



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

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - February 5, 2024
3. Old/New Business
 - **SD 22.05** Battles Trace Ph. 8 – Request of Applicant, Goodwyn Mills Cawood, LLC, for an extension of six months for preliminary plat approval.
 - Discussion of medical uses
4. Consideration of Agenda Items
 - A. SD 24.01** Public hearing to consider the request of the Applicant, Jade Consulting on behalf of the Owner, Dominion Senior Living of Fairhope, LLC for final plat approval of The Reserve at Fairhope, a 169-unit multiple occupancy project. The property is approximately 16.62 acres and is located on the west side of US Hwy 98 between Volanta Avenue and Dyer Road. **PPINS #386193, 386197**
 - B. SD 24.04** Public hearing to consider the request of the Applicant, The Woodlands Group, LLC, acting on behalf of the Owner, FST Oden Property Management and Investments LLC, for Preliminary and Final Plat approval for The Poidevant Subdivision, a 2-lot minor subdivision of Lot Two, Pecan Orchard, Unit One. The property is approximately 0.60 acres and is zoned R-2 – Medium Density Single-Family. The property is located at the southeast corner of Morphy Avenue and County Road 13. **PPIN #15191**

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

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C. SD 24.05 Public hearing to consider the request of the Applicant, Goodwyn Mills Cawood, acting on behalf of the Owner, Starlight Development, LLC, for Preliminary Plat approval for The Proper, a 10-unit multiple occupancy project. The property is approximately 1.68 acres and is zoned B-1 – Local Shopping District. The property is located at the southwest corner of Nichols Avenue and Young Street. **PPINS #9585, 9601, 121255, 9602, 361754**

D. SD 24.06 Public hearing to consider the request of the Applicant, Dewberry, acting on behalf of the Owner, Tommy Thomasson et al, for Preliminary Plat approval for Montrose Preserve PUD, Ph. 1, a 3-lot major subdivision. The property is approximately 8.94 acres and is zoned as a PUD – Planned Unit Development. The property is located on the west side of Greeno Road and south of Sibley Street. **PPIN #75979**

5. Adjourn

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The Planning Commission met Monday, February 5, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

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

Absent: Holly MacKellar, Harry Kohler, Clarice Hall-Black

Chairman Turner called the meeting to order at 5:03 PM.

Approval of the Minutes February 5, 2024:

John Worsham made a motion to approve the minutes from the February 5, 2024.

Jay Robinson seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

Old/New Business

Hunter Simmons, Planning Director, provided an update on a proposed Ordinance to create a Historic Commission which will be presented to City Council on February 15, 2024. This Ordinance would not create any historic preservation districts. As proposed, it would create a commission with CLG status which will open the City up for grants and incentivized opportunities. There are no protections on any property if the ordinance passes as currently proposed. Future designation of property, or districts, would have to be approved by the City Council.

- **SD 21.23** Overland PUD, Phase 2 – Request of Applicant, S.E. Civil Engineering, for an additional extension of one year for preliminary plat approval.

Jay Robinson made a motion to approve the one-year extension for SD 21.23.

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

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

- **SD 23.15** Publix at Point Clear – Request of Applicant, Jade Consulting, LLC, for an extension of one year for final plat approval.

Erik Cortinas made a motion to approve the one-year extension for SD 23.15.

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

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

- **SD 22.02** Rockwell Place MOP – Request of Applicant, Sawgrass Consulting, LLC, for an extension of one year for preliminary plat approval.

John Worsham made a motion to approve the one-year extension for SD 22.02.

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

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

- **SD 23.31** Rockwell Place - Request of the Applicant, Sawgrass Consulting, LLC, for an extension of one year for final plat approval.

John Worsham made a motion to approve the one-year extension for SD 23.31.

Jay Robinson seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

Consideration of Agenda Items:

- UR 24.05** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 10,998 LF of aerial fiber cable and 10,423 LF of buried fiber cable in the City ROW at 111 S. Section Street.

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 10,998 LF of aerial fiber cable and 10,423 LF of buried fiber cable in the City ROW at 111 S. Section Street.

Staff recommends approval of UR 24.05 subject to the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**

3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
4. An additional right-of-way permit may be required for the potholing procedures.
5. Follow-up activities below required by staff and the applicant:
6. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the mapping technician for inclusion in GIS utility maps as needed.
7. Provide draft door hanger for approval at time of pre-construction.
8. Approved door hangers shall be in place no later than **7 days** prior to construction.
9. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
10. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
11. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
12. Utilities boxes shall be concentrated near existing boxes.
13. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

John Worsham made a motion to approve UR 24.05 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

Executive Session – To discuss pending or potential litigation pursuant to Alabama Code Section 36-25A-7(a)(3)

Attorney Chris Williams made a declaration to move to Executive Session to discuss pending litigation. He does not anticipate any action needed following the Executive Session.

Motion:

Jay Robinson made a motion to close the public meeting and move to Executive Session.

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

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas

NAY: None.

The Commissioners left the dais at 5:12pm.

The Commissioners returned to the dais at 5:28pm.

Adjournment

John Worsham made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; John Worsham; Jay Robinson; Erik Cortinas
NAY: None.

Adjourned at 5:29pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary



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

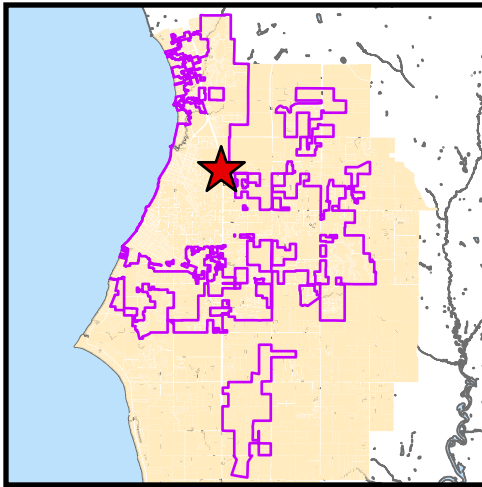
City of Fairhope

Planning Commission

March 4, 2024



SD 24.01 - The Reserve at Fairhope

**Project Name:**

The Reserve at Fairhope

Site Data:

16.62 acres

Project Type:

169 Unit Multiple Occupancy Project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

386193, 386197

General Location:

Southwest corner of the intersection of
Greeno Road and Volanta Avenue

Surveyor of Record:

Jade Consulting LLC

Engineer of Record:

Jade Consulting LLC

Owner / Developer:

Dominion Senior Living of Fairhope LLC

School District:

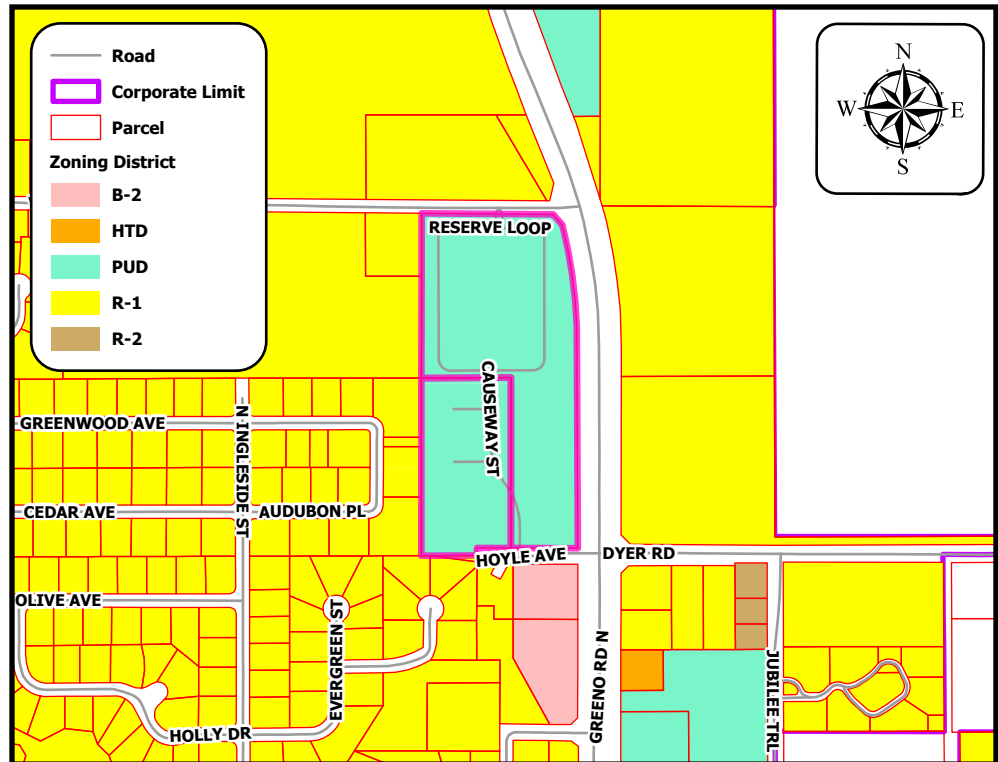
Fairhope Elementary School
Fairhope Middle and High Schools

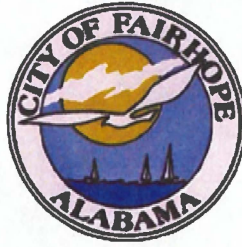
Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☐ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☒ Final Plat ☒ Multiple Occupancy Project
 Attachments: ☒ Articles of Incorporation or List all associated investors
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: Dominion Senior Living of Fairhope, LLC Phone Number: 205-776-6000
 Address of Property Owner: 1200 Corporate Drive, Ste. 225
 City: Birmingham State: AL Zip: 35242

Proposed Subdivision Name: The Reserves at Fairhope
 No. Acres in Plat: 16.62 No. Lots/Units: 2 lots/169 units
 Parcel No: 05-46-03-39-0-002-003.001 & 05-46-03-39-0-002-003.004 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: JADE Consulting, LLC Phone Number: 251-928-3443
 Address: 208 N. Greeno Rd., Ste. C
 City: Fairhope State: AL Zip: 36532
 Contact Person: Trey Jinright, III, PE

Surveyor/Engineer Information

Name of Firm: Smith Kolb & Associates Phone Number: 251626-0404
 Address: PO Box 7082
 City: Spanish Fort State: AL Zip: 36577
 Contact Person: Hunter Smith, PLS

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.

R. Withers Poellnitz

Property Owner/Leaseholder Printed Name

Date

Signature

NA

Fairhope Single Tax Corp. (If Applicable)

11/28/23



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~~ Site Plan
- ☐ 2 Sets of As-Built
- ☒ 1 Copy of the Plat on PDF format on disk
- ☒ Proof of 911 approval of street names
- ☒ 1 Copy of As-Built 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
- Draft ☐ Financial Guaranty, if applicable (only after 90% complete)
- ☒ Errors and Omission Insurance
- Draft ☐ Maintenance Bond
- Draft ☒ Operations and Maintenance Plan for Storm Water Pond (stand alone document)
- ☐ Street Tree Plan
- ☐ Final Plans and calculations for utility layouts
- ☒ Certificate of County Engineer's approval for extra-territorial plats
- ☒ Certificate of County Zoning, (must be signed and zoning of property, if any, indicated)
- ☒ Memorandum of Transmittal signed indicating County's receipt of plat/plans for development being submitted before Planning Commission.
- ☒ Digital and/or video image, reflecting a date and time stamp, of the storm drains
- ☐ Engineer's Certificate of design conformance.

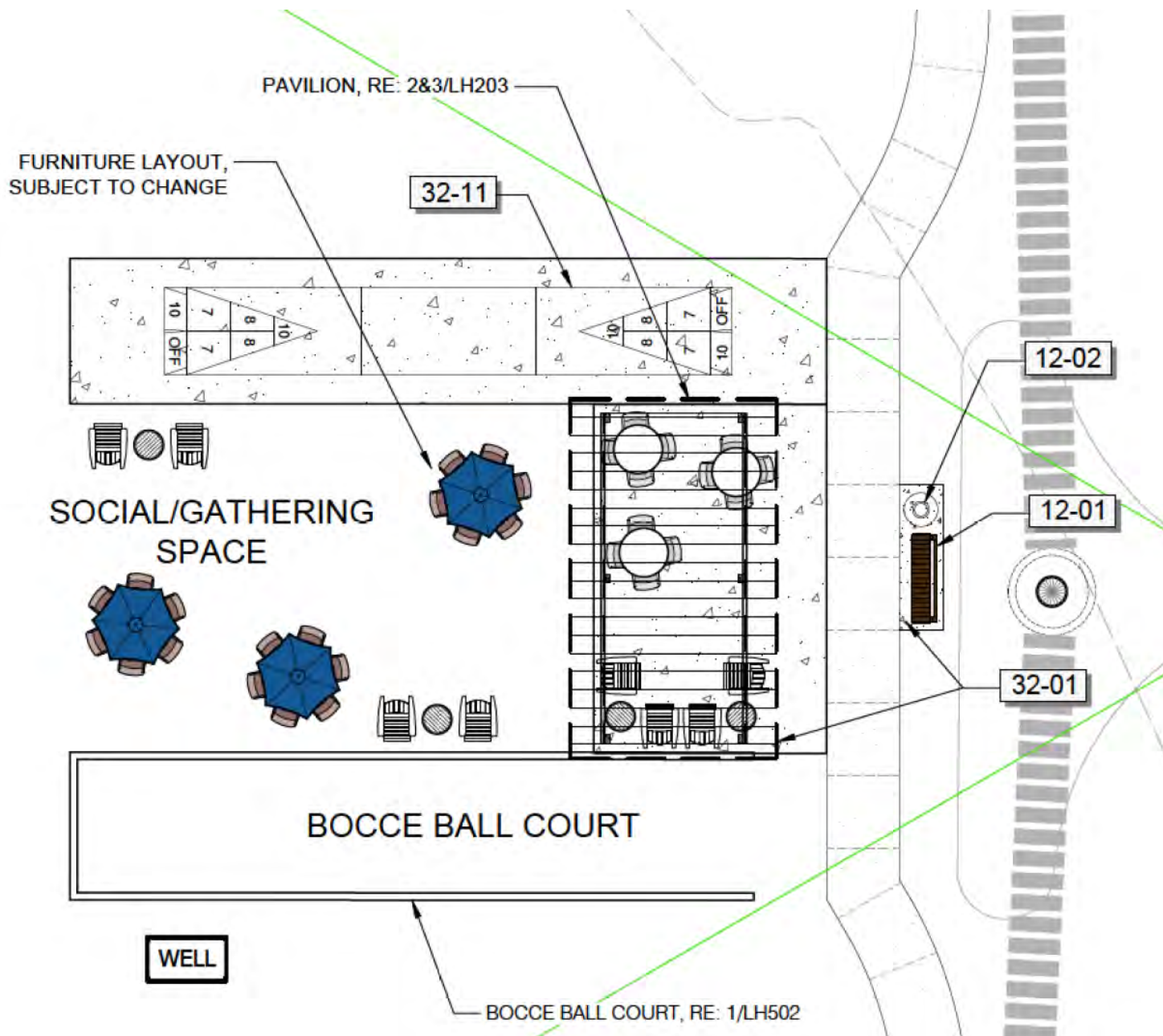
Please note that if your site is located outside the City of Fairhope limits, but in the planning jurisdiction, the County documentation is required and your application will be considered *incomplete* without the County documentation.

Summary of Request:

The Applicant, Jade Consulting, LLC, acting on behalf of the Owner, Dominion Senior Living of Fairhope, LLC, is requesting Final Plat approval of The Reserve, a 169-unit Multiple Occupancy Project (MOP). The property is approximately 16.62 acres and is located on the west side of US Hwy 98 between Volanta Avenue and Dyer Road. The property is zoned Planned Unit Development (PUD). Preliminary MOP approval was granted on August 2, 2021, and received a 1-year extension by the Fairhope Planning Commission.

Comments:

The major infrastructure including utility work, drainage, and the private roads has been installed and completed as well as completion of the vertical buildings. The site is built out with only one amenity area left to complete. The original plan showed a recreation area containing a pickleball court and shuffleboard court. Included in the staff packet is a plan to alter this recreational area by replacing the pickle ball court with a bocce ball court and adding a pavilion to provide shade.



Additional Comments:

- The landscaping has been reviewed and approved.
- The monetary contribution for intersection improvements at Volanta Ave. and Greeno Rd. has been received.
- The applicant has provided the invoice for the pedestrian crosswalk signal on Volanta.
- The applicant will provide a performance bond for the recreational area.
- An easement for sewer has been added from Greeno Rd. ROW towards the lift station as required by the Sewer Department.
- An area at the entrance on Hoyle Ave will be repaired prior to the March PC Meeting.

Follow-Up Activities Required the Applicant:

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

Staff Recommendation:

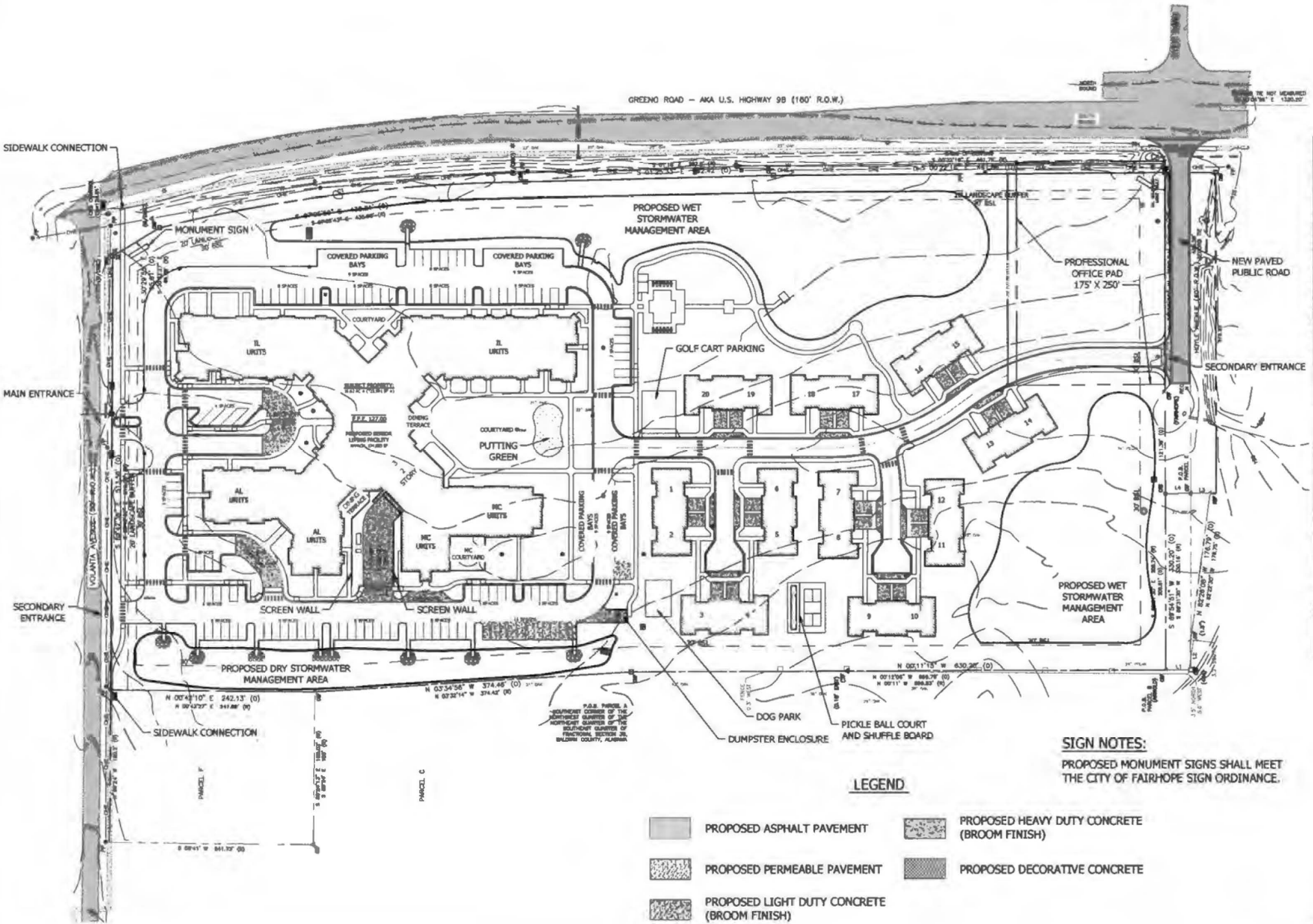
Approve with conditions:

1. Completion of the follow up activities.
2. A replat is completed creating one lot.



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS
208 Greeno Road N., Ste. C Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
Phone: (251) 928-3443 Fax: (251) 928-3665
jadengineers.com

DATE: 12/14/2021

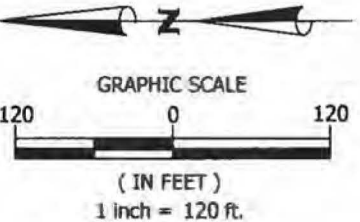


SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-03-39-0-002.001.001 05-46-03-39-0-002.003.004	
PARCEL SIZE:	16.62 AC	
EXISTING ZONING:	R-1, LOW DENSITY SINGLE-FAMILY	
PROPOSED ZONING:	PUD	
PUD ACREAGE:	16.62 AC	
FRONT:	30'	
SIDE & STREET SIDE:	30'	
REAR:	30'	
BUILDING HEIGHT:	MAX. 3 RD FLOOR HEIGHT	
BUILDING COVERAGE:	MAX. 25% (4.15 AC)	
IMPRV. COVERAGE (INC. BLDGS):	MAX. 45% (7.48 AC)	
SENIOR HOUSING:	148 TOTAL UNITS 74,746 SF / STORY 3 STORY - INDEPENDENT LIVING: 84 UNITS (56% OF TOTAL) 3 STORY - ASSISTED LIVING: 32 UNITS (22% OF TOTAL) 1 STORY - MEMORY CARE: 32 UNITS (22% OF TOTAL)	
DUPLEX VILLAS:	20 UNITS 1,350 SF / UNIT (EXCLUDES GARAGE)	
NET DENSITY:	148 UNITS / 16.62 AC = 12.6 UNIT/AC	
SENIOR HOUSING VEHICLE PARKING:	1 SPACE / 4 UNITS, PLUS 1 SPACE / 4 EMPLOYEES 148 UNITS = 40 EMPLOYEES = 47 SPACES	178 SPACES (INC. 30 HVC) (INC. 14 COMPACT SPACES)
VILLAS VEHICLE PARKING:	1 SPACE / UNIT 20 UNITS = 20 SPACES	30 SPACES (INC. 4 HVC)
PROFESSIONAL OFFICE PAD:	(PER CITY ORDINANCE)	
SIDEWALK WIDTH:	MIN. 5' WIDTH	
PARKING SPACES:	10'x20'	
COMPACT PARKING SPACES:	8'x15'	
DRIVE AISLE (SENIOR HOUSING):	20' WIDE	
DRIVE AISLE (DUPLEX):	24' WIDE	

SIGN NOTES:
PROPOSED MONUMENT SIGNS SHALL MEET
THE CITY OF FAIRHOPE SIGN ORDINANCE.

LEGEND

- | | | | |
|--|---|--|---|
| | PROPOSED ASPHALT PAVEMENT | | PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH) |
| | PROPOSED PERMEABLE PAVEMENT | | PROPOSED DECORATIVE CONCRETE |
| | PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH) | | |



CONCEPTUAL SITE PLAN
THE RESERVE AT FAIRHOPE
PLANNED UNIT DEVELOPMENT
GREENO ROAD & VOLANTA AVE
FAIRHOPE, AL

ORDINANCE NO. 1749

**AN ORDINANCE AMENDING ORDINANCE NO. 1253 KNOWN AS THE ZONING
ORDINANCE TO AMEND ORDINANCE NO. 1703: A PLANNED UNIT
DEVELOPMENT KNOWN AS THE RESERVE AT FAIRHOPE PUD**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Dominion Partners generally located southwest of the intersection of Greeno Rd and Volanta Ave, Fairhope, Alabama.

THE RESERVE AT FAIRHOPE PUD AMENDMENT

PPIN #: 386193 & 386197

Legal Description: (Case number ZC 22.02)

PARCEL A:

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 39, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN CONTY, ALABAMA; THENCE NORTH 00°04'55" EAST A DISTANCE OF 1320.20 FEET TO A POINT; THENCE NORTH 89°57'54" WEST A DISTANCE OF 660.83 FEET TO A POINT MARKED BY A 4-INCH SQUARE CONCRETE MONUMENT; THENCE NORTH 00°12'06" WEST A DISTANCE OF 659.76 FEET TO A POINT MARKED BY A CONCRETE MONUMENT ACCEPTED AS THE BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 39 FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 03°34'56" WEST A DISTANCE OF 374.46 FEET TO A POINT MARKED BY AN OPEN TOP IRON PIPE; THENCE NORTH 00°42'10" EAST A DISTANCE OF 242.13 FEET TO A POINT MARKED BY AN "X" CHISELED IN THE SIDEWALK ON THE SOUTH MARGIN OF VOLANTA AVENUE; THENCE ALONG SAID SOUTH MARGIN SOUTH 89°42'39" EAST A DISTANCE OF 513.59 FEET TO A POINT MARKED BY A CONCRETE MONUMENT WITH A DISC ON THE WEST MARGIN OF U.S. HIGHWAY 98 (A.K.A. GREENO ROAD); THENCE DEPARTING SAID SOUTH MARGIN AND ALONG SAID WEST MARGIN SOUTH 30°29'55" EAST A DISTANCE OF 65.01 FEET TO A POINT ON A NON-TANGENTIAL 1,881.75' RADIUS CURVE TO THE RIGHT, SAID POINT MARKED BY A CONCRETE MONUMENT WITH A DISC; THENCE ALONG SAID WEST MARGIN AND THE ARC OF SAID CURVE A DISTANCE OF 437.19 FEET (CHORD BEARS SOUTH 07°05'50" EAST, 436.21') TO A POINT MARKED BY A CONCRETE MONUMENT WITH A DISC; THENCE ALONG SAID WEST MARGIN SOUTH 01°25'33" EAST A DISTANCE OF 292.42 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE ALONG SAID WEST MARGIN SOUTH 00°22'16" EAST A DISTANCE OF 461.88 FEET TO A POINT MARKED BY A CONCRETE MONUMENT WITH A DISC ON THE NORTH MARGIN OF HOYLE AVENUE; THENCE DEPARTING SAID WEST MARGIN AND ALONG SAID NORTH MARGIN NORTH 89°58'22" WEST A DISTANCE OF 258.04 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE DEPARTING SAID NORTH MARGIN NORTH 00°13'45" WEST A DISTANCE OF 630.97 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 89°46'55" WEST A DISTANCE OF 329.75 FEET TO THE POINT OF BEGINNING; CONTAINING 515,824 SQUARE FEET (11.84 ACRES) MORE OR LESS.

PARCEL B:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BEING BLOCK 10 OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 39, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 39, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN CONTY, ALABAMA; THENCE NORTH 00°04'55" EAST A DISTANCE OF 1320.20 FEET TO A POINT; THENCE NORTH 89°57'54" WEST A DISTANCE OF 660.83 FEET TO A POINT MARKED BY A 4-INCH SQUARE CONCRETE MONUMENT; THENCE NORTH 00°30'13" WEST A DISTANCE OF 29.56 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 00°11'15" WEST A DISTANCE OF 630.20 FEET TO A POINT MARKED BY A CONCRETE MONUMENT ACCEPTED AS THE BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 39; THENCE NORTH 89°46'55" EAST A DISTANCE OF 329.75 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 00°13'45" EAST A DISTANCE OF 630.97 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) ON THE NORTH MARGIN OF HOYLE AVENUE; THENCE ALONG SAID NORTH MARGIN AND THE WESTWARD EXTENSION THEREOF SOUTH 89°54'51" WEST A DISTANCE OF 330.20 FEET TO THE POINT OF BEGINNING; CONTAINING 208,077 SQUARE FEET (4.78 ACRES) MORE OR LESS.

1. **That**, attached as "Exhibit A" is an approved site plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the attached site plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.
2. **That**, attached as "Exhibit B" is an approved Master Development Plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the Master Development Plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.
3. **That**, the following amendments have been made to the PUD:

Layout: Internal roads and siting of the cottages, amenities and clubhouse were revised and shall conform to the attached site plan.

Use: In general, the project is restricted for senior housing. The uses are specifically described within the Site Data Table and Master Development Plan and have been amended to include:

- 1 175' x 250' Professional Office Pad

Professional Office Pad: Allowable uses within this 175' x 250' space designated on the site plan are as follows:

- Convalescent or Nursing Home – a business providing living accommodations and care for persons suffering from illness, other than mental or contagious. Which is not of sufficient severity to require hospitalization, or for persons requiring further institutional care after being discharged from a hospital, and where non-resident staff is present for more than 8 hours per day.
- Medical Office/Clinic – a place used for the care, diagnosis, and treatment of ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board.
- Professional Office – a building occupied by a profession and offering professional services to clients, customers, or patrons which may involve occasional on-site contact with clients, customers, or patrons. Examples include architect, accountant, real estate, engineer, lawyer, or other similar professions.
- Common Open Space – any space dedicated for common use by a group of citizens due to property ownership, residency, or patronage of facilities associated with the open space, exclusive of rights-of-way and easements, and open from the ground to the sky. Common open space does not include any impervious surfaces designated for automobile use or any required yard setback.

A mandatory Site Plan Review shall be required for the Professional Office Building when/if developed.

Building Height: The maximum building height for the professional office buildings(s) shall be 30' to align with adjacent B-2 zoned property.

Landscape:

- Landscaping, including overstory trees, shall be planted in the 20' landscape buffer adjacent to Greeno Rd.
- A visual landscape buffer shall be planted along the western property to provide a buffer to those residents on Audubon Pl and shall be maintained by the Owner of The Reserves at Fairhope. Once planted, the buffer shall remain natural, except for the allowance of plant material to be installed to maintain a visual barrier.

Greenspace: The previously approved PUD provided 26% greenspace. The proposed site plan provides 30.1% greenspace with ponds that were converted to wet ponds. When developed, the professional office site shall provide a minimum of 25% greenspace.

The Planned Unit Development (PUD) known as The Reserve at Fairhope PUD is hereby amended. This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

Severability Clause - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

Effective Date - This ordinance shall take effect immediately upon its due adoption and publication as required by law.

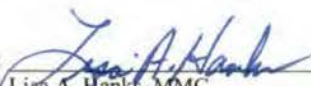
Adopted and approved this 11th day of April, 2022.

By:


James Reid Conyers, Jr.,
Council President

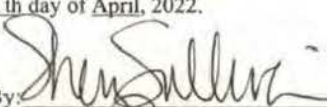
Attest:

By:


Lisa A. Hanks, MMC
City Clerk

Adopted and approved this 11th day of April, 2022.

By:


Sherry Sullivan, Mayor

Ord. No. 1749 Published in
FAIRHOPE COURIER
on April 11, 2022
 City Clerk

- LEGEND**
- PKF PK NAIL FOUND
CRF(1) CAPPED REBAR FOUND (ARNOLD)
CMF CONCRETE MONUMENT FOUND
WV WATER VALVE
WM WATER METER
FH FIRE HYDRANT
UP UTILITY POLE W/ANCHOR
HTUP HIGH-TENSION UTILITY POLE
C COMMUNICATION PEDESTAL
V COMMUNICATION VAULT
E ELECTRIC TRANSFORMER
S SEMER VALVE
SD STORM DRAIN MANHOLE
SIGN
OHU OVERHEAD UTILITIES LINE
OHE OVERHEAD ELECTRIC LINE
W WATER LINE
SS SANITARY SEWER FORCEMAIN
G NATURAL GAS LINE
UGC UNDERGROUND COMMUNICATION
SD STORM DRAIN PIPE
UGE UNDERGROUND ELECTRIC LINE
RFP-RAP

SANITARY SEWER DATA

SS#1 RM = 124.58' INV(N) = 113.96' INV(E) = 113.99'	SS#4 RM = 125.69' INV(S) = 117.31' INV(NW) = 118.22' INV(E) = 117.33'
SS#2 RM = 125.09' INV(S) = 114.70' INV(W) = 117.50' INV(N) = 114.85' INV(NE) = 117.64'	SS#5 RM = 125.72' INV(W) = 117.91' INV(NE) = 118.57'
SS#3 RM = 126.37' INV(S) = 116.08' INV(W) = 120.61' INV(N) = 116.37'	SS#6 RM = 125.34' INV(E) = 121.10' INV(SW) = 121.15' INV(NW) = 121.16'

STORM DRAINAGE DATA

SD#1 CURB/GRATE INLET TOP CURB = 124.12' INV(E) 18" RCP = 119.84'	SD#8 CURB/GRATE INLET TOP CURB = 125.84' INV(N) 18" RCP = 119.06' INV(S) 24" RCP = 118.92'	SD#15 DOME GRATE INLET RM = 123.02' INV(SE) 18" RCP = 116.32'	SD#23 DOME GRATE INLET RM = 125.39' INV(S) 18" RCP = 120.05' INV(E) 8" RCP = 123.28' INV(N) 18" RCP = 120.01'	SD#30 INV 12" RCP = 122.52' SD#31 INV 18" RCP = 121.54'	SD#44 INV 18" RCP = 118.46'
SD#2 CURB/GRATE INLET TOP CURB = 125.54' INV(SW) 8" RCP = 121.67' INV(E) 18" RCP = 119.84'	SD#9 CURB/GRATE INLET TOP CURB = 125.81' INV(N) 24" RCP = 118.64' INV(S) 24" RCP = 118.52' INV(W) 15" RCP = 121.05'	SD#16 JUNCTION BOX RM = 115.90' INV(SE) 42" RCP = 116.16' INV(N) 42" RCP = 115.90'	SD#24 DOME GRATE INLET RM = 125.91' INV(S) 18" RCP = 120.26' INV(N) 18" RCP = 120.32'	SD#32 INV 36" RCP = 119.24' SD#33 INV 12" RCP = 120.37'	SD#46 INV 44"x27" RCP = 119.11'
SD#3 CURB/GRATE INLET TOP CURB = 125.55' INV(W) 18" RCP = 119.68' INV(SW) 18" RCP = 119.75' INV(SE) 12" RCP = 121.87' INV(NE) 18" RCP = 119.75'	SD#10 CURB/GRATE INLET TOP CURB = 125.92' INV(W) = 121.31'	SD#17 S INLET RM = 125.73' INV(SW) 42" RCP = 115.95' INV(N) 42" RCP = 115.86'	SD#25 DOME GRATE INLET RM = 126.11' INV(S) 18" RCP = 120.33' INV(NE) 8" RCP = 123.78'	SD#34 INV 8" RCP = 80.64' SD#35 INV 10" RCP = 60.07'	SD#47 CURB/GRATE INLET RM = 124.36' INV(E) 18" RCP = 120.04' INV(NW) 18" RCP = 119.50'
SD#4 DOME GRATE INLET RM = 125.94' INV(SE) 12" RCP = 121.82'	SD#11 CURB/GRATE INLET TOP CURB = 125.98' INV(N) 24" RCP = 118.14' INV(S) 24" RCP = 118.11' INV(W) 18" RCP = 121.31'	SD#18 S INLET RM = 125.68' INV(S) 42" RCP = 116.34' INV(N) 42" RCP = 116.39'	SD#26 CURB/GRATE INLET RM = 124.92' INV(E) 18" RCP = 119.68' INV(W) 18" RCP = 119.74'	SD#36 INV 42" RCP = 118.17' SD#37 INV 42" RCP = 118.18'	SD#48 CURB/GRATE INLET RM = 124.39' INV(W) 18" RCP = 120.04'
SD#5 CURB/GRATE INLET TOP CURB = 125.19' INV(NW) 30" RCP = 119.33' INV(S) 36" RCP = 119.40'	SD#12 CURB/GRATE INLET TOP CURB = 126.02' INV(E) 18" RCP = 121.47'	SD#19 DOME GRATE INLET RM = 123.89' INV(S) 42" RCP = 116.71' INV(N) 42" RCP = 116.70'	SD#27 CURB/GRATE INLET RM = 124.97' INV(SE) 30" RCP = 119.85' INV(NW) 24" RCP = 119.63' INV(SW) 18" RCP = 119.59' INV(N) 18" RCP = 119.36'	SD#38 INV 42" RCP = 115.83' SD#39 INV 42" RCP = 115.83'	SD#49 WELAN INLET RM = 123.73' THROAT = 122.90' INV(S) 12" RCP = 121.77' INV(E) 36"x23" RCP = 119.64' INV(W) 36"x23" RCP = 119.20'
SD#6 CURB/GRATE INLET TOP CURB = 125.04' INV(W) 12" RCP = 121.51' INV(N) 36" RCP = 119.43' INV(E) 36" RCP = 119.16'	SD#13 CURB/GRATE INLET TOP CURB = 125.27' INV(N) 24" RCP = 117.78' INV(SW) 42" RCP = 114.59'	SD#20 S INLET RM = 125.80' INV(S) 42" RCP = 117.00' INV(N) 42" RCP = 116.94'	SD#28 JUNCTION BOX RM = 124.43' INV(SE) 24" RCP = 119.58' INV(E) 18" RCP = 120.71' INV(N) 20" STEEL = 121.15' INV(W) 18" RCP = 120.38'	SD#40 INV 42" RCP = 114.63' SD#41 INV 42" RCP = 116.88'	SD#50 JUNCTION BOX NOT RECOVERED SD#51 JUNCTION BOX NOT RECOVERED SD#52 JUNCTION BOX NOT RECOVERED SD#53 JUNCTION BOX NOT RECOVERED SD#54 JUNCTION BOX NOT RECOVERED SD#55 JUNCTION BOX NOT RECOVERED
SD#7 DOME GRATE INLET TOP CURB = 125.19' INV(W) 12" RCP = 122.27' INV(E) 12" RCP = 123.09' INV(S) 18" RCP = 119.45'	SD#14 CURB/GRATE INLET TOP CURB = 125.24' INV(NE) 42" RCP = 114.27' INV(SW) 42" RCP = 114.12'	SD#21 S INLET RM = 125.85' INV(S) 42" RCP = 117.27' INV(N) 42" RCP = 117.32'	SD#29 GRATE INLET RM = 125.05' INV(S) 42" RCP = 117.59' INV(NW) 42" RCP = 117.76' INV(NE) 18" RCP = 117.88'	SD#42 JUNCTION BOX NOT RECOVERED SD#43 JUNCTION BOX NOT RECOVERED SD#44 JUNCTION BOX NOT RECOVERED SD#45 JUNCTION BOX NOT RECOVERED	

NOTES

- THIS IS AN AS-BUILT SURVEY OF STORM DRAINAGE AND UTILITIES ONLY. OTHER IMPROVEMENTS EXISTING ON THIS SITE ARE NOT SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE RM ELEVATION OF THE SANITARY SEWER MAINHOLE AT THE INTERSECTION OF AUDUBON PLACE AND OMEGA STREET, AS SHOWN IN PREVIOUS SURVEY DRAWINGS PROVIDED BY THE CLIENT.
- UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD MEASUREMENTS OF MARKINGS PLACED ON THE GROUND BY VARIOUS UTILITY COMPANIES IN RESPONSE TO LINE LOCATE TICKET NUMBERS 240312298, 240312293, 240312297 & 240312299, OR AS SHOWN ON AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES.

SURVEYOR CERTIFICATION

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

Mark A. Watter
MARK A. WATTER, PLS
ALABAMA REGISTRATION NO. 20364

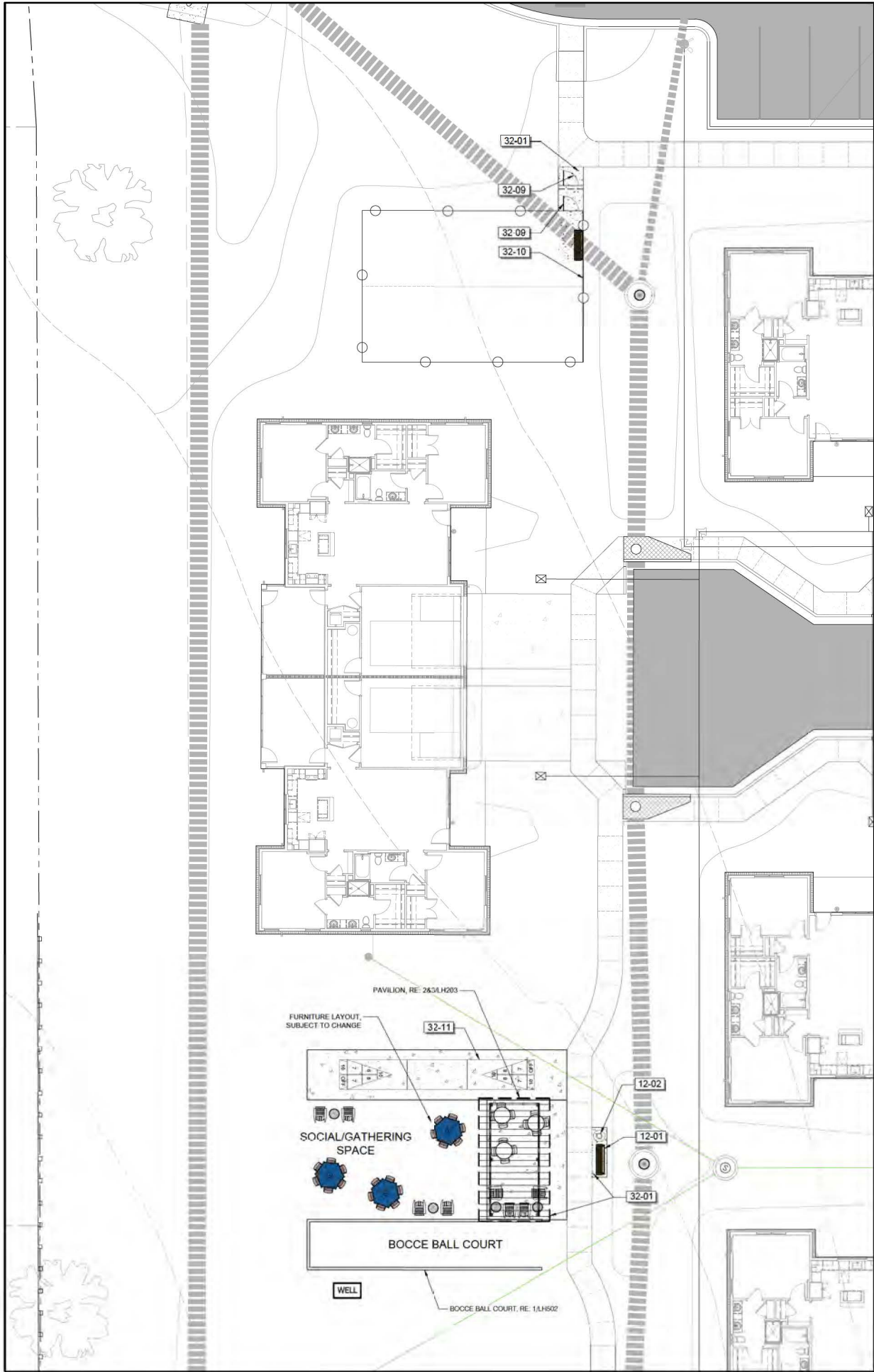


PARTIAL AS-BUILT SURVEY
THE RESERVE AT FAIRHOPE

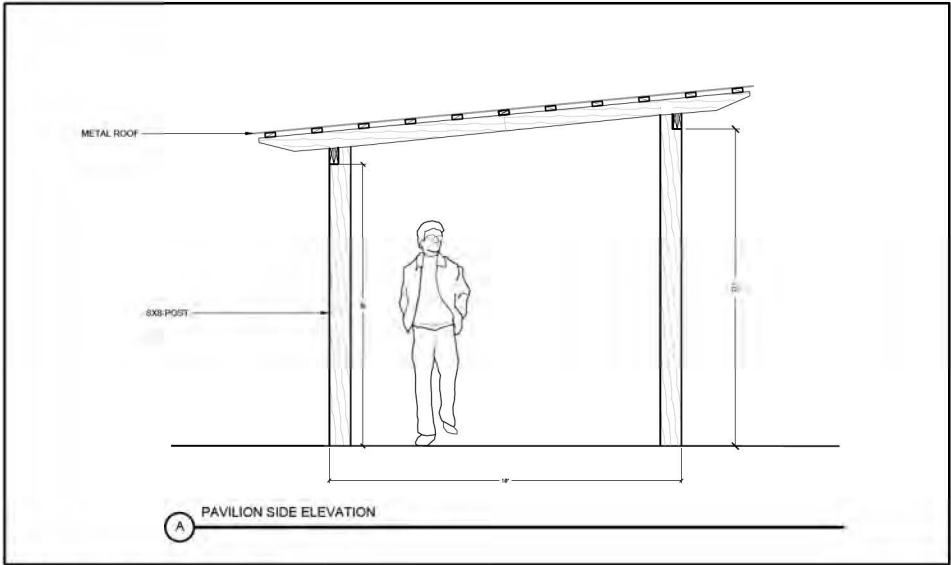
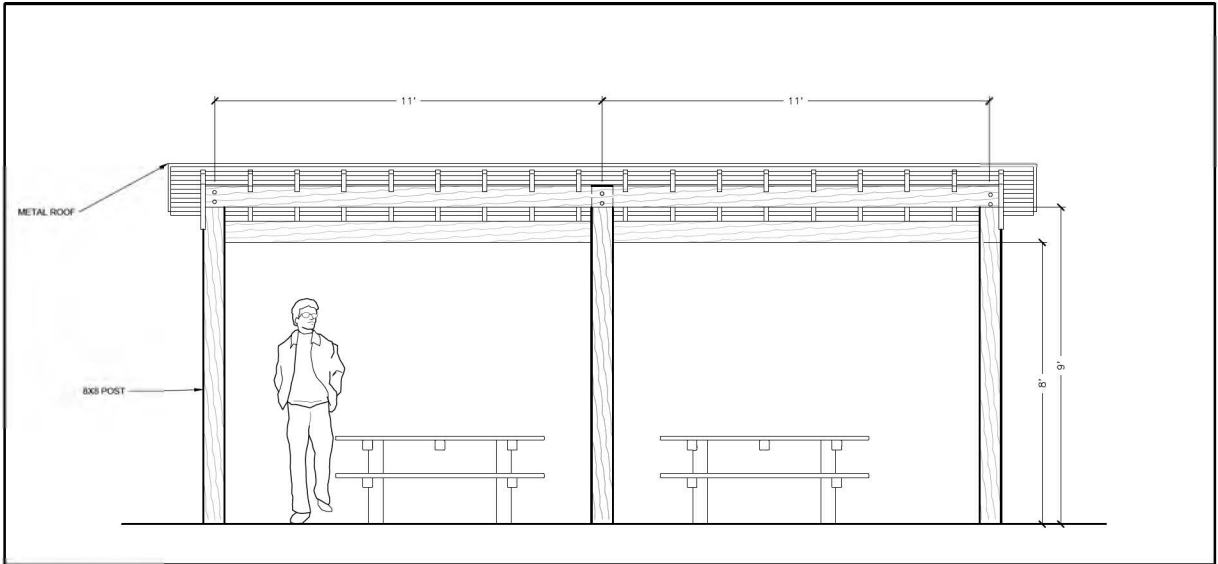
FEBRUARY 13, 2024

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

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



REFERENCE NOTES SCHEDULE RECREATION AREA		
SYMBOL	12 SITE FURNISHINGS DESCRIPTION	QTY
12-01	BENCH BY GLOBAL INDUSTRIAL, MODEL: 6' OUTDOOR VERTICAL STEEL SLAT PARK BENCH, COLOR: BLACK, SURFACE MOUNT, INSTALL PER MANUFACTURER'S SPECIFICATIONS	2
12-02	LITTER RECEPTACLE BY GLOBAL INDUSTRIAL, MODEL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, COLOR: BLACK	1
12-07	ADIRONDACK CHAIR, BY OWNER	8
12-08	SIDE TABLE, BY OWNER	4
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
32-01	P/P PEDESTRIAN CONCRETE PAVING W/ LIGHT BROOM FINISH	1,029 SF
32-09	4' HIGH X 36" WIDE CHAINLINK VINYL COATED GATE, COLOR: BLACK	2
32-10	DOG PARK FENCE, 4' HIGH CHAINLINK VINYL COATED FENCE, COLOR: BLACK	164 LF
32-11	SHUFFLEBOARD COURT BY PLANET SHUFFLEBOARD ON CONC. SURFACE, STYLE: OFFICIAL #1, INSTALL PER MANUFACTURER'S SPECIFICATIONS	1



A Landscape Development Plan for
The Reserve at Fairhope
Fairhope, Alabama

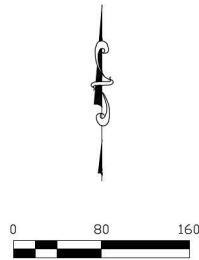
Revisions		
No.	Date	Revisions / Submissions
06.18.21	CITY SUBMITTAL	
12.21.21	CITY SUBMITTAL	
02.22.22	CITY SUBMITTAL	
05.05.22	PLINT-CLIENT REVIEW 75% CDs	
09.01.22	FOR PRICING	
12.06.22	IFC SET	
04.14.23	REVISED PER CLIENT	
07.28.23	IL MAIN ENTRY REVISION	
08.22.23	IL MAIN ENTRY REVISION	
09.07.23	IL & AL ENTRY REV. PER CLIENT	
11.15.23	LANDSCAPE DEFICIENCY CLIENT COORD.	
11.27.23	LANDSCAPE DEFICIENCY CLIENT COORD.	
01.02.24	CITY REVIEW	
01.18.24	CITY REVIEW-REV	
01.23.24	CITY REVIEW-FINAL SET	
02.01.24	CITY REVIEW-REC AREA REV.	

