



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
June 3, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - May 6, 2024
3. Old/New Business
 - Greenfields Subdivision - Request of the Applicant, SE Civil, for an extension of one year for Preliminary Plat.
4. Consideration of Agenda Items
 - A. UR 24.06** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 14,263 LF of buried fiber cable and 2,031 LF of innerduct in the City ROW at 1090 Fairhope Avenue.
 - B. SR 24.02** Request of the Owner, Gulf Health Hospitals, Inc., for Site Plan Approval of Thomas Hospital N.W. Addition. The property is approximately 0.70 acres and is zoned B-2 – General Business District. The property is located at 750 Morphy Avenue. **PPIN #: 1682**
 - C. SD 24.14** Public hearing to consider the request of Owner, Highlands at Fairhope Village, LLC, for Preliminary Plat approval of Highlands at Fairhope Village Subdivision Phase 2, an 85-lot Multiple Occupancy Project. The property is approximately 11.76 acres and is located on Southeast corner of State Highway 98 and Parker Road. **PPINS #: 369505, 386029, 386030, 369509, 369508**
 - D. ZC 24.03** Public hearing to consider the request from the City of Fairhope Planning and Zoning Department, for various proposed amendments to the City of Fairhope's Zoning Ordinance.
5. Adjourn

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

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The Planning Commission met Monday, May 6, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Michelle Melton, Planner; Chris Williams, City Attorney; and Cindy Beaudreau, Planning Clerk.

Absent: Lee Turner, Rebecca Bryant, Jay Robinson and Clarice Hall-Black

Due to the absence of the Chairman, the Planning Secretary called the meeting to order at 5:08 PM.

Hunter Simmons, Planning and Zoning Director, explained that the Planning Commission would need to select a Chairman for this meeting.

A motion was made by Erik Cortinas to select John Worsham as the Chairman for this meeting.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

Approval of the Minutes April 1, 2024:

Erik Cortinas made a motion to approve the minutes from the April 1, 2024.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

Old/New Business

None

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**

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of the Applicant, Goodwyn Mills Cawood on behalf of the Owner, Retirement Systems of Alabama for final plat approval of Battles Trace Phase 8, a 48-lot major subdivision. Mr. Simmons shared the zoning map and aerial. Mr. Simmons stated that the recreational areas and infrastructure of the subdivision is complete.

Follow-Up Activities Required by the Applicant:

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

Staff recommends conditional approval of SD 24.07 subject to the following conditions:

1. Completion of the follow up activities
2. Submit revised GIS As-Builts Shapefiles

Mr. Simmons addressed a citizen's concern regarding the pipe in the sidewalk. Staff reviewed the plans, and it does meet the approved plans in the preliminary plat and the sidewalk has been repaired. The pipe is a little larger, so it does stick out of the water. Staff does not see any hazard or environmental impact of the pipe.

Amanda Thompson was present on behalf of Goodwyn Mills Cawood for any questions.

Chairman Worsham opened the public hearing at 5:15pm.

Gary Gover, 300 Lincoln Street, stated his concern about an existing fence with two strands of barbed wire on the south side and requested that it be removed.

Mr. Simmons stated that the TR district is exempt from portions of the Zoning Ordinance but stated that he would look into it.

The public hearing was closed at 5:17pm.

Hollie MacKellar made a motion to approve SD 24.07 with staff recommendations.

Chris Williams, City Attorney, stated that he had reviewed the TR District and Zoning Ordinance and does not see any limitations on fencing that specifically pertains to barbed wire.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

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**

Michelle Melton, City Planner, presented the request of the Applicant, S.E. Civil, acting on behalf of the Owner, FST Old Towne Investments, LLC, for Preliminary and Final Plat approval of Morphy Grove, a 3-lot minor subdivision. Ms. Melton shared the plat and site data.

Staff recommends approval of SD 24.08 subject to the following condition:

1. Installation of sidewalk along Morphy Ave.

Aaron Collins, S.E. Civil, was present for questions. Harry Kohler asked about the sidewalk installation. Mr. Collins stated that the sidewalks need to be installed before the final plat will be signed by the Planning Staff.

Chairman Worsham opened the public hearing at 5:22pm.

