



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
May 6, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - April 1, 2024
3. Old/New Business
4. Consideration of Agenda Items

A. SD 24.07 Public hearing to consider the request of the Applicant, Goodwyn Mills Cawood, LLC, on behalf of the Owner, Retirement Systems of Alabama, for Final Plat Approval of Battles Trace Phase 8, a 48-lot Major Subdivision. The property is approximately 28.53 acres and is zoned TR – Tourist Resort District. The property is located on the north side of Battles Road, on the east and west sides of Colony Drive. **PPINS #: 29244, 372296**

B. SD 24.08 Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Old Towne Investments, LLC, for Preliminary and Final Plat Approval of Morphy Grove, a 3-lot Minor Subdivision. The property is approximately 1.26 acres and is zoned R-3 – High Density Single-Family. The property is located north of Morphy Avenue and west of Bishop Road. **PPIN #: 57387**

C. SD 24.10 Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owner, 68V Harvest Green West 2022, LLC, for Final Plat Approval of Harvest Green West Phase 1, a 77-lot subdivision. The property is approximately 42.10 acres and is zoned PUD – Planned Unit Development. The property is located on the west side of State Highway 181, across from The Waters Subdivision. **PPIN #: 17737**

161 North Section Street

PO, Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper



Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

D. SD 24.12 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, acting on behalf of the Owner, Two Hands Design & Development LLC, for Preliminary Plat Approval of Hill Top – Lot 29. The property is approximately 1.131 acres and is zoned a PUD – Planned Unit Development. The property is located at 18655 Section Street. **PPIN #: 389630**

E. SR 24.01 Request of the Applicant, Jade Consulting, LLC, acting on behalf of the Owner, Two Hands Design & Development LLC, for Site Plan Approval of Hill Top – Lot 29. The property is approximately 1.131 acres and is zoned a PUD – Planned Unit Development. The property is located at 18655 Section Street. **PPIN #: 389630**

5. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

The Planning Commission met Monday, April 1, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas, Hunter Simmons, Planning and Zoning Director, Mike Jeffries, Development Services Manager, Michelle Melton, Planner; and Cindy Beaudreau, Planning Clerk.

Absent: Rebecca Bryant and Clarice Hall-Black

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

Hunter Simmons, Planning and Zoning Director, introduced and welcomed Paul Fontenot to the Planning Commission.

Approval of the Minutes March 4, 2024:

Jay Robinson made a motion to approve the minutes from March 4, 2024.

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

AYE: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas

NAY: None.

Old/New Business

- **SD 23.18** Polo Crossing MOP – Request of Applicant, Dewberry, for a six-month extension to record the final plat.

Erik Cortinas made a motion to approve the six-month extension request.

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

AYE: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas

NAY: None.

- Lunch and Learn Discussion

Hunter Simmons, Planning and Zoning Director, explained that the Lunch and Learn sessions will be scheduled monthly and used to discuss upcoming zoning amendments. Staff will schedule two to three Planning Commissioners each month so there will not be a quorum. A schedule will be sent out and lunch will be provided.

- Zoning Amendments/Medical Overlay

Hunter Simmons, Planning and Zoning Director, explained that there will be some short-term amendments coming with the Medical Overlay District. Mr. Simmons shared slides showing the various districts within the City of Fairhope. Mr. Simmons stated that working on this project will take 2-3 hours and asked for 2-3 volunteers from the Planning Commission to help work on it. Mr. Simmons asked whoever is willing and interested in working on the project to e-mail staff.

Consideration of Agenda Items:

A. IR 24.01 Request of the Applicant, S.E. Civil, for an Informal Review of Park City.

Larry Smith, S.E. Civil, stated that this project would be located on the existing Klumpp PUD. Mr. Smith introduced Louis Nequette and Jared Calhoun from Nequette Architecture & Design to present the project. Mr. Calhoun shared the project goals and designs for Park City.

Lee Turner liked various aspects of the project and asked about the height of the buildings and stated that Nequette should be ready to answer questions about height and greenspace when returning for approval. Mr. Turner also requested a guarantee that the architectural standards will remain.

John Worsham is concerned about the residential greenspace and places for the kids. Mr. Nequette stated that there will be playgrounds, a clubhouse and pool area.

Hunter Simmons requested that they address the contours on the ponds, buffers, and design guidelines for the buildings. Mr. Simmons continued by asking what we are getting for the building height, what are the standards and what is being proposed.

Mr. Nequette stated that they want to create a framework and propose what goes in there, but in the end, it becomes an asset for the City of Fairhope.

Jay Robinson asked for the distinction between an active adult community versus a market rate multifamily project. Mr. Calhoun responded that an active adult community is a 55 plus community and market rate is open to all ages.

Paul Fontenot asked for their vision on the perimeter on Fairhope Avenue and State Highway 181, pedestrian corridors, and the main artery for the project. Mr. Calhoun stated that he would be prepared to speak about this when the project comes back to the Planning Commission. The buildings would have two fronts along Fairhope Avenue and State Highway 181. The tree lined streets are the circulation corridors.

Mr. Simmons stated that he would like to connect State Highway 181 to town without using Fairhope Avenue, maybe by using State Highway 104 or State Highway 98. Mr. Simmons asked if they are using parallel parking to meet a minimum. Mr. Calhoun stated they are trying to create streetscape and are not counting it toward the parking minimum.

Mr. Turner stated that parallel parking may be difficult there but may be 45-degree parking may work.

Hollie MacKellar suggested making the perimeter more inviting to draw people in and asked what would be going on the west side of the property. Mr. Calhoun stated that the plan is to save the landscaping along that area but design a multi-use trail through that area. Ms. MacKellar asked to make sure that the parking lots are tucked away and hidden.

Mr. Simmons stated that staff is looking for connectivity along State Highway 181 and asked that it is shown on future renderings.

Ms. MacKellar loved the signage. Mr. Simmons asked for a signage plan for this development.

Adjournment

Jay Robinson made a motion to adjourn.

AYE: Lee Turner, Holly MacKellar, Harry Kohler, John Worsham, Paul Fontenot, Jay Robinson, Erik Cortinas

NAY: None.

Adjourned at 5:55pm.

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.

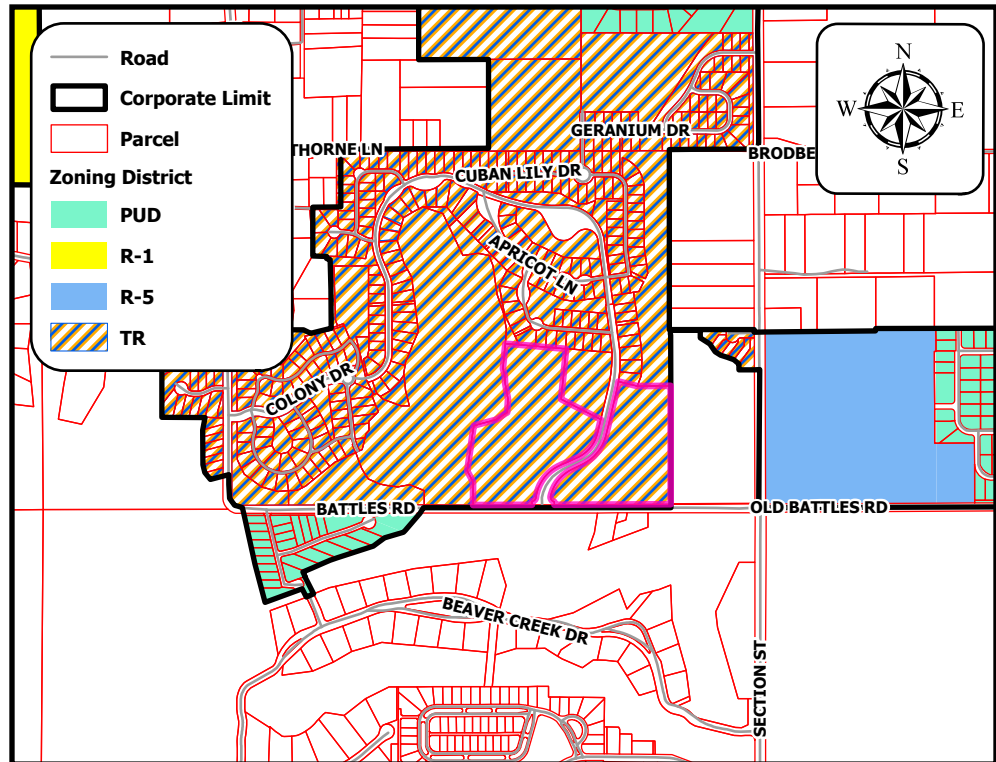
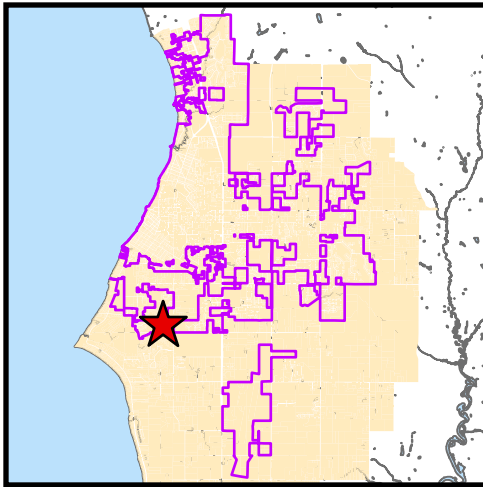
City of Fairhope

Planning Commission

May 6, 2024



SD 24.07 - Battles Trace Phase 8



Project Name:

Battles Trace Phase 8

Site Data:

28.53 acres

Project Type:

Final Plat Approval, 48-lot Major Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

Tourism Resort District (TR)

PPIN Number:

29244, 372296

General Location:

North side of Battles Road, West of South Section Street / County Road 3.

Surveyor of Record:

Goodwyn Mill Cawood, LLC

Engineer of Record:

Goodwyn Mill Cawood, LLC

Owner / Developer:

Retirement Systems of Alabama

School District:

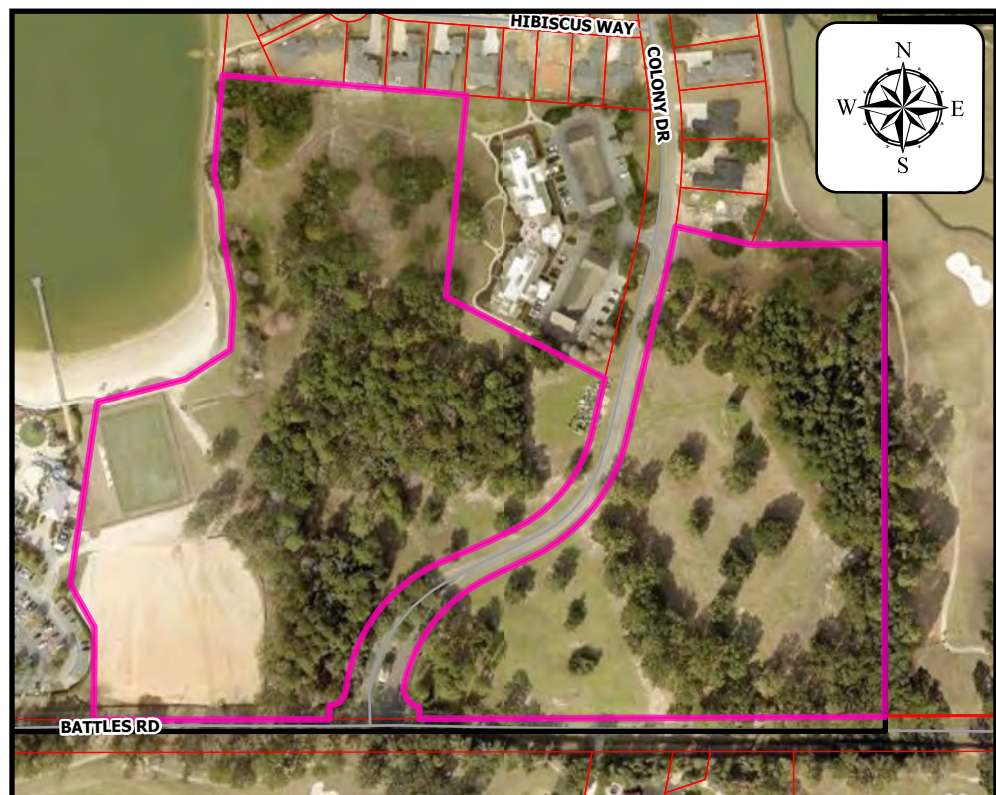
Fairhope Elementary School
Fairhope Middle and High Schools

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 N/A
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: Retirement Systems of AL Phone Number: 334-264-2345
 Address of Property Owner: 201 South Union Street
 City: Montgomery State: AL Zip: 36104

Proposed Subdivision Name: Battles Trace Phase 8
 No. Acres in Plat: 28.53 No. Lots/Units: 58 48
 Parcel No: 05-46-09-30-0-000-078.000 Current Zoning: TR
 05-46-09-30-0-000-078.143

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: Amanda Thompson

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

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.

Amanda Thompson, Authorized Agent
 Property Owner/Leaseholder Printed Name

Amanda Thompson
 Signature

03/07/24
 Date

Fairhope Single Tax Corp. (If Applicable)



Authorization Letter

To Whom it May Concern:

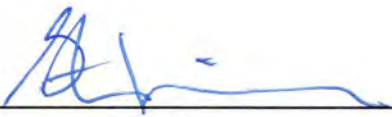
I, Steve Timms (Retirement Systems of Alabama), hereby authorize
Owner of Record

Amanda Thompson of Goodwyn Mills Cawood, LLC
Authorized Agent Company

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

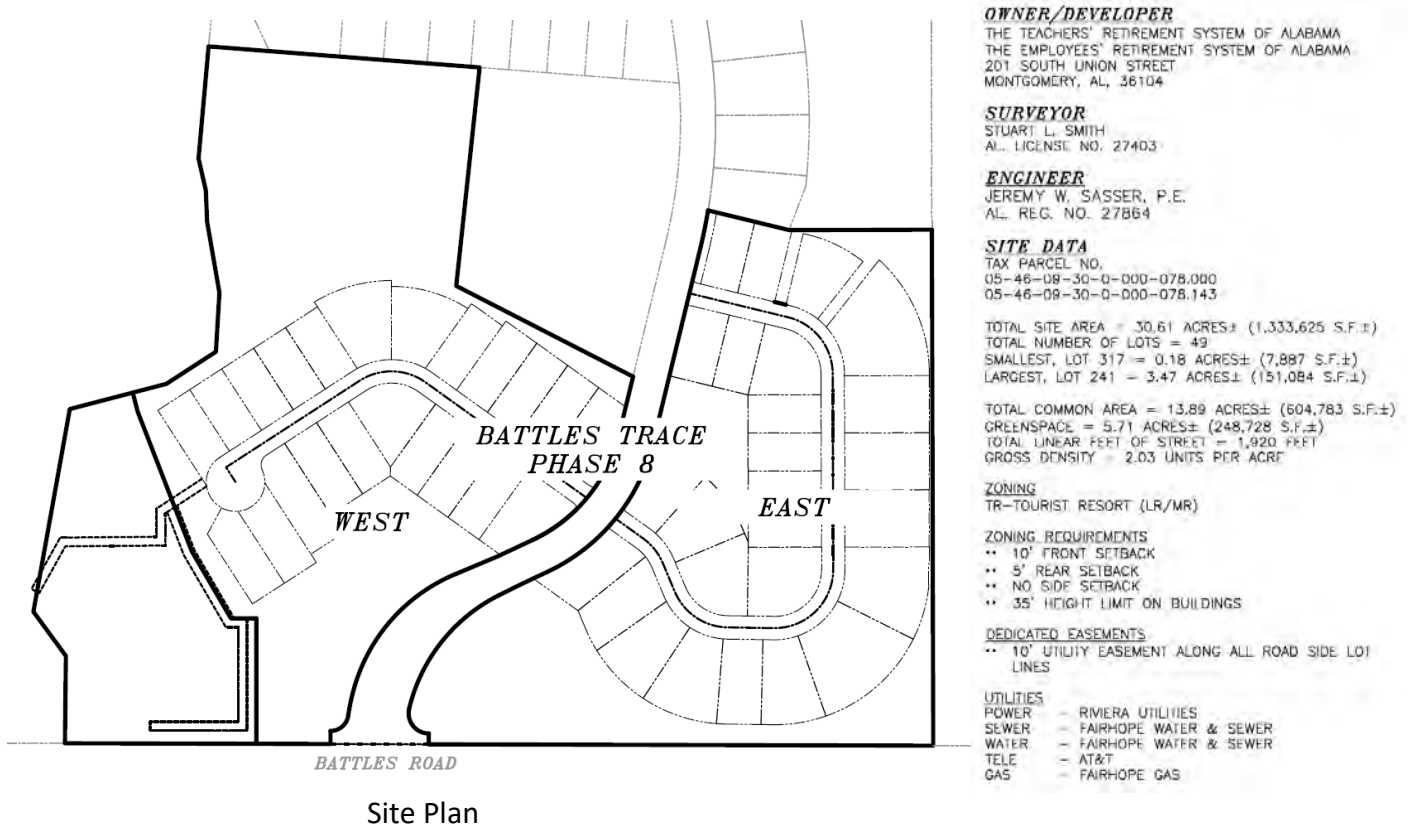
Battles Phase 8/Retirement Systems of Alabama
Name of Development/Application

Sincerely,

, 2.16.24
Owner of Record Date

Summary of Request:

Public hearing to consider the request of the Retirement Systems of Alabama for Final plat approval of Battles Trace, Phase 8, a 48-lot subdivision. The property is approximately 28.53 acres and is zoned TR – Tourist Resort. The property is located on the north side of Battles Road, on the east and west sides of Colony Drive. The preliminary plat was approved at the April 4, 2022, Planning Commission meeting and received a 6-month extension at the March 4th, 2024, Planning Commission meeting.



Comments:

The development, Battles Trace, Phase 8 is a 48-lot phase of a single-family residential development with roads and infrastructure. Phase 8 also includes a recreation area that may be added to the existing amenity area located to the east. Battles Trace, Phase 8 has been built in accordance to the design and engineered plans of the approved preliminary plat in April 2022. All conditions of the preliminary plat have been met.

The subdivision regulations contain the following criteria in Article IV.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;**
or
 - **Meets**
- e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City.”**
 - **Meets**

Follow-Up Activities Required by Staff and the Applicant:

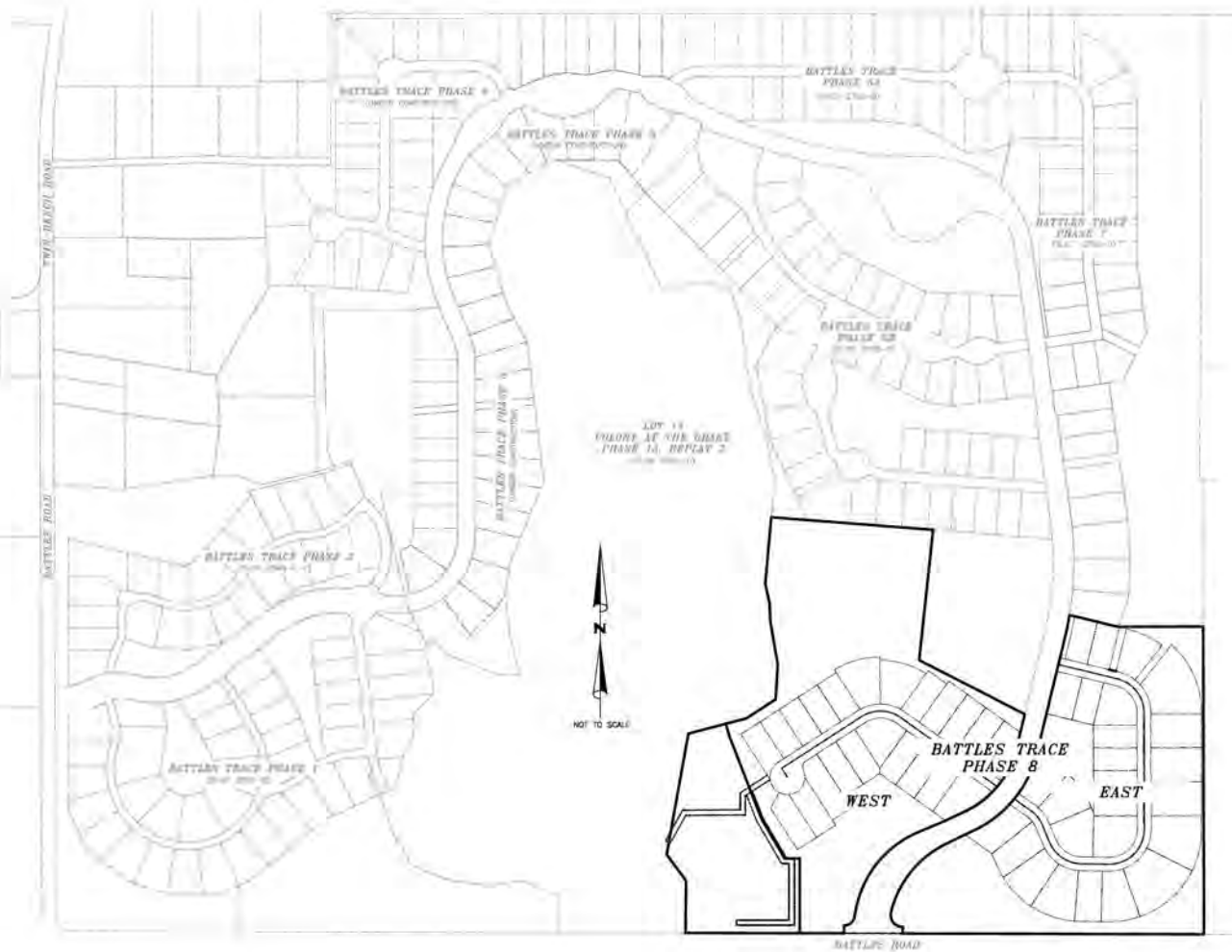
- Copy of the recorded plat (Final Plat must be recorded within 120 days of acceptance)
- Copy of the recorded O&M Agreement
- Maintenance Agreement executed by the subdivider – this document is not considered fully executed until the Mayor signs said agreement.
 - Remember to include the instrument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

Recommendation:

Staff recommends **Conditional Approval** of SD 24.07 Battles Trace, Phase 8 Final Plat **subject to the following conditions:**

1. Completion of Follow-Up Activities

BATTLES TRACE AT THE COLONY PHASE 8



LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(R) RECORD DEED
(P) PLAT OF RECORD
(D) DRUM TOP IRON PIPE FOUND
(IP) IRON PIN FOUND
(C) CRAMP TOP IRON PIPE FOUND
(R) CAPTED REBAR FOUND
(R) IRON REBAR FOUND
(C) 5/8" CAPTED REBAR SET STAMPED CA#1196
(C) CONCRETE MONUMENT FOUND
(C) 4" ROUND DIAMETER x 3' LONG CONCRETE MONUMENT SET
(L) LICENSED PROFESSIONAL SURVEYOR'S NUMBER
(C) CERTIFICATE OF AUTHORIZATION NUMBER
(O/S) OFFSET FROM CORNER
(R) REFERENCE CORNER SET ON LINE
(UNR) UNREADABLE
(NST) INSTRUMENT NUMBER
SECT. SECTION
T. TOWNSHIP
R. RANGE
-O- POWER POLE
-C- GUY WIRE
R/W RIGHT-OF-WAY
R.O.W. RIGHT-OF-WAY
O FIRE HYDRANT
E./ELEV ELEVATION
INV INVERT
NOTE: ALL PROPERTY CORNERS SET OR FOUND ARE CMC (CA#1196) UNLESS OTHERWISE STATED.

WETLAND NOTICE

PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF PROPERTY ENCUMBERED BY WETLANDS MAY REQUIRE SEPARATE PERMITTING BY CITY, COUNTY, FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAW AND REGULATIONS GOVERNING WETLANDS AS MAY BE IN EFFECT AT THE TIME OF PERMITTING.

FLOOD STATEMENT

THE PROPERTY SHOWN HEREON IS IN ZONE X-AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER(S) 0100300755M, CITY OF FAIRHOPE, ALABAMA DATED APRIL 19TH, 2019.

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 01/26/2024.
- 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. STANDARD FEET.
- 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 BATTLES TRACE AT THE COLONY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN BALDWIN COUNTY, ALABAMA (THE "DECLARATION"), INCLUDING THE VARIOUS EASEMENTS, USE RESTRICTIONS AND THE CREATION OF LIENS FOR THE PAYMENT OF ANNUAL ASSESSMENTS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
- A MINIMUM 12 FOOT SEPARATION SHALL BE ESTABLISHED BETWEEN ALL STRUCTURES TO MEET ISO REQUIREMENTS.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.
- 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.

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, STUART L. SMITH, A REGISTERED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE BELOW DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA:

PHASE 8 LEGAL DESCRIPTION

PHASE 8 (WEST)
COMMENCING FROM A 1/2" IRON REBAR WITH CAP (CA#604) LYING ON THE NORTH RIGHT-OF-WAY OF BATTLES ROAD (60' WIDE R.O.W.) AND BEING THE SOUTHEAST CORNER OF LOT 1A, THE COLONY AT THE GRAND SUBDIVISION PHASE 1A (REPLAT 2), AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2502-B IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°50'34" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 327.01 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH A DISTANCE OF 214.11 FEET TO A POINT; THENCE RUN WEST A DISTANCE OF 43.35 FEET TO A POINT; THENCE RUN NORTH 30°18'11" WEST A DISTANCE OF 132.50 FEET TO A POINT; THENCE RUN NORTH 21°11'39" WEST A DISTANCE OF 255.47 FEET TO A POINT; THENCE RUN NORTH 14°36'21" WEST A DISTANCE OF 33.90 FEET TO A POINT; THENCE RUN NORTH 75°23'59" EAST A DISTANCE OF 59.36 FEET TO A POINT; THENCE RUN NORTH 57°04'58" EAST A DISTANCE OF 100.87 FEET TO A POINT; THENCE RUN NORTH 03°25'42" EAST A DISTANCE OF 100.95 FEET TO A POINT; THENCE RUN NORTH 09°52'44" WEST A DISTANCE OF 122.59 FEET TO A POINT; THENCE RUN NORTH 02°27'45" WEST A DISTANCE OF 54.41 FEET TO A POINT; THENCE RUN NORTH 12°53'04" WEST A DISTANCE OF 55.30 FEET TO A POINT; THENCE RUN NORTH 05°07'11" EAST A DISTANCE OF 192.19 FEET TO A POINT; THENCE RUN SOUTH 85°34'02" EAST A DISTANCE OF 464.54 FEET TO A POINT; THENCE RUN SOUTH 06°08'43" WEST A DISTANCE OF 374.99 FEET TO A POINT; THENCE RUN SOUTH 62°51'03" EAST A DISTANCE OF 339.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COLONY DRIVE (A PRIVATE ROAD); THENCE RUN SOUTH 13°38'27" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 100.75 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 241.58 FEET, A CHORD BEARING SOUTH 30°16'23" WEST, AND A CHORD DISTANCE OF 233.60 FEET TO A POINT; THENCE RUN SOUTH 64°54'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 66.06 FEET TO A POINT; THENCE RUN SOUTH 67°11'50" WEST A DISTANCE OF 79.25 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 299.97 FEET, AN ARC LENGTH OF 243.72 FEET, A CHORD BEARING SOUTH 42°00'58" WEST, AND A CHORD DISTANCE OF 255.31 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 350.43 FEET, AN ARC LENGTH OF 52.70 FEET, A CHORD BEARING SOUTH 12°30'55" WEST, AND A CHORD DISTANCE OF 52.65 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.50 FEET, AN ARC LENGTH OF 43.62 FEET, A CHORD BEARING SOUTH 49°10'36" WEST, AND A CHORD DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN SOUTH 00°09'05" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 22.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BATTLES ROAD (60' WIDE R.O.W.); THENCE RUN NORTH 89°50'34" WEST A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 13.04 ACRES, MORE OR LESS.

PHASE 8 (EAST)
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, THE COLONY AT THE GRAND SUBDIVISION REPLAT, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2453-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, SAID CORNER LYING ON THE NORTH RIGHT-OF-WAY OF BATTLES ROAD (60' WIDE R.O.W.); THENCE RUN NORTH 89°50'34" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 362.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLONY DRIVE (A PRIVATE ROAD); THENCE RUN NORTH 00°09'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 18.40 FEET TO A POINT; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 34.50 FEET, AN ARC LENGTH OF 62.81 FEET, A CHORD BEARING NORTH 37°41'27" WEST, AND A CHORD DISTANCE OF 54.49 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 292.69 FEET, AN ARC LENGTH OF 253.80 FEET, A CHORD BEARING NORTH 36°24'45" EAST, AND A CHORD DISTANCE OF 245.94 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2392.07 FEET, AN ARC LENGTH OF 92.67 FEET, A CHORD BEARING NORTH 64°14'50" EAST, AND A CHORD DISTANCE OF 92.67 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 295.26 FEET, A CHORD BEARING NORTH 39°16'23" EAST, AND A CHORD DISTANCE OF 285.51 FEET TO A POINT; THENCE RUN NORTH 13°38'27" EAST A DISTANCE OF 340.00 FEET TO A POINT; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 66.80 FEET, A CHORD BEARING NORTH 11°34'59" EAST, AND A CHORD DISTANCE OF 66.79 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY RUN SOUTH 76°21'33" EAST A DISTANCE OF 142.40 FEET TO A POINT; THENCE RUN NORTH 89°51'05" EAST A DISTANCE OF 244.13 FEET TO A POINT; THENCE RUN SOUTH 00°08'55" EAST A DISTANCE OF 880.77 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 12.03 ACRES, MORE OR LESS.

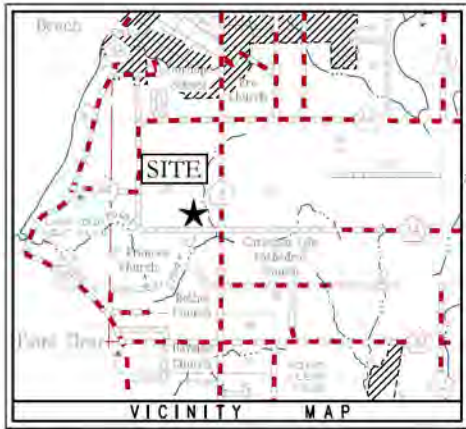
AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND SHOWING THE EASEMENTS, STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME 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.

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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403

SPECIAL NOTE
FINISHED FLOOR ELEVATION (FFE) ON EACH LOT SHALL BE ESTABLISHED AT A MINIMUM OF 15" ABOVE EXISTING HIGHEST GRADE WITHIN THE BUILDING FOOTPRINT



OWNER/DEVELOPER

THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA
THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

SURVEYOR

STUART L. SMITH
AL. LICENSE NO. 27403

ENGINEER

JEREMY W. SASSER, P.E.
AL. REG. NO. 27864

SITE DATA

TAX PARCEL NO.
05-46-09-30-0-000-078.000
05-46-09-30-0-000-078.143

TOTAL SITE AREA = 30.61 ACRES± (1,333,625 S.F.±)
TOTAL NUMBER OF LOTS = 48
SMALLEST LOT 317 = 0.18 ACRES± (7,887 S.F.±)
LARGEST LOT 296 = 0.52 ACRES± (22,682 S.F.±)

TOTAL COMMON AREA = 13.89 ACRES± (604,783 S.F.±)
GREENSPACE = 5.71 ACRES± (248,728 S.F.±)
TOTAL LINEAR FEET OF STREET = 1,920 FEET
GROSS DENSITY = 2.03 UNITS PER ACRE

ZONING

TR--TOURIST RESORT (L/R/MR)

ZONING REQUIREMENTS

- 10' FRONT SETBACK
- 5' REAR SETBACK
- NO SIDE SETBACK
- 35' HEIGHT LIMIT ON BUILDINGS

DEDICATED EASEMENTS

- 10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES

UTILITIES

- POWER - RIVIERA UTILITIES
- SEWER - FAIRHOPE WATER & SEWER
- WATER - FAIRHOPE WATER & SEWER
- TELE - AT&T
- GAS - FAIRHOPE GAS

FINAL PLAT



BATTLES TRACE AT THE
COLONY, PHASE 8
FAIRHOPE, AL

GMC Project #
CMOB210084

ISSUED: JANUARY 2024

DRAWN BY: SLS & JBB
CHECKED BY: SLS

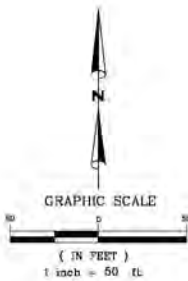
2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GMC
GOODWYN MILLS CAWOOD, LLC

BATTLES TRACE AT THE COLONY
PHASE 8

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C1	27.08'	2392.00'	N65°01'38"E	27.08'
C2	127.47'	330.00'	N53°58'22"E	126.67'
C3	22.07'	80.00'	S46°28'24"E	22.00'
C4	5.91'	19.00'	S84°58'04"E	5.88'
C5	114.70'	265.00'	N44°07'06"W	113.81'
C7	60.64'	120.00'	S42°02'26"E	60.00'
C8	106.42'	80.00'	S38°14'58"E	98.75'
C9	133.92'	265.00'	N70°59'44"W	132.50'
C10	100.70'	270.00'	S24°19'31"W	100.12'
C11	60.84'	120.00'	S70°59'44"E	60.00'
C12	47.68'	270.00'	N40°04'09"E	47.62'
C13	87.97'	120.00'	N21°08'34"W	86.02'
C14	56.13'	120.00'	N13°15'31"E	55.62'
C15	92.26'	120.00'	N48°40'57"E	90.00'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C16	203.73'	264.00'	S48°40'18"W	198.74'
C17	7.77'	120.00'	S87°39'41"E	7.77'
C18	17.16'	285.00'	N87°19'41"W	17.15'
C19	93.01'	264.37'	S80°45'44"W	92.53'
C20	42.12'	120.00'	N80°45'44"E	41.90'
C21	96.99'	264.83'	S18°07'41"W	96.45'
C24	51.96'	120.00'	S64°02'57"E	51.17'
C26	20.09'	120.00'	S46°56'32"E	20.07'
C27	66.81'	928.43'	N11°37'52"E	66.80'
C28	88.80'	930.00'	N11°34'59"E	86.79'
C29	105.28'	245.00'	S64°02'57"E	104.47'
C30	218.79'	262.64'	S23°48'16"E	212.52'
C31	12.43'	16.00'	S32°07'20"E	12.12'
C32	41.43'	265.00'	N27°14'24"W	41.39'



LOT 1A
COLONY AT THE GRAND
SUBDIVISION REPLAT
(ALABAMA 2005-11)

TAX PARCEL NO.
25-40-09-30-0-000-000-001
THE TEACHERS RETIREMENT
SYSTEM OF ALABAMA
THE EMPLOYEES RETIREMENT
SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

P.O.C. PHASE 8 (WEST)
SOUTHWEST CORNER OF LOT 1A
THE COLONY AT THE GRAND
SUBDIVISION PHASE 1A (REPLAT 2)
(20-05-2005-8)

P.O.B. PHASE 8 (WEST)

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C33	9.97'	16.00'	N58°30'42"W	9.81'
C34	9.65'	16.00'	N86°00'23"E	9.69'
C35	53.90'	120.00'	N35°37'42"W	53.44'
C36	92.74'	80.00'	N55°58'20"W	87.64'
C37	127.00'	80.00'	S45°20'18"W	114.08'
C38	111.80'	248.47'	N35°37'42"W	110.66'
C39	58.99'	50.00'	N25°00'14"E	53.11'
C40	25.51'	248.47'	N51°26'10"W	25.30'
C41	22.07'	80.00'	S30°39'05"E	22.00'
C42	10.06'	120.00'	S29°09'44"E	10.00'
C43	47.54'	50.00'	N34°16'47"W	45.77'
C44	28.82'	50.00'	N78°03'51"W	28.42'
C45	7.95'	16.00'	N40°06'14"W	7.87'
C46	12.32'	120.00'	N51°26'10"W	12.31'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C47	73.27'	50.00'	S43°26'34"W	66.89'
C48	124.67'	330.00'	N24°27'49"E	123.93'
C49	22.84'	50.00'	S11°37'13"E	22.64'
C50	28.55'	20.00'	S16°11'19"W	26.19'
C52	9.77'	16.00'	N71°51'47"W	9.62'
C53	14.16'	255.00'	S55°58'04"E	14.16'
C54	60.64'	120.00'	N79°37'39"W	60.00'
C55	60.64'	120.00'	S75°25'03"W	60.00'
C56	295.26'	330.00'	N39°16'23"E	295.51'
C57	138.64'	243.00'	S73°54'07"E	136.77'
C58	137.96'	255.00'	N74°23'45"E	136.28'
C59	8.08'	120.00'	S59°00'41"W	8.08'
C60	95.70'	80.00'	S88°38'50"E	90.09'
C61	93.19'	270.00'	N59°01'01"E	92.73'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C62	14.18'	120.00'	N57°45'49"W	14.18'
C63	8.07'	245.00'	N58°01'37"E	8.07'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N58°51'16"E	30.49'
L2	N56°51'16"E	62.54'
L3	S56°51'16"W	65.18'
L4	S56°51'16"W	15.33'
L5	S56°51'16"W	3.84'
L6	S28°10'23"W	69.71'
L7	S28°10'23"W	30.83'
L8	S07°07'25"E	54.96'
L10	N07°07'25"W	48.19'

TAX PARCEL NO.
25-40-09-31-0-000-001-000
THE TEACHERS RETIREMENT
SYSTEM OF ALABAMA
THE EMPLOYEES RETIREMENT
SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

FINAL PLAT
PHASE 8 (WEST)



BATTLES TRACE AT THE
COLONY, PHASE 8
FAIRHOPE, AL

GMC Project #
CMOB210084

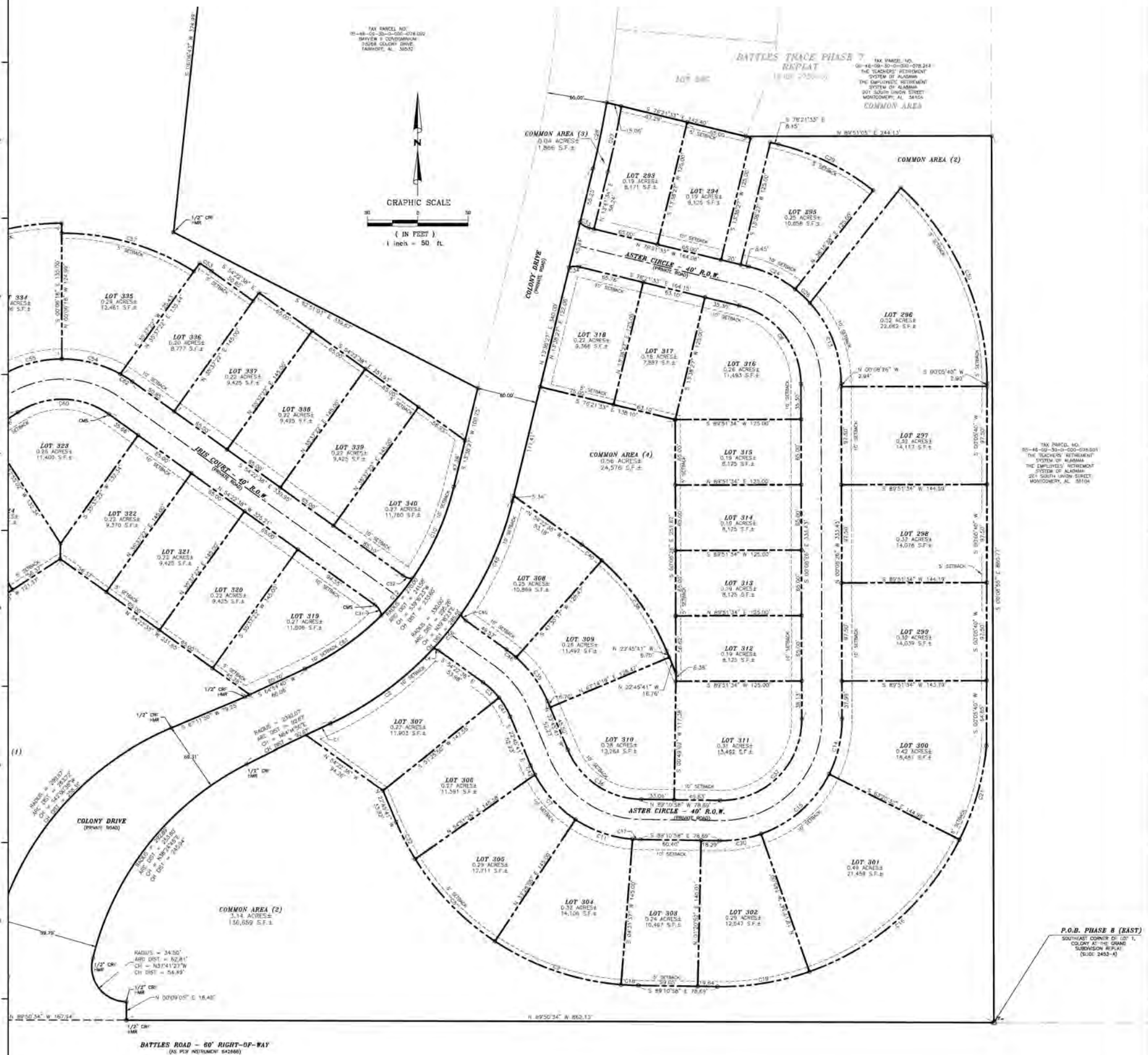
ISSUED: JANUARY 2024

DRAWN BY: SLS & JBB
CHECKED BY: SLS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GMC
GOODWYN MILLS CAWOOD, LLC

BATTLES TRACE AT THE COLONY
PHASE 8



TAX PARCEL NO.
05-45-09-31-0-000-001,000
THE TEACHERS' RETIREMENT
SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