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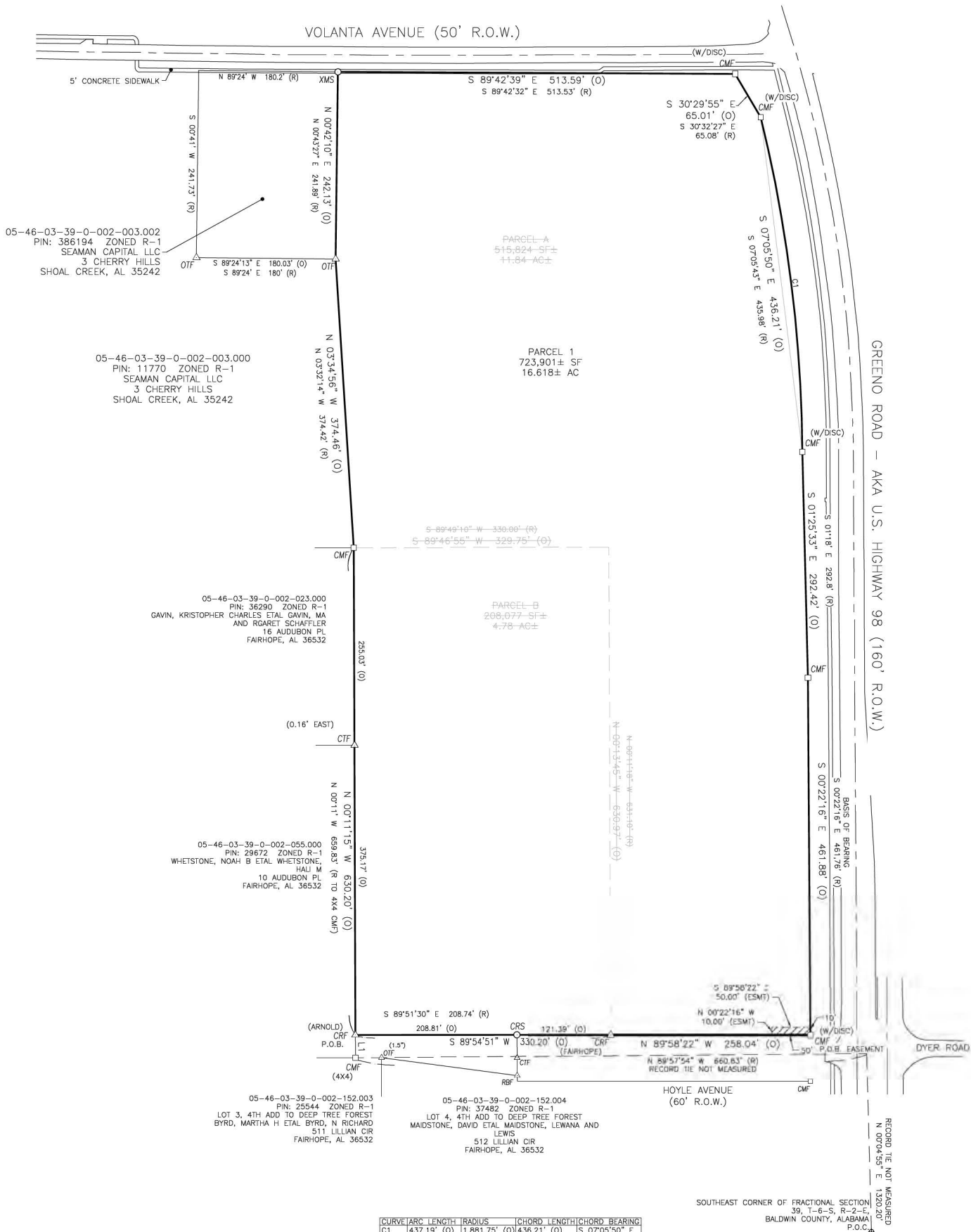
VTW
Drawn
VTW
Project Manager
LCW
Principal
213401-001
Project No.
06.11.21
Date

Registration
STATE OF ALABAMA
LANDSCAPE ARCHITECT
518

**HARDSCAPE
ENLARGEMENT
PLAN**



- BOUNDARY LEGEND**
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CRIMPED TOP PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - △ OTF OPEN TOP IRON PIPE FOUND
 - △ RBF REBAR IRON FOUND
 - △ IFF IRON PIN FOUND
 - CRS CAPPED IRON ROD SET
 - (R) RECORD
 - (O) OBSERVED
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - X— WIRE FENCE
 - /— WOOD FENCE



BALDWIN COUNTY
ALABAMA

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 39, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 00°04'55" EAST A DISTANCE OF 1320.20 FEET TO A POINT; THENCE NORTH 89°57'54" WEST A DISTANCE OF 660.83 FEET TO A POINT MARKED BY A 4-INCH SQUARE CONCRETE MONUMENT; THENCE NORTH 00°30'13" WEST A DISTANCE OF 29.56 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) FOR THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 00°11'15" WEST A DISTANCE OF 630.20 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE NORTH 03°34'56" WEST A DISTANCE OF 374.46 FEET TO A POINT MARKED BY AN OPEN TOP PIPE; THENCE NORTH 00°42'10" EAST A DISTANCE OF 242.13 FEET TO A POINT ON THE SOUTH MARGIN OF THE RIGHT OF WAY OF VOLANTA AVENUE MARKED BY AN X CHISELED IN THE SIDEWALK; THENCE ALONG SAID SOUTH MARGIN SOUTH 89°42'39" EAST A DISTANCE OF 513.59 FEET TO A POINT ON THE WEST MARGIN OF THE RIGHT OF WAY OF HIGHWAY 98 MARKED BY A CONCRETE MONUMENT; THENCE DEPARTING SAID SOUTH MARGIN AND ALONG SAID WEST MARGIN SOUTH 30°29'55" EAST A DISTANCE OF 65.01 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE ALONG SAID WEST MARGIN AND ALONG AN 1,881.75' RADIUS CURVE TURNING TO THE RIGHT, A DISTANCE OF 437.19' (CHORD BEARING SOUTH 07°05'50" EAST, LENGTH 436.21'); THENCE ALONG SAID WEST MARGIN SOUTH 01°25'33" EAST A DISTANCE OF 292.42 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE ALONG SAID WEST MARGIN SOUTH 00°22'16" EAST A DISTANCE OF 461.88 FEET TO A POINT MARKED BY A CONCRETE MONUMENT; THENCE DEPARTING SAID WEST MARGIN NORTH 89°58'22" WEST A DISTANCE OF 258.04 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°54'51" WEST A DISTANCE OF 330.20 FEET TO THE POINT OF BEGINNING, CONTAINING 723,901 SQUARE FEET, (16.618 ACRES), MORE OR LESS.

SUBJECT TO A 10' WIDE UTILITY EASEMENT AT THE NORTHWEST CORNER OF THE INTERSECTION OF GREENO ROAD AND HOYLE AVENUE MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 39, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE NORTH 00°04'55" EAST A DISTANCE OF 1343.76 FEET TO A POINT; THENCE NORTH 89°58'22" WEST A DISTANCE OF 72.17 FEET TO A POINT ON THE NORTHWEST CORNER OF THE INTERSECTION OF GREENO ROAD AND HOYLE AVENUE MARKED BY A 4-INCH SQUARE CONCRETE MONUMENT; THENCE ALONG THE NORTH MARGIN OF THE RIGHT OF WAY OF SAID HOYLE AVENUE NORTH 89°58'22" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE DEPARTING SAID NORTH MARGIN NORTH 00°22'16" WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89°58'22" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST MARGIN OF THE RIGHT OF WAY OF GREENO ROAD; THENCE ALONG SAID WEST MARGIN SOUTH 00°22'16" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

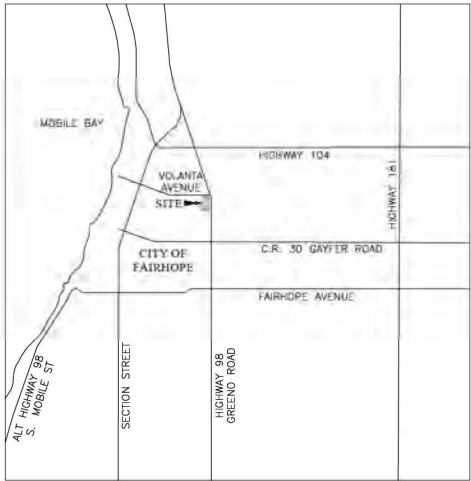
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	437.19' (O)	1,881.75' (O)	436.21' (O)	S 07°05'50" E
C1	436'+/- (R)	NO RECORD	435.98' (R)	S 07°05'43" E

LINE	BEARING	DISTANCE
L1	N 00°30'13" W	29.56' (O)

Replat to Combine
Parcel Number: 05-46-03-39-0-002-003.001, PIN: 386193
and
Parcel Number: 05-46-03-39-0-002-003.004, PIN: 386197

- NOTES:
1. TYPE OF SURVEY: BOUNDARY FOR REPLAT
 2. RECORD DIMENSIONS BASED ON THAT TITLE COMMITMENT PROVIDED BY THE CLIENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY WITH A FILE NO. OF NCS-1023424-ATL, DATED AUGUST 10, 2020.
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.



VICINITY MAP
NOT TO SCALE

ACKNOWLEDGEMENT OF OWNER:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF DOMINION SENIOR LIVING OF FAIRHOPE, LLC, THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS ____ DAY OF _____, 20__

AUTHORIZED REPRESENTATIVE: _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF _____

COUNTY _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS _____

OF DOMINION SENIOR LIVING OF FAIRHOPE, LLC, A _____, IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS THE ____ DAY OF _____, 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE CITY OF FAIRHOPE PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 20__

PLANNING DIRECTOR

PARTY CHGT: DW/VG	DRAWN: TS	DREADED: HW	CLIENT: JADE CONSULTING
DATE: 9/4/20	SCALE: 1"=80'	TITLE: REPLAT GREENO ROAD & VOLANTA AVENUE FAIRHOPE, ALABAMA	Physical Address: 11111 U.S. Hwy 31 S.W. A Spanish Fort, AL 36527 (251) 626-0404
DRAWING NUMBER: 20-609	REVISED: 114/36	Mailing Address: 30941 Mill Lane Sulte G, Box 258 Spanish Fort, AL 36527	SMITH CLARK • ASSOCIATES land surveyors

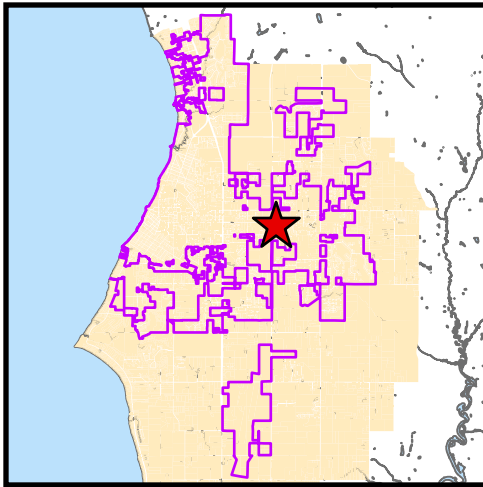
City of Fairhope

Planning Commission

March 4, 2024



SD 24.04 - The Poidevant Subdivision

**Project Name:**

The Poidevant Subdivision

Site Data:

0.60 acres

Project Type:

2-Lot Minor Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2

PPIN Number:

15191

General Location:

Southeast corner of Morphy Avenue
and County Road 13

Surveyor of Record:

The Woodlands Group LLC

Engineer of Record:

N/A

Owner / Developer:

FST Oden Property
Management and Investments LLC

School District:

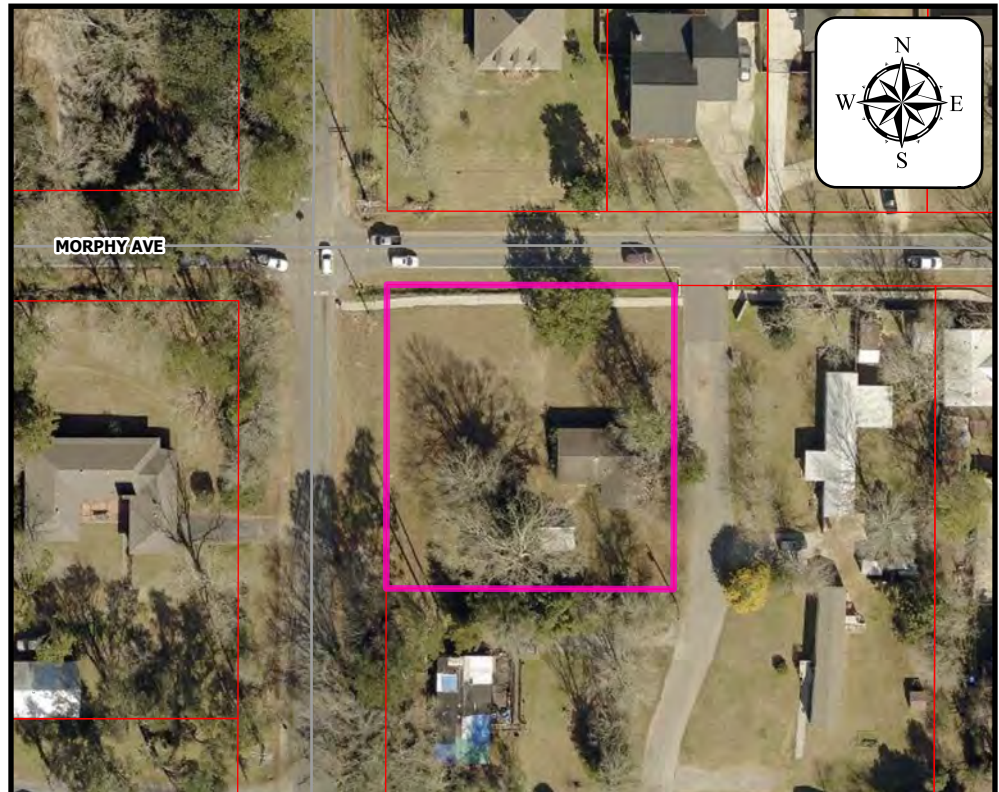
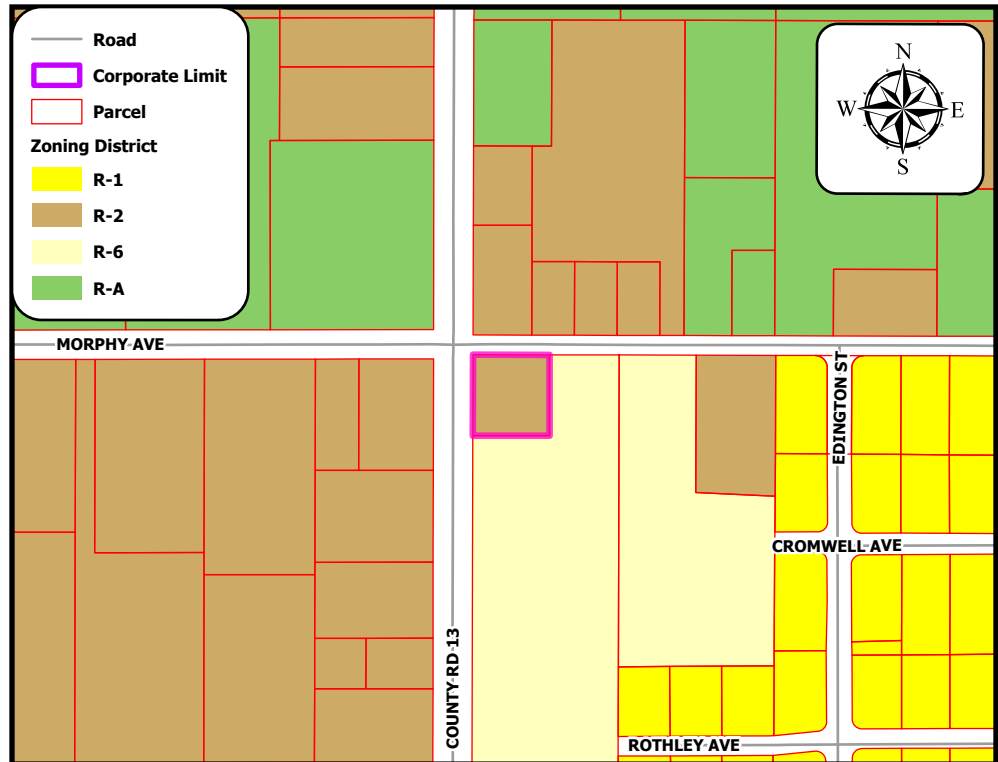
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☒ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☐ Final Plat ☐ Multiple Occupancy Project
 Attachments: ☐ Articles of Incorporation or List all associated investors
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: FST ODEN PROPERTYMANAGEMENT & INVESTMENTS LLC Phone Number: _____
 Address of Property Owner: P.O. Box 1738
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Poidevant Subdivision
 No. Acres in Plat: 0.60 No. Lots/Units: 2
 Parcel No: 05-46-05-15-0-000-003.546 Current Zoning: Single Family Residential

Authorized Agent Information

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

Name of Authorized Agent: THE WOODLANDS GROUP, LLC. Phone Number: 251-929-4774
 Address: P.O. Box 11 Point Clear
 City: Point Clear State: AL Zip: 36564
 Contact Person: Katie Palmer

Surveyor/Engineer Information

Name of Firm: THE WOODLANDS GROUP, LLC. Phone Number: 251-929-4774
 Address: P.O. Box 11
 City: Point Clear State: AL Zip: 36564
 Contact Person: _____

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

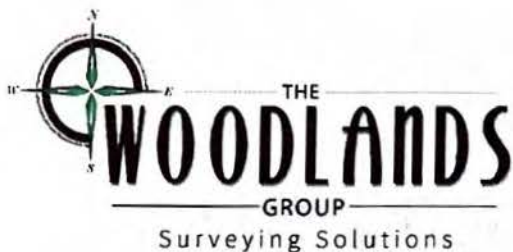
Oden Prop. Mgmt. & Inv., LLC
 Property Owner/Leaseholder Printed Name

11/27/2023
 Date

Eric P. Oden Managing Member
 Signature

Fairhope Single Tax Corp. (If Applicable)

Lee Turner as President,
FSTC



The Woodlands Group, LLC

Agent Authorization Form

I/We Authorize and permit The Woodlands Group, LLC to act as my/our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 46-05-15-0-000-003.546

I/We understand that the agent representation may include but not limited to decisions relating to status, conditions, or withdrawal of this application. In understanding this, I/we release any governing authority from any liability resulting from actions made on my/our behalf by the authorized agent and representative.

PROPERTY OWNER(S)

Name(s) [printed]

FST ODEN PROPERTYMANAGEMENT & INVESTMENTS

Address

9020 Morphy , Fairhope, AL

City/State

251-423-9214

Phone

Fax #

Signature(s)

Date

11/27/2023

AUTHORIZED AGENT

The Woodlands Group, LLC

Name(s) [printed]

P.O. Box 213

Address

Montrose, AL 36559

City/State

251-929-4774

855-479-3408

Phone

Fax #

Signature(s)

Date

Summary of Request:

The owner is FST Oden Property Management and Investments LLC. Justin Palmer of The Woodlands Group, LLC is the authorized agent for the project. This application is requesting approval of The Poidevant Subdivision, a 2-lot Minor Subdivision of Lot Two, Pecan Orchard, Unit One. The property is approximately 0.60 acres and is located at the southeast corner of Morphy Avenue and County Road 13. The subject property is zoned R-2 - Medium Density Single-Family Residential District. There is an existing residence on proposed Lot-2. The site data table is below:

REQUIRED SETBACKS:

FRONT: 35 FT
REAR: 35 FT
DRIVEWAY SIDE: 15 FT
SIDE: 10 FT
SIDE STREET: 20 FT

SURVEYOR/DESIGNER:

THE WOODLANDS GROUP, LLC
PO BOX 11 PT. CLEAR, AL 36564
JUSTIN PALMER, PLS LIC. NO. 34934

SITE DATA:

CURRENT ZONING: R2
MINIMUM LOT SIZE: 7,146 SF
NUMBER OF LOTS: 2
SMALLEST LOT: 12,352 SF +/-
LARGEST LOT: 14,514 SF +/-
TOTAL AREA: 0.62 ACRES +/-

OWNER:

ERIC ODEN
9020 MORPHY AVE.
FAIRHOPE, AL 36532

General Comments:

All lots are within 450 feet of a fire hydrant and each lot fronts a paved publicly maintained road.

The proposed subdivision according to Fairhope's Subdivision Regulations is a minor subdivision and has been reviewed accordingly. The proposed subdivision does not include the building of any additional infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study.

Fairhope's Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. Sidewalks do not currently exist along County Rd. 13. The applicant has agreed to coordinate the installation of the sidewalks with the Public Works Department. The tie in at the intersection will likely require a drainage box.

Final plat must be recorded within 120 days of approval.

Drainage Comments:

The existing flow patterns are not being changed.

Utility Comments:

Water, sewer, and gas are provided by the City of Fairhope. Power is provided by Riviera and AT&T is the telecommunications provider.

Connectivity:

The applicant is providing a sidewalk along County Rd. 13 and coordinating the installation with Public Works.

Comments:

The City of Fairhope Subdivision Regulations contain the following criteria in Article V.B.2. **Approval Standards.**

“2. Consistency with Plans, Regulations and Laws - 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;

- Meets***

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;

- Meets***

c. The proposed subdivision is not consistent with these Regulations;

- Meets***

d. The proposed subdivision is not consistent with other applicable state or federal laws and regulations;

- Meets***

e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”

- Meets***

Staff Recommendation

Staff recommends **APPROVAL** of SD 24.04 The Poidevant Subdivision with the following conditions:

1. Installation of sidewalk along County Rd. 13 the length of the property.

From: [Lorena Gregorius](#)
To: [planning](#)
Subject: Case SD24.04 The Polydevant Subdivision PPIN # 15191
Date: Friday, February 23, 2024 9:10:55 AM



To: Fairhope Planning Commission,

We have lived on our property at 20163 County Rd.13 since 1986 and all of that time the intersection of Morphy and County Rd. 13 was unsafe and many accidents have occurred there. The addition of another ingress and egress from a new residence will only add to that issue. There are many families that walk their children to school in this area, not to mention those of us who want to utilize the sidewalks and the traffic flow is at the very least unbearable at certain times of the day. We think it is time to do a traffic study for this corner and see if a traffic light would decrease the danger at that corner and also provide for better traffic flow so those of us who live on Morphy & County Rd. 13 can even get out of our driveways.

Regards,

Richard and Lorena Gregorius
20163 County Rd. 13
Fairhope, AL 36532
251-454-9879

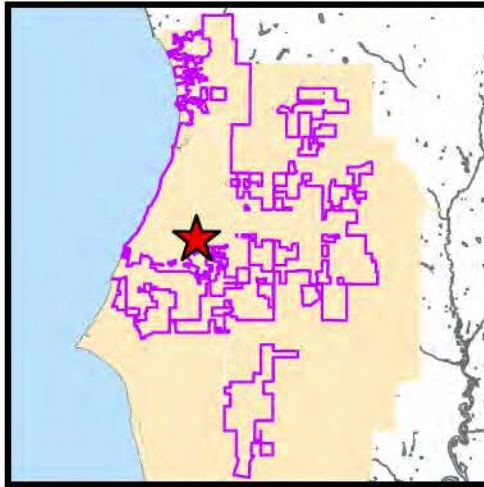
City of Fairhope

Planning Commission

March 4, 2024



SD 24.05 - The Proper

**Project Name:**

The Proper

Site Data:

1.68 acres

Project Type:

10 - Unit Multiple Occupancy Project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-1

PPIN Number:

9585, 9601, 121255, 9602, 361754

General Location:

Southwest corner of Nichols Avenue
and Young Street

Surveyor of Record:

Goodwyn Mills Cawood

Engineer of Record:

Goodwyn Mills Cawood

Owner / Developer:

Starlight Development LLC

School District:

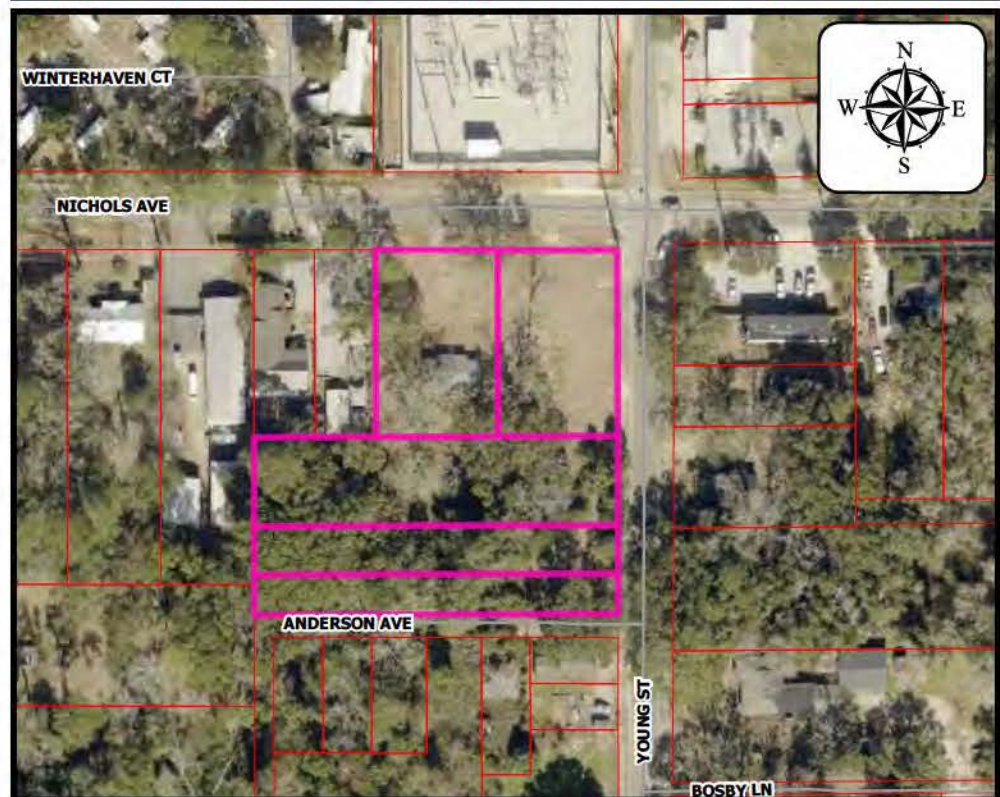
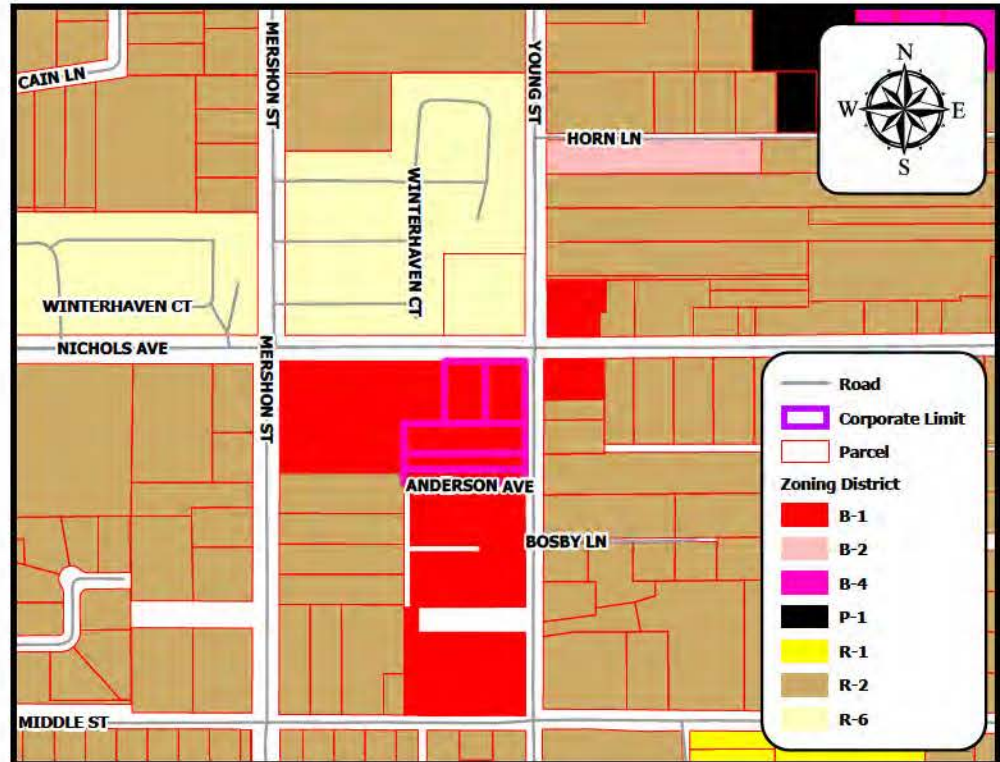
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Table for further research.

Prepared by:

Michelle Melton





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: November 28, 2023

Property Owner / Leaseholder Information

Name of Property Owner: Starlight Development LLC Phone Number: 251-289-5196
 Address of Property Owner: 2 Lingleaf Circle
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: The Proper
 No. Acres in Plat: 1.68 No. Lots/Units: 10
 Parcel No: 9585, 9601, 121255, 9602, 361754 Current Zoning: B-1

Authorized Agent Information

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

Name of Authorized Agent: Goodwyn Mills Cawood Phone Number: 251-626-2626
 Address: 2039 Main Street
 City: Daphne State: AL Zip: 36526
 Contact Person: Melissa A. Hadley, PhD, RLA, AICP

Surveyor/Engineer Information

Name of Firm: Goodwyn Mills Cawood Phone Number: 251-626-2626
 Address: 2039 Main Street
 City: Daphne State: AL Zip: 36526
 Contact Person: Stuart Smith, PLS / Scott Hutchison, PE

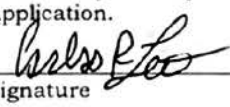
Plat Fee Calculation:

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.

Carlos Lett
 Property Owner/Leaseholder Printed Name

Signature 

10-1-2023
 Date

Fairhope Single Tax Corp. (If Applicable)



Preliminary Plat Application Checklist*

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

- ☒ 2 Copies of the Plat
- ☒ 2 Sets of construction plans
- ☒ 1 Copy of the plat in PDF format on disk
- ☒ Subdivision Application with Articles of Incorporation Attached
- ☒ Errors and Omission Insurance
- ☒ Drainage Plan (stand alone document)
- ☒ O & M Plan
- ☒ BMP Plan (stand alone document)
- ☒ Street Plan
- ☒ Pedestrian Circulation Plan
- ☒ Landscape Plan including street trees and tree preservation plan (stand alone document)
- N/A ☐ Traffic Study, if applicable (stand alone document)
 - ☒ Aerial With Topographic Overlay
 - ☒ Utility plans and Profiles
 - ☒ A street lighting plan
- N/A ☐ Proof of Receipt from the County, if applicable
- N/A ☐ Certificate of County Zoning, (must be signed and zoning of property, if any, indicated)
- N/A ☐ Memorandum of Transmittal signed indicating County's receipt of plat/plans for development being submitted before Planning Commission.
 - ☒ Flow Modeling
- N/A ☐ Other engineering and pertinent documents: (including but not limited to Floodplain/floodway information, CLOMR, LOMR applications or correspondence, wetlands reports, and ADEM correspondence, ADEM Notifications, ALDOT correspondence, etc.)
 - ☒ All applicable permits (e.g. ALDOT, ADEM, COE, etc.)

*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.*



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 Melissa A. Hadley, (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.

Melissa Hadley
Signature of Applicant or Authorized Agent

November 28, 2023
Date of Application

Summary of Request:

Public hearing to consider the request of Goodwyn Mills Cawood ("GMC") on behalf of Starlight Development, LLC for preliminary approval of The Proper MOP, a 10-unit multiple occupancy project, and a waiver of the requirements of the *Fairhope Subdivision Regulations, Art.V(E)(3)(a) "Lot Access."* This application will require final MOP approval.

The property is approximately 1.68 acres and is located on the southwest corner of Nichols Avenue and Young Street. Mr. Jeremy Sasser, PE of GMC, serves as the engineer of record (EOR) for subject application. The property is zoned B-1 Shopping District.

Site Data Table

<u>SITE DATA</u>	
TAX PARCEL NO.	
05-46-03-37-0-015-002.000	
05-46-03-37-0-015-001.000	
05-46-03-37-0-015-002.002	
05-46-03-37-0-015-003.000	
05-46-03-37-0-015-002.003	
TOTAL SITE AREA = 1.68 ACRES±	
TOTAL NUMBER OF TOWNHOME LOTS = 10	
SMALLEST LOT = 0.04 ACRES± (3,489 S.F.±)	
LARGEST LOT = 0.14 ACRES± (5,888 S.F.±)	
TOTAL COMMON AREA = 0.67 ACRES± (29,072 S.F.±)	
<u>ZONING</u>	
CITY OF FAIRHOPE	
B-1 SHOPPING DISTRICT	
<u>ZONING REQUIREMENTS</u>	
• 30' FRONT SETBACK	
• 20' REAR SETBACK	
• ZERO SIDE SETBACK	
• NO MINIMUM LOT WIDTH AT THE STREET	
• 30' MAXIMUM HEIGHT REQUIREMENT	
• MINIMUM LOT AREA IS 3,600 S.F.	
<u>DEDICATED EASEMENTS</u>	
• 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES	
• THE CITY OF FAIRHOPE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA OR ANY EASEMENTS AS PER THE APPROVED DIVISION	
<u>UTILITIES</u>	
POWER	- FAIRHOPE UTILITIES
SEWER	- FAIRHOPE UTILITIES
WATER	- FAIRHOPE UTILITIES
TELE	- AT&T

General Comments:

The applicant has provided a site plan illustrating two (2) rear-loading rows of townhomes. There are seven (7) facing Nichols Avenue and three (3) fronting Anderson Avenue. Two (2) styles are being offered. *See Architectural Plan.*

The two (2) clusters of undulated townhomes share a common rear entrance in the form of a private drive, Legacy Loop. There are six (6) guest parking spaces in this area. There are a total of 26 parking spaces provided. Each unit will have a two (2) car garage. Each unit has an 18 ft wide driveway. The 26 outside parking spaces provided surpass the parking requirements.

NICHOLS AVENUE

REQD. SIDEWALK

98'

52'

100'

Legacy Loop

(12' Drive)

50 Private Access/Util. Egmt

(12' Drive)

Open

EWM

REQD. RETAINING WALL

Anderson Avenue

298.5' (20' R/W)

Ellis Road

YOUNG STREET

Waiver Request

Applicant is requesting a waiver regarding Anderson Avenue, aka Anderson Street, from the following section of the Subdivision Regulations:

Art. V(E)

3. Lot Access –

- a. Except in rural and agricultural subdivisions under Section D.7(c) and (d), or as otherwise provided in these regulations, all lots shall front upon a paved, publicly maintained street, and be accessed via such frontage. The Commission, in its discretion, may (but is not required to) allow deviation from this requirement where such frontage and access to each lot is unattainable due to unique and extraordinarily unusual characteristics of the property. Deviation will not be allowed where it appears to the Commission that that the deviation is proposed, in whole or in part, for the purpose of reducing development costs or increasing density. In allowing such deviation the Commission shall require the creation of easements at least 30' in width to provide for safe and convenient access for ingress/egress, utilities, and public services. Double frontage lots are prohibited, except where lots consist of more than 66% of a block.

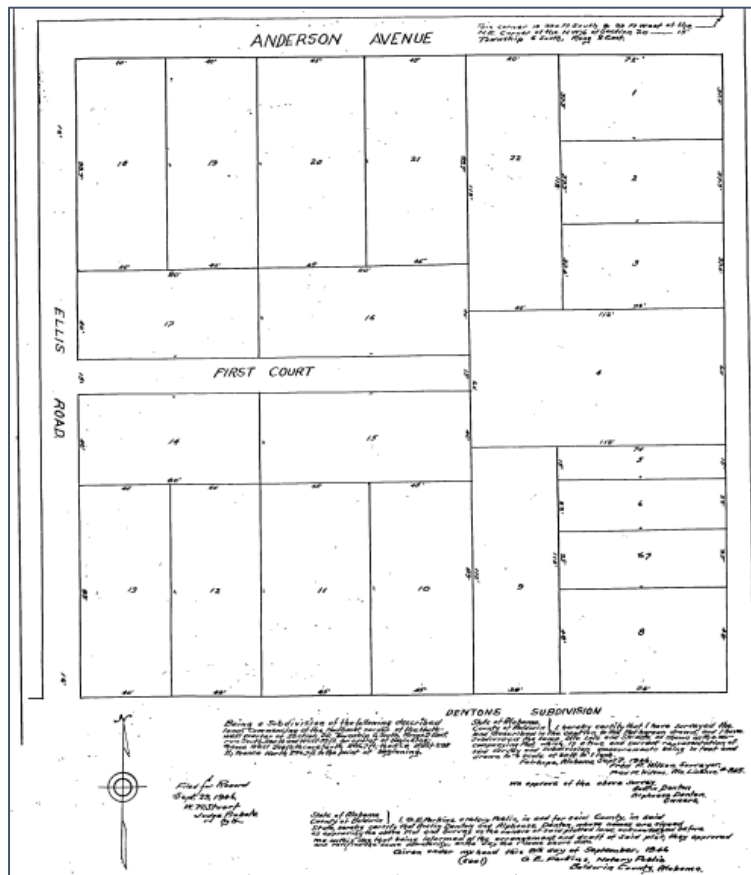
Anderson Ave./St. is a right-of-way platted in 1946. Currently, there are no improvements installed within said right-of-way. Applicant desires for Anderson Avenue to remain “as is” and not provide any improvements beyond clearing overgrowth and installing sidewalks to the units. Applicant states that there is pedestrian access “via such frontage” on Anderson Avenue.

The southern triplex faces Anderson Avenue. The Anderson Avenue ROW “exists” off Young Street. It has a visual curb cut from Young Street; however, it is an unopened ROW that has varying widths on various maps and plats if and when Anderson Avenue shows up at all. It currently provides access to a few residential lots. It also currently has a very large, felled tree across it that is visible from Young Street that probably dates back to Hurricane Sally.

The City nor the County recall ever maintaining Anderson Avenue; thus, is Anderson Avenue a “paved, publicly maintained street” per the Subdivision Regulations? The City nor the County has conclusive evidence of the annexation or vacation of Anderson Avenue. County ROW confirmed a 15 ft ROW from a better version of Slide 116-A. Applicant contends that Anderson Avenue has a 20 ft ROW. Baldwin County Parcel Viewer has Anderson Avenue with 16 ft ROW. *See below.* [Baldwin County ISV3 \(kcsGIS.com\)](https://kcsGIS.com) last visited on February 23, 2024.



Slide 116-A has Anderson Avenue platted going all the way through to another unopened ROW Ellis Road. See below.



An ideal City “Road” or “Street” has 50-70 ft ROW width. A “Lane” has 20 ft ROW. See *Fairhope Subdivision Regulations, Appendix A, Table 5-3 “Street Classification, Design, and Function,” p. A-2*. Applicant desires for Anderson Avenue to present and function as a Lane. Applicant provided the following justifications for the waiver request:

1. All lots in the proposed subdivision will be served from the rear by a private drive and two other existing roads, Young Street and Nichols Avenue.
 - a. As shown on the accompanying Site Plan, three (3) lots and the common area contain frontage on the existing Anderson Avenue. Per the City’s development standards, all townhomes must be accessed from the rear. Therefore, the proposed lots will be so served by a private drive within a 50’ access easement. Vehicular access to all lots and common areas within the development will be via the rear-facing private drive.
 - b. The fronts of units shall provide pedestrian-only access via front porches and sidewalks.
2. Mature trees can be saved.
 - a. Preserving existing trees in place is a top priority for The Proper Townhome development. This is reflected in the careful placement of lots, drives, and common areas to avoid the removal of most existing trees on the site. Granting this waiver request will allow to preserve

in place a mature stand of existing live oak trees ranging from 20" to 52" in diameter located along the edge of Anderson Avenue and lining the property boundary.

3. Disruption to the existing neighborhood is minimized.
4. Subdivision Regulations allow for the granting of waivers. *The Planning Commission, in its discretion, may (but is not required to) allow deviation from this requirement where such frontage and access to each lot is unattainable due to unique and extraordinarily unusual characteristics of the property. Article V, Section E, 3 (a).*
 - a. Anderson Avenue presents such unique circumstances due to its preexisting condition that has been accepted as-is for decades.
 - b. Widening the road will negatively impact the existing home located adjacent to Anderson Avenue on the south.

If the City needs Anderson Avenue to function as a road or street, then the City may need to acquire additional ROW for Anderson Avenue which would significantly impact the project according to the Applicants. The total ROW needed is unclear at this time. Other factors to be considered regarding the classification of Anderson Avenue include, but are not limited to, drainage, pedestrian circulation, acquiring additional ROW on the opposite side of Anderson Avenue than the proposed development, and access to provide services to undeveloped residential lots. The Planning Commission is the authority to allow a waiver.

The uncertainty of jurisdiction, ROW, and future use of Anderson Avenue, and how these may affect this application is potentially significant. Staff recommends a title search for Anderson Avenue for all parties to better understand and consider these potential implications for the project.

The issue of Anderson Avenue is to be determined; however, the following information is applicable to the project.

Utilities:

- Fairhope Utilities are available for all utilities.
- AT&T provides telecommunications services.
- There is an existing fire hydrant adjacent to the Nichols Avenue substation on Young Street. Two (2) more hydrants are required for the development.

Traffic:

- A letter was provided by an engineer stating that the daily trips do not trigger a traffic study per the subdivision regulations.

Drainage:

- One (1) detention pond is being created in the southwest quadrant of the site plan. The Engineer of Record provided a written statement stating that the ponds, as designed, conform to the requirements of the Fairhope Subdivision Regulations and all other applicable rules, regulations, laws, and ordinances.

- An Operations and Maintenance Plan (“O&M Plan”) has been provided and will be recorded holding the owner responsible for routine inspections and maintenance.
- The classification of Anderson Avenue may affect the drainage plan for the development if it is determined that Anderson Avenue needs to be widened. The detention pond will encroach into an extended ROW.

Greenspace Requirements:

- The greenspace requirement per *Fairhope Subdivision Regulations, Article V, Section C(2)* is 20% for this residential MOP, which translates to 0.34 acres. There is 0.67 acres of Common Area in the proposal. It is unclear if the entirety of the identified Common Area is eligible for the required amount of greenspace.

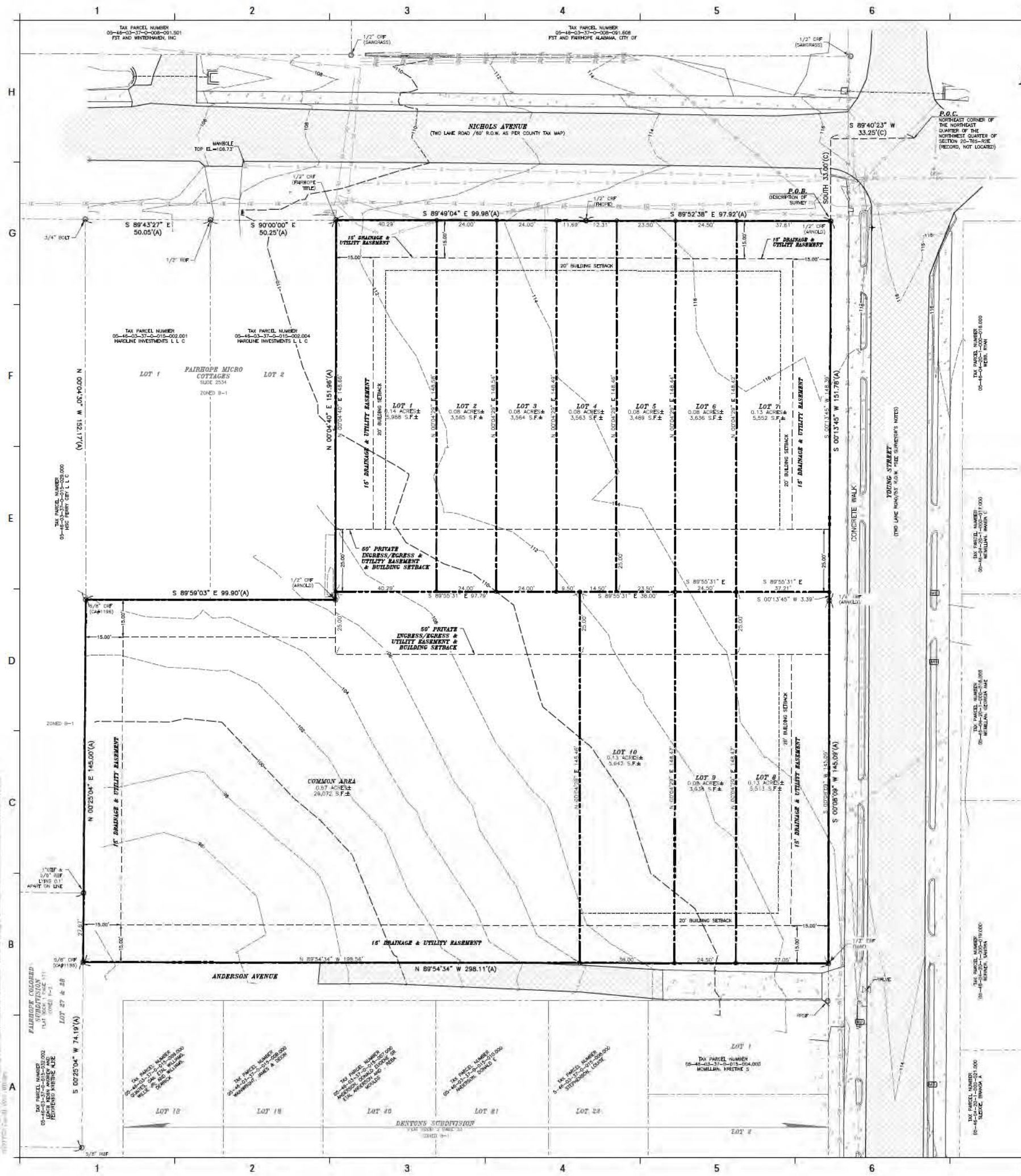
Units Per Acre	Greenspace Amount
Less than 2 units per acre	10%
2-4 units per acre	15%
4-6 units per acre	20%
More than 6 units per acre	25%
Multiple Occupancy Project – Commercial	10%
Multiple Occupancy Project – Residential, including but not limited to Mobile Home Developments and Manufactured Home Developments as defined by the City of Fairhope Zoning Ordinance, Baldwin County Zoning Ordinance, or Baldwin County Subdivision Regulations as applicable.	
Less than 3 units per acre	10%
3 units per acre	15%
4-6 units per acre	20%
More than 6 units per acre	25%

Landscaping Requirements: There are extensive landscape requirements for this project. The original Landscape Plan presented apparent conflicts with the existing and proposed utilities. For example, trees to be installed, at maturity, would wreak havoc with considerable existing overhead power lines. Applicant has since provided a Conflict Resolution Plan that was developed in concert with the Horticulture Supervisor that will eliminate conflicts. Said Plan is included in the packet.

Sidewalks: There are existing sidewalks along Young Street. The Site Plan illustrates the required sidewalks to be installed along Nichols Avenue with connections to the 10 units fronting Nichols Avenue. Applicant will install sidewalk connections to the three (3) southernmost units from Anderson Avenue.

Recommendation:

Staff recommends SD 24.05 Preliminary Plat for The Proper MOP be **Tabled** for further research. Specifically, a third-party title search for Anderson Avenue.



NICHOLS & YOUNG TOWNHOMES

OWNER/DEVELOPER
STARLIGHT DEVELOPMENT, LLC
2 LONGLEAF CIRCLE
FAIRHOPE, AL 32532

SURVEYOR
STUART L. SMITH
AL LICENSE NO. 27403

SITE DATA
TAX PARCEL NO.
05-46-03-37-0-015-002.000
05-46-03-37-0-015-001.000
05-46-03-37-0-015-002.002
05-46-03-37-0-015-003.000
05-46-03-37-0-015-002.003

TOTAL SITE AREA = 1.68 ACRES±
TOTAL NUMBER OF TOWNHOME LOTS = 10
SMALLEST LOT = 0.08 ACRES± (3,489 S.F.±)
LARGEST LOT = 0.14 ACRES± (5,988 S.F.±)
TOTAL COMMON AREA = 0.67 ACRES± (29,072 S.F.±)

ZONING
CITY OF FAIRHOPE
B-1 SHOPPING DISTRICT

- ZONING REQUIREMENTS**
- 20' FRONT SETBACK
 - 20' REAR SETBACK
 - ZERO SIDE SETBACK
 - NO MINIMUM LOT WIDTH AT THE STREET
 - 30' MAXIMUM HEIGHT REQUIREMENT
 - MINIMUM LOT AREA IS 3,600 S.F.

- DEDICATED EASEMENTS**
- 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES.
 - THE CITY OF FAIRHOPE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA OR ANY EASEMENTS AS PER THE APPROVED DIVISION.

- UTILITIES**
- FAIRHOPE UTILITIES
 - FAIRHOPE UTILITIES
 - FAIRHOPE UTILITIES
 - AT&T

GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 07/20/2023.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE, STATE PLANE GRID NORTH, DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOURS ARE SHOWN AT TWO FOOT INTERVALS.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 07/06/2023 (TICKET #S 231871255, 231871256, AND 231871257). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD UNLESS OTHERWISE STATED.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.
- THE RIGHT-OF-WAY WIDTH FOR YOUNG STREET WAS CORROBORATED WITH THE WESTERLY SIDE BEING 33' AS SHOWN ON SUBDIVISION PLAT RECORDED ON SLIDE 40-B AND THE EASTERLY SIDE BEING 20 FEET AS SHOWN ON SUBDIVISION PLAT RECORDED ON SLIDE 2072-F.

SPECIAL NOTES

- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 0100000464, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 010006, IN BALDWIN COUNTY, STATE OF ALABAMA.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND ENERGY COSTS OF ANY STREET LIGHTS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
- ALL LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE NICHOLS & YOUNG DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN BALDWIN COUNTY, ALABAMA (THE "DECLARATION"), INCLUDING THE VARIOUS EASEMENTS, USE RESTRICTIONS AND THE CREATION OF LIENS FOR THE PAYMENT OF ANNUAL ASSESSMENTS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
- THE INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS FOR FIREWALLS, FIRE RATING OF EAVES, SOFFITS, & LIMITATION OF OPENINGS WILL BE ENFORCED BASED ON BUILDING PROXIMITY TO THE PROPERTY LINE.

DESCRIPTION FROM SURVEY

COMMENCING FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°40'23" WEST A DISTANCE OF 33.25 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 33.00 FEET TO A 1/2" IRON REBAR WITH CAP (ARNOLD) LYING AT THE SOUTHWEST INTERSECTION OF NICHOLS AVENUE (60' WIDE RIGHT-OF-WAY); AND YOUNG STREET (53' WIDE RIGHT-OF-WAY) FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°13'45" WEST ALONG THE WEST MARGIN OF SAID YOUNG STREET A DISTANCE OF 151.78 FEET TO A 1/2" IRON REBAR WITH CAP (ARNOLD); THENCE RUN SOUTH 00°08'04" WEST ALONG THE WEST MARGIN OF SAID YOUNG STREET A DISTANCE OF 145.09 FEET TO A 1/2" IRON REBAR WITH CAP (ILLEGIBLE); THENCE LEAVING SAID WEST MARGIN RUN NORTH 89°54'34" WEST A DISTANCE OF 238.11 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1198); THENCE RUN NORTH 00°25'04" EAST A DISTANCE OF 145.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1198); SAID REBAR BEING THE SOUTHWEST CORNER OF FAIRHOPE MICRO COTTAGES SUBDIVISION AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2534-F IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°59'03" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 99.90 FEET TO A 1/2" IRON REBAR WITH CAP (ARNOLD); THENCE RUN NORTH 00°14'10" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 151.96 FEET TO A 1/2" IRON REBAR WITH CAP (FAIRHOPE TITLE) LYING ON THE SOUTH MARGIN OF SAID NICHOLS AVENUE; THENCE RUN SOUTH 89°49'04" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 99.98 FEET TO A 1/2" IRON REBAR WITH CAP (FAIRHOPE TITLE); THENCE RUN SOUTH 89°52'38" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 97.92 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.68 ACRES, MORE OR LESS.

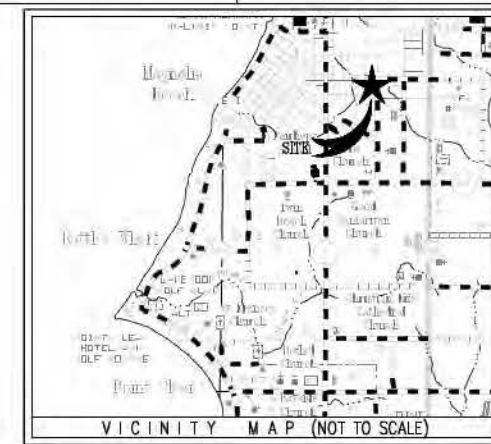
SURVEYOR'S CERTIFICATION

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

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403

DATE

*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(R) RECORD DEED
(P) PLAT OF RECORD
(C) COMPUTED
OTF OPEN TOP IRON PIPE FOUND
IPF IRON PIN FOUND
OTF CRIMP TOP IRON PIPE FOUND
CRF CRIMP REBAR FOUND
RBF REBAR FOUND
CRS 5/8" CAPPED REBAR SET STAMPED CA#1198
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CAP CERTIFICATE OF AUTHORIZATION NUMBER
(DIST) DISTURBED
(REF) REFERENCE CORNER SET ON LINE
(UNR) UNRECORDED
(INST #) INSTRUMENT NUMBER
SECT. SECTION
T. TOWNSHIP
R. RANGE
P. POWER POLE
W. WIRE
R/W RIGHT-OF-WAY
R.O.W. RIGHT-OF-WAY
F.H. FIRE HYDRANT
S.H. SIGN
T.F. TELEPHONE PEDestal
E.M.B. ELECTRIC METER BOX
A.C. AIR CONDITIONER
L.B. LANTERN BOX (VAULT)
ELEV. ELEVATION
INVERT
T.B. TELEPHONE BOX (VAULT)
W.M. WATER METER
S.S.V. SANITARY SEWER VALVE
W.V. WATER VALVE
G.V. GAS VALVE
T.B. TRANSFORMER BOX
L.P. LIGHT POLE
C.T.V. CABLE TV BOX
E.B. ELECTRIC BOX
E.P. ELECTRIC PANEL
I.C.V. IRRIGATION CONTROL VALVE
S.S.M. SANITARY SEWER MANHOLE
S.O.M. STORM URAN MANHOLE
T.M. TELEPHONE MANHOLE
S.C.P. SEWER CLEANOUT
S.D.P. SEWER DRAINER PUMP
G.T. GREASE TRAP
F.P. FLAG POLE
G.L.M. GAS LINE IRON MARKER
T.S.M. TELEPHONE SIGN MARKER
W.L.M. WATERLINE MARKER
R.O.M. RIBER OPTIC LINE MARKER
(EX) EXCEPTION
U.O. UNDERGROUND FIBER OPTIC LINE
O.E. OVERHEAD ELECTRIC
B.E. BURIED ELECTRIC LINE
U.T.L. UNDERGROUND TELEPHONE LINE
U.S.L. UNDERGROUND SEWER LINE
U.W.L. UNDERGROUND WATERLINE
U.G.L. UNDERGROUND GAS LINE
U.T.V. UNDERGROUND TELEVISION
S.P. SPOT GRADE ELEVATIONS
F.A. FAULT
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
W.D. WOOD FENCE
C.L.F. CHAIN LINK FENCE
B.W.F. BARN WIRE FENCE
H.W.F. HOD WIRE FENCE
(*) DENOTES STATEMENT BY LAND SURVEYOR
T.B.M. TEMPORARY BENCHMARK
ASPHALT
CONCRETE
DRAVEL
- *ALL LOT CORNERS ARE CAPPED REBAR SET (CRS) UNLESS OTHERWISE STATED.

