:

1. ALL TREES PROPOSED FOR REMOVAL ARE SHOWN IN BLACK, WHILE ALL TREES TO BE PRESERVED ARE SHOWN IN A SHADE OF GRAY.
2. NON-REGULATED TREES SHOWN FOR REMOVAL ARE NOT INCLUDED IN TREE REMOVAL CALCULATIONS.
3. WHERE TREES ARE INDICATED TO BE SAVED, WE UNDERSTAND DURING CONSTRUCTION, TREES MAY BE IMPACTED DUE TO UNFORESEEN ACTIVITY. IN THIS CASE, IF A DESIGNATED PRESERVED TREE IS REMOVED, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TO UPDATE PLANS ACCORDINGLY & SHALL NOT COMMENCE WITH TREE REMOVAL UNTIL CITY PROVIDES ACCEPTANCE.
4. 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. WHEN THESE AREAS REMAIN AS NATURAL.



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"



1 TREE REMOVAL & PROTECTION PLAN
Scale: 1"= 50'

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

A Landscape Development Plan for
Stonevale
Fairhope, Alabama

Revisions

No.	Date	Revisions / Submissions
	02.23.26	CITY SUBMITTAL
	03.19.26	CITY SUBMITTAL

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BC
Drawn
VTW
Project Manager
LCW
Principal
263557-001
Project No.
02.02.26
Date

Registration
STATE OF ALABAMA
LESTER CHAD WILLIAMS
NUMBER 518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

TREE REMOVAL & PROTECTION PLAN

Sheet No.

TP200

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.

Perimeter Requirements -Sec. 20.5-4 (5)

Road Frontage Overstory Trees

1 tree per 30 LF ROW @ 263.5 LF = 8.78 trees

Required Frontage Overstory Trees: 9 trees

Provided Frontage Overstory Trees: 9 trees

Storm Water Area Screening Requirements - Sec. 20.5-4 (11)

Pond 1

Required: 36" High shrub screen

***Provided**: See landscape plan for proposed screening*

Pond 2

Required: 36" High shrub screen

Provided: See landscape plan for proposed screening

Internal Street Tree Requirements - Article V.D.5.8

Internal Neighborhood ROW Trees

1 tree per 50 LF of ROW

Internal Trees provided, see landscape plan

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	MA	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	30 GAL		8'-10'	3 TRUNKS; FULL HEAD
	QN	46	QUERCUS NUTTALLII	NUTTALL OAK	B&B OR CONT	2.5" CAL	10`	FULL HEAD, SPECIMEN QUALITY
	QS	14	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B OR CONT	2.5" CAL	10`	FULL HEAD, SPECIMEN QUALITY
	QV	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	2.5"CAL	10`	FULL HEAD, SPECIMEN QUALITY
	TD	12	TAXODIUM DISTICHUM	BALD CYPRESS	B&B OR CONT	2.5"CAL	10`	FULL HEAD, SPECIMEN QUALITY

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
SHRUBS								
	MC3	65	MYRICA CERIFERA	COMMON WAX MYRTLE	7 GAL	36" MIN.	72" o.c.	SHRUB FORM, FULL TO GROUND
SOD/SEED								
	SOD	70,313 SF	CYNODON DACTYLON `TIFWAY 419`	TIFWAY 419 BERMUDA GRASS	SOD			

GENERAL NOTES

TREE PLACEMENT NOTES:

1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"–2.5" DIA AT THE TIME OF PLANTING.

2.) TREES SHALL BE PLANTED EVERY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.

3.) TREE SPECIES AND TREE PLACEMENT SHALL BE APPROVED BY THE CITY HORTICULTURIST.

4.) ALL TREES SHALL BE PRUNED SO THAT NOT FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.

5.) IN AREAS WHERE PLANTING STRIPS ARE OPTIONAL AND NOT PROVIDED, SIDEWALKS TEN FEET OR GREATER SHALL PROVIDE 4'X4' TREE WELLS ALONG THE CURB SO THE TREES MAY BE PLANTED IN CONFORMANCE WITH THESE REQUIREMENTS.

6.) PER TREE ORDINANCE, SMALL TREES WILL BE PLANTED IN BETWEEN WALK AND CURB AREAS LESS THAN 5 FEET. MEDIUM TREES CAN BE PLANTED BETWEEN 5–7 FEET AND LARGE GROWING TREES CAN BE PLANTED IF AREA BETWEEN WALK AND CURB IS 7 FEET OR MORE (SEE ORDINANCE FOR LIST).

7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBDIVISION ACCEPTANCE AND DURING 2–YEAR MAINTENANCE PERIOD.

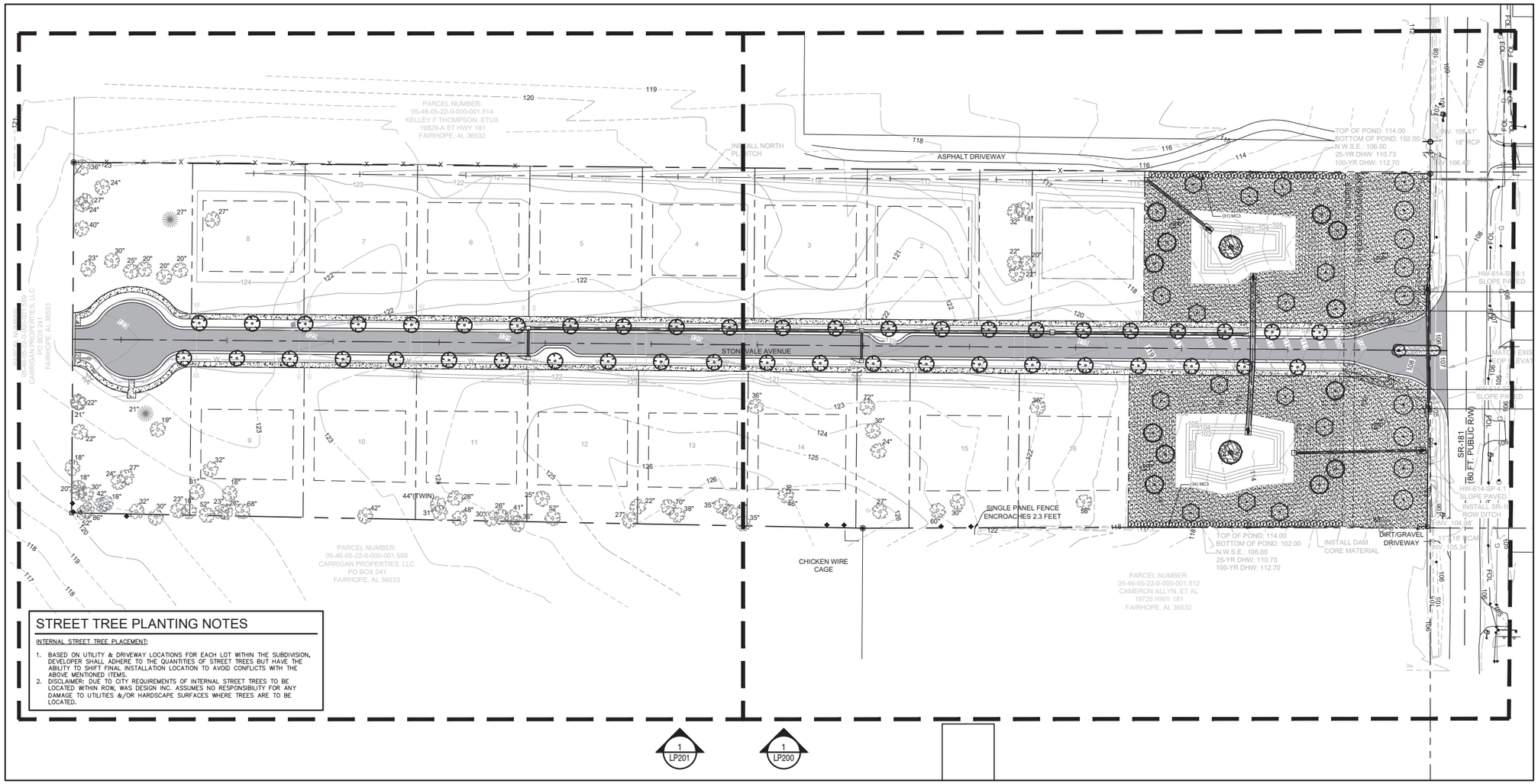
TREE PROTECTION NOTES:

1.) TREES IN EXCESS OF 20" IN DIAMETER ARE CONSIDERED PROTECTED AND SHALL RECEIVE THE TREE PROTECTION AS DETAILED ON THIS SHEET. NO DIGGING TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.

2.) TREES SHALL NOT BE REMOVED PRIOR TO ISSUANCE OF PERMIT TO DO SO. THE CITY OF FAIRHOPE UTILIZED THE FOLLOWING RESTITUTION REQUIREMENTS FOR TREES THAT ARE REMOVED WITHOUT A PERMIT.

3.) ANY PERSON WISHING TO REMOVE OR RELOCATE A SIGNIFICANT TREE SHALL MAKE A WRITTEN APPLICATION WITH THE CITY HORTICULTURIST. THE APPLICATION SHALL INCLUDE A LANDSCAPE PLAN. THE CITY HORTICULTURIST MUST APPROVE OR DENY THE PERMIT WITHIN 14 WORKING DAYS AFTER RECEIPT OF APPLICATION.

DISTURBED AREA NOTES:
ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.



STREET TREE PLANTING NOTES

INTERNAL STREET TREE PLACEMENT:

1. BASED ON UTILITY & DRIVEWAY LOCATIONS FOR EACH LOT WITHIN THE SUBDIVISION, DEVELOPER SHALL ADHERE TO THE QUANTITIES OF STREET TREES BUT HAVE THE ABILITY TO SHIFT FINAL INSTALLATION LOCATION TO AVOID CONFLICTS WITH THE ABOVE MENTIONED ITEMS.
2. DISCLAIMER: DUE TO CITY REQUIREMENTS OF INTERNAL STREET TREES TO BE LOCATED WITHIN ROW, WAS DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES &/OR HARDSCAPE SURFACES WHERE TREES ARE TO BE LOCATED.

1 OVERALL LANDSCAPE PLANTING PLAN

Scale: 1"= 50'

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

A Landscape Development Plan for **Stonevale** Fairhope, Alabama

Revisions

No.	Date	Revisions / Submissions
	02.23.26	CITY SUBMITTAL
	03.19.26	CITY SUBMITTAL

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BC
Drawn

VTW
Project Manager

LCW
Principal

263557-001
Project No.

02.02.26
Date

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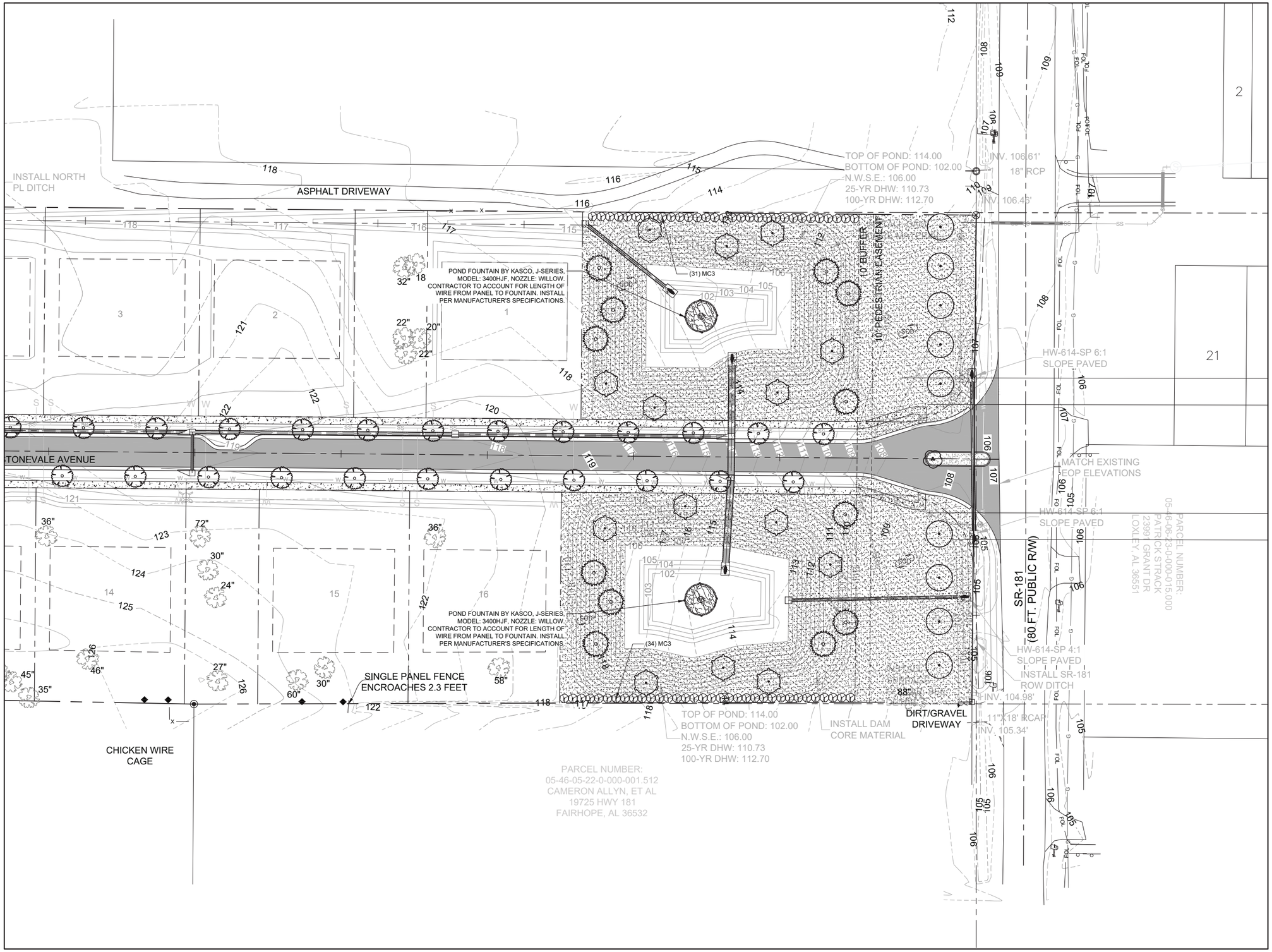
STATE OF ALABAMA
LESTER CHAD WORKS
NUMBER 518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE PLANTING REFERENCE