TAX PARCEL NO.
05-45-09-31-0-000-001,000
THE TEACHERS' RETIREMENT
SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

TAX PARCEL NO.
05-45-09-31-0-000-001,000
THE TEACHERS' RETIREMENT
SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

TAX PARCEL NO.
05-45-09-31-0-000-001,000
THE TEACHERS' RETIREMENT
SYSTEM OF ALABAMA
201 SOUTH UNION STREET
MONTGOMERY, AL 36104

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C1	27.08'	2382.07'	N85°01'58"E	27.08'
C2	127.47'	330.00'	N53°50'22"E	126.61'
C3	22.07'	80.00'	S46°28'24"E	22.00'
C4	5.91'	16.00'	S64°58'04"E	5.88'
C5	114.70'	265.00'	N44°07'06"W	113.81'
C7	80.84'	120.00'	S42°02'26"E	80.00'
C8	106.42'	80.00'	S38°14'59"E	98.75'
C9	133.92'	265.00'	N70°58'44"W	132.50'
C10	100.70'	270.00'	S24°19'31"W	100.12'
C11	80.64'	120.00'	S70°59'44"E	80.00'
C12	47.68'	270.00'	N47°04'09"E	47.62'
C13	87.97'	120.00'	N21°08'34"W	86.02'
C14	56.13'	120.00'	N12°15'31"E	55.62'
C15	92.26'	120.00'	N48°42'57"E	90.00'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C16	203.73'	264.65'	S48°40'18"W	198.74'
C17	7.77'	120.00'	S87°19'41"E	7.77'
C18	17.16'	285.00'	N87°19'41"W	17.15'
C19	93.01'	264.37'	S80°45'44"W	92.53'
C20	42.12'	120.00'	N80°45'44"E	41.80'
C21	96.99'	264.83'	S19°07'41"W	96.45'
C24	51.56'	120.00'	S64°02'57"E	51.17'
C26	20.09'	120.00'	S46°56'32"E	20.07'
C27	66.81'	928.43'	N11°57'52"E	66.80'
C28	66.80'	930.00'	N11°54'59"E	66.79'
C29	105.28'	245.00'	S64°02'57"E	104.47'
C30	218.79'	262.64'	S23°46'16"E	212.52'
C31	12.43'	16.00'	S32°07'20"E	12.12'
C32	81.43'	265.00'	N27°14'24"W	81.39'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C33	9.97'	16.00'	N58°30'42"W	9.91'
C34	9.85'	16.00'	N86°00'23"E	9.80'
C35	53.90'	120.00'	N35°37'42"W	53.44'
C36	92.74'	80.00'	N59°58'20"W	87.64'
C37	127.00'	80.00'	S45°20'18"W	114.08'
C38	111.80'	248.47'	N35°37'42"W	110.88'
C39	55.99'	50.00'	N25°00'14"E	53.11'
C40	25.51'	248.47'	N51°26'10"W	25.50'
C41	22.07'	80.00'	S30°59'55"E	22.00'
C42	10.06'	120.00'	S29°09'44"E	10.05'
C43	47.54'	50.00'	N34°16'47"W	45.77'
C44	28.82'	50.00'	N78°03'51"W	28.42'
C45	7.95'	16.00'	N40°08'14"W	7.87'
C46	12.32'	120.00'	N51°26'10"W	12.31'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C47	73.27'	50.00'	S43°26'34"W	66.89'
C48	124.67'	330.00'	N24°27'49"E	123.83'
C49	22.84'	50.00'	S11°37'13"E	22.84'
C50	28.55'	20.00'	S18°11'19"W	28.19'
C52	9.77'	16.00'	N71°51'47"W	9.62'
C53	14.18'	255.00'	S55°58'04"E	14.18'
C54	80.64'	120.00'	N75°37'39"W	60.00'
C55	60.64'	120.00'	S75°25'03"W	60.00'
C56	295.26'	330.00'	N38°18'23"E	285.51'
C57	138.64'	243.03'	S73°54'07"E	136.77'
C58	137.96'	295.00'	N74°23'45"E	136.28'
C59	8.08'	120.00'	S59°00'41"W	8.08'
C60	95.70'	80.00'	S88°36'50"E	90.09'
C61	93.19'	270.00'	N55°01'01"E	92.73'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DISTANCE
C62	14.18'	120.00'	N57°45'49"W	14.18'
C63	8.07'	245.00'	N58°01'37"E	8.07'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N56°51'18"E	30.49'
L2	N56°51'18"E	82.54'
L3	S38°51'16"W	65.18'
L4	S56°51'16"W	15.33'
L5	S56°51'16"W	3.84'
L6	S29°10'23"W	66.71'
L7	S29°10'23"W	30.83'
L9	S8°07'25"E	54.96'
L10	N0°07'25"W	48.19'

FINAL PLAT
PHASE 8 (EAST)



BATTLES TRACE AT THE
COLONY, PHASE 8
FAIRHOPE, AL

GMC Project #
CMOB210084

ISSUED: JANUARY 2024

DRAWN BY: SLS & JBB
CHECKED BY: SLS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM



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

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

SECRETARY DATE

CERTIFICATE OF APPROVAL BY THE 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 OFFICE 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

CERTIFICATION OF OWNERSHIP AND DEDICATION:

WE THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA, 201 SOUTH UNION STREET, MONTEGOMERY, AL 36104, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS BATTLES TRACE AT THE COLONY PHASE B, A PART OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS, DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

NOTARY FOR TEACHERS' RETIREMENT SYSTEM OF ALABAMA:
STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY
E-911/GIS ADDRESSING

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

THIS _____ DAY OF _____, 20

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION:

WE THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA, 201 SOUTH UNION STREET, MONTEGOMERY, AL 36104, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS BATTLES TRACE AT THE COLONY PHASE B, A PART OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS, EASEMENTS, & ETC. AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

NOTARY FOR EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA:
STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20

NOTARY PUBLIC

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

STATE OF ALABAMA
COUNTY OF BALDWIN
CITY OF DAPHNE

ENGINEER'S CERTIFICATE:
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 27864, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

JEREMY W. SASSER, P.E.
ALA.REG. NO. 27864

DATE
BATTLES TRACE AT THE COLONY PHASE B
NAME OF PROJECT TO WHICH THE CERTIFICATE APPLIES. PLANS WHICH ARE CERTIFIED CONSIST OF PAGE 1 THRU 32, EACH OF WHICH BEARS BY SEAL AND SIGNATURE.

CERTIFICATE OF APPROVAL BY AT&T

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

THIS _____ DAY OF _____, 20

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE GAS

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

THIS THE _____ DAY OF _____, 20

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE WATER AND SEWER

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

THIS THE _____ DAY OF _____, 20

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE RIVIERA UTILITIES

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

THIS THE _____ DAY OF _____, 20

AUTHORIZED SIGNATURE

FINAL PLAT



BATTLES TRACE AT THE
COLONY, PHASE B
FAIRHOPE, AL

GMC Project #
CMOB210084

ISSUED: JANUARY 2024

DRAWN BY: SLS & JBB
CHECKED BY: SLS

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

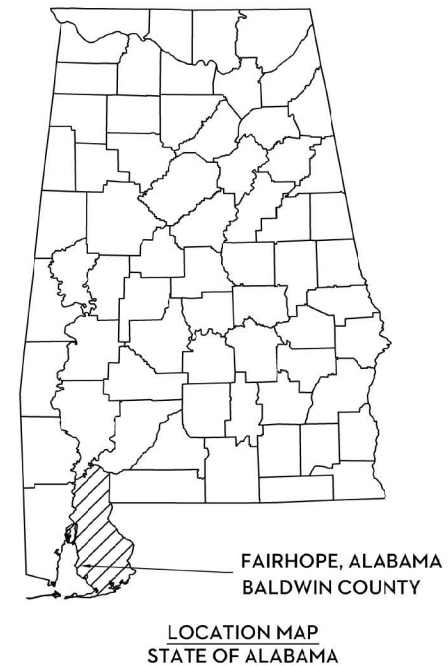
GMC
GOODWYN MILLS CAWOOD, LLC



FAIRHOPE, ALABAMA
BALDWIN COUNTY, ALABAMA
GOODWYN | MILLS | CAWOOD PROJECT NO. CMOB210084
JANUARY 30, 2023

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

ISSUE DATE	21.2023
INITIAL SUBMITTAL	
DRAWN BY:	BMS
CHECKED BY:	MAC



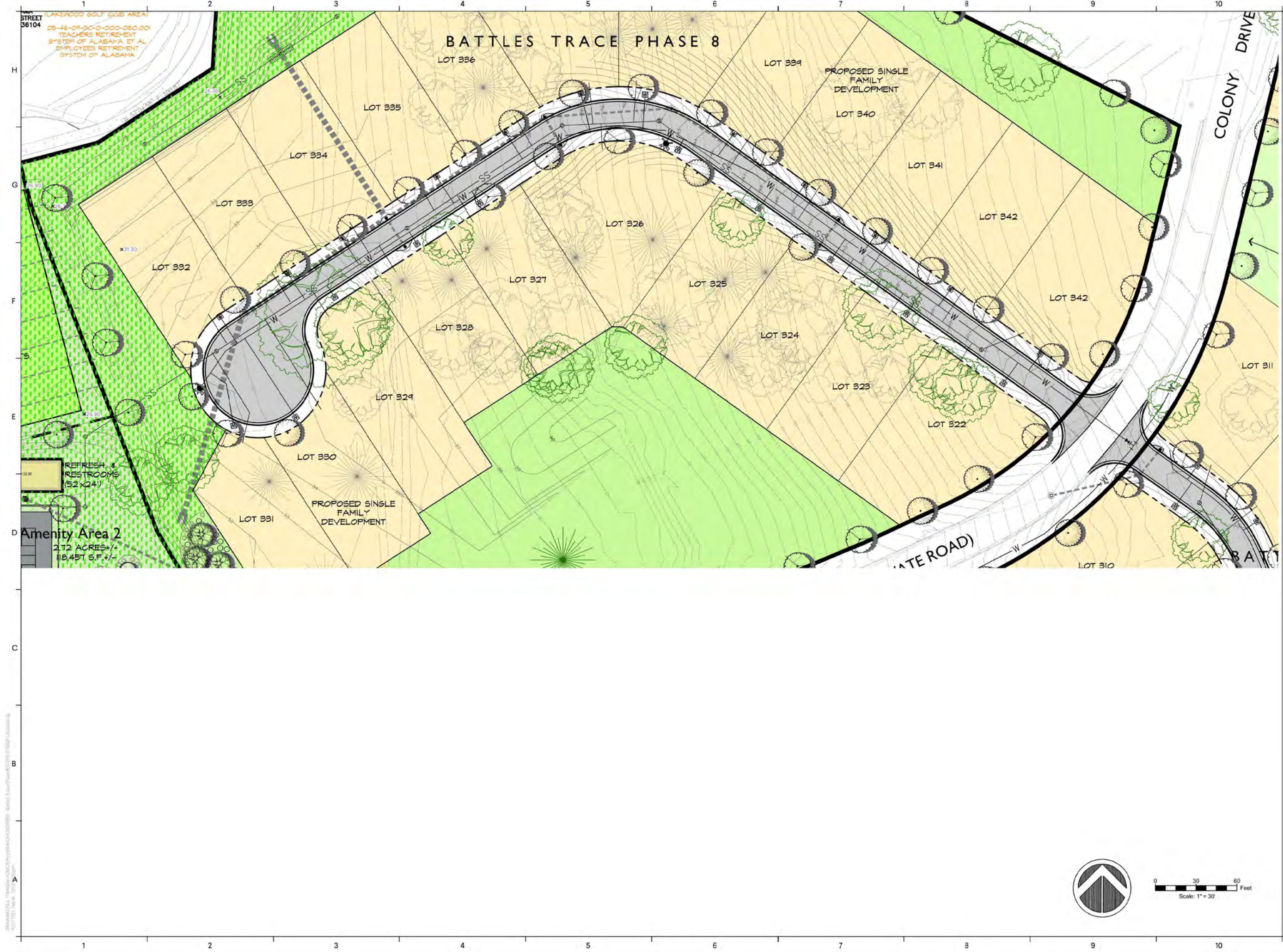
GMC

**BATTLES TRACE AT
THE COLONY PHASE 8
FAIRHOPE, ALABAMA**

**LANDSCAPE PLANS
GMC # CMOB210084**



sheet 1 of 7



2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

INITIAL SUBMITTAL	ISSUE DATE	21/2023
DRAWN BY:	BMS	
CHECKED BY:	MAC	

BATTLES TRACE AT
THE COLONY PHASE 8
FAIRHOPE, ALABAMA

LANDSCAPE PLANS
GMC # CMOB210084

ENLARGEMENT
SUBDIVISION (WEST)

L-1.5
Sheet 5 of 7



ENLARGEMENT
SUBDIVISION (EAST)

L-1.6

sheet 6 of 7

BATTLES TRACE AT
THE COLONY PHASE 8
FAIRHOPE, ALABAMA

LANDSCAPE PLANS
GMC # CMOB210084

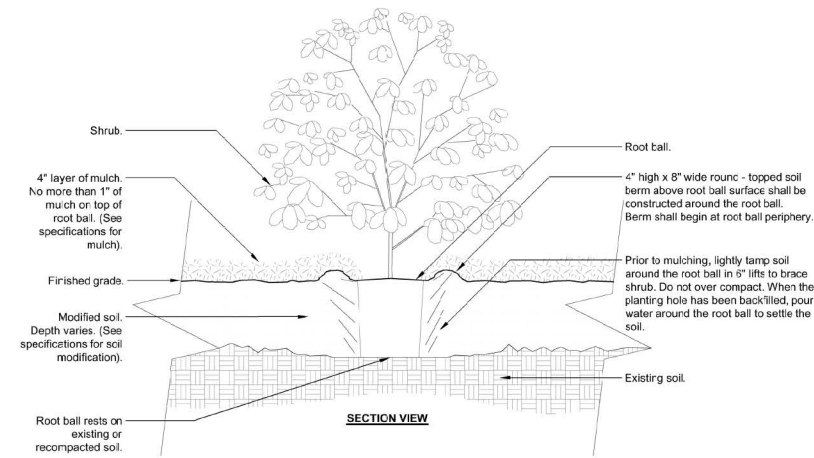
ISSUE	DATE
INITIAL SUBMITTAL	2.1.2023
DRAWN BY:	BMS
CHECKED BY:	MAC

2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM



LANDSCAPE ARCHITECT'S NOTES:

- No Protected Tree may be cut down, or any Lot or Parcel cleared without the issuance of a permit from the City of Fairhope.
- Landscape materials within the required Clear Sight Triangle shall be maintained in accordance with City of Fairhope's Code of Ordinances to ensure unobstructed visibility for motorists.
- Fifty (50) percent of the required trees planted within parking lots shall be a minimum of twelve (12) feet in height.
- All plant material must be carefully inspected by the contractor to ensure each is a properly formed, healthy, and growing specimen free from defects and injury, insects, or disease. All material is subject to approval or refusal by the owner or landscape architect at the job site.
- Contractor is responsible for the landscape and plant materials at all times, and shall adequately protect the materials from damage, weather, and vandalism. A suitable staging area on site is required.
- Contractor shall guarantee all plant material, including grass, for 365 consecutive days from the time of substantial completion of work as determined by the landscape architect.
- Areas disturbed by construction activities, whether on private property or within rights-of-way, shall be restored to pre-construction or better condition.
- Soil to be amended by the addition of compost and fertilizer and existing rocks, roots, and other debris removed when planting new materials.
- All plants shall be thoroughly watered after planting.
- All trees shall be properly staked for support, to encourage upright and straight growth, and to protect from excessive wind. When planted on slope conditions, ensure that staking will provide stabilization against downhill forces. Staking to be removed by contractor at the end of the one-year warranty period.
- All planting areas and tree pits shall be mulched to a minimum of 3" depth.
- No pruning to be performed during the first year after planting except as needed to remove dead, damaged, or diseased growth.

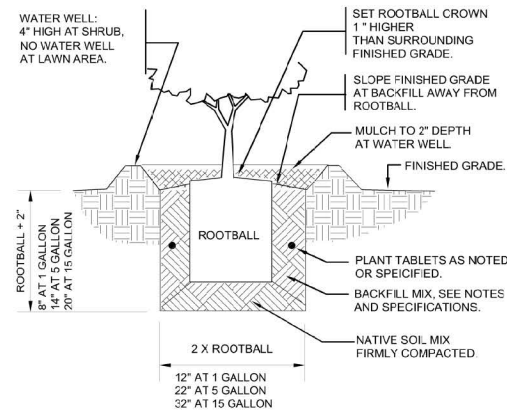


- Notes:
- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - See specifications for further requirements related to this detail.

1 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

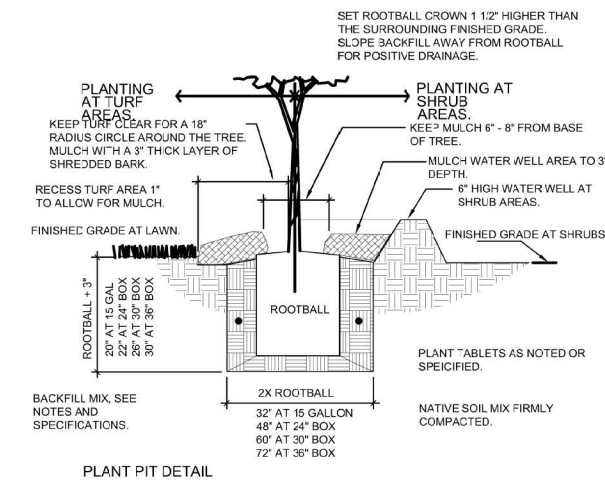
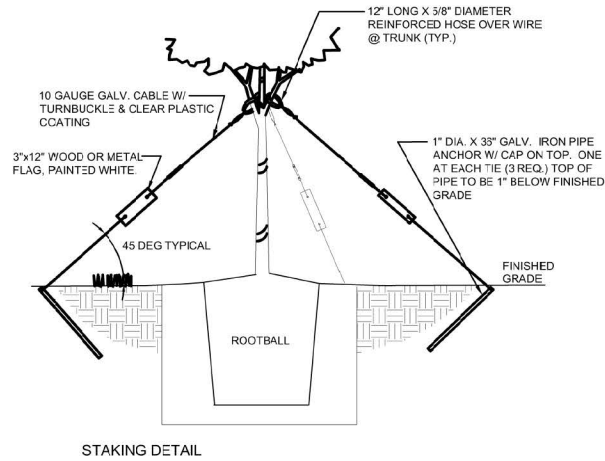
P-CO-5C134721-PLANT-03



2 SHRUB PLANTING

1" = 1'-0"

P-CO-50134721-PLANT-07



From: [Debbie Manning](#)
To: [planning](#)
Cc: rfitzkc135@aol.com
Subject: Final plat approval for Phase 8, The Colony at the Grand
Date: Friday, April 26, 2024 3:01:56 PM



To whom it may concern,

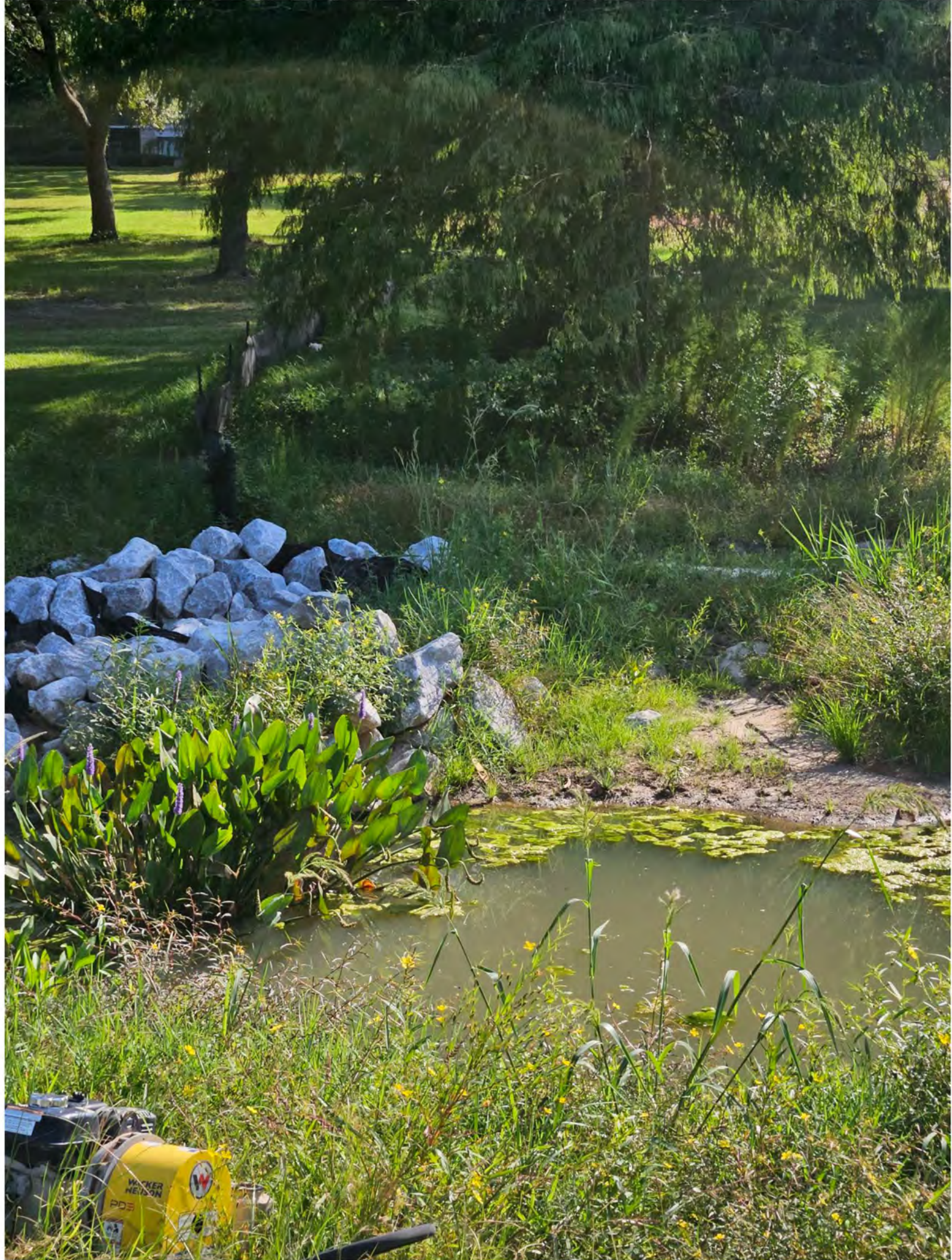
I understand that RSA is seeking final plat approval for the 48 lots of Phase 8. I am concerned about the condition their construction and installation of utilities and sewer lines have left the adjacent wetlands. During the land clearing and construction, they had to install large pipes for drainage into Sweetwater Lake, one of which is filled with water and left uncapped. This is a hazard to animals, both wild and domestic as well as children as it sits very close to the path around Sweetwater Lake. They also installed a big drainage pipe into the lake itself. Both of which are a terrible eyesores. We were told that an underground well feed to the lake had also been interrupted, thus reducing the water quality in the lake. Though it is technically a retention pond, it is marketed as a lake with boating, fishing and swimming in all of The Colony advertisement. This pond is stocked with fish and utilized by all residents of The Colony. I would like to suggest that before final approval is granted for the Lots in Phase 8, that a thorough inspection be done as well as water quality testing. I would like to know that a mitigation plan is in place and the wetlands and lake restored before final approval is granted.

With respect,

Debbie Manning
934 Hibiscus Way
618-207-1837











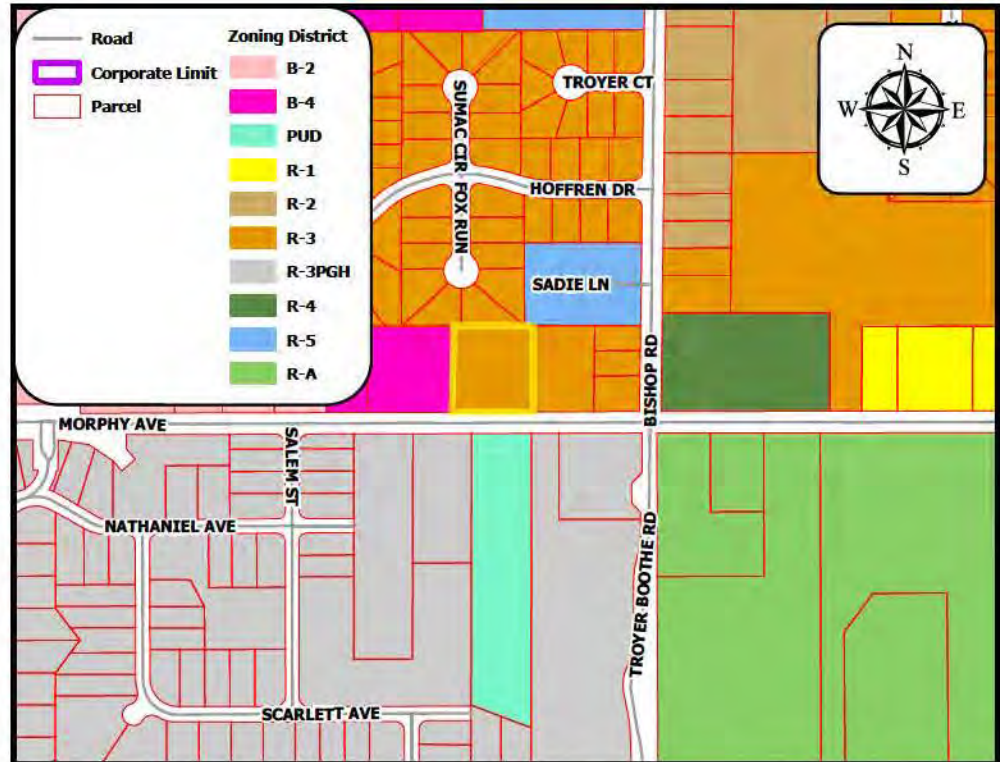
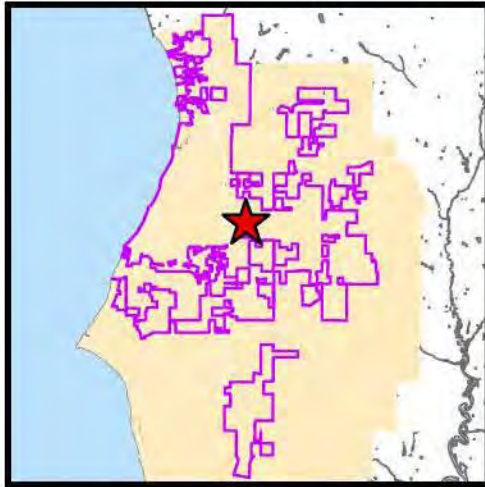
City of Fairhope

Planning Commission

May 6, 2024



SD 24.08 - Morphy Grove



Project Name:

Morphy Grove

Site Data:

1.26 acres

Project Type:

3-lot Minor Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-3

PPIN Number:

57387

General Location:

North side of Morphy Avenue, West of Bishop Road

Surveyor of Record:

S.E. Civil

Engineer of Record:

S.E. Civil

Owner / Developer:

FST Old Towne Investments LLC

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: 3/4/2024

Property Owner / Leaseholder Information

Name of Property Owner: FST Olde Towne Investments, LLC Phone Number: 251-375-6353

Address of Property Owner: 119 Professional Park Dr.

City: Fairhope State: AL. Zip: 36532

Proposed Subdivision Name: The Cottages on Morphy

No. Acres in Plat: 1.26 acres No. Lots/Units: 3

Parcel No: 05-46-05-16-0-000-028.554 Current Zoning: R-3

Authorized Agent Information

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

Name of Authorized Agent: Aaron Collins Phone Number: 251-990-6566

Address: 9969 Windmill Road

City: Fairhope State: AL. Zip: 36532

Contact Person: Aaron Collins

Surveyor/Engineer Information

Name of Firm: S.E. CIVIL Phone Number: 251-990-6566

Address: 9969 Windmill Road

City: Fairhope State: AL. Zip: 36532

Contact Person: David Diehl

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

Geoff Lane

Property Owner/Leaseholder Printed Name

Date

3-4-24 SD 24-08

RECEIVED
MAR 19 2024
CB

BY:

Signature

Fairhope Single Tax Corp. (If Applicable)

Rueben E. (Ed) Davidson, III
Secretary - FSTC

Summary of Request:

The owner is FST Olde Towne Investments, LLC. Aaron Collins of S.E. Civil is the authorized agent for the project. This application is for Morphy Grove, a 3-lot minor subdivision approximately 1.26 acres and is located north of Morphy Avenue and west of Bishop Road.

The subject property is zoned R-3 – *High Density Single-Family Residential District*. The lot is vacant.

SITE DATA			
<u>CURRENT ZONING:</u> R-3 <u>LINE FT. STREETS:</u> EXISTING <u>NUMBER OF LOTS:</u> 3 <u>MINIMUM LOT:</u> 7,800 S.F. <u>SMALLEST LOT:</u> 17,949 S.F. (LOT 3) <u>LARGEST LOT:</u> 18,453 S.F. (LOT 2) <u>COMMON AREAS:</u> NONE <u>TOTAL AREA:</u> 1.26 AC		<u>REQUIRED SETBACKS</u> FRONT: 30 FEET REAR: 35 FEET SIDE: 8 FEET SIDE STREET: 35 FEET	
PID: 05-46-05-16-D-000-028,554 PIN: 57387		<u>OWNER</u> FAIRHOPE SINGLE TAX CORP. 336 FAIRHOPE AVE. FAIRHOPE, AL 36532	
<u>UTILITIES</u> WATER: FAIRHOPE UTILITIES SEWER: FAIRHOPE UTILITIES ELECTRIC: FAIRHOPE UTILITIES GAS: FAIRHOPE UTILITIES TELEPHONE: AT&T		<u>LESSEE / DEVELOPER</u> FST OLDE TOWNE INVESTMENTS, LLC 119 PROFESSIONAL PARK DR. FAIRHOPE, AL 36532	

General Comments:

A fire hydrant is located on Morphy Avenue at the entrance to Hawthorne Glenn II Subdivision. All three (3) lots meet the minimum lot requirements.

Table 3-2: Dimension Table - Lots and Principle Structure

Dimension District or use	Min. Lot Area/ Allowed Units Per Acre (UPA)	Min. Lot Width	Setbacks				Max. total lot coverage by all structures	Max. height
			Front	Rear	Side	Street side		
R/A	3 acres/ -	198'	75'	75'	25'	50'	none	30'
R-1	15,000 s.f./ -	100'	40'	35'	10' ^b	20'	40%	30' ^a
R-1a	40,000 s.f./ -	120'	30'	30'	10' ^b	20'	25%	35'
R-1b	30,000 s.f./ -	100'	30'	30'	10' ^b	20'	25%	35'
R-1c	20,000 s.f./ -	80'	30'	30'	10' ^b	20'	25%	35'
R-2	10,500 s.f./ -	75'	35'	35'	10' ^b	20'	37%	30' ^a
R-3	7,800 s.f./ -	65'	30'	35'	8' ^b	20'	35%	30'

Final Plat must be recorded within 120 days of approval.

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.

Drainage Comments:

The site slopes North to South. Run-off will enter the Morphy Avenue right-of-way ditch and will not require run-off mitigation per letter from S.E. Civil located in the packet.

Utility Comments:

Water, sewer, gas, and electricity are provided by the City of Fairhope. An ATC for electricity will be determined at time of construction.

AT&T serves the area where the subject property is located.

Connectivity:

Fairhope's Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. There is not an existing sidewalk along Morphy Avenue. Applicant is aware and has acknowledged in written correspondence that a sidewalk will need to be installed on Morphy Avenue. The plat shall have a 10' utility/pedestrian easement in place along Morphy Avenue.

Recommendation:

Staff recommends conditional **APPROVAL** of SD 24.08 Morphy Grove Minor Subdivision with the following conditions:

1. Install sidewalk along Morphy Ave.

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, FST OLDE TOWNE INVESTMENTS, LLC, AS LESSEES, HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS THE COTTAGES ON MORPHY AVENUE, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ____ DAY OF ____ 2024.

PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JAMES A. FREED, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT GEORFFREY LANE, AS MEMBER OF OLDE TOWNE INVESTMENTS, LLC, AS LESSEES OF THE LANDS PLATTED HEREON IS SOLELY TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY OF ____ 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND TO SOLELY DEDICATE ALL ROADS, STREETS, ALLEYS, AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, AND WHOSE NAMES AS PRESIDENT AND SECRETARY HAVE CAUSED THE SAME TO BE SURVEYED AND SUGGESTED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREIN INDICATED.

DATED THIS THE ____ DAY OF ____ 2024.

FAIRHOPE SINGLE TAX CORPORATION
AN ALABAMA CORPORATION

BY: AS ITS PRESIDENT

BY: AS ITS SECRETARY

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS PRESIDENT, AND _____ AS SECRETARY, OF FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, AS OWNER OF THE LANDS PLATTED HEREON IS SOLELY TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY OF ____ 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY FAIRHOPE UTILITIES

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

WATER AUTHORIZED REPRESENTATIVE

SEWER AUTHORIZED REPRESENTATIVE

ELECTRIC AUTHORIZED REPRESENTATIVE

GAS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: DATE:

CERTIFICATE OF APPROVAL BY AT&T

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DESCRIBED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 2024.

AUTHORIZED SIGNATURE



PID: 05-46-05-16-0-000-028.554
PIN: 57387
FST AND ALABAMA L.L.C.
C/O FAIRHOPE AVE
FAIRHOPE, AL 36532

PID: 05-46-05-16-0-000-028.554
PIN: 57387
FST AND ALABAMA L.L.C.
C/O FAIRHOPE AVE
FAIRHOPE, AL 36532

PID: 05-46-05-16-0-000-028.554
PIN: 57387
FST AND ALABAMA L.L.C.
C/O FAIRHOPE AVE
FAIRHOPE, AL 36532

PID: 05-46-05-16-0-000-028.554
PIN: 57387
FST AND ALABAMA L.L.C.
C/O FAIRHOPE AVE
FAIRHOPE, AL 36532

PID: 05-46-05-16-0-000-028.554
PIN: 57387
FST AND ALABAMA L.L.C.
C/O FAIRHOPE AVE
FAIRHOPE, AL 36532

- LEGEND:
- (R) = RECORD BEARING/DISTANCE
 - CRS = CAPPED REBAR SET (SE CIVIL-CA1167LS)
 - CRF = CAPPED REBAR FOUND
 - MNS = MAG NAIL SET
 - W = WOOD FENCE
 - WV = WIRELESS POWER LINE
 - U = UTILITY POLE
 - JB = TELEPHONE JUNCTION BOX (INGROUND)

*Where a driveway is in the side, and extends past the front of the principal structure, the side setback shall be 15'. Driveways shall not be within 3 feet of the side lot line. The area between the side lot line and driveway shall be vegetated and remain pervious.

GENERAL NOTES:

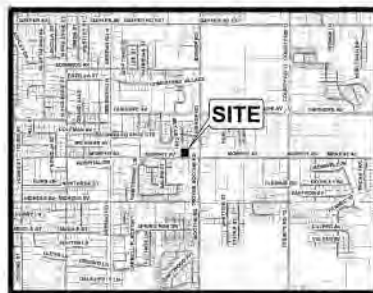
1. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X (UNSHADE)" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0444M, COMMUNITY NUMBER 010068, PANEL 0644, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- 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.
- SURVEY WAS CONDUCTED ON FEBRUARY 2024, AND FEBRUARY, 2024 AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
- THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.



VICINITY MAP

1" = 1 MILE

SITE DATA

CURRENT ZONING: R-3 LIN. FT. STREETS: EXISTING NUMBER OF LOTS: 3 MINIMUM LOT: 7,800 S.F. SMALLEST LOT: 17,949 S.F. (LOT 3) LARGEST LOT: 18,453 S.F. (LOT 2) COMMON AREAS: NONE TOTAL AREA: 1.26 AC	REQUIRED SETBACKS FRONT: 30 FEET REAR: 35 FEET SIDE: 8 FEET SIDE STREET: 35 FEET
PID: 05-46-05-16-0-000-028.554 PIN: 57387	OWNER FAIRHOPE SINGLE TAX CORP. 336 FAIRHOPE AVE. FAIRHOPE, AL 36532
UTILITIES WATER: FAIRHOPE UTILITIES SEWER: FAIRHOPE UTILITIES ELECTRIC: FAIRHOPE UTILITIES GAS: FAIRHOPE UTILITIES TELEPHONE: AT&T	LESSEE / DEVELOPER FST OLDE TOWNE INVESTMENTS, LLC 119 PROFESSIONAL PARK DR. SUITE A FAIRHOPE, AL 36532

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

I, THOMAS LARRY SMITH, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 28346, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE BALDWIN COUNTY SURVEYING REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER: DATE: S.E. CIVIL

SURVEYOR'S CERTIFICATE

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

BEGINNING AT A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF LOT 2 TROYER GROVE, UNIT 2 AS RECORDED IN MAP BOOK 11, PAGE 140, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 246.21 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 220.65 FEET TO A NAIL AND DISC SET (SE CIVIL) IN A TREE ROOT; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 34 SECONDS EAST, A DISTANCE OF 246.36 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (FAIRHOPE) ON THE NORTH RIGHT-OF-WAY OF MORPHY AVENUE; THENCE RUN NORTH 89 DEGREES 53 MINUTES 15 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 224.81 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.26 ACRES, MORE OR LESS.

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

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

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



MORPHY GROVE

A RESUBDIVISION OF TROYER GROVE, UNIT 2

FINAL PLAT

FST OLDE TOWNE
INVESTMENTS, LLC



DRAWN	ASC
CHKD	DIED
PROJ MGR	DIED
SCALE	1"=20'
PROJECT	2023/1310
FILE	FINAL-PLAT
SHEET	1 OF 1



VIA EMAIL ONLY (acollins@secivileng.com.)

April 11, 2024

Sherry Sullivan
Mayor

Council Members:

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

Aaron Collins
Planning Director
S.E. Civil, LLC
9969 Windmill Road
Fairhope, AL 36532

SD 24.08 Cottages on Morphy Minor Subdivision

Dear Aaron:

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

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

1. There are thirty (30) plus "Cottages" and/or "Morphy" subdivisions already recorded in Baldwin County Probate Records. Changing the name of this project is strongly encouraged and may be a condition for approval of the subdivision. **This has been revised.**
2. Install sidewalk on Morphy Avenue. **Noted**
3. Please add Finished Floor Elevations ("FEEs") to be noted on the Final Plat for each lot. **FEE's Added to plat.**
4. Add utility/drainage easements per Article V, Section E "Lot Standards" (5)(a) "Utility Access and Easements" (15' in side and in rear). **Added to plat.**

The application is scheduled for Planning Commission consideration on **Monday, May 6, 2024**. A response to this letter addressing all outstanding items is required no later than **9:00 AM on Thursday, April 18, 2023**. If the deadline passes with no response, the application will be withheld from the agenda due to an incomplete application.

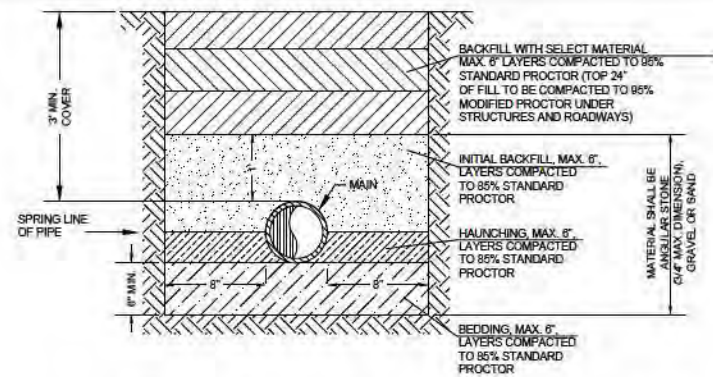
Please feel free to contact me at (251) 928-6238 Ext. 456 with questions.