STARLIGHT DEVELOPMENT, LLC

NICHOLS & YOUNG TOWNHOMES
PRELIMINARY PLAT

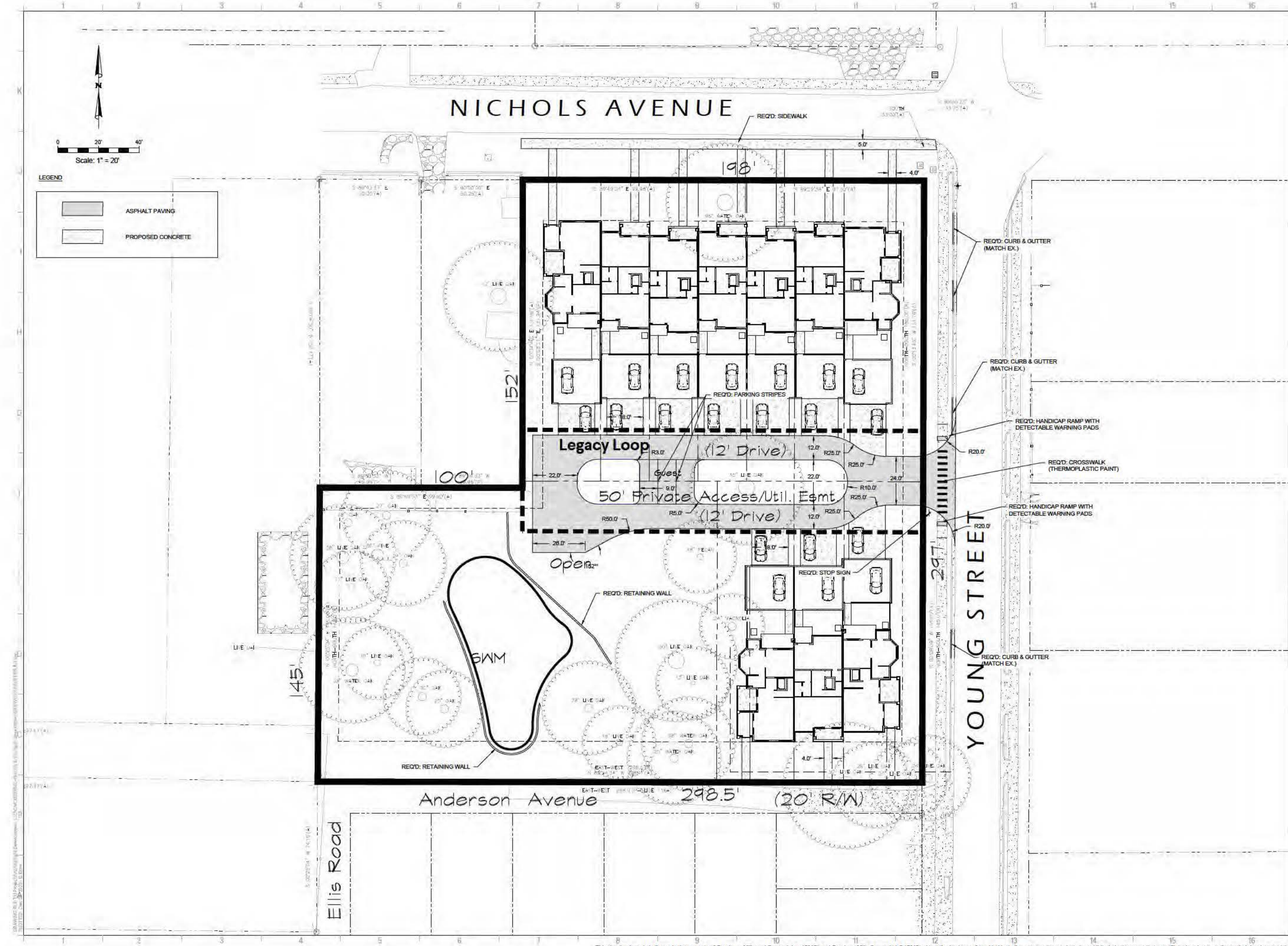
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Daphne, AL 36526
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GOODWYN MILLS CAWOOD, LLC

GMC Project #
CMOB230002

DRAWN BY: RSK
CHECKED BY: SLS



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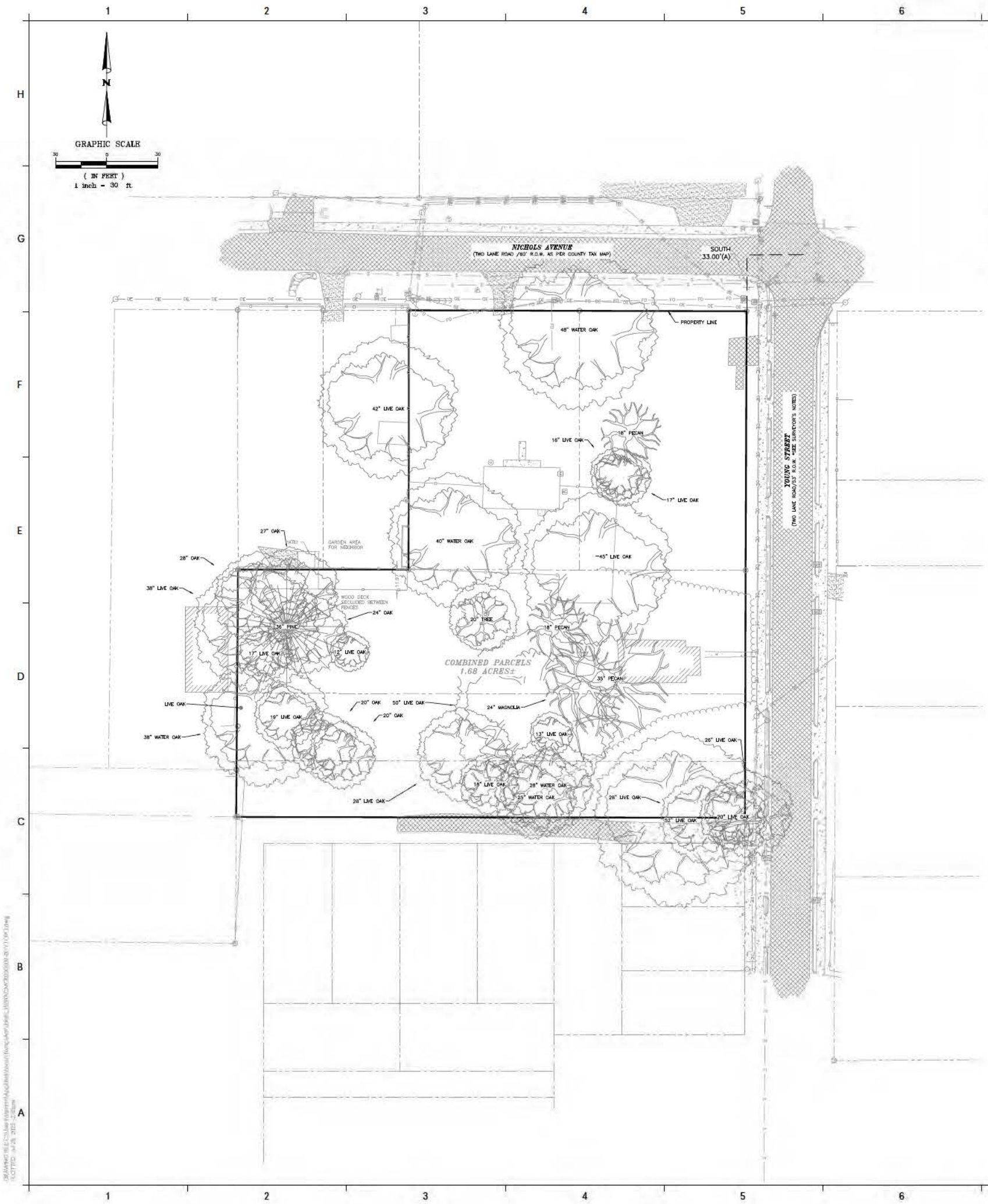
THE PROPER TOWNHOMES
 DEVELOPMENT
 FAIRHOPE, AL

GMC CMOB230002

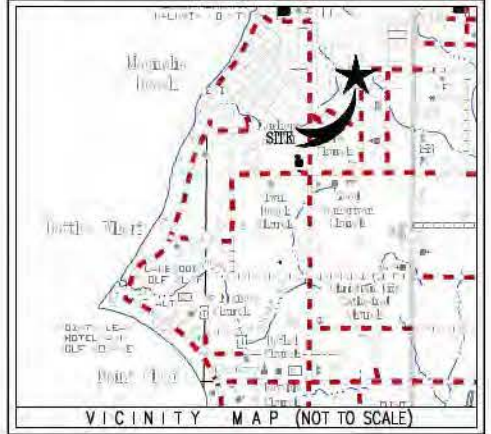
SITE PLAN

C-101

ISSUE DATE	DATE
CITY SITE PLAN SUBMITTAL	12/22/2023
DESIGNER	MAC
DRAWN BY:	AML



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(N) RECORD DEED
(P) PLAT OF RECORD
(C) COMPUTED
DIF OPEN TOP IRON PIPE FOUND
BPF BORN PIN FOUND
DIF CRIMP TOP IRON PIPE FOUND
CHF CAPTED REBAR FOUND
RBF REBAR FOUND
CWS 5/8" CAPTED REBAR SET STAMPED C#1198
CMF CONCRETE MONUMENT FOUND
CWS CONCRETE MONUMENT SET
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CA# CERTIFICATE OF AUTHORIZATION NUMBER
(JST) DISTURBED
(REF) REFERENCE CORNER SET ON LINE
(UNK) UNRECOVERABLE
INST # INSTRUMENT NUMBER
SECT SECTION
T- TOWNSHIP
R- RANGE
P- POWER POLE
G- GUY WIRE
R/W RIGHT-OF-WAY
R.O.W. RIGHT-OF-WAY
FIVE HYDRAULIC
SIGN
TELEPHONE PEDISTAL
ELECTRIC METAL BOX
AIR CONDITIONER
JUNCTION BOX (VAULT)
EL/ELEV ELEVATION
IN/ DIVERT
TBM TEMPORARY BENCHMARK
- TELEPHONE BOX (VAULT)
WATER METER
SANITARY SEWER VALVE
WATER VALVE
GAS VALVE
TRANSFORMER BOX
LIGHT POLE
CABLE TV BOX
ELECTRIC PANEL
IRRIGATION CONTROL VALVE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
SEWER CLEANOUT
SEWER GRINDER PUMP
DRAINAGE TRAP
FLAG POLE
GAS LINE SIGN MARKER
TELEPHONE SIGN MARKER
FIBER OPTIC LINE MARKER
EXCEPTION
UNDERGROUND FIBER OPTIC LINE
OVERHEAD ELECTRIC
BURIED ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND SEWER LINE
UNDERGROUND WATERLINE
UNDERGROUND GAS LINE
UNDERGROUND TELEVISION
SPOT GRADE ELEVATIONS
FAUCET
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
WOOD FENCE
CHAIN LINK FENCE
BARB WIRE FENCE
HOG WIRE FENCE
- ASPHALT
CONCRETE
GRAVEL



GMC
GOODWYN MILLS CAWOOD, LLC

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STARLIGHT DEVELOPMENT, LLC

GMC Project #
CMOB230002

ALABAMA
LICENSED
No. 27403
PROFESSIONAL
SURVEYOR
S. WART L. SMITH

TREE SURVEY

sheet 2 of 2

DRAWN BY: RSK
CHECKED BY: SLS



February 13, 2024

Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 626-2826
F (251) 626-8934

www.gmcnetwork.com

Ms. Michelle Melton, City Planner
City of Fairhope Planning & Zoning
451 Pecan Ave Ste. 200
Fairhope, AL 36532

RE: The Proper Townhomes MOP, SD 24.05
Disposition of Comments

Dear Michelle:

Attached herewith please find revised MOP Preliminary Plat and Site Plan drawings and documents for the above referenced application. This submission is to be heard by the City of Fairhope Planning and Zoning Commission at its regular meeting on March 4, 2024.

Below are responses (*in blue italic typeface*) to the staff comments (*in red*). These comments were received via email on February 8, 2024 and were discussed during the plan review meeting (DCR) held February 7, 2024.

1. **A re-plat will be a condition of the MOP, if approved.**
 - a. *Acknowledged. A final plat will be submitted with future applications.*
2. **Need Conflict Resolution Plan that shows utilities (existing and proposed), overstory trees and power lines, building footprints, roads (private and public), and easements. All the layers need to be applied to one (1) sheet and colored to discern conflicts and solutions thereof.**
 - a. *Revised landscape plans are included and reflect the requested changes. A Conflict Resolution Plan has been added.*
3. **Contact Horticulture Supervisor, Jamie Rollins (Jamie.rollins@fairhopeal.gov) for suggestions about shorter mature trees that may be used. The Horticulture Supervisor shall approve the final Landscape Plan.**
 - a. *Acknowledged. We have coordinated with the Horticulture Supervisor for input and the revised plans follow the guidance provided.*
4. **Anderson Avenue:** City Engineer to follow up with Baldwin County about history and current classification of Anderson Avenue. It may be determined that the City needs an easement on each side. TBD.
 - a. *Acknowledged. As discussed at the DCR, the variance submitted with this development requests that the street remain in its current functional classification.*
5. **Waiver:** Need to re-word it so that the Commission knows exactly what requirement(s) are requesting to be waived. Deviation from the requirements may be allowed where such frontage and access to each lot is unattainable due to unique and extraordinarily unusual characteristics of the property. See Article V, Section E(3) (a) of Subdivision Regulations.
 - a. *The waiver request letter has been revised.*



6. Confirm with the Electric Department there needs to be a 5-6 ft circumference easement around concrete power pole on corner of Young Street and Nichols Avenue. Marshall King (marshall.king@fairhopeal.gov).
 - a. *The plans have been revised to reflect this easement. The pole and easement lie within the existing right-of-way.*
7. Water and Sewer needs to be located within the ROW and not on private property.
 - a. *The water and sewer mains have been relocated inside the right-of-way and plans revised accordingly.*
8. For stubbed out porches continue easement to sidewalk that connects to the streets.
 - a. *As was discussed at the plans review meeting, sidewalks have been extended to meet the existing pavement along Anderson Avenue.*

I trust that all outstanding issues have been resolved to the satisfaction of the Fairhope Planning and Zoning Department. If you have any questions or comments regarding the information contained in this submittal, please contact me by email or phone as listed below. Thank you very much.

Sincerely,

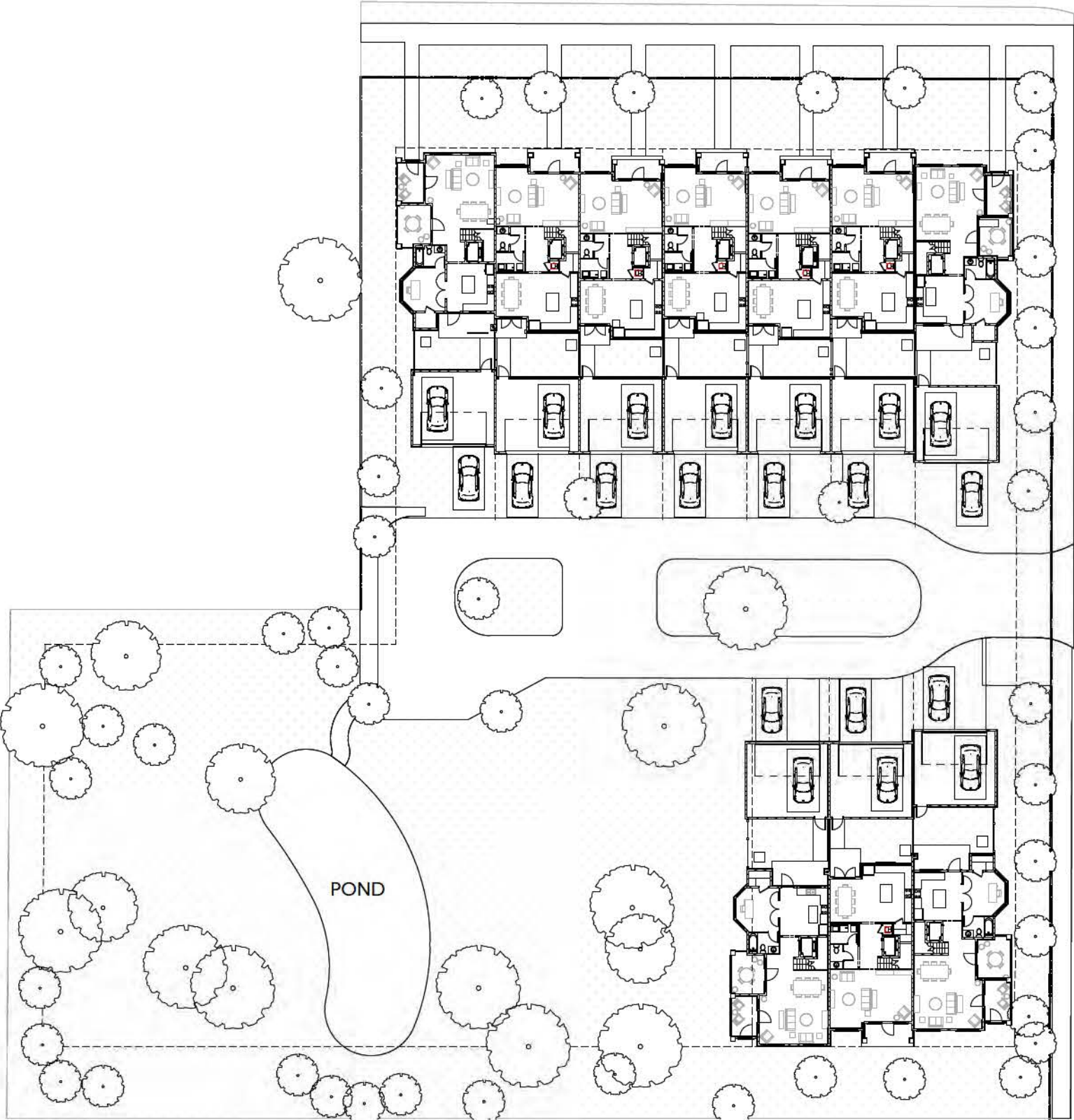
Melissa Hadley

Melissa A. Hadley, PhD, RLA, AICP
Project Manager, Engineering
Goodwyn Mills Cawood
melissa.hadley@gmcnetwork.com
251-626-2626 office
850-353-3330 cell

CC: File

NICHOLS AVENUE

YOUNG STREET

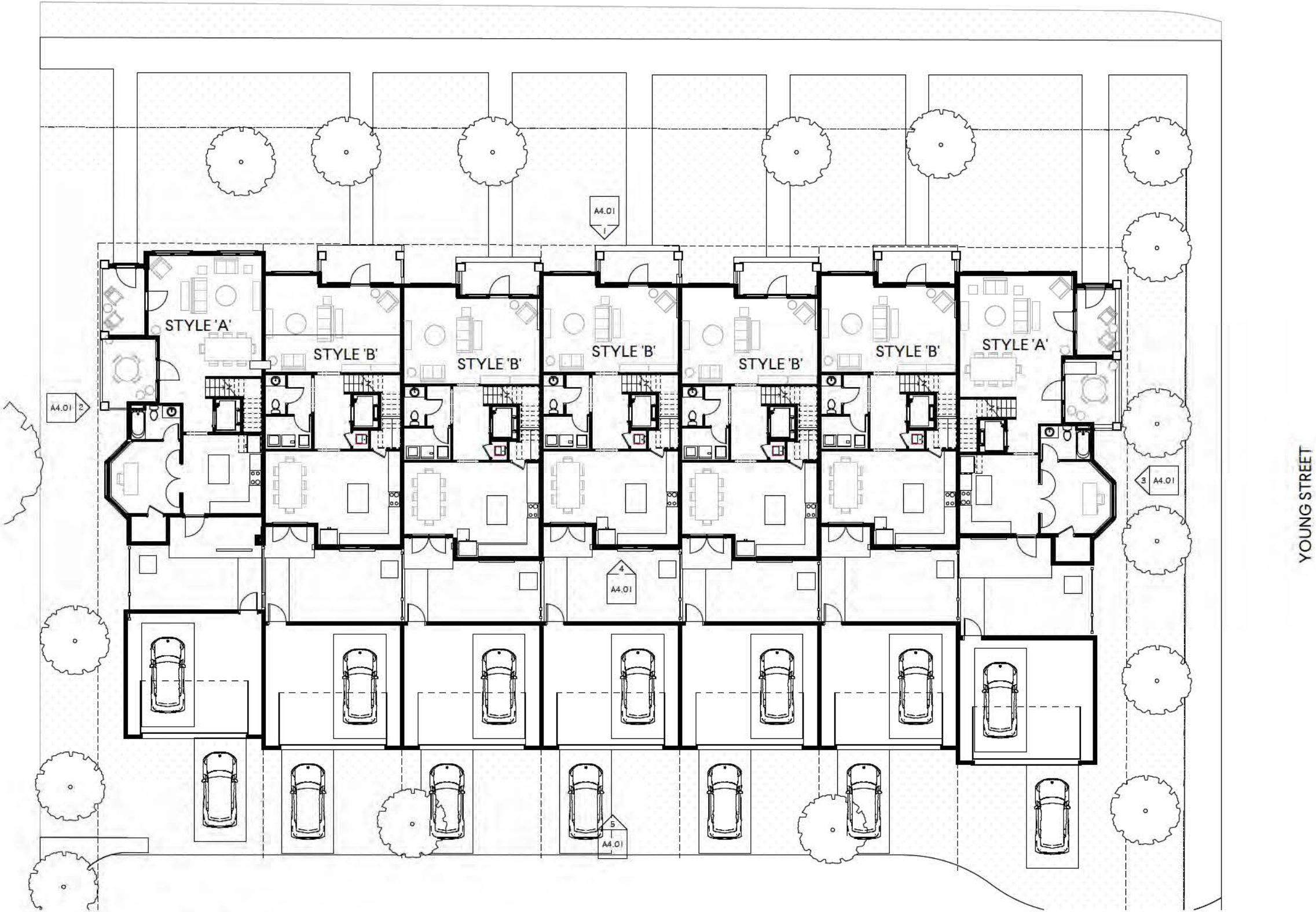


1 SITE PLAN
SCALE: 1/16" = 1'-0"

NICHOLS COURTYARDS

618 NICHOLS AVENUE 11/06/2023
FAIRHOPE, AL 36532

NICHOLS AVENUE



YOUNG STREET



7 UNIT BUILDING - GROUND FLOOR
SCALE: 1/8" = 1'-0"



7 UNIT BUILDING - LOFT LEVEL
SCALE: 1/8" = 1'-0"

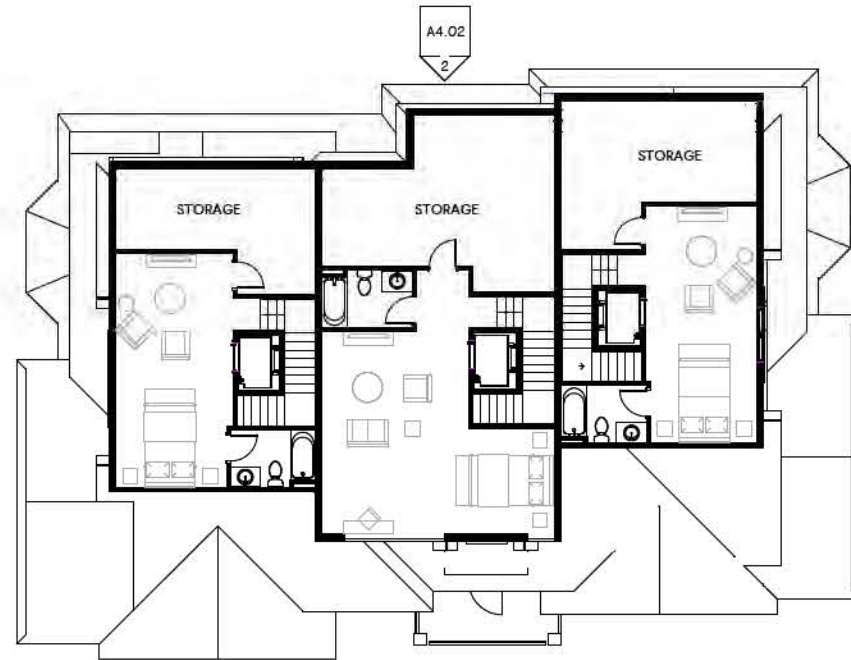


7 UNIT BUILDING - UPPER FLOOR
SCALE: 1/8" = 1'-0"



YOUNG STREET

1 3 UNIT BUILDING - GROUND FLOOR
SCALE: 1/8" = 1'-0"



2 3 UNIT BUILDING - LOFT LEVEL
SCALE: 1/8" = 1'-0"



1 3 UNIT BUILDING - UPPER FLOOR
SCALE: 1/8" = 1'-0"





1 7 UNIT BUILDING - NORTH
SCALE: 1/8" = 1'-0"



2 7 UNIT BUILDING - WEST
SCALE: 1/8" = 1'-0"



3 7 UNIT BUILDING - EAST
SCALE: 1/8" = 1'-0"



4 7 UNIT BUILDING - SOUTH
SCALE: 1/8" = 1'-0"



5 7 UNIT BUILDING - SOUTH AT GARAGES
SCALE: 1/8" = 1'-0"



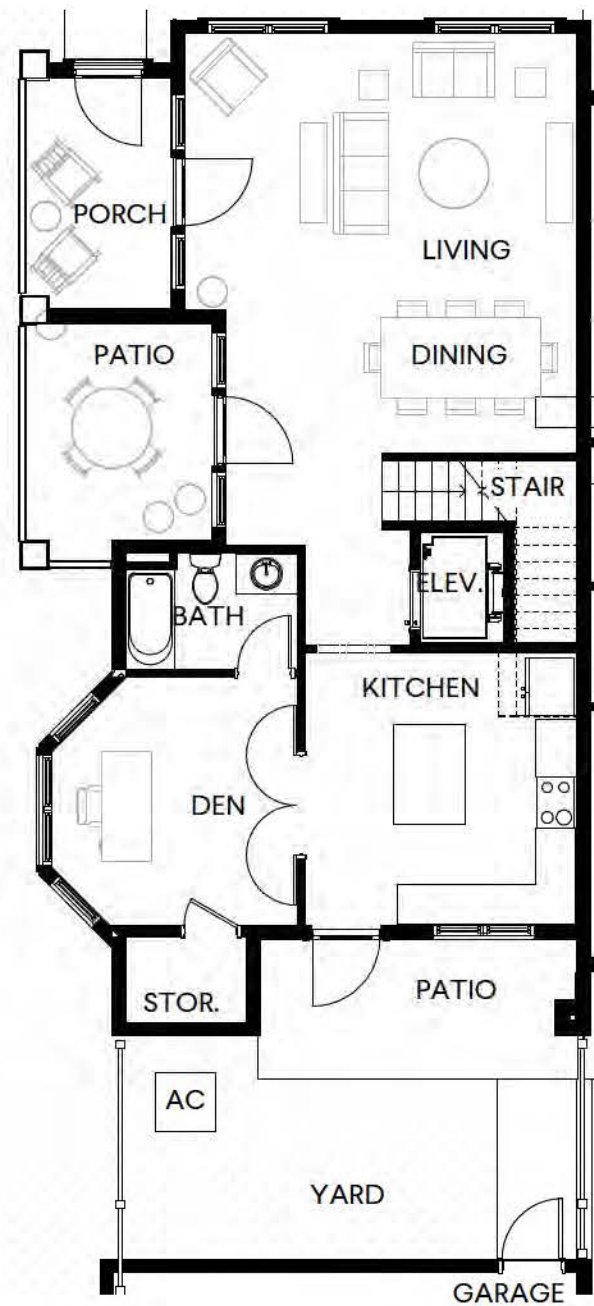
1 3 UNIT BUILDING - SOUTH
SCALE: 1/8" = 1'-0"



2 3 UNIT BUILDING - NORTH
SCALE: 1/8" = 1'-0"



3 3 UNIT BUILDING - NORTH AT GARAGES
SCALE: 1/8" = 1'-0"



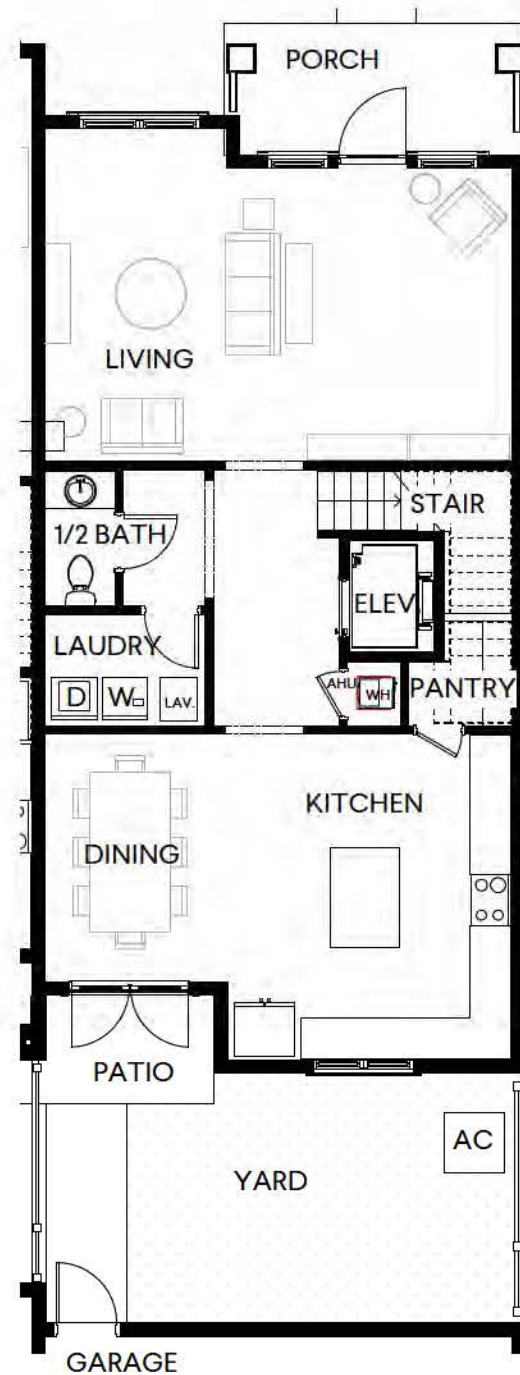
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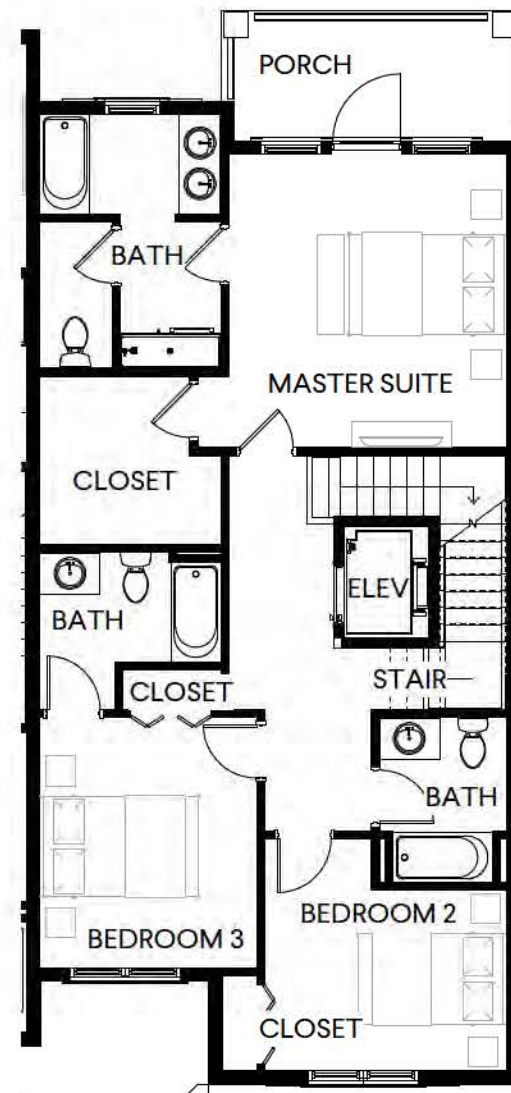
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 SCALE: 1/4" = 1'-0"



3 UNIT STYLE 'A' - LOFT FLOOR
 SCALE: 1/4" = 1'-0"



1 UNIT STYLE 'B' - GROUND FLOOR
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 2,670 SQ. FT.



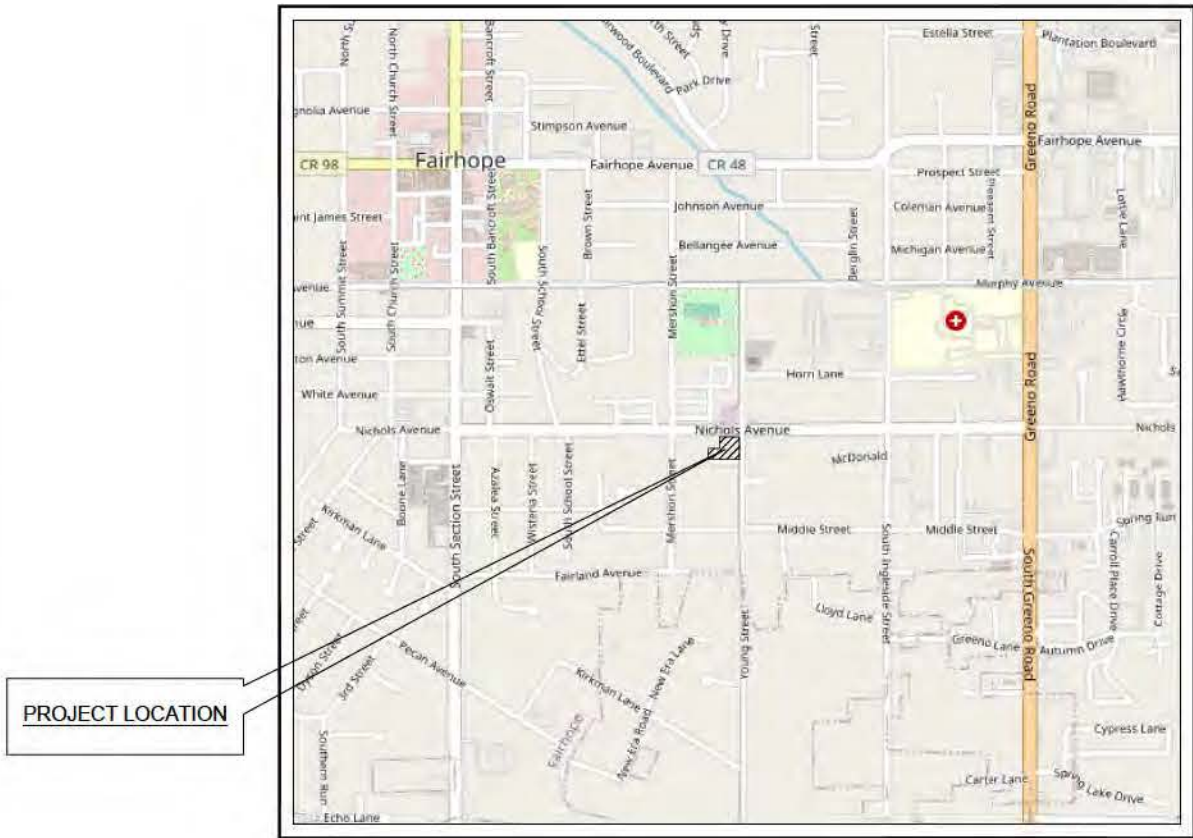
2 UNIT STYLE 'B' - UPPER FLOOR
 SCALE: 1/4" = 1'-0"



3 UNIT STYLE 'B' - LOFT FLOOR
 SCALE: 1/4" = 1'-0"

THE PROPER
TOWNHOMES DEVELOPMENT
FAIRHOPE, ALABAMA
BALDWIN COUNTY, ALABAMA
GOODWYN | MILLS | CAWOOD PROJECT NO. CMOB230002
DECEMBER 2023

DRAWING INDEX		
SHT #	SEQ. #	SHEET TITLE
1	G-001	TITLE SHEET
2	C-001	GENERAL NOTES
3	C-002	EXISTING CONDITIONS
4	C-003	DEMOLITION PLAN
5	C-101	SITE PLAN
6	C-201	GRADING PLAN
7	C-301	UTILITY PLAN
8	C-302	STORM PROFILE
9	C-303	STORM PROFILE
10	C-601	EROSION CONTROL PLAN
11	C-701	PRE-DEVELOPMENT DRAINAGE PLAN
12	C-702	POST-DEVELOPMENT DRAINAGE PLAN
13	C-901	CIVIL SITE DETAILS
14	C-902	EROSION CONTROL DETAILS
15	C-903	UTILITY DETAILS
16	C-904	UTILITY DETAILS



VICINITY MAP
NOT TO SCALE



LOCATION MAP
STATE OF ALABAMA



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DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002

TITLE SHEET

G-001

DRAFTING FILE: This project has a single Developmental LSCCMC000000000-1000000 Youngist Organization ID DWG-C-001 GENERAL NOTES.dwg

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Swaps

Cover

AND OVER

Journal of

1991

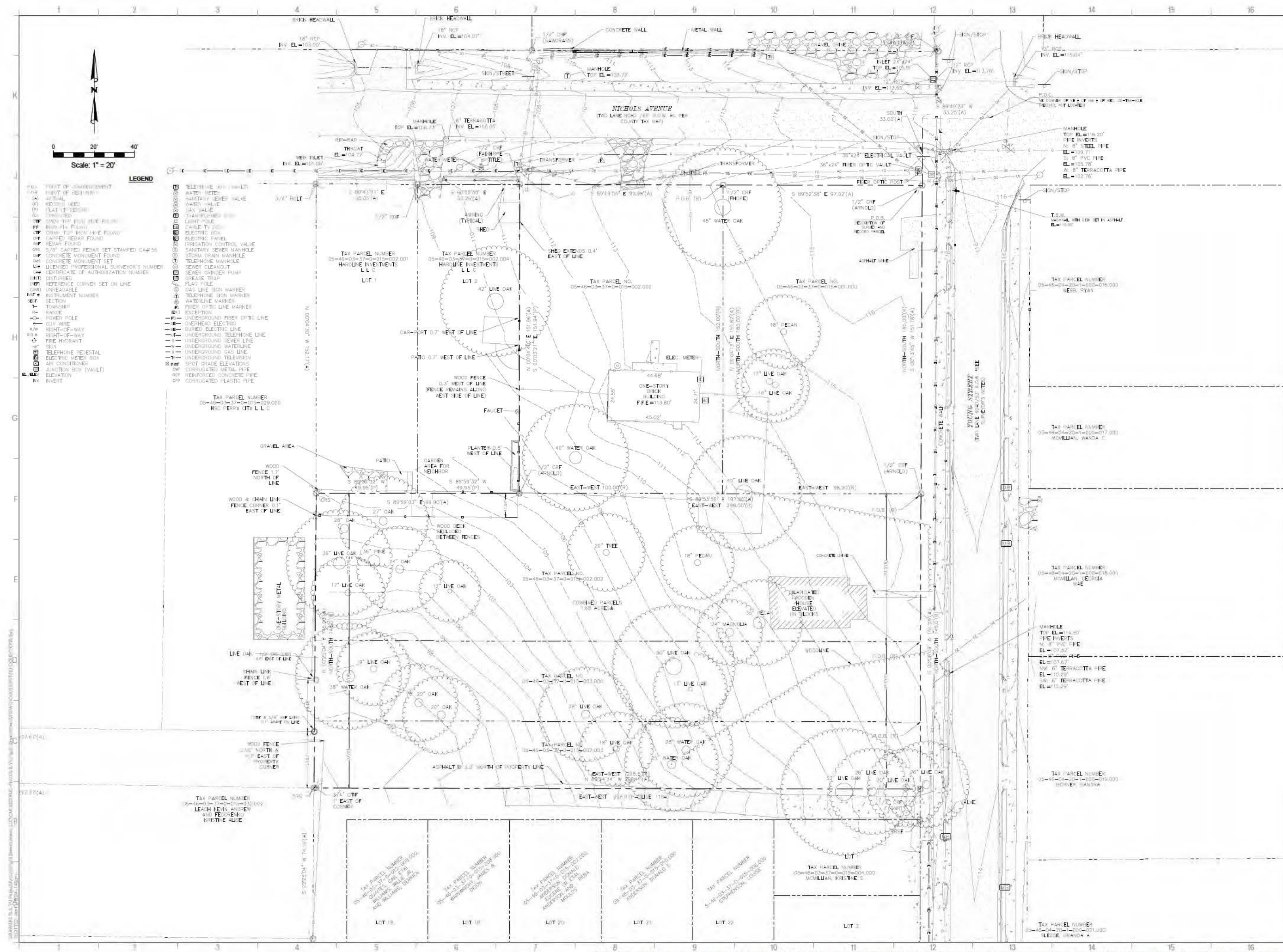
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et al.

objective

10

52



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THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

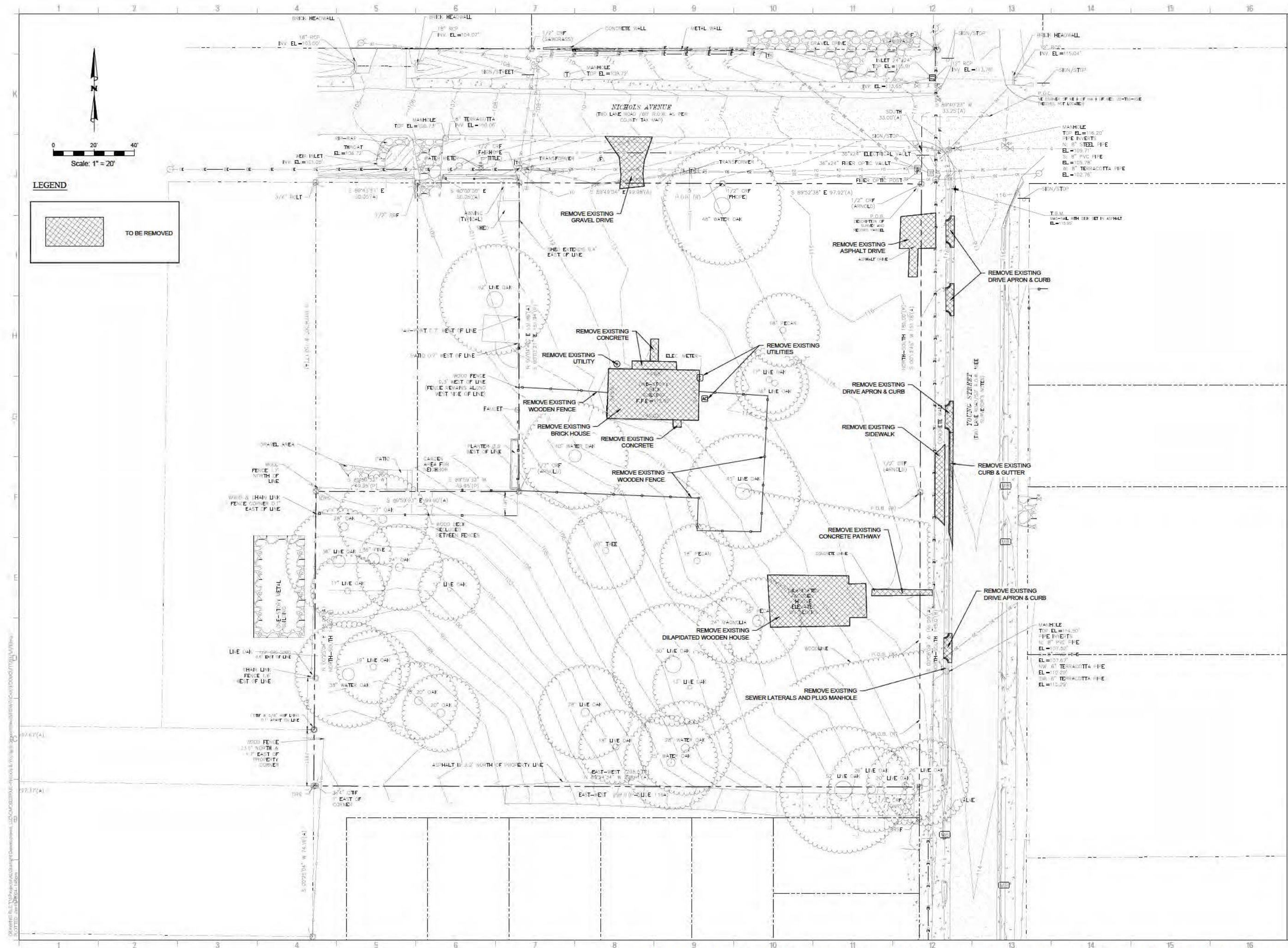
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EXISTING CONDITIONS

C-002

ISSUE DATE	
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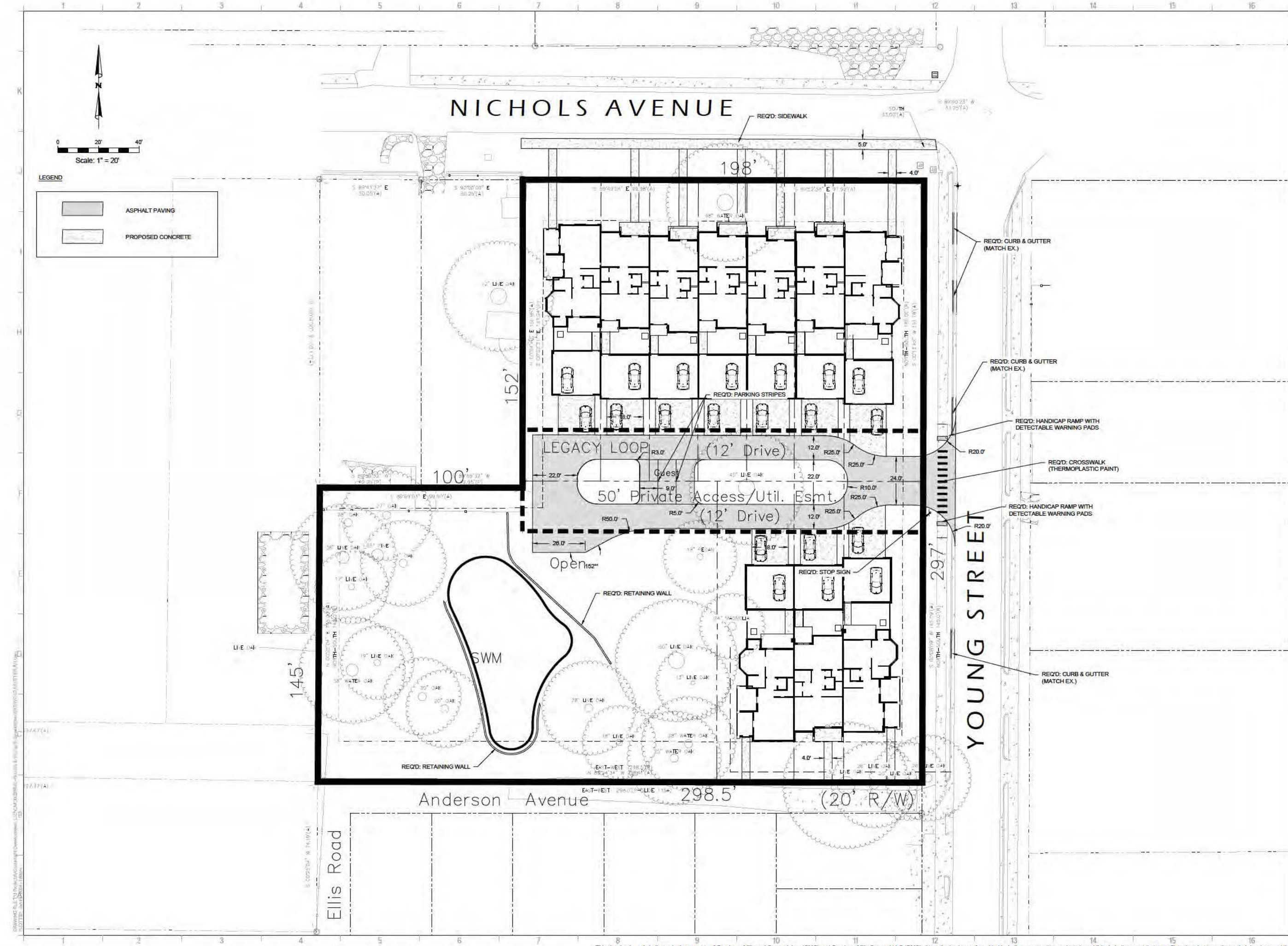
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DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002

C-003

DEMOLITION PLAN

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FAIRHOPE, AL

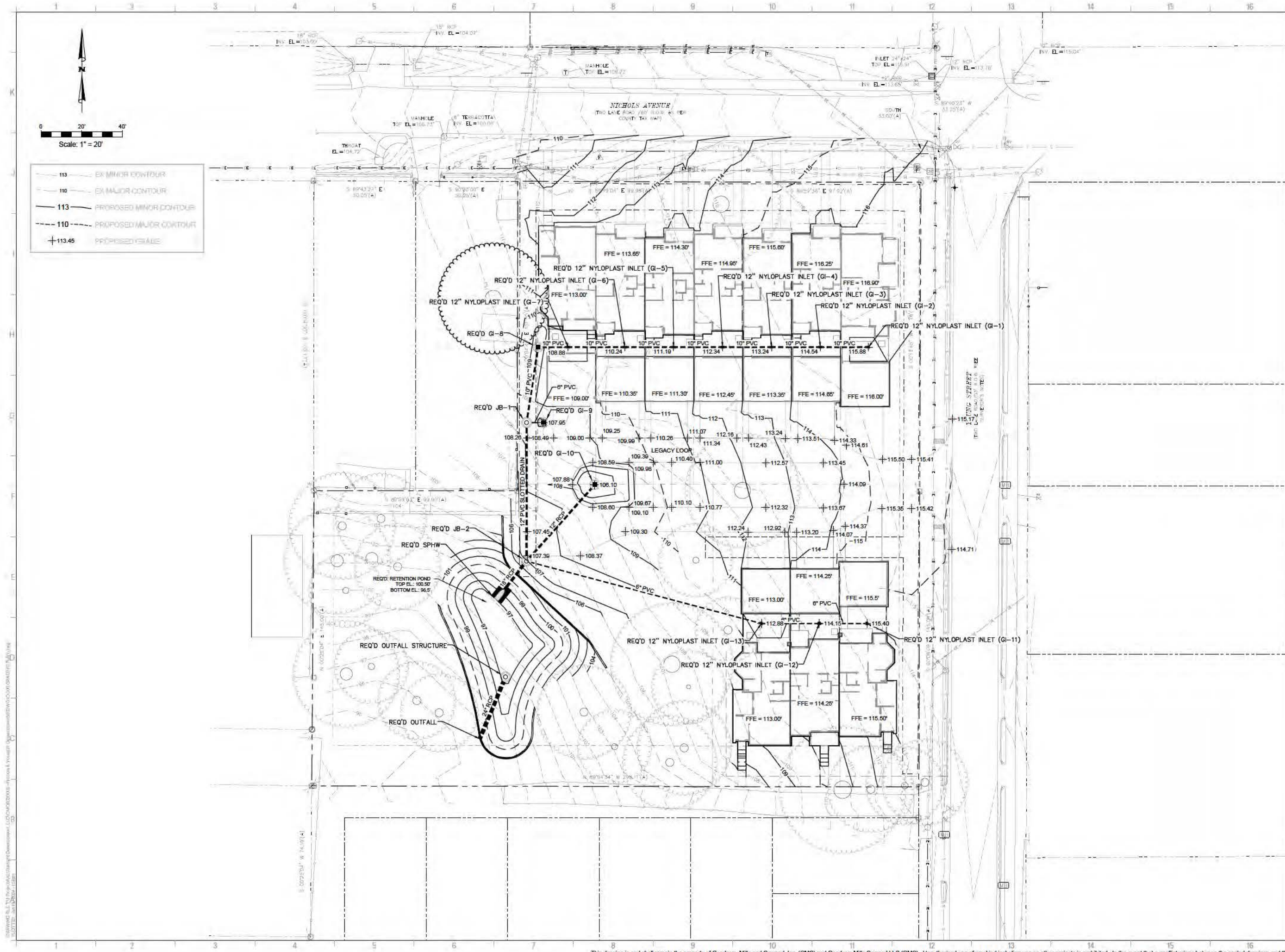
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SITE PLAN