Sheet No.

LP100



1 LANDSCAPE PLANTING PLAN ENLARGEMENT
Scale: 1"= 30'

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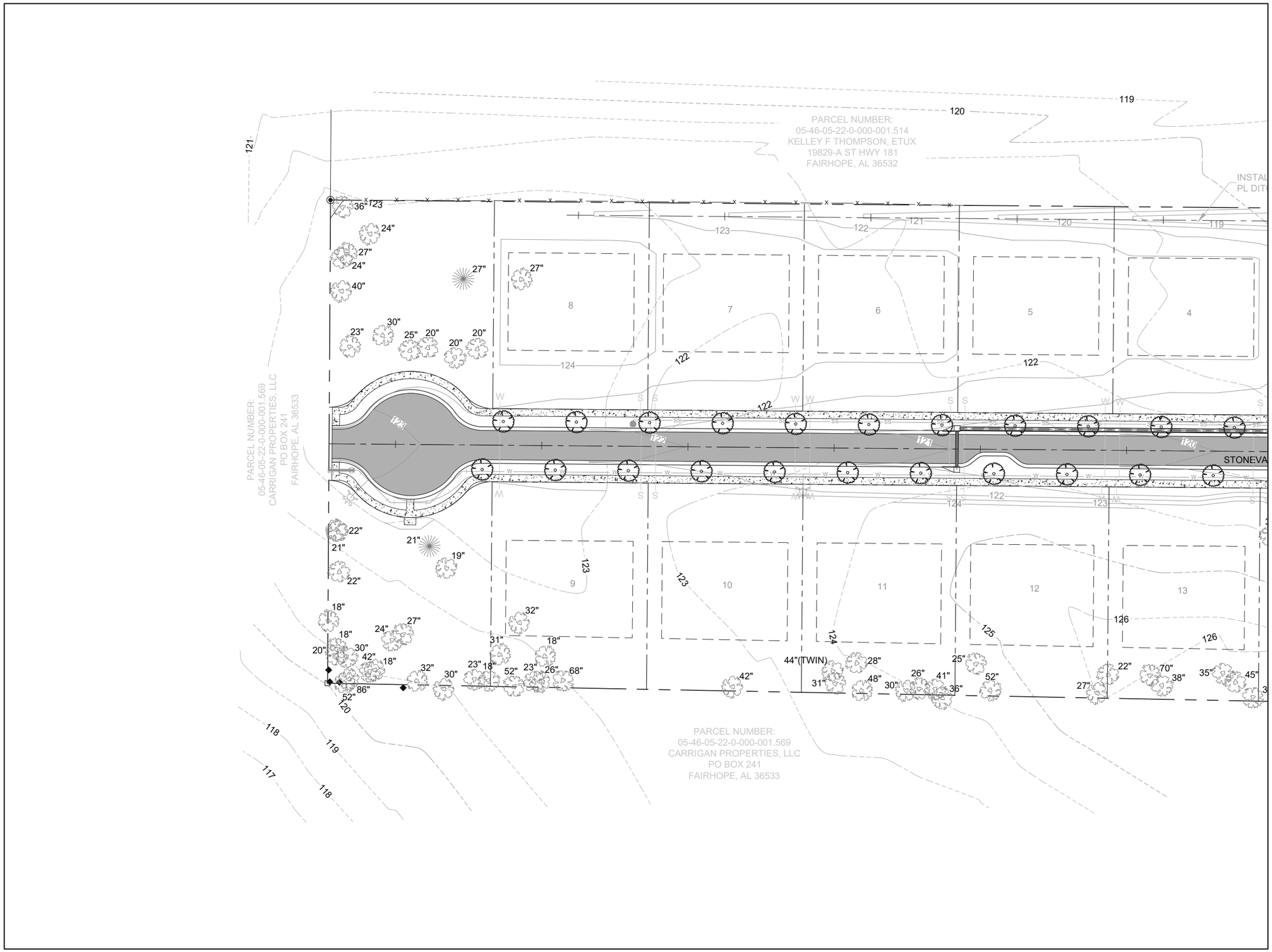
Registration
STATE OF ALABAMA · LESTER CHAD WILLIAMS · NUMBER 518 · REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE PLANTING PLAN ENLARGEMENT

Sheet No.

LP200



1 LANDSCAPE PLANTING PLAN ENLARGEMENT
Scale: 1"= 30'

0 30' 60' NORTH

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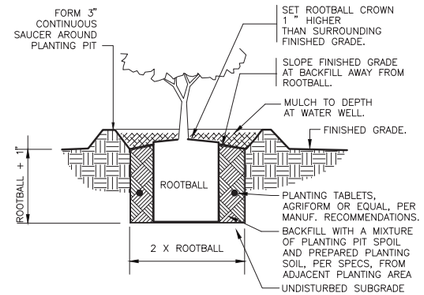
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263557-001 Project No.
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Registration
STATE OF ALABAMA LESTER CHAD WILLIAMS NUMBER 518 REGISTERED LANDSCAPE ARCHITECT

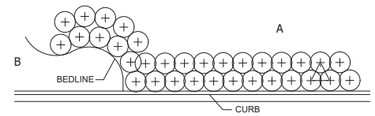
Sheet Title
LANDSCAPE PLANTING PLAN ENLARGEMENT

Sheet No.
LP201



1 SHRUB PLANTING

1" = 1'-0" 329333.13-01

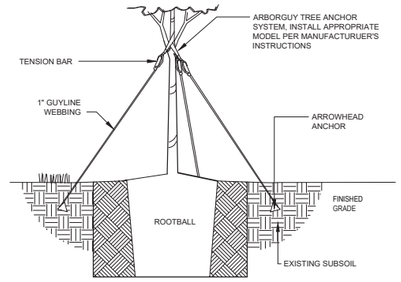


A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

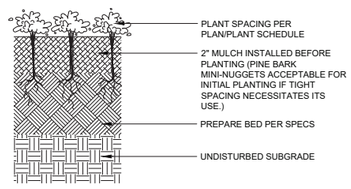
B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