Respectfully,

Michelle Melton
City Planner
City of Fairhope

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

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



SCALE: NTS

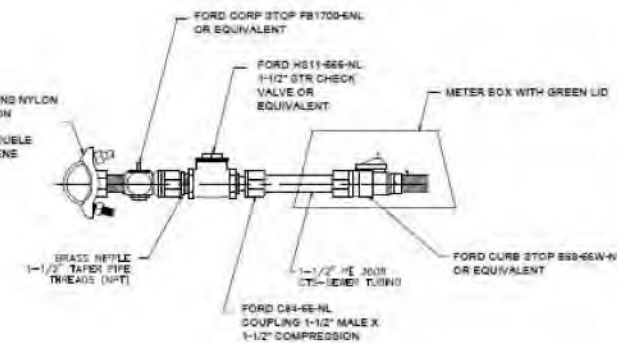
PID: 05-46-05-16-0-000-028.664
PIN: 108432
FST AND CHANT, EDWARD H JR
AS TRUSTEE OF THE AND
EDWARD H CHANT JR TRUST NO

PID: 05-46-05-16-0-000-028.663

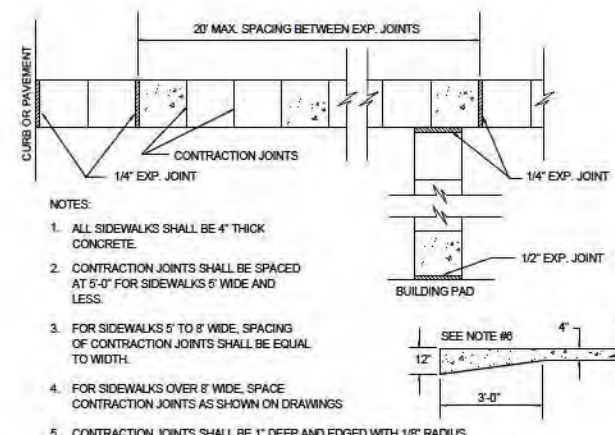
PIN: 108431
FST AND PIERCE, HERBERT O ETAL
PIERCE, RUTH AND H
9 FOX RUN
FAIRHOPE, AL 36532

PID: 05-46-05-16-0-000-028.672

FST AND WASHINGTON
SQUARE CONDOMINIUM
DEVELO AND PMENT INC
P O BOX 1004
FAIRHOPE, AL. 36533



SCALE: NTS



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

SCALE: NTS



PID: 05-46-05-16-0-000-028.799
PIN: 222443
FST AND MLMMD L L C
8367 MORPHY AVE
FAIRHOPE, AL 36532

LOT 1
18450 SF
0.42 AC

LOT 2
18453 SF
0.42 AC

LOT 3
17949 SF
0.41 AC

PID:
05-46-05-16-0-000-028.813
PIN: 243089
FST AND SMITH, BRIAN R ETUX
AMANDA C
8447 MORPHY AVE
FAIRHOPE, AL 36532

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

1.26 AC. $\pm$

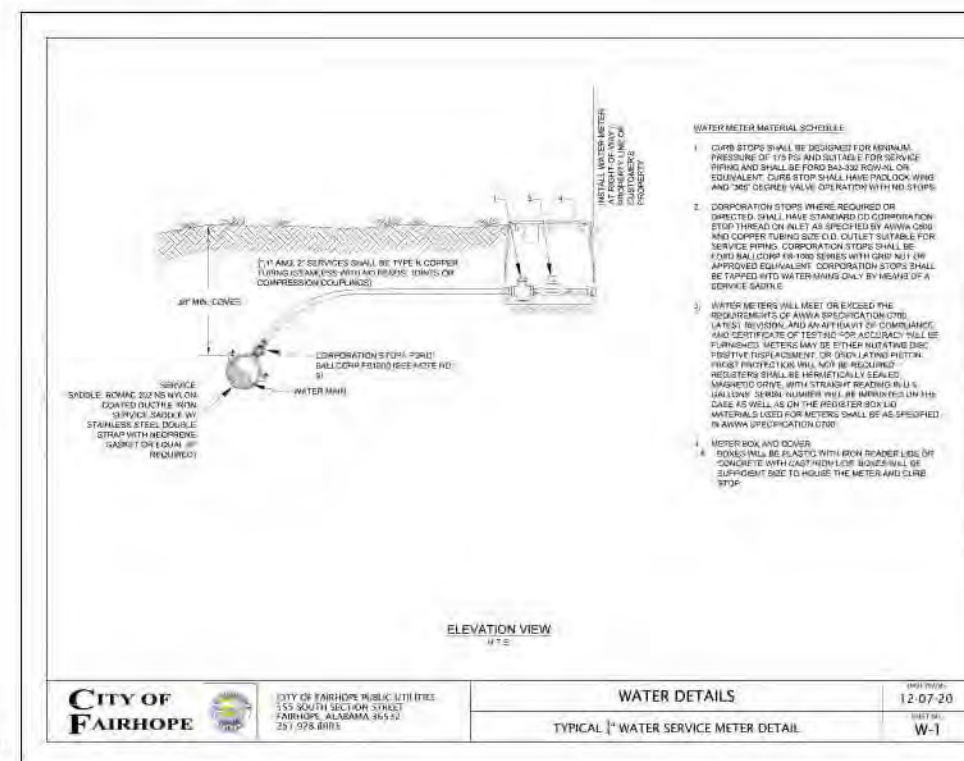
INSTALL 5' CONCRETE
SIDEWALK (SEE
DETAIL)

INSTALL LOW
PRESSURE SEWER
SERVICE (SEE DETAIL)

PID: 05-46-05-16-0-000-028.528
PIN: 14356
FST AND BALDWIN, ROBERT L
5020 OLD LEEDS ROAD
BIRMINGHAM, AL 35210

PID: 05-46-05-16-0-000-028.643
PIN: 100892
FST AND LEWIS, BILLY R ETUX
SHIRLEY B
8404 MORPHY AVE
FAIRHOPE, AL 36532

PID: 05-46-05-16-0-000-028.910
PIN: 384841
FST AND HOFFREN, WAYNE J
8444 MORPHY AVE
FAIRHOPE, AL 36532



1. THE PROPOSED WATER SERVICE SHALL BE INSTALLED BY A LICENSED CONTRACTOR AND CERTIFIED TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF FAIRHOPE PUBLIC UTILITIES (FPU) PRIOR TO COMPLETION OF THE PROJECT. ALL PIPING, VALVES, FITTINGS AND DEVICES SHALL BE IN ACCORDANCE WITH FPU SPECIFICATIONS.
2. ALL NEW UTILITY SERVICES SHALL BE INSTALLED PER THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF FPU. THE CONTRACTOR SHALL BE INTIMATE WITH THE LOCAL CODES AND REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL SYSTEMS WITH THESE CODES.
3. THE SANITARY SEWER LINE SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH FPU STANDARDS & SPECIFICATIONS.
4. ALL PVC PIPE SHALL BE MARKED USING DETECTABLE UNDERGROUND UTILITY MARKER TAPE. TAPE SHALL BE A MINIMUM OF 5 MILS THICK AND 3 INCHES IN WIDTH. MINIMUM TENSILE STRENGTH SHALL BE 100 POUNDS AND TAPE SHALL ELONGATE NOT LESS THAN 80 PERCENT BEFORE BREAKING. TAPE SHALL BE PERMANENTLY IMPRINTED WITH AN APPROPRIATE LEGEND TO IDENTIFY THE CONTENTS OF THE PIPE.
5. ALL PVC PIPE INSTALLATIONS REQUIRE THAT METALIZED MARKER TAPE BE BURIED IN THE BACKFILL APPROXIMATELY 12 INCHES ABOVE THE PIPE. THE TAPE SHALL BE ATTACHED TO FITTINGS, VALVES, HYDRANTS, ETC. TO PROVIDE A LOCATION ABOVE GROUND TO TRANSMIT THE SIGNAL TO THE TAPE WITHOUT HAVING TO DIG DOWN TO THE PIPE.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. ALL O.S.H.A. CONSTRUCTION REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER TRAFFIC CONTROL FOR PUBLIC SAFETY ADJACENT TO THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES IN CONFORMITY WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.



March 28, 2024

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: The Cottages on Morphy – Drainage Letter

Dear Hunter:

The existing site slopes from North to South. Run-off will enter into the right-of-way ditch along Morphy Avenue. This development will not create any additional roads or infrastructure that would require run-off mitigation. The run-off from the sidewalks will be minimal. If future development of the lots trigger the need for run-off mitigation, it would be reviewed by the city at that time.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Larry Smith', is written over a faint circular stamp.

Larry Smith, PE
lsmith@secivileng.com

3/28/24



March 28, 2024

Hunter Simmons
Fairhope Planning Department
555 S. Section Street
Fairhope, AL 36532

Re: The Cottages on Morphy – Traffic Letter

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The proposed development will consist of three residential lots. When plugging in this information into the ITE Trip Generation Report, we come up with 29 daily trips and 3 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,

Larry Smith, PE
lsmith@secivileng.com





FIRE FLOW TEST REPORT

Project: The Cottages on Morphy
Engineer: Larry Smith
Date: 1/12/2023 Time: 10:00 AM

FLOW HYDRANT

Hydrant Location: Morphy Ave. - Entrance to Hawthorne Glenn II Sub
Size of Watermain, In.: 6 Material: CI
Pitot, PSI: 43 Observed Flow, GPM: 1,100
 Q_R , Calculated Fire Flow @ 20 PSI: 4,395

TEST HYDRANT (RESIDUAL)

Hydrant Location: SW Corner of Morphy/Bishop Intersection
Size of Watermain, In.: 6 Material: CI
Static PSI: 59 Residual: 56

Q_F = Total test flow 1,100
 H_R = Static Pressure minus 20 psi 39
 H_F = Static Pressure minus Residual Pressure 3

$$Q_R = Q_F \times (H_R / H_F)^{0.54}$$

Where:

Q_R = Rated Capacity at 20 psi (in GPM) 4,395 **GPM**

3/12/24



March 11, 2024

Aaron Collins
S.E. Civil Engineering & Surveying

RE: Service Availability – The Cottages on Morphy

Dear Mr. Collins,

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

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

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

Thank you for contacting AT&T.

Sincerely,

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

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



March 20, 2024

Sherry Sullivan
Mayor

Re: PPIN 57387, MORPHY AVE NEAR BISHOP, TROYER GROVE UNIT 2, 3 LOT
RESIDENTIAL SUBDIVISION

Council Members:

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

Water & Sewer: Based upon a review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. This statement of availability remains effective for 12 months, at which time it shall expire and automatically be withdrawn.

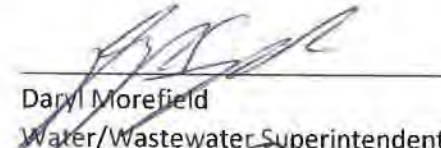
Gas: Gas is available through Fairhope Public Utilities.

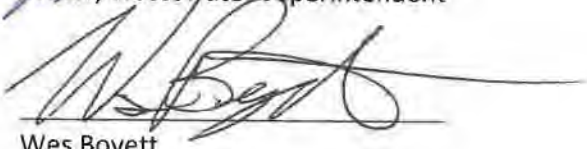
Lisa A. Hanks, MMC
City Clerk

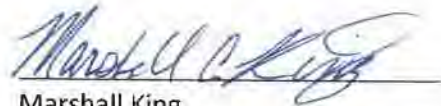
Electric: Electric is available through Fairhope Public Utilities. ATC will be determined at the time of construction.

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

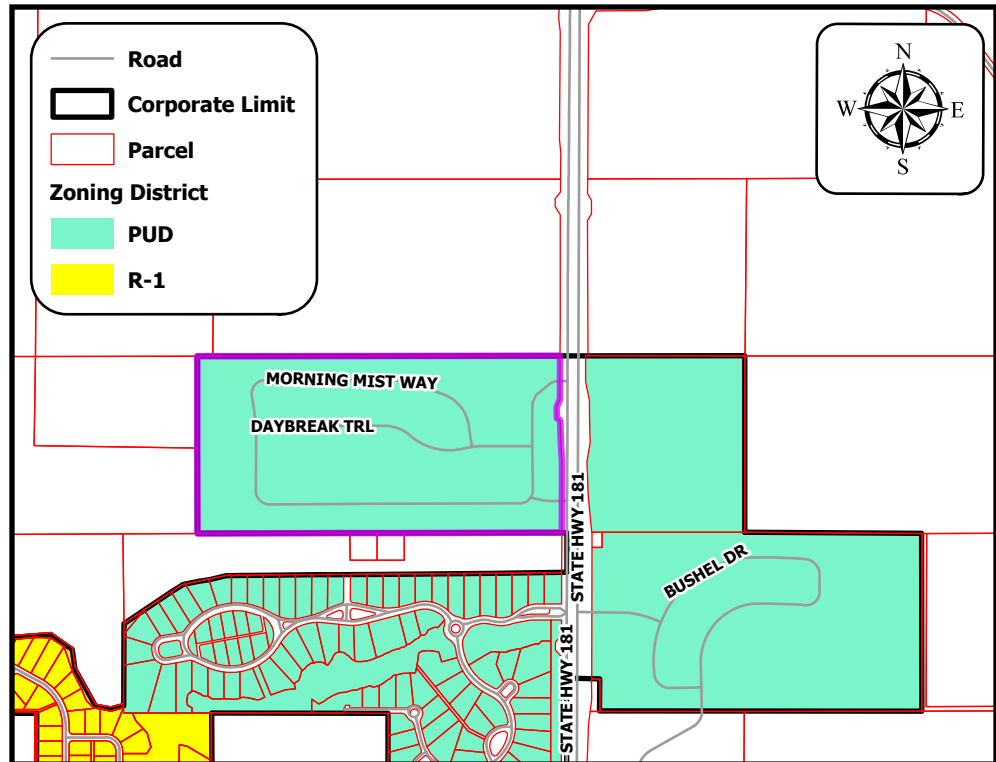
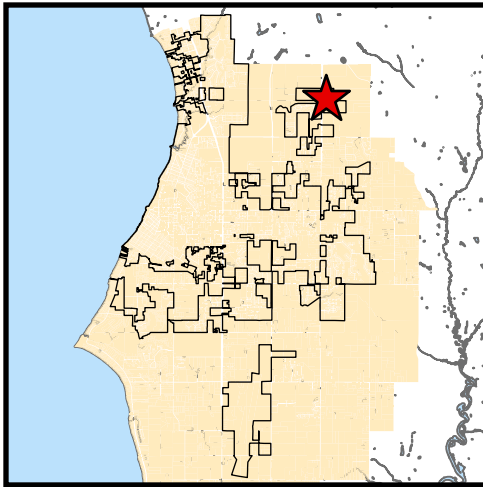
City of Fairhope

Planning Commission

May 6, 2024



SD 24.10 - Harvest Green West Phase 1



Project Name:

Harvest Green West Phase 1

Site Data:

42.10 acres

Project Type:

77-lot Subdivision, Final Plat

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

17737

General Location:

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

Surveyor of Record:

SE Civil LLC

Engineer of Record:

SE Civil LLC

Owner / Developer:

FST and 68V Harvest Green 2022 LLC

School District:

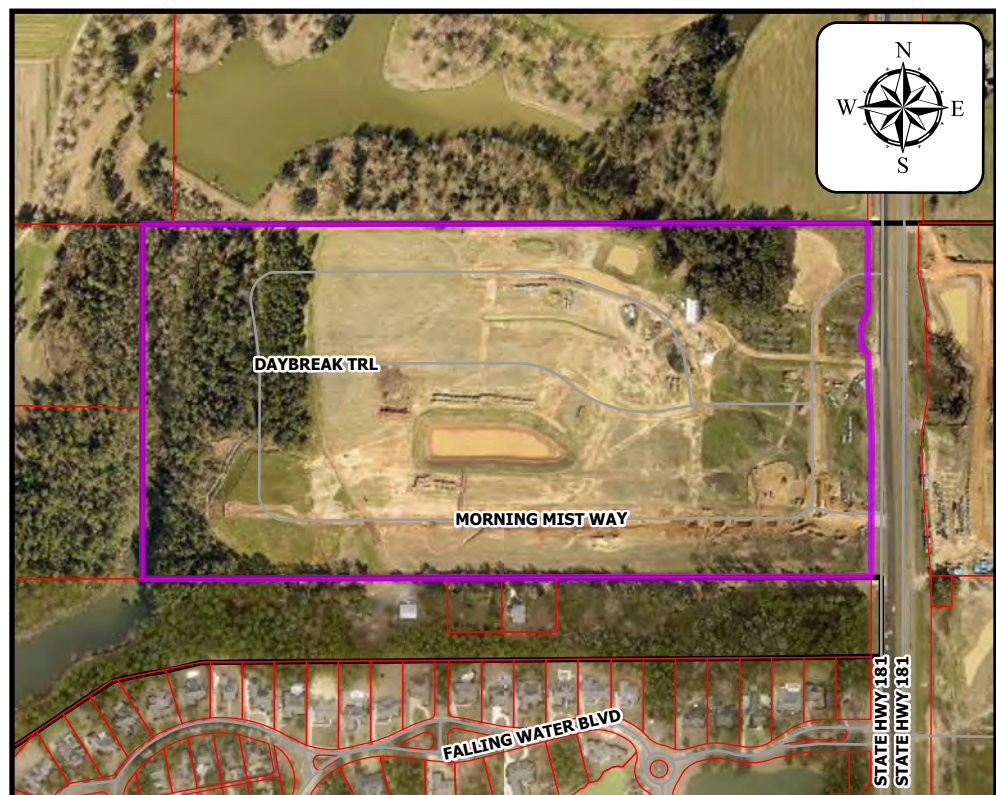
Fairhope Elementary School
Fairhope Middle and High Schools

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: 1/22/2024

Property Owner / Leaseholder Information

Name of Property Owner: GSV HARVEST GREEN WEST 2022, LLC Phone Number: _____
 Address of Property Owner: 29891 WOODROW LANE
 City: SPANISH FORT State: AL Zip: 36527

Proposed Subdivision Name: HARVEST GREEN WEST PH I
 No. Acres in Plat: 42.10 AC. No. Lots/Units: 77
 Parcel No: 05-46-02-03-0-000-001.000 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: AARON COLLINS Phone Number: 251-990-6566
 Address: 9969 WINDMILL ROAD
 City: FAIRHOPE State: AL Zip: 36532
 Contact Person: AARON COLLINS

Surveyor/Engineer Information

Name of Firm: S.E. CIVIL Phone Number: 251-990-6566
 Address: 9969 WINDMILL ROAD
 City: FAIRHOPE State: AL Zip: 36532
 Contact Person: DAVID DIEHL

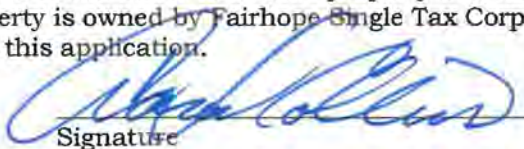
Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

Aaron Collins (as agent)
 Property Owner/Leaseholder Printed Name


 Signature

3/22/2024
 Date

 Fairhope Single Tax Corp. (If Applicable)

**Harvest Green East 2022, LLC
Harvest Green West 2022, LLC
707 Belrose Ave.
Daphne, AL. 36526**

March 21, 2024

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

Dear Mike:

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

Sincerely,

OWNER Representative:

Print Name



Signature

3/21/24

Date

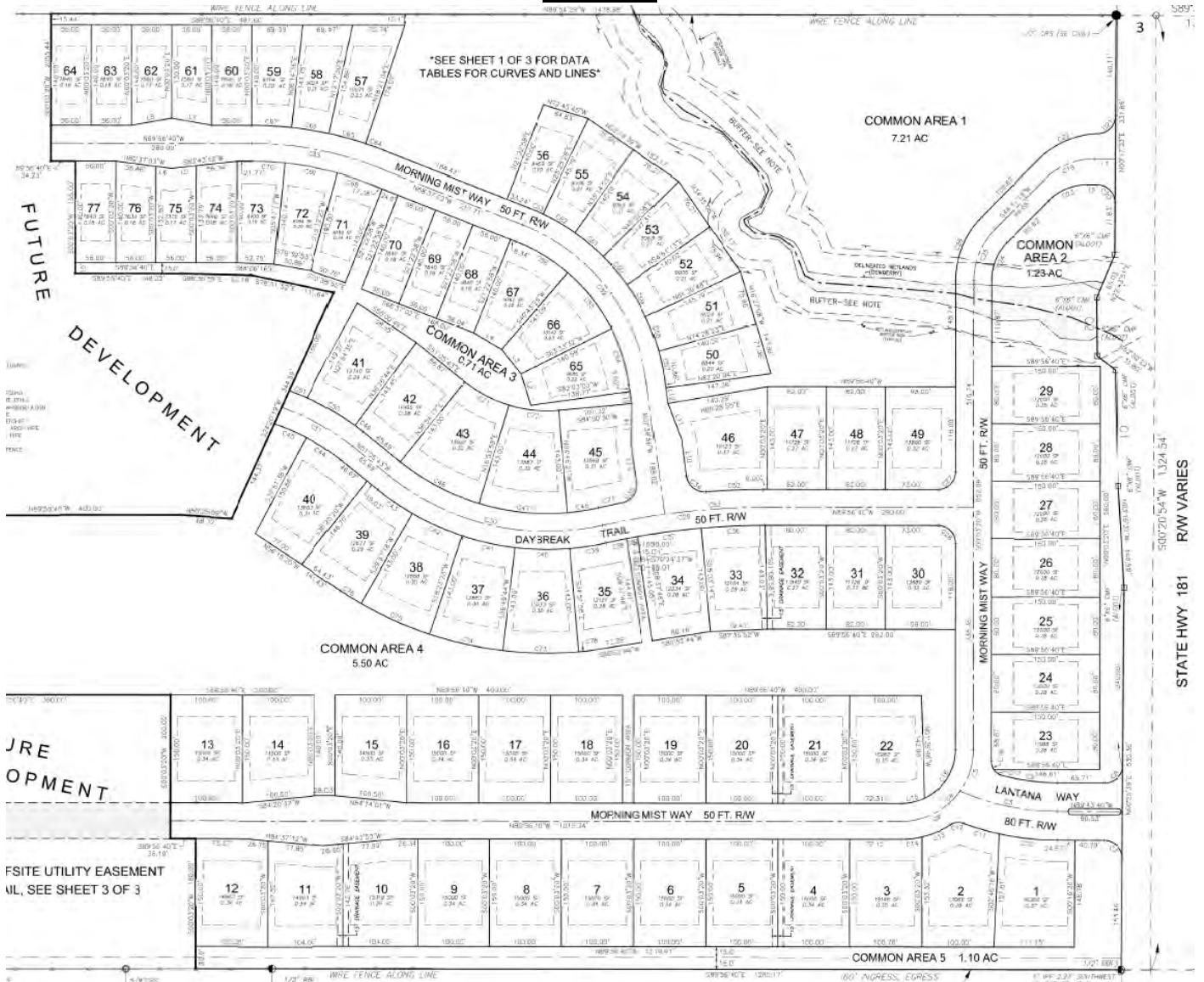
V. H. Lavery

Summary of Request:

Public hearing to consider the request of the Applicant, S.E. Civil, LLC, acting on behalf of the Owner, 68V Harvest Green West 2022, LLC, for Final Plat approval of Harvest Green West Phase 1, a 77-lot Major Subdivision. The property is approximately 42.10 acres and is zoned as a PUD – Planned Unit Development. The property is located on the west side of State Highway 181, north of The Waters Subdivision. The preliminary plat was approved at the November 1, 2021, Planning Commission meeting and received a 1-year extension at the October 2nd, 2023, Planning Commission meeting.

Total Area Zoning	42.10 AC. PUD (ORDINANCE # 1728)	Parcel Information	Parcel Number: 05-46-02-03-0-000-001.000
Total Lots	77	PIN:	17737
Density	1.83 / AC	Utility Providers:	
Smallest Lot	7,374 SF (Lot 75)	Water:	FAIRHOPE UTILITIES
Max. Height	30'; 35' (Lots 1-22)	Sewer:	FAIRHOPE UTILITIES
Largest Lot	17,066 SF (Lot 2)	Power:	RIVIERA UTILITIES
Street Length	4,557 L.F.	Telephone:	AT&T
Buffer Signs	19		
Owner / Developer	68V HARVEST GREEN	Setbacks-Lots 1 thru 49	Setbacks-Lots 50 thru 77
WEST 2022, LLC		Front: 30 Ft.	Front: 30 Ft.
29892 WOODROW LN		Rear: 30 Ft.	Rear: 30 Ft.
SPANISH FORT, AL 36527		Side: 10 Ft.	Side: 7.5 Ft.
		Side Street: 20 Ft.	Side Street: 20 Ft.

Site Plan



Comments:

The development, Harvest Green West, Phase 1 is one of four phases. Harvest Green East Phase 1 is nearing completion, Harvest Green East phase 2 is in the middle of construction, and Harvest Green West Phase 2 has not begun construction. The applicant has stated the intent is to begin construction of Harvest Green West Phase 2 once this phase is complete. Harvest Green West, Phase 1 has been built in accordance to the design and engineered plans of the approved preliminary plat in November 2021. All conditions of the preliminary plat have been met.

Utility Comments:

The lift station for this development is located in the future Harvest Green West Phase 2. A utility easement is provided for access. Once Phase 2 is complete the easement will be absorbed into the ROW. A Performance Bond is required for an access road to the lift station in the event that the future phase is not completed to ensure the Sewer Department has access to the lift station per City of Fairhope Water and Sewer Specs. The area around the lift station shall be a numbered lot to be deeded to the City of Fairhope and the plat revised accordingly.

ALDOT Improvements:

Improvements to Hwy 181 were required for this phase and the improvements have been constructed and are bonded through ALDOT.

The subdivision regulations contain the following criteria in Article IV.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;
or

- ***Meets***

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

- ***Meets***

Follow-Up Activities Required by Staff and the Applicant:

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

Recommendation:

Staff recommends ***Conditional Approval*** of SD 24.10 Harvest Green West, Phase 1 Final Plat **subject to the following conditions:**

1. Completion of Follow-Up Activities
2. Add the FFE for each lot.
3. Revise the plat to reflect the lift station as a numbered lot to be deeded to the City of Fairhope.
4. Provide correspondence from ALDOT confirming turnouts are permitted for public use.



- LEGEND:**
- CMF = CONCRETE MONUMENT FOUND
 - IPF = IRON PIN FOUND
 - RBF = REBAR FOUND
 - CRF = CAPPED REBAR FOUND
 - CEPF = OPEN END IRON PIPE FOUND
 - CRS = CAPPED REBAR SET (SEE CIVIL)
 - ALDOT = ALABAMA DEPT. OF TRANSPORTATION
 - BSL = BUILDING SETBACK LINE
 - FLP = FAMILY LIMITED PARTNERSHIP
 - RCAP = REINFORCED CONCRETE ARCH PIPE
 - WCP = REINFORCED CONCRETE PIPE
 - HW = HEADWALL
 - = POST & WIRE FENCE

SEE SHEET 1 OF 3 FOR DATA TABLES FOR CURVES AND LINES

FUTURE DEVELOPMENT

*FOR OFFSITE UTILITY EASEMENT
DETAIL, SEE SHEET 3 OF 3



**HARVEST GREEN WEST
PHASE ONE**
A PLANNED UNIT DEVELOPMENT

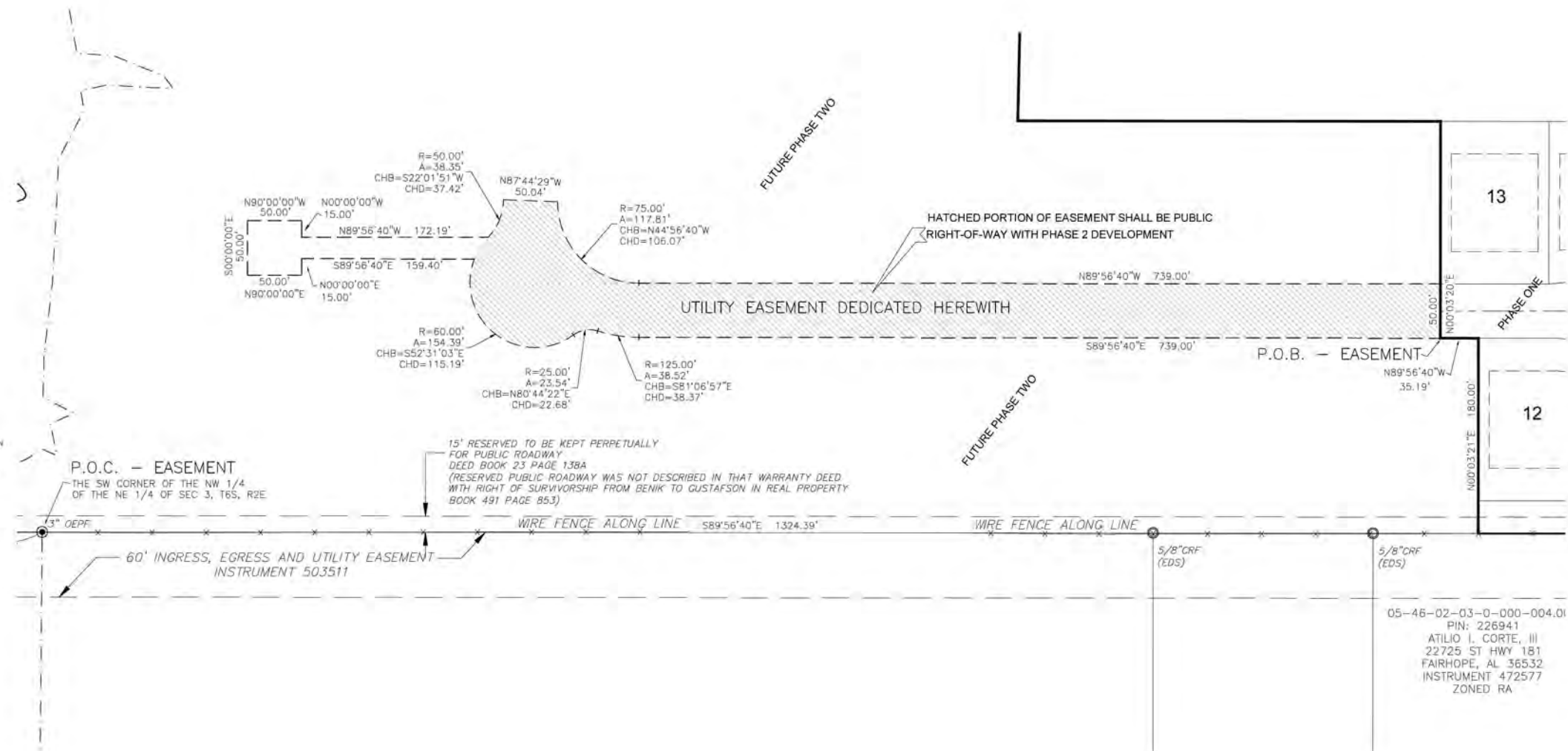
DRAWN	RDC
CHKD	DED
PROJMR	DED
SCALE	1"=60'
PROJECT	20210029
FILE	HARVEST GREEN WEST

SHEET **2** OF **3**



LEGEND:

CMF □ = CONCRETE MONUMENT FOUND
IPF ⊗ = IRON PIN FOUND
RBF ● = REBAR FOUND
CRF ○ = CAPPED REBAR FOUND
OEPP ⊕ = OPEN END IRON PIPE FOUND
CRS ● = CAPPED REBAR SET (SEE CIVIL)
ALDOT = ALABAMA DEPT. OF TRANSPORTATION
BSL = BUILDING SETBACK LINE
FLP = FAMILY LIMITED PARTNERSHIP
RCAP = REINFORCED CONCRETE ARCH PIPE
RCP = REINFORCED CONCRETE PIPE
HW = HEADWALL
- = POST & WIRE FENCE



CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____, 202__.

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY AT&T (TELEPHONE):
THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____, 202__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____, 202__.

AUTHORIZED SIGNATURE _____

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

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____, 202__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY THE RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____, 202__.

AUTHORIZED REPRESENTATIVE _____

ENGINEER'S CERTIFICATE

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

PROJECT ENGINEER _____ DATE _____

HARVEST GREEN WEST PHASE ONE - PLANS WHICH ARE CERTIFIED CONSIST OF PAGE ____ THRU ____ EACH OF WHICH BEARS BY SEAL AND SIGNATURE.

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ DATE _____

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

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____, 202__.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, 88V HARVEST GREEN WEST 2022, LLC AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HARVEST GREEN WEST PHASE ONE, A PLANNED UNIT DEVELOPMENT, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ____ DAY OF ____, 202__.

PRINT NAME _____ SIGNATURE _____

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND IN THEIR CAPACITY AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 202__.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MORTGAGEE'S ACCEPTANCE - D.R.HORTON PENSACOLA, LLC

IN WITNESS WHEREOF, _____, THE OWNERS OF THE MORTGAGE OF _____, SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF ____, 202__.

BY: _____ ITS: _____

CERTIFICATION BY NOTARY PUBLIC

ACKNOWLEDGEMENT,
STATE OF ALABAMA
BALDWIN COUNTY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT _____, WHOSE NAME AS _____, 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 THIS INSTRUMENT, HE AS SUCH OFFICER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 202__.

NOTARY PUBLIC _____ COUNTY: _____

MORTGAGEE'S ACCEPTANCE - FLAGSTAR BANK, FSB

IN WITNESS WHEREOF, _____, THE OWNERS OF THE MORTGAGE OF _____, SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF ____, 202__.

BY: _____ ITS: _____

CERTIFICATION BY NOTARY PUBLIC

ACKNOWLEDGEMENT,
STATE OF ALABAMA
BALDWIN COUNTY

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT _____, WHOSE NAME AS _____, 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 THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 202__.

NOTARY PUBLIC _____ COUNTY: _____

05-46-02-03-0-000-004.01
PIN: 226941
ATILIO I. CORTE, III
22725 ST HWY 181
FAIRHOPE, AL 36532
INSTRUMENT 472577
ZONED RA

OFFSITE UTILITY EASEMENT DETAIL

1" = 60'



**HARVEST GREEN WEST
PHASE ONE**
A PLANNED UNIT DEVELOPMENT

DRAWN	RDC
CHKD	DED
PROJMR	DED
SCALE	1"=60'
PROJECT	20210029
FILE	HARVEST GREEN WEST

SHEET

3

3

OF

GENERAL NOTES

TREE PLACEMENT NOTES:

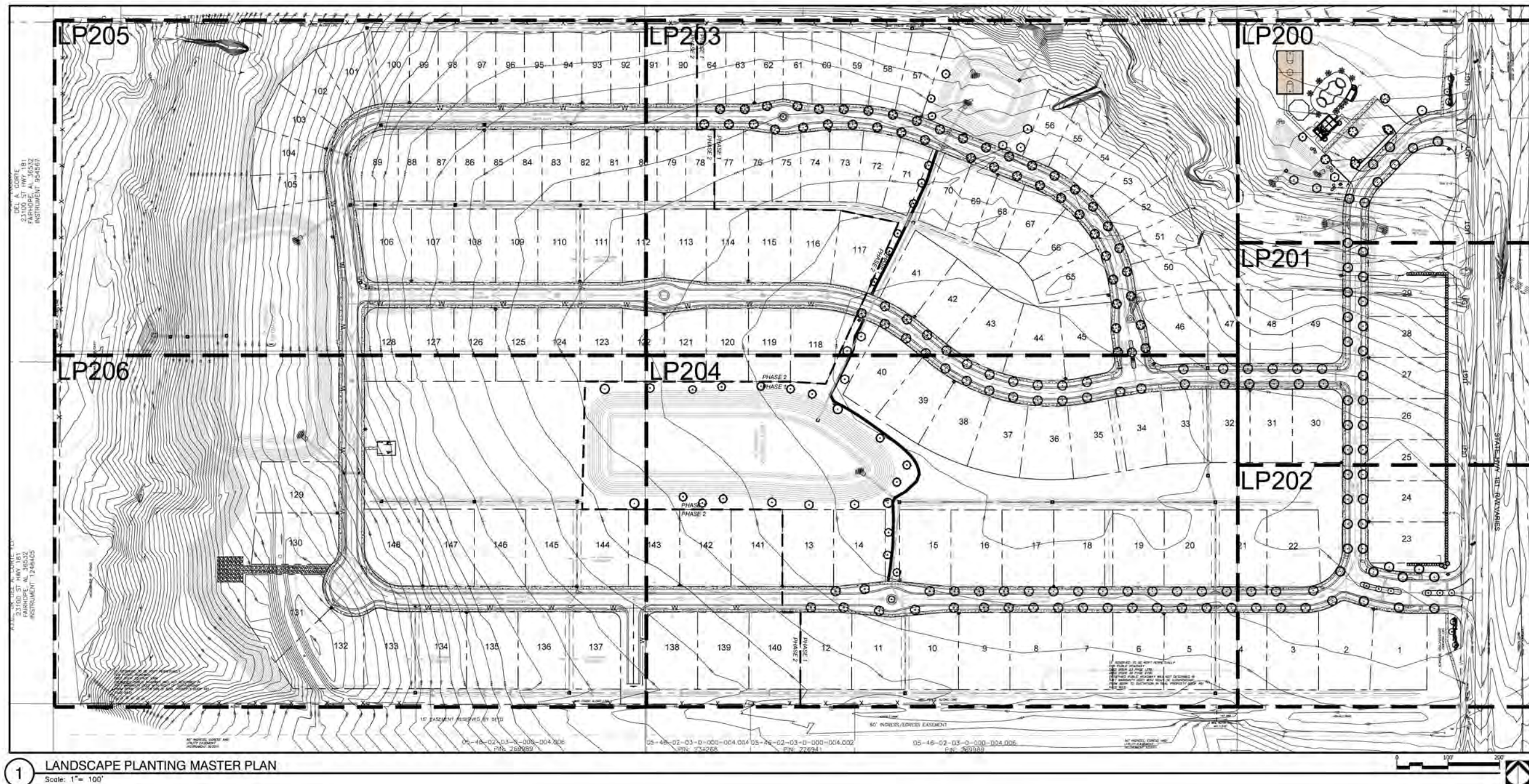
- 1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"-2.5" DIA AT THE TIME OF PLANTING.
- 2.) TREES SHALL BE PLANTED EVERY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.
- 3.) TREE SPECIES AND TREE PLACEMENT SHALL BE APPROVED BY THE CITY HORTICULTURIST.
- 4.) ALL TREES SHALL BE PRUNED SO THAT NO FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.
- 5.) IN AREAS WHERE PLANTING STRIPS ARE OPTIONAL AND NOT PROVIDED, SIDEWALKS TEN FEET OR GREATER SHALL PROVIDE 4"X4" TREE WELLS ALONG THE CURB SO THE TREES MAY BE PLANTED IN CONFORMANCE WITH THESE REQUIREMENTS.
- 6.) PER TREE ORIGINANCE, SMALL TREES WILL BE PLANTED IN BETWEEN WALK AND CURB AREA LESS THAN 5 FEET. MEDIUM TREES CAN BE PLANTED BETWEEN 5-7 FEET AND LARGE GROWING TREES CAN BE PLANTED IF AREA BETWEEN WALK AND CURB IS 7 FEET OR MORE (SEE ORDINANCE FOR LIST).
- 7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBMISSION ACCEPTANCE AND DURING 2-YEAR MAINTENANCE PERIOD.

TREE PROTECTION NOTES:

- 1) TREES IN EXCESS OF 30" IN DIAMETER ARE CONSIDERED PROTECTED AND SHALL REMOVE THE TREE PROTECTION AS DETAILED ON THIS SHEET. NO DIGGING, TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.
- 2) TREES SHALL NOT BE REMOVED PRIOR TO ISSUANCE OF PERMIT TO DO SO. THE CITY OF FAIRHURST UTILIZED THE FOLLOWING RESTITUTION REQUIREMENTS FOR TREES THAT ARE REMOVED WITHOUT A PERMIT.
- 3) ANY PERSON WISHING TO REMOVE OR RELOCATE A SIGNIFICANT TREE SHALL MAKE A WRITTEN APPLICATION WITH THE CITY HORTICULTURIST. THE APPLICATION SHALL INCLUDE A LANDSCAPE PLAN. THE CITY HORTICULTURIST MUST APPROVE OR DENY THE PERMIT WITHIN 14 WORKING DAYS AFTER RECEIPT OF APPLICATION.

DISTURBED AREA NOTES:
ANY DISTURBED AREAS OF

ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.