C-101

ISSUE DATE
CITY SITE PLAN SUBMITTAL 12/22/2023

DESIGNER:
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AML



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DEVELOPMENT
FAIRHOPE, AL

GRADING PLAN

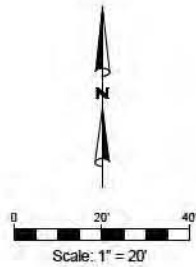
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GMC CMOB230002

ISSUE DATE

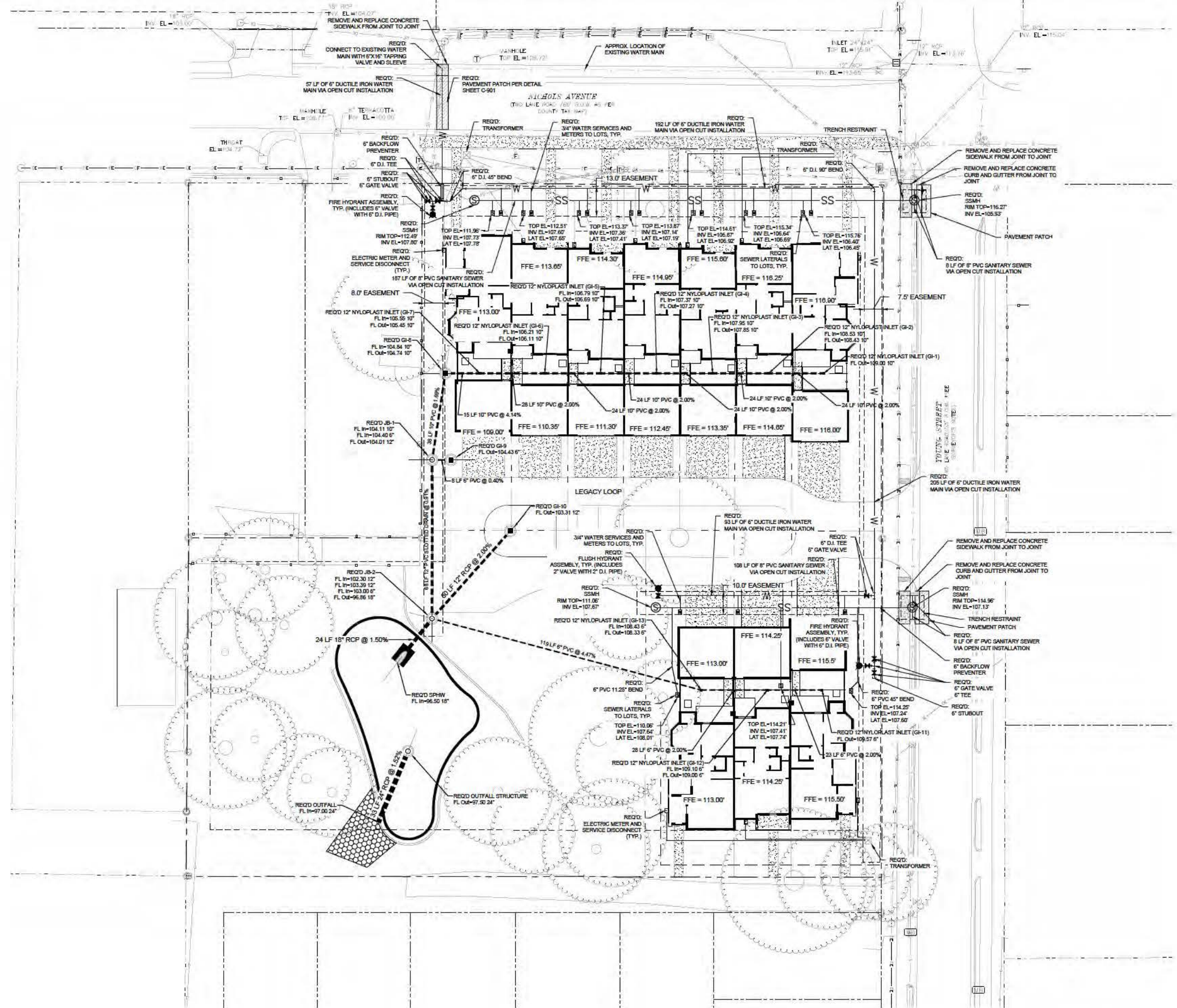
CITY SITE PLAN SUBMITTAL 12/22/2023

DESIGNER: MAC
DRAWN BY: AML



LEGEND

- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER VALVE
- PROPOSED WATER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED STORM JUNCTION BOX
- PROPOSED SLOPED PAVED HEADWALL
- PROPOSED EASEMENT
- PROPOSED ASPHALT PATCH
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TRANSFORMER
- PROPOSED ELECTRIC SERVICE



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THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002

C-301

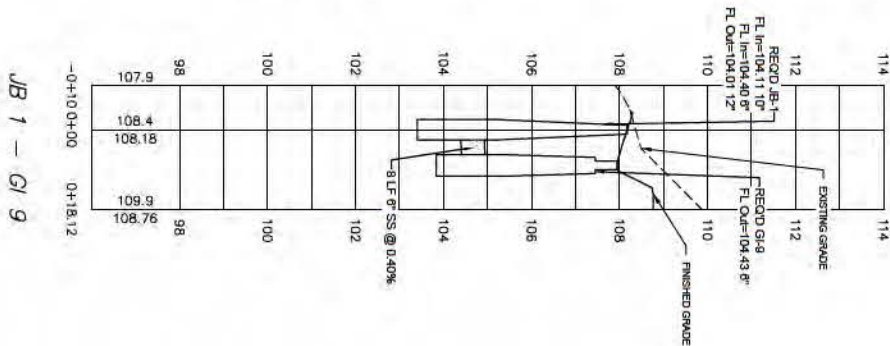
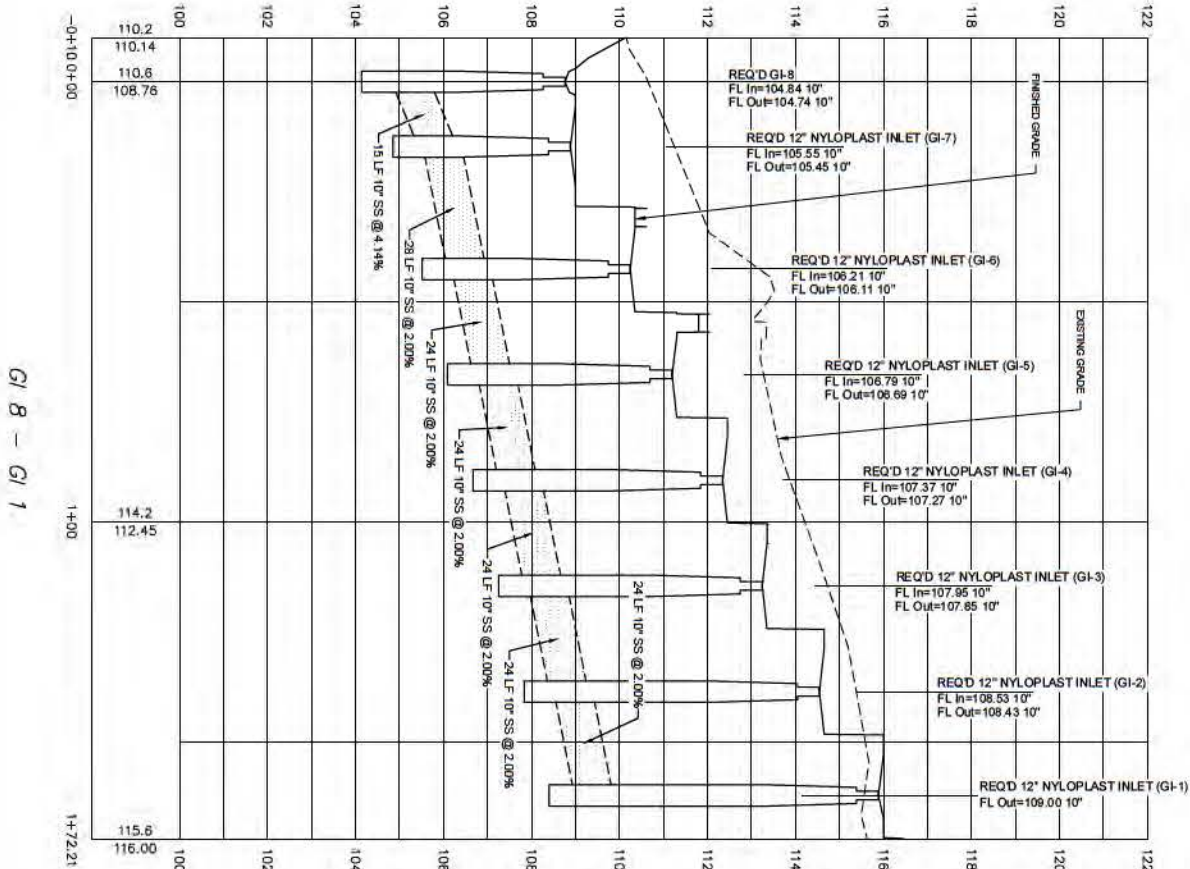
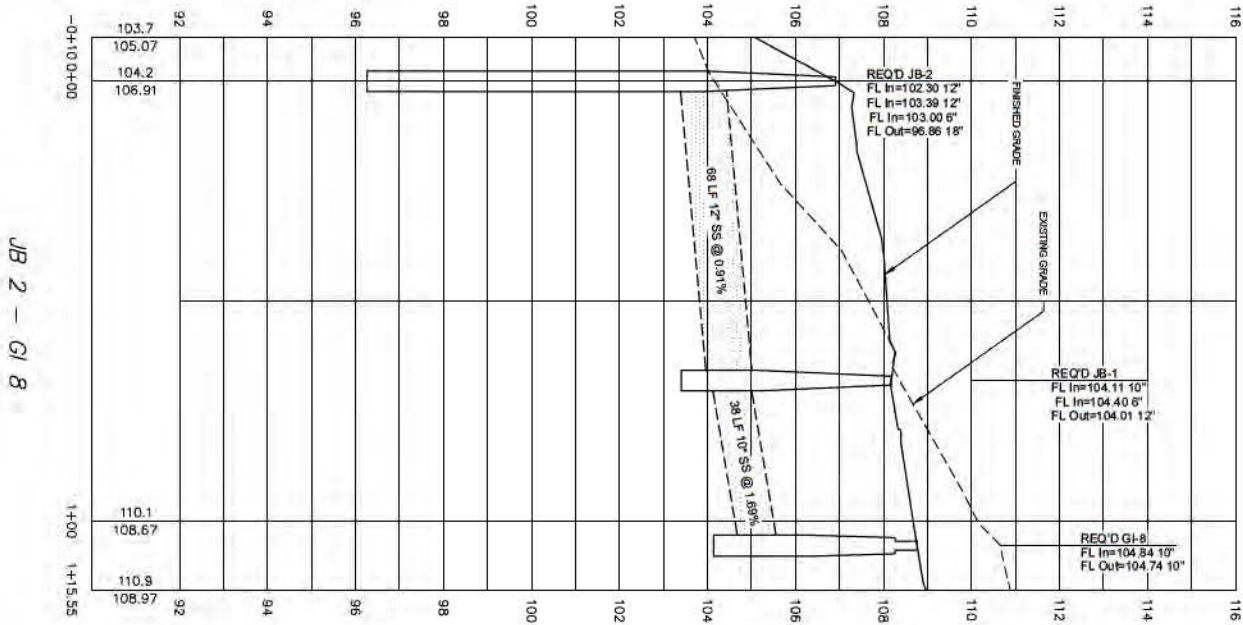
UTILITY PLAN

ISSUE DATE	12/27/2023
CITY SITE PLAN SUBMITTAL	

DESIGNER:	MAC
DRAWN BY:	ANL

SCALE
HORIZONTAL 1"=20'
VERTICAL 1"=2'

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PLOT DATE: 12/22/2023 10:15:21 AM



STORM PROFILES

C-302

THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002

ISSUE DATE

CITY SITE PLAN SUBMITTAL 12/22/2023

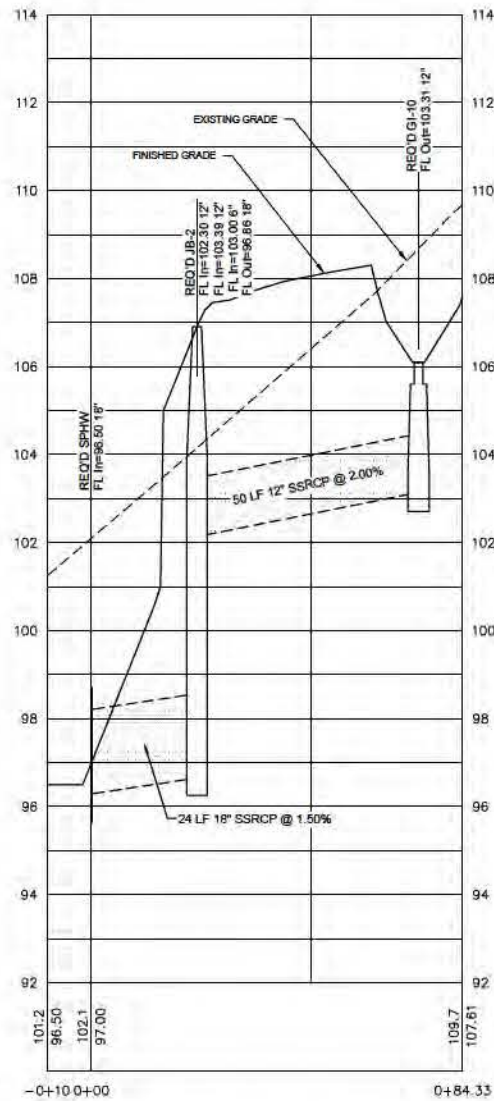
DESIGNER: MAC
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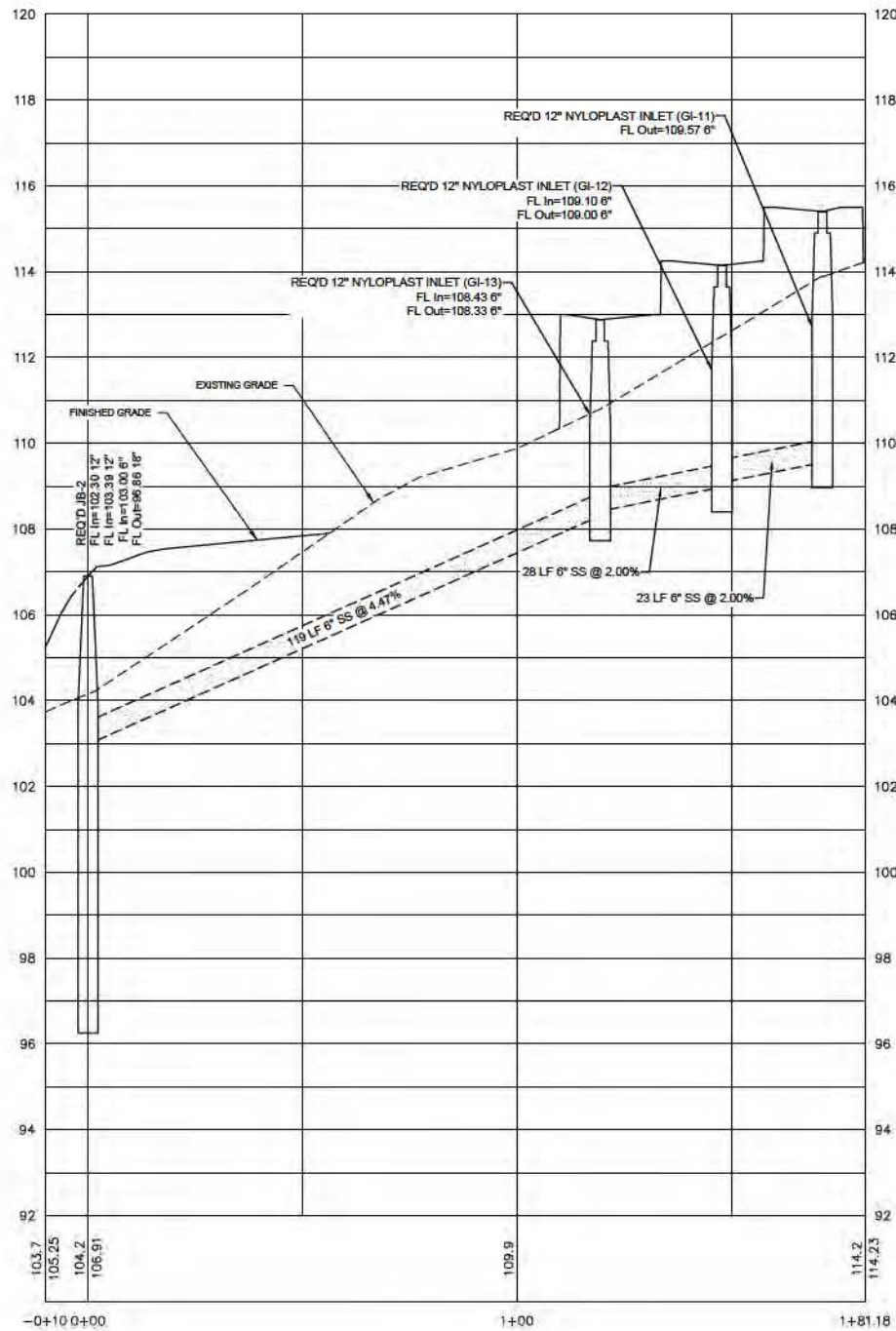
GMC

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Checked by: J. L. Taylor, P.E., S. J. Cawood, Inc. (GMC) and Goodwyn Mills Cawood LLC (GMC).
Date: 12/22/2023

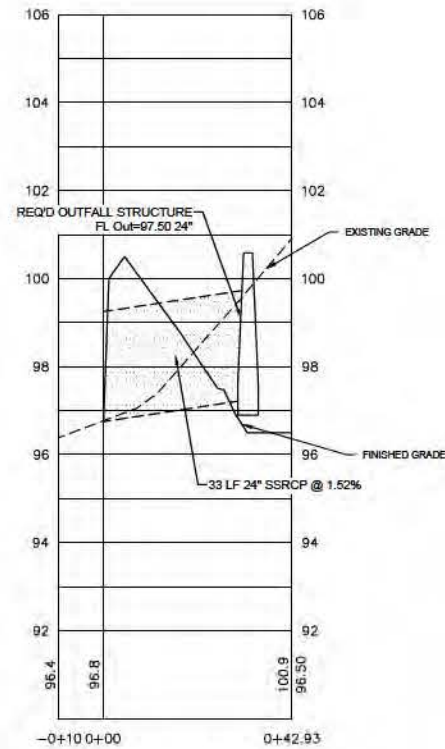
SCALE:
HORIZONTAL 1" = 20'
VERTICAL 1" = 2'



SPHW - GI 10



JB 2 - GI 11



OUTFALL

STORM PROFILES

THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

C-303

GMC CMOB230002

ISSUE DATE

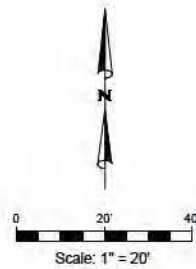
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DESIGNER:
DRAWN BY:

MAC
AML

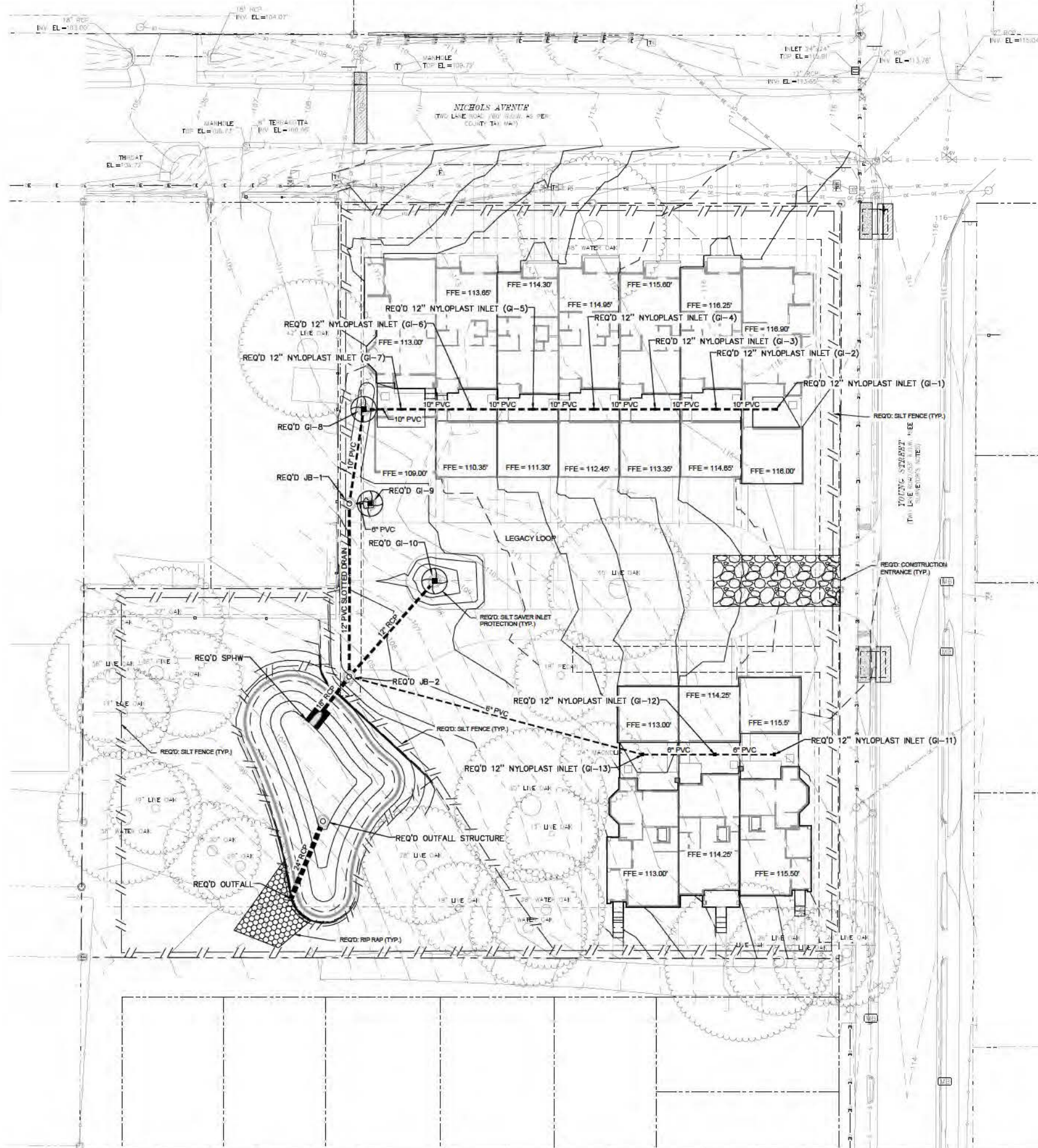
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EROSION CONTROL LEGEND

-  SILT FENCE
-  SILT SAVER INLET PROTECTION
-  CL II RIP-RAP W/ FILTER FABRIC



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THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

EROSION CONTROL
PLAN

C-601

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DRAWN BY: AML



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THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

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PRE-DEVELOPMENT
DRAINAGE PLAN

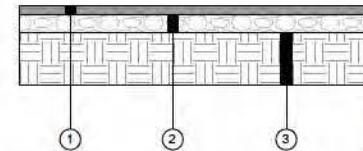
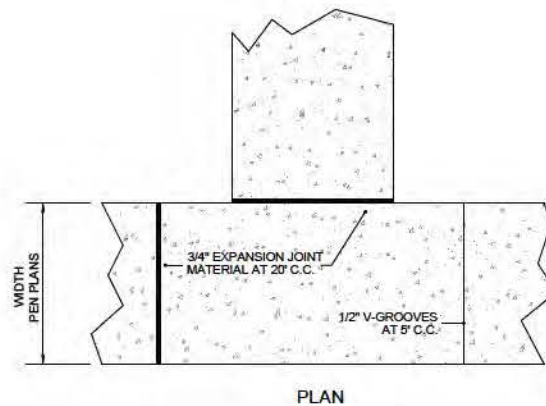
C-701

ISSUE DATE

CITY SITE PLAN SUBMITTAL 12/22/2023

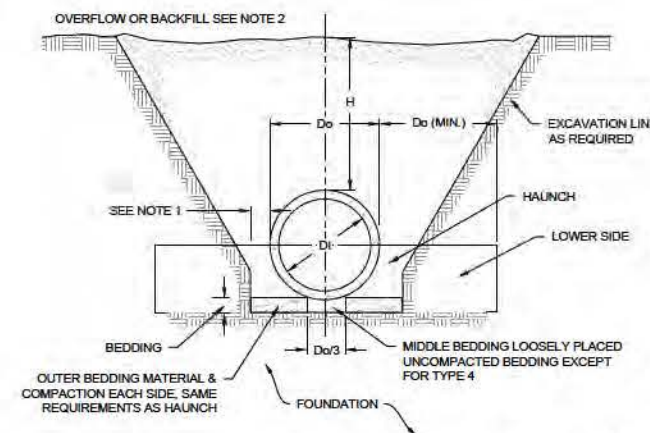
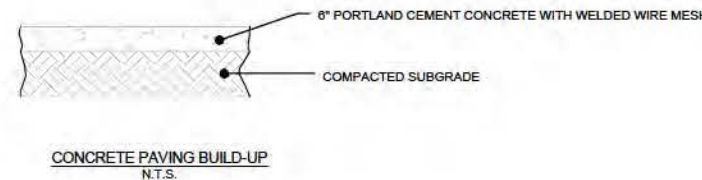
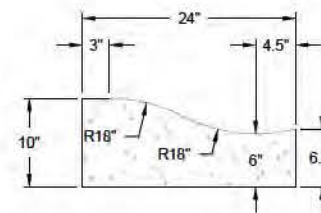
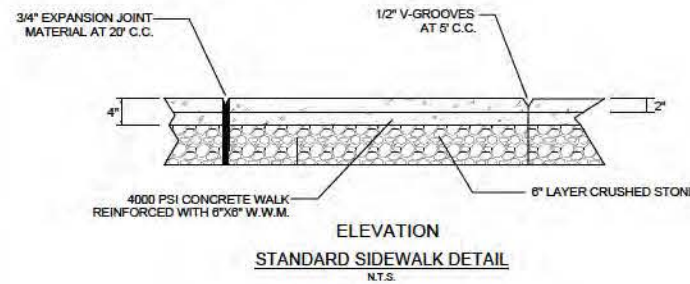
DESIGNER:
DRAWN BY:

MAC
AML



NOTE:
ROCK BASE SHALL EXTEND 1' BEYOND EOP/BOC FOR ALL PAVEMENT AREAS.

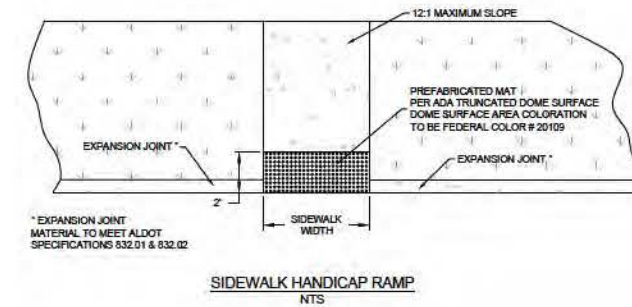
ASPHALT PAVING, ROADWAY SECTION
N.T.S.



- CLEARANCE BETWEEN PIPE & TRENCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIED COMPACTION BUT NOT MORE THAN $D_o/6$.
- OVERFILL OR BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF AASHTO A1, A3, A2-4, A2-5 OR A4.
- COMPACTION SHALL BE ACCORDING WITH TABLE NO. 1: PROCTOR STANDARD DENSITY SHALL FOLLOW THE AASHTO T-99, T310.
- WHEN THE TRENCH WIDTH SPECIFIED MUST BE EXCEEDED, THE OWNER AND THE ENGINEER OF RECORD SHALL BE NOTIFIED.
- THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
- EMBANKMENT LOADING SHALL BE USED WHEN TRENCH WALLS CONSIST OF EMBANKMENT UNLESS A GEOTECHNICAL ANALYSIS IS MADE AND THE SOIL IN THE TRENCH WALLS IS COMPACTED TO A HIGHER LEVEL THAN THE SOIL IN THE BACKFILL ZONE.
- REQUIRED BEDDING THICKNESS IS THE THICKNESS OF THE BEDDING PRIOR TO PLACEMENT OF THE PIPE.

TABLE NO. 1 SOIL AND MINIMUM COMPACTION REQUIREMENTS			
INSTALLATION TYPE	BEDDING THICKNESS	HAUNCH & OUTER BEDDING	LOWER SIDE
TYPE 1	$D_o/24$ MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE $D_o/12$ MINIMUM, NOT LESS THAN 6".	90% PROCTOR STANDARD FOR SOIL A1 & A3	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 90% PROCTOR STANDARD FOR SOIL A1 & A3 OR 95% PROCTOR STANDARD FOR SOIL A2-4 & A2-5 OR EMBANKMENT TO THE SAME REQUIREMENTS
TYPE 2	$D_o/24$ MINIMUM, NOT LESS THAN 3". IF ROCK FOUNDATION, USE $D_o/12$ MINIMUM, NOT LESS THAN 6".	90% PROCTOR STANDARD FOR SOIL A1 & A3 OR 95% PROCTOR STANDARD FOR SOILS A2-4, A2-5 & A4	UNDISTURBED NATURAL SOIL WITH FIRMNESS EQUIVALENT TO THE FOLLOWING PLACED SOILS: 95% PROCTOR STANDARD FOR SOIL A1 & A3 OR 90% PROCTOR STANDARD FOR SOIL A2-4, A2-5 & A4 OR EMBANKMENT TO THE SAME REQUIREMENTS

TYPICAL TRENCH DETAIL FOR REINFORCED CONCRETE PIPE
N.T.S.

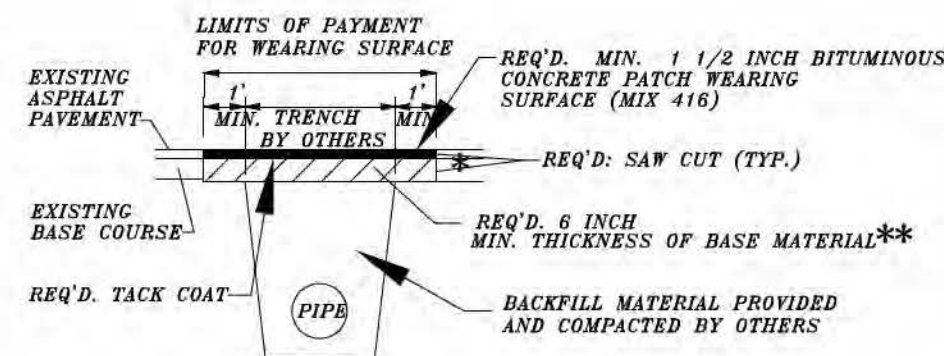


LIMIT OF PAYMENT	NOMINAL PIPE DIAMETER (INCHES)	TRENCH WIDTH (INCHES)
PAVING CUT- BACK	4	40
PAVING CUT- BACK	6	42
PAVING CUT- BACK	8	44
PAVING CUT- BACK	10	46
PAVING CUT- BACK	12	48
PAVING CUT- BACK	14	50
PAVING CUT- BACK	15	51
PAVING CUT- BACK	16	52
PAVING CUT- BACK	18	54
PAVING CUT- BACK	20	56
PAVING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

TRENCH WIDTHS & PAVING CUT- BACKS LIMIT OF PAYMENT

NOTES:

- THE LIMITS OF PAYMENT FOR PAVING OVER THE TRENCH SHALL BE THE TRENCH WIDTH SHOWN PLUS THE CUT- BACK ON EITHER SIDE OF THE TRENCH.
- REPLACEMENT WORK BEYOND TRENCH WIDTH OR LIMITS OF PAYMENT FOR PAVING SHALL BE AT THE CONTRACTOR'S EXPENSE. NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE LIMITS OF PAYMENT FOR SELECT BACKFILL (ITEM BP- 1) SHALL BE THE APPLICABLE TRENCH WIDTH SHOWN MULTIPLIED BY THE AVERAGE DEPTH OF BACKFILL TO THE TOP OF PIPE.
- 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.



NOTES: * IF CUT IS LARGER THAN 16 SQUARE FEET ASPHALT MUST BE REPLACED TO 5' OUTSIDE TRENCH LIMITS.

** IF BASE MATERIAL IS CONCRETE, AND THE STRUCTURAL INTEGRITY OF THE ROADWAY HAS BEEN AFFECTED, THE ENTIRE DISTURBED CONCRETE PANEL MUST BE REPLACED, JOINT TO JOINT, OTHERWISE, A CONCRETE PATCH MAY BE USED.

REMOVING, PREPARING, AND REPLACING PAVEMENT WITHIN R/W

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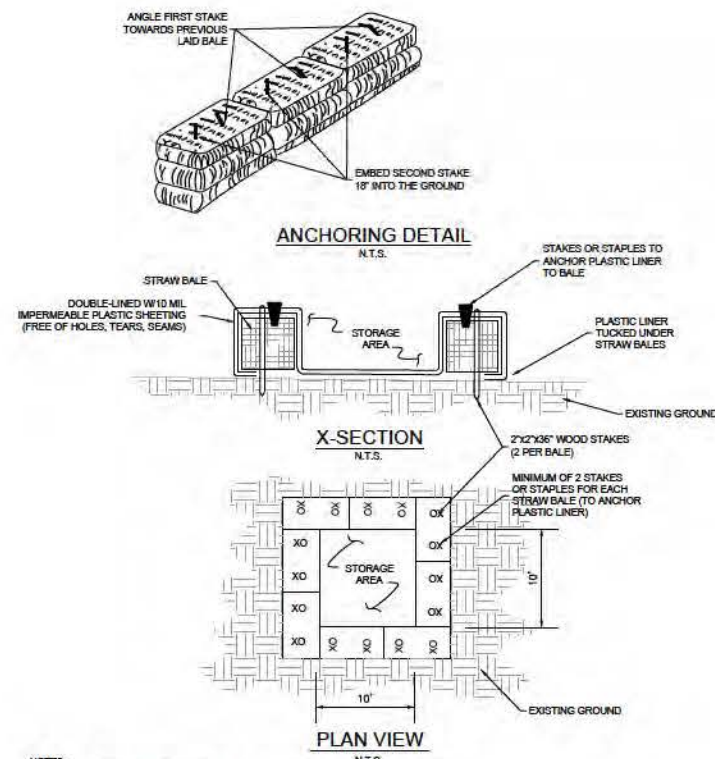
ISSUE DATE	DESIGNER	MAC	ANL
CITY SITE PLAN SUBMITTAL 12/22/2023			

THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

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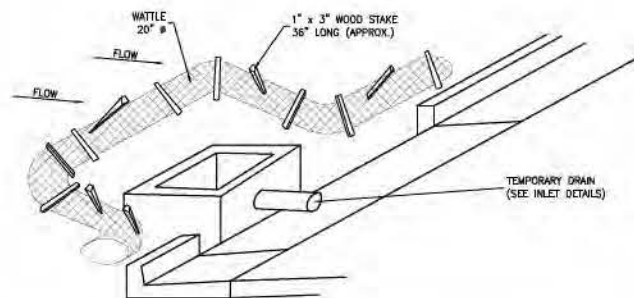
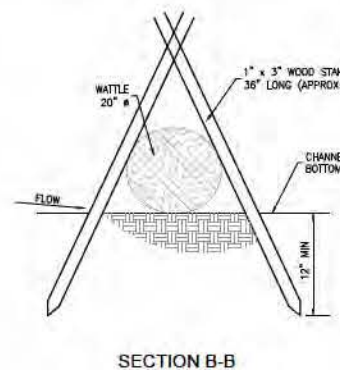
CIVIL SITE DETAILS

C-901



NOTES:
1) ANCHOR AND EMBED INTO SOIL TO PREVENT WASHOUT OR WATER WORKING UNDER BARRIER.
2) REPAIR OR REPLACEMENT MUST BE MADE PROMPTLY AS NEEDED.

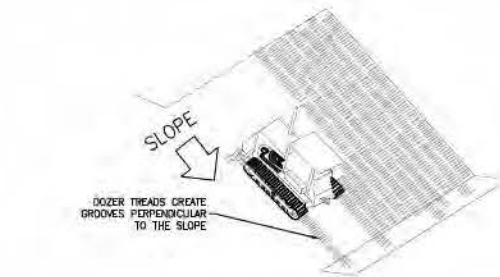
ABOVE-GRADE CONCRETE WASHOUT PIT



NOTE:
COST OF WOOD STAKES OR EQUAL SHALL BE INCLUDED IN COST OF WATTLES

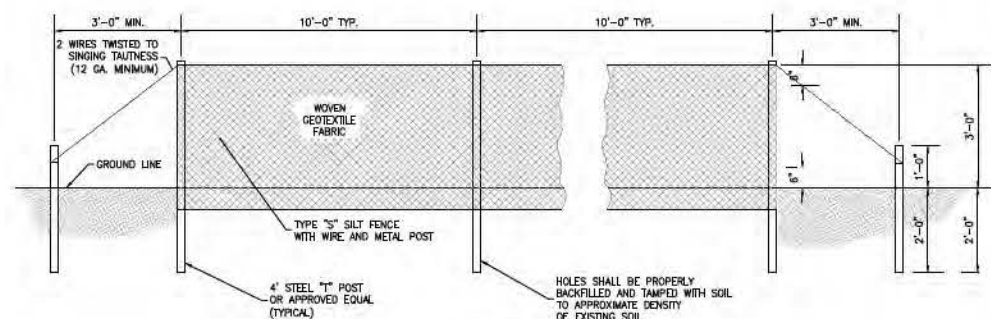
CURB INLET PROTECTION

N.T.S.



SURFACE ROUGHENING

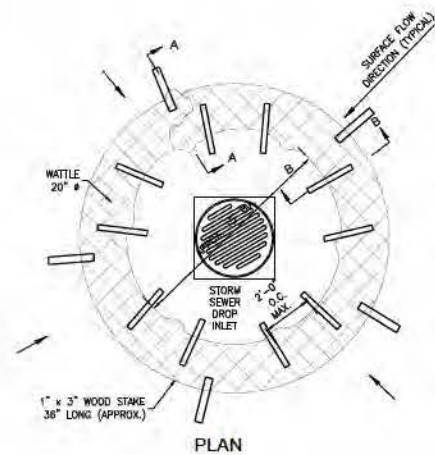
N.T.S.



TYPE "A" SILT FENCE

TYPICAL SILT FENCE INSTALLATION

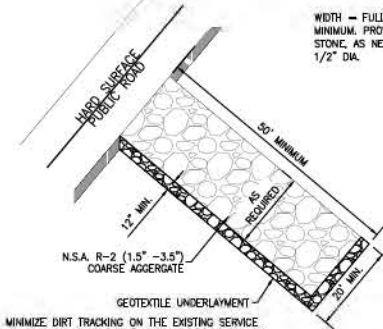
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NOTE:
COST OF WOOD STAKES OR EQUAL SHALL BE INCLUDED IN COST OF WATTLES

DROP INLET PROTECTION

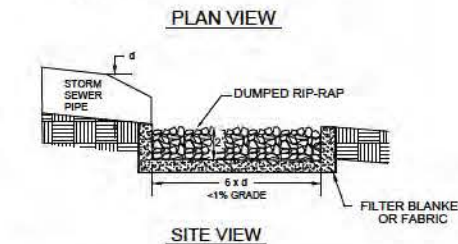
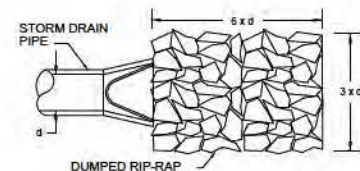
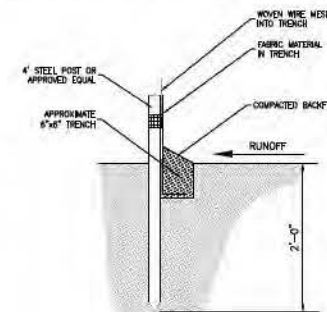
N.T.S.



NOTE:
CONTRACTOR SHALL MINIMIZE DIRT TRACKING ON THE EXISTING SERVICE ROAD AT ALL TIMES. IF TRACKING DOES OCCUR, THE CONTRACTOR SHALL CLEAN ALL MATERIAL OFF OF ROAD BEFORE LEAVING THE SITE EACH DAY.

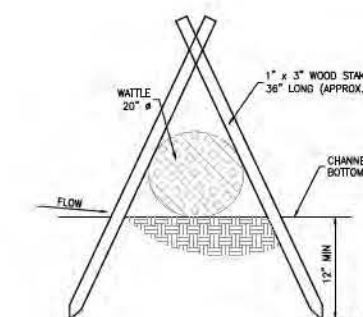
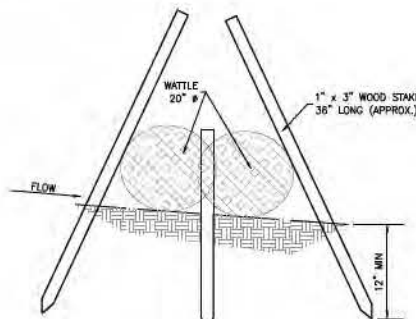
STONE PAD CONSTRUCTION ENTRANCE & EXIT

N.T.S.



RIP RAP OUTLET PROTECTION

N.T.S.



THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

EROSION CONTROL
DETAILS

GMC CMOB230002

C-902

ISSUE DATE

CITY SITE PLAN SUBMITTAL 12/22/2023

DESIGNER

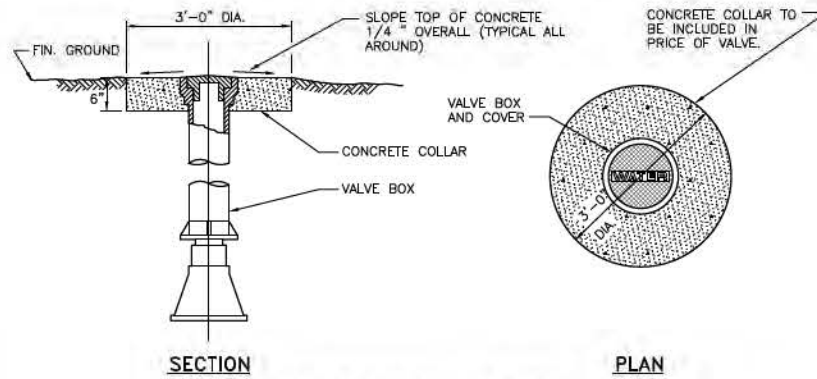
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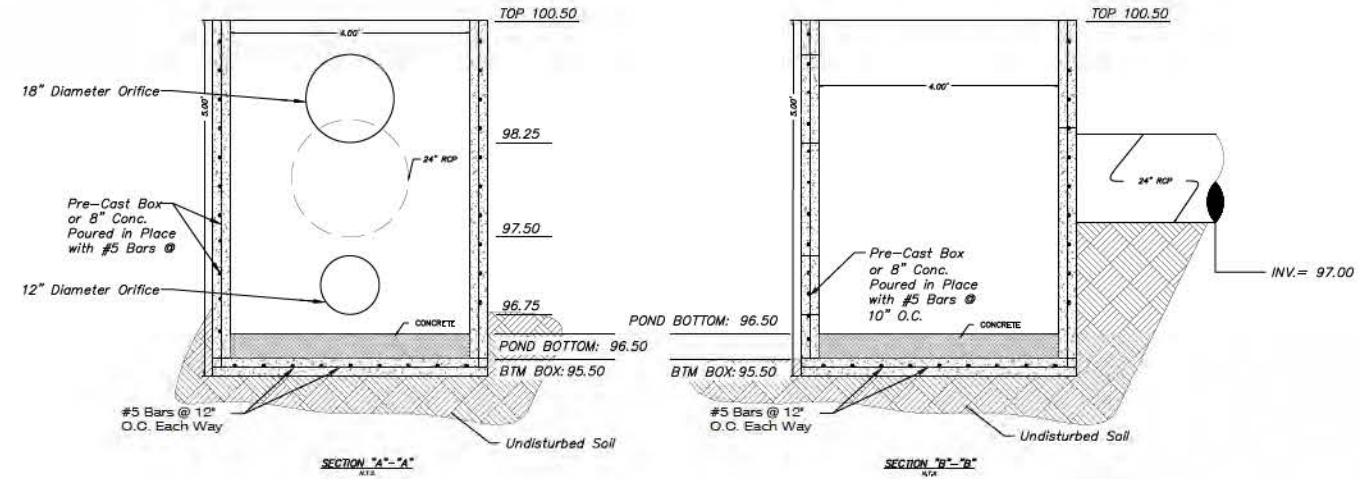
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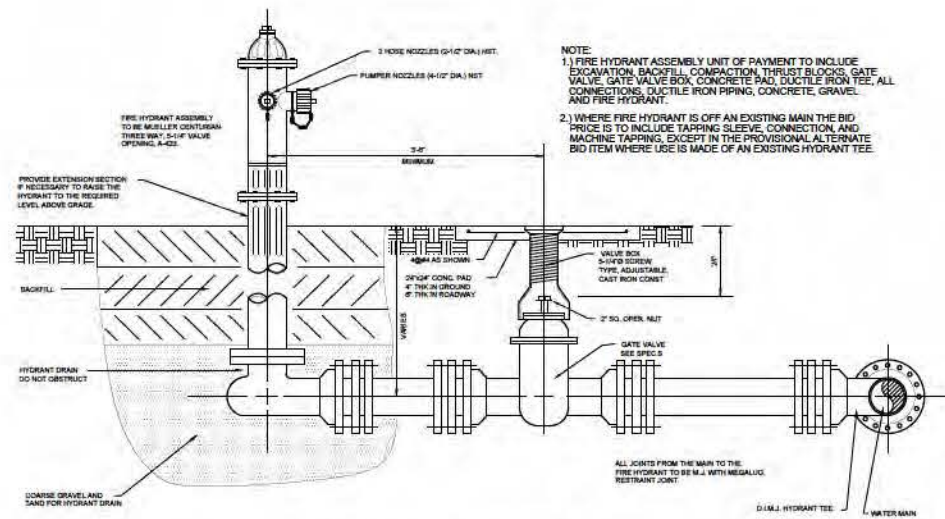
SECTION
VALVE BOX COLLAR DETAIL
N.T.S.

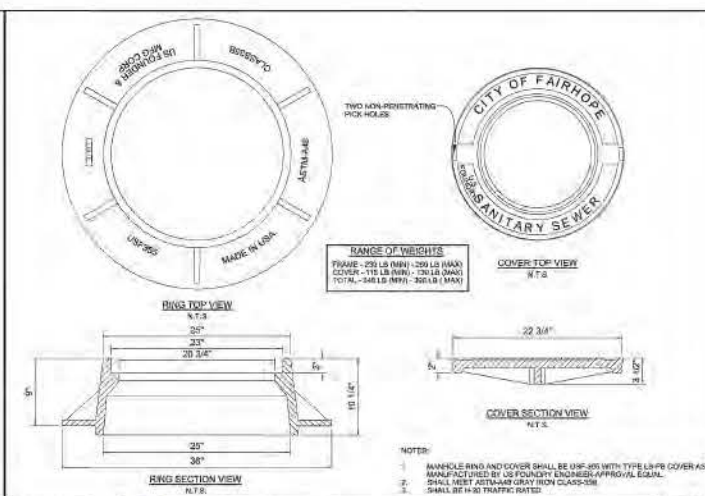
PLAN



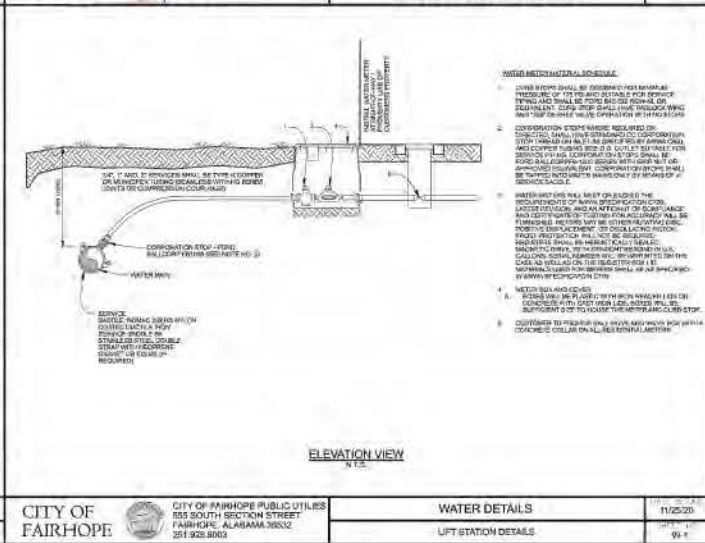
SECTION 'A'-A'

SECTION 'B'-B'





CITY OF FAIRHOPE		CITY OF FAIRHOPE PUBLIC UTILITIES 555 SOUTH SECTION STREET FAIRHOPE, ALABAMA 36502 251.228.6063	STANDARD SANITARY SEWER DETAILS	DATE: 08/09 11/25/20
			PRECAST MANHOLE DETAILS STANDARD MANHOLE FRAME AND COVER	SHEET NO. 8-3





ISOMETRIC THRUST BLOCK - SIZED TO SUIT ACTUAL SOIL CONDITIONS IN THE FIELD. SEE TABLE FOR MINIMUM THRUST BLOCK AREA.

NOTE: THRUST BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.

A

MECHANICAL JOINT

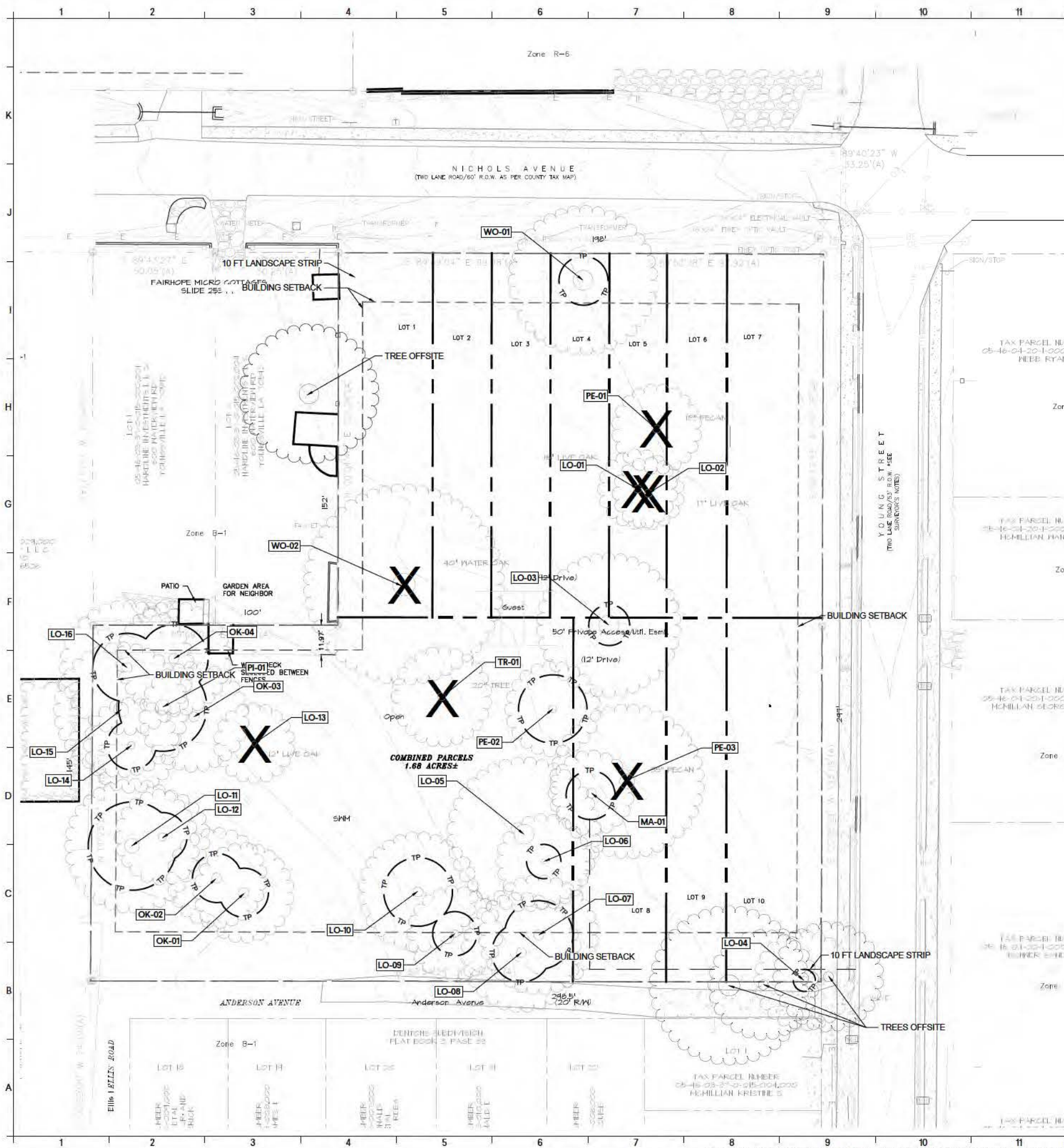
PLAN

H (FT.)