2 TYPICAL PLANT SPACING

NOT TO SCALE 329399-04

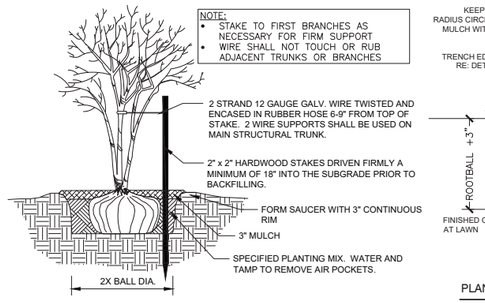


STAKING DETAIL



3 GROUNDCOVER PLANTING

3" = 1'-0" 329313-01



4 MULTI-TRUNK TREE STAKING

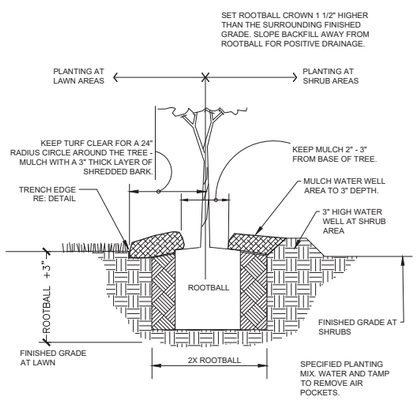
1/2" = 1'-0" 329343-01

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR 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.



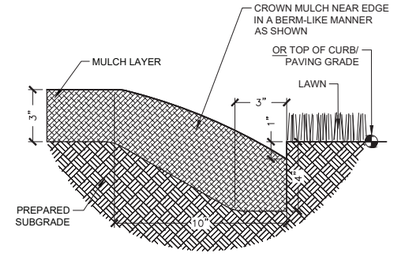
PLANT PIT DETAIL

5 TREE PLANTING - GUY STRAP

1" = 1'-0" 329343.26-02

PLANT MATERIAL AND PLANTING

- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED 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.



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

6 TRENCH EDGE

3" = 1'-0" 329413.23-02

7 GENERAL PLANTING NOTES

1" = 1" 329399-05

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

WAS DESIGN 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 **Stonevale** Fairhope, Alabama

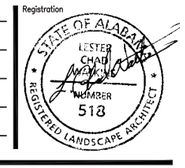
Revisions

No.	Date	Revisions / Submissions
	02.23.26	CITY SUBMITTAL
	03.19.26	CITY SUBMITTAL

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BC
Drawn
VTW
Project Manager
LCW
Principal
263557-001
Project No.
02.02.26
Date

Registration



Sheet Title

LANDSCAPE PLANTING DETAILS

Sheet No.

LP500

DRAINAGE NARRATIVE AND CALCULATIONS

STONEVALE SUBDIVISION

Prepared By:

S.E. Civil Engineering & Surveying

PROJECT NUMBER: 20251589

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 the Fairhope Subdivision Regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH

Project Engineer

March 17, 2026

Name of Project to which this Certificate Applies: Stonevale Subdivision
Plans which are certified consist of Page Cover Sheet thru XS4.

MAINTENANCE STATEMENT

An HOA shall be formed and will be required to maintain any and all stormwater facilities and structures located outside of the publicly accepted right-of-way.

9969 Windmill Road Fairhope, Alabama 36532 251-990-6566

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StormCAD Report Tables .....

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Soil Information .....

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NOAA Rainfall Data .....

PROJECT DESCRIPTION

Stonevale Subdivision is a proposed sixteen (16) lot subdivision located in Fairhope, Alabama. The site contains approximately 9.83 acres. The site is located in Section 22, Township 6 South, Range 2 East and is along the West side of SR-181 just south of the intersection of SR-181 and Quail Creek Dr.

The existing terrain of the site consists of three (3) separate basins. The first basin drains to the Right-of-Way ditch on SR-181. This basin discharges South where the run-off eventually drains into Cowpen Creek. The second basin drains to the site's Northwest property corner where it sheet flows on to the neighbor's property. The third basin drains to the Southwest property corner where run-off sheet flows onto the adjacent property. The site is mostly wooded with a grassed area near the SR-181 Right-of-Way. There are multiple structures located on the site as well as an existing Residence, with driveway, that will be demolished and removed. A map showing the vicinity can be seen in *Appendix A*.

Water will be collected in a series of inlets and underground drainage pipes. The underground drainage pipes will discharge into one of two (2) interconnected wet detention ponds. Both ponds are located at the East portion of the site and discharge to the Right-of-Way ditch along SR-181.

PROPOSED HYDRAULIC ANALYSIS

The SCS method for runoff estimation was used to develop the detention calculations for the project. NOAA has published depth curves specific to this area and the 2, 5, 10, 25, 50 and 100-year, 24-hour storm events were utilized in the drainage calculations for this site. The existing GIS contours along with field verified elevations for the area are used to determine the size of the drainage basin. A copy of the Drainage Map can be found in *Appendix A*. The drainage basin area is then plotted on the USDA Web Soil Survey to determine the soil characteristics. Soil surveys are made to provide information about the soils within the drainage area. They include a description of the soil types, their location, and tables that show soil properties and limitations affecting various uses. TR-20 presents a simplified procedure for estimating runoff and peak discharges in small watersheds. Using this procedure, the SCS Curve number method along with the information gained in the soil report, runoff is able to be estimated. The soil information for the site can be found in *Appendix D*.

The time of concentration (Tc) was also necessary for the flow estimate. This value was estimated using the grade change from the most remote point of the drainage area to the location of the proposed inlet or pipe. This grade change and the total travel length can be applied to the TR-55 method to calculate the time of concentration. The TR-55 method computes travel time for each type of flow that is present, sheet flow, shallow concentrated flow or channel flow.

HydroCAD utilizes the composite runoff curve number and the area of the drainage basin to determine the outflow of the drainage basin. A twenty-four-hour rainfall intensity for a two, five, ten, twenty-five, fifty, and one-hundred-year return storm event was applied to the drainage areas to determine the flow. The software was used to determine the flow exiting the drainage basin and entering the proposed detention pond for pre- and post-development scenarios. HydroCad analysis for the site can be found in *Appendix B*.

StormCAD was used to analyze the closed drainage systems for the proposed project. A 25-year return period was used for design. Curbs and gutters channel storm water from the roadways; the storm water is then collected into wing inlets and yard inlets, which eventually is piped to the proposed stormwater ponds. Pond outfall structures will be installed in the pond and discharge into the existing discharge point at a controlled rate less than the pre-developed rate. StormCAD analysis for the site can be found in *Appendix C*. Grassed areas were estimated using a C-value of 0.25 and impervious areas were estimated using a C-value of 0.95. In each inlet drainage area, impervious areas were hand calculated and weighted with respect to pervious areas to establish a composite C-value for each individual inlet basin.