Ruth Pierce, 9 Fox Run, stated her concern about the traffic, water pressure and drainage in the area.

Mr. Simmons stated that the area is zoned for single family residential, and three homes will be built fronting Morphy Avenue. Mr. Simmons continued addressing Ms. Pierce's concerns regarding drainage and traffic.

The public hearing was closed at 5:30pm.

Larry Smith, S.E. Civil, stated that there was a fire flow test which shows adequate water pressure for the area. Mr. Smith continued that this minor subdivision does not require a traffic study and that the property slopes from north to south so all run off will flow into the right-of-way on Morphy Avenue.

Mr. Simmons stated that the Mayor just notified him that she has already told the Water Superintendent to check with water pressure in Ms. Pierce's area.

Erik Cortinas made a motion to approve SD 24.08 with staff recommendations.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

Erik Cortinas shared with Ms. Pierce that during the building permit process, that if the builder significantly changed the topography of the land, he has the authority to make the builder take drainage measures into account.

C. SD 24.10 Public hearing to consider the request of the Applicant, S.E. 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**

Hunter Simmons, Planning and Zoning Director, presented 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 subdivision. Mr. Simmons shared the zoning map and aerial. Mr. Simmons explained the different phases of Harvest Green West. Mr. Simmons stated that a lot in the back of Harvest Green West Phase 2, will eventually be deeded to the City for a lift station, in the event that Phase 2 does not happen due to economics.

Follow-Up Activities Required by the Applicant:

- Copy of the recorded plat (Final plat must be recorded within 120 days of acceptance)
- Copy of the recorded O&M Agreement
- Maintenance and Guaranty (M&G) Agreement executed by the 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.

Staff recommends approval of SD 24.10 with staff recommendations.

1. Completion of follow-up activities.
2. Add the FFE for each lot.
3. A note will be added to the plat to reflect the lot where the lift station is located in Harvest Green West (Phase 2) will be dedicated to the City during the Final Plat approval of Harvest Green West (Phase 2). In the event the Preliminary Plat for Harvest Green West (Phase 2) expires before Final Plat approval is obtained, the lot will be deeded to the City by an administrative re-plat by the Owner.
4. Provide correspondence from ALDOT confirming turnouts are permitted for public use.
5. New videos of the sewer mains shall be submitted to the Water/Sewer Department for review and any deficiencies shall be corrected to the satisfaction of the Water/Sewer Department prior to Certificate of Approval (Plat Signatures) of the City of Fairhope Sewer Department.

Larry Smith, S.E. Civil, stated that he agrees with all of the conditions and clarified condition 5 that the goal is that review the areas that had problems and possibly revideo them. He has spoken with Daryl Morefield and Richard Johnson about that so that it is to their satisfaction.

Mr. Cortinas asked Mr. Smith to explain how the FFEs are established. Mr. Smith explained that each jurisdiction and builder uses something different, but in the absence of guidance, Mr. Smith will go a minimum of 15” above the centerline of the road. Normally, that is still pretty flat if you are trying to get drainage to go from the back of the lot to the front of the lot, then analyze which direction the drainage will go. If necessary, he will go up to 24” above the centerline of the road. Mr. Cortinas asked how it would be handled if there are heavily sloped lots. Mr. Smith stated that he would come up with a site specific, city approved plan.

Chairman Worsham opened the public hearing at 5:43pm. Having no one present to speak, the public hearing was closed at 5:43pm.

Erik Cortinas made a motion to approve SD 24.10 with staff recommendations.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

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**

Michelle Melton, City Planner, presented 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. Ms. Melton combined this presentation with SR 24.01 due to them being the same property. Ms. Melton shared the zoning and aerial maps, along with the site plan.

Mr. Simmons explained that the Site Plan will move on to the City Council. This MOP will go through preliminary then final approval. Mr. Simmons stated that since there are no major improvements for the MOP, even though there are five units or more, he would have recommended that that Applicant request a waiver and submit for preliminary and final at the same time. Mr. Simmons stated that if the Applicant agrees, the Planning Commission could table the MOP, advertise it for next month and approve preliminary and final plat at the same time.