A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
	09.24.21	CITY SUBMITTAL
	09.24.21	CITY SUBMITTAL
	10.14.21	CITY SUBMITTAL
	12.22.21	100% DDs
	03.24.22	90% CDs
	08.03.22	REV 1 - TREE PRES/REMOVAL
	11.11.22	IFC PLANS
	03.21.24	PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW
 Drawn
 ###
 Project Manager
 ###
 Principal
 213163-124
 Project No.
 09.24.21
 Date

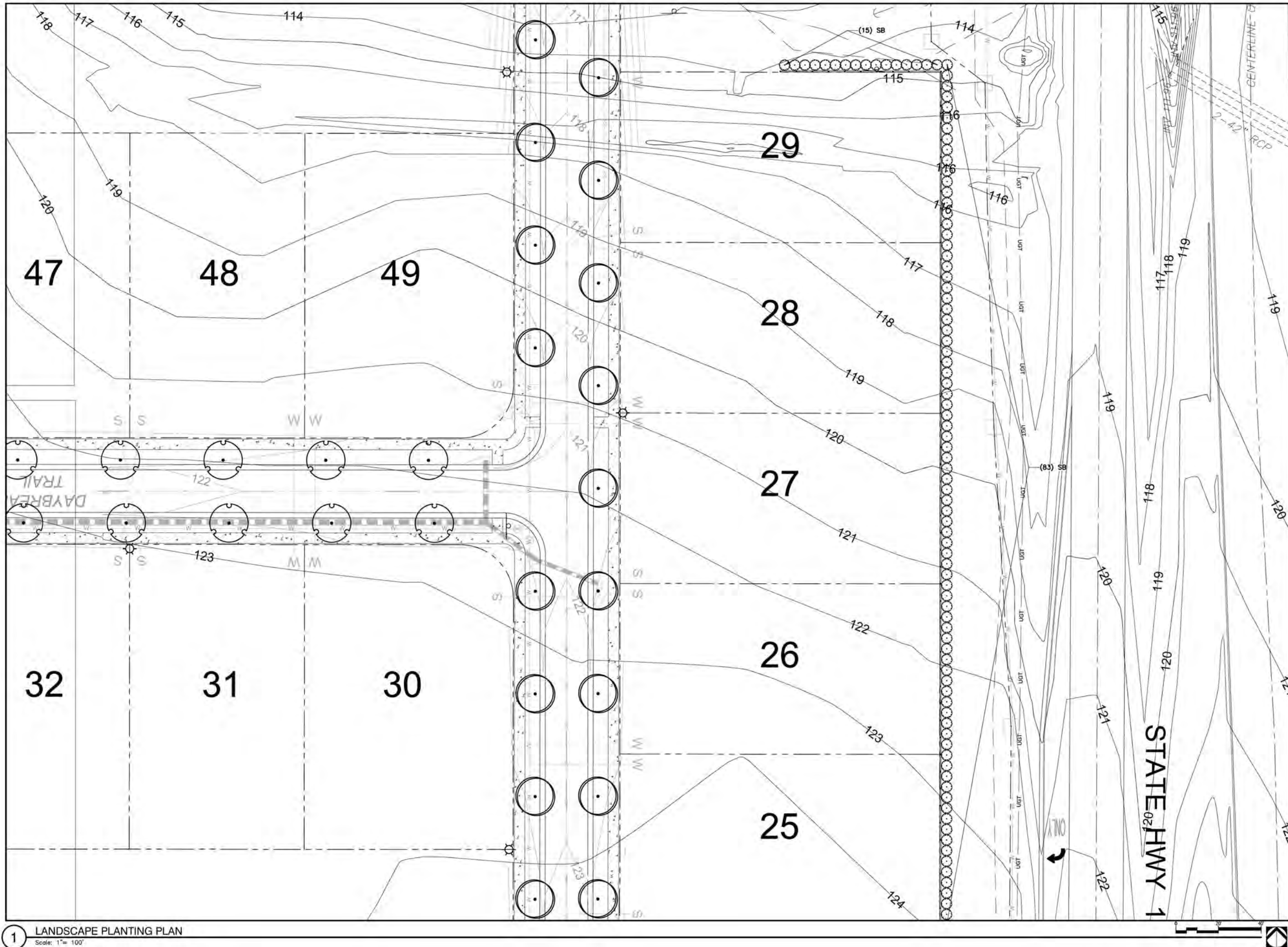
Registration

Sheet Title

LANDSCAPE
PLANTING
REFERENCE MASTER
PLAN

Sheet No. _____

LP100



A Landscape Development Plan for
Harvest Green West
 Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

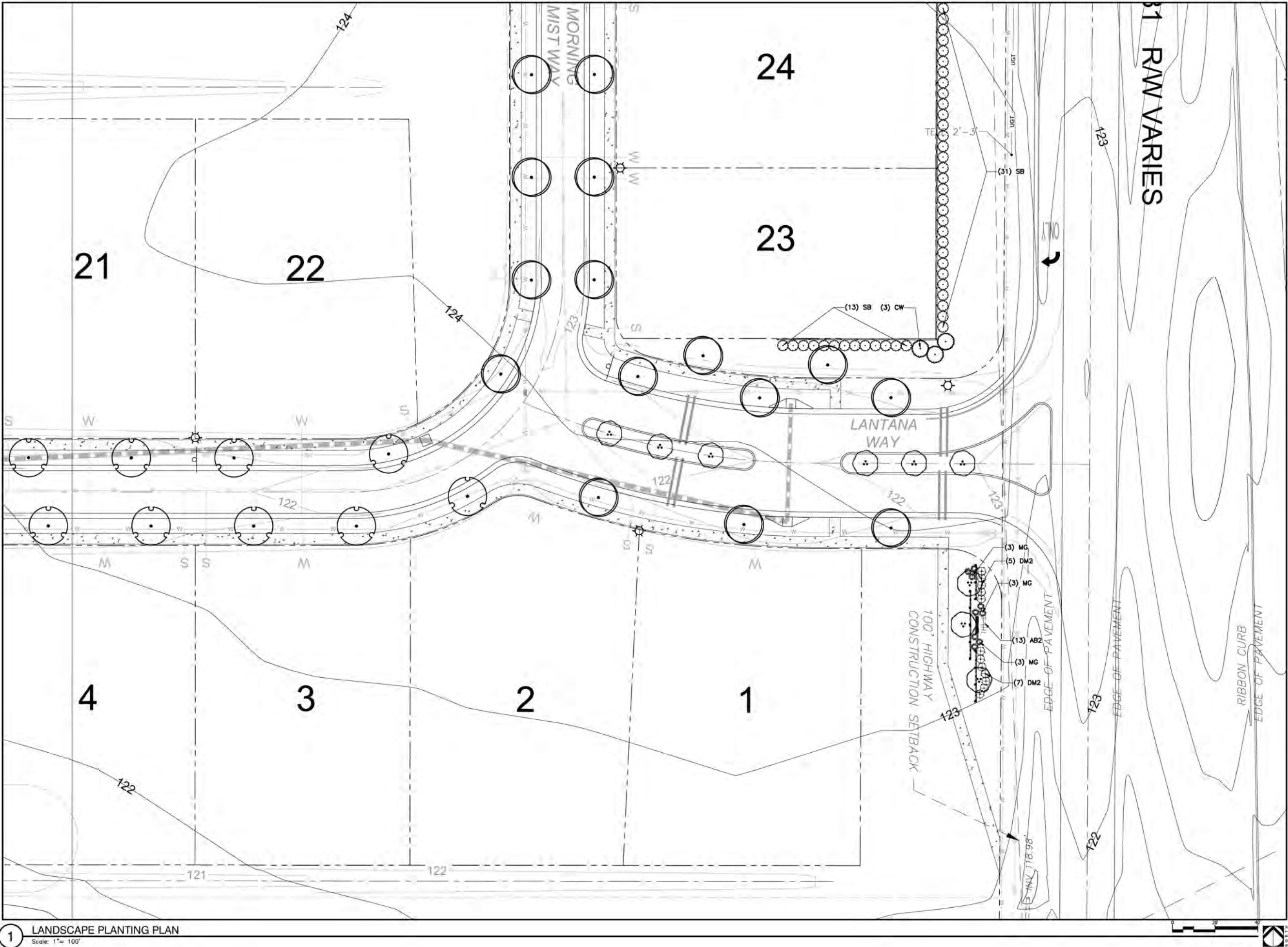
SJW	Registration
Drawn	
Project Manager	
Principal	
213163-124	
Project No.	
09.24.21	
Date	

Sheet Title

LANDSCAPE
 PLANTING PLAN
 ENLARGEMENT

Sheet No.

LP201



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 100'

A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW
Drawn

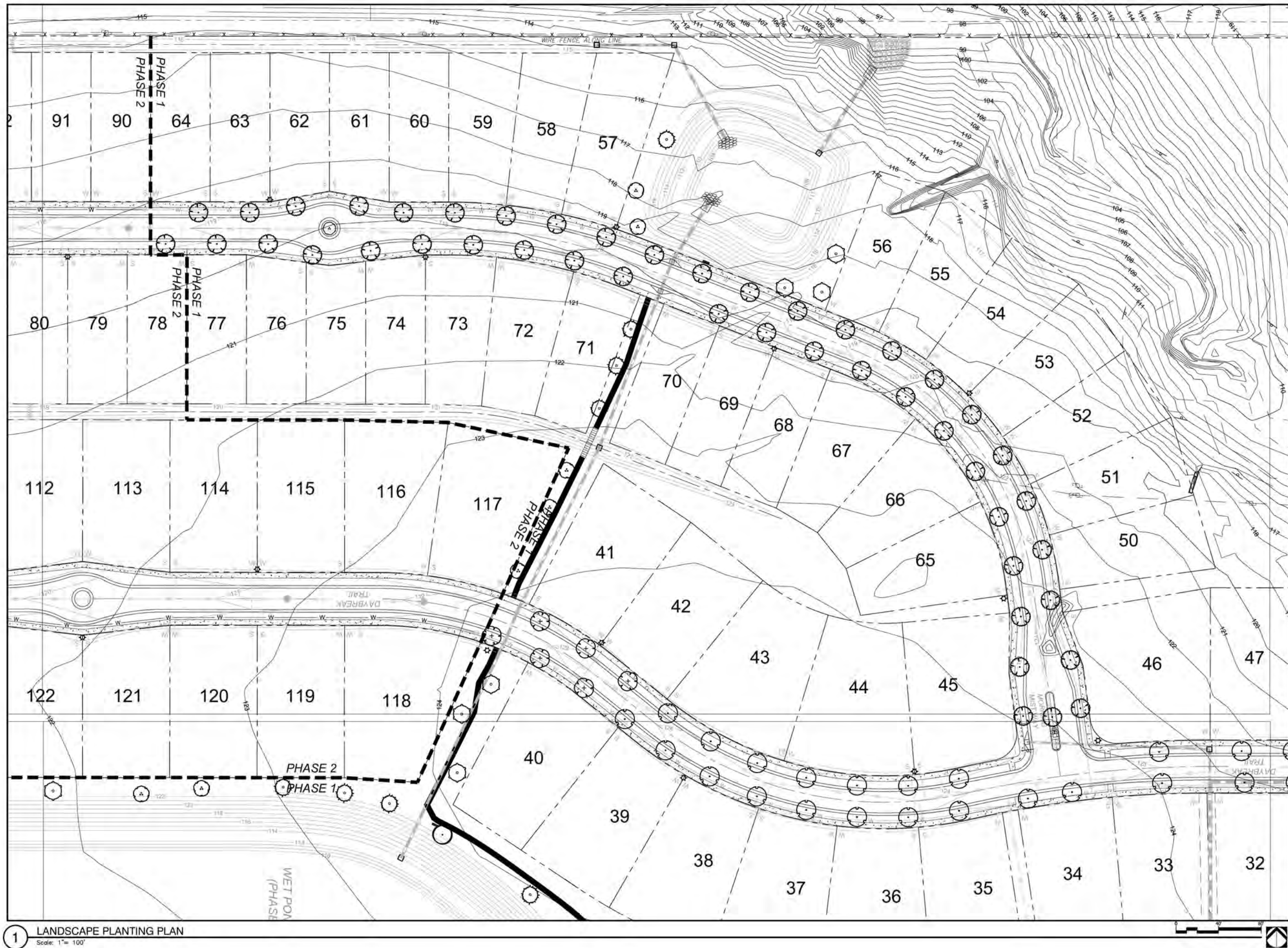
Project Manager

Principal
213163-124
Project No.
09.24.21
Date

Registration
STATE OF ALABAMA
LESTER CHAD
518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

**LANDSCAPE
PLANTING PLAN
ENLARGEMENT**



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 100'

A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

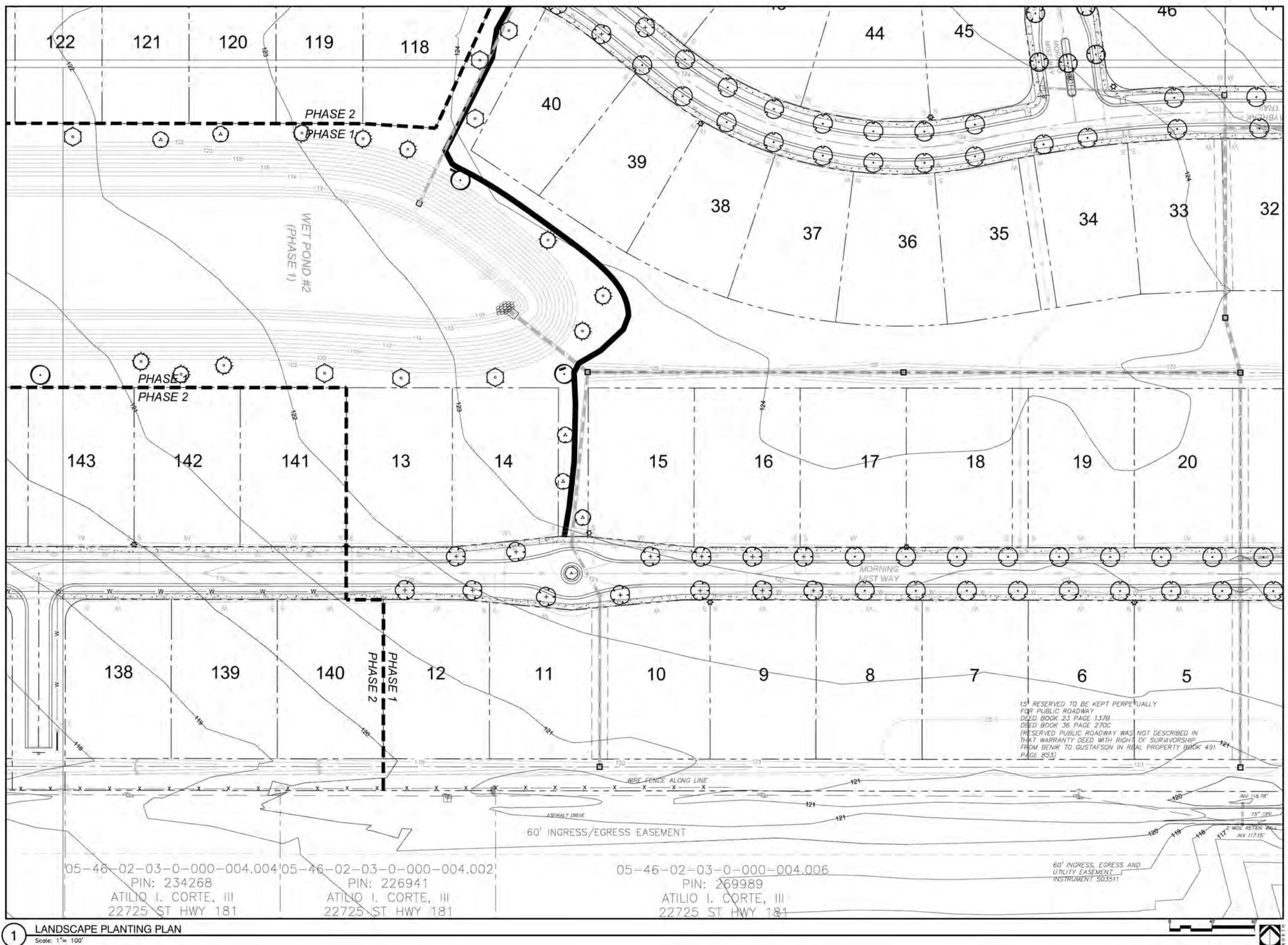
SJW
Drawn

Project Manager

Principal
213163-124
Project No.
09.24.21
Date

Registration
STATE OF ALABAMA
LESTER CHAD
NUMBER 518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title
**LANDSCAPE
PLANTING PLAN
ENLARGEMENT**



Revisions		
No.	Date	Revisions / Submissions
	05.24.21	CITY SUBMITAL
	09.24.21	CITY SUBMITAL
	10.14.21	CITY SUBMITAL
	12.22.21	100% DDs
	03.24.22	90% DDs
	08.03.22	REV 1 - TREE PRES/REMOVAL
	11.11.22	IFC PLANS
	03.21.24	PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW
Drawn

Project Manager

Principal
213163-124
Project No.
09.24.21
Date

Registration

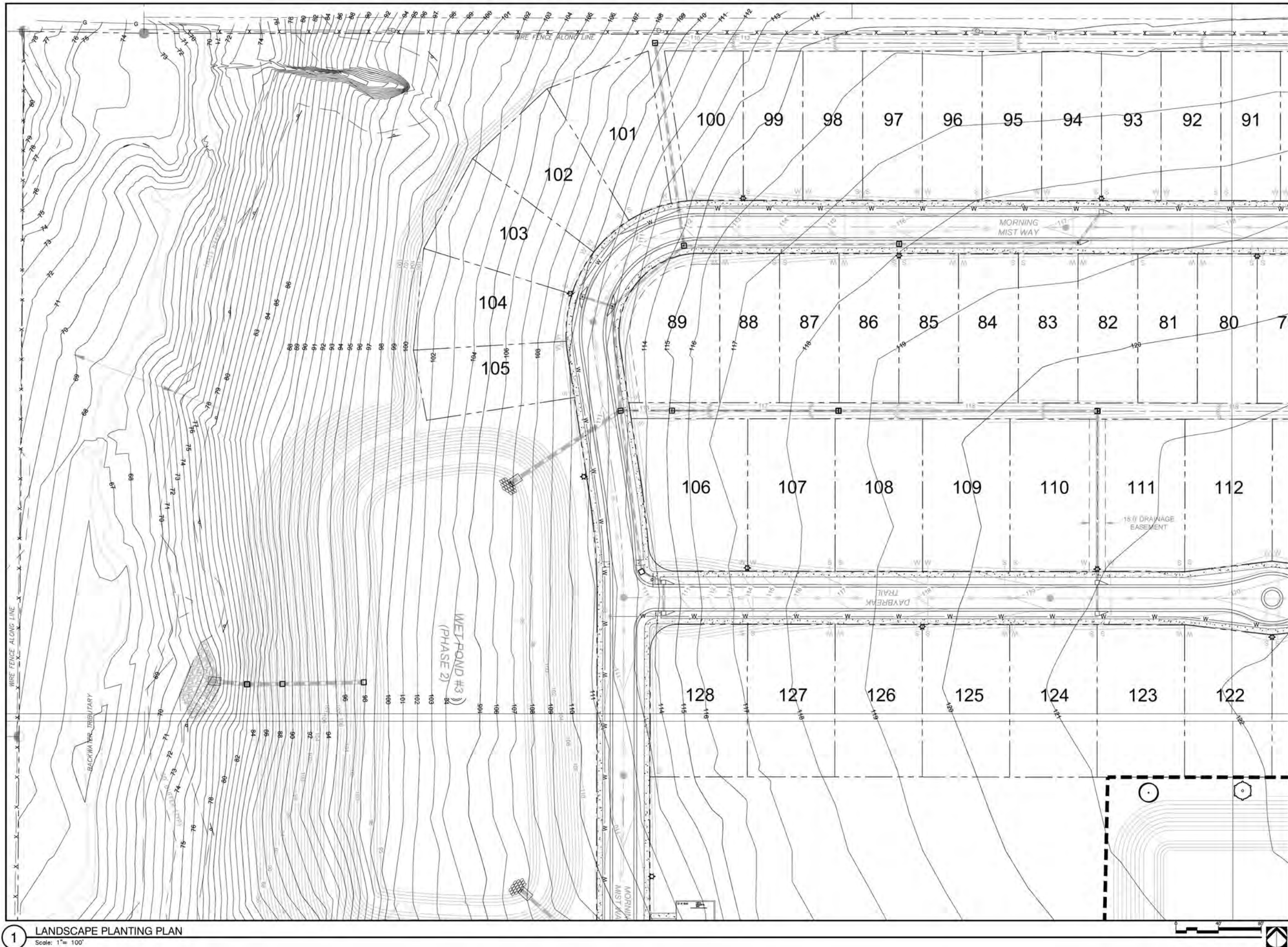
STATE OF ALABAMA
LESTER CHAPMAN
REGISTERED LANDSCAPE ARCHITECT
NUMBER 518

Sheet Title

LANDSCAPE
PLANTING PLAN
ENLARGEMENT

Sheet No. _____

LP204



A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW
Drawn

Project Manager

Principal
213163-124
Project No.
09.24.21
Date

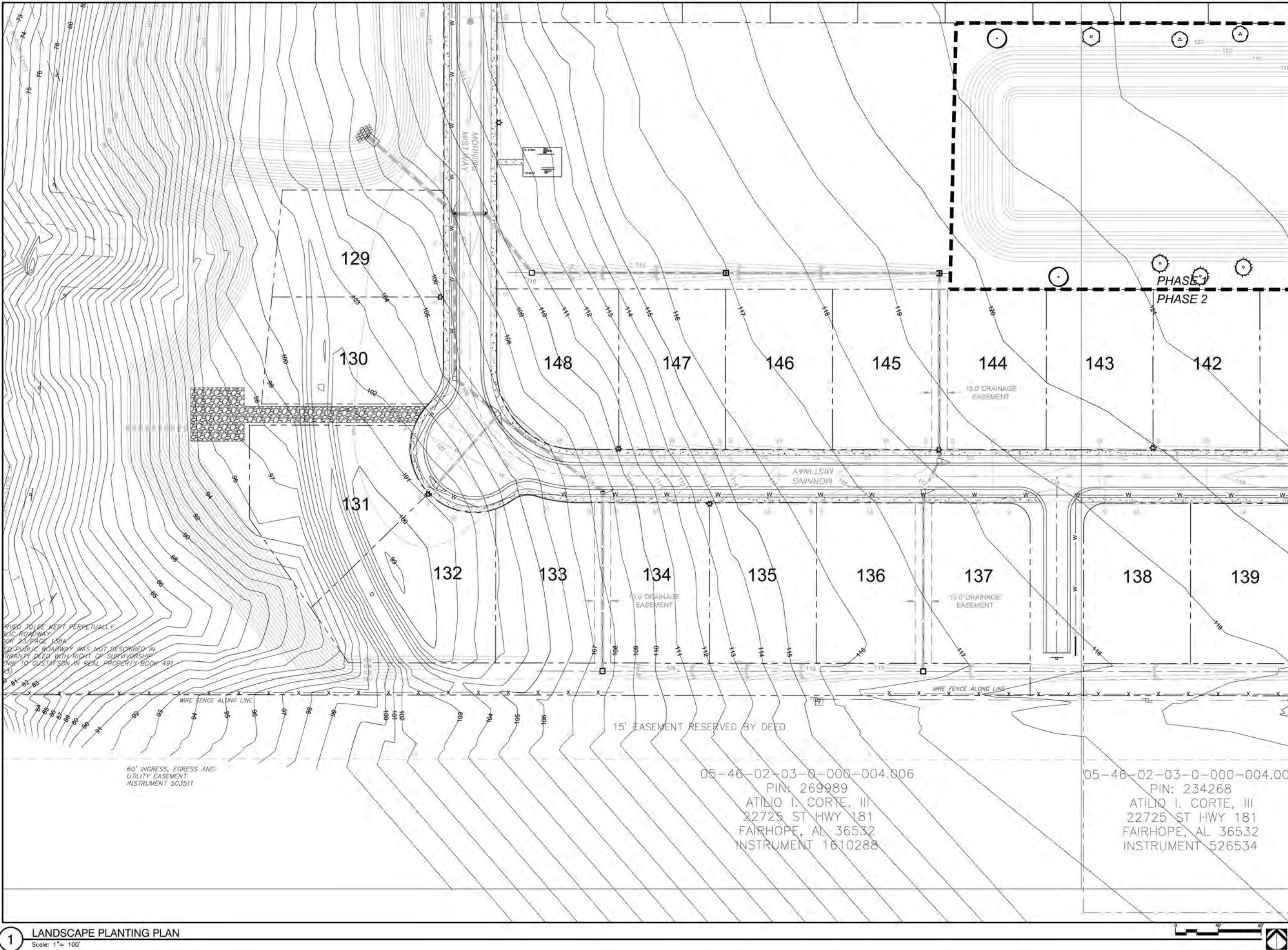
Registration
STATE OF ALABAMA
LESTER CHAD
NUMBER
518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE
PLANTING PLAN
ENLARGEMENT

Sheet No.

LP205



A Landscape Development Plan for
Harvest Green West
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CDs
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW
Drawn

Project Manager

Principal
213163-124
Project No.
09.24.21
Date

Registration
STATE OF ALABAMA
LESTER CHAD
518
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE
PLANTING PLAN
ENLARGEMENT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	BH	10	BETULA NIGRA	RIVER BIRCH	15 GAL		8'-10'	MINIMUM 3 TRUNKS, FULL HEAD
	IE2	3	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	B&B OR CONT	2" CAL	8'-10'	STANDARD FORM
	LN	14	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL		8'-10'	MINIMUM 3 TRUNKS, FULL HEAD
	LT	13	LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QW	3	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA W. MAGNOLIA	30 GAL		8'-10'	FULL TO GROUND
	QN	51	QUERCUS NUTTALLII	NUTTALL OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QS	54	QUERCUS SHUMARDII	SHUMARD RED OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QV	47	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	TD	14	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	CP2	19	ULMUS AMERICANA 'FLORIDANA'	FLORIDA ELM	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY

PALM TREES

	SP	9	SABAL PALMETTO	SABAL PALM	FG		14-16' H	CLEAR-TRUNK HEIGHT NOTED
--	----	---	----------------	------------	----	--	----------	--------------------------

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
SHRUBS									
	DM2	49	DISTYLUM VINTAGE JADE	VINTAGE JADE DISTYLUM	3 GAL			48" o.c.	
	LP4	6	LOROPETALUM CHINENSIS 'BURGUNDY'	BURGUNDY LOROPETALUM	3 GAL			72" o.c.	
	SB	148	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL			60" o.c.	

GRASSES									
	MG	18	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3 GAL			42" o.c.	

SHRUB AREAS

	MS	9	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3 GAL@			42" o.c.	
--	----	---	------------------------------	---------------------	--------	--	--	----------	--

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HT</u>	<u>SPACING</u>	<u>REMARKS</u>
GROUND COVERS								
	AB2	80	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE	1 GAL@		18" o.c.	
	DV	21	DIETES VEGETA	WHITE AFRICAN IRIS	1 GAL@		24" o.c.	

GENERAL CONDITIONS

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

PLANT MATERIAL AND PLANTING

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

1 GENERAL PLANTING NOTES

1" = 1"

329399-05

2 GROUNDCOVER PLANTING

3" = 1'-0"

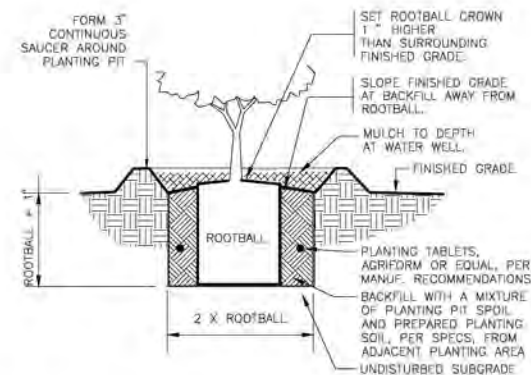
3 MULTI-TRUNK TREE STAKING

1/2" = 1'-0"

4 TREE PLANTING - GUY STRAP

1" = 1'-0"

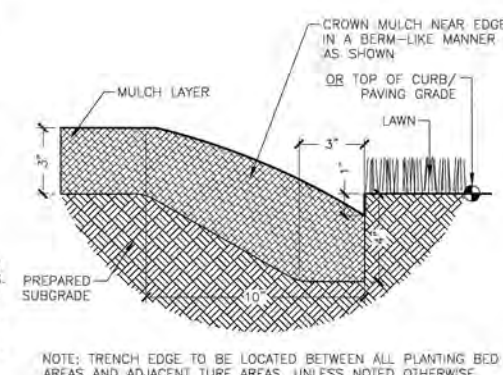
329343.26-02



6 SHRUB PLANTING

1" = 1'-0"

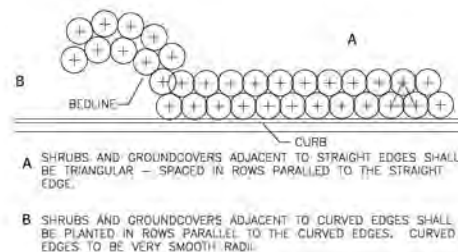
DETAIL-FILE



7 TRENCH EDGE

3" = 1'-0"

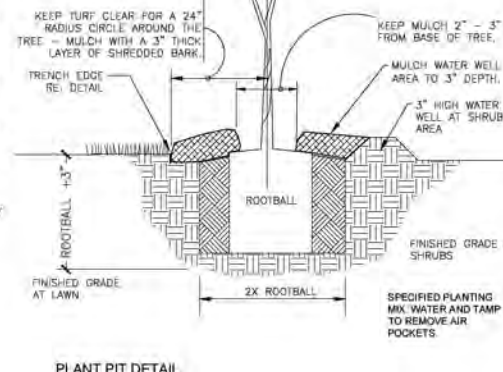
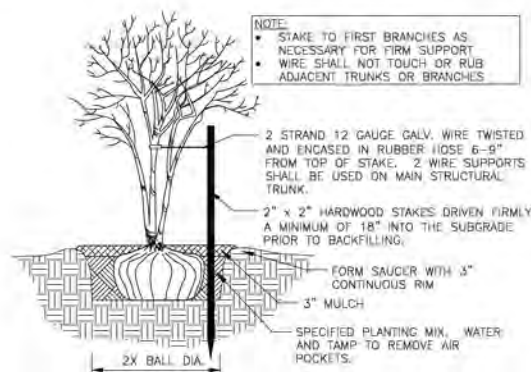
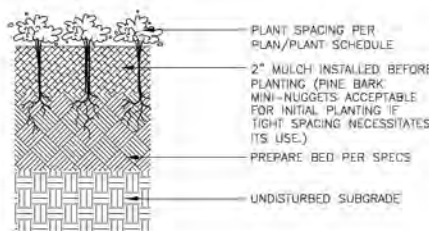
329413.23-02



5 TYPICAL PLANT SPACING

NOT TO SCALE

329399-04



PLANT PIT DETAIL

A Landscape Development Plan for Harvest Green West

Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
05.24.21		CITY SUBMITTAL
09.24.21		CITY SUBMITTAL
10.14.21		CITY SUBMITTAL
12.22.21		100% DDs
03.24.22		90% CD's
08.03.22		REV 1 - TREE PRES/REMOVAL
11.11.22		IFC PLANS
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

© Copyright 2021 WAS Design Inc. These documents and their contents are the property of WAS Design. Any reproductions, revisions, modifications or use of these documents without the express written consent of WAS Design is prohibited by law.

SJW	Registration
Drawn	State of Alabama
Project Manager	LESTER CHAFFIN
Principal	518
213163-124	REGISTERED LANDSCAPE ARCHITECT
Project No.	
09.24.21	
Date	

Sheet Title

LANDSCAPE PLANTING DETAILS

Sheet No.

LP500



April 11, 2024

Mr. David M. Styron
Alabama Department of Transportation (ALDOT)
47450 Rabun Rd.
Bay Minette, AL 36507

Re: Harvest Green – SR-181 – MP 9.84-10.17
Permit Number: 9-2-12402/12414/12403/12404/12405

Dear David:

This letter is to certify that the above referenced project has been built per the approved plans, that all work has been satisfactorily completed on the referenced permit, and a final inspection is requested at this time.

Project: Harvest Green West
Applicant's Name: 68V Harvest Green West 2022, LLC
Location: Baldwin County
State Route Number: SR - 181
Mile Post: 9.84-10.17

If you have any questions, please let me know.

Sincerely,

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

Larry Smith, PE
lsmith@secivileng.com

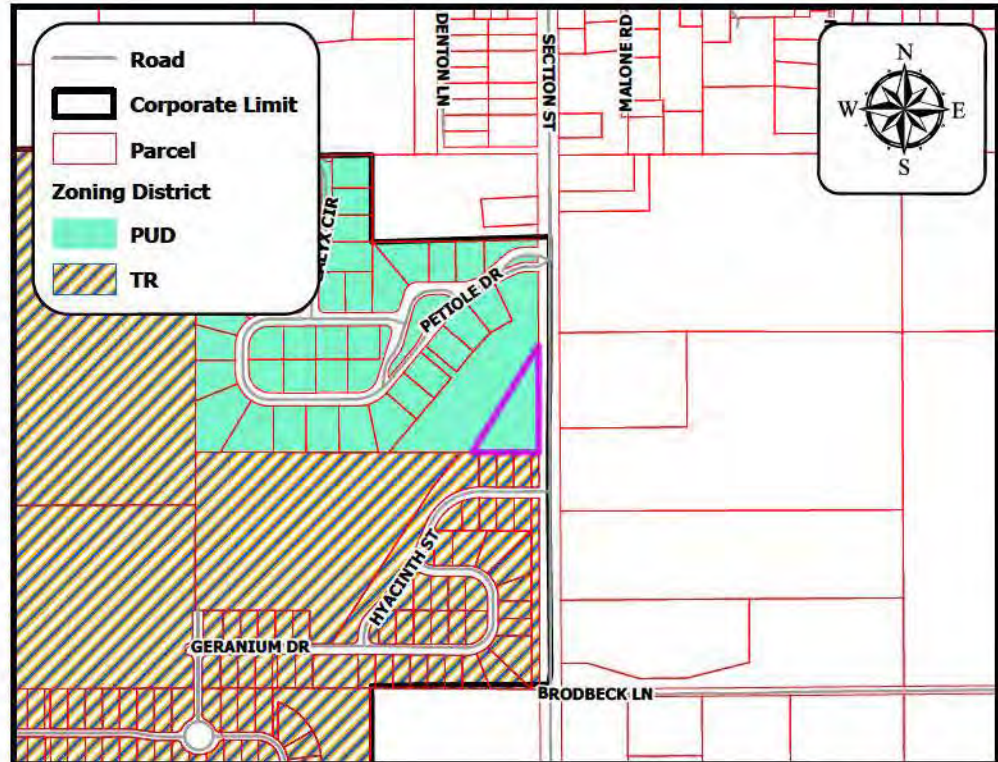
City of Fairhope

Planning Commission

May 6, 2024



SD 24.12 - Hill Top Lot 29



Project Name:

Hill Top Lot 29

Site Data:

1.13 acres

Project Type:

5-unit Multiple Occupancy Project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

389630

General Location:

West side of South Section Street,
North of Hyacinth Street

Surveyor of Record:

Jade Consulting LLC

Engineer of Record:

Jade Consulting LLC

Owner / Developer:

Two Hands Design & Development LLC

School District:

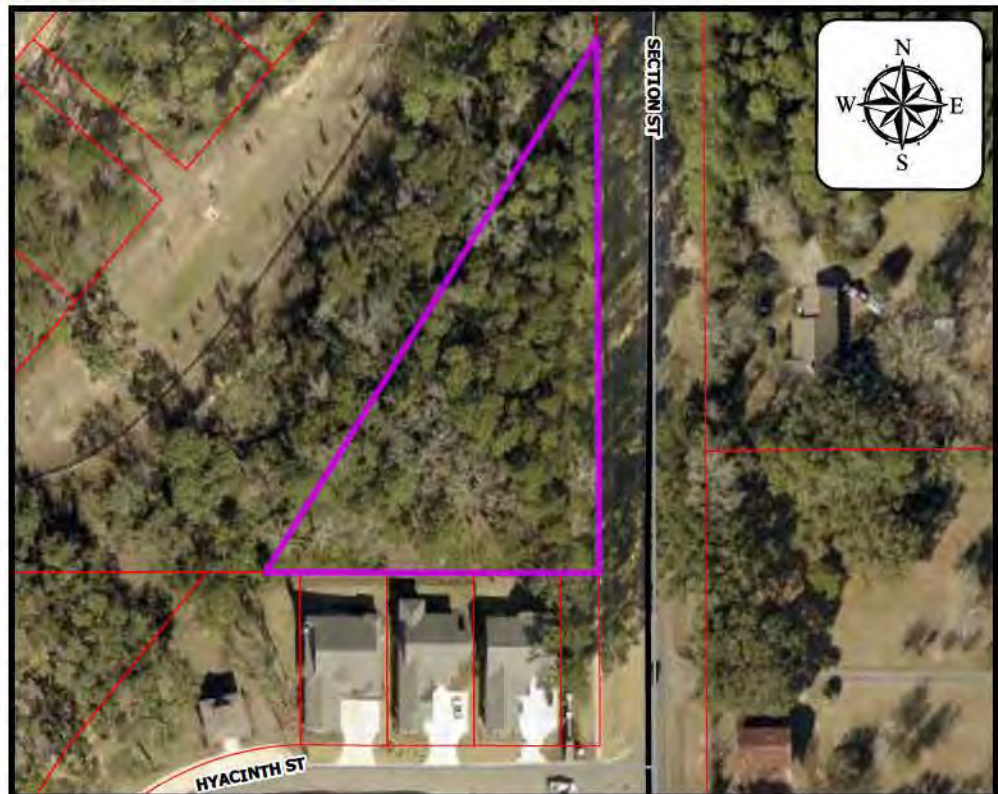
Fairhope Elementary School
Fairhope Middle and High Schools

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: 2/20/24

Property Owner / Leaseholder Information

Name of Property Owner: Two Hands Design & Development LLC Phone Number: 251-278-5533
 Address of Property Owner: 23389 Main St.
 City: Montrose State: AL Zip: 36532

Proposed Subdivision Name: Hill Top - Lot 29
 No. Acres in Plat: 1.131 No. Lots/Units: 5 units
 Parcel No: 05-46-09-30-0-000-040.031 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: Perry C. "Trey" Jinright, III, PE

Surveyor/Engineer Information

Name of Firm: JADE Consulting, LLC Phone Number: 251-928-3443
 Address: 208 N. Greeno Rd., Ste. c
 City: Fairhope State: AL Zip: 36532
 Contact Person: Perry C. "Trey" Jinright, III, 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.

Jason Tickle

Property Owner/Leaseholder Printed Name

2/20/24

Date

Signature 

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)
- ☐ Traffic Study, if applicable (stand alone document)
- ☒ Aerial With Topographic Overlay
- ☐ Utility plans and Profiles
- ☐ A street lighting plan
- ☐ Proof of Receipt from the County, if applicable
- ☐ 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.
- ☐ Flow Modeling
- ☐ 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.)

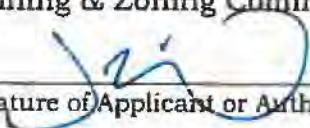
Please note that if your site is located outside the City of Fairhope limits, but in the planning jurisdiction, the County documentation is required and your application will be considered *incomplete* without the County documentation.



CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST
As Required by the City of Fairhope

Hearings on Zoning Change applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Jason Tickle, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Planning & Zoning Commission.



Signature of Applicant or Authorized Agent

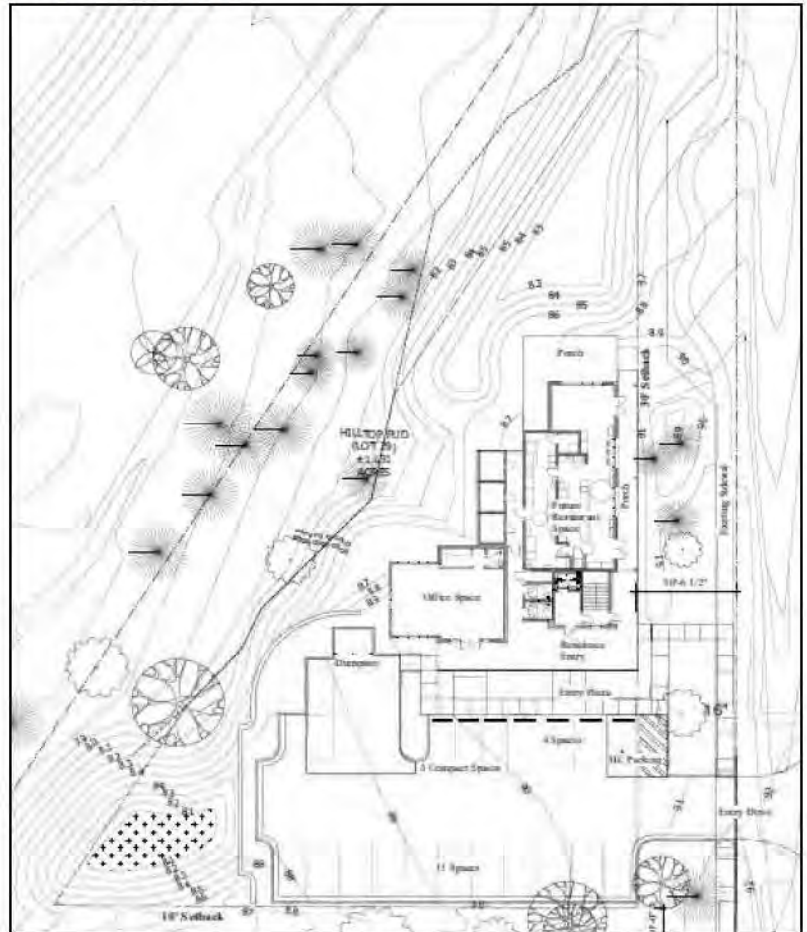
2/20/24

Date of Application

Summary of Request:

Request of Applicant, JADE Consulting, LLC ("JADE"), on behalf of owner, Two Hands Design and Development, LLC, for approval of a preliminary plat for Lot 29 of the Hilltop PUD. Ordinance 1736 for the Hilltop PUD specifically addresses Lot 29 referring to it as a Community House designed to foster connections and serve as common ground for the surrounding neighborhoods. Trey Jinright, III, PE, is the authorized agent and engineer for the project. The subject property is approximately 1.131 acres. The property is located on South Section Street south of Twin Beech Road. This review is based on the requirements of a Preliminary Plat in Article IV, Section C of the City of Fairhope Subdivision Regulations.

SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-09-30-0-000-040.031	
EXISTING ZONING:	HILL TOP PUD	
TOTAL TRACT ACREAGE:	±1.131 ACRES	
<u>INTERVENE SURVEY</u>		
FRONT:	20'	
SIDE:	10'	
<u>BUILDING SETBACKS</u>		
FRONT:	30'	
SIDE:	10'	
REAR:	30'	
<u>BUILDING HEIGHT & AREAS</u>		
BUILDING HEIGHT:	AVERAGE EX. GRADE = $(94 + 90.50) / 2 = 87.25'$	
	BUILDING F.F.E. = 91.50'	
	MEAN HEIGHT OF BUILDING (ABOVE F.F.E.) = 27.42'	
	DIFFERENCE BETWEEN F.F.E. & AVG. EX. GRADE = 4.25'	
	BUILDING HEIGHT = $4.25 + 27.42 = 31.67'$	
GROSS FLOOR AREA:	5,090 SF	
BUILDING COVERAGE:	3,488 SF = 7% OF SITE	
IMPERVIOUS:	10,717 SF = 22% OF SITE (EXCLUDING BUILDING)	
GREENSPACE AREA:	28,613 SF = 58% OF SITE	
<u>LANDING REQUIREMENTS</u>		
VEHICLE PARKING	REQUIRED:	PROVIDED:
RESTAURANT:	1 SPACE PER 4 SEATS 52 SEATS / 4 SEATS = 13 SPACES	15 SPACES
RESIDENTIAL UNITS:	1 SPACE PER UNIT 3 REQUIRED	3 SPACES
RETAIL/OFFICE:	0-400 SF = 1 SPACE + 1 SPACE PER ADDITIONAL 400 SF 960 SF TOTAL = 5.4 SPACES	5 SPACES
TOTAL:	MIN. 21 SPACES MAX. 25 SPACES	21 SPACES (INC. 1 HVC & 6 COMPACT)



Site Plan

Comments:

- **Utilities**
 - o Fairhope Utilities is providing gas, water and sewer.
 - o Riviera Utilities is providing electricity.
 - o AT&T is available for communications.
- **Traffic**
 - o This development did not trigger a traffic study.
- **Storm water**
 - o Storm water was thoroughly reviewed in the original Hilltop PUD. There are two (2) dry detention/retention bio-swales on site. The site drains in a single direction with approximately 14'

of relief from east to west into a valley drainage feature that is an upper tributary of Point Clear Creek. The 1.1131 acre lot's proposed improvements for stormwater management will correlate with the master drainage system of the subdivision. The combined systems will regulate post development run off release rates below their respective predevelopment rates. *See packet for more details.*

- Landscaping Plan

- There is an extensive landscaping plan that has been reviewed and approved. There is also an approved tree protection plan. Required buffers for the parking lot and abutting incompatible land use are included in the landscape plan.

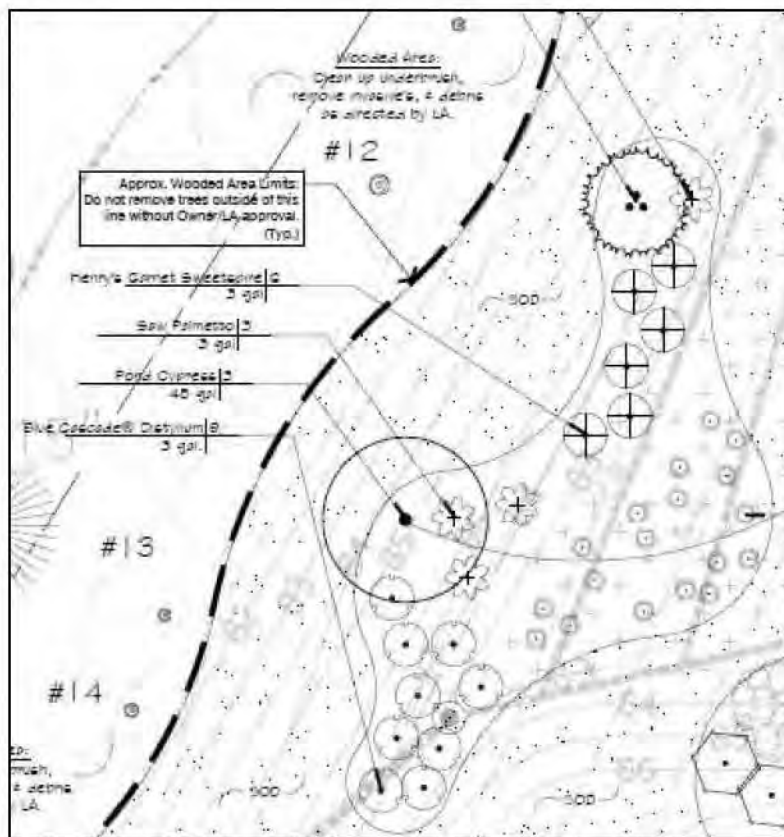
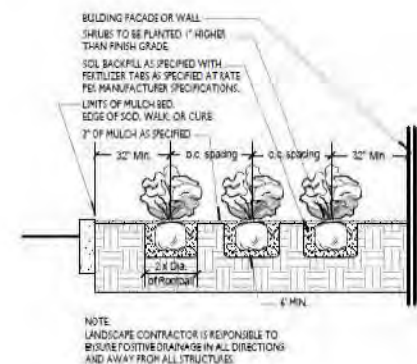


Figure 1: Excerpts from Landscape Plan



3 SHRUB PLANTING DETAIL

- Parking

- Parking meets the requirements of Zoning Ordinance, as well as the perimeter landscape screening requirements of the Tree Ordinance.

- Sidewalks

- This plat includes interior sidewalks on the site that connect to an existing meandering sidewalk on S. Section Street.

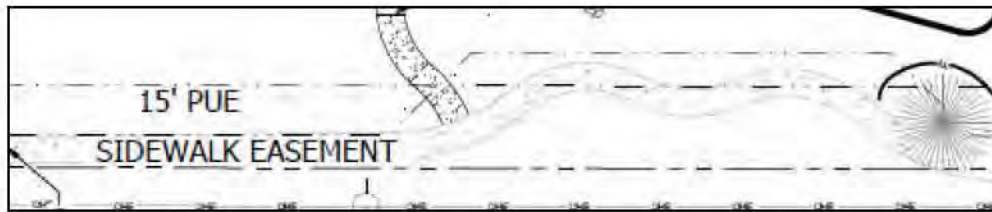


Figure 2: Close up of sidewalks.

- **Greenspace**

- The proposed greenspace suits the “preserve” type of greenspace as it features large swaths of developed trees, surrounds water features, and has topography. The greenspace area is approximately 58% of the site, which exceeds the requirements.



Figure 3: Greenspace Plan

Recommendation:

Staff recommends conditional approval of case SD 24.10 with the following conditions:

- 1.) Signage plan shall conform to the Sign Ordinance.
- 2.) Fire flow tests and results shall be successfully completed and acceptable prior to issuance of any permit.

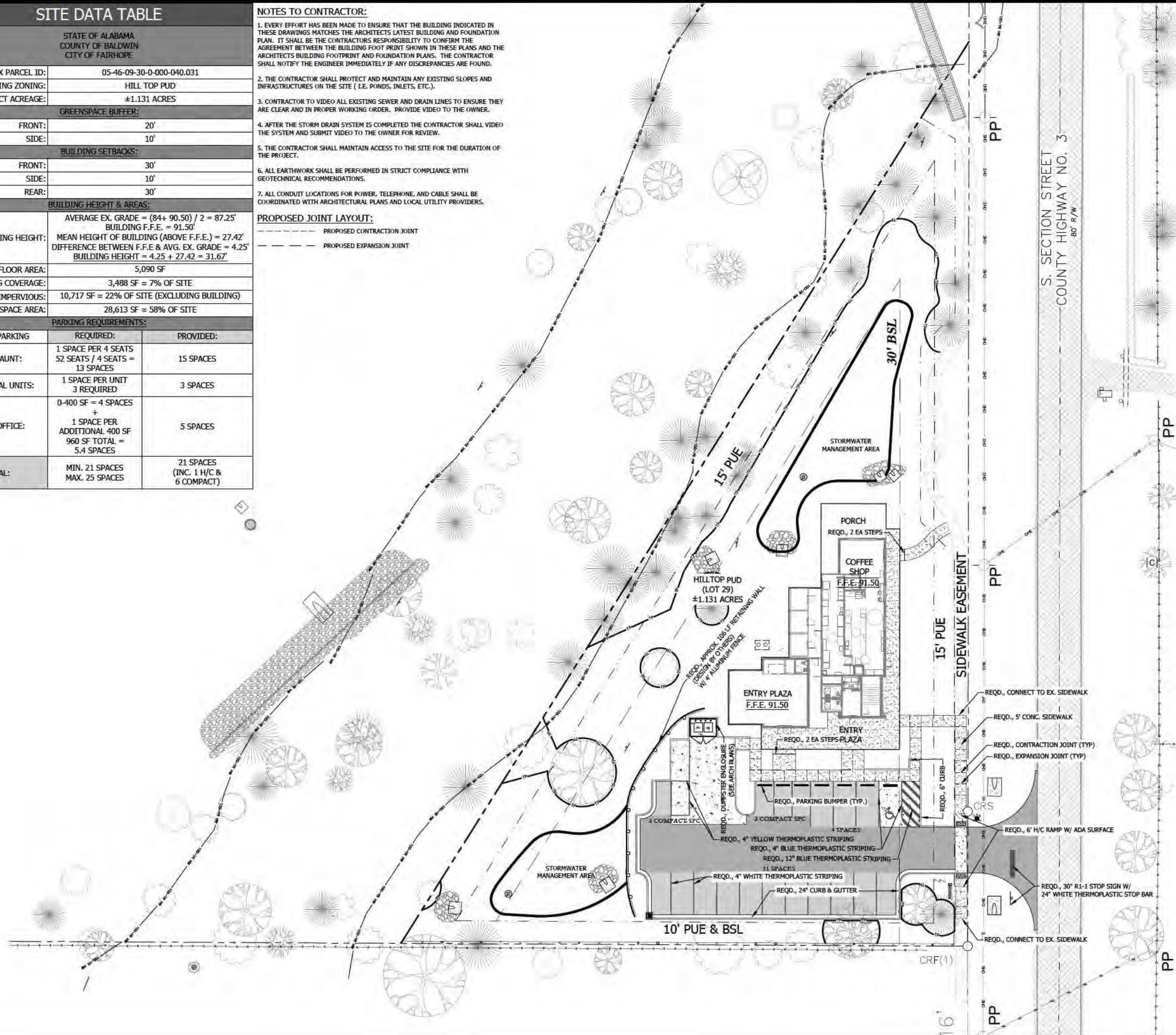
SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-09-30-0-000-040.031	
EXISTING ZONING:	HILL TOP PUD	
TOTAL TRACT ACREAGE:	±1.131 ACRES	
GREENSPACE BUFFER:		
FRONT:	20'	
SIDE:	10'	
BUILDING SETBACKS:		
FRONT:	30'	
SIDE:	10'	
REAR:	30'	
BUILDING HEIGHT & AREAS:		
BUILDING HEIGHT:	AVERAGE EX. GRADE = $(84 + 90.50) / 2 = 87.25'$ BUILDING F.F.E. = $91.50'$ MEAN HEIGHT OF BUILDING (ABOVE F.F.E.) = $27.42'$ DIFFERENCE BETWEEN F.F.E & AVG. EX. GRADE = $4.25'$ BUILDING HEIGHT = $4.25 + 27.42 = 31.67'$	
GROSS FLOOR AREA:	5,090 SF	
BUILDING COVERAGE:	3,488 SF ≈ 7% OF SITE	
IMPERVIOUS:	10,717 SF ≈ 22% OF SITE (EXCLUDING BUILDING)	
GREENSPACE AREA:	28,613 SF ≈ 58% OF SITE	
PARKING REQUIREMENTS:		
VEHICLE PARKING	REQUIRED:	PROVIDED:
RESTURAU ^T NT:	1 SPACE PER 4 SEATS 52 SEATS / 4 SEATS = 13 SPACES	15 SPACES
RESIDENTIAL UNITS:	1 SPACE PER UNIT 3 REQUIRED	3 SPACES
RETAIL/OFFICE:	0-400 SF = 4 SPACES + 1 SPACE PER ADDITIONAL 400 SF 960 SF TOTAL = 5.4 SPACES	5 SPACES
TOTAL:	MIN. 21 SPACES MAX. 25 SPACES	21 SPACES (INC. 1 H/C & 6 COMPACT)

NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECT'S LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECT'S BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

PROPOSED JOINT LAYOUT:

- PROPOSED CONTRACTION JOINT
----- PROPOSED EXPANSION JOINT



LEGEND

BENCHMARK

- EXISTING AXLE FOUND
- CONCRETE MONUMENT FOUND
- OPEN TOP IRON PIPE FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
- CENTERLINE
- EXIST. PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXIST. EASEMENT LINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GUY WIRE AND UTILITY POLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. UNDER GROUND CABLE LINE
- EXIST. FIBER OPTIC CABLE LINE
- EXIST. TELEPHONE LINE
- EXIST. FENCE LINE
- EXIST. PIPE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED 24" CONCRETE CURB & GUTTER
- PROPOSED 6" CONCRETE CURB
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRICAL BOX
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. WATER WELL
- EXIST. FIRE HYDRANT
- EXIST. SANITARY SEWER MANHOLE
- EXIST. GAS VALVE
- EXIST. GAS LINE MARKER
- EXIST. FIBER OPTIC CABLE BOX
- EXIST. FIBER OPTIC CABLE POST
- EXIST. FIBER OPTIC CABLE MANHOLE
- EXIST. TELEPHONE BOX
- EXIST. STORM SEWER MANHOLE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRAVEL
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

SPEED LIMIT 45

S. SECTION ST

JADE CONSULTING

284 Green Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1029
Fairhope, AL 36533
Phone: (251) 928-3443
jademc@comcast.net
(404) 343-1574

PROFESSIONAL ENGINEER
No. 25744
J. C. JADE
JADE CONSULTING, INC.

NO.	REVISION	DATE	APPR.
1	VARIOUS SUBMITTALS	03/25/24	

SITE PLAN
HILLTOP LOT 29
TWO HANDS DESIGN & DEVELOPMENT

JOB NO: 23-1869
SCALE: 1" = 20'
DATE: MARCH 2024
DRAFTER: TVML
SHEET: C3



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

LETTER OF TRANSMITTAL

TO:

Hunter Simmons
City of Fairhope
555 S. Section St.
Fairhope, AL 36532

FROM: Perry C. "Trey" Jinright, III, PE

DATE: April 30, 2024

REFERENCE NO.: TICKLE-23-1869

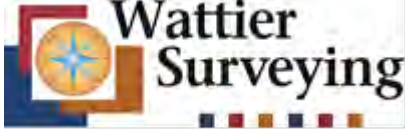
RE: Hill Top – Lot 29

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ AS REQUESTED ☒ FOR APPROVAL ☒ FOR YOUR FILES

Enclosed please find the following documents for **MOP & Site Plan** Approval:

1. MOP Application & Site Plan Application
 - a. \$500.00 Check for Site Plan
 - b. \$1375.00 Check for MOP (\$1000.00 + (\$75x5=\$375))
 - c. Certification of Formation
 - d. Owner Authorizations
 - e. Tax Parcel Information
 - f. Errors and Omission Insurance
 - g. Legal Description
 - h. BMP Plan
 - i. ADEM Permit
2. Neighborhood meeting Notice
 - a. Adjacent Property Owner list
 - b. Certified Mail Receipts
 - c. Sign-In Sheet & Comments Sheets
 - d. Meeting Minutes
3. Property Owners within 300'
 - a. Map
 - b. Labels
4. One (1) 11 x 17 Maps:
 - a. Site Aerial Map
 - b. Greenspace Exhibit
5. Stormwater Report
 - a. O & M Plan draft
6. Two (2) Full Size plans:
 - a. Civil Plans
 - b. Landscape
 - c. Plat
 - d. Topographic & Boundary Survey
 - e. Architectural Plans
7. Thumb drive of all documents

PROJECT TEAM AND INFORMATION

Parcel Number (s)	Currently Zoned/Proposed	Location/Address	Project Acres
05-46-09-30-0-000-040.031	PUD	S. Section St.	1.131
Owner/Developer:	Two Hands Development LLC 23389 Main St. Montrose, AL 36532 251-278-5533 Jason Tickle Pointclearfarm@gmail.com		
Civil Engineer: 	JADE Consulting, LLC 208 N. Greeno Rd., Ste. C Fairhope, AL 36532 (251) 928-3443 Perry C. "Trey" Jinright III, P.E., LEED AP tjinright@jadengineers.com Thomas Luce., Project Manager tluce@jadengineers.com Sherry Ruth, Project Coordinator sruth@jadengineers.com		
Surveyor: 	Wattier Surveying, Inc. 318 Downtowner Loop North, Suite H Mobile, AL 36609 (251) 342-2640 Mark Wattier mark@wattiersurveying.com		
Architect: 	Walcott Adams Verneuille 1 South School St. Fairhope, AL 36532 251-928-6041 Ryan Baker ryan@wavarchitects.com		
Landscape Architect: 	Espalier, LLC P.O. Box 1247 (36533) 8390 Gayfer Road Ext. Fairhope, AL 36532 251-454-3500 Joe Comer joe@espaliерdesign.com		



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

April 17, 2024

City of Fairhope
PO Drawer 429
Fairhope, AL 36532

Re: Hill Top – Lot 29
South Section Street
Fairhope, AL

Fairhope Planning Department:

1. Please confirm with Jamie Rollins (Jamie.rollins@fairhopeal.gov) about landscaping, particularly making sure that overstory trees are not being planted under overstory trees and that the tree credits add up correctly.

Response: *See the enclosed approval email*

2. Need flow test results.

Response: *Pending; Correspondence with Curtis Cooper indicates that the results have been obtained and calculations are being finalized by Richard Johnson.*

3. Please add "Lot 29" somewhere on the Greenspace Area Exhibit.

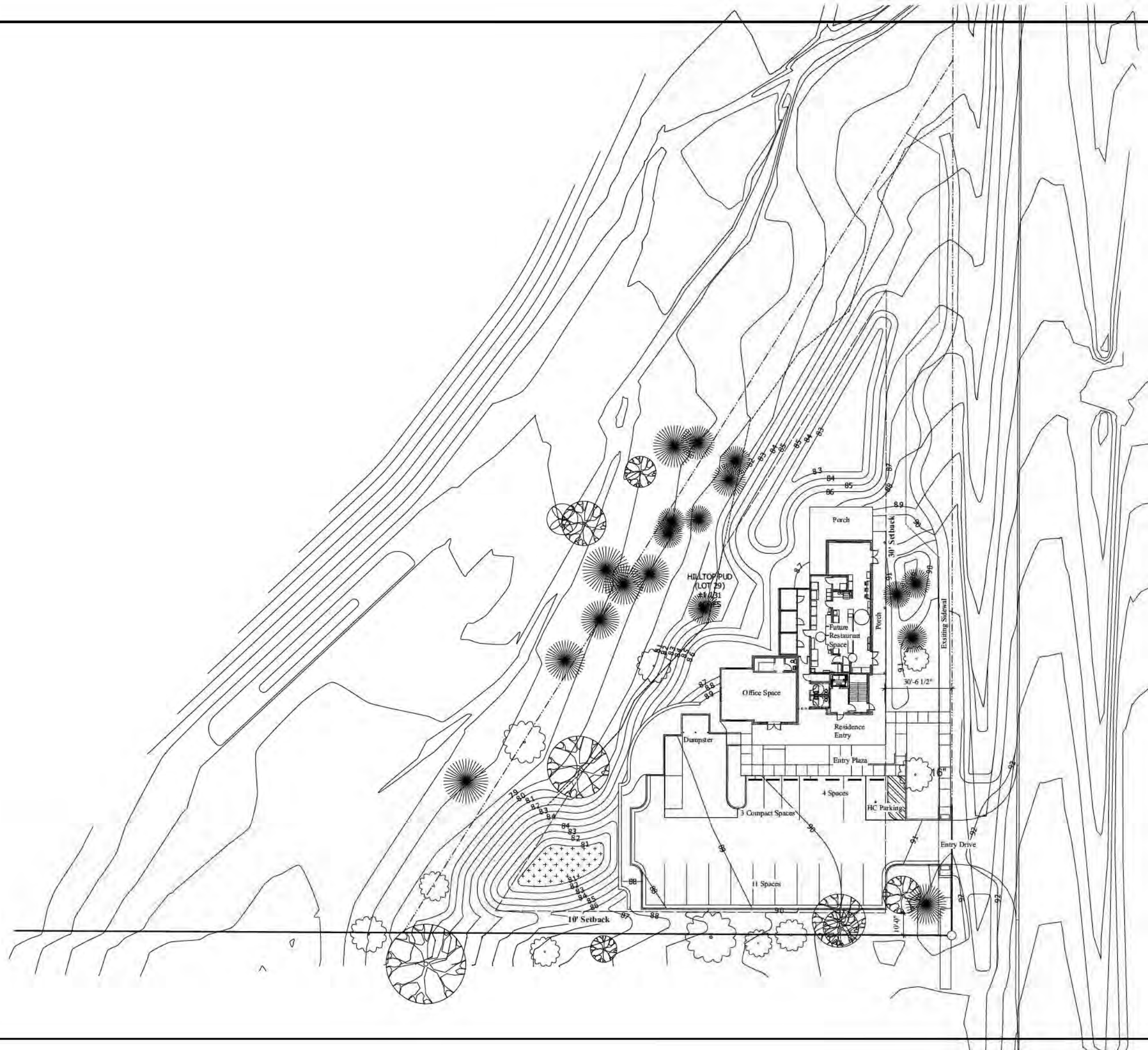
Response: *Enclosed is an updated Greenspace Area Exhibit. Bottom right corner and Site Data Table have been updated to reference "Hill Top Lot 29"*

Respectfully,

JADE CONSULTING, LLC

A handwritten signature in blue ink, appearing to read 'Thomas Luce', is written over the printed name.

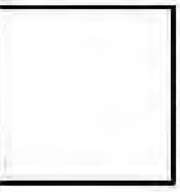
Thomas Luce
Project Manager





WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS

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



A New Mixed Use Development
Hilltop - Lot 29
Fairhope

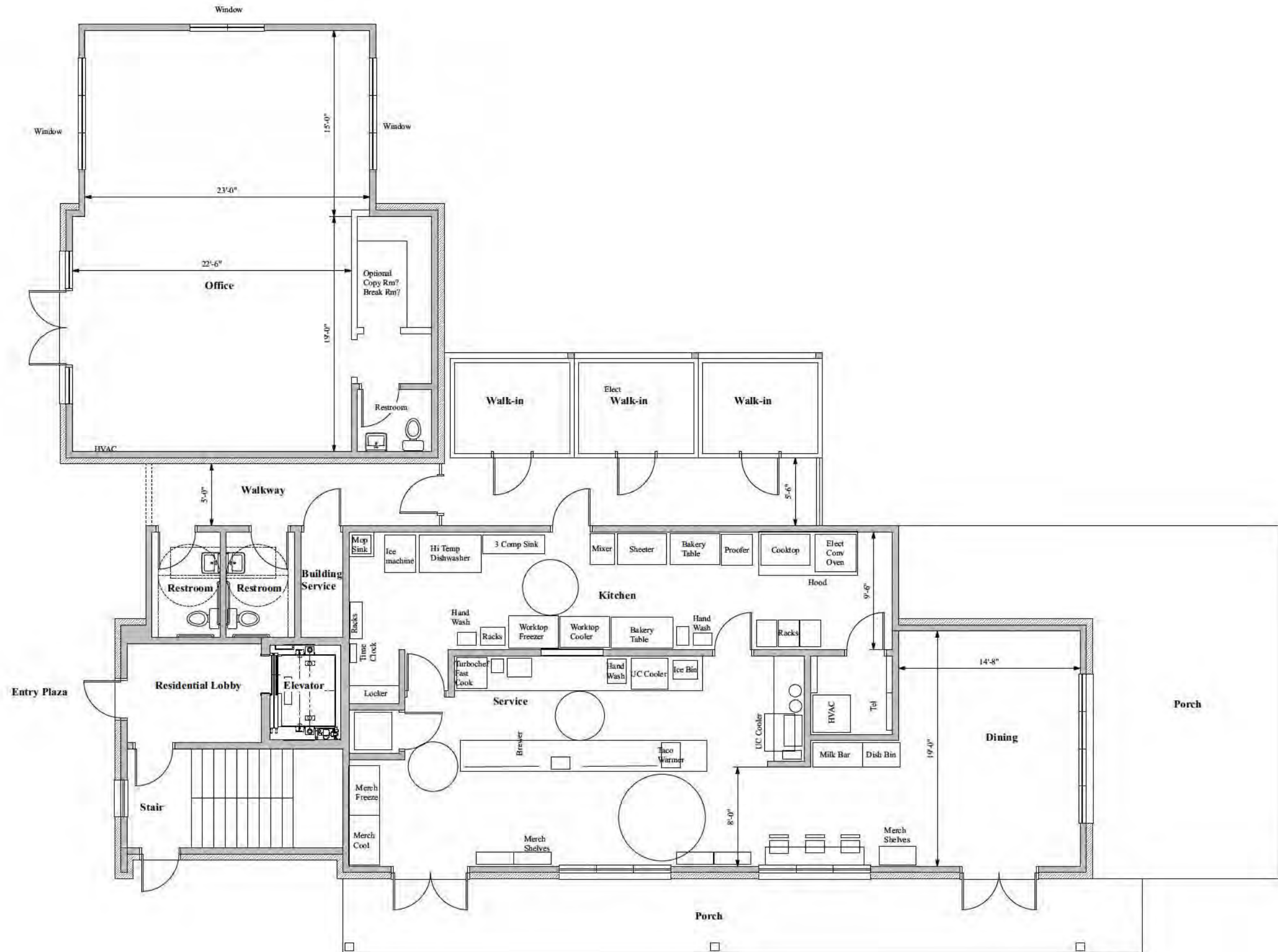
Date:	March 15, 2024
Revised:	
Revised:	
Revised:	
Drawn:	
Checked:	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A1

Site



This drawing and all information represented herein are the property of Walcott Adams Verneuille Architects, Inc. No drawing, or copyright, or other right in this drawing shall be assigned, copied, reproduced, or altered without the prior written consent of Walcott Adams Verneuille Architects, Inc. This drawing is the property of Walcott Adams Verneuille Architects, Inc. and is not to be used for any other purpose without the prior written consent of Walcott Adams Verneuille Architects, Inc.



W

WALCOTT
ADAMS
VERNEUILLE

ARCHITECTURE INTERIORS

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

A New Mixed Use Development

Hilltop - Lot 29

Fairhope

Date	March 15, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A2

1st Floor

W

This drawing and all information depicted herein are the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall not be reproduced, copied, manufactured, or placed into other parties without the written consent of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only. For the limited purposes and is copyright protected.



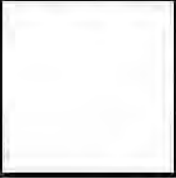
A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Date:	March 15, 2024
Revised:	
Revised:	
Revised:	
Drawn:	
Checked:	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A3

2nd Floor

W



A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Date	March 15, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A4
Exterior



1 South Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"

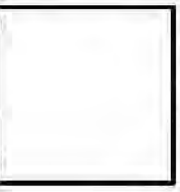


1 North Elevation
Scale: 1/4" = 1'-0"



6 West Elevation
Scale: 1/4" = 1'-0"

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



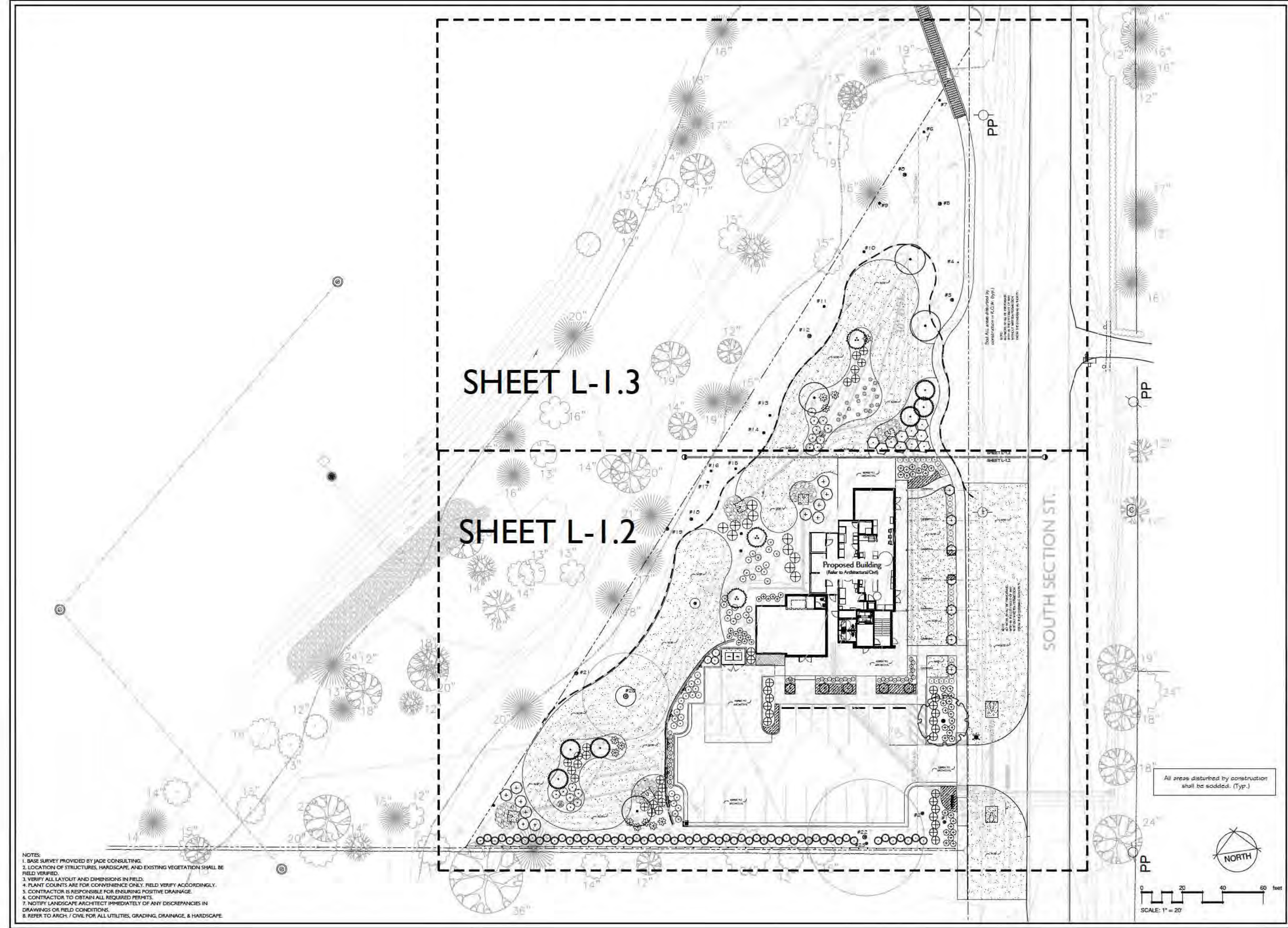
A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Date:	March 15, 2024
Revised:	
Revised:	
Revised:	
Drawn:	
Checked:	
Copyright 2024 Walcott Adams Verneuille Architecture, Inc.	

A5
Exterior

W

This drawing and all information depicted herein are the property of Walcott Adams Verneuille Architecture, Inc. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Walcott Adams Verneuille Architecture, Inc. The drawing is for the use of the client only and is not to be used for any other purpose without the prior written permission of Walcott Adams Verneuille Architecture, Inc. The drawing is for the use of the client only and is not to be used for any other purpose without the prior written permission of Walcott Adams Verneuille Architecture, Inc.



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



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

Copyright: This drawing and its contents are the property of Espalier, LLC and may not be copied or used in any way without written permission from Espalier.

HILLTOP LOT 29 - MOP

South Section St.
Fairhope, AL



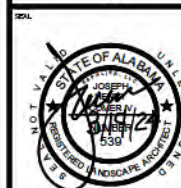
ISSUED/REVISED
Permitting 3/19/24

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME HILLTOP/MOP
DRAWN BY JC	SHEET L-1.1
CHECKED BY JC	
PROJECT NO. 2418	
DATE 3/12/24	

HILLTOP LOT 29 - MOP

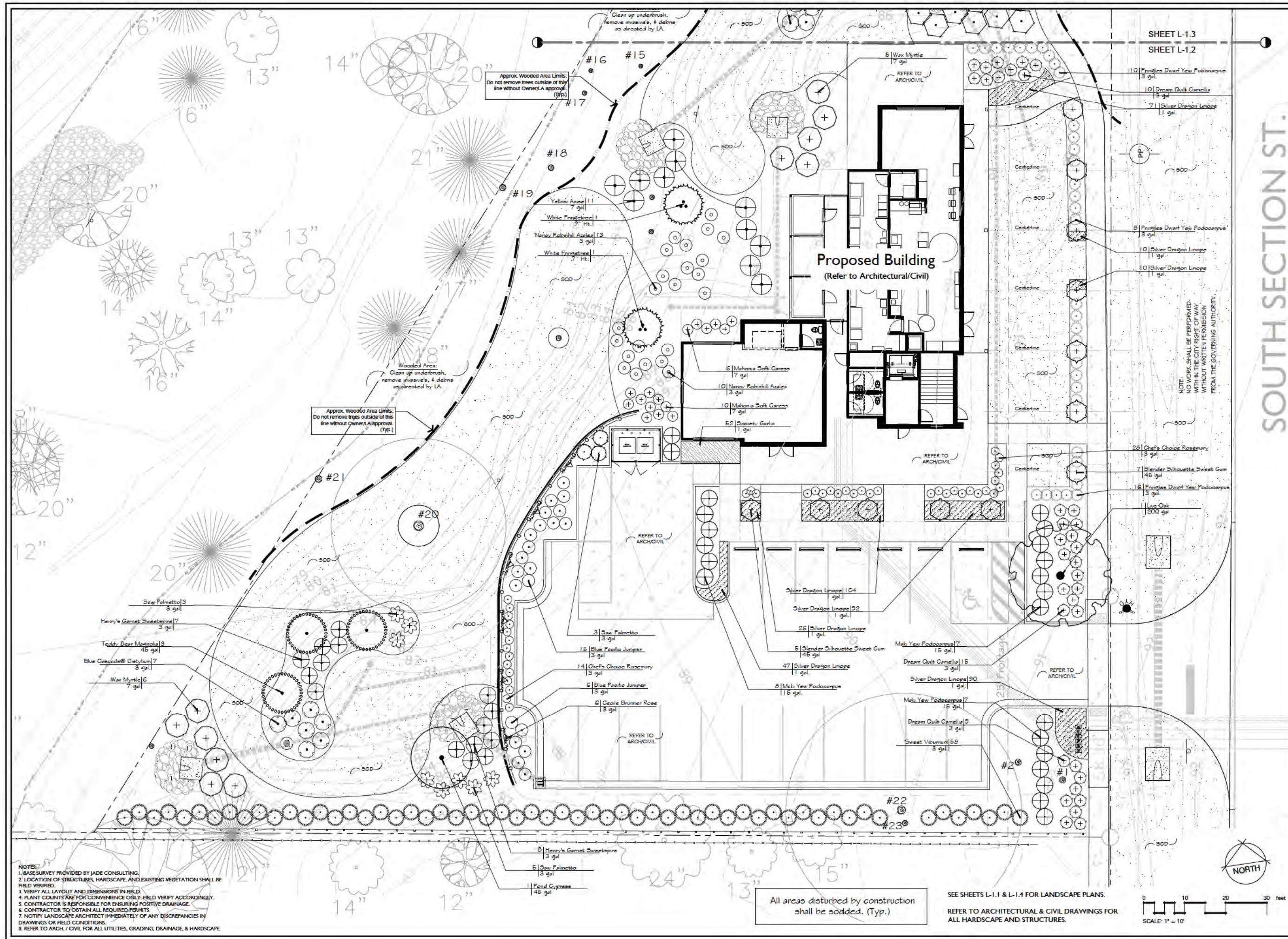
South Section St.
Fairhope, AL



ISSUED/REVISED
Permitting 3/19/24

LANDSCAPE
PLAN

DESIGNED BY JC	FILE NAME HILLTOPWOP
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.2
PROJECT NO. 2418	
DATE 3/12/24	



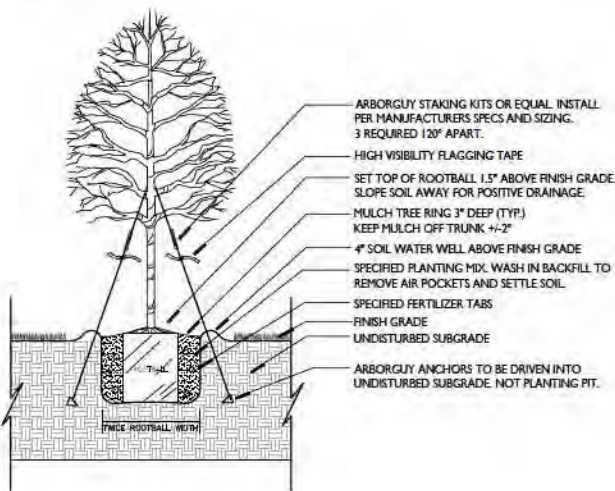
LANDSCAPE NOTES:

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

1 LANDSCAPE NOTES

NTS

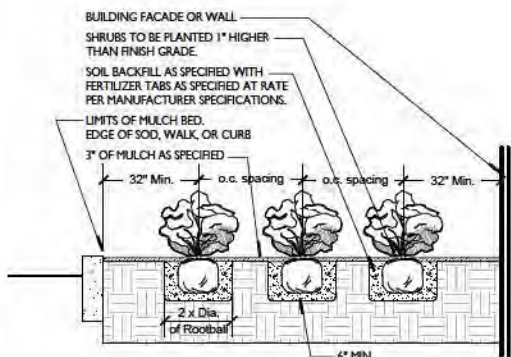
LA-18



2 TREE PLANTING

NTS

LA-01

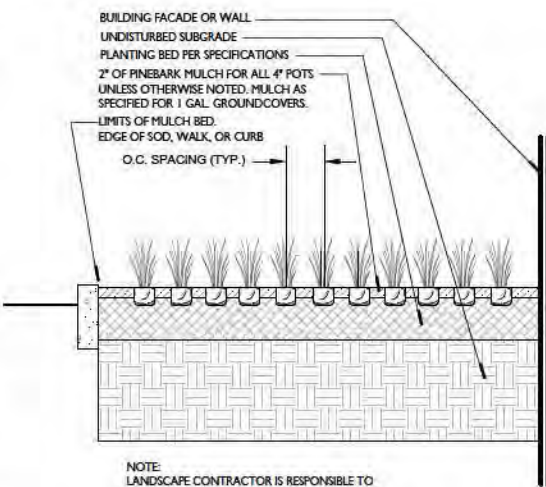


NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

3 SHRUB PLANTING DETAIL

NTS

LA-02

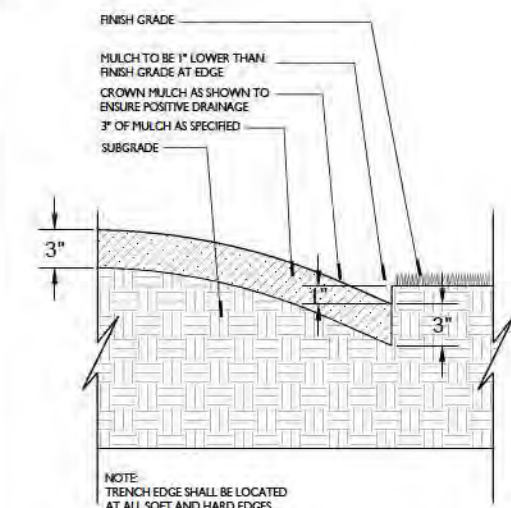


NOTE:
LANDSCAPE CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS AND AWAY FROM ALL STRUCTURES.