According to our post-development calculations, there will be no adverse effects from our development.

SUMMARY OF RESULTS

Analysis determined that the proposed detention ponds are adequate to effectively handle and store the peak post-development flows observed during a two, five, ten, twenty-five, fifty, and one-hundred-year return events. Please see HydroCad summary in *Appendix B* showing the pre-developed flow rates and post-developed flow rates for the 2, 5, 10, 25, 50 & 100-year storm events and the associated high-water elevations.

A brief summary of the pre vs. post development discharge rates for the project can be seen below:

FLOW RATES TO SR-181 (cfs)

	PRE		POST	POND (HW)
2 YEAR	1.40		1.31	
5 YEAR	3.89		2.43	
10 YEAR	7.11		4.50	
25 YEAR	13.29		8.61	110.70’
50 YEAR	19.36		12.72	
100 YEAR	26.87		18.36	112.69’
POND TOP:				114.00’

FLOW RATES TO NW CORNER (cfs)

	PRE		POST
2 YEAR	0.08		0.06
5 YEAR	0.21		0.15
10 YEAR	0.37		0.27
25 YEAR	0.69		0.50
50 YEAR	0.99		0.72
100 YEAR	1.36		1.00

FLOW RATES TO SW CORNER (cfs)

	PRE		POST
2 YEAR	0.46		0.34
5 YEAR	1.22		0.80
10 YEAR	2.17		1.33
25 YEAR	3.96		2.26
50 YEAR	5.72		3.15
100 YEAR	7.87		4.23

WATER QUALITY CALCULATIONS

A = Area of the Site = 9.83 acres
I = Percentage of Imperviousness = 33.57%
P = Rainfall treatment depth = 1.8 inches
Rv = Runoff coefficient
WQv = Water quality treatment volume

Rv = 0.015 + 0.0092*I = 0.015 + 0.0092 (33.57) = .324

WQv = P * Rv * A/12 = 1.8 inches * 0.324 * 9.83 / 12 = 0.48 ac-ft = 20,909 ft^3

The water quality volume is provided within the Wet Pond Storage of the Ponds.

The total water quality volume provided within the wet ponds is 28,145 cubic feet of storage which is greater than the 20,909 cubic feet required.

TSS REMOVAL

The total suspended solids will be treated by the wet ponds. Per the Subdivision Regulations, wet ponds have an 80% TSS removal efficiency.

Fairhope Public Utilities

Mayor
Sherry Sullivan

Council Members
Andrea Faust Booth
Jack Burrell
Jimmy Conyers
Joshua Gammon
Jay Robinson

February 5, 2026

Re: 10 Acres Tower Homes, Parcel: 05-46-05-22-0-000-001.513, 17 units, Pin: 15456

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.

Sincerely,

Daryl Morefield

Water/Wastewater Superintendent

S.E. Civil
Engineering
& Surveying

February 24, 2026

Hunter Simmons
Fairhope Planning Department
451 Pecan Ave. Ste. 200
Fairhope, AL 36532

Re: Stonevale Subdivision – Fire Flow Letter

Dear Hunter:

Please see the attached fire flow test report and modeling. Based on the data collected in the field, there is adequate fire flow to serve this development.

If you have any questions, please let me know.

Sincerely,

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH 2/24/26

Larry Smith, PE
lsmith@secivileng.com

S.E. Civil Engineering & Surveying

FIRE FLOW TEST REPORT

Project: **Tower Homes SR-181**
Engineer: **Larry Smith**
Date: **9/11/2025** Time: **7:30 AM**

FLOW HYDRANT

Hydrant Location: **19609 AL-181**

Size of Watermain, In.: 6 Material: CIP

Pitot, PSI: 23 Observed Flow, GPM: 800

Q_R, Calculated Fire Flow @ 20 PSI: **1,471**

TEST HYDRANT (RESIDUAL)

Hydrant Location: **19763 AL-181**

Size of Watermain, In.: 6 Material: CIP

Static PSI: 54 Residual: 43

Q_F = Total test flow 800

H_R = Static Pressure minus 20 psi 34

H_F = Static Pressure minus Residual Pressure 11

$Q_R = Q_F \times (H_R / H_F)^{0.54}$

Where:

Q_R = Rated Capacity at 20 psi (in GPM) **1,471 GPM**

9/11/25

BALDWIN EMC

P.O. Box 220
Summerdale, AL
36580-0220

February 3, 2026

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

Re: Preliminary Plat for Stonevale, PIN 15456, Parcel 05-46-05-22-0-000-001.513, 17 lots

Dear Arthur Johnson:

This letter is to confirm that the referenced development is in Baldwin E.M.C.'s service territory. Also, this letter is confirming that the referenced has been submitted to Baldwin EMC.

Baldwin EMC is willing to service the development as long as the necessary easements are granted using our standard easement form and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades (transmission line, substation and distribution line). All system upgrades and line extensions will be in accordance with Baldwin EMC's current Line Extension Policy.

Please contact me to discuss necessary easements and fees.

Below is our typical required easements for subdivisions:

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines, unless otherwise noted.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me at 251-989-0106.

Sincerely,

Clayton Stewart
Supervisor of Staking
CS/nn

HEADQUARTERS
19600 State Highway 59
Summerdale, AL 36580

NORTH BALDWIN
47525 Highway 59
Bay Minette, AL 36507

SOUTH BALDWIN
21801 University Lane
Orange Beach, AL 36561

January 28, 2026

Arthur Johnson
S.E. Civil Engineering & Surveying

RE: Service Availability – Stonevale Subdivision

Dear Mr. Johnson,

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

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Robertsdale, AL 36567
251-947-3911

PAUL MUELLER
AL TOLBERT
DAVID WILSON
RAYMOND LOVELL

MARK D. RYAN
General Counsel

Subdivision: Stonevale

Subdivision location: west off State Highway 181 - Fairhope

Requested by: David Diehl - SE Civil

Email: ddiehl@secivileng.com Phone: 251-990-6566

Reservation valid through: 1/28/2027

This letter serves as formal approval for the use of the new road names listed below, as well as the extension of existing approved road names. We confirm that all proposed road names comply with relevant naming conventions and standards, ensuring clarity and consistency in road identification.

The road names listed in this letter are reserved for one year (365 days) from the date of issuance. If any changes are made to the road names as listed, please contact our office to obtain approval. If you require an extension of the reservation beyond one year, you must submit a formal request. Otherwise, the road names will be automatically released and designated as "available for use."