SECTION A-A

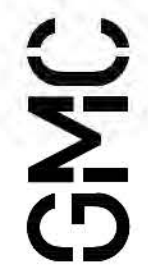
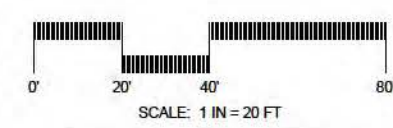
TYPICAL THRUST BLOCK DETAIL FOR BENDS

N.T.S.



TREE CREDIT AND DEMOLITION SCHEDULE				
ID	COMMON NAME	DBH	CREDITS	NOTES
LO-01	LIVE OAK	16	0	REMOVE
LO-02	LIVE OAK	17	0	REMOVE
LO-03	LIVE OAK	45	5	RETAIN
LO-04	LIVE OAK	20	2	RETAIN
LO-05	LIVE OAK	50	6	RETAIN
LO-06	LIVE OAK	13	1	RETAIN
LO-07	LIVE OAK	28	3	RETAIN
LO-08	LIVE OAK	25	3	RETAIN
LO-09	LIVE OAK	18	2	RETAIN
LO-10	LIVE OAK	28	3	RETAIN
LO-11	LIVE OAK	38	4	RETAIN
LO-12	LIVE OAK	19	2	RETAIN
LO-13	LIVE OAK	12	0	REMOVE
LO-14	LIVE OAK	17	2	RETAIN
LO-15	LIVE OAK	38	4	RETAIN
LO-16	LIVE OAK	28	3	RETAIN
MA-01	MAGNOLIA	24	3	RETAIN
OK-01	OAK	20	2	RETAIN
OK-02	OAK	20	2	RETAIN
OK-03	OAK	24	3	RETAIN
OK-04	OAK	27	3	RETAIN
PE-01	PECAN	18	0	REMOVE
PE-02	PECAN	18	2	RETAIN
PE-03	PECAN	35	0	REMOVE
PI-01	PINE	36	4	RETAIN
TR-01	TREE	20	0	REMOVE
WO-01	WATER OAK	48	6	RETAIN
WO-02	WATER OAK	40	0	REMOVE

TOTAL CREDITS:	65
TOTAL TREES TO BE RETAINED:	21
TOTAL DBH TO BE RETAINED:	584 DBH
TOTAL TREES TO BE REMOVED:	7
TOTAL DBH TO BE REMOVED:	158 DBH



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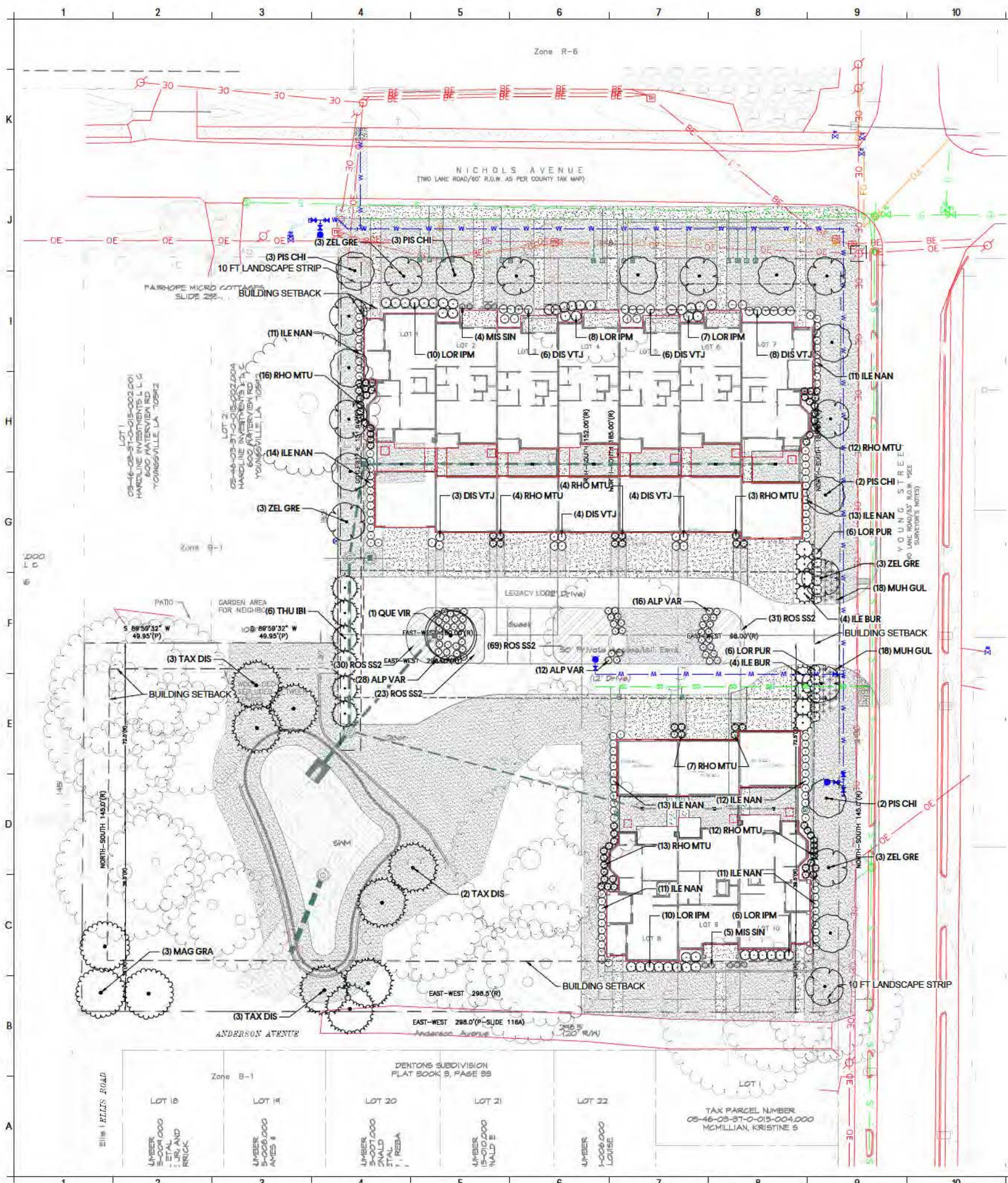
THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002



TREE PROTECTION
PLAN

L-100



PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL. / HT.	ROOTBALL	REMARKS
TREES						
ILE BUR	8	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	2.0' CAL	B&B	8 FT MIN
MAG GRA	3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2.0' CAL	B&B	10 FT MIN
PIS CHI	10	PISTACIA CHINENSIS	CHINESE PISTACHE	2.0' CAL	B&B	10 FT MIN
QUE VIR	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.0' CAL	B&B	10 FT MIN
TAX DIS	6	TAXODIUM DISTICHUM	BALD CYPRESS	2.0' CAL	B&B	10 FT MIN
THU IBI	6	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2.0' CAL	B&B	8 FT MIN
ZEL GRE	12	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.0' CAL	B&B	10 FT MIN
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT.	SPACING
SHRUBS						
ALP VAR	56	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	3 GAL		36" o.c.
DIS VTJ	31	DISTYLUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLUM	3 GAL		42" o.c.
ILE NAN	96	ILEX VOMITORIA 'NANA'	DWARF YAUPOON HOLLY	3 GAL		36" o.c.
LOR IPM	41	LOROPETALUM CHINENSE 'SHANG-WHITE'	EMERALD SNOWB LOROPETALUM	3 GAL		48" o.c.
LOR PUR	12	LOROPETALUM CHINENSE RUBRUM 'PILC-III'	PURPLE DAYDREAM DWARF LOROPETALUM	3 GAL		48" o.c.
MIS SIN	9	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	3 GAL		36" o.c.
MUH GUL	36	MUHLENBERGIA CAPILLARIS 'GULF COAST'	GULF COAST PINK MUHLY GRASS	3 GAL		36" o.c.
RHO MTU	71	RHODODENDRON X 'MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	3 GAL		36" o.c.
CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE		REMARKS
GROUND COVERS						
ROS SS2	153	ROSA X 'MEIZORLAND'	WHITE DRIFT® GROUNDCOVER ROSE	3 GAL		32" o.c.
SOD/SEED						
CYN T13	25,791 SF	CYNODON DACTYLON TIF 419	TIF 419 BERMUDAGRASS	SOD		
ERE OPH	1,988 SF	EREMOCHLOA OPHIUROIDES	CENTPEDE SEED	SEED		



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CITY SUBMITTAL	02/15/24
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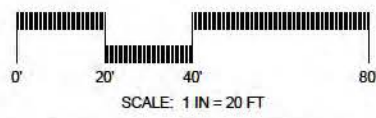
THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002



CONFLICT
RESOLUTION PLAN

L-101





CITY OF FAIRHOPE - LANDSCAPE REQUIREMENTS

PERMETER LANDSCAPE REQUIREMENT

SOUTH

EAST (ROW)							
1 TOFF	REF	20 L F	200 L F	100	TR550		

1 TREE	PER	35 L.F.	@	400 L.F.	=	11.4	TREES
TOTAL TREES REQUIRED:					=	12	TREES

THE PROPER TOWNHOMES DEVELOPMENT

ISSUE DATE	
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LANDSCAPE PLANTING PLAN

L-102

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1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS & RELATED EXISTING CONDITIONS, UTILITIES, STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
3. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, & REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK & PROVIDE PERMITS REQUIRED BY LOCAL AUTHORITIES.
4. CONTRACTOR TO COMPLETE ALL WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION TO A CONDITION BETTER THAN OR EQUAL TO THE CONDITIONS THAT EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
6. SEE CIVIL DRAWINGS FOR INFORMATION REGARDING EROSION/SEDIMENT CONTROL, LOCATION OF EXISTING & PROPOSED STRUCTURES, PAVING, DRIVEWAYS, CUT & FILL AREAS, LIMITS OF CONSTRUCTION, EXISTING & PROPOSED UTILITIES OR EASEMENTS.

1. TREES INDICATED TO REMAIN SHALL BE PROTECTED WITH FENCING AT THE LIMITS OF THE GREATER OF EITHER THE CRITICAL ROOT ZONE OR CANOPY DRIP-LINE UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
 - A. THE CRITICAL ROOT ZONE SHALL BE DETERMINED BY MULTIPLYING THE DBH(IN FEET) BY 1.5 AND RADIATING OUT FROM THE TREE TRUNK.
2. BEFORE GRADING/CONSTRUCTION BEGINS, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR REVIEW OF TREE PROTECTION FENCING.
3. TREE PROTECTION ZONES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS OR STAGING, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT
4. TREES THAT ARE DAMAGED WITHIN THE BOUNDARIES OF THE TREE PROTECTION ZONE SHALL BE EVALUATED BY AN ARBORIST OR REGISTERED FROM THE JURISDICTION HAVING AUTHORITY AT NO EXPENSE TO OWNER. BASED ON THE EVALUATION, THE TREE MAY BE APPRAISED BY THE LANDSCAPE ARCHITECT USING THE "TRUNK FORMULA METHOD" & THE VALUE OF THE TREE SHALL BE CREDITED TO THE OWNER.
5. COORDINATE WITH CITY FORESTER PRIOR TO CONDUCTING ANY TREE REMOVAL OR PRUNING.
6. TREES INDICATED FOR REMOVAL SHALL ALSO INCLUDE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL INFILL.

1. PLANT NAMES MAY BE ABREVIATED ON DRAWINGS. REFER TO PLANT SCHEDULE FOR ABBREVIATIONS, BOTANICAL & COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. CONTRACTOR SHALL VERIFY THE TOTAL QUANTITIES INDICATED IN THE PLANT LIST WITH THE QUANTITIES SHOWN ON THE PLAN. CONTRACTOR SHALL PROVIDE QUANTITIES REQUIRED TO COMPLETE PROPOSED PLANTING AS INDICATED ON THE PLAN.
3. CONTRACTOR SHALL GIVE THE LANDSCAPE ARCHITECT THE OPPORTUNITY TO TAG & REVIEW TREES IN THE NURSERY OR FIELD PRIOR TO DIGGING.
4. ALL PLANT/ROOTBALL SIZES & THE METHOD OF DETERMINING TREE CALIPER SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK.
5. ANY & ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE & INSTALLATION.
6. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT AT ANY TIME UNTIL THE END OF THE WARRANTY PERIOD. PLANTS NOT RECEIVED A PRIOR APPROVAL ARE NOT EXCLUDED FROM REJECTION AT A LATER DATE. GROUNDS FOR REJECTION INCLUDE BUT ARE NOT LIMITED TO:
 - A. NON-CONFORMANCE WITH CRITERIA DESCRIBED IN PLANT SCHEDULE.
 - B. THE PRESENCE, EVIDENCE, OR DAMAGE FROM DISEASE, INSECTS/PESTS, EGGS, & LARVAE.
 - C. GIRDLED & KINKED ROOTS, CRACKED/BROKEN ROOT BALLS, MECHANICALLY DAMAGED ROOTS.
 - D. BROKEN LIMBS, INCLUDED BARK, OR EVIDENCE OF MECHANICAL INJURY.
 - E. PLANTS THAT ARE NOT FULL/DENSE, WELL BRANCHED, OR SYMMETRICAL UNLESS IT IS UNCHARACTERISTIC OF SPECIFIED SPECIES.
 - F. PLANTS DETERMINED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT TO BE AESTHETICALLY DEAD WHERE APPROXIMATELY 25% OR MORE OF THE PLANT IS SHOWING SIGNS OF DEATH/DIEBACK.
 - G. SHIPMENT TO THE SITE IN UNCOVERED VEHICLES/TRAILERS REGARDLESS OF SEASON.
7. REMOVE FROM SITE ANY & ALL EXISTING VEGETATION INCLUDING STUMPS & ROOTS IN CONFLICT WITH PLANTING PLAN UNLESS EXPLICITLY DESIGNATED FOR PROTECTION.
8. LAYOUT ALL TREES & BED-LINES AS INDICATED IN THE LANDSCAPE DRAWINGS AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LAYOUT SHALL BE DONE WITH HIGH VISIBILITY FLAGS AND/OR WOODEN WAKES & BED-LINES SHALL BE LAYOUT WITH MARKING PAINT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE LAYOUT ADJUSTMENTS AS NECESSARY AT NO ADDITIONAL COST TO OWNER. NOTIFY LANDSCAPE ARCHITECT OF CONTEMPLATED ADJUSTMENTS TO THE LAYOUT & RECEIVE APPROVAL PRIOR TO COMMENCING WITH ADJUSTMENT.
9. DO NOT INSTALL PLANTS IN SATURATED OR FROZEN CONDITIONS. DO NOT INSTALL PLANTS DURING INCLEMENT WEATHER.
10. SET ALL PLANTS PLUMB & TURNED SO THAT THE MOST ATTRACTIVE SIDE IS MOST COMMONLY VIEWED. MAINTAIN IN PLUMB POSITION THROUGHOUT WARRANTY PERIOD.
11. ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH 3-4 IN. OF SETTLED PINE STRAW THAT IS FREE FROM DEBRIS, LEAVES, TWIGS, INSECTS, GRASSES, WEEDS, PLANTS AND THEIR SEEDS, AND ANY SUBSTANCE HARMFUL TO PLANT GROWTH. PINE STRAW MULCH SHALL BE TUCKED & ROLLED AT ALL EDGES.
 - A. TREES PLANTED IN SODDED/TURFGRASS AREAS SHALL BE MULCHED WITH AN 8 FT. DIAMETER MULCH RING UNLESS OTHERWISE NOTED ON PLANS.
12. CONTRACTOR TO PROVIDE INTERIM MAINTENANCE UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE LANDSCAPE ARCHITECT. THIS INCLUDES:
 - A. WATERING
 - B. MOWING, TRIMMING, EDGING, BLOWING & WEEDING.
 - C. FERTILIZING & APPLICATION OF NECESSARY INSECTICIDES/HERBICIDES
 - D. GUYING TREES WHEN DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
 - E. ADEQUATE DRAINAGE OF PONDING AREAS.
 - F. GENERAL LANDSCAPE CLEAN-UP.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CAL. / HT.</u>	<u>ROOTBALL</u>	<u>REMARKS</u>
TREES							
	ILE BUR	8	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	2.0" CAL.	B&B	8 FT MIN
	MAG GRA	3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2.0" CAL.	B&B	10 FT MIN
	PIS CHI	10	PISTACIA CHINENSIS	CHINESE PISTACHE	2.0" CAL.	B&B	10 FT MIN
	QUE VIR	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.0" CAL.	B&B	10 FT MIN
	TAX DIS	8	TAXODIUM DISTICHUM	BALD CYPRESS	2.0" CAL.	B&B	10 FT MIN
	THU IBI	6	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2.0" CAL.	B&B	8 FT MIN
	ZEL GRE	12	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.0" CAL.	B&B	10 FT MIN

SHRUBS						
	ALP VAR	56	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	3 GAL	36" o.c.
	DIS VTJ	31	DISTYLIIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIIUM	3 GAL	42" o.c.
	ILE NAN	96	ILEX 'VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL	36" o.c.
	LOR IPM	41	LOROPETALUM CHINENSE 'SHANG-WHITE'	EMERALD SNOW® LOROPETALUM	3 GAL	48" o.c.
	LOR PUR	12	LOROPETALUM CHINENSE RUBRUM 'PILC-III'	PURPLE DAYDREAM® DWARF LOROPETALUM	3 GAL	48" o.c.
	MIS SIN	9	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	3 GAL	36" o.c.
	MUH GUL	36	MUHLENBERGIA CAPILLARIS 'GULF COAST'	GULF COAST PINK MUHLY GRASS	3 GAL	36" o.c.
	RHO MTU	71	RHODODENDRON X 'MOOTUM'	AUTUMN MOONLIGHT® ENCORE® AZALEA	3 GAL	36" o.c.

GROUND COVERS					
	ROS SS2	153	ROSA X 'MEIZORLAND'	WHITE DRIFT® GROUND COVER ROSE	3 GAL 32" o.c.

	ROS SS2	153	ROSA X 'MEIZORLAND'	WHITE DRIFT® GROUNDCOVER ROSE	3 GAL	32" o.c.
SOD/SEED						
	CYN TI3	25,791 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS	SOD	
	ERE OPH	1,988 SF	EREMOCHLOA OPHIUROIDES	CENTPEDE SEED	SEED	

	CYN T13	25,791 SF	CYNODON DACTYLON TIF 419'	TIF 419 BERMUDAGRASS	SOD
	ERE OPH	1,988 SF	EREMOCHLOA OPHIUROIDES	CENTIPEDE SEED	SEED



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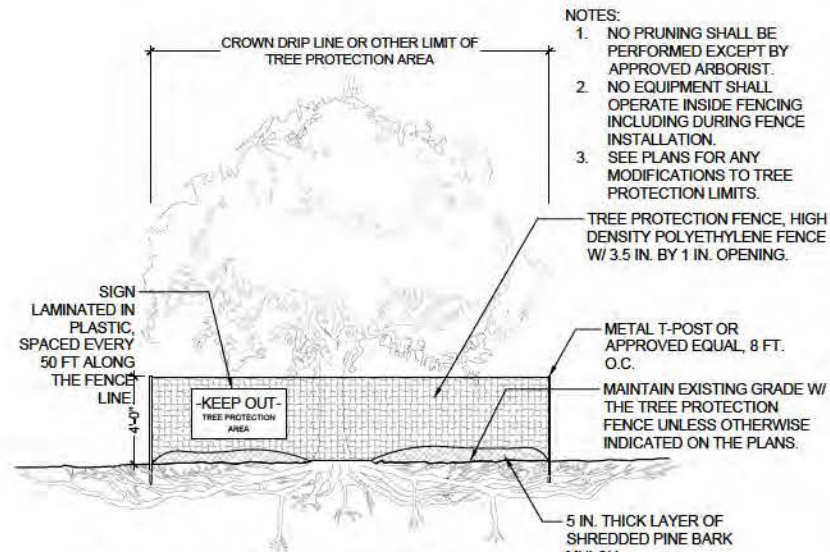
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CITY SUBMITTAL	02.15.24
DRAWN BY:	SJW
CHECKED BY:	MAH

**THE PROPER TOWNHOMES
DEVELOPMENT**
FAIRHOPE, AL

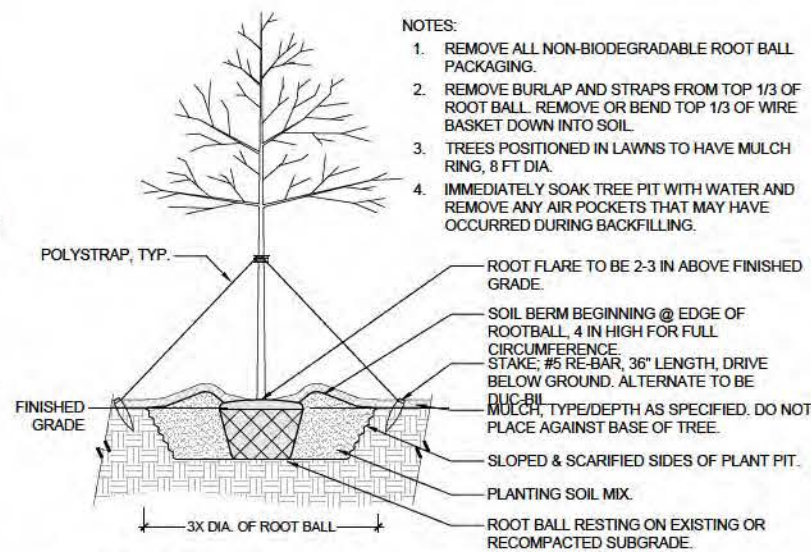
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LANDSCAPE PLANTING
NOTES & SCHEDULE

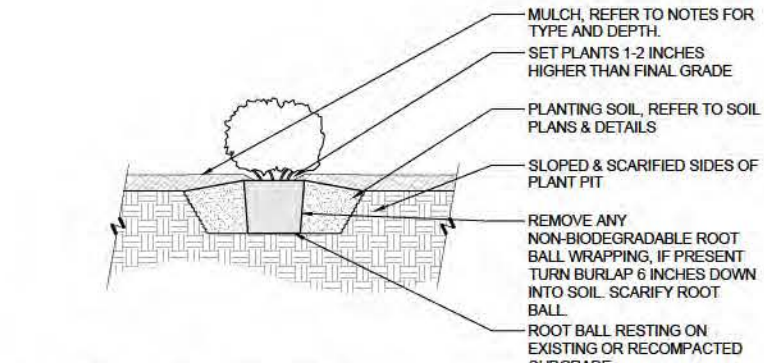
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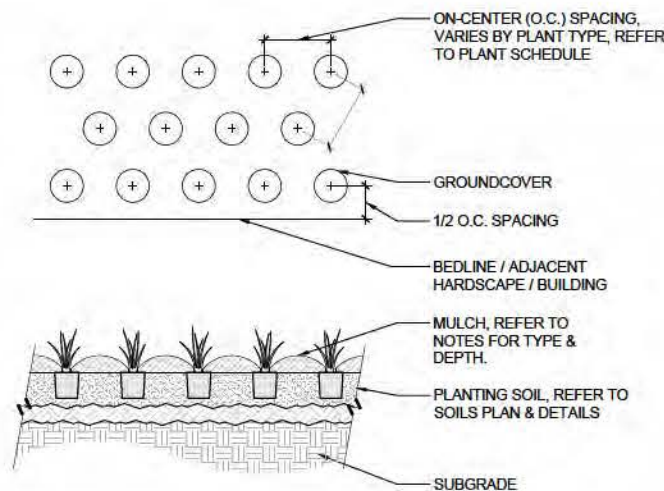
1 TREE PROTECTION & FENCING
1/4" = 1'-0"



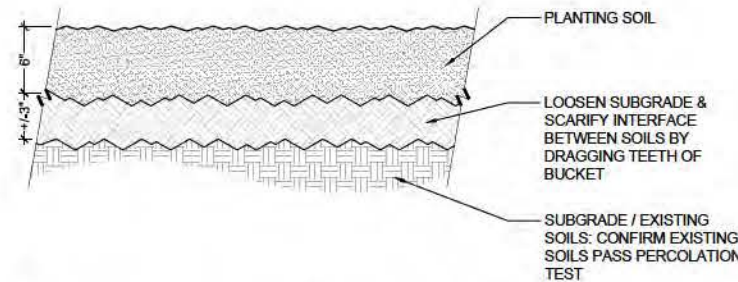
2 TREE PLANTING
3/8" = 1'-0"



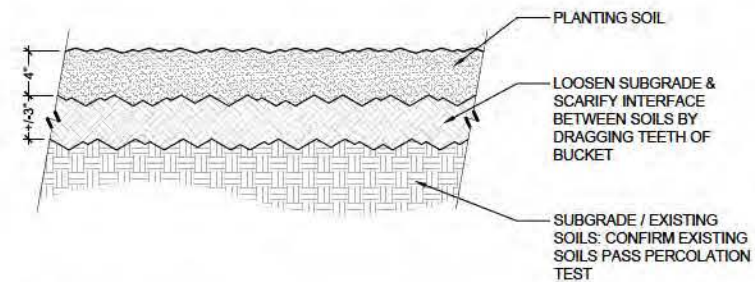
3 SHRUB PLANTING
3/4" = 1'-0"



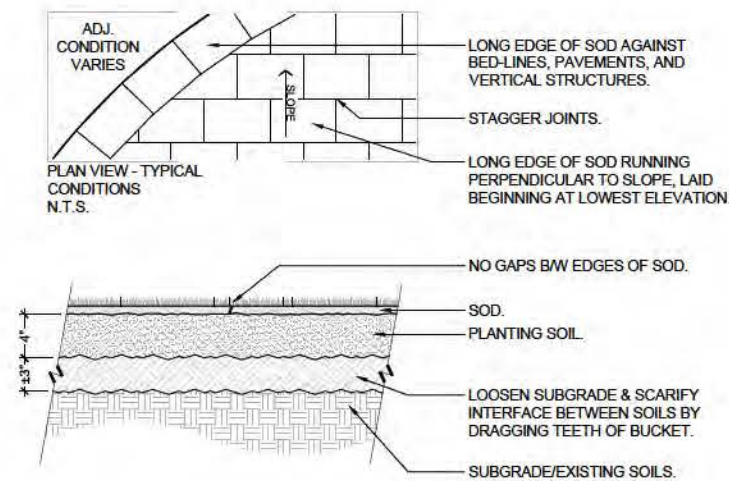
4 GROUNDCOVER & PERENNIAL PLANTING
3/4" = 1'-0"



5 PLANT BED SOIL PREPARATION
1 1/2" = 1'-0"



6 SOD SOIL PREPARATION
1 1/2" = 1'-0"



7 SOD INSTALLATION
1 1/2" = 1'-0"

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CITY SUBMITTAL	02/15/24
DRAWN BY	J.S.W.
CHECKED BY	J.M.H.

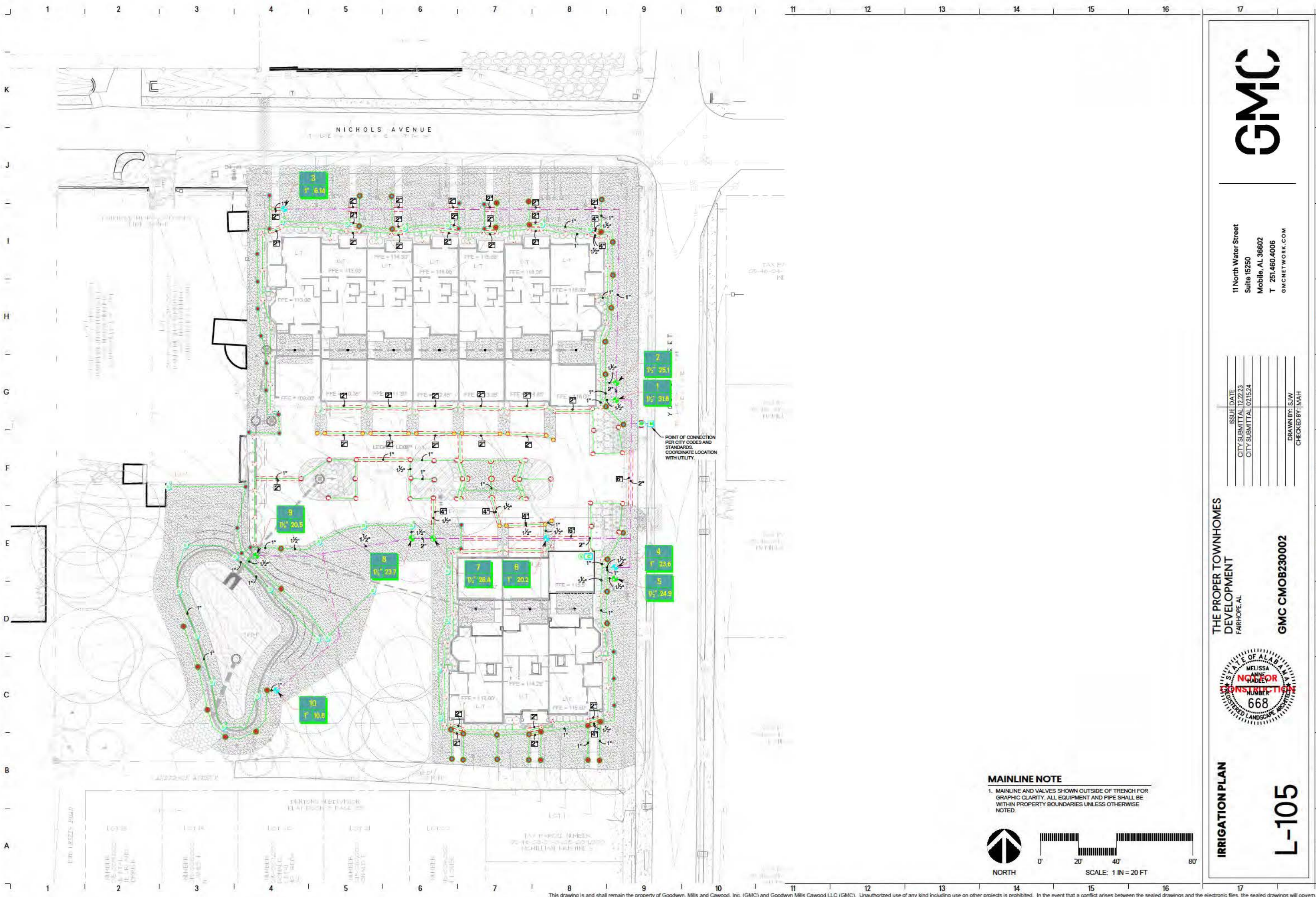
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DEVELOPMENT
FAIRHOPE, AL

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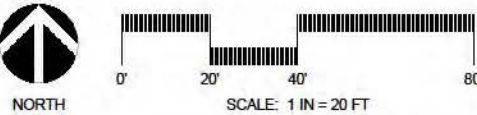
LANDSCAPE PLANTING
DETAILS

L-104





MAINLINE NOTE
1. MAINLINE AND VALVES SHOWN OUTSIDE OF TRENCH FOR GRAPHIC CLARITY. ALL EQUIPMENT AND PIPE SHALL BE WITHIN PROPERTY BOUNDARIES UNLESS OTHERWISE NOTED.



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THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

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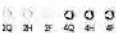
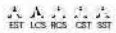


IRRIGATION PLAN

L-105

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
K																
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H																
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	16	30		
	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	3	30		
	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	6	30		
	RAIN BIRD 1812-SAM-PRS SQ SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	32	30		
	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	52	30		
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	2	30		
	RAIN BIRD 1812-SAM-PRS 12 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	11	30		
	RAIN BIRD 1812-SAM-PRS 15 SERIES MPR SHRUB SPRAY 12IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	16	30		
	RAIN BIRD R-VAN14 1804-SAM-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	24	45		
	RAIN BIRD R-VAN18 1804-SAM-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	25	45		
	RAIN BIRD R-VAN24 1804-SAM-P45 TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	18	45		
	RAIN BIRD 5004-PC-SAM-MPR 25 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	19	45		25'
	RAIN BIRD 5004-PC-SAM-MPR 30 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	2	45		30'
	RAIN BIRD 5004-PC-SAM-MPR 35 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	4	45		35'

SYMBOL

MANUFACTURER/MODEL/DESCRIPTION

QTY

PSI

GPM

RADIUS



RAIN BIRD PGA GLOBE
1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE.

10



BACKFLOW PREVENTER 1"
BACKFLOW REDUCED PRESSURE ZONE, AS PER LOCAL REQUIREMENTS, CODES, AND STANDARDS

1



RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 10 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.

1



RAIN BIRD RSD-BEX
RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.

1



WATER METER 1"

1



IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21

3,356 L.F.



IRRIGATION MAINLINE: PVC SCHEDULE 40

680.1 L.F.



PIPE SLEEVE: PVC SCHEDULE 40

561.8 L.F.

Valve Callout



Valve Number

Valve Flow

Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	31.78	134.0	37.3	56.3	1.29 in/h
2	RAIN BIRD PGA GLOBE	1-1/2"	TURF ROTARY	25.13	142.9	50.1	66.5	0.64 in/h
3	RAIN BIRD PGA GLOBE	1"	TURF ROTARY	6.14	409.4	50.9	66.8	0.3 in/h
4	RAIN BIRD PGA GLOBE	1"	SHRUB SPRAY	23.57	76.7	40.3	56.8	1.33 in/h
5	RAIN BIRD PGA GLOBE	1-1/2"	TURF ROTARY	24.86	82.3	50.4	67.1	0.64 in/h
6	RAIN BIRD PGA GLOBE	1"	TURF SPRAY	20.19	53.5	37.5	52.7	1.3 in/h
7	RAIN BIRD PGA GLOBE	1-1/2"	SHRUB SPRAY	28.44	112.9	33.8	52.3	1.35 in/h
8	RAIN BIRD PGA GLOBE	1-1/2"	TURF ROTOR	23.69	124.1	50.3	67.1	0.61 in/h
9	RAIN BIRD PGA GLOBE	1-1/2"	TURF ROTOR	20.51	206.4	48.6	65.2	0.62 in/h
10	RAIN BIRD PGA GLOBE Common Wire	1"	TURF ROTARY	10.79	259.6	51.6	65.6	0.28 in/h

IRRIGATION NOTES

1. IRRIGATION DRAWINGS ARE DIAGRAMMATIC IN GENERAL & SUBJECT TO THE REQUIREMENTS OF THE PLANTING PLAN. THE IRRIGATION DRAWINGS INDICATE THE GENERAL LOCATION OF THE COMPONENT PARTS OF THE SYSTEM, BUT ARE NOT INTENDED TO SHOW ALL FITTINGS OR ALL DETAILS OF THE IRRIGATION WORK.

2. ALL IRRIGATION WORK WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES & STANDARDS INCLUDING CITY CODES, ORDINANCES, & REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, & APPROVALS FROM GOVERNING AUTHORITIES.

4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH SITE CONTRACTOR THE INSTALLATION OF THE IRRIGATION WATER METER & BACKFLOW PREVENTER & CONNECTION TO NEW IRRIGATION SYSTEM.

5. TEST WATER PRESSURE DOWNSTREAM OF THE IRRIGATION WATER METER OR PUMP STATION DISCHARGE TO CONFIRM AVAILABILITY OF PROPER OPERATING PRESSURE. NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE. PRESSURE IS INSUFFICIENT OR EXCESSIVE.

6. PIPING FOR MAIN LINES SHALL BE PVC SCHEDULE 40 & ALL LATERAL LINES SHALL BE PVC CLASS 200. FITTINGS WILL BE PVC FOR CORRESPONDING SERVICE. PIPE DEPTH WILL BE A MINIMUM OF 12 IN. TO 18 IN. FOR ALL MAIN & LATERAL LINES. PIPE DEPTH MAY VARY DEPENDING ON LOCAL FROST DEPTH AND/OR REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES AT SITE'S LOCATION.

7. ACCEPTABLE MANUFACTURER FOR IRRIGATION PRODUCTS IS SPECIFIED IN THE IRRIGATION SCHEDULE UNLESS OTHERWISE INDICATED. ALTERNATE IRRIGATION MANUFACTURER'S EQUIPMENT MAY BE SUBSTITUTED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO BID. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING HEAD LAYOUT & LOCATIONS, VALVE LOCATIONS, PERFORMANCE DATA, ETC. SHOULD ALTERNATE MANUFACTURER BE USED.

8. INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURER'S RECOMMENDATIONS OR INSTRUCTIONS.

9. REMOTE CONTROL VALVES & OTHER UNDERGROUND DEVICES WILL BE INSTALLED IN PLASTIC BOXES WITH PLASTIC COVERS OF THE SIZE REQUIRED TO ENSURE ADJUSTMENT OF THE DEVICE. GROUP DEVICES IN SINGLE BOXES WHERE POSSIBLE.

10. IRRIGATION HEADS TO BE LOCATED A MINIMUM OF 4 IN. OFF SIDEWALKS/CURBS & 8 IN. FROM BUILDINGS OR WALLS.

11. ADJUST IRRIGATION AS NECESSARY TO AVOID EXISTING UTILITIES, LIGHT POLES, BUILDINGS, AND/OR OTHER UNFORSEEN OBSTRUCTIONS.

12. IRRIGATION CONTROLLER LOCATION SHOWN ON DRAWINGS IS APPROXIMATE & ONLY A PLACEHOLDER. LANDSCAPE CONTRACTOR TO VERIFY EXACT LOCATION OF IRRIGATION CONTROLLER WITH OWNER PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CONTROLLER WITH APPROPRIATE ENCLOSURE FOR SPECIFIC LOCATION WHETHER INTERIOR, EXTERIOR, WALL MOUNT, OR PEDESTAL ENCLOSURE APPLICATION.

13. CONTRACTOR SHALL INSTALL GROUNDING, SURGE, & LIGHTNING PROTECTION AS PER IRRIGATION MANUFACTURER'S RECOMMENDATIONS.

14. VALVES, CONTROLLERS, & ALL IRRIGATION EQUIPMENT TO HAVE PROPER GROUNDING PROTECTION AS PER IRRIGATION MANUFACTURER'S RECOMMENDATIONS.

15. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF THE SYSTEM AT THE COMPLETION OF THE PROJECT.

16. ALL PIPE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

17. ALL LINES TO BE THOROUGHLY FLUSHED PRIOR TO INSTALLATION OF SPRINKLER HEADS.

18. MAINLINES TO BE SCHEDULE 40 PVC PIPE AND MAINTAIN A MINIMUM COVER OF 18".

19. LATERAL LINES TO BE CLASS 200 PVC PIPE AND MAINTAIN A MINIMUM COVER OF 12".

20. DESIGN AS SHOWN IS DIAGRAMMATIC FOR CLARITY AND LEGIBILITY. ALL MAINLINE PIPE, VALVES, AND METERS SHALL BE INSTALLED IN TURF AREAS WHENEVER POSSIBLE. AVOID LOCATING IN PLANTING BEDS AND PAVEMENT AREAS.

21. IRRIGATION CONTRACTOR SHALL PROVIDE FIELD VERIFIED, REPRODUCIBLE AS-BUILT DRAWINGS OF THE INSTALLED IRRIGATION SYSTEM TO THE DEVELOPER AND THE LANDSCAPE ARCHITECT.

22. A ONE-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR THE SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACHIEVED AND ACCEPTED. THE START UP AND ADJUSTING OF THE SYSTEM IN THE SPRING FOLLOWING INSTALLATION SHALL BE INCLUDED IN THE WARRANTY.

THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

ISSUE DATE
CITY SUBMITTAL 12/22/23
CITY SUBMITTAL 02/15/24

STATE OF ALABAMA
ANNUL
NOTAR
CONSTRUCTION
NUMBER
668
REGISTERED LANDSCAPE ARCHITECT

IRRIGATION DETAILS

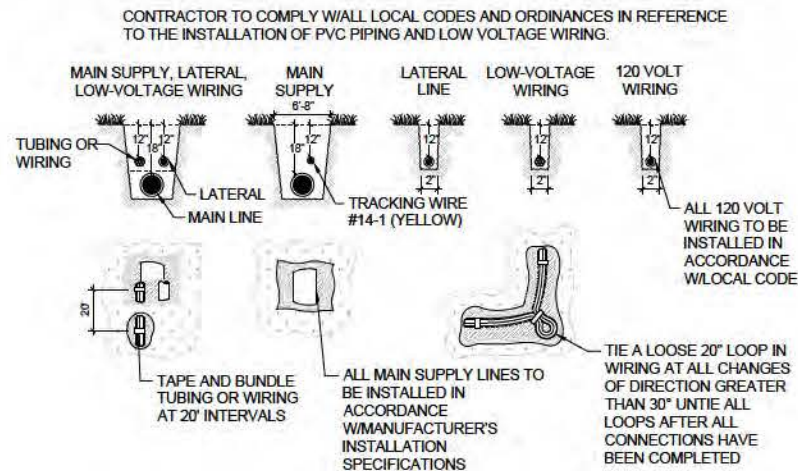
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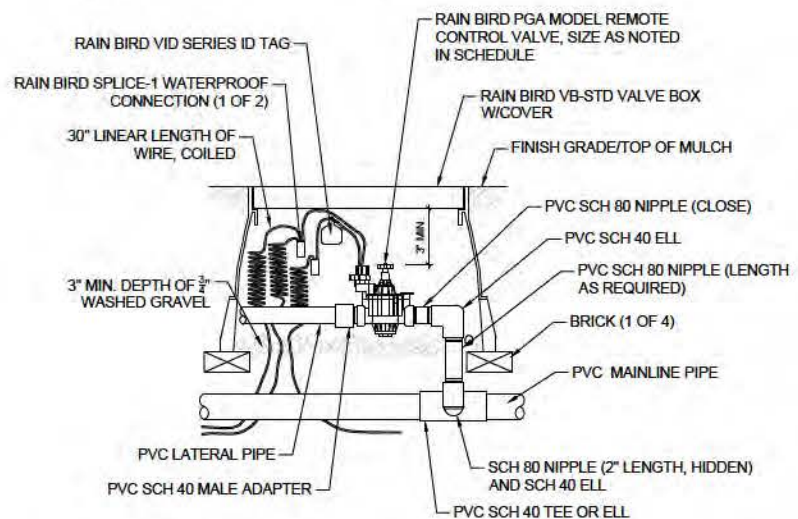
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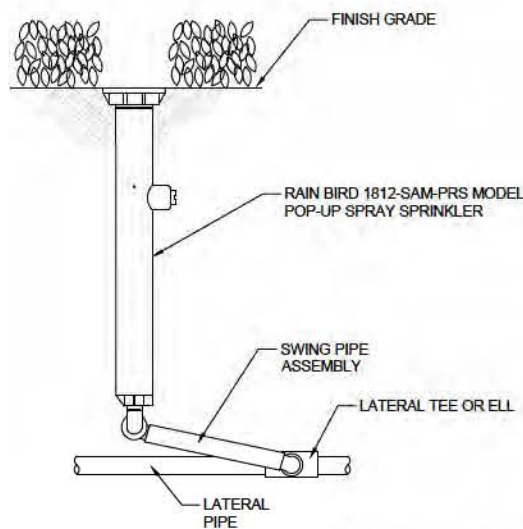
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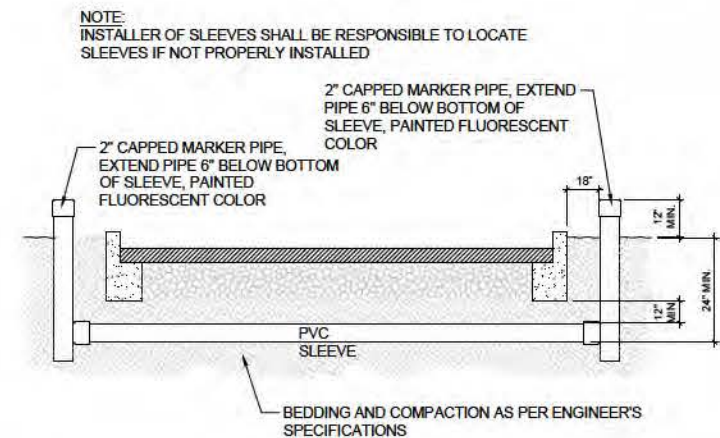
1 IRRIGATION TRENCHING



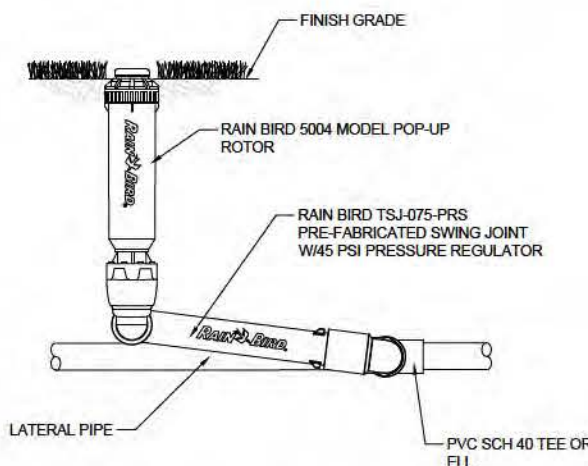
4 RAIN BIRD PGA REMOTE CONTROL VALVE



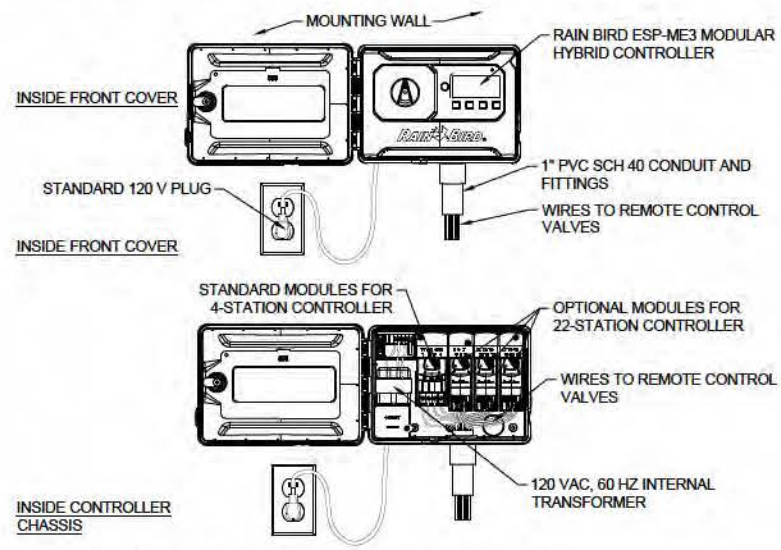
7 RAIN BIRD 12" POP-UP SPRAY SPRINKLER



2 IRRIGATION SLEEVING



5 RAIN BIRD 5004 POP-UP ROTOR



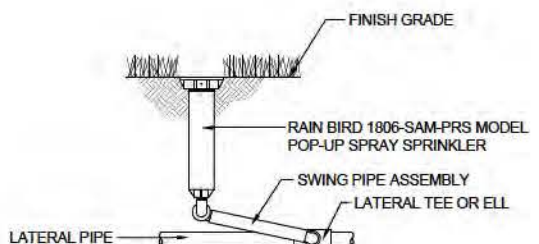
8 RAIN BIRD ESP-ME3 CONTROLLER



PIPE	TEES						PLUGS			90° BEND			45° BEND		
DIA.	A	B	C	D	E	F	A	B	C	A	B	C	A	B	C
3"	12	20	8	12	-	-	12	20	8	18	12	8	8	12	12

TRUST BLOCK SCHEDULE

3 THRUST BLOCKS



6 RAIN BIRD 6" POP-UP SPRAY SPRINKLER

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12/22/23	02/15/24		S/JW	MAH

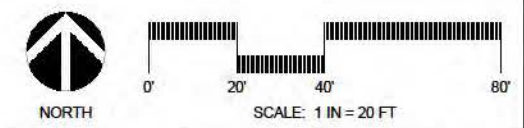
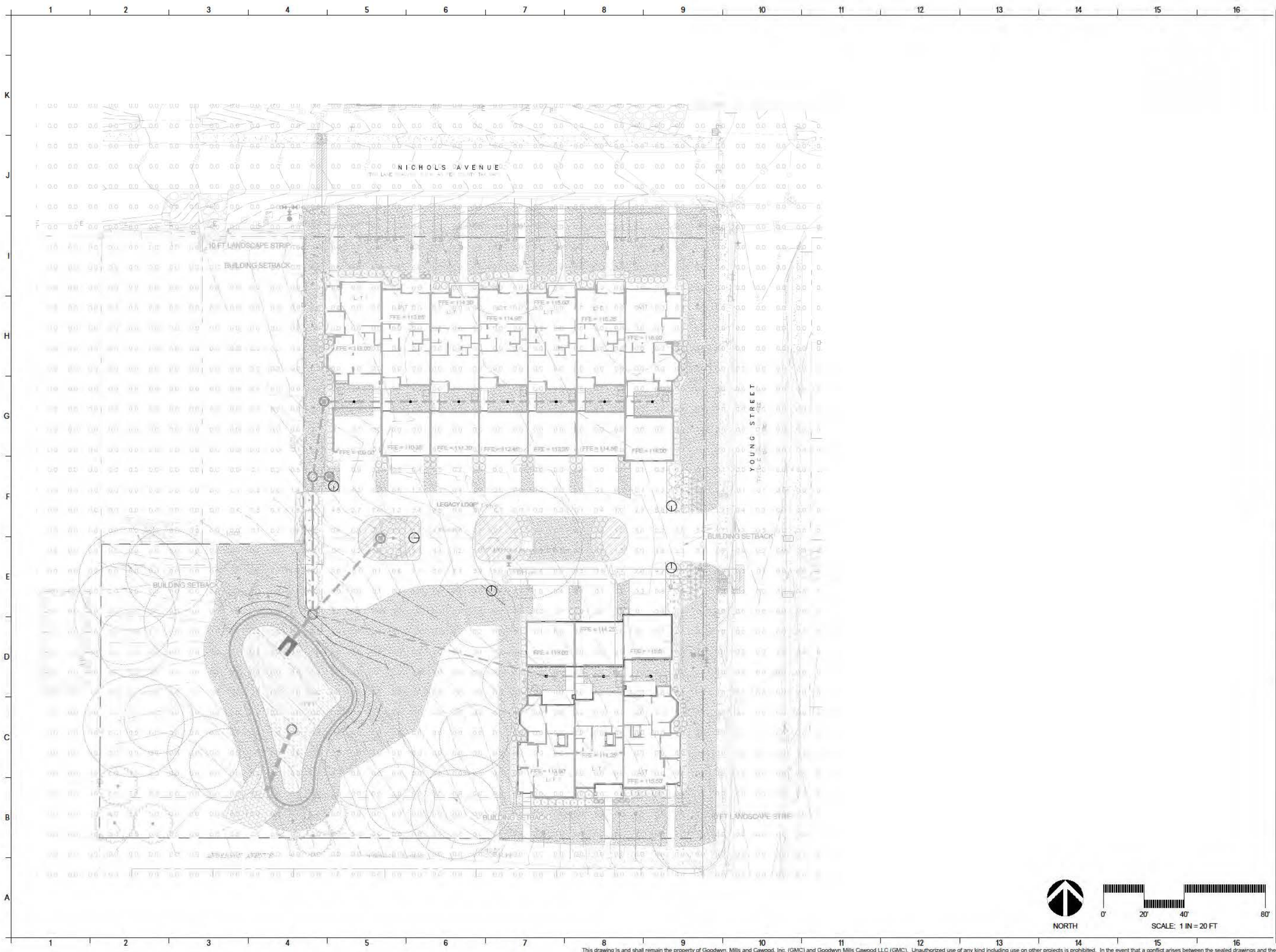
THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002



IRRIGATION DETAILS

L-107



11 North Water Street
Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM

ISSUE DATE	
CITY SUBMITTAL	12/22/23
CITY SUBMITTAL	02/15/24
DRAWN BY	JSW
CHECKED BY	JMAH

THE PROPER TOWNHOMES
DEVELOPMENT
FAIRHOPE, AL

GMC CMOB230002



LIGHTING PLAN

L-108



BDP794 LED63-4S/740 II DW10 MK-WH FG BK

Evolving the iconic beauty of 20th-century street lighting, Philips ClassicStreet combines elegant design with the subtle details of heritage luminaires – all while meeting today's urban lighting requirements. Designed around LED, ClassicStreet delivers outstanding levels of lighting and energy performance for street lighting of all types. Thanks to the Philips LEDiCNC 2-engine, intelligent regulation, tailored optics and the new curved design, together with dedicated brackets and poles, ClassicStreet is a contemporary look that beautifies cities, creating comfort and warmth night and daytime ambiances. Not only in traditional architectural settings, but in modern urban environments too. This contemporary street lighting solution features a Philips System ready (SR) socket, making it future ready to be paired with standard or advanced control and lighting software applications such as streetmix from Signify. ClassicStreet luminaires can also be equipped with our dedicated light recipes that preserve dark skies. In addition, every ClassicStreet luminaire is 100% recyclable, thanks to the use of high-quality materials. The luminaire is designed to be easily disassembled, so that the road is clear directly on the luminaire, you can instantly access the configuration of the luminaire. This makes maintenance and programming operations faster and easier, and enables you to create a digital library of lighting assets and spare parts.