4 GROUNDCOVER PLANTING DETAIL

NTS

LA-03



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

5 TRENCH BED EDGE

NTS

LA-04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	DETAIL	REMARKS
CITY REQUIRED TREES								
	6	Magnolia grandiflora 'Southern Charm'	Teddy Bear Magnolia	45 gal	2" Cal. Min.	8' Ht. Min.		Greenforest Nursery
	1	Quercus virginiana	Live Oak	200 gal				Specimen, Cherry Lake Nursery, Provide photo for LA approval.
	4	Taxodium ascendens	Pond Cypress	45 gal	2" Cal. Min.	10' Ht. Min.		
NOT REQUIRED TREES								
	3	Chionanthus virginicus	White Fringetree	7' Ht.				Multi. Trunk, Hunter Trees. Approve photo with LA.
	12	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	45 gal				Single Trunk, Full Branching, Greenforest Nursery. Specimen. Approve photo with LA.
CITY REQUIRED SHRUBS								
	18	Helianthus debilis	Dune Sunflower	1 gal			24" o.c.	
	11	Illicium parviflorum	Yellow Anise	7 gal			60" o.c.	
	11	Myrica cerifera	Wax Myrtle	7 gal			72" o.c.	Tree Form, Multi. Trunk, 5 Canes Min.
	22	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	15 gal			48" o.c.	4' Ht. Min., Pot full, Approve photo with LA.
	10	Rhododendron x 'George L. Taber'	George L. Taber Southern Indica Azalea	7 gal			72" o.c.	
	12	Serenoa repens	Saw Palmetto	3 gal			48" o.c.	
	58	Viburnum odoratissimum	Sweet Viburnum	3 gal.			48" o.c.	Must grow to 6' within 3 full growing seasons.
NOT REQUIRED SHRUBS								
	23	Azalea x 'Nancy of Robinhill'	Nancy Robinhill Azalea	3 gal			36" o.c.	
	34	Camellia sasanqua 'Dream Quilt'	Dream Quilt Camellia	3 gal			36" o.c.	Waters Nursery
	16	Distylium x 'PLIDIST-II'	Blue Cascade® Distylium	3 gal.			48" o.c.	
	21	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal			48" o.c.	
	21	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3 gal			36" o.c.	
	16	Mahonia eurybracteata 'Soft Caress'	Mahonia Soft Caress	7 gal			30" o.c.	
	34	Podocarpus macrophyllus 'Fringles'	Pringles Dwarf Yew Podocarpus	3 gal.			36" o.c.	
	6	Rosa polyantha 'Cecile Brunner'	Cecile Brunner Rose	3 gal			72" o.c.	
	42	Rosmarinus officinalis 'Roman Beauty'	Chef's Choice Rosemary	3 gal			24" o.c.	
	3	Serenoa repens	Saw Palmetto	3 gal			48" o.c.	
GROUND COVERS								
	17,003 sf	Zoysia x 'Geo'	Geo Zoysia	sod				
NOT REQUIRED GROUNDCOVER								
	450	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	1 gal.			12" o.c.	Doug Young Nursery
	52	Tulbaghia violacea	Society Garlic	1 gal			15" o.c.	

NOTES:

- LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
- 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
- USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
- PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
- THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
- SEE LANDSCAPE NOTES.
- ALL LANDSCAPE AREAS ALONG ROAD FRONTAGE SHALL BE MAINTAINED & GROOMED TO THE LANDSCAPE REVIEW STANDARDS.

APPROVED NURSERIES:

- GREEN FOREST NURSERY
 - FLOWERWOOD NURSERY
 - CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:

Road Frontage Feet = $396/30' = 13$ Trees in First 25' regardless of tree credits.
Remaining Perimeter Feet = $516.12/30' = 24$ Trees

Parking Requirements (1 Tree/12 Spaces) = $18 \text{ Spaces}/12 = 2$ Trees

Total Existing Tree Credits = 37

Total Trees Required = 13 Frontage (Overstory) & 26 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

EXISTING FRONTAGE TREES TO REMAIN:

#1-18" Pine	#8 = 2
#2-17" Live Oak	#8 = 2
#3-18" Pine	#8 = 2
#4-14" Pine	#8 = 1
#5-19" Pine	#8 = 2
#6-12" Pine	#8 = 1
#7-13" Pine	#8 = 1
Total Frontage Credits	= 11

REMAINING SITE TREES TO REMAIN:

#6-20" Pine	#8 = 2
#9-14" Pine	#8 = 1
#10-14" Pine	#8 = 1
#11-14" Pine	#8 = 1
#12-20" Pine	#8 = 2
#13-13" Pine	#8 = 1
#14-15" Pine	#8 = 1
#15-12" Pine	#8 = 1
#16-12" Pine	#8 = 1
#17-13" Pine	#8 = 1
#18-17" Pine	#8 = 2
#19-18" Pine	#8 = 2
#20-28" Live Oak	#8 = 3
#21-20" Oak	#8 = 2
#22-24" Live Oak	#8 = 3
#23-16" Live Oak	#8 = 2
Total Remaining Credits	= 26

Total Tree Credits = 37

Note: The above trees listed are used to satisfy the site tree requirements. There are many other trees that will remain onsite. Contractor Shall NOT remove any trees that are not specifically shown to be removed without Owner/LA approval.

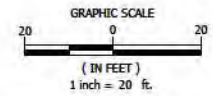
SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE HILL TOP LOT 29		
TAX PARCEL ID:	05-46-09-30-0-000-040.031	
EXISTING ZONING:	HILL TOP PUD	
TOTAL TRACT ACREAGE:	±1.131 ACRES	
<u>GREENSPACE BUFFER:</u>		
FRONT:	20'	
SIDE:	10'	
<u>BUILDING SETBACKS:</u>		
FRONT:	30'	
SIDE:	10'	
REAR:	30'	
<u>BUILDING HEIGHT & AREAS:</u>		
BUILDING HEIGHT:	AVERAGE EX. GRADE = $(84 + 90.50) / 2 = 87.25'$ BUILDING F.F.E. = 91.50' MEAN HEIGHT OF BUILDING (ABOVE F.F.E.) = 27.42' DIFFERENCE BETWEEN F.F.E & AVG. EX. GRADE = 4.25' BUILDING HEIGHT = $4.25 + 27.42 = 31.67'$	
GROSS FLOOR AREA:	5,090 SF	
BUILDING COVERAGE:	3,488 SF ≈ 7% OF SITE	
IMPERVIOUS:	10,717 SF ≈ 22% OF SITE (EXCLUDING BUILDING)	
GREENSPACE AREA:	28,613 SF ≈ 58% OF SITE	
<u>PARKING REQUIREMENTS:</u>		
VEHICLE PARKING	REQUIRED:	PROVIDED:
RESTAURANT:	1 SPACE PER 4 SEATS 52 SEATS / 4 SEATS = 13 SPACES	15 SPACES
RESIDENTIAL UNITS:	1 SPACE PER UNIT 3 REQUIRED	3 SPACES
RETAIL/OFFICE:	0-400 SF = 4 SPACES + 1 SPACE PER ADDITIONAL 400 SF 960 SF TOTAL = 5.4 SPACES	5 SPACES
TOTAL:	MIN. 21 SPACES MAX. 25 SPACES	21 SPACES (INC. 1 H/C & 6 COMPACT)

 GREENSPACE AREAS

 STORMWATER MANAGEMENT AREAS



Jinnight & 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



	BENCHMARK
	EXISTING AXLE FOUND
	CONCRETE MONUMENT FOUND
	OPEN TOP IRON PIPE FOUND
	CAPPED ROD FOUND
	CAPPED ROD SET
	RIGHT-OF-WAY
	CENTERLINE
	EXIST. PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXIST. EASEMENT LINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
	EXIST. FIBER OPTIC CABLE LINE
	EXIST. TELEPHONE LINE
	EXIST. FENCE LINE
	EXIST. PIPE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24\"/>
	PROPOSED 6\"/>
	EXIST. POWER POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. WATER WELL
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE MARKER
	EXIST. FIBER OPTIC CABLE BOX
	EXIST. FIBER OPTIC CABLE POST
	EXIST. FIBER OPTIC CABLE MANHOLE
	EXIST. TELEPHONE BOX
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	EXIST. GRAVEL
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

GREENSPACE AREA EXHIBIT
PROPOSED MIXED USE DEVELOPMENT
HILL TOP LOT 29
S SECTION ST.
FAIRHOPE, AL

DATE: 04/11/2024

STORMWATER MANAGEMENT AREA NOTE:

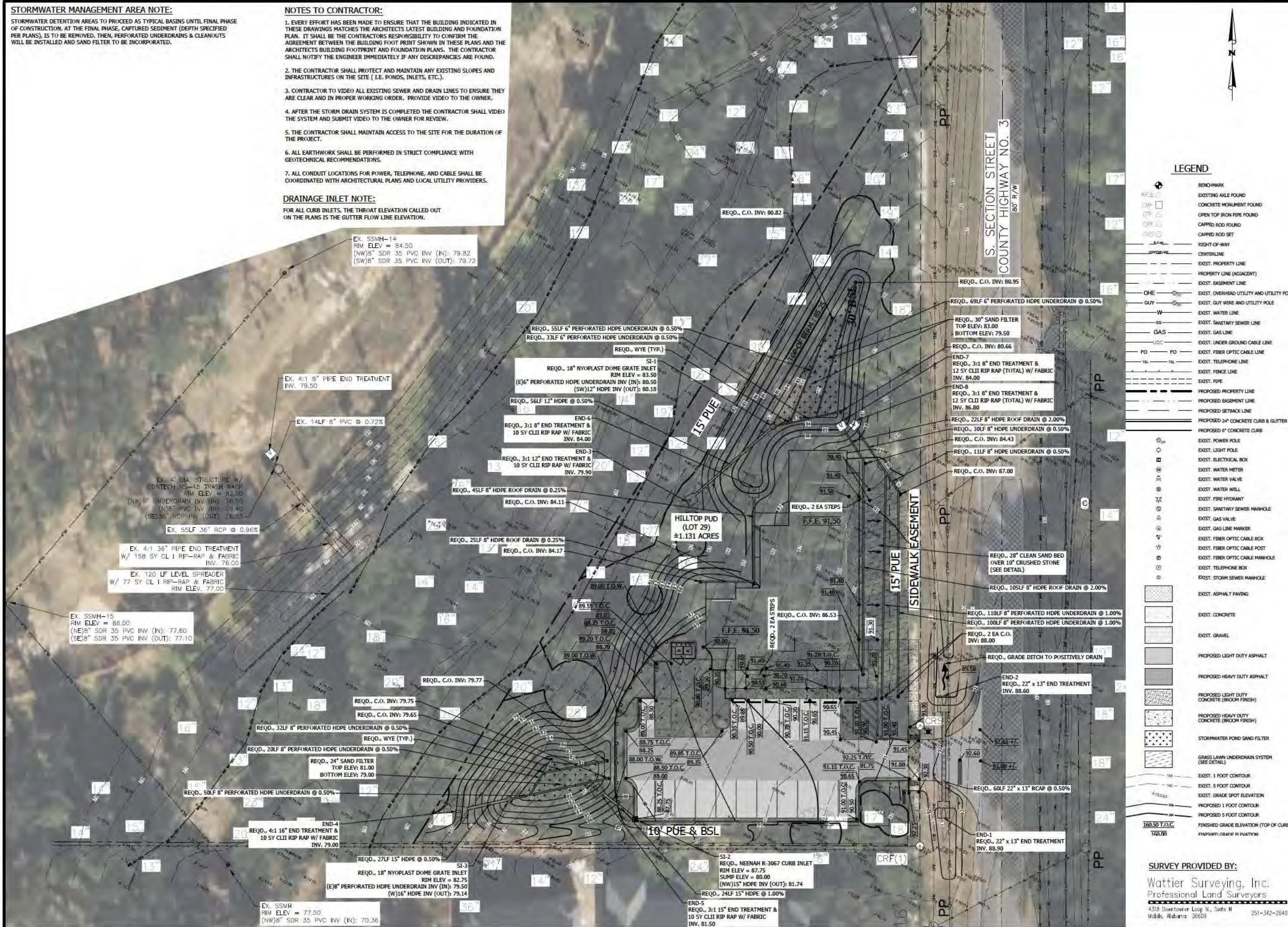
STORMWATER DETENTION AREAS TO PROCEED AS TYPICAL BASINS UNTIL FINAL PHASE OF CONSTRUCTION. AT THE FINAL PHASE, CAPTURED SEDIMENT (DEPTH SPECIFIED PER PLANS), IS TO BE REMOVED. THEN, PERFORATED UNDERDRAINS & CLEANOUTS WILL BE INSTALLED AND SAND FILTER TO BE INCORPORATED.

NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECT'S LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECT'S BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

DRAINAGE INLET NOTE:

FOR ALL CURB INLETS, THE THROAT ELEVATION CALLED OUT ON THE PLANS IS THE GUTTER FLOW LINE ELEVATION.



205 Green Rd North, Ste. C
Fayetteville, AL 36832
P.O. Box 1029
Fayetteville, AL 36833
Phone: (251) 928-3443
jadesurveying@gmail.com
(407) 343-1576

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	APPR.

AERIAL GRADING & DRAINAGE PLAN HILLTOP LOT 29 TWO HANDS DESIGN & DEVELOPMENT

JOB NO: 23-1869
SCALE:
DATE: MARCH 2024
DRAFTER: TVML
SHEET:

- ### LEGEND
- BENCHMARK
 - EXISTING AXLE FOUND
 - CONCRETE MONUMENT FOUND
 - OPEN TOP IRON PIPE FOUND
 - CAPPED ROD FOUND
 - CAPPED ROD SET
 - RIGHT-OF-WAY
 - CENTERLINE
 - EXIST. PROPERTY LINE
 - PROPERTY LINE (ADJACENT)
 - EXIST. EASEMENT LINE
 - EXIST. OVERHEAD UTILITY AND UTILITY POLE
 - EXIST. GUY WIRE AND UTILITY POLE
 - EXIST. WATER LINE
 - EXIST. SANITARY SEWER LINE
 - EXIST. GAS LINE
 - EXIST. UNDER GROUND CABLE LINE
 - EXIST. FIBER OPTIC CABLE LINE
 - EXIST. TELEPHONE LINE
 - EXIST. FENCE LINE
 - EXIST. PIPE
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED SETBACK LINE
 - PROPOSED 24\"/>

SURVEY PROVIDED BY:
Wattier Surveying, Inc.
Professional Land Surveyors
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609 251-342-2640



Construction Best Management Practices Plan For:

Hill Top **ALR10BFB7**
Section St. South of Twin Beech Rd
Fairhope, Alabama 36532
251-209-7135

Operator:

Two Hands Design & Development LLC
6567 Hawthorne Ln
Fairhope, AL 36532
251-209-7135
pointclearfarm@gmail.com

CBMPP Contact(s) / QCP:

EcoSolutions Inc.
Thomas H. Hutchings, CPESC
Lewis Cassidey, CPESC
P.O. Box 361
Montrose, AL 36559
251.621.5006
251.621.5058
ecosolutionsinc@bellsouth.net

CBMPP Preparation Date:

3/15/2024

(replaces previous versions)

Estimated Project Dates:

Project Start Date: 5/22/2019

Project Completion Date: 3/31/2026

March 28, 2024

City of Fairhope
PO Drawer 429
Fairhope, AL 36532

Re: Traffic Impact Analysis
Hill Top – Lot 29
South Section Street
Fairhope, AL

Fairhope Planning Department:

Please accept this letter in accordance with the request as indicated in the City of Fairhope's *Subdivision Regulations* Article IV, Section C, h. "A traffic study shall be required for all applications that will generate an average daily traffic (ADT) count of 1000 trips or more, or which will generate 50 trips or more during any peak hour period".

The proposed LOT 29 of this Hill Top Development will add;

- 3 each residential rental units. The following values are based upon the land use code #310 (Hotel) found in the *ITE 9th Generation Trip Generation Manual*.
 - o Average Trips Per Day $3 \text{ units} \times 8.17 = 24.51$ each two-way trips per day
 - o AM Peak Hour Trips- $3 \text{ units} \times 0.52 = 1.56$ each vehicles per hour
 - o PM Peak Hour Trips- $3 \text{ units} \times 0.61 = 1.83$ each vehicles per hour
- 960 Sf of Office space. The following values are based upon the land use code #715 (Single Tenant Office Building) found in the *ITE 9th Generation Trip Generation Manual*.
 - o Average Trips Per Day $0.96 \text{ units} \times 11.65 = 11.18$ each two-way trips per day
 - o AM Peak Hour Trips- $0.96 \text{ units} \times 1.8 = 1.73$ each vehicles per hour
 - o PM Peak Hour Trips- $0.96 \text{ units} \times 1.74 = 1.67$ each vehicles per hour
- 1600 SF of High- Turnover Restaurant space. The following values are based upon the land use code #932 (High-Turnover (sit-down) Restaurant found in the *ITE 9th Generation Trip Generation Manual*.
 - o Average Trips Per Day $1.6 \text{ units} \times 127 = 203.2$ each two-way trips per day
 - o AM Peak Hour Trips- $1.6 \text{ units} \times 13.33 = 21.33$ each vehicles per hour
 - o PM Peak Hour Trips- $1.6 \text{ units} \times 18.49 = 29.58$ each vehicles per hour

TOTAL TRAFFIC SUMMARY

- o Average Trips Per Day- $24.51 + 11.18 + 203.2 = 238.89$ each two-way trips per day
- o AM Peak Hour Trips- $1.56 + 1.73 + 21.33 = 24.62$ each vehicles per hour
- o PM Peak Hour Trips- $1.83 + 1.67 + 29.58 = 33.08$ each vehicles per hour

The expected trips are lower than the listed requirements; therefore, a full traffic study should not be required

Respectfully,

JADE CONSULTING, LLC

Perry C. Jinright, III, P.E., LEED AP
Managing Member

Storm Water Management Analysis

FOR

HILL TOP

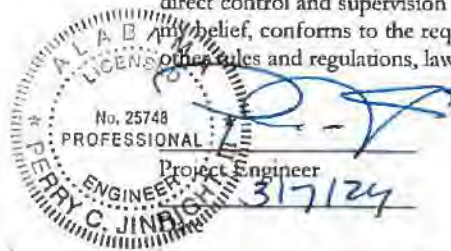
LOT 29- MIXED USE

Section Street
Fairhope, AL

1784.20A

March 7, 2024

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 25748, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the City of Fairhope's Subdivision Regulations and to all other rules and regulations, laws, and ordinances applicable to my design.



A property owners association (POA) is required to be formed. The POA is required to maintain any and all storm water facilities and structures located outside of the publicly accepted right-of-way.



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

208 GREENO ROAD NORTH, SUITE C
POST OFFICE BOX 1929
FAIRHOPE, ALABAMA 36533
TELEPHONE: 251-928-3443 • FAX: 251-928.3665

HILL TOP

LOT 29- MIXED USE

Section Street

Fairhope, AL

INDEX TO REPORT

A.) INTRODUCTION NARRATIVE

B.) PROJECT LOCATION EXISTING CONDITIONS TOPO-SURVEY MAPS
AND FIRM - FLOOD ZONE MAP

C.) USDA NRCS SOILS CLASSIFICATION

D.) GEOTECHNICAL REPORTS

E.) DRAINAGE AREA MAPS

1.) Pre-development Drainage Basin Map

2.) Post-development Drainage Basin Map

F.) RAINFALL DEPTH CHARTS

G.) RUNOFF COEFFICIENTS

H.) DRAINAGE PIPE NETWORK ANALYSIS

I.) DETENTION PONDS' OUTFALL STRUCTURE ROUTING AND
RECOVERY CALCULATIONS

1.) Pre-development Conditions

2.) Post-development Conditions

J.) PASS THROUGH STREAM - HEC-RAS ANALYSIS

K.) PROJECT GRADING AND DRAINAGE DRAWING

INTRODUCTION NARRATIVE

HILL TOP

LOT 29- MIXED USE

Section Street
Fairhope, AL

INTRODUCTION NARRATIVE

March 7, 2024

I. OWNER/DEVELOPER: Two Hands Design and Development, LLC
Attn: Jason Tickle
Fairhope AL, 36532

II. Civil Engineer: Trey Jinright, P.E.
JADE Consulting, LLC
P.O. Box 1929, Fairhope, AL
Phone: (251) 928-3443

III. STORMWATER NARRATIVE:

1.) Project Description

This project consists of the development of a mixed-use development with its associated parking. The proposed uses will include 3 each residential rental units, a restaurant, and commercial office/retail space. This project is located on lot 29 of the Hill top Subdivision. The 1.131-acre lot's proposed improvements storm water management system will correlate with the master drainage system of the Hill Top Subdivision. The combined systems will regulate post development run off release rates below their respective predevelopment rates for all critical storm events as required by the City of Fairhope's storm water ordinance.

2.) Project Location

The proposed development is located on lot 29 of the Hill Top Subdivision. The project is located on the west side of South Section Street just south of the intersection with Twin Beach Road. This project is currently located inside the city limits of Fairhope, Alabama. This lot is zoned for commercial use inside of the Hill Top PUD. Copies of the property's survey and proposed preliminary plat have been included in this report in an effort to help further clarify the project's location.

3.)

4.) Pre-Development Environmental and Hydrologic Conditions

The proposed project is located on a section of property that is heavily wooded and in good condition.

Firm Map Number 01003 C 0757 M dated April 19, 2019, indicates the property is located in Zone X. This indicates the site to be outside of any 0.2% flood prone zone. A map showing the limits of the flood zone and nearby areas in relations to the site are enclosed with is this report.

The 1.131-acre site drains in a single direction. The site drains with approx. 14' of relief from east to west into a valley drainage feature that is an upper tributary of Point Clear Creek. The project topographic drawings found in this report will further clarify the existing conditions of the site.

The soils found on this site have a consistent drainage classification of C. A copy of the USDA NRCS soil map and soil classification is included in this report. The enclosed geotechnical report indicates that the soils have slightly better soils then the web-based soil maps indicate. The enclosed Double-Ring Infiltrometer Test results showed a percolation rate of 5.5" per hour based upon depth and location of the test that was performed.

Hydraulic Vertical Unsaturated Conductivity: Kvs (double ring test)

Kvs= 5.5"per hour = 11 feet per day

Design Kvs =11 feet per day/2 safety factor= **15.5 ft. per day or 2.75" per hour.**

The double ring test that was performed in the pond area was taken at a depth of approximately 2.5 feet deep.

Copies of the project's NRCS Web Soil survey and geotechnical investigation as prepared by GeoCon, INC., have been included within this report and will further describe the existing soils that are found on this site.

5.) Post –Development Hydrologic conditions

This 1.131-acre project consists of the development of a mixed-use project with its associated improvements. The projects storm water runoff will be collected and routed to one of two dry detention/retention bio-swales. The initial 0.5– 1.25 feet of each pond's storage will be retained on site and either processed through a sand filter as part of the required water quality volume. This project has a combination sand filters and dome grate inlet to regulate storm water runoff at predevelopment rates.

The sites grading design uses surface drainage to route all collected storm water runoff into one of 2 ca. Bio-detention/detention swales. The swales that will have a sand filter/underdrain system. These ponds are sized to capture the required WQV before releasing downstream.

The enclosed calculations and drawings included in this report further depict the design of the sites grading, pipe network, detention ponds and respective

outfall structures. This report includes all calculations, drainage maps, and charts that were used to model this drainage design.

6.) Pre-Development Vs Post Development Run-off Summary

The pre and post development drainage characteristics have been analyzed to determine the probable impacts to the development's predevelopment drainage basin. The predevelopment drainage basin's surface areas have been compared to the post development drainage basin's surface areas. The drainage basins surfaces were then broken down to determine their respective weighted runoff coefficient and/or Curve Number. Drainage area maps and drainage area surface values are included in this report to help illustrate the assumptions used for the calculations.

We propose to use low impact development (LID) methods to control the run off characteristics of the site by infiltrating as much storm water runoff into the ground as the area will naturally allow. By using bio-retention ponds, we are able slow down the storm water runoff from the sites hard surfaces and enhance the sites' ability for infiltration and evapotranspiration.

The project will include a storm water management system that regulates post development run off release rates below its respective predevelopment rates for all critical storm events, as required by the City of Fairhope's development standards. This report includes calculations for the 1, 2, 10, 25, 50 and 100 year 24-hour event based upon the SCS Curve Number Unit Hydrograph Method. This report will document the assumptions that were used in the design of this system.

This report also indicates that there are some perimeter areas on the north and south that will bypass the drainage system, but these areas have been included in the routing calculations to ensure that they release storm water at rates less than their respective predevelopment conditions.

The following tables will indicate all pre vs. post release rates.

Hill Top Combined (South) East Drainage Basin

<u>Strom Event</u>	Detained	
	Pre-Dev.	Post-Dev.
	<u>Q (cfs)</u>	<u>Q (cfs)</u>
1 year	34.36	20.15
2 year	44.46	27.61
5 year	64.40	53.57
10 year	83.90	77.04
25 year	115.33	108.73
50year	142.43	132.79
100 year	172.04	157.25

PRE > POST = OK

LOT 29 N Dry Pond Stage-Storage Calculations				
Elevation (feet)	Area (acre)	Storage Depth (feet)	Storage Volume (ac-ft)	Comments
85.25	-	2.2500	-	Top of Berm
85.00	0.0594	2.0000	0.097	
84.24	-	1.2400	-	100 Year Storm High Water Elev.
84.00	0.0405	1.0000	0.041	
83.50	0.0310	0.5000	0.029	Wier and Provided WQV Elev.
83.00	0.0216	0.0000	0.016	bottom of pond
82.99	0.0065	-	-	top of Sand Filter
80.50	0.0065	-	-	bottom of sand filter

LOT 29 Parking Lot Dry Pond Stage-Storage Calculations				
Elevation (feet)	Area (acre)	Storage Depth (feet)	Storage Volume (ac-ft)	Comments
84.00	0.0407	3.0000	0.085	Top of Berm
83.00	0.0297	2.0000	0.047	
82.89	-	1.8900	-	100 Year Storm High Water Elev.
82.25	-	1.2500	0.028	Wier and Provided WQV Elev.
82.00	0.0199	1.0000	0.022	
81.00	0.0120	0.0000	0.007	bottom of pond
80.99	0.0036	-	0.007	top of Sand Filter
79.15	0.0036	-	-	bottom of sand filter

7.) Upstream Pass-Through Drainage

The property has approximately 111 acres that drains towards the property from the east under a culvert at South Section Street. In order to accurately model the anticipated flows, we had to create hydrographs that matched the peak discharge rates the rural regression equations provided. The hydrograph for the 111-acre basin was added to the hydrographs from the outfall structures of Hill Top Subdivision. A spreadsheet detailing the addition of these hydrographs is enclosed in this report. This spreadsheet indicates that the peak hour for the combined flows is at hour 14.15 and 14.20 with a respective max flow for each storm event.

2 Year Storm Event	=	64 CFS
5 Year Storm Event	=	95.58 CFS
10 Year Storm Event	=	127 CFS
25 Year Storm Event	=	180 CFS
50 Year Storm Event	=	226 CFS
100 Year Storm Event	=	277 CFS

These proposed drainage flows were plugged into the HEC- RAS Program to create a model of the stream that flows through the property. The calculated water surface elevations for the 100-year event were then interpolated onto the proposed grading plan for the development. This information was then transferred to the subdivisions plan set.

There are drawings included in this report that depicts the design of the sites grading, pipe network, detention ponds and respective outfall structures. This report includes all calculations, drainage maps, and charts that were used to model this drainage design.

8.) Water Quality Calculations

The City of Fairhope's development regulations require that the project provide storm water treatment in its storm water management system. The regulations have the following formula that shall be used to determine the volume of storm water runoff from the development shall be treated.

Formula from Article I of city development regulations:

$$WQV = P \times R_v \times A / 12$$

$$R_v = 0.015 + 0.009212(I)$$

I = drainage area % impervious (50% would be 50)

P = 85% rain event = 1.8 inches

A = Approximate Drainage Area (acres)

WQV = required storage in acre-feet

This projects 9 each combined bio-retention ponds/ swales and single wet pond will provide adequate storage that will exceed this requirement. The bio-ponds will have a filter media that in addition to other benefits will function similar to a sand filter. The city's development regulations list the Bio-Retention Area and Sand Filter as an acceptable method to comply with the Total Suspended Solids Removal efficiency requirement.

Post Development Parking lot Drainage Area Pond

65% impervious -> $R_v = 0.61$

85% rain event = 1.8 inches

Approximate Drainage Area = 0.285 acres

Reqd. WQV storage = 0.026 Ac-Ft

Provided WQV:

Pond provided storage @ elev. 82.25 = 0.028 Ac-Ft

Total Provided WQV storage = 0.028 Ac-ft

Post Development North Pond:

34% impervious -> $R_v = 0.328$

85% rain event = 1.8 inches

Approximate Drainage Area = 0.357 acres

Reqd. WQV storage	= 0.209 Ac-Ft
Provided WQV:	
<u>Pond provided storage @ elev. 83.5</u>	<u>=0.029 Ac-Ft</u>
Total Provided WQV storage	=0.029 Ac-ft

This project's storm water systems were designed using rainfall depths from ATLAS 14. The sites proposed drainage structures and pipe improvements have been designed using discharge values from the pond routing/ recovery calculations.

We used the SCS Unit Hydrograph Method with a shape factor of 484 and a Type III distribution, to determine the respective Q (cfs) for the dry detention/ retention pond routing calculations.

We used Haestad StormCad V8i design software's to model the hydraulics of this proposed projects pipe network. The dry retention pond system was routing calculations where performed using Haestad Method's, Pond Pack Version V8i . The combined detention pond system and the calibrated Section Street Hydrograph was designed under the SCS method by using Hasted Method's, Pond Pack Version V8i. The existing stream was modeled using the HEC- RAS 5.05 Program. All of the input data for our ditch computations have been included in this report.

The HEC RAS computation included in this report represent the combined hydrographs of the upstream drainage area plus the routed post detention ponds release.

The projects drainage report indicates that the project will have post development runoff rates and quantity that are substantially less then predevelopment conditions. Since there will be less storm water leaving the site in is post development condition compared to predevelopment, this proposed project has **No Adverse Effects** to adjacent properties.

This Instrument Prepared By:
JADE Consulting, LLC
PO Box 1929
Fairhope, AL 36533

City of Fairhope, Alabama

Storm Water Facility Maintenance Agreement

THIS STORM WATER FACILITY MAINTENANCE AGREEMENT (this "Agreement") is made, executed and entered into this _____ day of _____, 20____, by **Two Hands Design & Development, LLC** (hereinafter called "Landowner"), to and for the benefit of the City of Fairhope, Alabama, a municipal corporation organized under the laws of the State of Alabama (hereinafter called the "City").

Recitals:

WHEREAS, Landowner is the owner of that certain real property located in Baldwin County, Alabama and more particularly described on Exhibit "A" attached hereto and by reference made a part hereof (the "Property");

WHEREAS, Landowner is in the process and constructing and developing a subdivision on the Property to be known as **Hill Top – Lot 29** (the "Subdivision");

WHEREAS, Landowner has applied with the City for final plat approval for the plat of the Subdivision, a copy of which is attached hereto as Exhibit "B" (the "Plat");

WHEREAS, as a condition to the preliminary approval of the Plat, the City requires the construction and improvement of certain storm water management facilities as shown and referenced on the Plat and/or otherwise approved by the City in writing (the "Facilities");

WHEREAS, as a further condition to the approval of the Plat, the City requires that the Facilities be constructed and adequately maintained by Landowner, and its successors.

Agreement:

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Landowner, intending to be legally bound, hereby covenants and agrees to and for the benefit of the City as follows:



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

February 16, 2024

Time: 4:00 P.M.

Place: 208 N Greeno Rd, Suite C
Fairhope, AL 36532

Attendees: See sign-in sheet

Minutes:

- General Introduction of owner and engineers
- Owner introduced to project and provided copies of the proposed site plan
- General concerns
 - o How long the retention pond will hold water?
 - Owner and engineers answered that it won't hold water for very long, but that actual numbers would be provided in the report that will be in the final site plan submittal
 - o Will it be a gravel parking lot? Concerned about how loud it will be
 - Owner answered that he will take gravel away as an option and only look at concrete to reduce noise
 - o How long will it be until landscape is provided on south side?
 - Owner answered that as soon as he has water, he will start landscaping on south end.

Meeting End Time: 4:30 P.M.

LANCE R. LEFLEUR
DIRECTOR



Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

KAY IVEY
GOVERNOR

March 15, 2024

JASON TICKLE
TWO HANDS DESIGN AND DEVELOPMENT, LLC
6567 HAWTHORNE LANE
FAIRHOPE, AL 36532

Dear Mr. Tickle:

Based on your Notice of Intent (NOI), coverage under the **Construction Stormwater General NPDES Permit** has been updated.

Construction Stormwater General NPDES Permit – INFORMATION UPDATE

NPDES Permit No.: **ALR10BFB7**

NOI Received Date: **March 15, 2024**

Permit Version Effective Date: **March 15, 2024**

Permit Expiration Date: **March 31, 2026**

Site/Project: **Hill Top (Baldwin County)**

Coverage under this permit does not authorize the discharge of any pollutant or wastewater that is not specifically identified in the permit and by the Notice of Intent which resulted in the granting of coverage. This site update includes the addition of Lot 29, resulting in a slight increase in disturbed area within the existing permit boundary and the addition of Outfall OF004.

You are responsible for compliance with all provisions of the permit including but not limited to, the performance of required inspections and/or monitoring, and the preparation and implementation of a Construction Best Management Practices Plan (CBMPP) required by the permit.

The Alabama Department of Environmental Management encourages you to exercise pollution prevention practices and alternatives at your facility. Pollution prevention will assist you in complying with effluent limitations and permit regulations.

A copy of the General NPDES Permit under which coverage of your discharges has been granted is enclosed. If you have any questions concerning this permit, please contact Stephanie Fontaine by email at stephanie.fontaine@adem.alabama.gov or by phone at (334) 274-4249.

Sincerely,

Daphne Y. Lutz, Chief
Water Division
ADEM

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



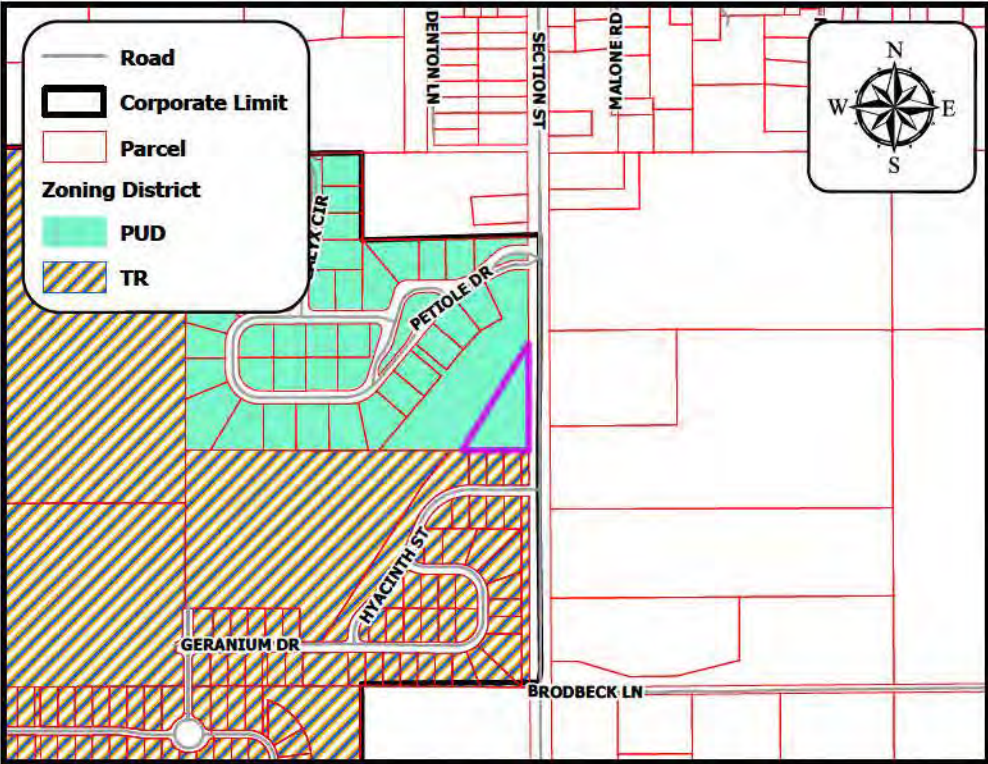
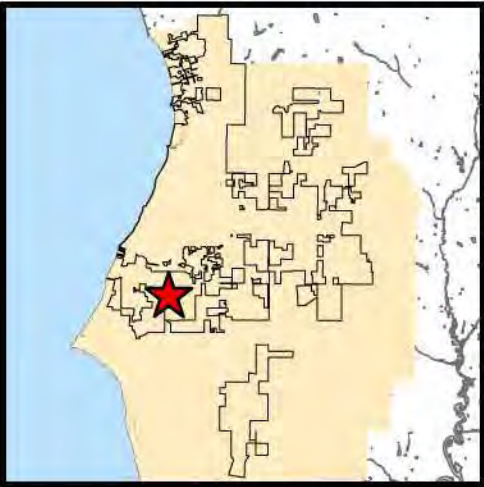
Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608-1211
(251) 304-1176
(251) 304-1189 (FAX)

City of Fairhope
Planning Commission
May 6, 2024



SR 24.01 - Hill Top Lot 29



<u>Project Name:</u>
Hill Top Lot 29
<u>Site Data:</u>
1.13 acres
<u>Project Type:</u>
Site Plan Approval
<u>Jurisdiction:</u>
Fairhope Planning Jurisdiction
<u>Zoning District:</u>
PUD
<u>PPIN Number:</u>
389630
<u>General Location:</u>
West side of South Section Street, North of Hyacinth Street
<u>Surveyor of Record:</u>
Jade Consulting LLC
<u>Engineer of Record:</u>
Jade Consulting LLC
<u>Owner / Developer:</u>
Two Hands Design & Development LLC
<u>School District:</u>
Fairhope Elementary School Fairhope Middle and High Schools
<u>Recommendation:</u>
Approved w/ Conditions
<u>Prepared by:</u>
Michelle Melton





Site Plan Review Application Checklist*

***This checklist is intended for convenience purposes only.**

Refer to the City of Fairhope Zoning Ordinance and other applicable City Ordinances for additional requirements.

- 2 copies of the Site Plan
- 2 sets of Construction Plans
- 1 copy of the Site Plan in PDF format on disk
- Site Plan Review Application with Articles of Incorporation attached
- Overall Site Plan
- Curb Cut Locations
- Dumpster Location and Screening
- Grading and Drainage Plans
- BMP Plan
- A Topographic and Boundary Survey
- Pedestrian Circulation Plan
- Building Elevations indicating exterior construction materials
- Legal Description and Property Map
- Landscape Plan, including tree preservation plan (Existing and Proposed Contours shall be on the Landscape Plan)
- All landscape plans shall be in compliance with Ordinance No. 1223 – Tree Ordinance.
- 20% of the total property (not including the right of way) shall be landscaped
- A 20' landscaped buffer is required where commercial/industrial abuts residential
- A Site Lighting Plan indicating light locations, mounting height, wattages and fixture types
- A Site Data Table including but not limited to:
 - Current Zoning
 - Lot Size
 - Proposed Building Height
 - Total Gross Floor Area
 - Proposed Building Coverage
 - Percentage of Impervious Area, excluding the Building
 - Percentage of Proposed Landscaping (60% of the required plant materials shall be located between the building walls and public streets)

- Proposed number of parking spaces/ required number of parking spaces
- Percentage of proposed Green-space

Aerial Photograph with Site Plan and topographic lines overlaid

Utility Plans

Loading/unloading space (if applicable)

Drive-up window locations (if applicable)

Total number of Proposed Buildings, Proposed Uses and the Square Footages of each

Phasing Schedule for Projects being developed over an extended period of time

Location, materials, and elevations of any and all fences and/or walls.

Location of mechanical equipment (mechanical equipment shall be screened)

Flow Modeling

Plans submitted shall include but not be limited to:

- Name of Project
- Date of preparation, including all revision dates
- Appropriate Scale
- North Arrow
- Preparer's Name, Phone Number and Fax Number
- Name of Owner

Compliance with the City's Comprehensive Plan and the standards, goals and intent of the Fairhope Zoning Ordinance

All signage requires a sign permit

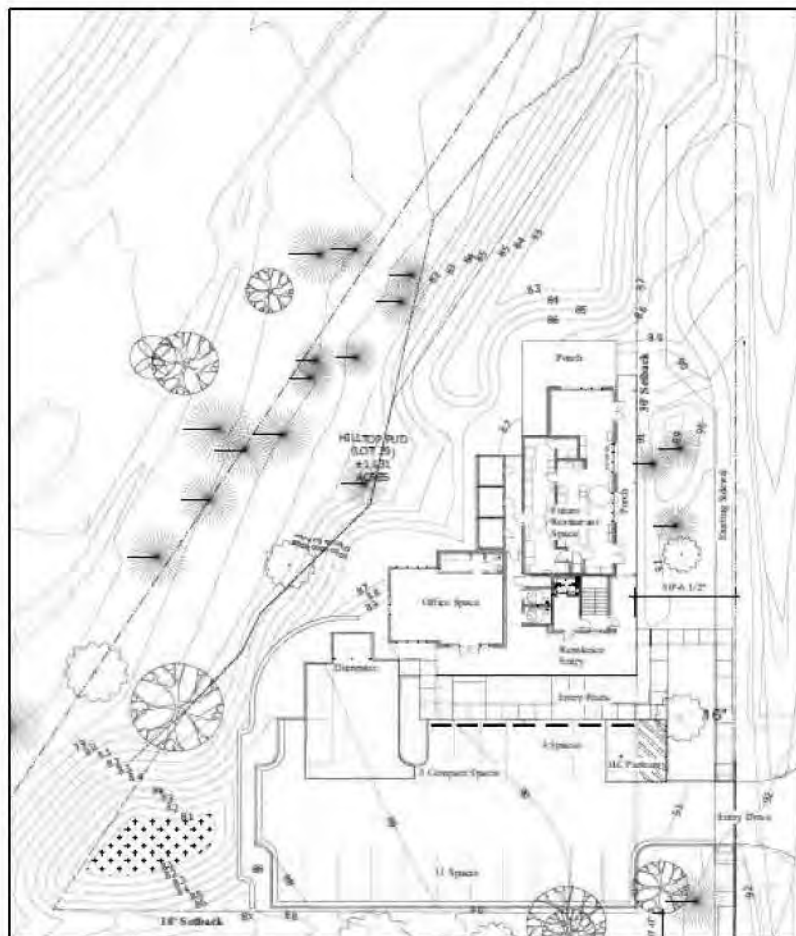
All Applicable Outside Agency Permits (e.g. ALDOT, ADEM, COE, etc.)