Staff recommends approval of SD 24.12 subject to the following conditions:

1. Signage plan shall conform to the Sign Ordinance.

Trey Jinright, Jade Consulting, stated that the Owner, Mr. Jason Tickle, is requesting an additional condition of approval. He is requesting to make the south buffer 15' instead of 10' for the Site Plan. Mr. Jinright stated that he appreciates the offer of the waiver, but he will be at the next few meetings and does not mind bringing the project back for final plat approval.

Chairman Worsham opened the public hearing at 5:57pm.

Gary Gover, 300 Lincoln Street, stated that he believed that the exterior sidewalk along Section Street would be partially incomplete and finished at a later date. He is asking how the sidewalk would be finished later. Mr. Simmons stated that the sidewalk and boardwalk is complete. The building would be connected to the existing interior sidewalk.

Frank Vitello, 821 Vulpes Avenue, stated that Mr. Tickle was gracious enough to work with the homeowners by requesting the additional 5' of buffer.

Mr. Simmons suggested that the additional condition be memorialized with the same subregulations as the 10' buffer. Mr. Jinright stated that they will use the same landscaping for 15' as they would have for the 10'.

The public hearing was closed at 6:03pm.

Hollie MacKellar made a motion to approve SD 24.12 with staff recommendation with the change from a 10' buffer to a 15' buffer on the southern portion of the property.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas
NAY: None.

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**

Staff recommendation of SR 24.01 to City Council subject to the following condition:

1. Signage plan shall conform to the Sign Ordinance.

Erik Cortinas made a motion to recommend SR 24.01 to City Council with staff recommendations and staff will make the City Council aware of the increase in the buffer on the southern portion of the property.

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

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas
NAY: None.

Adjournment

Erik Cortinas made a motion to adjourn.

AYE: Hollie MacKellar; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas
NAY: None.

Adjourned at 6:08pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary

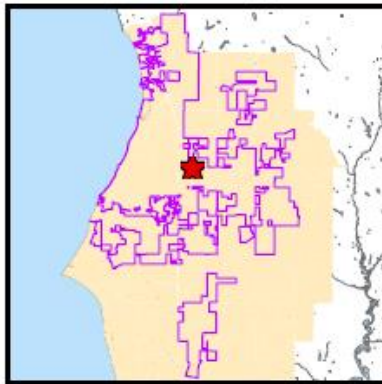


This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope Planning Commission June 3, 2024



UR 24.06 - 1090 Fairhope Ave, AT&T



Project Name:

AT&T Fiber Installation

Site Data:

14,263 Linear Feet

Project Type:

Utility Review

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2, B-4, R-1, R-2, R-3, R-4, R-5

PPIN Number:

N/A

General Location:

South side of Fairhope Avenue, East and
West Side of Bishop Road

Surveyor of Record:

AT&T

Engineer of Record:

AT&T

Owner / Developer:

AT&T

School District:

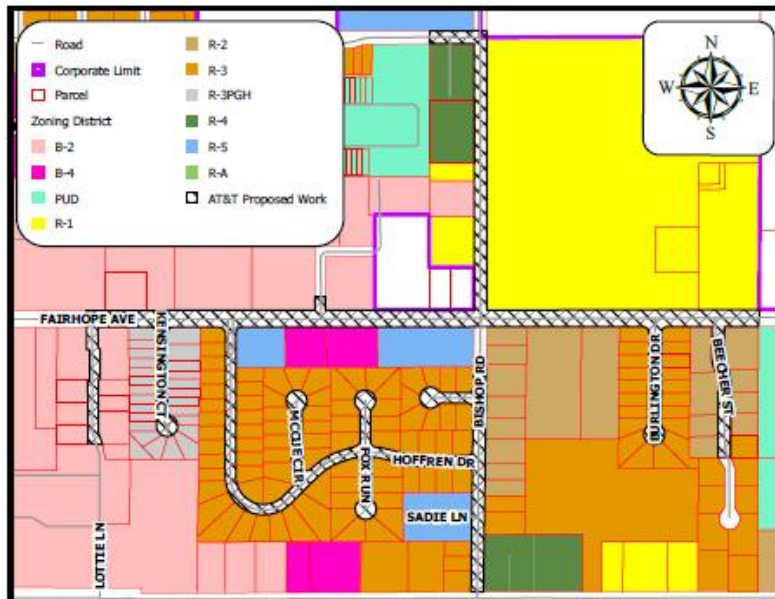
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Chris Ambron