Published: 2023, October 18

—subject to change.

General information	
Lamp family code	LED3 (LED module 6300 lm)
Light source replaceable	Yes
Number of gear units	1 unit
Driver included	Yes
Remarks	* For Latching European countries only

Remarks

The Layering Europe guidance paper "Evaluating performance of LCO based scenarios – January 2008" statistically proves a no relevant difference in urban environments between (50 and for example 100). Therefore, the median useful life (100) value also represents the 50% value. * All scenarios ambient temperatures the Lorraine might automatically did differ to most components.

Light source engine type	LED
Service tag	Yes
Product family code	009794 (Class 2/mer Test)
Lighting Technology	LED
Value addition	Performance
Embedded control	Constant light output and Day/24-hour type power source V2
CE mark	Yes
Warranty period	3 years
RoHS-compliance mark	-
ENEC mark	ENEC/mer
UL NRTLs-certified	Yes

Upward light output ratio	0.05
Luminous flux	4,520 lumen
Standard tilt angle pattern	-

Standard tilt angle (degress)	30
Controlled Cool Temperature (Mm)	4000 K
Luminous Efficacy (lm/W) (New)	112 lm/W
CRI (color rendering index (CRI))	90
Number of light sources	24
Light source color	24000lm white
Optical cover type	Flat glass
Luminous light (lumens) (lm)	5200 ~ 7000 lm
Optic type outdoor	(Structure not stable if)

Input Voltage:	220-241 V
Line Frequency:	50 to 60 Hz
Initial CLD power consumption:	28.5 W
Average CLD power consumption:	19 W
End CLD power consumption:	19.5 W
Initial current:	21 A
Initial time:	0.225 min
Power Consumption:	38.5 W
Power Factor (Fraction):	0.88

Onlinefirst, 2023, October 16

Temperature	
Ambient temperature range	-60 to +50 °C

Driverable	Yes
Driver/power unit/transformer	Power supply and regulating transformer with constant light output

Control: standard	
Constant light output	YES

Routing Method	Algorithm
Reflective routing	

Optic material	Polymethylmethacrylate
Optical cover material	Glass
Frames material	Aluminium
Housing Color	Black
Mounting device	Black 40x40 hole threaded 4.0 mm
Optical cover shape	Flat
Optical cover finish	Black
Overall length	420 mm
Overall width	420 mm
Overall height	550 mm
Effective projected area	30 cm ²
Dimensions (Height x Width x Depth)	550 x 420 x 320 mm

Ingress protection code: IP65 (dust and water protected, jet-proof)

Single Protection (Common/Differential)	Common mode protection level up to 10 kV Differential mode up to 1 kV common mode
Sustainability rating	Lightning Protection Class II
Protection class IEC	Safety class II
Photobiological risk	Photobiological risk class 1 according to EN62470

Initial Performance (ICC Consultant)

Converster flux tolerance	> 95%
Input chromaticity	(0.282; 0.285/0.283) ± 0.5
Power consumption tolerance	< 10%
Inf. Color Rendering Index Tolerance	> 93

Control group failure rate at median cost/yr 10%

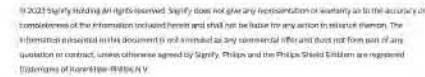
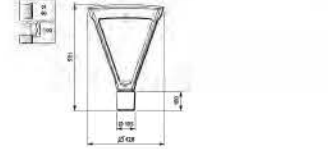
may be subject to change

Linear maintenance of median useful	1350
life* 100000 h	

Application Conditions	
Performance ambient temperature T _a	25 °C
Maximum dry time	see application

Full product code	8750471000000
-------------------	---------------

Order product name	FDPS-4 G-102-ET-200 g DWG ENG and F2
	EN



2023, October 16 - data subject to change

**THE PROPER TOWNHOMES
DEVELOPMENT**
FAIRHOPE, AL

GMC CMOB230002



L-109

11 North Water Street
Suite 15250
Mobile, AL 36602
T 251.460.4006
GMCNETWORK.COM

	ISSUE DATE
	CITY SUBMITTAL 12.22.23
	CITY SUBMITTAL 02.15.24
	DRAWN BY: SJW
	CHECKED BY: MAH

DRAWN BY:	SJW
CHECKED BY:	MAH

GMC

DRAINAGE DESIGN REPORT

The Proper Townhomes Development

FAIRHOPE, ALABAMA

GMC

Jeremy Sasser, PE



Goodwyn Mills Cawood | 2039 Main Street | Daphne, AL 36526
251.626.2626

December 22, 2023

7.0 EASEMENTS

No easements are required off-site. No easements are located on-site.

8.0 CONCLUSIONS

8.1 Compliance with Standards

A stormwater management system was designed to meet and exceed the City of Fairhope's drainage design criteria. The peak storm water discharge from the property will be less than the undeveloped site's peak storm water discharge for the 2-year through 100-year storm events and will prevent any adverse effects on adjacent properties.

8.2 Summary

The development causes no adverse effects to existing drainage at the site. The runoff discharged onto adjacent properties is lower than pre-development conditions. The development utilizes low-impact and sustainable drainage measures to accommodate the increase in impervious surfaces.



December 28, 2023

Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 626-2626
F (251) 626-6934

www.gmcnetwork.com

Mr. Hunter Simmons
Planning and Zoning Manager
City of Fairhope
451 Pecan Avenue, Suite 200
Fairhope, AL 36532

RE: The Proper Townhomes
Starlight Development LLC

Dear Mr. Simmons:

This letter is provided as support for the above referenced project regarding the City of Fairhope's requirements for traffic studies as part of Preliminary Plat applications.

Per the Fairhope Subdivision Ordinance, the following regulation applies:

A traffic 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. (Article IV, Section C.1 (h)).

Per *ITE Trip Generation Report, 10th Edition*, Apartments/Condos/Townhouses generate 7 trips per day, or 0.7 per peak hour, per unit. The Proper Townhome development contains 10 units, and based on this criterion, the trip generation is calculated as:

- $10 \times 7 = 70$ average daily trips
- $10 \times 0.7 = 7$ trips per peak hour

As demonstrated above, the subject subdivision is well below the threshold requiring a traffic impact study.

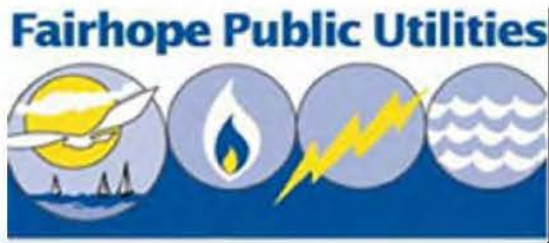
If you have any further questions or comments, please contact me by email or phone as listed below. Thank you.

Sincerely,

Scott Hutchinson, PE #21830
Vice President, Engineering
Goodwyn Mills Cawood
scott.hutchinson@gmcnetwork.com
251-626-2626 office
251-680-2555 cell



CC: File



Fairhope Water Utility

Hydrant Flow Test

Date: November 30, 2023

Time: 8:10 AM

Flow Hydrant

Hydrant Location: Young St at Nichols Ave (East side of new SS)

Latitude: 30.516578 Longitude: -87.894673

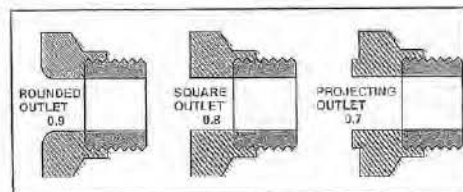
Size of Water Main (Inches): 6 Type of Material: AC

Pitot PSI: 35 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): 992.68 GPM

Flow Hydrant

Hydrant Location: Same

Latitude: 30.516578 Longitude: -87.894673

Size of Water Main (Inches): 6 Type of Material: AC

Static Pressure (PSI): 54 Residual Pressure (PSI): 47

Calculated Fire Flow @ 20 PSI (AFF): 2330.53 GPM

Signatures:

Operator: Curtis Cooper, Jr.

Engineer of Record:

Richard D.

Johnson, PE

Digitally signed by
Richard D. Johnson, PE

Date: 2023.12.01
11:01:52 -06'00'



Fairhope Public Utilities



Hydrant Flow Test

Date: 11-30-23

Time: 8:10 A.M.

Flow Hydrant

Hydrant Location: Young St. & Nichols Ave. EAST OF NEW SS

Size of Watermain: 6" Type Material: AC

Pitot PSI: 35 Flow GPM: 1000

Calculated Fire Flow @ 20 PSI: _____

Test Hydrant (Residual)

Hydrant Location: Young St. & Nichols Ave.

Size of Watermain: 6" Type material: AC

Static PSI: 54 Residual PSI: 47

Operator: AutoLogix

Engineer of Record: RJ [Signature] 12/1/2023

30.516578, -87.894673



January 22, 2024

Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 826-2626
F (251) 826-8934

www.gmcnetwork.com

Mr. Hunter Simmons
Planning and Zoning Manager
City of Fairhope
451 Pecan Avenue, Suite 200
Fairhope, AL 36532

RE: The Proper Townhomes
Starlight Development LLC

Dear Mr. Simmons:

Please accept this waiver request in conjunction with the Preliminary Plat application for the above referenced project. The subject subdivision is located at the southwest corner of the intersection of Young Street and Nichols Avenue and contains ten (10) townhome units. The site is also bounded on the south by Anderson Avenue, a public road with an existing 20' wide platted right-of-way.

Request:

To allow a waiver of following requirement of the City of Fairhope Subdivision Regulation:

- Article V, Section E Lot Standards, (3.a) Lot Access – Except in rural and agricultural Subdivisions under Section D.7 or as otherwise provided in these Regulations, all lots shall front upon a paved, publicly maintained street, and be accessed via such frontage.

It is proposed that Anderson Avenue continues to function as-is and in place, which is paved for most of its length although not regularly used or maintained. It currently provides access to a handful of residential lots only. We request that improvements to Anderson Avenue be limited to the clearing of overgrowth within the right-of-way and the construction of sidewalk connections to the proposed units.

Justification:

1. Anderson Avenue fits the street classification of "Lane" per the City of Fairhope Subdivision Regulation, Article V and Table 5.3, Appendix A, which is defined as a 20' total right-of-way width with one yield flow lane.
2. All lots in the proposed subdivision will be served from the rear by a private drive and two other existing roads, Young Street and Nichols Avenue.
 - a. As shown on the accompanying Site Plan, three (3) lots and the common area contain frontage on the existing Anderson Avenue. Per the City's development standards, all townhomes must be accessed from the rear. Therefore, the proposed lots will be so served by a private drive within a 50' access easement. Vehicular access to all lots and common areas within the development will be via the rear-facing private drive.
 - b. The fronts of units shall provide pedestrian-only access via front porches and sidewalks.



3. Mature trees can be saved.
 - a. Preserving existing trees in place is a top priority for The Proper Townhome development. This is reflected in the careful placement of lots, drives, and common areas to avoid the removal of most existing trees on the site. Granting this waiver request will allow to preserve in place a mature stand of existing live oak trees ranging from 20" to 52" in diameter located along the edge of Anderson Avenue and lining the property boundary.
4. Disruption to the existing neighborhood is minimized.
5. Subdivision Regulations allow for the granting of waivers. *The Planning Commission, in its discretion, may (but is not required to) allow deviation from this requirement where such frontage and access to each lot is unattainable due to unique and extraordinarily unusual characteristics of the property. Article V, Section E, 3 (a).*
 - a. Anderson Avenue presents such unique circumstances due to its preexisting condition that has been accepted as-is for decades.
 - b. Widening the road will negatively impact the existing home located adjacent to Anderson Avenue on the south.

If you have any questions or comments regarding the information contained in this submittal, please contact me by email or phone as listed below. Thank you.

Sincerely,

Melissa Hadley

Melissa A. Hadley, PhD, RLA, AICP
Project Manager, Engineering
Goodwyn Mills Cawood
melissa.hadley@gmcnetwork.com
251-626-2626 office
850-353-3330 cell

CC: File



Goodwyn Mills Cawood

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 826-2826
F (251) 826-8934

www.gmcnetwork.com

**The Proper Townhomes
Community Meeting Minutes**

A Community Meeting was held at New Beginnings Church on October 16, 2023 at 5:00 PM. An attendance sheet is attached. Proper notification to adjacent property owners and receipts are provided herewith. Large size copies of the site plan and conceptual architectural renderings were on display at the meeting. Reduced copies were provided for individuals to take.

The following is a summation of comments/questions received with responses below:

- Price Point?
 - Price points are not known at this time and will be dictated by the market upon completion of construction.
- When will construction begin?
 - 6 months to one year.
- The neighbors did not receive notice.
 - All notices were sent out per the Ordinance. GMC provided an exhibit indicating all adjacent property owner notification locations.
- Residents concerned about rising taxes.
- If a sidewalk is built on Anderson, the current drainage pipe is not going to handle the flow.
 - No improvements are proposed for Anderson Avenue.
- Why isn't Anderson Avenue being paved?
 - No improvements are proposed for Anderson Avenue in order to preserve existing trees in place.
- Will the property be gated?
 - No. There will be fences around individual lots.
- It doesn't enhance the community if people can afford them.
- What if another Hurricane Sally comes through?
 - The project will meet all City stormwater ordinances.
- Concerns expressed about overpricing for the neighborhood.

Goodwyn Mills Cawood, LLC representatives:
Melissa Hadley, Project Manager
Barbara Garner

Minutes taken by Barbara Garner.



Goodwyn Mills Cawood

Barbara Garner

The Proper Townhomes

Fairhope Alabama

Dear Barbara Garner,

This letter is in response to your request for information on the availability of service at The Proper Townhomes Fairhope Alabama or development by AT&T.

This letter acknowledges that the above referenced The Proper Townhomes Fairhope, Alabama is located in an area served by AT&T. Any service arrangements for the list development, location, or development 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 the project, location or development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Lowell Anderson

la0985@exo.att.com

(205) 417-3624



January 19, 2024

Sherry Sullivan
Mayor

Re: The Proper Townhomes Development, 10 townhomes, PPIN:
9585,9601,12155,9602,361754

Council Members:

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

Water & Sewer: Fairhope Public Utilities has reviewed and approve the plans. All installation and materials must meet City of Fairhope standards and specifications. Aid to construction will be determined upon final approval of plans.

Gas: Gas was not requested and will not be provided by Fairhope Public Utilities.

Lisa A. Hanks, MMC
City Clerk

Electric: Single phase can be provided for this town home development, aid to construction will be determined upon final approval of plans.

Kimberly Creech
Treasurer

Sincerely,


Daryl Morefield
Water/Wastewater Superintendent


Wes Boyett
Gas Superintendent


Marshall King
Electrical Engineering Technician

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

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

DAVID WILSON
Chairman
RAYMOND LOVELL
Vice Chairman
ANTHONY LOWERY
Secretary/Treasurer

KATHRYN BYRD
Interim Director



PAUL MUELLER
AL TOLBERT
ROY GLENN
MARK SEALY

MARK D. RYAN
General Counsel

911 TELECOMMUNICATOR CIRCLE, ROBERTSDALE, ALABAMA
36667

Subdivision: The Proper Townhomes

Subdivision location: west off Young Street - Fairhope

Requested by: Barbara Garner - GMC Network

Email: barbara.garner@gmcnetwork.com

Phone: 251-380-8732

Reservation valid through: 1/2/2025

We have approved the following road names for the development listed above. The road names are reserved for one year (365 days) from the date of this letter. If the road name changes in any way from what is listed on this confirmation letter, please contact our office for approval. If you find that you need these road names reserved beyond one year, you must contact us requesting such or the road names will be automatically released and labeled "available for use".

PreMod	PreDir	PreType	PreSep	Street Name	PosTyp	PosDir	PosMod
				LEGACY	LOOP		

Please feel free to contact our office with any questions or concerns.

Signed: *Samantha Roberts*

Date: 1/2/2024

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN (CBMPP)

Prepared for:

Nichols Courtyard Lett Development
Fairhope, AL 36532
Phone: 214-289-5196

Operator:

Starlight Development, LLC
Fairhope, AL 36532
Phone: 214-289-5196

CBMPP Contact(s)/QCP

Goodwyn Mills Cawood, LLC
Brandon Smith, CPESC
11 North Water Street, Suite 15250
Mobile, AL 36602
Phone: 251-460-4006
Email: brandon.smith@gmcnetwork.com

CBMPP Preparation Date

10/16/2023

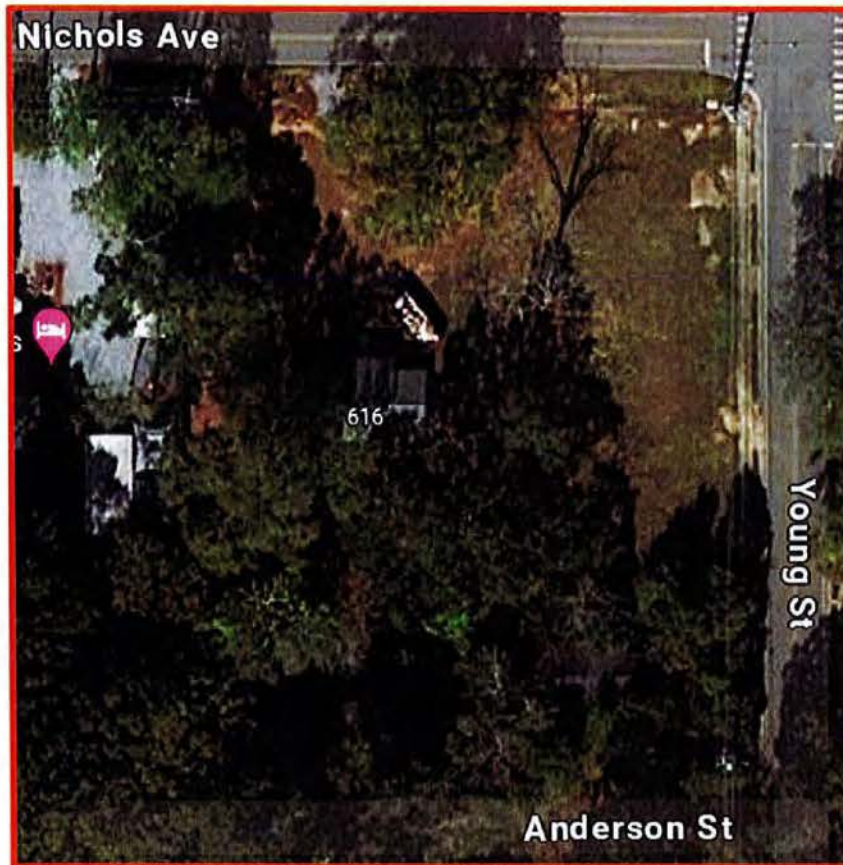
Estimated Project Dates:

Project Start Date: 01/01/2023
Project Completion Date: 01/01/2024

SD24.05
RECEIVED
DEC 22 2023
BY: CB

OPERATION & MAINTENANCE PLAN
AND AGREEMENT

STARLIGHT DEVELOPMENT, LLC
THE PROPER TOWNHOMES
FAIRHOPE, ALABAMA



DECEMBER 2023

GMC

Construction Stormwater (ALR100000) - NOI - New (Form 024)

version 4.16

(Submission #: HPY-9KHE-44JA1, version 1)

Details

Submission ID HPY-9KHE-44JA1

Status Signing

Fees

Default Fee \$1,385.00

Payments/Adjustments \$0.00

Balance Due \$1,385.00 (None)

Form Input

Permittee Information

Permittee

Permittee Name

Starlight Development, LLC

Phone Type Number Extension

Business 2142895196

Mailing Address

2 Longleaf Circle

Fairhope, AL 32532

Are you adding a Co-Permittee?

No

Responsible Official

Prefix

Mr.

First Name Middle Name Last Name

Carlos NONE PROVIDED Lett

Title

Owner

Organization Name

Starlight Development

Phone Type Number Extension

Business 2142895196

Email

carloslett@icloud.com

Physical/Delivery Address

2 Longleaf Circle

Fairhope, AL 32532

Additional Permit Contact(s) (1 of 1)

Please provide the contact information for any person needing notifications regarding this Notice of Intent (NOI).

Permit Contact**Prefix**

NONE PROVIDED

First Name

NONE PROVIDED

Middle Name

NONE PROVIDED

Last Name

NONE PROVIDED

Title

NONE PROVIDED

Company Name

NONE PROVIDED

Phone Type

NONE PROVIDED

Number**Extension****Email**

NONE PROVIDED

Facility/Site Information**Facility/Site Name**

Nichols Courtyard Lett Development

Permittee Organization Type

LLC

Facility/Site Contact**Prefix**

Mr.

First Name

Carlos

Last Name

Lett

Title

Owner

Organization Name

Starlight Development

Phone Type

Business

Number

2142895196

Extension**Email**

carloslett@icloud.com

Do you have additional contacts associated with this site?

No

Facility/Site Address or Location Description

Southwest corner of Nichols Ave and Young St

Fairhope, AL 36532

Facility/Site County

Baldwin

Detailed Directions to the Facility/Site

Starting at 11 North Water Street, head south on N Water Street towards Dauphin St. Take the ramp on I-10 towards Pascagoula. At exit 25A, take the ramp on the left towards I-10 East. For 9.1 miles stay on I-10 E. At exit 35A, head right on the ramp for US-98 toward Daphne/Fairhope. In 9.9 miles turn right onto Nichols Avenue. In 0.6 miles the destination is on the right.

Facility/Site Front Gate Latitude and Longitude

30.516025109769178,-87.89501200084102

Is this a linear project?

No

Construction Site Type

Multi-Family Residential

Primary SIC Code

1522-General Contractors-Residential Buildings Other Than Single-Family

Primary NAICS Code

236116-New Multifamily Housing Construction (except For-Sale Builders)

Project Information**Brief Description of activity(s):**

clearing for construction of multifamily housing.

Total Facility/Site Area (acres)

2.38

Total Disturbed Area (acres)

2.38

Anticipated Commencement Date

01/01/2024

Anticipated Completion Date

01/01/2025

Will flocculants or other chemical stabilization products be used on site?

No

Are there any surface waters within 25 feet of your project's land disturbances?

No

Is this facility/site a part of a subdivision and/or common plan of development or sale?

No

Inspection Status**Was this facility/site inspected and found to be either under construction or in operation prior to a NPDES permit application being submitted to the Department?**

No

Priority Construction Site**Is this a Priority Construction Site as defined by Part V of the construction stormwater general permit? If yes, please attach a copy of the CBMPP that meets or exceeds the requirements of the construction stormwater general permit.**

No

Outfalls (1 of 1)

Outfall: OF001

Please click below if this outfall was entered in error or no longer exists or required:

NONE PROVIDED

Feature Type

Outfall

Outfall - Point where the discharge leaves the site and will be identified by the system with a prefix of "OF" (i.e. OF001, OF002, etc.)

Outfall Identifier

OF001

Topo Map Identifier-Provide the point label from the topo map that correlates to the Outfall Point above.

OF001

Location of Outfall

30.515518143228437,-87.8955746685855

Receiving Water(s)

RECEIVING WATER(S)

ID	Receiving Water	UT	Strm Sewer	MS4	A&I	F&W	LWF	PWS	SH	S
1	Tatumville Gully	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	x	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED

WATER USE CLASSIFICATION DESCRIPTIONS:

A&I - Agricultural and Industrial Water Supply

F&W - Fish and Wildlife

LWF - Limited Warmwater Fishery

PWS - Public Water Supply

SH - Shell Harvesting

S - Swimming and Other Whole Body Contact Sports

Topographic Map Submittal**Topographic Map**[Quad.pdf](#) - 10/10/2023 01:19 PM**Comment**

NONE PROVIDED

Qualified Credentialed Professional (QCP) Certification**QCP Designation**

Certified Professional in Erosion and Sediment Control (CPESC)

Registration / Certification Number

9868

Qualified Credentialed Professional**Prefix**

Mr.

First Name	Middle Name	Last Name
Brandon	NONE PROVIDED	Smith

Title

Environmental Scientist

Organization Name

Goodwyn Mills Cawood LLC

Phone Type	Number	Extension
Business	2514604006	

Email

brandon.smith@gmcnetwork.com

Address

11 N Water St #15250

Mobile, AL 36602

Duly Authorized Representative (DAR)

Pursuant to ADEM Administrative Code Rule 335-6-6-.09 (1), this NOI must be signed by a responsible official, as indicated below:

(a) In the case of a corporation, by a principal executive officer of at least the level of vice president, or a manager assigned or delegated in accordance with corporate procedures, with such delegation submitted in writing if required by the Department, who is responsible for manufacturing, production, or operating facilities and is authorized to make management decisions which govern the operation of the regulated facility;

(b) In the case of a partnership, by a general partner;

(c) In the case of a sole proprietorship, by the proprietor; or

(d) In the case of a municipal, state, federal, or other public entity by either a principal executive officer, or ranking elected official.

ADEM Administrative Code Rule 335-6-6-.09(2):

All reports required by permits and other information requested by the Department shall be signed by a person described in paragraph 335-6-6-.09(1) or by a duly authorized representative of that person. A person is a duly authorized representative only if:

(a) The authorization is made in writing by a person described in paragraph 335-6-6-.09(1);

- (b) The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity and;
- (c) The written authorization is submitted to the Department.

Will a duly authorized representative be submitting this NOI?

No

Attachments

Date	Attachment Name	Context	Confidential?	User
10/10/2023 1:19 PM	Quad.pdf	Attachment	No	Ashtyn Walmsley

Status History

	User	Processing Status
10/10/2023 9:22:41 AM	Ashtyn Walmsley	Draft
11/16/2023 8:03:36 AM	Ashtyn Walmsley	Signing
12/18/2023 10:40:55 AM	Ashtyn Walmsley	Draft
12/18/2023 10:41:48 AM	Ashtyn Walmsley	Signing
12/20/2023 8:32:41 AM	Ashtyn Walmsley	Draft
12/20/2023 8:32:52 AM	Ashtyn Walmsley	Signing

Agreements and Signature(s)

SUBMISSION AGREEMENTS

- ☒ I am the owner of the account used to perform the electronic submission and signature.
- ☒ I have the authority to submit the data on behalf of the facility I am representing.
- ☒ I agree that providing the account credentials to sign the submission document constitutes an electronic signature equivalent to my written signature.
- ☒ I have reviewed the electronic form being submitted in its entirety, and agree to the validity and accuracy of the information contained within it to the best of my knowledge.

QCP

◆ I certify under penalty of law that a comprehensive Construction Best Management Practices Plan (CBMPP) for the prevention and minimization of all sources of pollution in stormwater and authorized related process wastewater runoff has been prepared under my supervision for this site/activity, and associated regulated areas/activities. The CBMPP meets the requirements of this permit and if properly implemented and maintained by the operator, discharges of pollutants in stormwater runoff can reasonably be expected to be effectively minimized to the maximum extent practicable according to the requirements of ADEM Administrative Code Chapter 335-6-6-.23 and this Permit. The CBMPP describes the erosion and sediment control measures that must be fully implemented and regularly maintained as needed at the permitted site in accordance with sound sediment and erosion control practices to ensure the protection of water quality. ◆

Signed By Brandon Smith on 12/20/2023 at 8:37 AM

Responsible Official

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. ◆

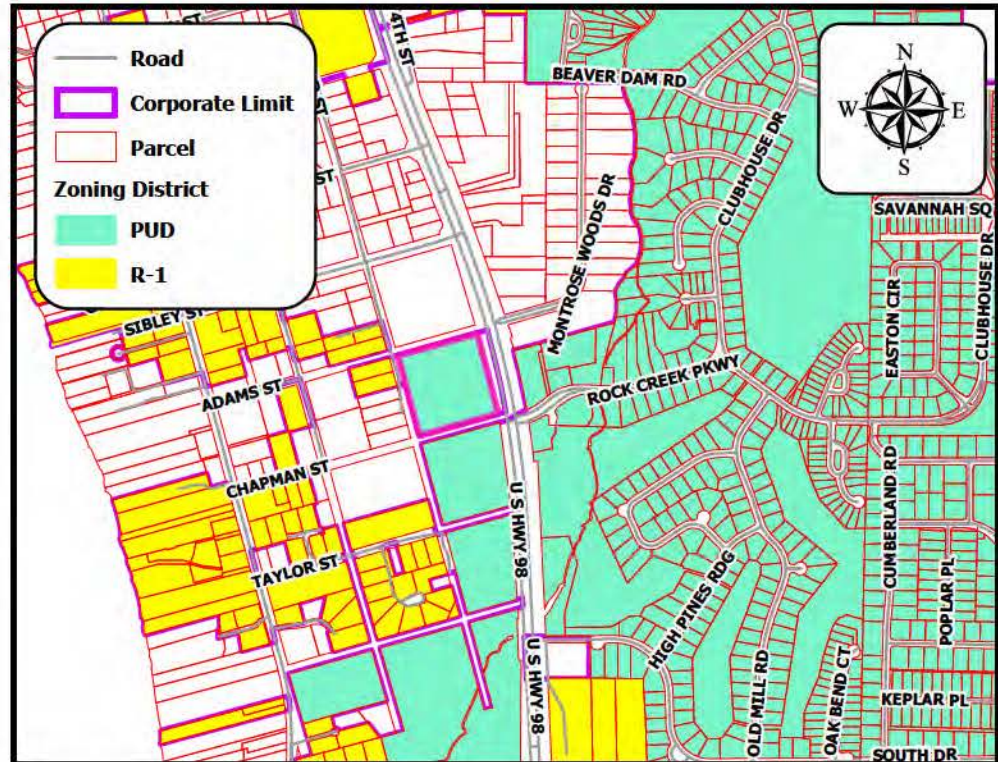
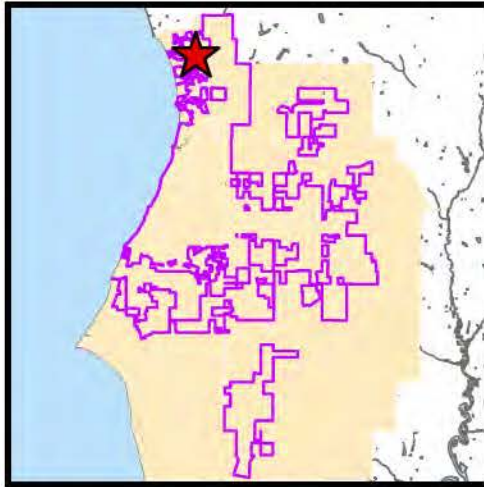
City of Fairhope

Planning Commission

March 4, 2024



SD 24.06 - Montrose Preserve Phase 1



Project Name:

Montrose Preserve Phase 1

Site Data:

8.94 acres

Project Type:

3 - Lot Major Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

75979

General Location:

West side of Greeno Road and South of Sibley Street

Surveyor of Record:

Dewberry

Engineer of Record:

Dewberry

Owner / Developer:

Tommy Thomasson et al

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Michelle Melton





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: 1/22/2024

Property Owner / Leaseholder Information

Name of Property Owner: Tommy Thomasson et al Phone Number: _____
 Address of Property Owner: P.O. Box 1234
 City: Mobile State: AL Zip: 36633

Proposed Subdivision Name: Montrose Preserve PUD Ph. 1
 No. Acres in Plat: 8.94 No. Lots/Units: 3
 Parcel No: 05-43-09-32-0-000-058.000 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: Dewberry Phone Number: 251.929.9801
 Address: 25353 Friendship Rd
 City: Daphne State: AL Zip: 36526
 Contact Person: Emily Phillips or Cathy Barnette

Surveyor/Engineer Information

Name of Firm: Dewberry Phone Number: 251.929.9801
 Address: 25353 Friendship Rd
 City: Daphne State: AL Zip: 36526
 Contact Person: Cathy Barnette/Emily Phillips

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.

Tommy Thomasson
 Property Owner/Leaseholder Printed Name


 Signature

12/21/2023

Date

Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

Dewberry, acting on behalf of the owners, Burgess A. Thomasson, Jr., Leigh Thomasson Brown, and Albert Daniel Thomasson, requests preliminary plat approval for Phase I of the Montrose Preserve PUD ("PUD"). Phase I consists of three (3) estate size lots. The PUD has five (5) phases and 18 estate lots, total. Setbacks and other dimensional requirements, as well as uses, shall follow R-1, Single-Family Residential requirements unless otherwise referenced on the proposed site plan. The Engineer of Record for Phase I is Jason Estes. This review is based on the requirements of a Preliminary Plat in Article IV, Section C of the City of Fairhope Subdivision Regulations.

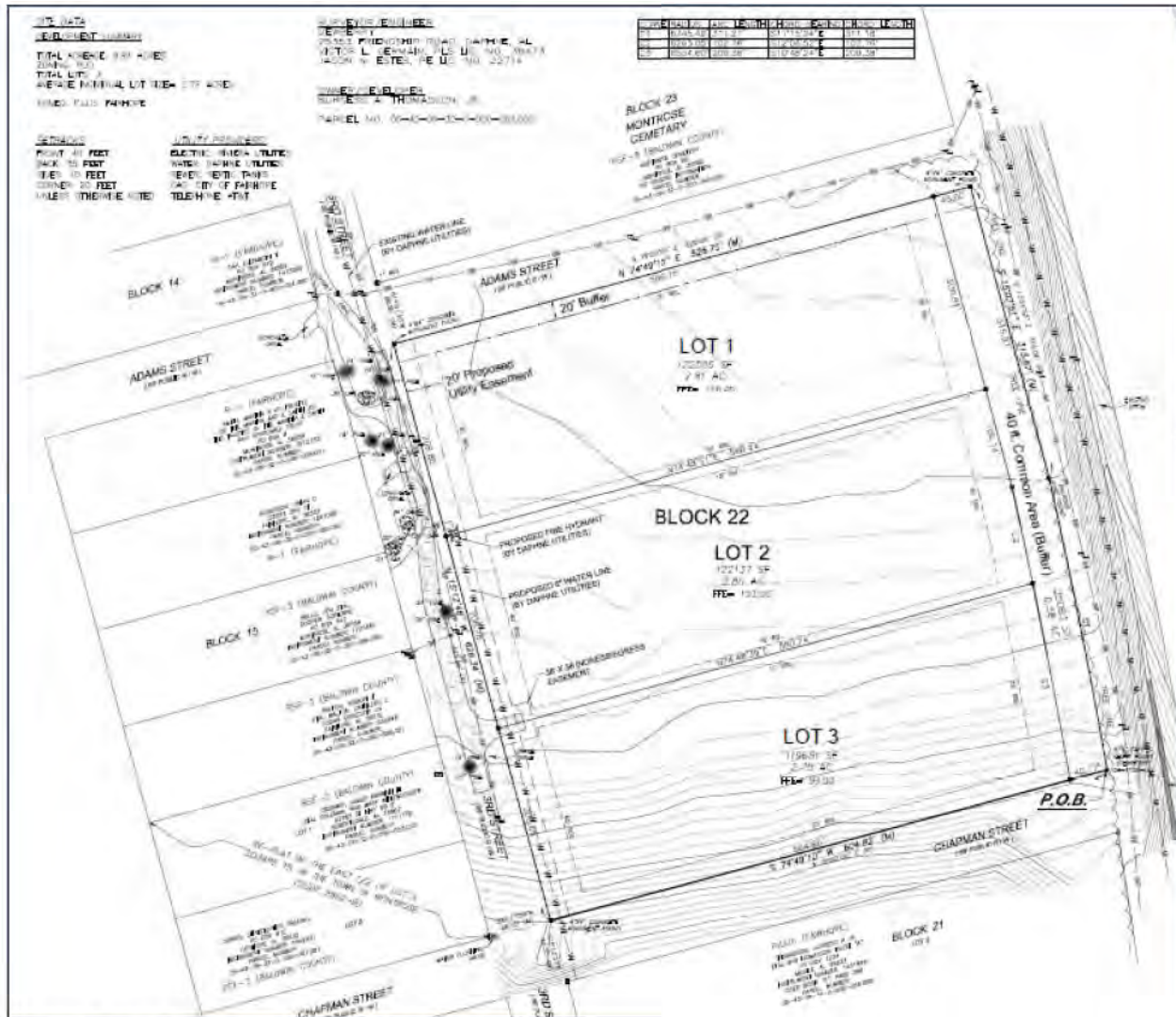


Figure 1: Boundary Survey and Plat of Subdivision

Site Data Table

<u>SITE DATA</u>
<u>DEVELOPMENT SUMMARY</u>
TOTAL ACREAGE: 8.94 ACRES
ZONING: PUD
TOTAL LOTS: 3
AVERAGE INDIVIDUAL LOT SIZE= 2.79 ACRES
ZONED: P.U.D. FAIRHOPE

Comments:

- Utilities

- Water – Daphne Utilities will provide Water. *See letter from Daphne Utilities in packet for details.*
- Sewer – Phase I will have septic tanks that shall be approved by Alabama Department of Public Health. Applications in packet.
- Electricity – Provided by Riviera Utilities.
- Communications – Provided by AT&T.

- Traffic

- A traffic study is not warranted for this Phase per letter from Dewberry dated January 22, 2024.

- Site and Drainage

- The existing site is comprised of undeveloped woodlands with Sandy Clay soils. Topography has gentle slope from the north and increasing along the most southern lot. A Drainage Narrative and Calculations developed by Dewberry concluded that:

Table 1: Total Pre-Development Flow vs Total Post-Development Flow in cubic feet per second

	Storm Event	2 year	5 year	10 year	25 year	50 year	100 year
Phase 1	Q Total - PRE	14.90	17.84	20.33	23.81	26.52	29.30
	Q Total - POST	15.25	18.28	20.82	24.39	27.16	30.01

From our calculations it has been determined that the impact from the development to the runoff volume for the watershed is negligible and it is our opinion that attenuation of the runoff is not necessary.

Figure 2: Table 1 on page 2 of the Drainage Narrative and Calculations.

- Landscaping

- There is not intended landscaping in this Phase. An inventory of trees with DBH of 20 inches or more in the ROW and easements has been provided along with a tree protection plan for trees that are to remain. The 3rd Street ROW is currently under the jurisdiction of Baldwin County; thus, the Tree Ordinance (No. 1444) is not applicable until the County vacates and the City accepts said ROW.

- Sidewalks

- No sidewalks are being installed in this phase; however, there is a proposed 20 ft utility and pedestrian easement along 3rd Street.

Recommendation:

Staff recommends Case: SD 24.06 Montrose Preserve PUD Phase I Preliminary Plat be **Approved with the following conditions:**

- Please add "Pedestrian" to the "20 ft Utility Easement" notations on the Boundary Survey and Plat.
- Need update on the request to Baldwin County to vacate the 3rd Street ROW and the City accepting said ROW prior to Final Plat submission.
- Any outside agency permits (ALDOT, Baldwin County, ADEM, etc.) required shall be obtained prior to submission of building permits.



PROPERTY IS LOCATED IN THE NORTH HALF OF GRANT SECTION 43 AND THE WEST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

VICINITY MAP
1" = 1 MILE

OWNERS/DEVELOPER:
BURGESS A. THOMASSON, JR.
17569 SCENIC HIGHWAY 98
FAIRHOPE, AL 36532

SURVEYOR:
DEWBERRY
25353 FRIENDSHIP RD.
DAPHNE, AL 36526
VICTOR L. GERMAN, PLS
AL LIC. NO. 38473
251-829-9803

PARCEL ID#:
05-43-09-32-0-000-058.000
05-43-09-32-0-000-059.000
05-43-09-32-0-000-064.000
05-43-09-32-0-000-066.000
05-43-09-43-0-000-023.000

UTILITY PROVIDERS:
WATER SERVICE: DAPHNE UTILITIES
SEWER SERVICE: SEPTIC TANKS
ELECTRIC SERVICE: RIVERA UTILITIES
TELEPHONE SERVICE: AT&T

LEGEND:

- OPEN END IRON PIPE FOUND
- CARRIED REBAR FOUND
- CONCRETE MONUMENT FOUND
- CRAMP TOP IRON PIPE FOUND
- IRON REBAR FOUND
- UTILITY POLE
- UTILITY WIRE
- ACTUALLY PLACED
- OVERHEAD POWER LINE
- BASE FLOOD ELEVATION LINE (IN FEET)
- EXISTING WATER LINE SCALED FROM DAPHNE UTILITIES OF MAP
- PROPOSED WATER LINE
- TRAIL LINE

AREA TO BE DEDICATED FOR RIGHT-OF-WAY

AREAS TO REMAIN UNDISTURBED

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "V" AND ZONE "AE" (BASE FLOOD ELEVATION DETERMINED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 150500000A, COMMUNITY NUMBER 015000, PANEL NUMBER 654. SURVEY MAP REVISED DATE APRIL 19, 2015, AND MAP NUMBER 150500000A, COMMUNITY NUMBER 015000, PANEL NUMBER 642. SURVEY MAP REVISED DATE APRIL 19, 2015.

LEGAL DESCRIPTION:
STATE OF ALABAMA
COUNTY OF BALDWIN

LOTS 2 AND 3 OF BLOCK ONE OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LIVING WEST OF U.S. HIGHWAY 98.

AND

LOT 16 OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LIVING WEST OF U.S. HIGHWAY 98.

AND

ALL THAT PART OF BLOCK 19 OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LIVING WEST OF U.S. HIGHWAY 98.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH CORNER IRON PIPE AT THE NORTHWEST CORNER OF BLOCK 19 OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 15 DEGREES 15 MINUTES 21 SECONDS EAST ALONG THE WEST MARGIN OF SAID BLOCK 19 TO THE EAST MARGIN OF SAID STREET, A DISTANCE OF 667.23 FEET TO A ONE INCH CORNER IRON PIPE AT THE SOUTHWEST CORNER OF SAID BLOCK 19, THENCE SOUTH 75 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 20.20 FEET TO A ONE INCH CORNER IRON PIPE ON THE WEST MARGIN OF U.S. HIGHWAY 98, THENCE RUN ALONG THE WEST MARGIN OF SAID U.S. HIGHWAY 98, THE FOLLOWING DESCRIBED COURSE:

NORTH 02 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 213.93 FEET; SOUTH 88 DEGREES 58 MINUTES 57 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A CORNER IRON PIPE (LA 11048); NORTH 02 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 289.29 FEET TO A CORNER MONUMENT; NORTH 88 DEGREES 50 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A CONCRETE MONUMENT; NORTH 02 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A CORNER IRON PIPE (LA 11048); AT THE INTERSECTION OF THE WEST MARGIN OF U.S. HIGHWAY 98 AND THE SOUTH MARGIN OF LEVARD STREET, THENCE RUN SOUTH 71 DEGREES 45 MINUTES 27 SECONDS WEST ALONG SAID SOUTH MARGIN OF LEVARD STREET, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, TRACT CONTAINING 4.58 ACRES, MORE OR LESS.

AND

ALL THAT PART OF BLOCK 20 OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LIVING WEST OF U.S. HIGHWAY 98.

AND

ALL THAT PART OF BLOCK 21 OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LIVING WEST OF U.S. HIGHWAY 98.

AND

ALL THAT PART OF BLOCK 22 OF THE VILLAGE OF MONTROSE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 385 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, LIVING WEST OF U.S. HIGHWAY 98.

AND

PARCEL ONE, FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, RUN NORTH 74°45'45"W, 2000.00 FEET; THENCE RUN NORTH 01°16'26.84"E, 200.00 FEET TO AN IRON PIPE ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 98 (FOURLANE); SAID POINT BEING ON A CURVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET AND ALSO THE POINT OF BEGINNING, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 317.13 FEET TO A CONCRETE MONUMENT CORNER OF SECTION 32, THENCE RUN SOUTH 71°45'27"W, 311.85 FEET TO AN IRON PIPE ON SAID RIGHT-OF-WAY, THENCE RUN SOUTHWESTERLY, 10.00 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE JOHN FORBES GRANT, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, THENCE RUN SOUTHWESTERLY, 354.41 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTHWESTERLY, 23.35 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 11.37 ACRES.

(DESCRIPTION COMPRISED FROM PROSPECT RECORDS AND AN ACTUAL FIELD SURVEY.)

SITE DATA

DEVELOPMENT SUMMARY

TOTAL ACREAGE: 8.94 ACRES
ZONING: PUD
TOTAL LOTS: 3
AVERAGE INDIVIDUAL LOT SIZE= 2.79 ACRES
ZONED: P.U.D. FAIRHOPE

SETBACKS

FRONT: 40 FEET
BACK: 35 FEET
SIDES: 10 FEET
CORNER: 20 FEET
UNLESS OTHERWISE NOTED

UTILITY PROVIDERS:

ELECTRIC: RIVIERA UTILITIES
WATER: DAPHNE UTILITIES
SEWER: SEPTIC TANKS
GAS: CITY OF FAIRHOPE
TELEPHONE: AT&T

SURVEYOR/ENGINEER

DEWBERRY
25353 FRIENDSHIP ROAD, DAPHNE, AL
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON N. ESTES, PE LIC. NO. 22714

OWNER/DEVELOPER

BURGESS A. THOMASSON, JR.
PARCEL NO. 05-43-09-32-0-000-058.000

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6745.49	311.21'	S11°15'24" E	311.18'
C2	6263.05	102.76'	S12°06'52" E	102.76'
C3	6534.60	209.38'	S10°48'24" E	209.38'

BLOCK 23 **MONTROSE CEMETARY**

RSF-3 (BALDWIN COUNTY)
MONTROSE CEMETARY
NO RECORD INFORMATION
PARCEL NUMBER: 05-43-09-32-0-000-049.000

BLOCK 22

LOT 1

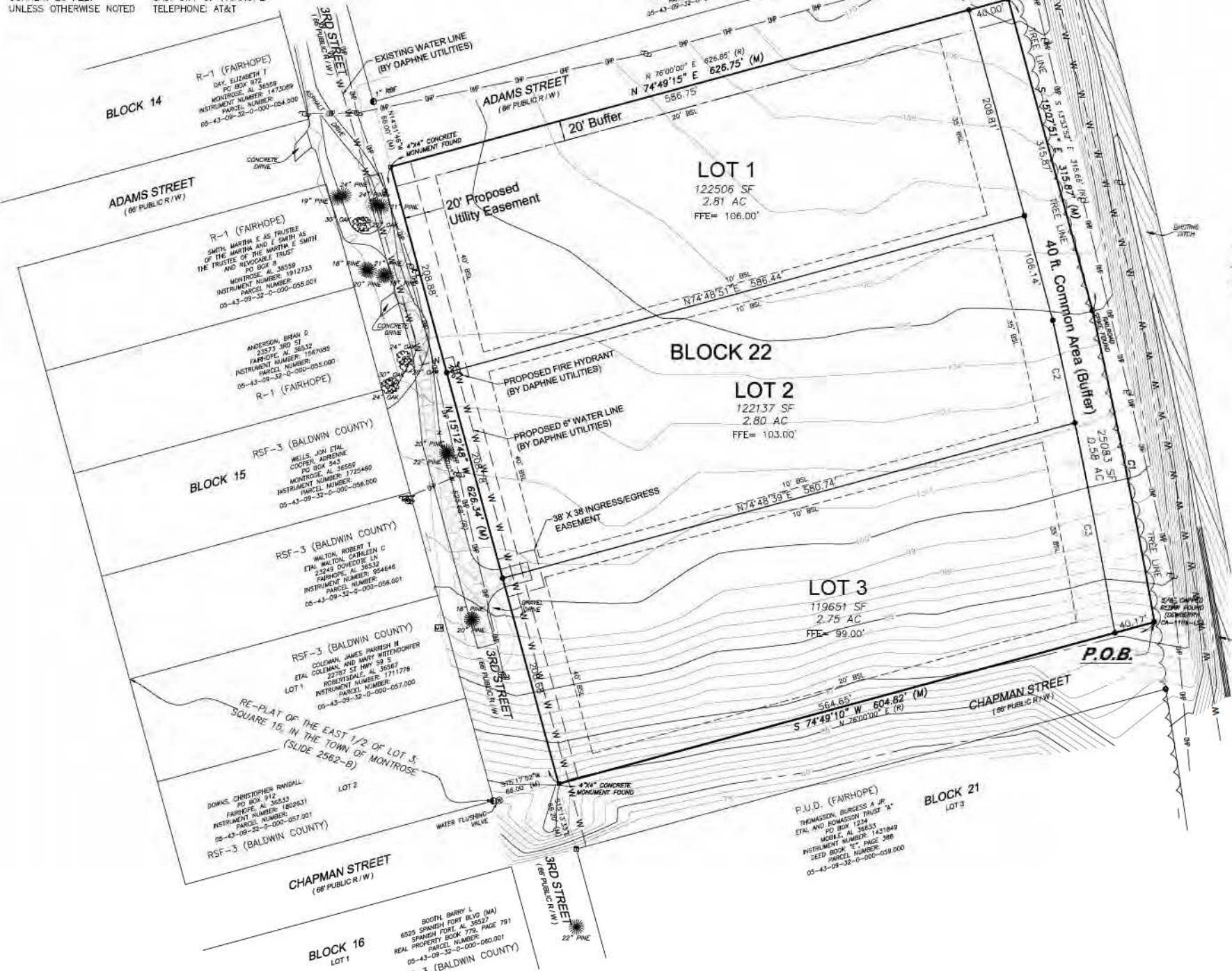
122506 SF
2.81 AC
FFE= 106.00'

LOT 2

122137 SF
2.80 AC
FFE= 103.00'

LOT 3

119651 SF
2.75 AC
FFE= 99.00'



LEGEND:

- 4" x 4" CONCRETE MONUMENT FOUND
- REBAR FOUND
- (M) = MEASURED BEARING AND DISTANCE
- (R) = RECORDED BEARING AND DISTANCE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- POWER POLE / SERVICE POLE
- GUY WIRE
- FLUSHING / FIRE HYDRANT
- WATER METER
- LIGHT POLE
- UTILITY MARKER
- PINE TREE
- OAK TREE
- OVERHEAD POWER LINE
- TREE LINE
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R-1 = LOW DENSITY SINGLE-FAMILY (FAIRHOPE)
- RSF-3 = POINT OF BEGINNING
- PFE = FINISHED FLOOR ELEVATION

CERTIFICATE OF OWNERSHIP

I, _____, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS MONTROSE PRESERVE PUD PHASE ONE, A PART OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

OWNER: BURGESS A. THOMASSON, JR.

BY: _____ DATE: _____

ITS: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE/SHE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE/SHE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS/HER (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

GENERAL NOTES:

- THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE & UTILITY EASEMENT ON ALL EXTERNAL BOUNDARY LINES.
- THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE & UTILITY EASEMENT ON ALL INTERIOR LOT LINES (7.5 FOOT ON OTHER SIDE).
- ACCESS TO LOTS 1, 2 AND 3 SHALL BE FROM 3RD STREET.
- FE FOR EACH LOT SHOWN HEREON SHALL BE A MINIMUM OF 15 INCHES ABOVE GRADE.
- ALL ROADS TO BE PERMANENTLY MAINTAINED.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE, ALABAMA

APPROVED BY THE CITY OF FAIRHOPE PLANNING COMMISSION. BY APPROVAL OF THIS SUBDIVISION PLAT THE PLANNING COMMISSION OF THE CITY OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

SECRETARY _____ DATE _____

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF FAIRHOPE, ALABAMA

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE PLANNING COMMISSION, HEREBY APPROVES THE WITHIN RE-PLAT OF THE RECORDING OF THE SAME IN THE OFFICIAL OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, BY APPROVAL OF THIS PLAT THE PLANNING DIRECTOR OF FAIRHOPE ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAT AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL BY DAPHNE UTILITIES:(WATER)

THE UNDERSIGNED, AS AUTHORIZED BY DAPHNE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:(ELECTRIC)

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

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T):

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

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE:(GAS)

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

THIS _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT:

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THERE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE IN.