Please note that this document only applies to properties within the City of Fairhope.

Summary of Request:

Request of Applicant, JADE Consulting, LLC ("JADE"), on behalf of owner, Two Hands Design and Development, LLC, for Site Plan Approval of Lot 29 of the Hilltop PUD. Ordinance 1736 for the Hilltop PUD specifically addresses Lot 29 referring to it as a Community House designed to foster connections and serve as common ground for the surrounding neighborhoods. Trey Jinright, III, PE, is the authorized agent and engineer for the project. The subject property is approximately 1.131 acres. The property is located on South Section Street south of Twin Beech Road.

SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FALMOUTH		
TAX PARCEL ID:	05-16-09-30-0-000-040.031	
EXISTING ZONING:	HILL TOP RUD	
TOTAL TRACT ACREAGE:	±1.131 ACRES	
<u>GREENSPACE & SETBACKS</u>		
FRONT:	20'	
SIDE:	10'	
<u>BUILDING SETBACKS</u>		
FRONT:	30'	
SIDE:	10'	
REAR:	30'	
<u>BUILDING HEIGHT & GRADE</u>		
BUILDING HEIGHT:	AVERAGE EX. GRADE = $(84 + 90.50) / 2 = 87.25'$ BUILDING F.F.E. = 91.50' MEAN HEIGHT OF BUILDING (ABOVE F.F.E.) = 27.42' DIFFERENCE BETWEEN F.F.E. & AVG. EX. GRADE = $\pm 25'$ BUILDING HEIGHT = $4.25 + 27.42 = 31.67'$	
GROSS FLOOR AREA:	5,090 SF	
BUILDING COVERAGE:	3,488 SF = 7% OF SITE	
IMPERVIOUS:	10,717 SF = 23% OF SITE (EXCLUDING BUILDING)	
GREENSPACE AREA:	28,613 SF = 58% OF SITE	
<u>TOTAL REQUIRED & PROVIDED</u>		
VEHICLE PARKING	REQUIRED:	PROVIDED:
RESTAURANT:	1 SPACE PER 4 SEATS 52 SEATS / 4 SEATS = 13 SPACES	15 SPACES
RESIDENTIAL UNITS:	1 SPACE PER UNIT 3 REQUIRED	3 SPACES
RETAIL/OFFICE:	0-400 SF = 4 SPACES + 1 SPACE PER ADDITIONAL 400 SF 960 SF TOTAL = 5.4 SPACES	5 SPACES
TOTAL:	MIN. 21 SPACES MAX. 25 SPACES	21 SPACES (INC. 1 H/C & 5 COMPACT)



Site Plan

Setbacks: The original setbacks in Ordinance 1736 for Lot 29 were as follows:

Front – 100 ft from Section Street centerline; Rear – 30 ft; Side – 10 ft, and Street Side – 20 ft. An amendment to the Hilltop PUD (ZC 23.05) changed the front setback to 30 ft. Since Hilltop began development under Baldwin County jurisdiction the original 100 ft setback was in place to reflect Baldwin County Highway Construction setbacks for South Section Street (County Highway 3).

Building(s): The Community House structure shall have a maximum height of two (2) stories. Due to the topography and shape of Lot 29 the second floor may be below the main floor. Building height is estimated at 31.67 ft. Structure(s) shall have a maximum building footprint of 3,600 sf or a total of 5,600 sf for both floors. Proposed uses are a retail/office space, three (3) residential units, and a restaurant. Architectural elevations are provided as attachments. East elevations are shown in Figure 1. Materials for the building are primarily painted brick, painted lap siding, asphalt shingle roof and aluminum overhangs, and metal railings.



Figure 1. East (Front) Architectural Elevations

Landscaping Plan: There is an extensive landscaping plan that has been reviewed and approved. There is additional required landscaping for the parking lot buffer and incompatible land use buffer since Lot 29 is mixed use and it abuts residential to the south. The buffer is 10' with an opaque fence and a staggered row of plantings that will be 6' in three (3) years.

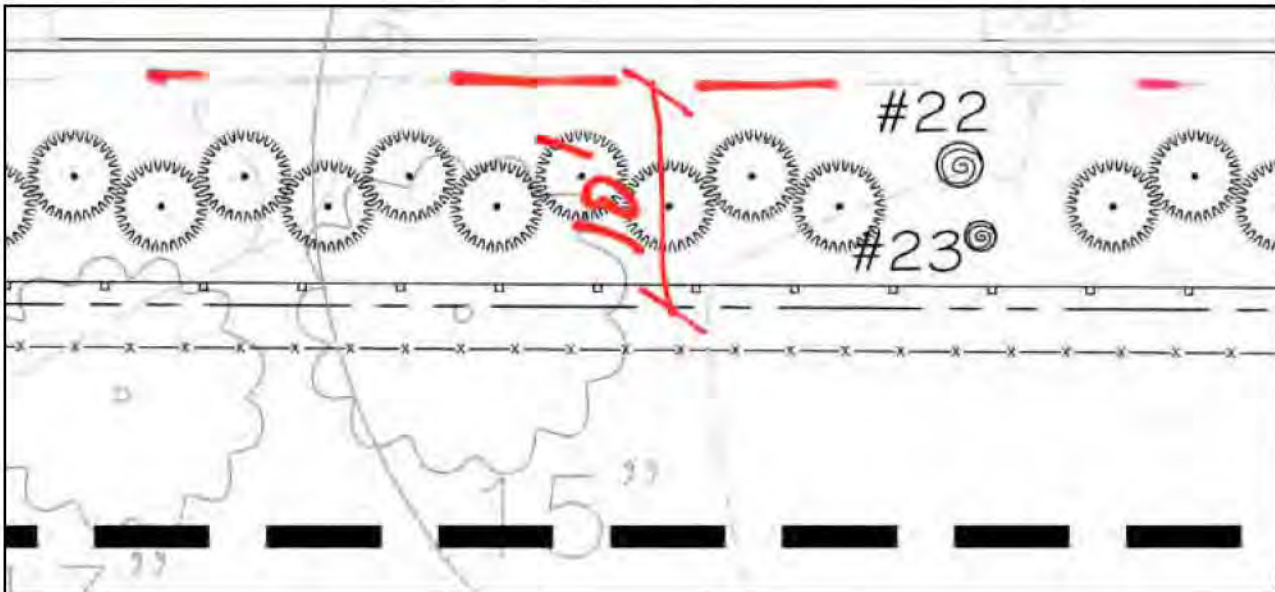


Figure 2. Parking lot and land use buffer.

Parking: Parking meets the requirements of Zoning Ordinance, as well as the perimeter landscape screening requirements of the Tree Ordinance.

Sidewalks: This Site Plan includes interior sidewalks on the site that connect to an existing meandering sidewalk on S. Section Street.

Locations, intensity, and heights of exterior lights: Exterior lights consist of small-scale landscaping lighting.

Mechanical equipment: Mechanical equipment has been finalized and all appear on the Site Plan.

Fences: There is proposed black aluminum railing fencing along the 106 LF retaining wall between parking lot and southern Stormwater Management Area. The wall is made up of modular blocks. *See Sheet Civil Sheet C9 for details.*

Dumpster location and screening: Garbage is collected in two (2) commercial dumpsters located northwest of parking lot. The dumpsters are enclosed, surrounded by a painted composite siding structure and plantings.

Storm water: Storm water was thoroughly reviewed in the original Hilltop PUD. There are two (2) dry detention/retention bio-swales on site. The site drains in a single direction with approximately 14' of relief from east to west into a valley drainage feature that is an upper tributary of Point Clear Creek. The 1.1131 acre lot's proposed improvements for stormwater management will correlate with the master drainage system of the subdivision. The combined systems will regulation post development run off release rates below their respective predevelopment rates. *See packet for more details.*

Location and size of all signage: A sign plan was not submitted. A sign plan shall be in compliance with the Sign Ordinance.

Erosion control: An Erosion Control plan was submitted with the application and is acceptable.

Utilities: A utility plan was submitted and has been reviewed and approved by the appropriate providers.

ADA Requirements: ADA requirements have been met.

Traffic: This development did not trigger a traffic study.

Article II, Section C.2.d. (Site Plan Review Criteria)

Criteria – The application shall be reviewed based on the following criteria:

- (1) Compliance with the Comprehensive Plan;
The property is currently zoned PUD with Lot 29 having the express uses currently proposed (restaurant, retail, and office) in Ordinance 1736.
- (2) Compliance with any other approved planning documents; **Meets**
- (3) Compliance with the standards, goals, and intent of this ordinance and applicable zoning districts; **Meets**
- (4) Compliance with other laws and regulations of the City; **Meets**
- (5) Compliance with other applicable laws and regulations of other jurisdictions; **Meets**
- (6) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; **Meets**
- (7) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values; **Property is zoned PUD and is mixed-use. The site does abut to conflicting uses. There is a residential district directly to the south. Proper buffers are included in the plans to mitigate the conflicting land uses.**
- (8) Overall benefit to the community; **No Conflicts.**
- (9) Compliance with sound planning principles; **Meets**
- (10) Compliance with the terms and conditions of any zoning approval; **Meets**
- (11) Any other matter relating to the health, safety, and welfare of the community; **Nothing noted**

- (12) Property boundaries with dimensions and setback lines; **Meets**
- (13) Location of proposed buildings and structures indicating sizes in square feet; **Meets**
- (14) Data to show percentage of lot covered with existing and proposed buildings; **Meets**
- (15) Elevations indicating exterior materials;
Front, side, and rear elevations were provided.
- (16) The locations, intensity, and height of exterior lights; **Minimal landscape lighting**
- (17) The locations of mechanical equipment; **All relevant requirements are met.**
- (18) Outside storage and/or display; **Meets**
- (19) Drive-up window locations (must be away from residential uses/districts and not in front of building);
n/a
- (20) Curb-cut detail and location(s);
Provided.
- (21) Parking, loading, and maneuvering areas;
Meets
- (22) Landscaping plan in accordance with the City Landscape Ordinance; **Meets**
- (23) Location, materials, and elevation of any and all fences and/or walls;
Retaining wall, black aluminum fence, and opaque fence; Meets
- (24) Dumpster location and screening; and
Meets
- (25) Location and size of all signage. **A signage plan was not submitted as signage will be minimal. Any and all signage shall conform to the Signage Ordinance.**

Recommendation:

Staff recommends conditional approval of case SR 24.01 with the following conditions:

- 1.) Signage plan shall conform to the Sign Ordinance.
- 2.) Fire flow tests and results shall be successfully completed and acceptable prior to issuance of any permit.

SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE		
TAX PARCEL ID:	05-46-09-30-0-000-040.031	
EXISTING ZONING:	HILL TOP PUD	
TOTAL TRACT ACREAGE:	±1.131 ACRES	
GREENSPACE BUFFER:		
FRONT:	20'	
SIDE:	10'	
BUILDING SETBACKS:		
FRONT:	30'	
SIDE:	10'	
REAR:	30'	
BUILDING HEIGHT & AREAS:		
BUILDING HEIGHT:	AVERAGE EX. GRADE = $(84 + 90.50) / 2 = 87.25'$ BUILDING F.F.E. = 91.50' MEAN HEIGHT OF BUILDING (ABOVE F.F.E.) = 27.42' DIFFERENCE BETWEEN F.F.E & AVG. EX. GRADE = 4.25' BUILDING HEIGHT = $4.25 + 27.42 = 31.67'$	
GROSS FLOOR AREA:	5,090 SF	
BUILDING COVERAGE:	3,488 SF ≈ 7% OF SITE	
IMPERVIOUS:	10,717 SF ≈ 22% OF SITE (EXCLUDING BUILDING)	
GREENSPACE AREA:	28,613 SF ≈ 58% OF SITE	
PARKING REQUIREMENTS:		
VEHICLE PARKING	REQUIRED:	PROVIDED:
RESTAURANT:	1 SPACE PER 4 SEATS 52 SEATS / 4 SEATS = 13 SPACES	15 SPACES
RESIDENTIAL UNITS:	1 SPACE PER UNIT 3 REQUIRED	3 SPACES
RETAIL/OFFICE:	0-400 SF = 4 SPACES + 1 SPACE PER ADDITIONAL 400 SF 960 SF TOTAL = 5.4 SPACES	5 SPACES
TOTAL:	MIN. 21 SPACES MAX. 25 SPACES	21 SPACES (INC. 1 H/C & 6 COMPACT)

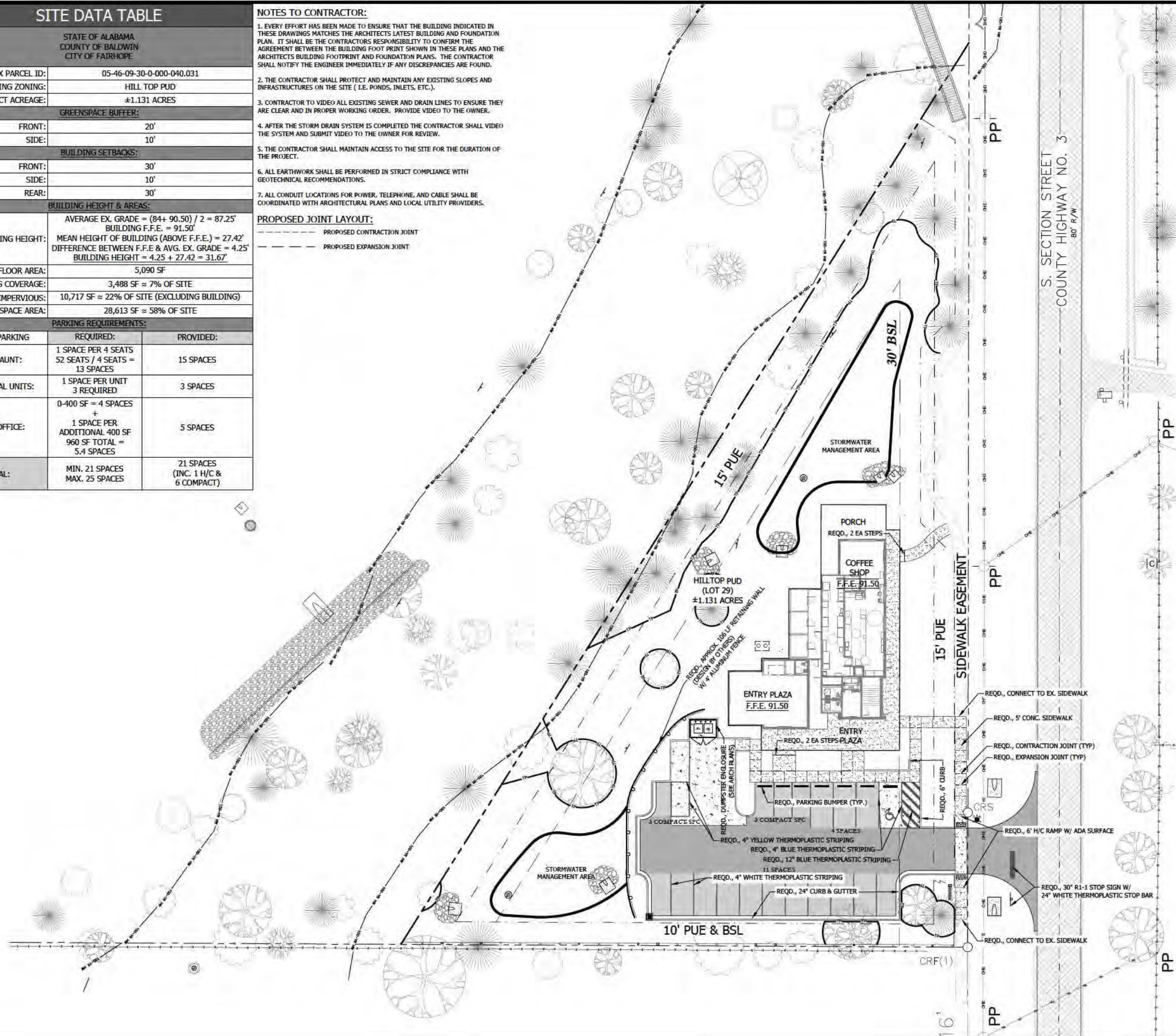
1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECTS LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOT PRINT SHOWN IN THESE PLANS AND THE ARCHITECTS BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.

7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

- - - - - PROPOSED CONTRACTION JOINT
 - - - - - PROPOSED EXPANSION JOINT



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

	BENCHMARK
	EXISTING AXLE FOUND
	CONCRETE MONUMENT FOUND
	OPEN TOP IRON PIPE FOUND
	CAPPED ROOF FOUND
	CAPPED ROOF SET
	RIGHT-OF-WAY
	CENTERLINE
	EXIST. PROPERTY LINE
	PROPERTY LINE (ADJACENT)
	EXIST. EASEMENT LINE
	EXIST. OVERHEAD UTILITY AND UTILITY POLE
	EXIST. GUY WIRE AND UTILITY POLE
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. GAS LINE
	EXIST. UNDER GROUND CABLE LINE
	EXIST. FIBER OPTIC CABLE LINE
	EXIST. TELEPHONE LINE
	EXIST. FENCE LINE
	EXIST. PIPE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED 24" CONCRETE CURB & GUTTER
	PROPOSED 6" CONCRETE CURB
	EXIST. POWER POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRICAL BOX
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. WATER WELL
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE MARKER
	EXIST. FIBER OPTIC CABLE BOX
	EXIST. FIBER OPTIC CABLE POST
	EXIST. FIBER OPTIC CABLE MANHOLE
	EXIST. TELEPHONE BOX
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	EXIST. GRAVEL
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

**SPEED
LIMIT
45**

S. SECTION ST

JADE
CONSULTING

188 Greens Rd. North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jaldengr@earthlink.net
(AL) CA-3157-E



NO.	REVISION	DATE	APPR.
1	VARIOUS SUBMITTALS	03/25/24	

SITE PLAN
HILLTOP LOT 29
TWO HANDS DESIGN & DEVELOPMENT

NO: 23-1869
ALE: 1" = 20'
TE: MARCH 2024
AFTER: TVML
EET:

C3



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

LETTER OF TRANSMITTAL

TO:

Hunter Simmons
City of Fairhope
555 S. Section St.
Fairhope, AL 36532

FROM: Perry C. "Trey" Jinright, III, PE

DATE: April 30, 2024

REFERENCE NO.: TICKLE-23-1869

RE: Hill Top – Lot 29

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ AS REQUESTED ☒ FOR APPROVAL ☒ FOR YOUR FILES

Enclosed please find the following documents for **MOP & Site Plan** Approval:

1. MOP Application & Site Plan Application
 - a. \$500.00 Check for Site Plan
 - b. \$1375.00 Check for MOP (\$1000.00 + (\$75x5=\$375))
 - c. Certification of Formation
 - d. Owner Authorizations
 - e. Tax Parcel Information
 - f. Errors and Omission Insurance
 - g. Legal Description
 - h. BMP Plan
 - i. ADEM Permit
2. Neighborhood meeting Notice
 - a. Adjacent Property Owner list
 - b. Certified Mail Receipts
 - c. Sign-In Sheet & Comments Sheets
 - d. Meeting Minutes
3. Property Owners within 300'
 - a. Map
 - b. Labels
4. One (1) 11 x 17 Maps:
 - a. Site Aerial Map
 - b. Greenspace Exhibit
5. Stormwater Report
 - a. O & M Plan draft
6. Two (2) Full Size plans:
 - a. Civil Plans
 - b. Landscape
 - c. Plat
 - d. Topographic & Boundary Survey
 - e. Architectural Plans
7. Thumb drive of all documents

PROJECT TEAM AND INFORMATION

Parcel Number (s)	Currently Zoned/Proposed	Location/Address	Project Acres
05-46-09-30-0-000-040.031	PUD	S. Section St.	1.131
Owner/Developer: 	Two Hands Development LLC 23389 Main St. Montrose, AL 36532 251-278-5533 Jason Tickle Pointclearfarm@gmail.com		
Civil Engineer: 	JADE Consulting, LLC 208 N. Greeno Rd., Ste. C Fairhope, AL 36532 (251) 928-3443 Perry C. "Trey" Jinright III, P.E., LEED AP tjinright@jadengineers.com Thomas Luce., Project Manager tluce@jadengineers.com Sherry Ruth, Project Coordinator sruth@jadengineers.com		
Surveyor: 	Wattier Surveying, Inc. 318 Downtowner Loop North, Suite H Mobile, AL 36609 (251) 342-2640 Mark Wattier mark@wattiersurveying.com		
Architect: 	Walcott Adams Verneuille 1 South School St. Fairhope, AL 36532 251-928-6041 Ryan Baker ryan@wavarchitects.com		
Landscape Architect: 	Espalier, LLC P.O. Box 1247 (36533) 8390 Gayfer Road Ext. Fairhope, AL 36532 251-454-3500 Joe Comer joe@espaliierdesign.com		



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

April 17, 2024

City of Fairhope
PO Drawer 429
Fairhope, AL 36532

Re: Hill Top – Lot 29
South Section Street
Fairhope, AL

Fairhope Planning Department:

1. Please confirm with Jamie Rollins (Jamie.rollins@fairhopeal.gov) about landscaping, particularly making sure that overstory trees are not being planted under overstory trees and that the tree credits add up correctly.

Response: *See the enclosed approval email*

2. Need flow test results.

Response: *Pending; Correspondence with Curtis Cooper indicates that the results have been obtained and calculations are being finalized by Richard Johnson.*

3. Please add "Lot 29" somewhere on the Greenspace Area Exhibit.

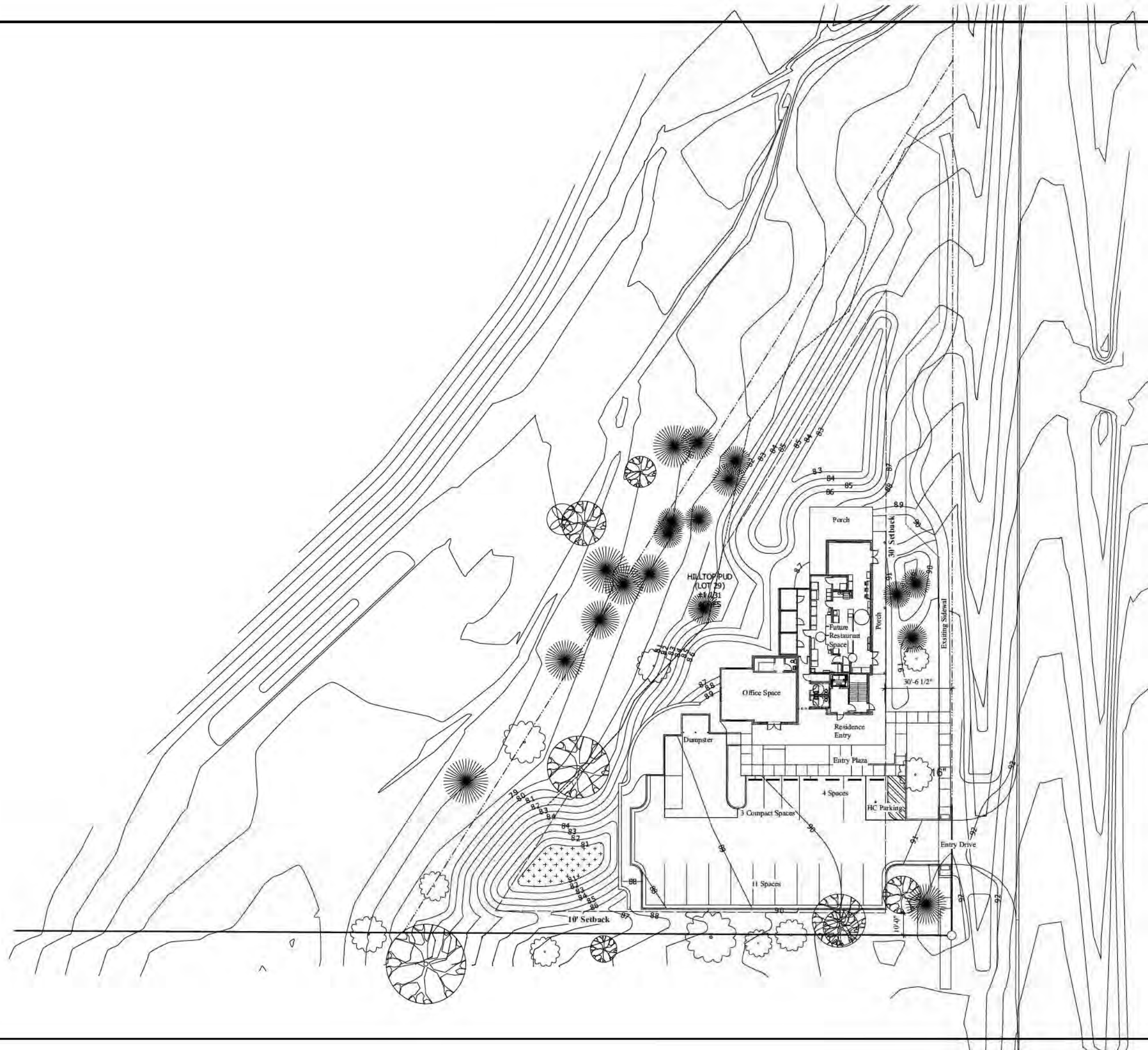
Response: *Enclosed is an updated Greenspace Area Exhibit. Bottom right corner and Site Data Table have been updated to reference "Hill Top Lot 29"*

Respectfully,

JADE CONSULTING, LLC

A handwritten signature in blue ink, appearing to read 'Thomas Luce', is written over the printed name.

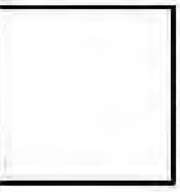
Thomas Luce
Project Manager





WALCOTT
ADAMS
VERNEUILLE
ARCHITECTURE INTERIORS

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



A New Mixed Use Development
Hilltop - Lot 29
Fairhope

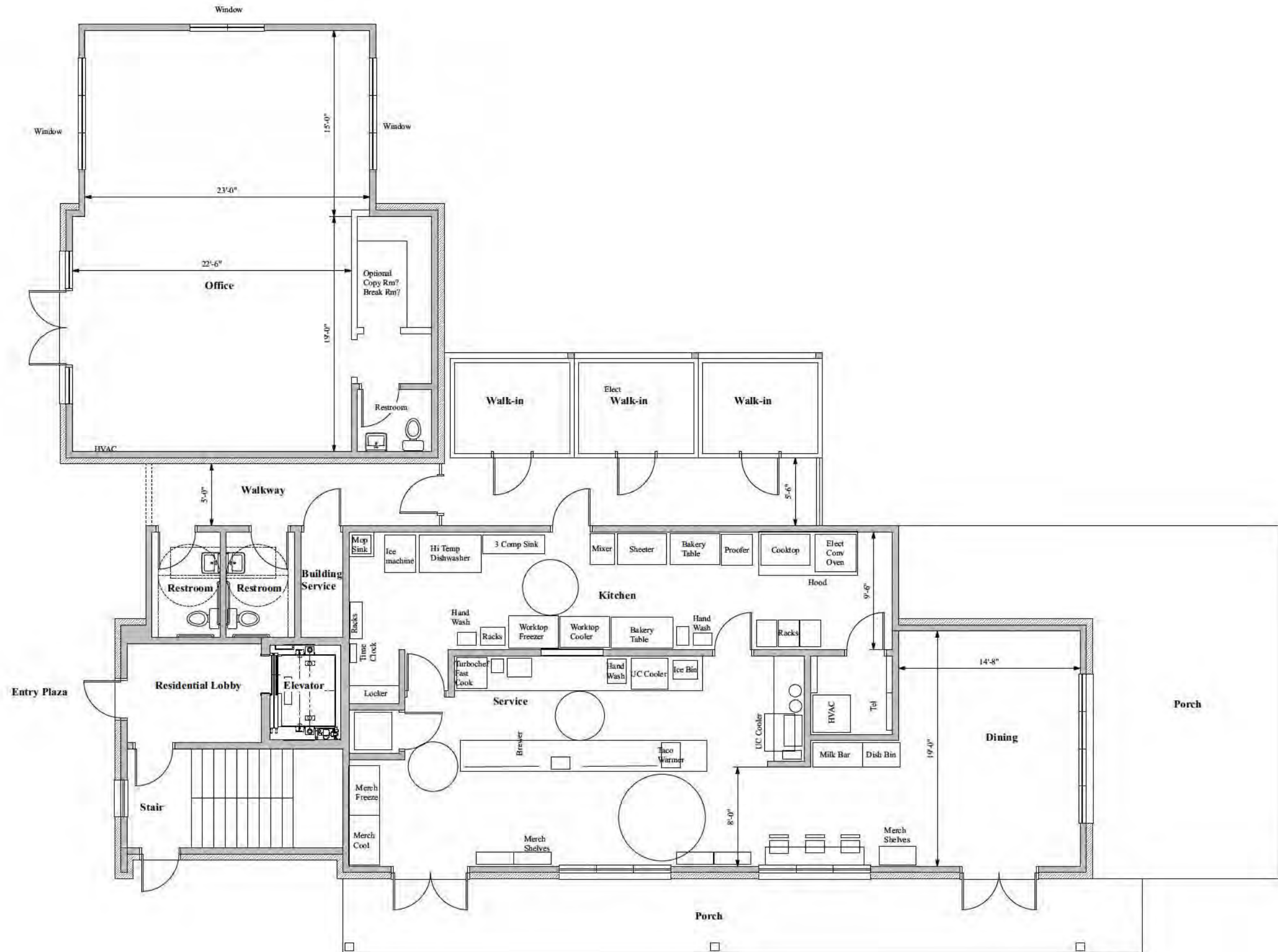
Date:	March 15, 2024
Revised:	
Revised:	
Revised:	
Drawn:	
Checked:	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A1

Site



This drawing and all information contained herein are the property of Walcott Adams Verneuille Architects, Inc. No drawing, or copyright, or other right in this drawing shall be assigned, copied, reproduced, or altered without the prior written consent of Walcott Adams Verneuille Architects, Inc. This drawing is the property of Walcott Adams Verneuille Architects, Inc. and is not to be used for any other purpose without the prior written consent of Walcott Adams Verneuille Architects, Inc.



W

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

A New Mixed Use Development

Hilltop - Lot 29

Fairhope

Date	March 15, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A2

1st Floor

W

This drawing and all information depicted herein are the property of Walcott Adams Verneuille Architects, Inc. This drawing is copyright protected and shall not be reproduced, copied, manufactured, or altered without the prior written consent of Walcott Adams Verneuille Architects, Inc. This drawing is being provided for the limited use of general viewing and general reference only. For the limited purposes and a copyright protection.



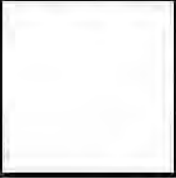
A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Date:	March 15, 2024
Revised:	
Revised:	
Revised:	
Drawn:	
Checked:	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A3

2nd Floor

W



A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Date	March 15, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2024 Walcott Adams Verneuille Architects, Inc.	

A4
Exterior



1 South Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



1 North Elevation
Scale: 1/4" = 1'-0"



6 West Elevation
Scale: 1/4" = 1'-0"

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

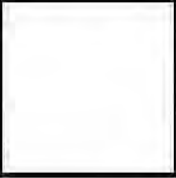
A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Date:	March 15, 2024
Revised:	
Revised:	
Revised:	
Drawn:	
Checked:	
Copyright 2024 Walcott Adams Verneuille Architecture, Inc.	

A5
Exterior

W

This drawing and all information depicted herein are the property of Walcott Adams Verneuille Architecture, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Walcott Adams Verneuille Architecture, Inc. The drawing is for the use of the client only and is not to be used for any other purpose. The drawing is the property of Walcott Adams Verneuille Architecture, Inc. and is not to be used for any other purpose. The drawing is the property of Walcott Adams Verneuille Architecture, Inc. and is not to be used for any other purpose.



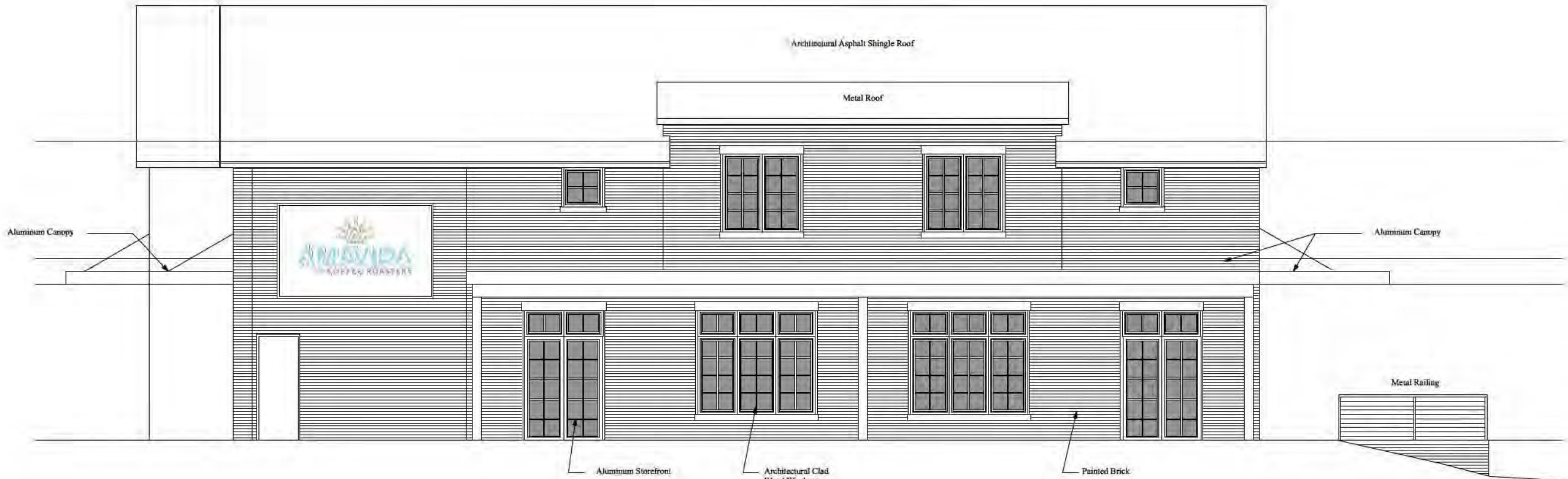
A New Mixed Use Development
Hilltop - Lot 29
Fairhope

Drawn	March 15, 2024
Revised	
Revised	
Revised	
Drawn	
Checked	
Copyright 2024 Walcott Adams Verneuille Architecture, Inc.	

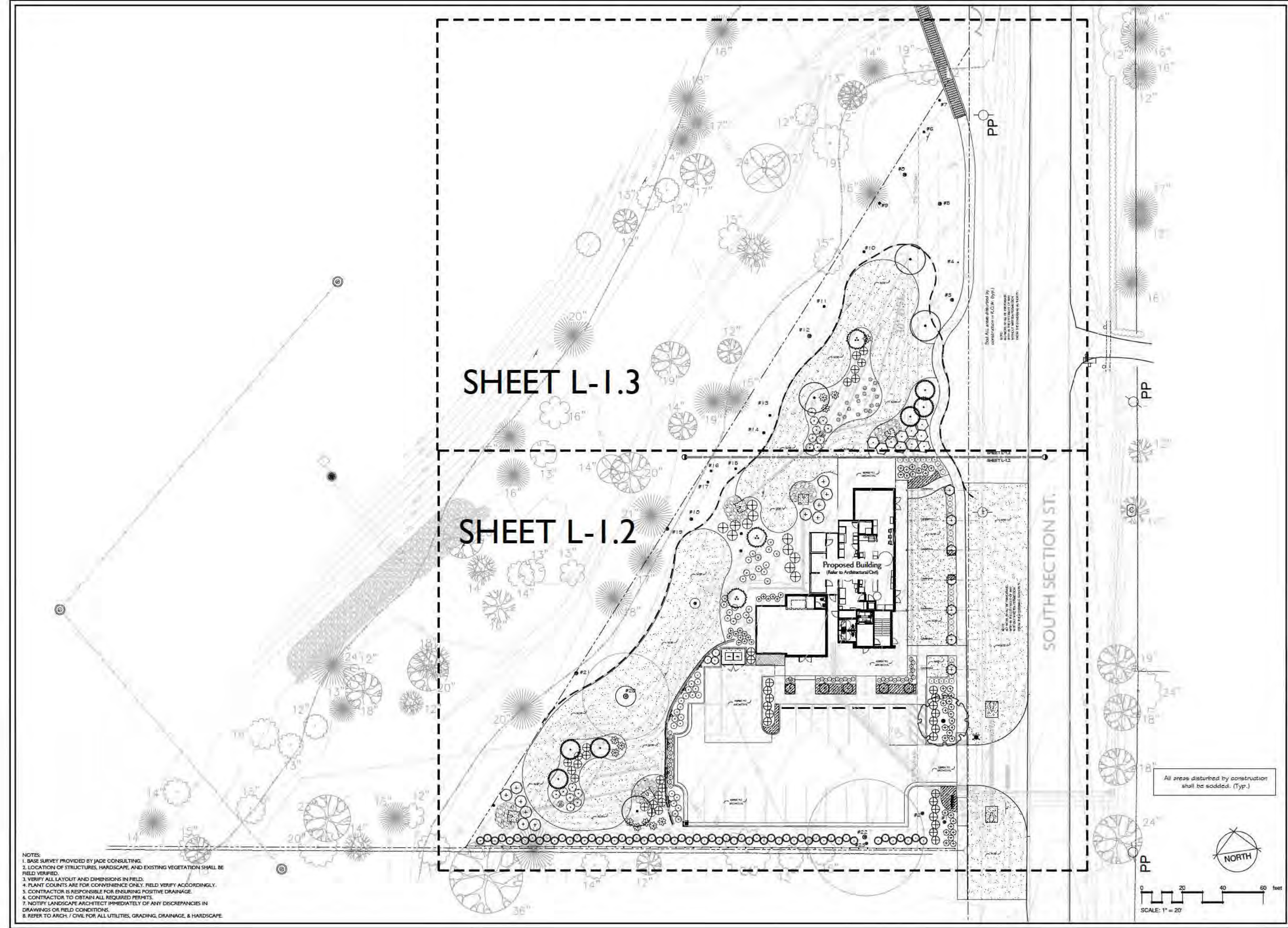
A4
Exterior



1 South Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



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


ESPALIER
landscape architecture

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

Copyright: This drawing and its contents are the property of Espalier, LLC and may not be copied or used in any way without written permission from Espalier.

HILLTOP LOT 29 - MOP

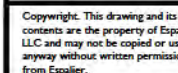
South Section St.
Fairhope, AL



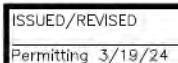
ISSUED/REVISED	
Permitting	3/19/24

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME HILLTOP/MOP
DRAWN BY JC	SHEET
CHECKED BY JC	L-1.1
PROJECT NO. 2418	
DATE 3/12/24	



South Section St.