PreMod	PreDir	PreType	PreSep	Street Name	PosTyp	PosDir	PosMod
				STONEVALE	AVENUE		

Signed: Samantha Roberts Date: 1/28/2026

S.E. Civil Engineering & Surveying

February 24, 2026

Hunter Simmons
Fairhope Planning Department
451 Pecan Ave. Ste. 200
Fairhope, AL 36532

Re: Stonevale Subdivision – 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 count 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 16 single family homes. When plugging in this information into the ITE Trip Generation Report, we come up with 153 daily trips and 16 peak hour trips. This does not meet the threshold for a formal traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,

ALABAMA LICENSED No. 26348 PROFESSIONAL ENGINEER THOMAS LARRY SMITH 2/24/26

Larry Smith, PE
lsmith@secivileng.com

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF^2	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF^2	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
Industrial Park 130	KSF^2	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Manufacturing 140	KSF^2	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Warehousing 150	KSF^2	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Mini Warehouse 151	KSF^2	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF^2	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF^2	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%	16.0	153	16	10	6
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA

Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		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%		0	0	NA	NA
Corporate Headquarters 714	KSF^2	7.98	1.40	10%	90%		0	0	NA	NA
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA
Single Tenant Office Bldg 715	KSF^2	11.57	1.72	15%	85%		0	0	NA	NA
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA
Medical Dental Office 720	KSF^2	36.13	3.46	27%	73%		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

NA: Not Available
DU: Dwelling Unit

KSF^2: Units of 1,000 square feet
Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

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: Jan 27, 2026

Property Owner / Leaseholder Information

Name of Property Owner: BONNIE BAKER Phone Number:
Address of Property Owner: 19763 STATE HIGHWAY 181
City: FAIRHOPE State: AL Zip: 36532-4837

Proposed Subdivision Name: Stonevale
No. Acres in Plat: 9.83 No. Lots/Units: 16
Parcel No: 05-46-05-22-0-000-001.513 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: Arthur Johnson Phone Number: 251-990-6566
Address: 9969 WINDMILL ROAD
City: FAIRHOPE State: AL Zip: 36532
Contact Person: Arthur Johnson

Surveyor/Engineer Information

Name of Firm: S.E. Civil Phone Number: 251-990-6566
Address: 9969 WINDMILL ROAD
City: FAIRHOPE State: AL Zip: 36532
Contact Person: Arthur Johnson

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.

Arthur Johnson (Agent)
Property Owner/Leaseholder Printed Name

Arthur Johnson
Signature

01/29/2026
Date

Fairhope Single Tax Corp. (If Applicable)
Lee Turner, President of FSTC

THE CITY OF FAIRHOPE, ALABAMA

PLANNING & ZONING DEPARTMENT

Notification Letter

March 19, 2026

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

RE: **SD 26.11**
Stonevale
16-lot Major Subdivision, 9.83± acres
PPIN #: 15456
Description: Applicant, Arthur Johnson, on behalf of the Owner, Bonnie Baker, for Preliminary Plat approval of Stonevale, a 16-lot Major Subdivision on property zoned R-1, Low Density Single-Family Residential District. The property is located on the west side of Highway 181, south of Windmill Road.

Dear Fairhope Resident,

State law requires all property owners adjacent to property being considered for subdivision approval to be notified by certified mail. The Baldwin County Revenue Office provided your information as a current adjacent property owner to the subdivision request detailed above and illustrated on the attached preliminary plat.

The City of Fairhope Planning Commission will hold a public hearing at **5:00 PM in the Council Chambers located in the Municipal Complex at 161 N. Section Street on April 6, 2026**. All written comments and/or presentation materials **MUST** be received by the Planning Department by no later than noon on April 1, 2026, in order to ensure adequate time for review and distribution to the Planning Commission prior to the public hearing. Written comments/materials received after this deadline may not be included in the advance report packet.

Staff reports and application materials will be posted online during the week prior to the public hearing at www.fairhopeal.gov under the Agendas and Minutes tab.

FRAUDULENT & SUSPICIOUS EMAILS

The City of Fairhope Planning Department is aware of fraudulent emails impersonating City Staff and Commission members requesting payment for permits or services via wire transfer. Please note that the City of Fairhope will never request payment of any kind via wire transfer and application fees will always be processed prior to a case going before any Board or Commission. If you receive a suspicious message please notify the Planning Department right away and do not click any links, open attachments, or send any payment or personal information.

Should you have any questions or concerns, please contact the Planning Department.

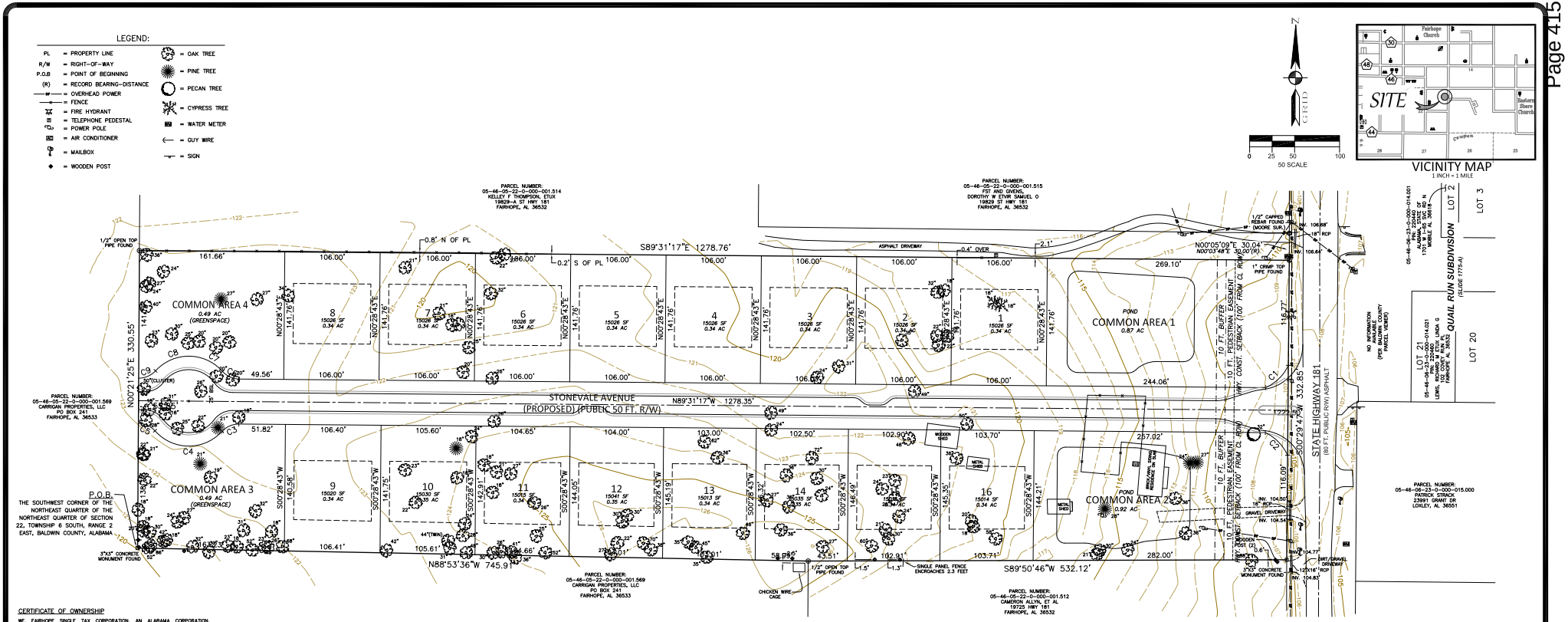
Cordially,

Payton Rogers
Planning & Zoning Manager

451 Pecan Ave, PO Box 429, Fairhope, AL 36532
251-928-8003 | www.fairhopeal.gov | planning@fairhopeal.gov

LEGEND:

PL = PROPERTY LINE	= OAK TREE
R/W = RIGHT-OF-WAY	= PINE TREE
P.O.B = POINT OF BEGINNING	= PECAN TREE
(R) = RECORD BEARING-DISTANCE	= CYPRESS TREE
—W— = OVERHEAD POWER	= WATER METER
—x— = FENCE	= GUY WIRE
= FIRE HYDRANT	= SIGN
= TELEPHONE PEDESTAL	
= POWER POLE	
= AIR CONDITIONER	
= MAILBOX	
= WOODEN POST	



CERTIFICATE OF OWNERSHIP

WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, _____ AND _____ WHOSE NAMES AS PRESIDENT AND SECRETARY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

DATED THIS THE _____ DAY OF _____.

FAIRHOPE SINGLE TAX CORPORATION,
AN ALABAMA CORPORATION

BY: _____
AS ITS: PRESIDENT

BY: _____
AS ITS: SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS PRESIDENT, AND _____ AS SECRETARY, OF FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THE _____ DAY OF _____.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, _____ AS MANAGER OF GRANTS MILL, LLC, PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS _____ BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS _____ DAY OF _____, 20____.

_____
PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS MANAGER OF GRANTS MILL, LLC, OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THE _____ DAY OF _____.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING DIRECTOR

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ DATE: _____2025.

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

_____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF BALDWIN EMC (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

_____
AUTHORIZED REPRESENTATIVE

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 E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

_____
AUTHORIZED SIGNATURE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	36.13'	35.35'	N45°29'15"E
C2	50.00'	36.14'	35.36'	N44°30'45"W
C3	25.00'	21.03'	20.41'	S66°23'01"W
C4	50.00'	84.11'	74.54'	N89°31'17"W
C5	25.00'	20.92'	20.32'	N65°18'18"W
C6	25.00'	21.03'	20.41'	S65°25'36"E
C7	50.00'	32.54'	31.97'	N59°58'29"W
C8	50.00'	51.57'	49.31'	S71°50'09"W
C9	25.00'	21.03'	20.41'	S66°23'01"W

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
5. NO FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
7. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
8. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY
9. ALL COMMON AREAS SHALL HAVE A BLANKET DRAINAGE AND UTILITY EASEMENT.
10. ALL SIDEWALKS AND STREET TREES SHALL BE INSTALLED PRIOR TO FINAL PLAT APPLICATION.

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 IN DECEMBER 2025, 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 NAD83 (2011) USING GPS OBSERVATIONS. ELEVATION SHOWN HEREON ARE REFERENCED TO NAVD88.
5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES
6. SURVEY CONDUCTED USING INSTRUMENT NUMBERS 2171598, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. FENCES SHOWN ARE CONSIDERED TO BE ON THE PROPERTY LINE UNLESS DIMENSIONED HEREON.

FLOOD STATEMENT:

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), ZONE "X" (SHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 01003C0663M, COMMUNITY NUMBER 010006, PANELS 0715 AND 0663, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S CERTIFICATE

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 SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), LESS 40 FEET FOR ROAD ON EAST; SECTION 22, T6S, R2E, BALDWIN COUNTY, ALABAMA. LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION."

(COPIED FROM INSTRUMENT NUMBER 2171598)

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 3 INCH SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 330.55 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 1278.76 FEET TO A ONE INCH CRIMP TOP PIPE FOUND ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 332.85 FEET TO A 3 INCH SQUARE CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 532.12 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN NORTH 88 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 745.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.83 ACRES, MORE OR LESS.

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

ALABAMA LICENSED NO.26014 PROFESSIONAL LAND SURVEYOR DAVID E DIEHL

02-02-2026

DAVID E DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

GREENSPACE SUMMARY

COMMON AREA #	COMMON AREA	GREENSPACE
3	0.49 AC	0.49 AC
4	0.49 AC	0.49 AC
TOTAL	0.98 AC	0.98 AC

SITE DATA

TOTAL AREA	9.83 AC
ZONING	R-1
TOTAL LOTS	17
DENSITY	1.7 / AC
SMALLEST LOT	15,014 SF
LARGEST LOT	15,041 SF
MAX. HEIGHT	30 FT
STREET LENGTH	1278 LF
COMMON AREAS	2.77 AC (28%)

BUILDING SETBACKS

FRONT:	40 FT.
REAR:	35 FT.
SIDE:	10 FT.
SIDE STREET:	20 FT.

UTILITY PROVIDERS;

WATER:	CITY OF FAIRHOPE
SEWER:	CITY OF FAIRHOPE
POWER:	BALDWIN EMC
TELEPHONE:	AT&T

PARCEL NUMBER:
05-46-05-22-0-000-001.513

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

LESEE:
BONNIE LYNN BAKER
19763 STATE HIGHWAY 181
FAIRHOPE, AL 36532

DEVELOPER:
GRANTS MILL, LLC
2106 DEVEREUX CIR.
VESTAVIA HILLS, AL 35243

STONEVALE

A PART OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

PRELIMINARY PLAT

TOWER HOMES

FEBURARY 23, 2026

SE Civil Engineering & Surveying
9960 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 990-1166
(C.A-1167)

DRAWN	BMB
CHKD.	ZJH
PROJ MGR	DED
SCALE	1" = 50'
PROJECT	20251589
FILE	TOWER HOMES
SHEET	1 OF 1

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA, TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PEOPLE, AND TO EXTEND THE TEMPORARY SUSPENSION OF CONSIDERATION OF CERTAIN RESIDENTIAL MULTIPLE OCCUPANCY PROJECT AND SUBDIVISION APPLICATIONS IN THE CITY OF FAIRHOPE AND FOR OTHER PURPOSES

WHEREAS the City Council of the City of Fairhope, Alabama has adopted Ordinance No. 1859 (the "Ordinance") establishing a temporary suspension of consideration of certain residential multiple occupancy project and subdivision applications by staff and the Planning Commission inside the City of Fairhope for a period of four (4) months (the "Suspension"); and

WHEREAS the Planning Commission finds that the Ordinance and the Suspension are proper and are in the best interests of the health, safety and general welfare of residents in the City of Fairhope.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA, AS FOLLOWS:

Section 1. The Ordinance and the Suspension are hereby adopted, ratified, confirmed and approved the same as if the exact terms and conditions of the Ordinance were set forth herein.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-exemption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA AT A REGULAR MEETING THEREOF ON THE 6st DAY OF April, 2026.