SIGNED THIS THE _____ DAY OF _____, 20____.

ENVIRONMENTALIST _____

FLOOD CERTIFICATE

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003006AM, COMMUNITY NUMBERS 015000, 010005, AND 010006, PANEL NUMBER 0834, SUFFIX M, MAP REVISED DATE APRIL 11, 2019.

SURVEYOR'S NOTES

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- BASIS OF BEARINGS FOR THIS SURVEY ARE BASED UPON STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE (NAD83).
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 (GEOID18). SOME ELEVATIONS SHOWN ARE BASED UPON DEWBERRY FIELD LOCATED DATA.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- SURVEY WAS CONDUCTED ON DECEMBER 21, 2023 AND IS RECORDED IN FIELD BOOK 337 PAGE 77; FIELD BOOK 338, PAGE 4 AND IN AN ELECTRONIC DATA FILE.
- NO BUILDINGS WERE OBSERVED.
- ALL NON-LABELLED PROPERTY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT IN DIRECT RELATION TO THE SUBJECT PARCEL.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SOME RIGHT-OF-WAYS SHOWN ARE NOT IN USE.
- SOME RECORD INFORMATION SHOWN IN DEED BOOK "E", PAGE 388 IS ILLEGIBLE AND CAN NOT BE DEPICTED ON THIS PLAT.
- WATER LINE DISPLAYED WAS DIGITIZED FROM CITY OF DAPHNE GIS INFORMATION.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, VICTOR L. GERMAIN, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE BELOW DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA:

ALL THAT PART OF BLOCK 22, LYING WEST OF U.S. HIGHWAY 98, OF THE TOWN OF MONTROSE, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 388 OF THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED REBAR FOUND (DEWBERRY CA-1108-LS) AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 98 (RIGHT-OF-WAY VARIES) AND THE NORTH RIGHT-OF-WAY OF CHAPMAN STREET (66 FEET RIGHT-OF-WAY); THENCE RUN S74°48'10" W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 604.82 FEET, TO A 4"x4" CONCRETE MONUMENT FOUND, ON THE EAST RIGHT-OF-WAY OF 3RD STREET (66 FEET RIGHT-OF-WAY); SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 22, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN DEED BOOK "E", PAGE 388; THENCE RUN N15°12'48" W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 626.34 FEET, TO A 4"x4" CONCRETE MONUMENT FOUND, ON THE SOUTH RIGHT-OF-WAY OF ADAMS STREET (66 FEET RIGHT-OF-WAY); SAID POINT ALSO BEING THE NORTHWEST CORNER OF BLOCK 22, THENCE RUN N74°48'15" E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 626.73 FEET, TO A 4"x4" CONCRETE MONUMENT FOUND, ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 98 (RIGHT-OF-WAY VARIES); THENCE RUN S15°07'51" E, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 315.87 FEET, TO A RAILROAD SPRING FOUND; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 6745.49 FEET, AN ARC LENGTH OF 311.21 FEET, (CHORD BEARS S 11°15'24" E, FOR A CHORD DISTANCE OF 311.18 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 8.94 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM FIELD SURVEY AND PROBATE RECORDS, BALDWIN COUNTY, ALABAMA)

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, GROUNDS AND GIVING THE BEARINGS, LENGTHS, WIDTHS AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS AS HEREON SHOWN.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2024.

SURVEYOR
ALABAMA LICENSE # 38473



MONTROSE PRESERVE PUD PHASE ONE

PRELIMINARY-NOT FOR RECORDING
FEBRUARY 15, 2024 - SHEET 1 OF 1

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	N/A	DRAWN	J.D.G./V.L.G.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	J.N.E.
					SCALE 1"=60'
					PROJ. NO. 50168603
					FILE 50168603-PHASE ONE PRELIM
					SHEET 1 of 1



DRAINAGE NARRATIVE AND CALCULATIONS

Montrose Preserve Phase 1

JANUARY 22, 2024



SUBMITTED BY
Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526-6278
251.929.9783



ORIGINAL

Table 1: Total Pre-Development Flow vs Total Post-Development Flow in cubic feet per second

	Storm Event	2 year	5 year	10 year	25 year	50 year	100 year
Phase 1	Q Total - PRE	14.90	17.84	20.33	23.81	26.52	29.30
	Q Total - POST	15.25	18.28	20.82	24.39	27.16	30.01

From our calculations it has been determined that the impact from the development to the runoff volume for the watershed is negligible and it is our opinion that attenuation of the runoff is not necessary.



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

December 15, 2023

Jason Estes
Dewberry Engineering

RE: Service Availability – Montrose Preserve PUD

Dear Mr. Estes,

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

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

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

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

Wade Mitchell
Professional – OSP Design Engineer
AT&T Alabama
2155 Old Shell Rd
Mobile, Alabama 36607
Gulf District/ Mobile Office



Board of Directors

Selena Vaughn, Chairman
Tim Patton, Vice Chairman
Billy Mayhand, Secretary/Treasurer
Mayor Robin LeJeune
Councilwoman Angie Phillips

GENERAL MANAGER
Scott Polk

January 23rd, 2024

Cathy Barnette, CPESC
Associate, Senior Environmental Scientist
Dewberry
25353 Friendship Road
Daphne, AL 36526-6278

RE: Montrose Preserve – Phase One in Fairhope, AL; Parcel # 05-43-09-32-0-000-059.000, Parcel # 05-43-09-32-0-000-058.000, PPIN# 75979

Daphne Utilities has reviewed the location for the referenced site. We greatly appreciate your cooperation throughout this process.

Please be advised that any modifications or alterations to the approved plan require another review. This review ensures that these changes do not adversely affect our utility operations.

Daphne Utilities can provide the following services:

- Water

To facilitate a smooth connection to our facilities, we would like to bring to your attention the following essential details:

Connection Fees: Our Administrative Manager at Daphne Utilities will assess capacity fees and aid with construction fees. Before any connection to our facilities, fees must be paid in full. Contact Alex Godfrey at 251-626-2628

Inspections: Once all the required fees have been paid, the connection process shall be coordinated with Daphne Utilities.

Please do not hesitate to contact us with any inquiries or concerns.

Johnny Grimes
GIS Analyst



RIVIERA UTILITIES

413 East Laurel Avenue - Foley, AL 36535
Phone (251) 943-5001

12/15/2023

Emily Phillips
Dewberry
25353 Friendship Road
Daphne, AL 36526

RE: Montrose Preserve

This letter is to confirm based on the site plan received; Riviera Utilities is willing and able to provide electric service to above referenced property.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Scott Sligh	Electric	ssligh@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace

CEP-2
APPLICATION FOR A PERMIT TO INSTALL (REPAIR)
(A SMALL-FLOW ONSITE SEWAGE DISPOSAL SYSTEM < 1,801 GPD)



ALABAMA DEPARTMENT
OF PUBLIC HEALTH

For Department Use Only

County Health Department

Date Fee Paid

LHD Permit No.

Fee Amount

Date Received

Receipt No

☐ New/Relocation

☐ Repair

☐ Tank Replacement

☐ Holding Tank

To Be Completed and Signed by the Owner/Responsible Person

PART A - General Information

Applicant Name Burgess A. Thomasson L-3 Daytime Phone 251-583-3260
(Type or Print)

Property's -E911 Address (or directions if address not available) From US HWY 98 in Fairhope, turn on
Sibley St. Then left on 3rd. Property is located at the end of 3rd St on the left.

City Fairhope County AL State AL Zip 36532

Email bat10366@gmail.com

Property Size 2.8 acre(s) or _____ sq.ft. (excluding easements, flood zones, etc.) Water Source ☒ Public ☐ Private

If this property is within a Large-Flow Development, complete the following items:

(Note: The developer can provide Site Development Plan information relative to this lot)

Name of Development _____

Plat/Phase/Addition/Sector _____ Block _____ Lot _____

Health Department Site Development Plan (including CEP-3 Section A Part 3) has been reviewed ☐ Yes ☐ No

If this system will serve a dwelling(s), complete the following items with the total quantity of each:

Dwelling(s) 1 Basement(s) 0

Number of bedrooms 3 Spa/hot tub(s) 0

Wells/potable springs N/A
(this includes irrigation wells)

If this system will serve an establishment(s), complete the following items with the total quantity of each:

Number of buildings to be affected by this project _____ Use of building(s) _____
(restaurant, church, school, etc.)

Number of patrons/day _____ Number of employees _____ Number of shifts _____

Estimated water usage (design flow) _____ gpd and/or BOD/TSS _____ lbs./day

PLEASE READ BEFORE SIGNING: By signing this application, I am stating that the information in this part is complete, true and correct; and that the OSS will be installed according to the design as approved by the ADPH and will be maintained according to the manufacturer's recommendation, the operation and maintenance plan, and the Permit. I understand that the property named in this application shall not be further divided, or the system thereon modified in any way, without approval by the Health Department. I acknowledge that the person who installs (repairs) and certifies this onsite system must be a licensed installer or individual who is in compliance with the provisions of state law, specifically Act 99-571 (Code of Ala., 1975, Title 34, Chapter 21A, Sections 1-26), as enacted, and as implemented. I do hereby give permission to the health department to enter onto the property, at reasonable hours, for the purpose of processing this application. If this onsite system application is for an engineered system as defined by the onsite rules, no installation inspection will be performed. The Health Department depends on the Professional Engineer to ensure that the system is installed according to the submitted design and is in compliance with the rules. The Health Department assumes no liability.

Owner/Responsible Person Burgess A. Thomasson Date 12/18/23

Mailing Address 17569 Sibley Hwy 98

City FAIRHOPE State AL Zip 36532

CEP-2 APPLICATION CONTINUED - SMALL FLOW

PART B - System Planning

System Design ☐ Engineered ☒ Conventional

☒ Plot plan drawn to scale attached (see attached instructions-required with all applications)

☐ Construction Plan attached (see attached instructions)

*Engineered design system applications must include a construction plan. A construction plan is not required for a system generating 1800 gallons or less of sewage (not high strength sewage) a day proposing to use a conventional onsite sewage disposal system.

Application Attachments:

☒ Legal Description or Copy of Deed ☒ Vicinity Map (if necessary due to lack of address or difficult location)

-----APPLICABLE SIGNATURES BELOW-----

FOR CONVENTIONAL SYSTEMS:

☒ Engineer ☐ Land Surveyor ☐ Geologist ☐ Soil Classifier ☐ PHESS

White Benjamin Tensaw Engineering, LLC
Last Name First Name Firm Name (if applicable)
15 Hand Ave. Ste. 158 Bay Minette AL 36507 (251) 331-1711
Street or PO Box City State Zip Code Telephone Number
bwhite@tensawengineering.com
Email

I hereby certify that the information contained in this part of the application, including all related attachments, is complete, true, and correct.

Signature B. White Date 12/12/23

For applicable professionals - AL Registration No. 26776 ☒ License Photocopy attached

FOR ENGINEER DESIGNED SYSTEMS: By signing below, I acknowledge that the Health Department is relying upon my professional license, judgment, and skill to ensure that the system is installed according to the submitted design and in accordance with applicable statutes, rules, design manuals, and product manuals.

Law Name First Name Firm Name (if applicable)
Street or PO Box City State Zip Code Telephone Number
Email

I certify that the design features of the OSS at the address above have been designed, specified, or approved by me, and conform to design principles applicable to such projects. In my professional judgment, this system, when properly constructed, operated, and maintained, will achieve the established performance standards, and comply with applicable statutes of the State of Alabama and the ADPH.

Signature _____ Date _____

Registration No. _____ ☐ License Photocopy attached

PART C - Site Evaluation

☐ CEP 2/3 Part C Site Evaluation Form attached

CEP-2/3 PART-C SITE EVALUATION DATA

Name of Applicant/Establishment/Development Burgess A. Thomasson

Location/Address Montrose Preserve PUD Lot 3

Evaluator

☒ Engineer ☐ Land Surveyor ☐ Soil Classifier ☐ Geologist ☐ PHESS (CEP-2 Only)

Method Used

☐ Percolation ☐ Unified ☐ Mapping ☐ Morphology

Note: All percolation results shall be reported. All testing methods and results are subject to verification by the LHD and/or the ADPH.

1. Unified / Morphology / Percolation Soil Boring Data (Attach additional sheets if necessary)

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
A		0-12	10 YR 5/4		SC	II	
		12-18	7.5 YR 4/6		SC	II	
		18-24	7.5 YR 5/8		SC	III	
		24-32	5 YR 4/6		SC	III	
		32-60	2.5 YR 5/8		SC	III	
Field Sizing <u>55</u> mpi @ <u>42</u> Depth (in.)		Restriction Depth (in.) <u>>60</u>	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 <u>18</u> (in.)			

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
B		0-12	10 Y 10 YR 5		SC	II	
		12-18	7.5 YR 4/6		SC	II	
		18-24	7.5 YR 5/8		SC	III	
		24-32	5 YR 4/6		SC	III	
		32-60	2.5 YR 5/8	10YR 6/8 Redox @ 46"	SC	III	
Field Sizing <u>55</u> mpi @ <u>42</u> Depth (in.)		Restriction Depth (in.) <u>>60</u>	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 <u>18</u> (in.)			

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
	Field Sizing _____ mpi @ _____ Depth (in.)		Restriction Depth (in.)	Restriction Type per Table 7	Minimum Vertical Separation Distance per Table 7 _____ (in.)		

* Required for Unified / Morphology methods only.

2. Percolation Test Data (Attach additional sheets if necessary)

Extended Saturation Procedure Testing ☐ No ☐ Yes	Percolation Hole No.	Date of Percolation Tests	Beginning / End Time of Saturation	Beginning / End Time of Testing	Total Depth of Hole (in.)	Depth from Surface to Restriction (in.)	Stabilized Percolation Rate in Minutes per Inch

3. Professional Soil Classifier Mapping Data attached ☐

SITE EVALUATOR

Primary EDF design is limited by the most restrictive test result as recorded for hole number 2.

I, **Benjamin W. White, Professional Engineer**, do hereby certify that the above and attached (if applicable) soil tests were conducted as specified in Rule 420-3-1 and are true and accurate as presented.

Signature B. W. White Date 12/12/23 Registration No. 26776

Address 48821 Fawns Run City Bay Minette State AL Zip 36507

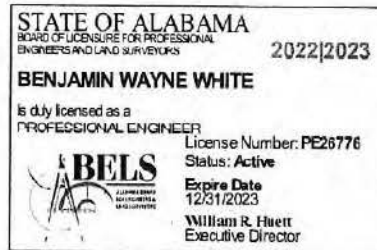
Phone (251) 331-1711 Fax _____ Email BWHITE@TENSAWENGINEERING.COM

Firm Name Tensaw Engineering, LLC Address 15 Hand Ave, Ste 158, Bay Minette, AL 36507

State of Alabama
Board of Licensure for Professional Engineer and Land Surveyors

License Type: Professional Engineer
License Status: Active

BENJAMIN WAYNE WHITE
48821 FAWNS RUN
BAY MINETTE AL 36507



Your license information is printed below. If you have any questions, or if we can be of assistance, please contact the Board office.

Date License Active Until: 12/31/2023
Business Affiliation: Tensew Engineering, LLC
PDH Carry Forward Hours: 1

License Status

Active - A person who is current and licensed to practice.

Inactive - A person who is not engaged in the engineering or land surveying practice which requires licensure in Alabama.

Board Contact Information
334-242-5568
866-461-7640 toll free

Mailing Address
PO Box 304451
Montgomery, AL 36130-4451

Location Map



December 13, 2023

polylineLayer

Override 1

Misc



Parcels



Centerlines



Coastal Control Line



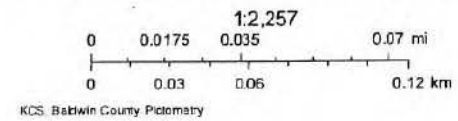
Lot Lines



Conflicts

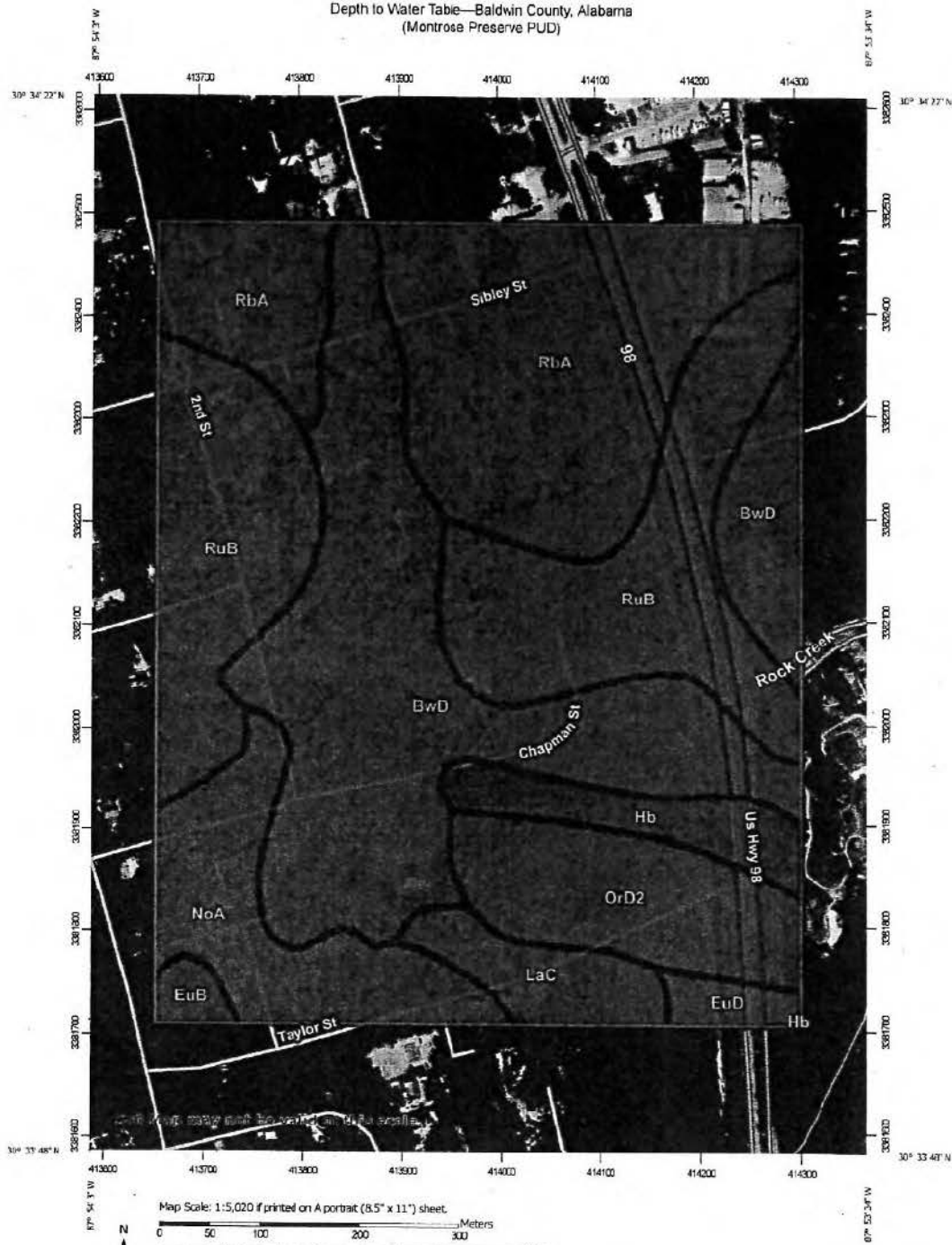


County Boundary



Copyright 2019

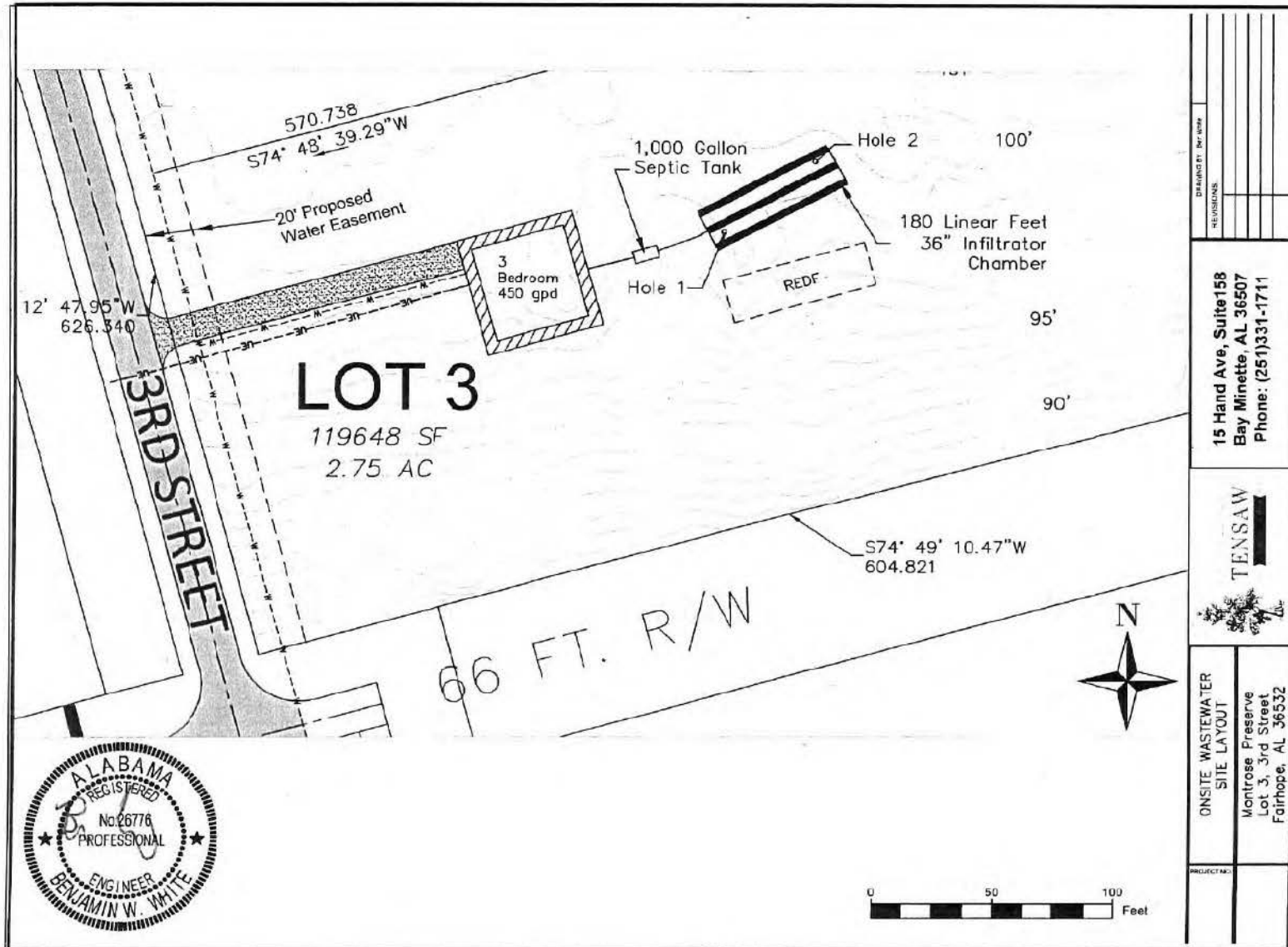
Depth to Water Table—Baldwin County, Alabama
(Montrose Preserve PUD)

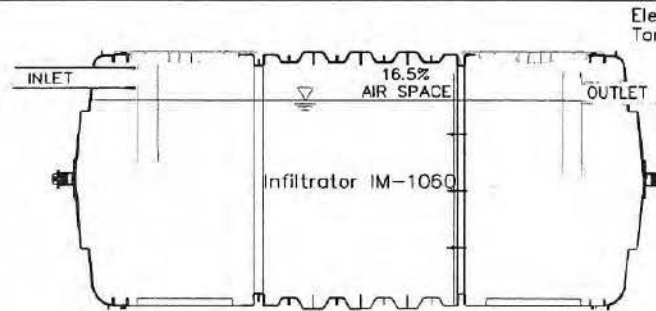


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/12/2023
Page 1 of 4





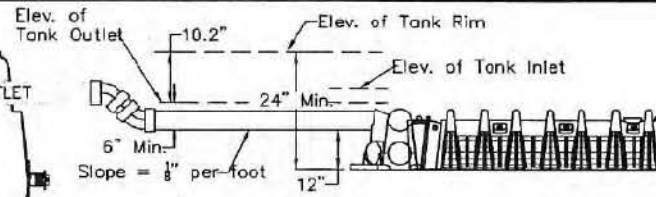
TYPICAL PROFILE

nts

*Infiltrator IM-1060 tank pictured above for visual reference. Any other ADPH approved tank may be substituted. If other tank is used, see manufacturer specifications for dimensions.

NOTES

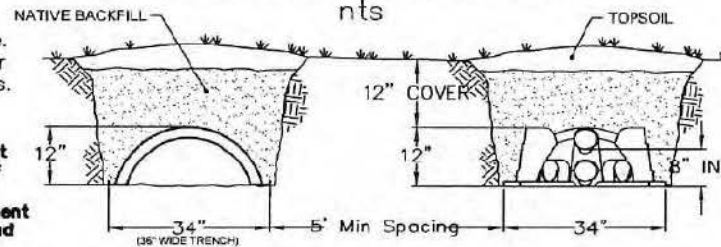
1. The materials and the construction of the Septic Tank and Effluent Disposal Field (EDF) shall be per the Rules of the State Board of Health, Bureau of Environmental Services Division of Community Environmental Protection, Chapter 420-3-1, Onsite Sewage Treatment and Disposal, which were adopted by the State Board of Health and has an effective date of February 13, 2023.
2. The installer must exercise appropriate caution when installing the Onsite Septic System (OSS).
3. Not activity shall be permitted that will damage the soil structure.
4. No component of the OSS shall be installed during times when soil is wet, as per the current ADPH Rules.
5. The installer is required to follow the manufacturer's specifications for the installation of Infiltrator Chamber Products.
6. The engineer, Benjamin W. White, shall be notified a minimum of 24 hours prior to installation of any component of the OSS.
7. Utility locations are approximate where known. The installer is responsible to verify utility locations and maintain an updated One Call (811) ticket.
8. It is the responsibility of the installer to verify elevations and site dimensions prior to construction of any component of the Onsite Wastewater Treatment and Disposal System. Elevations and/or grades are shown per available published data. (LIDAR, USGS Quads, etc.)
9. This is NOT a Boundary survey. Property lines shown in this application were taken from county tax maps, GIS data, or field recoding of existing property markers.
10. The installer may modify the arrangement of the EDF for conventional systems as long as the EDF remains in the designated location and the specified required length of trench be met.
11. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM EDF.



**Infiltrator Quick4 Standard Chamber pictured above for visual reference.

TYPICAL CROSS SECTION

nts



SITE DATA

NUMBER OF BEDROOMS: 3

TANK SIZE: 1,000 GALLON

TOTAL LENGTH OF 36" CHAMBER: 180 LINEAR FEET

NUMBER OF TRENCHES: 3

MINIMUM TRENCH DEPTH: 12"

MAXIMUM TRENCH DEPTH: 42"



CONTRACT NUMBER	
REVISIONS	
15 Hand Ave, Suite 158 Bay Minette, AL 36507 Phone: (251)331-1711	
TENSAW	
ONSITE WASTEWATER STANDARD DETAILS	Montrose Preserve 3rd Street Fairhope, AL 36532
PROJECT NO.	

THIS INSTRUMENT PREPARED WITHOUT BENEFIT
OF TITLE EXAMINATION OR SURVEY BY:

Gregory L. Leatherbury, Jr., Esq.
Hand Arendall LLC
Post Office Box 1499
Fairhope, Alabama 36533
251-990-0079

STATE OF ALABAMA:

COUNTY OF BALDWIN:

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/ent. 12/ 4/2013 11:46 AM
TOTAL \$ 18.00
4 Pages

1431849

DISTRIBUTION DEED



This Distribution Deed made by Burgess A. Thomasson, Jr., as Trustee of Thomasson Trust "B" dated December 17, 1976 (herein called the "Grantor") to Burgess A. Thomasson, Jr. (the "Grantee").

RECITALS:

Thomasson Trust "B" was established by Irrevocable Trust document dated December 17, 1976, which was recorded in its entirety including exhibits on October 28, 2013 at Instrument No. 1426924 of the records in the Office of the Judge of Probate of Baldwin County, Alabama (the "Records"), and is also referenced in that certain Memorandum of Trust dated July 22, 1986, and recorded at Real Book 256, 1373 *et seq.*, of the Records. The property situated in Baldwin County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof, was conveyed by Isabelle B. Thomasson, as the Grantor, to Thomasson Trust "B" by (i) deed executed and delivered on December 17, 1976, and which was recorded at Deed Book 507, pages 488-490 of the Records, and by (ii) deed executed and delivered on July 25, 1986, and recorded at Real Property Book 256, Page 1371 *et seq.* of the Records. On March 2, 1994, Albert F. Thomasson resigned as Trustee and pursuant to the terms of Thomasson Trust "B," Burgess A. Thomasson, Jr., was appointed as Trustee thereof. Thomasson Trust "B" provides that it was to terminate on the death of the beneficiary, Burgess Alfred Thomasson, and then be distributed to his then living child or children. Burgess Alfred Thomasson died on January 9, 2000, and a Certified Copy of his Death Certificate is attached as an Exhibit to Affidavit recorded at Instrument 1427587 of the Records. Upon the death of Burgess A. Thomasson, the property as described on Exhibit A became distributable by the Trustee to Burgess A. Thomasson, Jr., as the sole child of Burgess Alfred Thomasson, deceased, and the sole residuary beneficiary of the Trust, who is the Grantee herein. The purpose of this Distribution Deed is to clarify on the public records that the Thomasson Trust B has terminated according to its terms by the death of Burgess A. Thomasson, and that pursuant to the Trust's provisions the Property is now vested in and owned by the Grantee.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration delivered by the Grantee to the Grantor, Grantor does hereby grant, distribute and

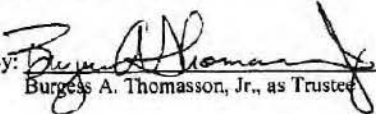
convey to the Grantee an undivided one-half (1/2) interest (constituting all of the Trustee's interest) in and to that certain property situated in Baldwin County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof.

This conveyance is subject to any ad valorem taxes appropriate to said property, to all prior mineral reservations or conveyances, to all zoning laws, and to any and all matters of record, or which would be disclosed by an accurate survey or which would be visible on the surface.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, subject, however, to the matters to which reference is hereinabove made, unto the Grantee and to the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument under seal on the 3rd day of December, 2013.

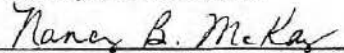
THOMASSON TRUST "B"
Dated December 17, 1976

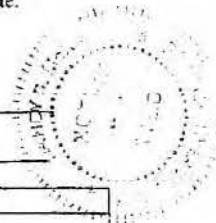
By: 
Burgess A. Thomasson, Jr., as Trustee

STATE OF ALABAMA:
COUNTY OF MOBILE:

I, the undersigned notary public in and for the State of Alabama at Large, hereby certify that Burgess A. Thomasson, Jr., whose name as Trustee of the Thomasson Trust "B" dated December 17, 1976, 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 said instrument, he, in his capacity as such Trustee, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and seal this 3rd day of December, 2013.


NOTARY PUBLIC
My Commission expires: 10/24/2016



REAL ESTATE SALES VALIDATION	
Grantor(s): Burgess A. Thomasson, Jr., as Trustee of the Thomasson Trust "B" dated December 17, 1976. 1912 Dauphin Street Mobile, AL 36606	Grantee(s): Burgess A. Thomasson, Jr. 1912 Dauphin Street Mobile, AL 36606
Property Addresses: One → Three Hwy. 98 – Montrose; Four 17569 & 17957 Scenic Hwy 98 Fairhope, AL 36532	Date of Transfer: Dec. 3, 2013 (as of Jan. 9, 2000 - D.O.D. Burgess A. Thomasson, Dec'd) Appraised Value 50% Interest: \$2,488,830

EXHIBIT A

This is Exhibit A (consisting of Four Parcels on two pages) to that certain Distribution Deed dated the 3rd day of December, 2013, by Burgess A. Thomasson, Jr., as Trustee of Thomasson Trust "B" dated December 17, 1976 (the "Grantor") to Burgess A. Thomasson, Jr. (the "Grantee"), as follows:

PARCEL ONE:

From the Southeast corner of Section 32, Township 5 South, Range 2 East, run N88°-07'-43"W, 2300.90 feet; thence run N68°-30'-31"W, 160.94 feet to an iron pin on the West right-of-way of U.S. Highway 98 (fourlane), said point being on a curve to the Northwest having a radius of 59,906.90 feet and also the point of beginning; thence run Northwestwardly along the arc of said curve 317.13 feet to a concrete monument marked P. T. Station 164+74.95; thence run N01°-34'-25"W, 311.96 feet to an iron pin on said right-of-way; thence run S76°-20'-07"W, 1056.99 feet to a concrete monument at the Northeast corner of the John Pirbes Grant Section 7, Township 5 South, Range 2 East; thence run S10°-10'-08"E, 354.47 feet to a concrete monument; thence run N88°-13'-12"E, 989.60 feet to a concrete monument; thence run S88°-30'-31"E, 73.30 feet to the point of beginning, in all containing 11.37 acres.

PARCEL TWO:

Lots 2 and 3 of Block One and all of Block 18 of the Village of Montrose as per a plat thereof recorded in Deed Book "E", Page 388 of the records of the Judge of Probate of Baldwin County, Alabama; in all containing 13.54 acres and being situated in Section 32, Township 5 South, Range 2 East.

PARCEL THREE

From the Southeast corner of Section 32, Township 5 South, Range 2 East, run N85°-07'-43"W, 1980.00 feet to an iron pin; thence run N14°-00'W, 769.34 feet to an iron pin; thence run S75°-20'-07"W, 425.09 feet to an iron pin on the West right-of-way of U.S. Highway 98 (four lane) and the point of beginning; thence along said West right-of-way, run N01°-34'-25"W, 313.83 feet to a concrete monument marked Station 171+00; thence run S88°-05'-41"W, 20.00 feet to a concrete monument; thence run N01°-26'-02"W, 299.79 feet to a concrete monument; thence run N88°-03'-01"E, 10.00 feet to a concrete monument marked Station 174+00 thence run N01°-35'-19"W, 705.95 feet to a concrete monument marked P.C. Station 181+06.73 which is at the beginning of a curve to the left having a radius of 6,745.49 feet; thence run Northwestwardly along the arc of said curve 1,147.96 feet to an iron pin at right-of-way station 192+77.30; thence run N13°-53'-52"W, 315.66 feet to an iron pin; thence run S75°-00'W, 626.85 feet to iron pin; thence run S14°-00'E, 2,741.90 feet to an iron pin; thence run N76°-23'-07"E, 201.76 feet to the point of beginning; less and except the Eastwardly extensions of Ledyard, Taylor and Chapman Streets as indicated by the plat of record of the Village of Montrose as recorded in Deed Book "E", Page 388 of the records of the Judge of Probate of Baldwin County, Alabama; said Parcel "C" containing 27.7 acres, exclusive of the aforementioned street extensions, 2.19 acres being in the extensions.

PARCEL FOUR:

THAT PORTION OF LOT 9 OF THE TROOST SURVEY OF THE POINT CLEAR TRACT LYING WEST OF THE RIGHT-OF-WAY OF SCENIC U.S. HIGHWAY NO. 98; SAID PROPERTY BEING MORE PARTICULARLY DEFINED BY THIS SURVEY BASED UPON EXTANT MONUMENTATION AND EVIDENCE AS FOLLOWS:

BEGINNING AT A CARRIAGE BOLT IN CONCRETE FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF LOT 9 OF THE TROOST SURVEY OF THE POINT CLEAR TRACT WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SCENIC U.S. HIGHWAY NO. 98 (70 FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 48°-34'-34" EAST, ALONG SAID RIGHT-OF-WAY LINE, 204.60 FEET TO AN UNCAPPED REBAR MARKER IN CONCRETE ON THE SOUTHEAST LINE OF SAID LOT 9 OF SAID TROOST SURVEY; RUN THENCE SOUTH 41°-25'-14" WEST, ALONG SAID SOUTHEAST LOT LINE, 618.51 FEET TO AN IRON FENCE POST; CONTINUE THENCE SOUTH 41°-25'-14" WEST, ALONG SAID SOUTHEAST LOT LINE, 139 FEET, MORE OR LESS, (TOTAL DISTANCE THIS CALL OF 755 FEET, MORE OR LESS) TO THE EASTERN SHORE OF MOBILE BAY; RUN THENCE NORTHWESTWARDLY, ALONG THE EASTERN SHORE OF MOBILE BAY, 199 FEET, MORE OR LESS, TO A POINT ON THE AFORESAID NORTHWEST LINE OF LOT 9; RUN THENCE NORTH 41°-00'-00" EAST, ALONG SAID NORTHWEST LOT LINE, 143 FEET, MORE OR LESS, TO AN IRON PIPE MARKER; CONTINUE THENCE NORTH 41°-00'-00" EAST, ALONG SAID NORTHWEST LOT LINE, 611.81 FEET (TOTAL DISTANCE THIS CALL OF 755 FEET, MORE OR LESS) TO THE POINT OF BEGINNING; CONTAINING 2.853 ACRES, MORE OR LESS.

CEP-2
APPLICATION FOR A PERMIT TO INSTALL (REPAIR)

(A SMALL-FLOW ONSITE SEWAGE DISPOSAL SYSTEM < 1,801 GPD)



ALABAMA DEPARTMENT
OF PUBLIC HEALTH

For Department Use Only

County Health Department

Date Fee Paid

LHD Permit No.

Fee Amount

Date Received

Receipt No.

☐ New/Relocation

☐ Repair

☐ Tank Replacement

☐ Holding Tank

To Be Completed and Signed by the Owner/Responsible Person

PART A - General Information

Applicant Name Burgess A. Thomasson Lot 2 Daytime Phone 251-583-3260

Property's -E911- Address (or directions if address not available) From US HWY 98 in Fairhope, turn on Sibley St. Then left on 3rd. Property is located at the end of 3rd St on the left.

City Fairhope County AL State AL Zip 36532

Email bat10366@gmail.com

Property Size 2.8 acre(s) or _____ sq.ft. (excluding easements, flood zones, etc.) Water Source ☒ Public ☐ Private

If this property is within a Large-Flow Development, complete the following items:

(Note: The developer can provide Site Development Plan information relative to this lot)

Name of Development _____

Plat/Phase/Addition/Sector _____ Block _____ Lot _____

Health Department Site Development Plan (including CEP-3 Section A Part 3) has been reviewed ☐ Yes ☐ No

If this system will serve a dwelling(s), complete the following items with the total quantity of each:

Dwelling(s) 1 Basement(s) 0

Number of bedrooms 3 Spa/hot tub(s) 0

Wells/potable springs N/A
(this includes irrigation wells)

If this system will serve an establishment(s), complete the following items with the total quantity of each:

Number of buildings to be affected by this project _____ Use of building(s) _____ (restaurant, church, school, etc.)

Number of patrons/day _____ Number of employees _____ Number of shifts _____

Estimated water usage (design flow) _____ gpd and/or BOD/TSS _____ lbs./day

PLEASE READ BEFORE SIGNING: By signing this application, I am stating that the information in this part is complete, true and correct, and that the OSS will be installed according to the design as approved by the ADPH and will be maintained according to the manufacturer's recommendation, the operation and maintenance plan, and the Permit. I understand that the property named in this application shall not be further divided, or the system thereon modified in any way, without approval by the Health Department. I acknowledge that the person who installs (repairs) and certifies this onsite system must be a licensed installer or individual who is in compliance with the provisions of state law, specifically Act 99-571 (Code of Ala., 1975, Title 34, Chapter 21A, Sections 1-26), as enacted, and as implemented. I do hereby give permission to the health department to enter onto the property, at reasonable hours, for the purpose of processing this application. If this onsite system application is for an engineered system, as defined by the onsite rules, no installation inspection will be performed. The Health Department depends on the Professional Engineer to ensure that the system is installed according to the submitted design and is in compliance with the rules. The Health Department assumes no liability.

Owner/Responsible Person Burgess A. Thomasson Date 12/18/23

Mailing Address 17569 SCenic HWY 98

City FAIRHOPE State AL Zip 36532

PART B - System Planning

☒ Plot plan drawn to scale attached (see attached instructions-required with all applications)

*Engineered design system applications must include a construction plan. A construction plan is not required for a system generating 1800 gallons or less of sewage (not high strength sewage) a day proposing to use a conventional onsite sewage disposal system.

☒ Legal Description or Copy of Deed ☒ Vicinity Map (if necessary due to lack of address or difficult location)

FOR CONVENTIONAL SYSTEMS:

White <i>Last Name</i>	Benjamin <i>First Name</i>	Tensaw Engineering, LLC <i>Firm Name (if applicable)</i>		
15 Hand Ave, Ste. 158 <i>Street or PO Box</i>	Bay Minette <i>City</i>	AL <i>State</i>	36507 <i>Zip Code</i>	(251) 331-1711 <i>Telephone Number</i>
hwhite@tensawengineering.com <i>Email</i>				

Signature B. W. Date 12/12/23

For applicable professionals - AL Registration No. 26776 ☒ License Photocopy attached

<i>Last Name</i>		<i>First Name</i>	<i>Firm Name (if applicable)</i>		
<i>Street or PO Box</i>		<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Telephone Number</i>
<i>Email</i>					

Signature _____ Date _____

Registration No. _____ ☐ License Photocopy attached☐ CEP 2/3 Part C Site Evaluation Form attached

CEP-2/3 PART-C SITE EVALUATION DATA

Name of Applicant/Establishment/Development Burgess A. Thomasson

Location/Address Montrose Preserve PUD Lot 2

Evaluator

☒ Engineer ☐ Land Surveyor ☐ Soil Classifier ☐ Geologist ☐ PHESS (CEP-2 Only)

Method Used

☐ Percolation ☐ Unified ☐ Mapping ☐ Morphology

Note: All percolation results shall be reported. All testing methods and results are subject to verification by the LHD and/or the ADPH.

1. Unified / Morphology / Percolation Soil Boring Data (Attach additional sheets if necessary)

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
A		0-12	10 YR 5/4		SC	II	
		12-18	7.5 YR 4/6		SC	II	
		18-24	7.5 YR 5/8		SC	III	
		24-32	5 YR 4/6		SC	III	
		32-60	2.5 YR 5/8		SC	III	
Field Sizing <u>55</u> mpi @ <u>42</u> Depth (in.)			Restriction Depth (in.) <u>>60</u>	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 <u>18</u> (in.)		

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
B		0-12	10 Y 10 YR 5		SC	II	
		12-18	7.5 YR 4/6		SC	II	
		18-24	7.5 YR 5/8		SC	III	
		24-32	5 YR 4/6		SC	III	
		32-60	2.5 YR 5/8		SC	III	
Field Sizing <u>55</u> mpi @ <u>42</u> Depth (in.)			Restriction Depth (in.) <u>>60</u>	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 <u>18</u> (in.)		

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
Field Sizing _____ mpi @ _____ Depth (in.)			Restriction Depth (in.) _____	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 _____ (in.)		

* Required for Unified / Morphology methods only.

2. Percolation Test Data (Attach additional sheets if necessary)

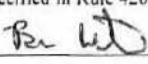
Extended Saturation Procedure Testing ☐ No ☐ Yes	Percolation Hole No.	Date of Percolation Tests	Beginning / End Time of Saturation	Beginning / End Time of Testing	Total Depth of Hole (in.)	Depth from Surface to Restriction (in.)	Stabilized Percolation Rate in Minutes per Inch

3. Professional Soil Classifier Mapping Data attached ☐

SITE EVALUATOR

Primary EDF design is limited by the most restrictive test result as recorded for hole number 2.

I, Benjamin W. White, Professional Engineer, do hereby certify that the above and attached (if applicable) soil tests were conducted as specified in Rule 420-3-1 and are true and accurate as presented.

Signature  Date 12/12/23 Registration No. 26776

Address 48821 Fawns Run City Bay Minette State AL Zip 36507

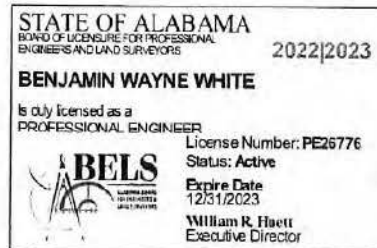
Phone (251) 331-1711 Fax _____ Email BWHITE@TENSAWENGINEERING.COM

Firm Name Tensaw Engineering, LLC Address 15 Hand Ave, Ste 158, Bay Minette, AL 36507

State of Alabama
Board of Licensure for Professional Engineer and Land Surveyors

License Type: Professional Engineer
License Status: Active

BENJAMIN WAYNE WHITE
48821 FAWNS RUN
BAY MINETTE AL 36507



Your license information is printed below. If you have any questions, or if we can be of assistance, please contact the Board office.

Date License Active Until: 12/31/2023
Business Affiliation: Tensaw Engineering, LLC
PDH Carry Forward Hours: 1

License Status

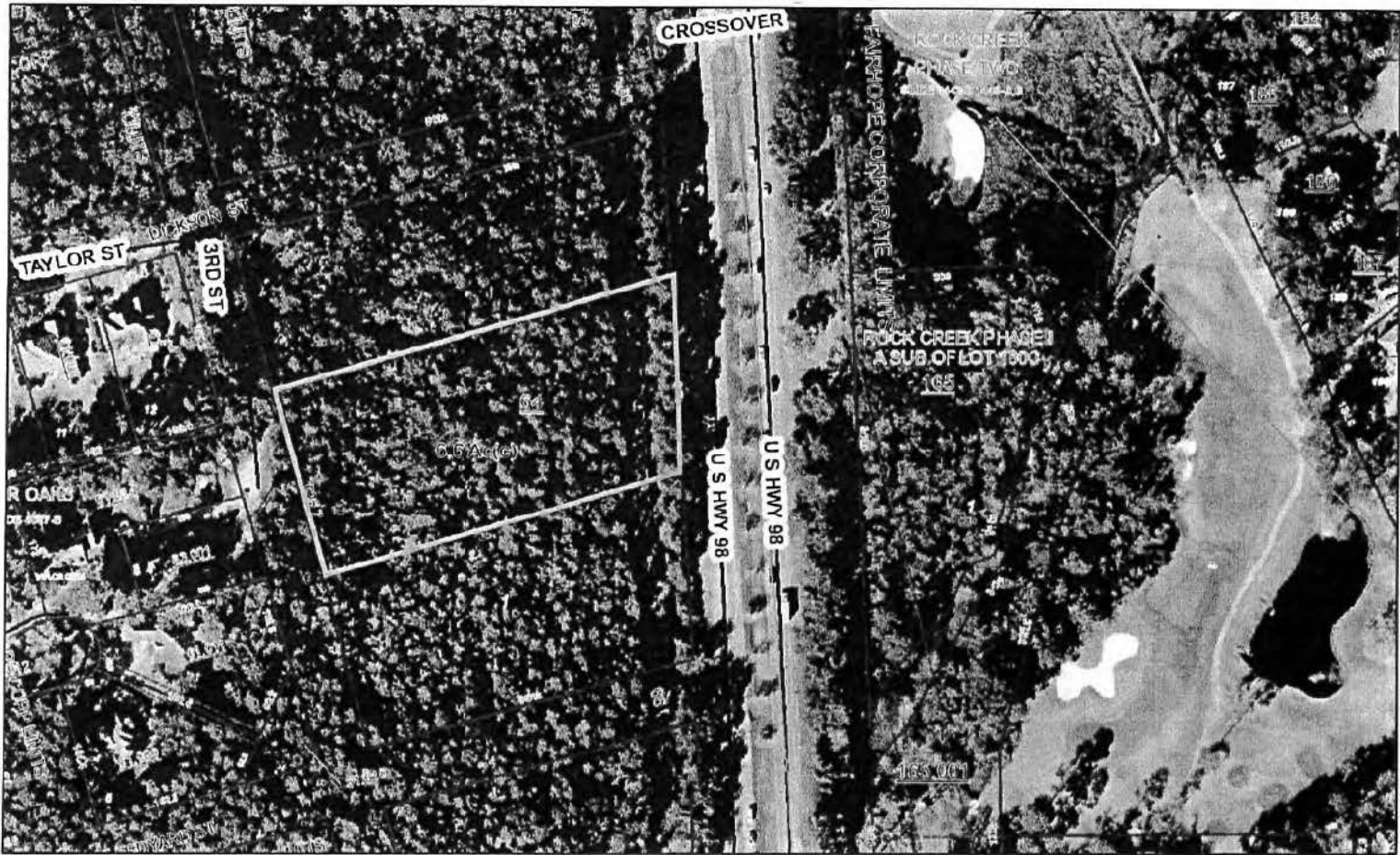
Active - A person who is current and licensed to practice.

Inactive - A person who is not engaged in the engineering or land surveying practice which requires licensure in Alabama.