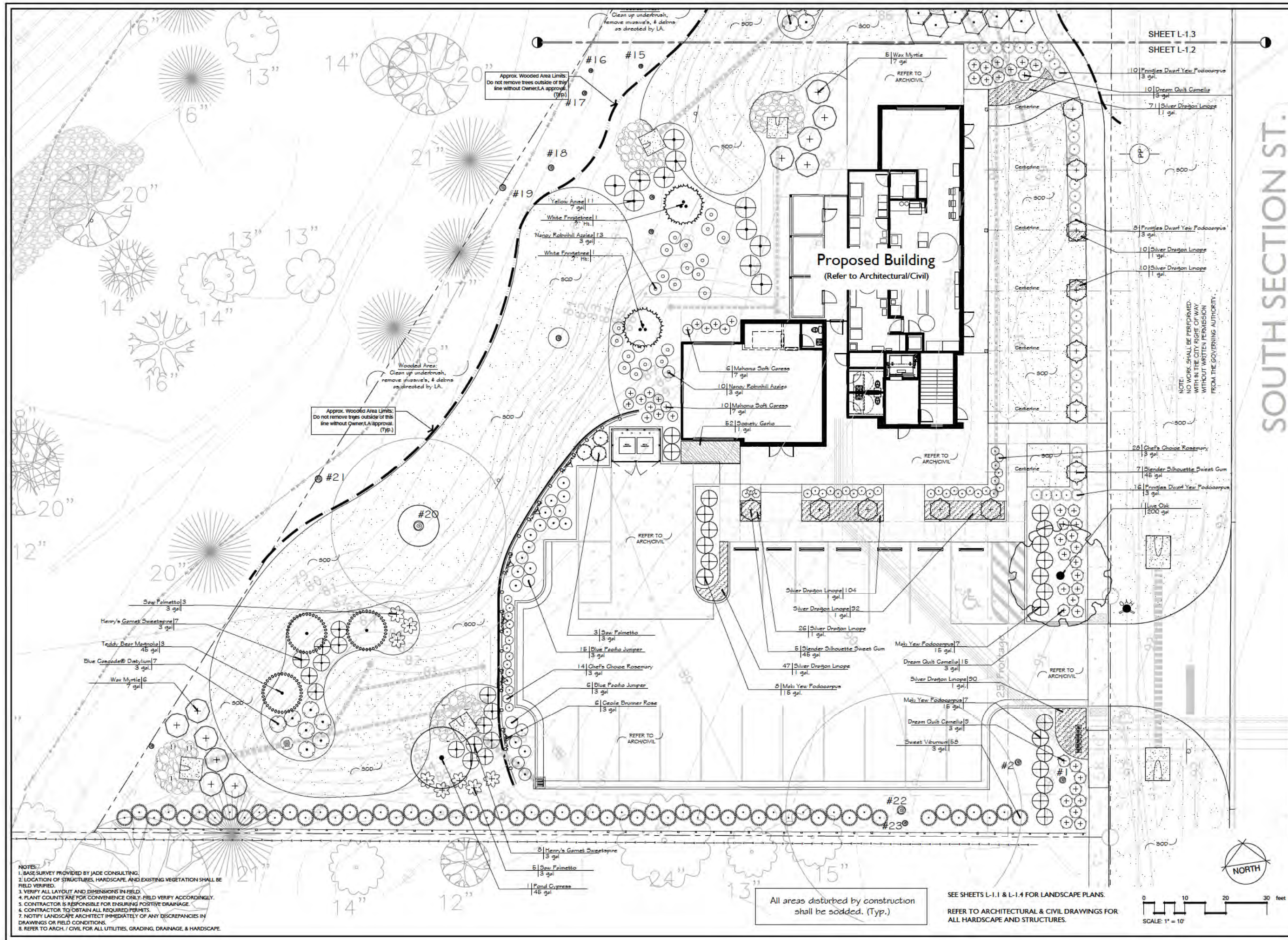
Permitting 3/19/24

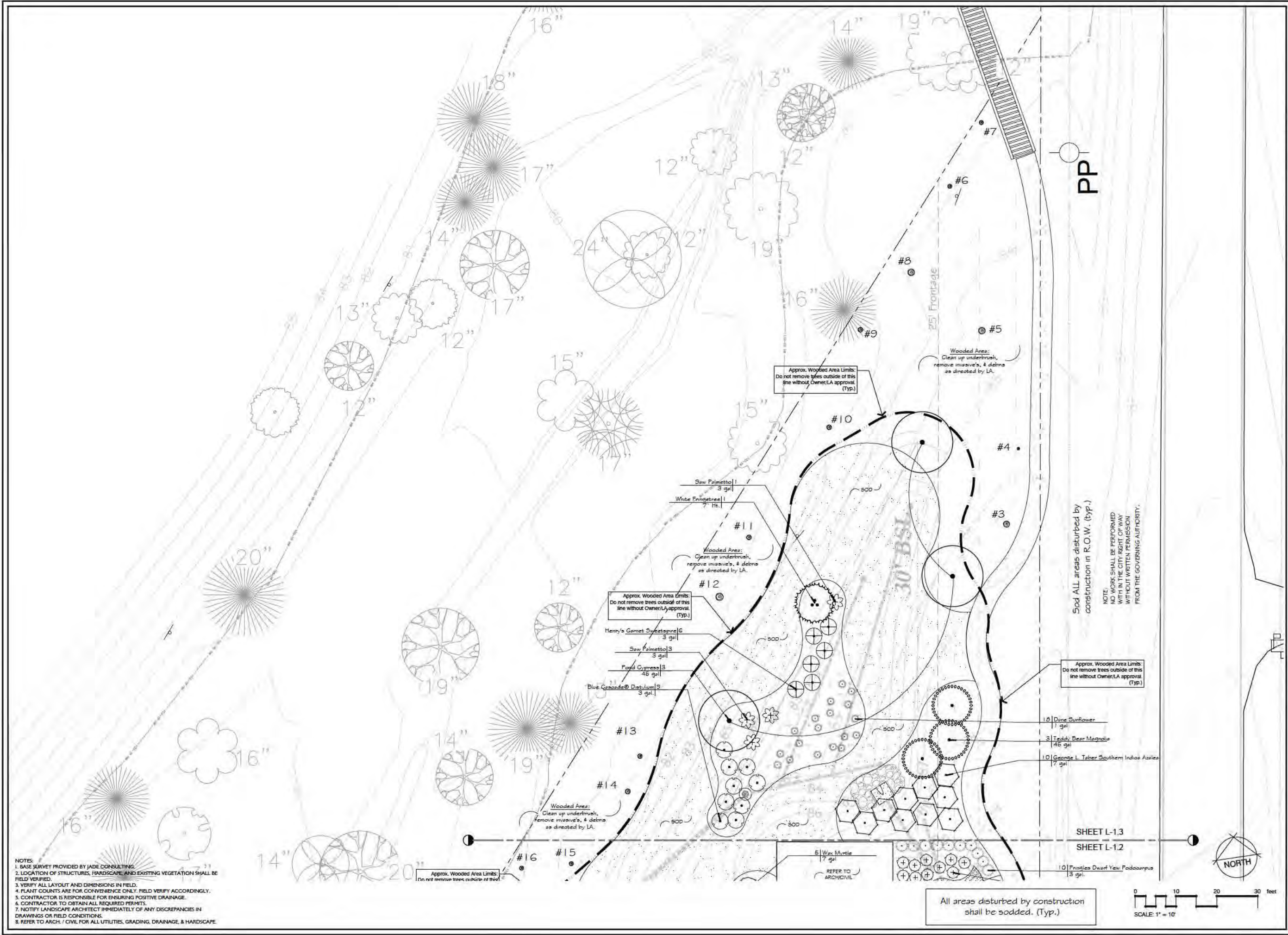
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

SHEET III

LANDSCAPE
PLAN

DESIGNED BY JC	FILE NAME HILLTOPMOP
DRAWN BY JC	SHEET L-1.2
CHECKED BY JC	
PROJECT NO. 2418	
DATE 3/12/24	





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



ESPALIER
landscape architecture

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

Copyright: This drawing and its contents are the property of Espalier, LLC and may not be copied or used in any way without written permission from Espalier.

HILLTOP LOT 29 - MOP

South Section St.
Fairhope, AL



ISSUED/REVISED
Permitting 3/19/24

1422 TITLE
LANDSCAPE PLAN

DESIGNED BY	FILE NAME
JC	HILLTOP.MOP

DRAWN BY	SHEET
JC	L-1.3

PROJECT NO.	DATE
2418	3/12/24

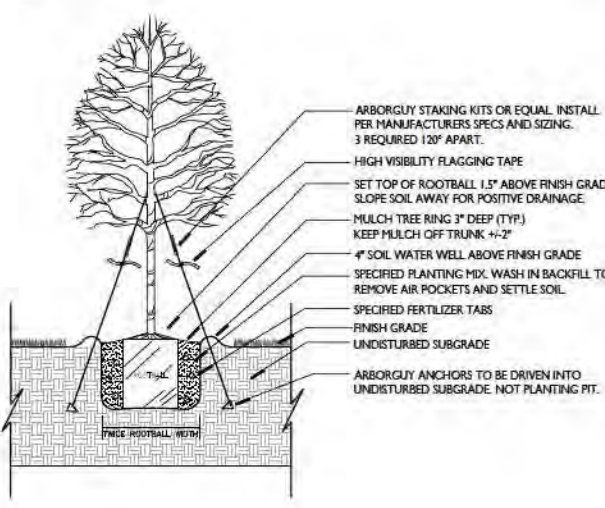
LANDSCAPE NOTES:

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

1 LANDSCAPE NOTES

NTS

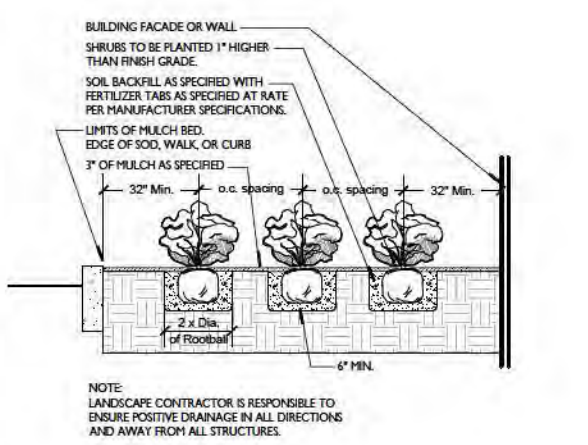
LA-18



2 TREE PLANTING

NTS

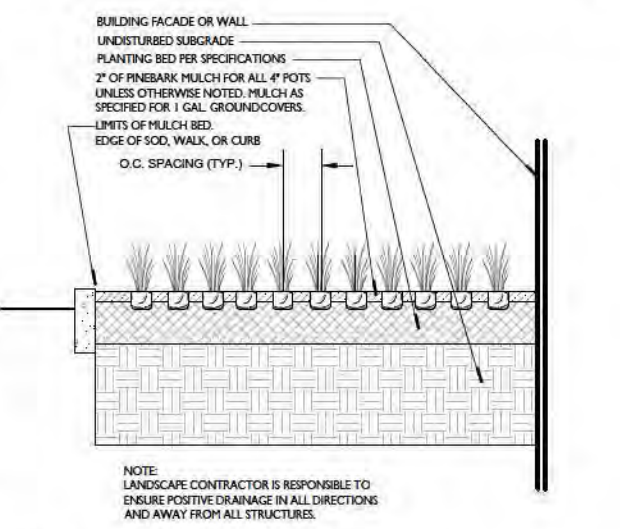
LA-01



3 SHRUB PLANTING DETAIL

NTS

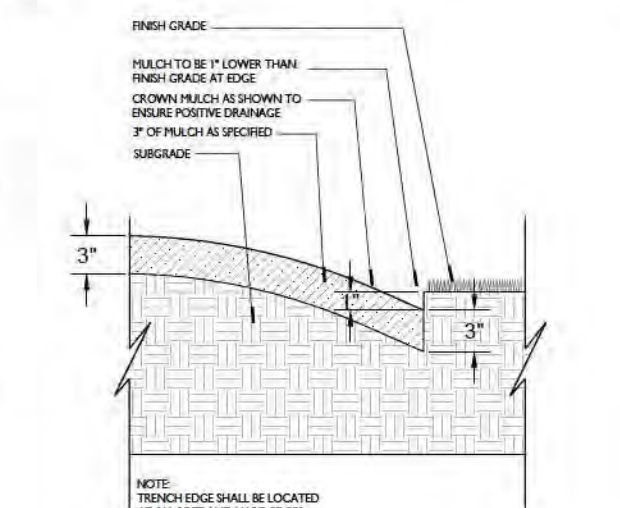
LA-02



4 GROUNDCOVER PLANTING DETAIL

NTS

LA-03



5 TRENCH BED EDGE

NTS

LA-04

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	DETAIL	REMARKS
CITY REQUIRED TREES								
	6	Magnolia grandiflora 'Southern Charm'	Teddy Bear Magnolia	45 gal	2" Cal. Min.	8' Ht. Min.		Greenforest Nursery
	1	Quercus virginiana	Live Oak	200 gal				Specimen, Cherry Lake Nursery, Provide photo for LA approval.
	4	Taxodium ascendens	Pond Cypress	45 gal	2" Cal. Min.	10' Ht. Min.		
NOT REQUIRED TREES								
	3	Chionanthus virginicus	White Fringetree	7' Ht.				Multi. Trunk, Hunter Trees. Approve photo with LA.
	12	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	45 gal				Single Trunk, Full Branching, Greenforest Nursery. Specimen. Approve photo with LA.
CITY REQUIRED SHRUBS								
	18	Helianthus debilis	Dune Sunflower	1 gal			24" o.c.	
	11	Illicium parviflorum	Yellow Anise	7 gal			60" o.c.	
	11	Myrica cerifera	Wax Myrtle	7 gal			72" o.c.	Tree Form, Multi. Trunk, 5 Canes Min.
	22	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	15 gal			48" o.c.	4' Ht. Min., Pot full, Approve photo with LA.
	10	Rhododendron x 'George L. Taber'	George L. Taber Southern Indica Azalea	7 gal			72" o.c.	
	12	Serenoa repens	Saw Palmetto	3 gal			48" o.c.	
	58	Viburnum odoratissimum	Sweet Viburnum	3 gal.			48" o.c.	Must grow to 6' within 3 full growing seasons.
NOT REQUIRED SHRUBS								
	23	Azalea x 'Nancy of Robinhill'	Nancy Robinhill Azalea	3 gal			36" o.c.	
	34	Camellia sasanqua 'Dream Quilt'	Dream Quilt Camellia	3 gal			36" o.c.	Waters Nursery
	16	Distylium x 'PLIDIST-II'	Blue Cascade® Distylium	3 gal.			48" o.c.	
	21	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal			48" o.c.	
	21	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3 gal			36" o.c.	
	16	Mahonia eurybracteata 'Soft Caress'	Mahonia Soft Caress	7 gal			30" o.c.	
	34	Podocarpus macrophyllus 'Fringles'	Pringles Dwarf Yew Podocarpus	3 gal.			36" o.c.	
	6	Rosa polyantha 'Cecile Brunner'	Cecile Brunner Rose	3 gal			72" o.c.	
	42	Rosmarinus officinalis 'Roman Beauty'	Chef's Choice Rosemary	3 gal			24" o.c.	
	3	Serenoa repens	Saw Palmetto	3 gal			48" o.c.	
GROUND COVERS								
	17,003 sf	Zoysia x 'Geo'	Geo Zoysia	sod				
NOT REQUIRED GROUNDCOVER								
	450	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	1 gal.			12" o.c.	Doug Young Nursery
	52	Tulbaghia violacea	Society Garlic	1 gal			15" o.c.	

NOTES:

1. LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
2. 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
3. USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
4. PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
5. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
6. SEE LANDSCAPE NOTES.
7. ALL LANDSCAPE AREAS ALONG ROAD FRONTAGE SHALL BE MAINTAINED & GROOMED TO THE LANDSCAPE REVIEW STANDARDS.

APPROVED NURSERIES:

1. GREEN FOREST NURSERY
2. FLOWERWOOD NURSERY
3. CHERRY LAKE NURSERY

Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:

Road Frontage Feet = 396'/30' = 13 Trees in First 25' regardless of tree credits.
Remaining Perimeter Feet = 516.12'/30' = 24 Trees
Parking Requirements (1 Tree/12 Spaces) = 18 Spaces/12 = 2 Trees
Total Existing Tree Credits = 37
Total Trees Required = 13 Frontage (Overstory) & 26 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

EXISTING FRONTAGE TREES TO REMAIN:		
#1-18" Pine	#8 = 2	
#2-17" Live Oak	#8 = 2	
#3-18" Pine	#8 = 2	
#4-14" Pine	#8 = 1	
#5-19" Pine	#8 = 2	
#6-12" Pine	#8 = 1	
#7-13" Pine	#8 = 1	
Total Frontage Credits		= 11
REMAINING SITE TREES TO REMAIN:		
#6-20" Pine	#8 = 2	
#9-14" Pine	#8 = 1	
#10-14" Pine	#8 = 1	
#11-14" Pine	#8 = 1	
#12-20" Pine	#8 = 2	
#13-13" Pine	#8 = 1	
#14-15" Pine	#8 = 1	
#15-12" Pine	#8 = 1	
#16-12" Pine	#8 = 1	
#17-13" Pine	#8 = 1	
#18-17" Pine	#8 = 2	
#19-18" Pine	#8 = 2	
#20-28" Live Oak	#8 = 3	
#21-20" Oak	#8 = 2	
#22-24" Live Oak	#8 = 3	
#23-16" Live Oak	#8 = 2	
Total Remaining Credits		= 26
Total Tree Credits		= 37

Note: The above trees listed are used to satisfy the site tree requirements. There are many other trees that will remain onsite. Contractor Shall NOT remove any trees that are not specifically shown to be removed without Owner/LA approval.

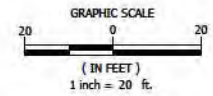
SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FAIRHOPE HILL TOP LOT 29		
TAX PARCEL ID:	05-46-09-30-0-000-040.031	
EXISTING ZONING:	HILL TOP PUD	
TOTAL TRACT ACREAGE:	±1.131 ACRES	
<u>GREENSPACE BUFFER:</u>		
FRONT:	20'	
SIDE:	10'	
<u>BUILDING SETBACKS:</u>		
FRONT:	30'	
SIDE:	10'	
REAR:	30'	
<u>BUILDING HEIGHT & AREAS:</u>		
BUILDING HEIGHT:	AVERAGE EX. GRADE = $(84 + 90.50) / 2 = 87.25'$ BUILDING F.F.E. = 91.50' MEAN HEIGHT OF BUILDING (ABOVE F.F.E.) = 27.42' DIFFERENCE BETWEEN F.F.E & AVG. EX. GRADE = 4.25' BUILDING HEIGHT = $4.25 + 27.42 = 31.67'$	
GROSS FLOOR AREA:	5,090 SF	
BUILDING COVERAGE:	3,488 SF ≈ 7% OF SITE	
IMPERVIOUS:	10,717 SF ≈ 22% OF SITE (EXCLUDING BUILDING)	
GREENSPACE AREA:	28,613 SF ≈ 58% OF SITE	
<u>PARKING REQUIREMENTS:</u>		
VEHICLE PARKING	REQUIRED:	PROVIDED:
RESTAURANT:	1 SPACE PER 4 SEATS 52 SEATS / 4 SEATS = 13 SPACES	15 SPACES
RESIDENTIAL UNITS:	1 SPACE PER UNIT 3 REQUIRED	3 SPACES
RETAIL/OFFICE:	0-400 SF = 4 SPACES + 1 SPACE PER ADDITIONAL 400 SF 960 SF TOTAL = 5.4 SPACES	5 SPACES
TOTAL:	MIN. 21 SPACES MAX. 25 SPACES	21 SPACES (INC. 1 H/C & 6 COMPACT)

 GREENSPACE AREAS

 STORMWATER MANAGEMENT AREAS



Jinnight & 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



	BENCHMARK
EXIST. AXLE	EXISTING AXLE FOUND
CONCRETE MONUMENT FOUND	CONCRETE MONUMENT FOUND
OPEN TOP IRON PIPE FOUND	OPEN TOP IRON PIPE FOUND
CAPPED ROO FOUND	CAPPED ROO FOUND
CAPPED ROO SET	CAPPED ROO SET
RIGHT-OF-WAY	RIGHT-OF-WAY
CENTERLINE	CENTERLINE
EXIST. PROPERTY LINE	EXIST. PROPERTY LINE
PROPERTY LINE (ADJACENT)	PROPERTY LINE (ADJACENT)
EXIST. EASEMENT LINE	EXIST. EASEMENT LINE
EXIST. OVERHEAD UTILITY AND UTILITY POLE	EXIST. OVERHEAD UTILITY AND UTILITY POLE
EXIST. GUY WIRE AND UTILITY POLE	EXIST. GUY WIRE AND UTILITY POLE
EXIST. WATER LINE	EXIST. WATER LINE
EXIST. SANITARY SEWER LINE	EXIST. SANITARY SEWER LINE
EXIST. GAS LINE	EXIST. GAS LINE
EXIST. UNDER GROUND CABLE LINE	EXIST. UNDER GROUND CABLE LINE
EXIST. FIBER OPTIC CABLE LINE	EXIST. FIBER OPTIC CABLE LINE
EXIST. TELEPHONE LINE	EXIST. TELEPHONE LINE
EXIST. FENCE LINE	EXIST. FENCE LINE
EXIST. PIPE	EXIST. PIPE
PROPOSED PROPERTY LINE	PROPOSED PROPERTY LINE
PROPOSED EASEMENT LINE	PROPOSED EASEMENT LINE
PROPOSED SETBACK LINE	PROPOSED SETBACK LINE
PROPOSED 24" CONCRETE CURB & GUTTER	PROPOSED 24" CONCRETE CURB & GUTTER
PROPOSED 6" CONCRETE CURB	PROPOSED 6" CONCRETE CURB
EXIST. POWER POLE	EXIST. POWER POLE
EXIST. LIGHT POLE	EXIST. LIGHT POLE
EXIST. ELECTRICAL BOX	EXIST. ELECTRICAL BOX
EXIST. WATER METER	EXIST. WATER METER
EXIST. WATER VALVE	EXIST. WATER VALVE
EXIST. WATER WELL	EXIST. WATER WELL
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
EXIST. SANITARY SEWER MANHOLE	EXIST. SANITARY SEWER MANHOLE
EXIST. GAS VALVE	EXIST. GAS VALVE
EXIST. GAS LINE MARKER	EXIST. GAS LINE MARKER
EXIST. FIBER OPTIC CABLE BOX	EXIST. FIBER OPTIC CABLE BOX
EXIST. FIBER OPTIC CABLE POST	EXIST. FIBER OPTIC CABLE POST
EXIST. FIBER OPTIC CABLE MANHOLE	EXIST. FIBER OPTIC CABLE MANHOLE
EXIST. TELEPHONE BOX	EXIST. TELEPHONE BOX
EXIST. STORM SEWER MANHOLE	EXIST. STORM SEWER MANHOLE
EXIST. ASPHALT PAVING	EXIST. ASPHALT PAVING
EXIST. CONCRETE	EXIST. CONCRETE
EXIST. GRAVEL	EXIST. GRAVEL
PROPOSED LIGHT DUTY ASPHALT	PROPOSED LIGHT DUTY ASPHALT
PROPOSED HEAVY DUTY ASPHALT	PROPOSED HEAVY DUTY ASPHALT
PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

GREENSPACE AREA EXHIBIT
PROPOSED MIXED USE DEVELOPMENT
HILL TOP LOT 29
S SECTION ST.
FAIRHOPE, AL

DATE: 04/11/2024

Storm Water Management Analysis

FOR

HILL TOP

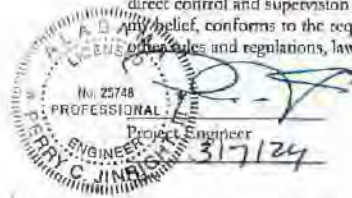
LOT 29- MIXED USE

Section Street
Fairhope, AL

1784.20A

March 7, 2024

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 25748, hereby certify that I have reviewed the design herein which was done under my direct control and supervision and that, to the best of my professional knowledge and to the best of my belief, conforms to the requirements of the City of Fairhope's Subdivision Regulations and to all other rules and regulations, laws, and ordinances applicable to my design.



A property owners association (POA) is required to be formed. The POA is required to maintain any and all storm water facilities and structures located outside of the publicly accepted right-of-way.



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS

208 GREENO ROAD NORTH, SUITE C
POST OFFICE BOX 1929
FAIRHOPE, ALABAMA 36533
TELEPHONE: 251-928-3443 • FAX: 251-928-3665

HILL TOP

LOT 29- MIXED USE

Section Street

Fairhope, AL

INDEX TO REPORT

- A.) INTRODUCTION NARRATIVE
- B.) PROJECT LOCATION EXISTING CONDITIONS TOPO-SURVEY MAPS
AND FIRM - FLOOD ZONE MAP
- C.) USDA NRCS SOILS CLASSIFICATION
- D.) GEOTECHNICAL REPORTS
- E.) DRAINAGE AREA MAPS
 - 1.) Pre-development Drainage Basin Map
 - 2.) Post-development Drainage Basin Map
- F.) RAINFALL DEPTH CHARTS
- G.) RUNOFF COEFFICIENTS
- H.) DRAINAGE PIPE NETWORK ANALYSIS
- I.) DETENTION PONDS' OUTFALL STRUCTURE ROUTING AND
RECOVERY CALCULATIONS
 - 1.) Pre-development Conditions
 - 2.) Post-development Conditions
- J.) PASS THROUGH STREAM - HEC-RAS ANALYSIS
- K.) PROJECT GRADING AND DRAINAGE DRAWING

INTRODUCTION NARRATIVE

HILL TOP

LOT 29- MIXED USE

Section Street
Fairhope, AL

INTRODUCTION NARRATIVE

March 7, 2024

I. OWNER/DEVELOPER: Two Hands Design and Development, LLC
Attn: Jason Tickle
Fairhope AL, 36532

II. Civil Engineer: Trey Jinright, P.E.
JADE Consulting, LLC
P.O. Box 1929, Fairhope, AL
Phone: (251) 928-3443

III. STORMWATER NARRATIVE:

1.) Project Description

This project consists of the development of a mixed-use development with its associated parking. The proposed uses will include 3 each residential rental units, a restaurant, and commercial office/retail space. This project is located on lot 29 of the Hill top Subdivision. The 1.131-acre lot's proposed improvements storm water management system will correlate with the master drainage system of the Hill Top Subdivision. The combined systems will regulate post development run off release rates below their respective predevelopment rates for all critical storm events as required by the City of Fairhope's storm water ordinance.

2.) Project Location

The proposed development is located on lot 29 of the Hill Top Subdivision. The project is located on the west side of South Section Street just south of the intersection with Twin Beach Road. This project is currently located inside the city limits of Fairhope, Alabama. This lot is zoned for commercial use inside of the Hill Top PUD. Copies of the property's survey and proposed preliminary plat have been included in this report in an effort to help further clarify the project's location.

3.)

4.) Pre-Development Environmental and Hydrologic Conditions

The proposed project is located on a section of property that is heavily wooded and in good condition.

Firm Map Number 01003 C 0757 M dated April 19, 2019, indicates the property is located in Zone X. This indicates the site to be outside of any 0.2% flood prone zone. A map showing the limits of the flood zone and nearby areas in relations to the site are enclosed with is this report.

The 1.131-acre site drains in a single direction. The site drains with approx. 14' of relief from east to west into a valley drainage feature that is an upper tributary of Point Clear Creek. The project topographic drawings found in this report will further clarify the existing conditions of the site.

The soils found on this site have a consistent drainage classification of C. A copy of the USDA NRCS soil map and soil classification is included in this report. The enclosed geotechnical report indicates that the soils have slightly better soils then the web-based soil maps indicate. The enclosed Double-Ring Infiltrometer Test results showed a percolation rate of 5.5" per hour based upon depth and location of the test that was performed.

Hydraulic Vertical Unsaturated Conductivity: Kvs (double ring test)

Kvs= 5.5"per hour = 11 feet per day

Design Kvs =11 feet per day/2 safety factor= **15.5 ft. per day or 2.75" per hour.**

The double ring test that was performed in the pond area was taken at a depth of approximately 2.5 feet deep.

Copies of the project's NRCS Web Soil survey and geotechnical investigation as prepared by GeoCon, INC., have been included within this report and will further describe the existing soils that are found on this site.

5.) Post –Development Hydrologic conditions

This 1.131-acre project consists of the development of a mixed-use project with its associated improvements. The projects storm water runoff will be collected and routed to one of two dry detention/retention bio-swales. The initial 0.5– 1.25 feet of each pond's storage will be retained on site and either processed through a sand filter as part of the required water quality volume. This project has a combination sand filters and dome grate inlet to regulate storm water runoff at predevelopment rates.

The sites grading design uses surface drainage to route all collected storm water runoff into one of 2 ca. Bio-detention/detention swales. The swales that will have a sand filter/underdrain system. These ponds are sized to capture the required WQV before releasing downstream.

The enclosed calculations and drawings included in this report further depict the design of the sites grading, pipe network, detention ponds and respective

outfall structures. This report includes all calculations, drainage maps, and charts that were used to model this drainage design.

6.) Pre-Development Vs Post Development Run-off Summary

The pre and post development drainage characteristics have been analyzed to determine the probable impacts to the development's predevelopment drainage basin. The predevelopment drainage basin's surface areas have been compared to the post development drainage basin's surface areas. The drainage basins surfaces were then broken down to determine their respective weighted runoff coefficient and/or Curve Number. Drainage area maps and drainage area surface values are included in this report to help illustrate the assumptions used for the calculations.

We propose to use low impact development (LID) methods to control the run off characteristics of the site by infiltrating as much storm water runoff into the ground as the area will naturally allow. By using bio-retention ponds, we are able slow down the storm water runoff from the sites hard surfaces and enhance the sites' ability for infiltration and evapotranspiration.

The project will include a storm water management system that regulates post development run off release rates below its respective predevelopment rates for all critical storm events, as required by the City of Fairhope's development standards. This report includes calculations for the 1, 2, 10, 25, 50 and 100 year 24-hour event based upon the SCS Curve Number Unit Hydrograph Method. This report will document the assumptions that were used in the design of this system.

This report also indicates that there are some perimeter areas on the north and south that will bypass the drainage system, but these areas have been included in the routing calculations to ensure that they release storm water at rates less than their respective predevelopment conditions.

The following tables will indicate all pre vs. post release rates.

Hill Top Combined (South) East Drainage Basin

<u>Storm Event</u>	<u>Detained</u>	
	<u>Pre-Dev.</u>	<u>Post-Dev.</u>
	<u>Q (cfs)</u>	<u>Q (cfs)</u>
1 year	34.36	20.15
2 year	44.46	27.61
5 year	64.40	53.57
10 year	83.90	77.04
25 year	115.33	108.73
50year	142.43	132.79
100 year	172.04	157.25

PRE > POST = OK

LOT 29 N Dry Pond Stage-Storage Calculations				
Elevation (feet)	Area (acre)	Storage Depth (feet)	Storage Volume (ac-ft)	Comments
85.25	-	2.2500	-	Top of Berm
85.00	0.0594	2.0000	0.097	
84.24	-	1.2400	-	100 Year Storm High Water Elev.
84.00	0.0405	1.0000	0.041	
83.50	0.0310	0.5000	0.029	Wier and Provided WQV Elev.
83.00	0.0216	0.0000	0.016	bottom of pond
82.99	0.0065	-	-	top of Sand Filter
80.50	0.0065	-	-	bottom of sand filter

LOT 29 Parking Lot Dry Pond Stage-Storage Calculations				
Elevation (feet)	Area (acre)	Storage Depth (feet)	Storage Volume (ac-ft)	Comments
84.00	0.0407	3.0000	0.085	Top of Berm
83.00	0.0297	2.0000	0.047	
82.89	-	1.8900	-	100 Year Storm High Water Elev.
82.25	-	1.2500	0.028	Wier and Provided WQV Elev.
82.00	0.0199	1.0000	0.022	
81.00	0.0120	0.0000	0.007	bottom of pond
80.99	0.0036	-	0.007	top of Sand Filter
79.15	0.0036	-	-	bottom of sand filter

7.) Upstream Pass-Through Drainage

The property has approximately 111 acres that drains towards the property from the east under a culvert at South Section Street. In order to accurately model the anticipated flows, we had to create hydrographs that matched the peak discharge rates the rural regression equations provided. The hydrograph for the 111-acre basin was added to the hydrographs from the outfall structures of Hill Top Subdivision. A spreadsheet detailing the addition of these hydrographs is enclosed in this report. This spreadsheet indicates that the peak hour for the combined flows is at hour 14.15 and 14.20 with a respective max flow for each storm event.

2 Year Storm Event	=	64 CFS
5 Year Storm Event	=	95.58 CFS
10 Year Storm Event	=	127 CFS
25 Year Storm Event	=	180 CFS
50 Year Storm Event	=	226 CFS
100 Year Storm Event	=	277 CFS

These proposed drainage flows were plugged into the HEC- RAS Program to create a model of the stream that flows through the property. The calculated water surface elevations for the 100-year event were then interpolated onto the proposed grading plan for the development. This information was then transferred to the subdivisions plan set.

There are drawings included in this report that depicts the design of the sites grading, pipe network, detention ponds and respective outfall structures. This report includes all calculations, drainage maps, and charts that were used to model this drainage design.

8.) Water Quality Calculations

The City of Fairhope's development regulations require that the project provide storm water treatment in its storm water management system. The regulations have the following formula that shall be used to determine the volume of storm water runoff from the development shall be treated.

Formula from Article Ist of city development regulations:

$$WQV = P \times R_v \times A / 12$$

$$R_v = 0.015 + 0.009212(I)$$

I = drainage area % impervious (50% would be 50)

P = 85% rain event = 1.8 inches

A = Approximate Drainage Area (acres)

WQV = required storage in acre- feet

This projects 9 each combined bio-retention ponds/ swales and single wet pond will provide adequate storage that will exceed this requirement. The bio-ponds will have a filter media that in addition to other benefits will function similar to a sand filter. The city's development regulations list the Bio-Retention Area and Sand Filter as an acceptable method to comply with the Total Suspended Solids Removal efficiency requirement.

Post Development Parking lot Drainage Area Pond

65% impervious -> $R_v = 0.61$

85% rain event = 1.8 inches

Approximate Drainage Area = 0.285 acres

Reqd. WQV storage = 0.026 Ac-Ft

Provided WQV:

Pond provided storage @ elev. 82.25 = 0.028 Ac-Ft

Total Provided WQV storage = 0.028 Ac-ft

Post Development North Pond:

34% impervious -> $R_v = 0.328$

85% rain event = 1.8 inches

Approximate Drainage Area = 0.357 acres

Reqd. WQV storage	= 0.209 Ac-Ft
Provided WQV:	
Pond provided storage @ elev. 83.5	=0.029 Ac-Ft
Total Provided WQV storage	=0.029 Ac-ft

This project's storm water systems were designed using rainfall depths from ATLAS 14. The sites proposed drainage structures and pipe improvements have been designed using discharge values from the pond routing/ recovery calculations.

We used the SCS Unit Hydrograph Method with a shape factor of 484 and a Type III distribution, to determine the respective Q (cfs) for the dry detention/ retention pond routing calculations.

We used Haestad StormCad V8i design software's to model the hydraulics of this proposed projects pipe network. The dry retention pond system was routing calculations where performed using Haestad Method's, Pond Pack Version V8i. The combined detention pond system and the calibrated Section Street Hydrograph was designed under the SCS method by using Haestad Method's, Pond Pack Version V8i. The existing stream was modeled using the HEC- RAS 5.05 Program. All of the input data for our ditch computations have been included in this report.

The HEC RAS computation included in this report represent the combined hydrographs of the upstream drainage area plus the routed post detention ponds release.

The projects drainage report indicates that the project will have post development runoff rates and quantity that are substantially less then predevelopment conditions. Since there will be less storm water leaving the site in is post development condition compared to predevelopment, this proposed project has **No Adverse Effects** to adjacent properties.

This Instrument Prepared By:
JADE Consulting, LLC
PO Box 1929
Fairhope, AL 36533

City of Fairhope, Alabama

Storm Water Facility Maintenance Agreement

THIS STORM WATER FACILITY MAINTENANCE AGREEMENT (this "Agreement") is made, executed and entered into this _____ day of _____ 20____, by **Two Hands Design & Development, LLC** (hereinafter called "Landowner"), to and for the benefit of the City of Fairhope, Alabama, a municipal corporation organized under the laws of the State of Alabama (hereinafter called the "City").

Recitals:

WHEREAS, Landowner is the owner of that certain real property located in Baldwin County, Alabama and more particularly described on Exhibit "A" attached hereto and by reference made a part hereof (the "Property");

WHEREAS, Landowner is in the process and constructing and developing a subdivision on the Property to be known as **Hill Top – Lot 29** (the "Subdivision");

WHEREAS, Landowner has applied with the City for final plat approval for the plat of the Subdivision, a copy of which is attached hereto as Exhibit "B" (the "Plat");

WHEREAS, as a condition to the preliminary approval of the Plat, the City requires the construction and improvement of certain storm water management facilities as shown and referenced on the Plat and/or otherwise approved by the City in writing (the "Facilities");

WHEREAS, as a further condition to the approval of the Plat, the City requires that the Facilities be constructed and adequately maintained by Landowner, and its successors.

Agreement:

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Landowner, intending to be legally bound, hereby covenants and agrees to and for the benefit of the City as follows:

March 28, 2024

City of Fairhope
PO Drawer 429
Fairhope, AL 36532

Re: Traffic Impact Analysis
Hill Top – Lot 29
South Section Street
Fairhope, AL

Fairhope Planning Department:

Please accept this letter in accordance with the request as indicated in the City of Fairhope's *Subdivision Regulations* Article IV, Section C, h. "A traffic study shall be required for all applications that will generate an average daily traffic (ADT) count of 1000 trips or more, or which will generate 50 trips or more during any peak hour period".

The proposed LOT 29 of this Hill Top Development will add;

- 3 each residential rental units. The following values are based upon the land use code #310 (Hotel) found in the *ITE 9th Generation Trip Generation Manual*.
 - o Average Trips Per Day $3 \text{ units} \times 8.17 = 24.51$ each two-way trips per day
 - o AM Peak Hour Trips- $3 \text{ units} \times 0.52 = 1.56$ each vehicles per hour
 - o PM Peak Hour Trips- $3 \text{ units} \times 0.61 = 1.83$ each vehicles per hour
- 960 Sf of Office space. The following values are based upon the land use code #715 (Single Tenant Office Building) found in the *ITE 9th Generation Trip Generation Manual*.
 - o Average Trips Per Day $0.96 \text{ units} \times 11.65 = 11.18$ each two-way trips per day
 - o AM Peak Hour Trips- $0.96 \text{ units} \times 1.8 = 1.73$ each vehicles per hour
 - o PM Peak Hour Trips- $0.96 \text{ units} \times 1.74 = 1.67$ each vehicles per hour
- 1600 SF of High- Turnover Restaurant space. The following values are based upon the land use code #932 (High-Turnover (sit-down) Restaurant found in the *ITE 9th Generation Trip Generation Manual*.
 - o Average Trips Per Day $1.6 \text{ units} \times 127 = 203.2$ each two-way trips per day
 - o AM Peak Hour Trips- $1.6 \text{ units} \times 13.33 = 21.33$ each vehicles per hour
 - o PM Peak Hour Trips- $1.6 \text{ units} \times 18.49 = 29.58$ each vehicles per hour

TOTAL TRAFFIC SUMMARY

- o Average Trips Per Day- $24.51 + 11.18 + 203.2 = 238.89$ each two-way trips per day
- o AM Peak Hour Trips- $1.56 + 1.73 + 21.33 = 24.62$ each vehicles per hour
- o PM Peak Hour Trips- $1.83 + 1.67 + 29.58 = 33.08$ each vehicles per hour

The expected trips are lower than the listed requirements; therefore, a full traffic study should not be required

Respectfully,

JADE CONSULTING, LLC

Perry C. Jinright, III, P.E., LEED AP
Managing Member



Construction Best Management Practices Plan For:

Hill Top **ALR10BFB7**
Section St. South of Twin Beech Rd
Fairhope, Alabama 36532
251-209-7135

Operator:

Two Hands Design & Development LLC
6567 Hawthorne Ln
Fairhope, AL 36532
251-209-7135
pointclearfarm@gmail.com

CBMPP Contact(s) / QCP:

EcoSolutions Inc.
Thomas H. Hutchings, CPESC
Lewis Cassidey, CPESC
P.O. Box 361
Montrose, AL 36559
251.621.5006
251.621.5058
ecosolutionsinc@bellsouth.net

CBMPP Preparation Date:

3/15/2024

(replaces previous versions)

Estimated Project Dates:

Project Start Date: 5/22/2019

Project Completion Date: 3/31/2026

LANCE R. LEFLEUR
DIRECTOR



Alabama Department of Environmental Management
adem.alabama.gov

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

KAY IVEY
GOVERNOR

March 15, 2024

JASON TICKLE
TWO HANDS DESIGN AND DEVELOPMENT, LLC
6567 HAWTHORNE LANE
FAIRHOPE, AL 36532

Dear Mr. Tickle:

Based on your Notice of Intent (NOI), coverage under the **Construction Stormwater General NPDES Permit** has been updated.

Construction Stormwater General NPDES Permit – INFORMATION UPDATE

NPDES Permit No.: **ALR10BFB7**

NOI Received Date: **March 15, 2024**

Permit Version Effective Date: **March 15, 2024**

Permit Expiration Date: **March 31, 2026**

Site/Project: **Hill Top (Baldwin County)**

Coverage under this permit does not authorize the discharge of any pollutant or wastewater that is not specifically identified in the permit and by the Notice of Intent which resulted in the granting of coverage. This site update includes the addition of Lot 29, resulting in a slight increase in disturbed area within the existing permit boundary and the addition of Outfall OF004.

You are responsible for compliance with all provisions of the permit including but not limited to, the performance of required inspections and/or monitoring, and the preparation and implementation of a Construction Best Management Practices Plan (CBMPP) required by the permit.

The Alabama Department of Environmental Management encourages you to exercise pollution prevention practices and alternatives at your facility. Pollution prevention will assist you in complying with effluent limitations and permit regulations.

A copy of the General NPDES Permit under which coverage of your discharges has been granted is enclosed. If you have any questions concerning this permit, please contact Stephanie Fontaine by email at stephanie.fontaine@adem.alabama.gov or by phone at (334) 274-4249.

Sincerely,

A handwritten signature in black ink that reads "Daphne Y. Lutz".

Daphne Y. Lutz, Chief
Water Division
ADEM

Birmingham Branch
110 Vulcan Road
Birmingham, AL 35209-4702
(205) 942-6168
(205) 941-1603 (FAX)

Decatur Branch
2715 Sandlin Road, S.W.
Decatur, AL 35603-1333
(256) 353-1713
(256) 340-9359 (FAX)



Mobile Branch
2204 Perimeter Road
Mobile, AL 36615-1131
(251) 450-3400
(251) 479-2593 (FAX)

Mobile-Coastal
3664 Dauphin Street, Suite B
Mobile, AL 36608-1211
(251) 304-1176
(251) 304-1189 (FAX)