_____

Lee Turner, Chairman

ORDINANCE NO. 1859

AN ORDINANCE OF THE CITY OF FAIRHOPE, ALABAMA TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PEOPLE, AND TO EXTEND THE TEMPORARY SUSPENSION OF CONSIDERATION OF CERTAIN RESIDENTIAL MULTIPLE OCCUPANCY PROJECT AND SUBDIVISION APPLICATIONS IN THE CITY OF FAIRHOPE AND FOR OTHER PURPOSES

WHEREAS, the City of Fairhope has adopted the Fairhope Subdivision Regulations and Zoning Ordinance that regulate the subdivision of land and multiple occupancy projects and development of those projects within the City limits pursuant to *Alabama Code* § 11-52-30 *et seq*.; and

WHEREAS, there has been rapid and substantial growth in and around the City of Fairhope; and

WHEREAS, the City Council recognizes that the explosive growth has increased the burden on public utilities, roads, and other infrastructure as well as the health, safety, and general welfare of the community; and

WHEREAS, the City Council adopted Ordinance No. 1823 for the purpose of suspending consideration of certain residential dwelling multiple occupancy project applications and certain subdivision applications while the City made several infrastructure upgrades, additions, and improvements, conducted certain capacity studies, and proposed certain changes to the Fairhope Subdivision Regulations and Fairhope Zoning Ordinance consistent with the 2024 Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed Zoning Case ZC25.07 which proposed various amendments to the Zoning Ordinance, and the Planning Commission voted at the Planning Commission meeting on September 4, 2025, with a favorable recommendation to the City Council for adoption of those amendments; and

WHEREAS, the City Council held a public hearing on the proposed amendments to the Zoning Ordinance on October 27, 2025, and received feedback from the public on certain concerns and objections to some of the proposed amendments to the Zoning Ordinance; and

WHEREAS, the City Council adopted Ordinance No. 1847 for a four (4) month extension of the suspension of consideration of certain residential dwelling multiple occupancy project applications and certain subdivision applications to allow the City staff, City Council, and Planning Commission to further evaluate and implement amendments to the Zoning Ordinance that are in the best interests of the City of Fairhope; and

WHEREAS, the City Council held a public hearing on February 19, 2026 regarding proposed Amendments to the Zoning Ordinance which raised additional concerns and highlighted the need for further revisions to the proposed amendments to the Zoning Ordinance; and

WHEREAS, additional revisions to the proposed amendments to the Zoning Ordinance require additional notice, advertisement, and another public hearing before adoption pursuant to the Alabama Code and the Zoning Ordinance; and

WHEREAS, pursuant to Ordinance No. 1823 and No. 1847, the short-term suspension of consideration of certain residential dwelling multiple occupancy project applications and certain subdivision applications is set to expire on March 19, 2026; and

WHEREAS, the City Council believes that an additional four (4) month extension to the suspension of consideration of certain residential dwelling multiple occupancy project applications and certain subdivision applications will allow the City staff, City Council, and Planning Commission to further evaluate and implement amendments to the Zoning Ordinance that are in the best interests of the City of Fairhope; and

WHEREAS, the City Council has determined that the suspension of consideration of such applications is appropriate to prevent conditions that may threaten the community's health, safety, and general welfare; and

WHEREAS, this suspension of limited duration and limited scope would be in the public interest and promote orderly land development.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF FAIRHOPE, ALABAMA, as follows:

Section I: Purpose:

A. The City Council hereby declares it to be the purpose and intent of this Ordinance to extend the suspension of consideration of all multiple occupancy project applications that contain three (3) or more residential dwelling units and all subdivision applications that contain three (3) or more residential lots smaller than 10,500 square feet per lot in the City of Fairhope for an additional four (4) months.

Section II: Temporary Suspension Established:

A. For the purposes of amending the Zoning Ordinance, and further evaluation of the traffic and parking burden, water and wastewater capacity, and other impacts and problems facing the City that may be caused or which could be exacerbated by additional high density residential dwelling development, and to allow for the analysis and development of related updates to the City's comprehensive plan and applicable rules, regulations, and ordinances, and to identify, provide for, and address the City's roadways, utility infrastructure, and other needs, the City Council hereby suspends consideration of all applications for multiple occupancy project ("MOP") approval under Article IV, § H of the Subdivision Regulations that contain three (3) or more residential dwelling units and all subdivision applications under Article IV that contain three (3) or more residential lots smaller than 10,500 square feet per lot, as set forth in Section II.B herein. The duration of this Ordinance shall be from the effective date of this Ordinance through July 17, 2026.

B. For the duration of this Ordinance, the Director of Planning and the Planning Commission may not accept or consider any new MOP application that contains three (3) or more residential dwelling units or any new subdivision application that contains three (3) or more residential lots smaller than 10,500 square feet per lot. Concurrent with the effectiveness hereof, all timelines set forth in the Subdivision Regulations that relate to such applications, including consideration, review, recommendation, hearing, and decision shall be suspended.

C. This Ordinance shall not affect any complete MOP application or subdivision application that has been submitted to the City Planning Department with the fee paid on or before the effective date of Ordinance No. 1823.

Section III: Conflict and Severability

A. This Ordinance shall be construed in a manner that does not conflict with any provision of local, state or federal law except as expressly provided herein and except to the extent its provisions are more restrictive.

B. In the event that any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part thereof.

Section IV: Definitions

A. "City" – means the City of Fairhope, an Alabama municipal corporation.

B. "City Council" – means the elected members of the City Council of Fairhope, Alabama.

C. "Director of Planning" means the Director of Planning for the City of Fairhope, Alabama.

D. "Planning Commission" means the Planning and Zoning Commission of the City of Fairhope, Alabama.

E. "Subdivision Regulations" means the City of Fairhope's Subdivision Regulations, adopted March 8, 2007, as amended on February 6, 2023.

F. "Effective Date" means this ordinance shall take effect upon its due adoption and publication as required by law.

G. The "Zoning Ordinance" refers to the City of Fairhope's Zoning Ordinance No. 1253 as adopted and amended.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 9TH DAY OF MARCH, 2026.

James Reid Conyers, Jr.,
Council President

ATTEST:

Jenny Opal Wilson, CMC
Assistant City Clerk

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 9TH DAY OF MARCH, 2026.

Sherry Sullivan, Mayor

Ord. No. 1859 Published in FAIRHOPE COURIER on March 18, 2026
Assistant City Clerk
Jenny Opal Wilson