Board Contact Information
334-242-5568
866-461-7640 toll free

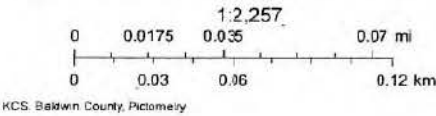
Mailing Address
PO Box 304451
Montgomery, AL 36130-4451

Location Map

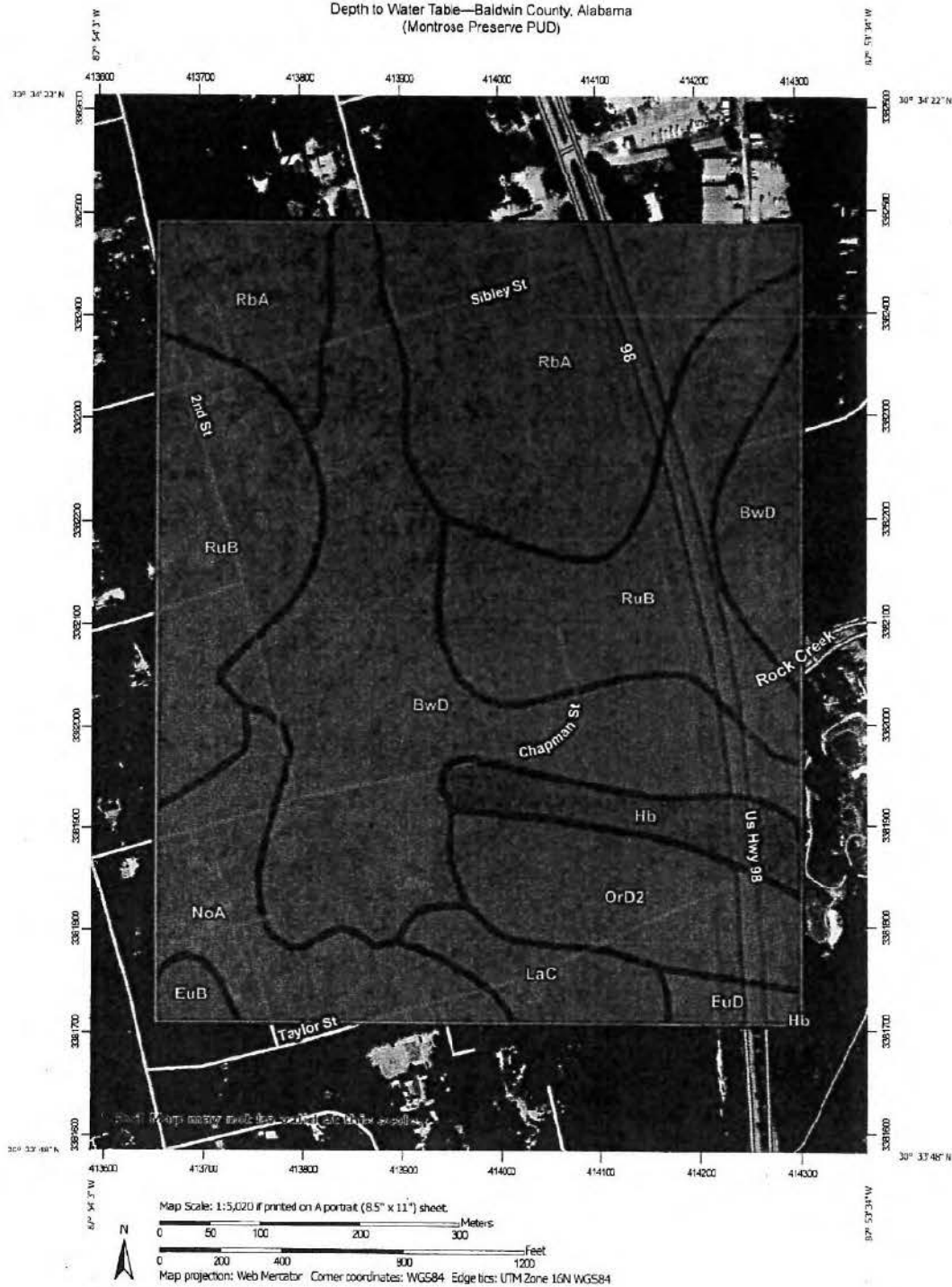


December 13, 2023

- polylineLayer
- | | | |
|------------|----------------------|-----------------|
| Override 1 | Parcels | Lot Lines |
| Misc | Centerlines | Conflicts |
| | Coastal Control Line | County Boundary |



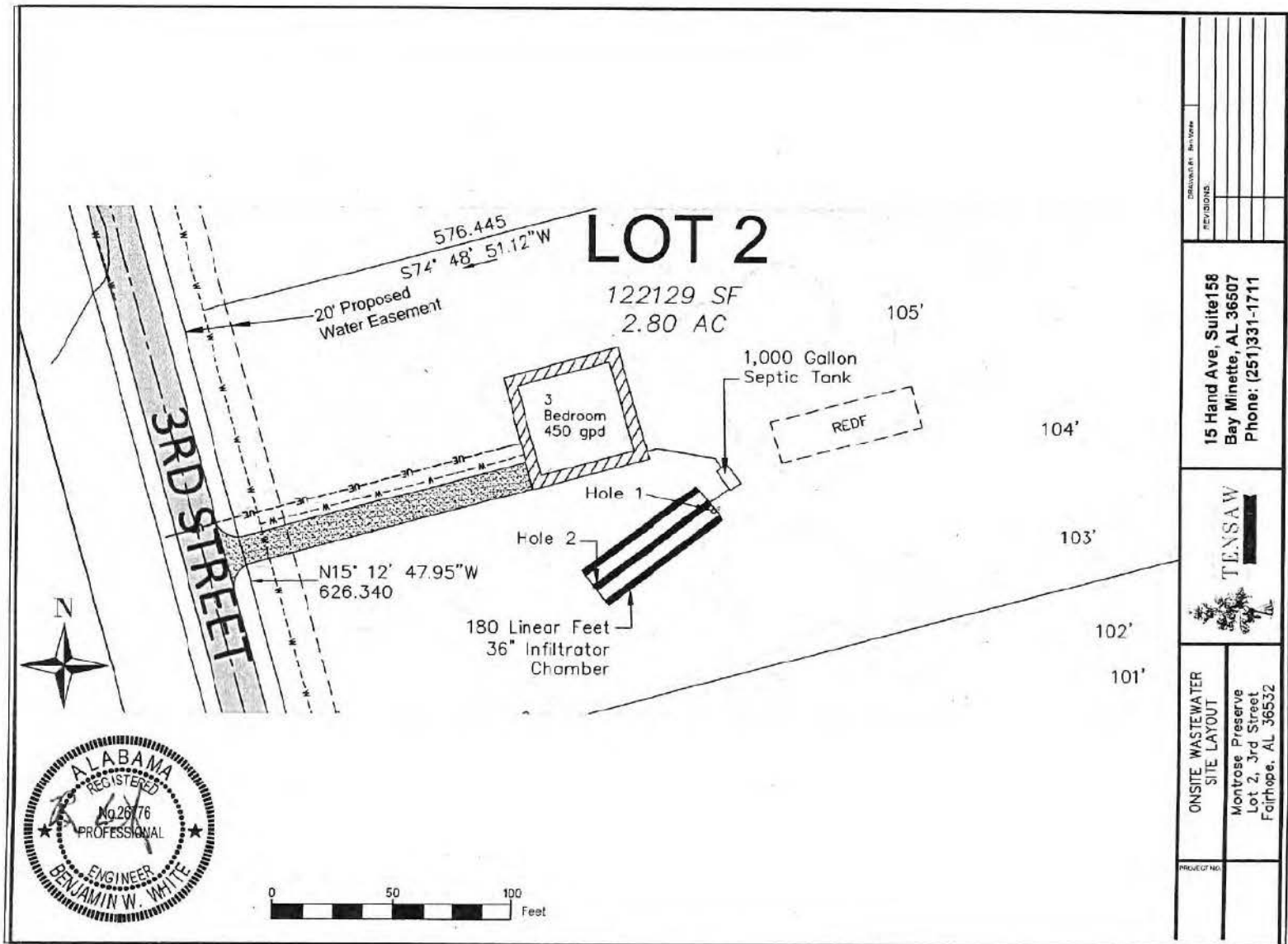
Depth to Water Table—Baldwin County, Alabama
(Montrose Preserve PUD)

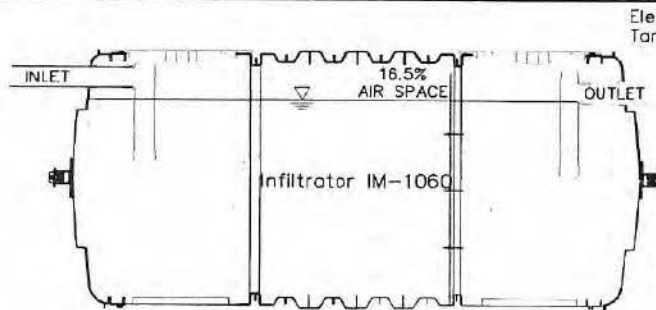


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/12/2023
Page 1 of 4





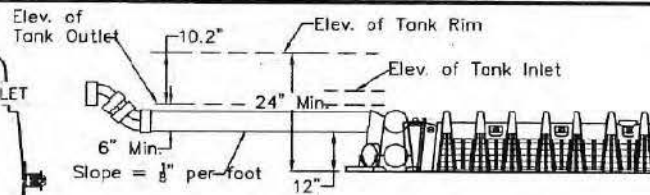
TYPICAL PROFILE

nts

*Infiltrator IM-1060 tank pictured above for visual reference. Any other ADPH approved tank may be substituted. If other tank is used, see manufacturer specifications for dimensions.

NOTES

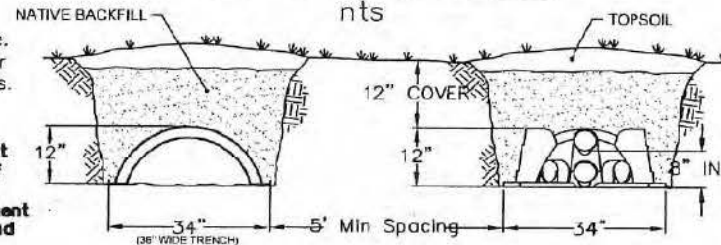
1. The materials and the construction of the Septic Tank and Effluent Disposal Field (EDF) shall be per the Rules of the State Board of Health, Bureau of Environmental Services Division of Community Environmental Protection, Chapter 420-3-1, Onsite Sewage Treatment and Disposal, which were adopted by the State Board of Health and has an effective date of February 13, 2023.
2. The installer must exercise appropriate caution when installing the Onsite Septic System (OSS).
3. Not activity shall be permitted that will damage the soil structure.
4. No component of the OSS shall be installed during times when soil is wet, as per the current ADPH Rules.
5. The installer is required to follow the manufacturer's specifications for the installation of Infiltrator Chamber Products.
6. The engineer, Benjamin W. White, shall be notified a minimum of 24 hours prior to installation of any component of the OSS.
7. Utility locations are approximate where known. The installer is responsible to verify utility locations and maintain an updated One Call (811) ticket.
8. It is the responsibility of the installer to verify elevations and site dimensions prior to construction of any component of the Onsite Wastewater Treatment and Disposal System. Elevations and/or grades are shown per available published data. (LIDAR, USGS Quads, etc.)
9. This is NOT a Boundary survey. Property lines shown in this application were taken from county tax maps, GIS data, or field recording of existing property markers.
10. The installer may modify the arrangement of the EDF for conventional systems as long as the EDF remains in the designated location and the specified required length of trench be met.
11. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM EDF.



**Infiltrator Quick4 Standard Chamber pictured above for visual reference.

TYPICAL CROSS SECTION

nts



SITE DATA

NUMBER OF BEDROOMS: 3

TANK SIZE: 1,000 GALLON

TOTAL LENGTH OF 36" CHAMBER: 180 LINEAR FEET

NUMBER OF TRENCHES: 3

MINIMUM TRENCH DEPTH: 12"

MAXIMUM TRENCH DEPTH: 42"



DESIGNED BY: BEN WHITE	
REVISIONS	
15 Hand Ave, Suite 156	
Bay Minette, AL 36507	
Phone: (251) 331-1711	
TENSAW	
ONSITE WASTEWATER STANDARD DETAILS	
Montrose Preserve	
3rd Street	
Fairhope, AL 36532	
PROJECT NO.	

THIS INSTRUMENT PREPARED WITHOUT BENEFIT
OF TITLE EXAMINATION OR SURVEY BY:

Gregory L. Leatherbury, Jr., Esq.
Hand Arendall LLC
Post Office Box 1499
Fairhope, Alabama 36533
251-990-0079

STATE OF ALABAMA:

COUNTY OF BALDWIN:

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 12/ 4/2013 11:46 AM
TOTAL \$ 19.00
4 Pages

1431849

DISTRIBUTION DEED



This Distribution Deed made by Burgess A. Thomasson, Jr., as Trustee of Thomasson Trust "B" dated December 17, 1976 (herein called the "Grantor") to Burgess A. Thomasson, Jr. (the "Grantee").

RECITALS:

Thomasson Trust "B" was established by Irrevocable Trust document dated December 17, 1976, which was recorded in its entirety including exhibits on October 28, 2013 at Instrument No. 1426924 of the records in the Office of the Judge of Probate of Baldwin County, Alabama (the "Records"), and is also referenced in that certain Memorandum of Trust dated July 22, 1986, and recorded at Real Book 256, 1373 *et seq.*, of the Records. The property situated in Baldwin County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof, was conveyed by Isabelle B. Thomasson, as the Grantor, to Thomasson Trust "B" by (i) deed executed and delivered on December 17, 1976, and which was recorded at Deed Book 507, pages 488-490 of the Records, and by (ii) deed executed and delivered on July 25, 1986, and recorded at Real Property Book 256, Page 1371 *et seq.* of the Records. On March 2, 1994, Albert F. Thomasson resigned as Trustee and pursuant to the terms of Thomasson Trust "B," Burgess A. Thomasson, Jr., was appointed as Trustee thereof. Thomasson Trust "B" provides that it was to terminate on the death of the beneficiary, Burgess Alfred Thomasson, and then be distributed to his the then living child or children. Burgess Alfred Thomasson died on January 9, 2000, and a Certified Copy of his Death Certificate is attached as an Exhibit to Affidavit recorded at Instrument 1427587 of the Records. Upon the death of Burgess A. Thomasson, the property as described on Exhibit A became distributable by the Trustee to Burgess A. Thomasson, Jr., as the sole child of Burgess Alfred Thomasson, deceased, and the sole residuary beneficiary of the Trust, who is the Grantee herein. The purpose of this Distribution Deed is to clarify on the public records that the Thomasson Trust B has terminated according to its terms by the death of Burgess A. Thomasson, and that pursuant to the Trust's provisions the Property is now vested in and owned by the Grantee.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration delivered by the Grantee to the Grantor, Grantor does hereby grant, distribute and

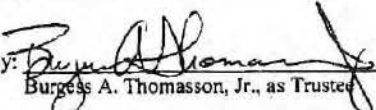
convey to the Grantee an undivided one-half (1/2) interest (constituting all of the Trustee's interest) in and to that certain property situated in Baldwin County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof.

This conveyance is subject to any ad valorem taxes appropriate to said property, to all prior mineral reservations or conveyances, to all zoning laws, and to any and all matters of record, or which would be disclosed by an accurate survey or which would be visible on the surface.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, subject, however, to the matters to which reference is hereinabove made, unto the Grantee and to the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument under seal on the 3rd day of December, 2013.

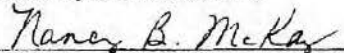
THOMASSON TRUST "B"
Dated December 17, 1976

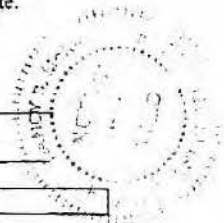
By: 
Burgess A. Thomasson, Jr., as Trustee

STATE OF ALABAMA:
COUNTY OF MOBILE:

I, the undersigned notary public in and for the State of Alabama at Large, hereby certify that Burgess A. Thomasson, Jr., whose name as Trustee of the Thomasson Trust "B" dated December 17, 1976, 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 said instrument, he, in his capacity as such Trustee, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and seal this 3rd day of December, 2013.


NOTARY PUBLIC
My Commission expires: 10/24/2016



REAL ESTATE SALES VALIDATION	
Grantor(s): Burgess A. Thomasson, Jr., as Trustee of the Thomasson Trust "B" dated December 17, 1976. 1912 Dauphin Street Mobile, AL 36606	Grantee(s): Burgess A. Thomasson, Jr. 1912 Dauphin Street Mobile, AL 36606
Property Addresses: One → Three Hwy. 98 – Montrose; Four 17569 & 17957 Scenic Hwy 98 Fairhope, AL 36532	Date of Transfer: Dec. 3, 2013 (as of Jan. 9, 2000 - D.O.D. Burgess A. Thomasson, Dec'd) Appraised Value 50% Interest: \$2,488,830

EXHIBIT A

This is Exhibit A (consisting of Four Parcels on two pages) to that certain Distribution Deed dated the 3rd day of December, 2013, by Burgess A. Thomasson, Jr., as Trustee of Thomasson Trust "B" dated December 17, 1976 (the "Grantor") to Burgess A. Thomasson, Jr. (the "Grantee"), as follows:

PARCEL ONE:

From the Southeast corner of Section 32, Township 5 South, Range 2 East, run N84°-07'-43"W, 2300.00 feet; thence run N88°-30'-31"W, 160.94 feet to an iron pin on the West right-of-way of U.S. Highway 98 (fourlane), said point being on a curve to the Northwest having a radius of 59,906.90 feet and also the point of beginning; thence run Northwestwardly along the arc of said curve 317.13 feet to a concrete monument marked P. T. Station 164+74.95; thence run N01°-34'-23"W, 311.96 feet to an iron pin on said right-of-way; thence run S76°-20'-07"N, 1036.99 feet to a concrete monument at the Northeast corner of the John Forbes Grant Section 7, Township 5 South, Range 2 East; thence run S10°-10'-08"E, 354.47 feet to a concrete monument; thence run N88°-13'-12"E, 909.60 feet to a concrete monument; thence run S88°-30'-31"E, 73.30 feet to the point of beginning, in all containing 11.37 acres.

PARCEL TWO:

Lots 2 and 3 of Block One and all of Block 18 of the Village of Montrose as per a plat thereof recorded in Deed Book "E", Page 388 of the records of the Judge of Probate of Baldwin County, Alabama; in all containing 13.54 acres and being situated in Section 32, Township 5 South, Range 2 East.

PARCEL THREE

From the Southeast corner of Section 32, Township 5 South, Range 2 East, run N88°-07'-13"W, 1980.00 feet to an iron pin; thence run N14°-00'W, 769.34 feet to an iron pin; thence run S76°-20'-07"W, 425.09 feet to an iron pin on the West right-of-way of U.S. Highway 98 (fourlane) and the point of beginning; thence along said West right-of-way, run N01°-34'-25"W, 313.83 feet to a concrete monument marked Station 171+00; thence run S88°-09'-41"W, 20.00 feet to a concrete monument; thence run N01°-26'-02"W, 299.79 feet to a concrete monument; thence run N88°-03'-01"E, 10.00 feet to a concrete monument marked Station 174+00 thence run N01°-35'-19"W, 705.95 feet to a concrete monument marked P.C. Station 131+06.73 which is at the beginning of a curve to the left having a radius of 6,745.49 feet; thence run Northwestwardly along the arc of said curve 1,147.96 feet to an iron pin at right-of-way station 192+77.30; thence run N13°-53'-52"W, 315.66 feet to an iron pin; thence run S76°-00'W, 626.85 feet to iron pin; thence run S14°-00'E, 2,741.90 feet to an iron pin; thence run N76°-23'-07"E, 201.76 feet to the point of beginning; less and except the Eastwardly extensions of Ledyard, Taylor and Chapman Streets as indicated by the plat of record of the Village of Montrose as recorded in Deed Book "E", Page 388 of the records of the Judge of Probate of Baldwin County, Alabama; said Parcel "O" containing 27.7 acres, exclusive of the aforementioned street extensions, 2.19 acres being in the extensions.

PARCEL FOUR:

THAT PORTION OF LOT 9 OF THE TROOST SURVEY OF THE POINT CLEAR TRACT LYING WEST OF THE RIGHT-OF-WAY OF SCENIC U.S. HIGHWAY NO. 98; SAID PROPERTY BEING MORE PARTICULARLY DEFINED BY THIS SURVEY BASED UPON EXISTANT MONUMENTATION AND EVIDENCE AS FOLLOWS:

BEGINNING AT A CARRIAGE BOLT IN CONCRETE FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF LOT 9 OF THE TROOST SURVEY OF THE POINT CLEAR TRACT WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SCENIC U.S. HIGHWAY NO. 98 (70 FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 49°-34'-34" EAST, ALONG SAID RIGHT-OF-WAY LINE, 204.60 FEET TO AN UNCAPPED REBAR MARKER IN CONCRETE ON THE SOUTHEAST LINE OF SAID LOT 9 OF SAID TROOST SURVEY; RUN THENCE SOUTH 41°-25'-14" WEST, ALONG SAID SOUTHEAST LOT LINE, 618.51 FEET TO AN IRON FENCE POST; CONTINUE THENCE SOUTH 41°-25'-14" WEST, ALONG SAID SOUTHEAST LOT LINE, 139 FEET, MORE OR LESS, (TOTAL DISTANCE THIS CALL OF 755 FEET, MORE OR LESS) TO THE EASTERN SHORE OF MOBILE BAY; RUN THENCE NORTHWESTWARDLY, ALONG THE EASTERN SHORE OF MOBILE BAY, 199 FEET, MORE OR LESS, TO A POINT ON THE AFORESAID NORTHWEST LINE OF LOT 9; RUN THENCE NORTH 41°-00'-00" EAST, ALONG SAID NORTHWEST LOT LINE, 143 FEET, MORE OR LESS, TO AN IRON PIPE MARKER; CONTINUE THENCE NORTH 41°-00'-00" EAST, ALONG SAID NORTHWEST LOT LINE, 811.81 FEET (TOTAL DISTANCE THIS CALL OF 755 FEET, MORE OR LESS) TO THE POINT OF BEGINNING; CONTAINING 2.853 ACRES, MORE OR LESS.

CEP-2
APPLICATION FOR A PERMIT TO INSTALL (REPAIR)
(A SMALL-FLOW ONSITE SEWAGE DISPOSAL SYSTEM < 1,801 GPD)



ALABAMA DEPARTMENT
OF PUBLIC HEALTH

For Department Use Only

County Health Department _____
LHD Permit No. _____
Date Received _____

Date Fee Paid _____
Fee Amount _____
Receipt No. _____

☐ New/Relocation ☐ Repair ☐ Tank Replacement ☐ Holding Tank

To Be Completed and Signed by the Owner/Responsible Person

PART A - General Information

Applicant Name Burgess A. Thomasson Lot 1 Daytime Phone 251-583-3260
(Type or Print)

Property's -E911 Address (or directions if address not available) From US HWY 98 in Fairhope, turn on
Sibley St. Then left on 3rd. Property is located at the end of 3rd St on the left.

City Fairhope County AL State AL Zip 36532

Email bat10366@gmail.com

Property Size 2.8 acre(s) or _____ sq.ft. (excluding easements, flood zones, etc.) Water Source ☒ Public ☐ Private

If this property is within a Large-Flow Development, complete the following items:

(Note: The developer can provide Site Development Plan information relative to this lot)

Name of Development Montrose Preserve Phase 1

Plat/Phase/Addition/Sector _____ Block _____ Lot _____

Health Department Site Development Plan (including CEP-3 Section A Part 3) has been reviewed ☐ Yes ☐ No

If this system will serve a dwelling(s), complete the following items with the total quantity of each:

Dwelling(s) 1 Basement(s) 0
Number of bedrooms 3 Spa/hot tub(s) 0
Wells/potable springs N/A
(this includes irrigation wells)

If this system will serve an establishment(s), complete the following items with the total quantity of each:

Number of buildings to be affected by this project _____ Use of building(s) _____
(restaurant, church, school, etc.)

Number of patrons/day _____ Number of employees _____ Number of shifts _____

Estimated water usage (design flow) _____ gpd and/or BOD/TSS _____ lbs./day

PLEASE READ BEFORE SIGNING: By signing this application, I am stating that the information in this part is complete, true and correct; and that the OSS will be installed according to the design as approved by the ADPH and will be maintained according to the manufacturer's recommendation, the operation and maintenance plan, and the Permit. I understand that the property named in this application shall not be further divided, or the system thereon modified in any way, without approval by the Health Department. I acknowledge that the person who installs (repairs) and certifies this onsite system must be a licensed installer or individual who is in compliance with the provisions of state law, specifically Act 99-571 (Code of Ala., 1975, Title 34, Chapter 21A, Sections 1-26), as enacted, and as implemented. I do hereby give permission to the health department to enter onto the property, at reasonable hours, for the purpose of processing this application. If this onsite system application is for an engineered system, as defined by the onsite rules, no installation inspection will be performed. The Health Department depends on the Professional Engineer to ensure that the system is installed according to the submitted design and is in compliance with the rules. The Health Department assumes no liability.

Owner/Responsible Person Burgess A. Thomasson Date 12/18/23

Mailing Address 17569 Scaric Hwy 98

City FAIRHOPE State AL Zip 36532

PART B - System Planning

☒ Plot plan drawn to scale attached (see attached instructions-required with all applications)

☐ Construction Plan attached (see attached instructions)

*Engineered design system applications must include a construction plan. A construction plan is not required for a system generating 1800 gallons or less of sewage (not high strength sewage) a day proposing to use a conventional onsite sewage disposal system.

Application Attachments:

☒ Legal Description or Copy of Deed ☒ Vicinity Map (if necessary due to lack of address or difficult location)

---APPLICABLE SIGNATURES BELOW

FOR CONVENTIONAL SYSTEMS:

☒ Engineer ☐ Land Surveyor ☐ Geologist ☐ Soil Classifier ☐ PHESS

White <i>Last Name</i>	Benjamin <i>First Name</i>	Tensaw Engineering, LLC <i>Firm Name (if applicable)</i>		
15 Hand Ave, Ste. 158 <i>Street or PO Box</i>	Bay Minette <i>City</i>	AL <i>State</i>	36507 <i>Zip Code</i>	(251) 331-1711 <i>Telephone Number</i>
bwhite@tensawengineering.com <i>Email</i>				

I hereby certify that the information contained in this part of the application, including all related attachments, is complete, true, and correct.

Signature Ben Hill Date 12/12/23

For applicable professionals - AL Registration No. **26776** ☒ License Photocopy attached

FOR ENGINEER DESIGNED SYSTEMS: By signing below, I acknowledge that the Health Department is relying upon my professional license, judgment, and skill to ensure that the system is installed according to the submitted design and in accordance with applicable statutes, rules, design manuals, and product manuals.

<i>Last Name</i>		<i>First Name</i>	<i>Firm Name (if applicable)</i>		
<i>Street or P.O. Box</i>		<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Telephone Number</i>
<i>Email</i>					

I certify that the design features of the OSS at the address above have been designed, specified, or approved by me, and conform to design principles applicable to such projects. In my professional judgment, this system, when properly constructed, operated, and maintained, will achieve the established performance standards, and comply with applicable statutes of the State of Alabama and the ADPH.

Signature _____ Date _____

Registration No. ☐ License Photocopy attached

PART C - Site Evaluation

☐ CEP 2/3 Part C Site Evaluation Form attached

CEP-2/3 PART-C SITE EVALUATION DATA

Name of Applicant/Establishment/Development Burgess A. Thomasson

Location/Address Montrose Preserve PUD Lot 1

Evaluator

☒ Engineer ☐ Land Surveyor ☐ Soil Classifier ☐ Geologist ☐ PHESS (CEP-2 Only)

Method Used

☐ Percolation ☐ Unified ☐ Mapping ☐ Morphology

Note: All percolation results shall be reported. All testing methods and results are subject to verification by the LHD and/or the ADPH.

1. Unified / Morphology / Percolation Soil Boring Data (Attach additional sheets if necessary)

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
A		0-12	10 YR 5/4		SC	II	
		12-18	7.5 YR 4/6		SC	II	
		18-24	7.5 YR 5/8		SC	III	
		24-32	5 YR 4/6		SC	III	
		32-60	2.5 YR 5/8		SC	III	
Field Sizing <u>55</u> mpi @ <u>42</u> Depth (in.)		Restriction Depth (in.) <u>>60</u>	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 <u>18</u> (in.)			

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
B		0-12	10 Y 10 YR 5		SC	II	
		12-18	7.5 YR 4/6		SC	II	
		18-24	7.5 YR 5/8		SC	III	
		24-32	5 YR 4/6		SC	III	
		32-60	2.5 YR 5/8		SC	III	
Field Sizing <u>55</u> mpi @ <u>42</u> Depth (in.)		Restriction Depth (in.) <u>>60</u>	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 <u>18</u> (in.)			

Hole No.	Layer ID/Horizon *	Depth of Upper/Lower Boundary	Dominant Color of Each Layer	Mottles, Redox, etc.	Texture*	Texture Group *	Other
Field Sizing _____ mpi @ _____ Depth (in.)		Restriction Depth (in.) _____	Restriction Type per Table 7 _____	Minimum Vertical Separation Distance per Table 7 _____ (in.)			

* Required for Unified / Morphology methods only.

2. Percolation Test Data (Attach additional sheets if necessary)

Extended Saturation Procedure Testing ☐ No ☐ Yes	Percolation Hole No.	Date of Percolation Tests	Beginning / End Time of Saturation	Beginning / End Time of Testing	Total Depth of Hole (in.)	Depth from Surface to Restriction (in.)	Stabilized Percolation Rate in Minutes per Inch

3. Professional Soil Classifier Mapping Data attached ☐

SITE EVALUATOR

Primary EDF design is limited by the most restrictive test result as recorded for hole number 2.

I, **Benjamin W. White, Professional Engineer**, do hereby certify that the above and attached (if applicable) soil tests were conducted as specified in Rule 420-3-1 and are true and accurate as presented.

Signature BW White Date 12/12/23 Registration No. 26776

Address 48821 Fawns Run City Bay Minette State AL Zip 36507

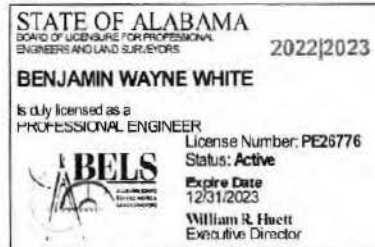
Phone (251) 331-1711 Fax _____ Email BWHITE@TENSAWENGINEERING.COM

Firm Name Tensaw Engineering, LLC Address 15 Hand Ave, Ste 158, Bay Minette, AL 36507

State of Alabama
Board of Licensure for Professional Engineer and Land Surveyors

License Type: Professional Engineer
License Status: Active

BENJAMIN WAYNE WHITE
48821 FAWNS RUN
BAY MINETTE AL 36507



Your license information is printed below. If you have any questions, or if we can be of assistance, please contact the Board office.

Date License Active Until: 12/31/2023
Business Affiliation: Tensaw Engineering, LLC
PDH Carry Forward Hours: 1

License Status

Active - A person who is current and licensed to practice.

Inactive - A person who is not engaged in the engineering or land surveying practice which requires licensure in Alabama.

Board Contact Information
334-242-5568
866-461-7640 toll free

Mailing Address
PO Box 304451
Montgomery, AL 36130-4451

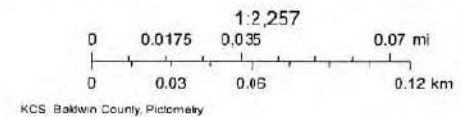
Location Map



December 13, 2023

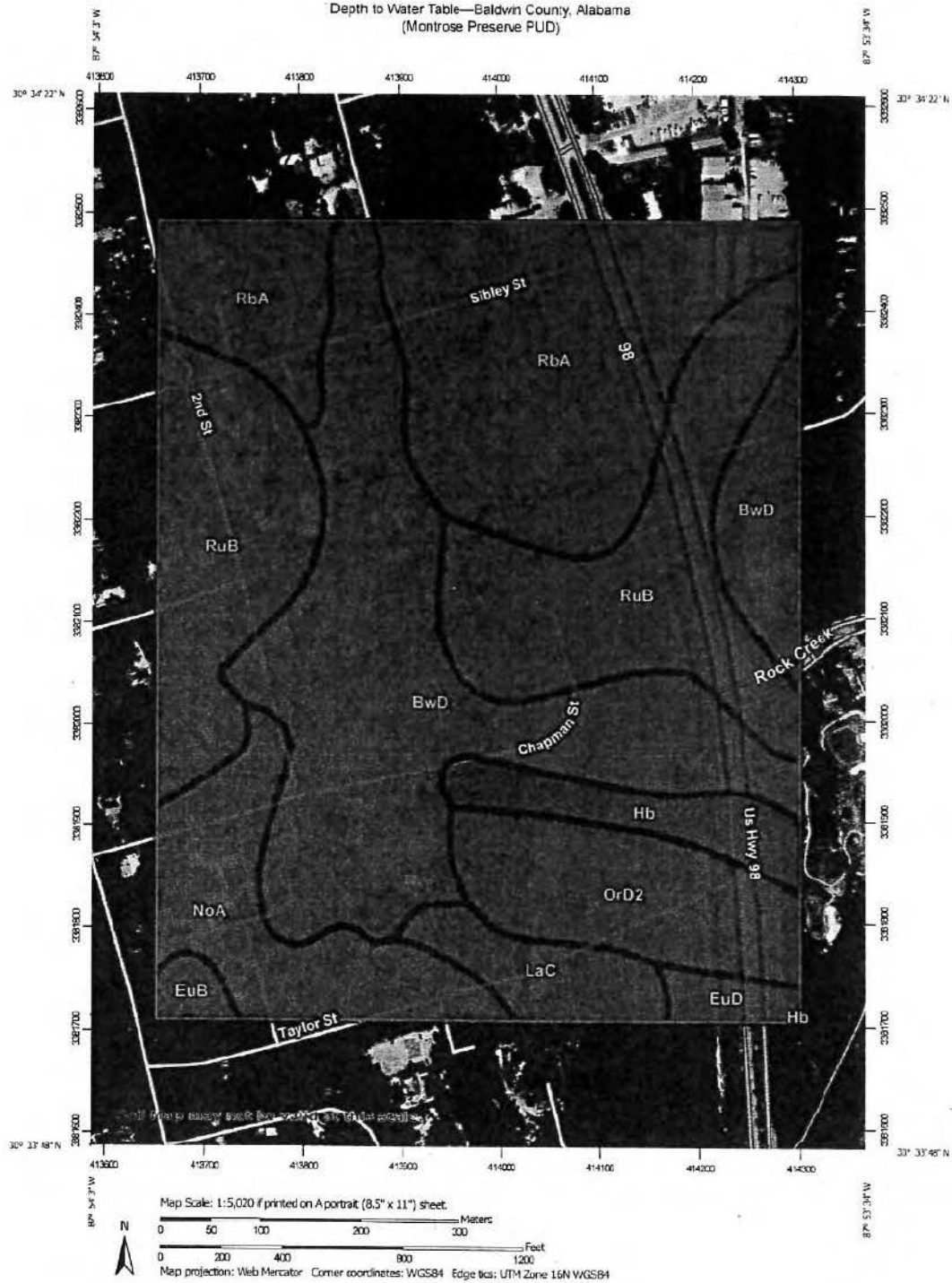
polylineLayer

Override 1	Parcels	Lot Lines
Misc	Centerlines	Conflicts
	Coastal Control Line	County Boundary



Copyright 2019

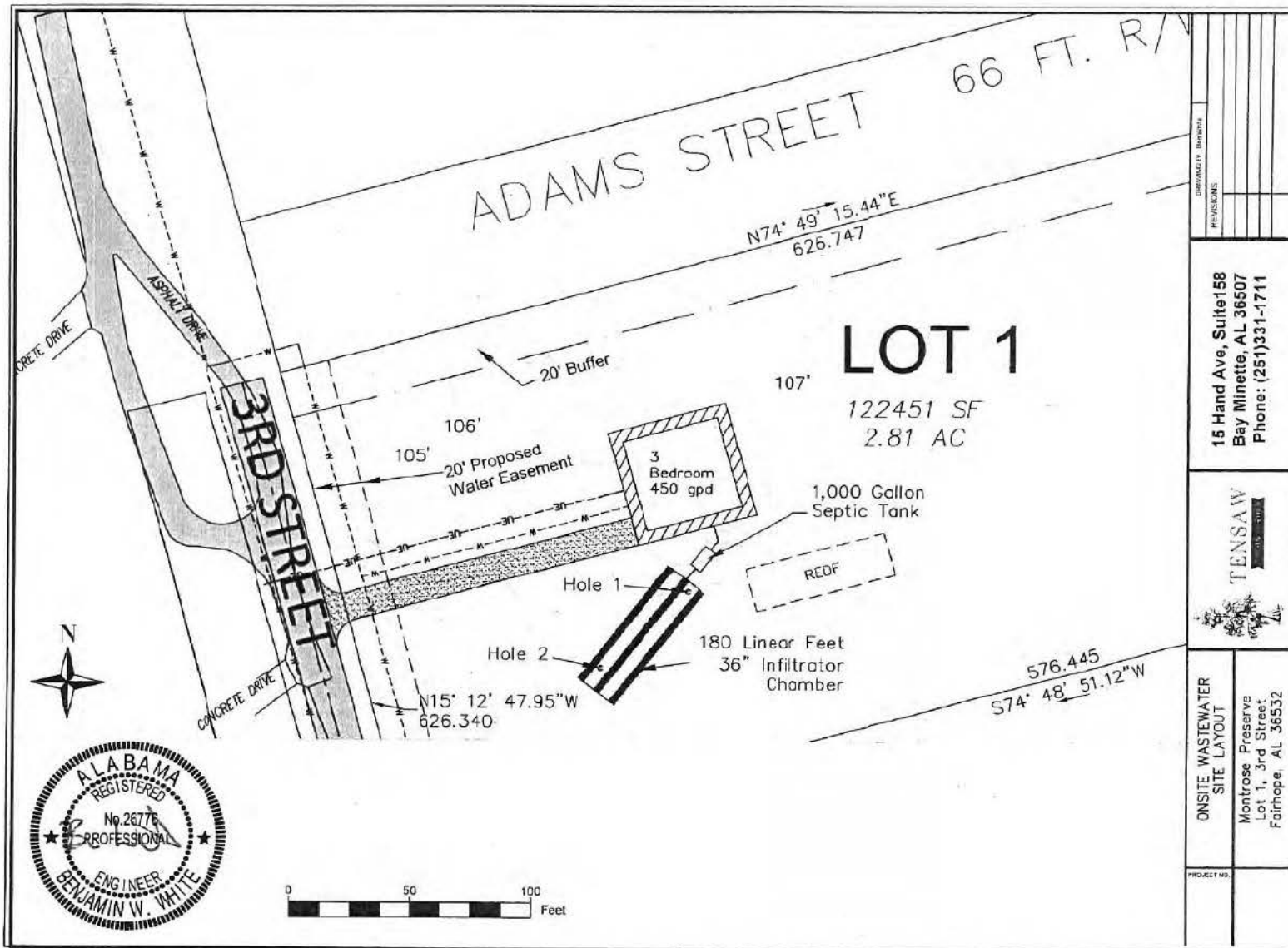
Depth to Water Table—Baldwin County, Alabama
(Montrose Preserve PUD)

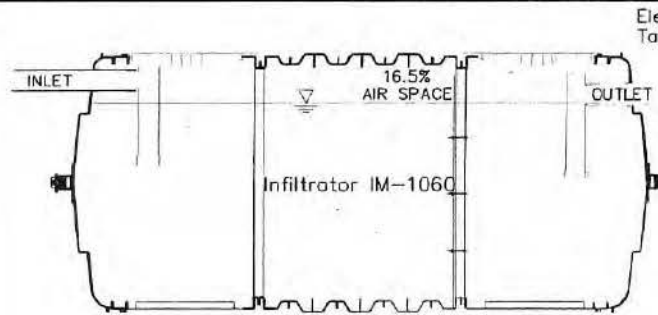


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/12/2023
Page 1 of 4





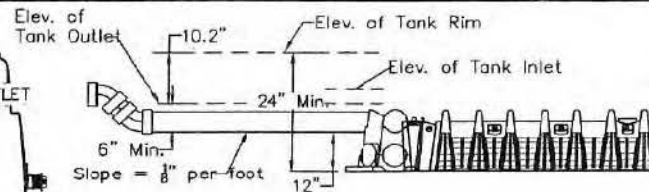
TYPICAL PROFILE

nts

*Infiltrator IM-1060 tank pictured above for visual reference. Any other ADPH approved tank may be substituted. If other tank is used, see manufacturer specifications for dimensions.

NOTES

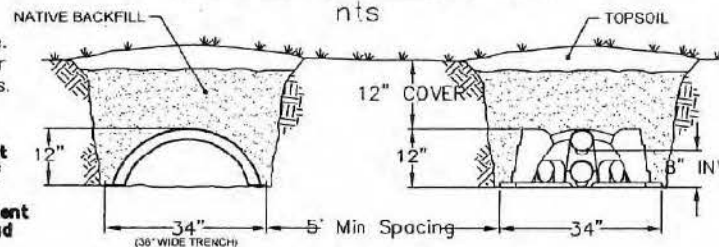
1. The materials and the construction of the Septic Tank and Effluent Disposal Field (EDF) shall be per the Rules of the State Board of Health, Bureau of Environmental Services Division of Community Environmental Protection, Chapter 420-3-1, Onsite Sewage Treatment and Disposal, which were adopted by the State Board of Health and has an effective date of February 13, 2023.
2. The installer must exercise appropriate caution when installing the Onsite Septic System (OSS).
3. Not activity shall be permitted that will damage the soil structure.
4. No component of the OSS shall be installed during times when soil is wet, as per the current ADPH Rules.
5. The installer is required to follow the manufacturer's specifications for the installation of Infiltrator Chamber Products.
6. The engineer, Benjamin W. White, shall be notified a minimum of 24 hours prior to installation of any component of the OSS.
7. Utility locations are approximate where known. The installer is responsible to verify utility locations and maintain an updated One Call (811) ticket.
8. It is the responsibility of the installer to verify elevations and site dimensions prior to construction of any component of the Onsite Wastewater Treatment and Disposal System. Elevations and/or grades are shown per available published data. (LIDAR, USGS Quads, etc.)
9. This is NOT a Boundary survey. Property lines shown in this application were taken from county tax maps, GIS data, or field recoding of existing property markers.
10. The installer may modify the arrangement of the EDF for conventional systems as long as the EDF remains in the designated location and the specified required length of trench be met.
11. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM EDF.



**Infiltrator Quick4 Standard Chamber pictured above for visual reference.

TYPICAL CROSS SECTION

nts



SITE DATA

NUMBER OF BEDROOMS: 3

TANK SIZE: 1,000 GALLON

TOTAL LENGTH OF 36" CHAMBER: 180 LINEAR FEET

NUMBER OF TRENCHES: 3

MINIMUM TRENCH DEPTH: 12"

MAXIMUM TRENCH DEPTH: 42"



DATE: 02/15/2023
BY: BENJAMIN W. WHITE
REVISED:

15 Hand Ave, Suite 158
Bay Minette, AL 36507
Phone: (251) 331-1711

TENSAW

ONSITE WASTEWATER
STANDARD DETAILS

Montrose Preserve
3rd Street
Fairhope, AL 36532

PROJECT NO:

THIS INSTRUMENT PREPARED WITHOUT BENEFIT
OF TITLE EXAMINATION OR SURVEY BY:

Gregory L. Leatherbury, Jr., Esq.
Hand Arendall LLC
Post Office Box 1499
Fairhope, Alabama 36533
251-990-0079

STATE OF ALABAMA:

COUNTY OF BALDWIN:

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 12/ 4/2013 11:46 AM
TOTAL \$ 18.00
4 Pages

1431849

DISTRIBUTION DEED



This Distribution Deed made by Burgess A. Thomasson, Jr., as Trustee of Thomasson Trust "B" dated December 17, 1976 (herein called the "Grantor") to Burgess A. Thomasson, Jr. (the "Grantee").

RECITALS:

Thomasson Trust "B" was established by Irrevocable Trust document dated December 17, 1976, which was recorded in its entirety including exhibits on October 28, 2013 at Instrument No. 1426924 of the records in the Office of the Judge of Probate of Baldwin County, Alabama (the "Records"), and is also referenced in that certain Memorandum of Trust dated July 22, 1986, and recorded at Real Book 256, 1373 *et seq.*, of the Records. The property situated in Baldwin County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof, was conveyed by Isabelle B. Thomasson, as the Grantor, to Thomasson Trust "B" by (i) deed executed and delivered on December 17, 1976, and which was recorded at Deed Book 507, pages 488-490 of the Records, and by (ii) deed executed and delivered on July 25, 1986, and recorded at Real Property Book 256, Page 1371 *et seq.* of the Records. On March 2, 1994, Albert F. Thomasson resigned as Trustee and pursuant to the terms of Thomasson Trust "B," Burgess A. Thomasson, Jr., was appointed as Trustee thereof. Thomasson Trust "B" provides that it was to terminate on the death of the beneficiary, Burgess Alfred Thomasson, and then be distributed to his the then living child or children. Burgess Alfred Thomasson died on January 9, 2000, and a Certified Copy of his Death Certificate is attached as an Exhibit to Affidavit recorded at Instrument 1427587 of the Records. Upon the death of Burgess A. Thomasson, the property as described on Exhibit A became distributable by the Trustee to Burgess A. Thomasson, Jr., as the sole child of Burgess Alfred Thomasson, deceased, and the sole residuary beneficiary of the Trust, who is the Grantee herein. The purpose of this Distribution Deed is to clarify on the public records that the Thomasson Trust B has terminated according to its terms by the death of Burgess A. Thomasson, and that pursuant to the Trust's provisions the Property is now vested in and owned by the Grantee.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration delivered by the Grantee to the Grantor, Grantor does hereby grant, distribute and

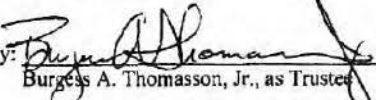
convey to the Grantee an undivided one-half (1/2) interest (constituting all of the Trustee's interest) in and to that certain property situated in Baldwin County, Alabama, as more particularly described on Exhibit A attached hereto and made a part hereof.

This conveyance is subject to any ad valorem taxes appropriate to said property, to all prior mineral reservations or conveyances, to all zoning laws, and to any and all matters of record, or which would be disclosed by an accurate survey or which would be visible on the surface.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, subject, however, to the matters to which reference is hereinabove made, unto the Grantee and to the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument under seal on the 3rd day of December, 2013..

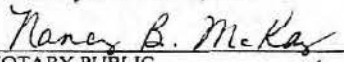
THOMASSON TRUST "B"
Dated December 17, 1976

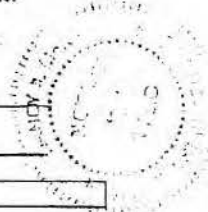
By: 
Burgess A. Thomasson, Jr., as Trustee

STATE OF ALABAMA:
COUNTY OF MOBILE:

I, the undersigned notary public in and for the State of Alabama at Large, hereby certify that Burgess A. Thomasson, Jr., whose name as Trustee of the Thomasson Trust "B" dated December 17, 1976, 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 said instrument, he, in his capacity as such Trustee, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and seal this 3rd day of December, 2013.


NOTARY PUBLIC
My Commission expires: 10/24/2016



REAL ESTATE SALES VALIDATION	
Grantor(s): Burgess A. Thomasson, Jr., as Trustee of the Thomasson Trust "B" dated December 17, 1976. 1912 Dauphin Street Mobile, AL 36606	Grantee(s): Burgess A. Thomasson, Jr. 1912 Dauphin Street Mobile, AL 36606
Property Addresses: One → Three Hwy. 98 – Montrose; Four 17569 & 17957 Scenic Hwy 98 Fairhope, AL 36532	Date of Transfer: Dec. 3, 2013 (as of Jan. 9, 2000 - D.O.D. Burgess A. Thomasson, Dec'd) Appraised Value 50% Interest: \$2,488,830

EXHIBIT A

This is Exhibit A (consisting of Four Parcels on two pages) to that certain Distribution Deed dated the 3rd day of December, 2013, by Burgess A. Thomasson, Jr., as Trustee of Thomasson Trust "B" dated December 17, 1976 (the "Grantor") to Burgess A. Thomasson, Jr. (the "Grantee"), as follows:

PARCEL ONE:

From the Southeast corner of Section 32, Township 5 South, Range 2 East, run N88°-07'-43"W, 2300.00 feet; thence run N88°-30'-31"W, 260.94 feet to an iron pin on the West right-of-way of U.S. Highway 98 (fourlane), said point being on a curve to the Northwest having a radius of 59,906.90 feet and also the point of beginning; thence run Northwestwardly along the arc of said curve 317.13 feet to a concrete monument marked P. T. Station 164+74.95; thence run N01°-34'-25"W, 311.96 feet to an iron pin on said right-of-way; thence run S76°-20'-07"W, 1050.99 feet to a concrete monument at the Northeast corner of the John Forbes Grant Section 7, Township 5 South, Range 2 East; thence run S16°-18'-08"E, 354.47 feet to a concrete monument; thence run S88°-13'-12"E, 909.60 feet to a concrete monument; thence run S88°-30'-31"E, 73.39 feet to the point of beginning, in all containing 11.37 acres.

PARCEL TWO:

Lots 2 and 3 of Block One and all of Block 18 of the Village of Montrose as per a plat thereof recorded in Deed Book "E", Page 388 of the records of the Judge of Probate of Baldwin County, Alabama; in all containing 13.54 acres and being situated in Section 32, Township 5 South, Range 2 East.

PARCEL THREE

From the Southeast corner of Section 32, Township 5 South, Range 2 East, run N88°-07'-43"W, 1980.00 feet to an iron pin; thence run N14°-00'W, 759.34 feet to an iron pin; thence run S76°-20'-07"W, 425.09 feet to an iron pin on the West right-of-way of U.S. Highway 98 (fourlane) and the point of beginning; thence along said West right-of-way, run N01°-34'-25"W, 313.81 feet to a concrete monument marked Station 171+00; thence run S88°-09'-41"W, 20.00 feet to a concrete monument; thence run N01°-26'-02"W, 298.79 feet to a concrete monument; thence run N88°-03'-01"E, 10.00 feet to a concrete monument marked Station 174+00; thence run N01°-35'-19"W, 705.95 feet to a concrete monument marked P.C. Station 181+06.73 which is at the beginning of a curve to the left having a radius of 6,745.43 feet; thence run Northwestwardly along the arc of said curve 1,147.66 feet to an iron pin at right-of-way station 192+77.30; thence run N13°-53'-52"W, 315.66 feet to an iron pin; thence run S76°-00'W, 626.85 feet to iron pin; thence run S14°-00'E, 2,741.90 feet to an iron pin; thence run N76°-27'-07"E, 201.76 feet to the point of beginning; less and except the Eastwardly extensions of Ladyard, Taylor and Chapman Streets as indicated by the plat of record of the Village of Montrose as recorded in Deed Book "E", Page 388 of the records of the Judge of Probate of Baldwin County, Alabama: said Parcel "C" containing 27.7 acres, exclusive of the aforementioned street extensions, 2.19 acres being in the extensions.

PARCEL FOUR:

THAT PORTION OF LOT 9 OF THE TROOST SURVEY OF THE POINT CLEAR TRACT LYING WEST OF THE RIGHT-OF-WAY OF SCENIC U.S. HIGHWAY NO. 98; SAID PROPERTY BEING MORE PARTICULARLY DEFINED BY THIS SURVEY BASED UPON EXISTANT MONUMENTATION AND EVIDENCE AS FOLLOWS:

BEGINNING AT A CARRIAGE BOLT IN CONCRETE FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF LOT 9 OF THE TROOST SURVEY OF THE POINT CLEAR TRACT WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SCENIC U.S. HIGHWAY NO. 98 (70 FOOT RIGHT-OF-WAY); RUN THENCE SOUTH 49°-34'-34" EAST, ALONG SAID RIGHT-OF-WAY LINE, 204.60 FEET TO AN UNCAPPED REBAR MARKER IN CONCRETE ON THE SOUTHEAST LINE OF SAID LOT 9 OF SAID TROOST SURVEY; RUN THENCE SOUTH 41°-25'-14" WEST, ALONG SAID SOUTHEAST LOT LINE, 139 FEET, MORE OR LESS, (TOTAL DISTANCE THIS CALL OF 755 FEET, MORE OR LESS) TO THE EASTERN SHORE OF MOBILE BAY; RUN THENCE NORTHWESTWARDLY, ALONG THE EASTERN SHORE OF MOBILE BAY, 199 FEET, MORE OR LESS, TO A POINT ON THE AFORESAID NORTHWEST LINE OF LOT 9; RUN THENCE NORTH 41°-00'-00" EAST, ALONG SAID NORTHWEST LOT LINE, 143 FEET, MORE OR LESS, TO AN IRON PIPE MARKER; CONTINUE THENCE NORTH 41°-00'-00" EAST, ALONG SAID NORTHWEST LOT LINE, 611.81 FEET (TOTAL DISTANCE THIS CALL OF 755 FEET, MORE OR LESS) TO THE POINT OF BEGINNING; CONTAINING 2.853 ACRES, MORE OR LESS.



Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526
251.990.9950
251.990.9910 fax
www.dewberry.com

Project: Montrose Preserve PUD Utility: Daphne Utilities

Date: Friday, January 12, 2024 Time: 9:00am

Observations:						
Static Hydrant (Nearest to Proposed Project)						
General Location: <u>Dovecote Lane</u>						
*Hydrant No.	Latitude	Longitude	Size	Material	Static PSI	Residual PSI (Flow)
	30.564342	-87.897438	6	PVC	70	16
For Best Results Residual Needs to Exceed 25%					77% Residual	Exceeds 25%
Flow Hydrant						
General Location: <u>Taylor Street</u>						
*Hydrant No.	Latitude	Longitude	Size	Material	Pitot PSI	GPM
	30.565145	-87.897108	8	PVC	15	650
Calculations:						
Flow @ 20 PSI		Hydrant Paint Scheme				
GPM	650	GPM @ 20 PSI	Color	Classification		
Start-20 PSI	50	Less than 500 GPM	Red	C		
Residual PSI	54	500 - 999 GPM	Orange	B		
GPM @ 20 PSI	624	1,000 - 1,499 GPM	Green	A		
**Pressure Drop	77%	1,500 GPM & Above	Light Blue	AA		

Cody Kachele / Dayne Busch

Inspector(s)

* Hydrant number may be found on attached tag.

** Should be a minimum 10% pressure drop, if not may need to open additional downstream hydrants.
Obtain Lat/Lon from your Google Earth app. Set it to decimals, not degrees.



Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

January 22, 2024

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

**RE: Montrose Preserve PUD
Traffic Study**

Dear Mr. Simmons,

The trip generations have been evaluated for the Montrose Preserve Phase 1 (3 lots) and they do not require a traffic study.

Sincerely,

DEWBERRY ENGINEERS INC.

A handwritten signature in blue ink, appearing to read 'Jason N. Estes', written over the printed name and title.

Jason N Estes, PE
Associate Vice President



ALBERT DANIEL THOMASSON & LEIGH THOMASSON BROWN
17569 SCENIC HWY 98
FAIRHOPE, AL 36532

To whom it may concern,

DEWBERRY is hereby authorized as our agent to represent me before the City of Fairhope's
Planning Commission and/or City Council regarding Montrose Preserve PUD.

Sincerely,

 11/27/2023

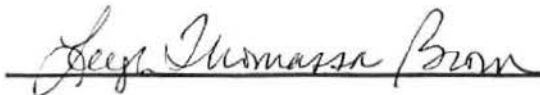
Owner #1 Signature

Date

Albert Daniel Thomassen 11/27/2023

Owner #1 Print Name

Date

 11/27/2023

Owner #2 Signature

Date

Leigh Thomasson Brown 11/27/2023

Owner #2 Print Name

Date