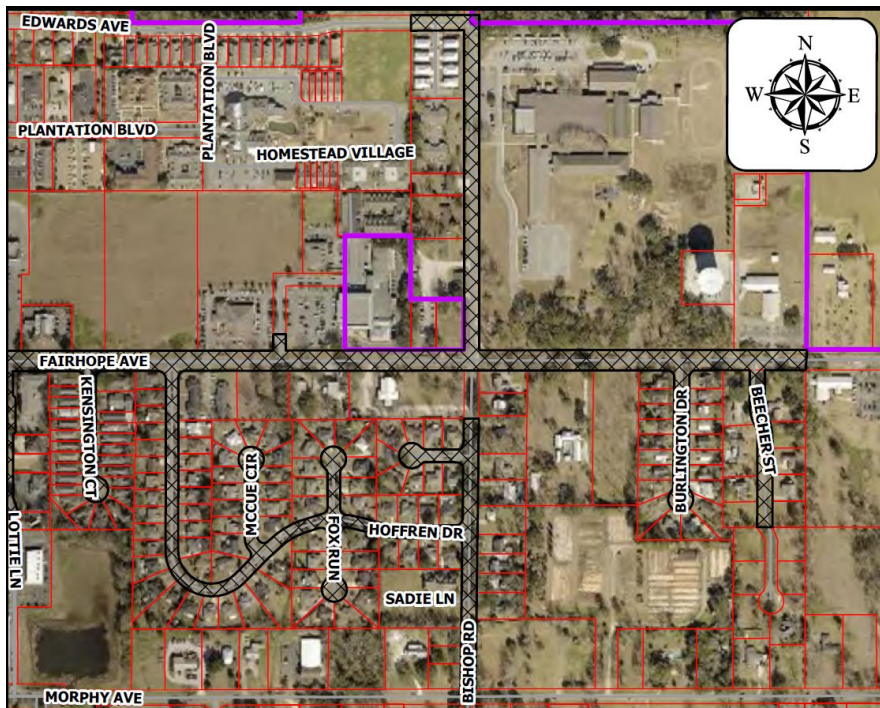
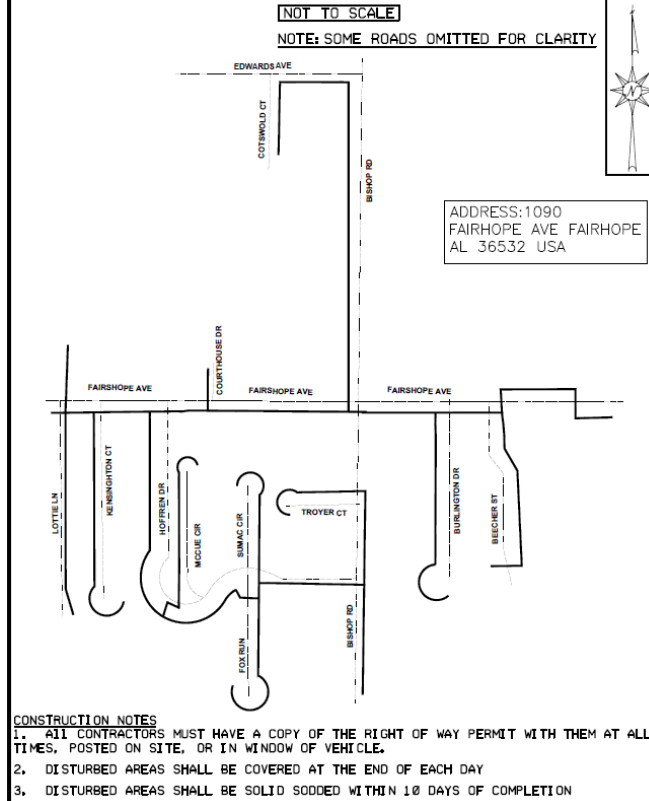


Summary of Request: Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately **14,263 linear footage of fiber buried cable within the Right of Way.**

SCOPE OF WORK:

DIRECTIONAL BORE 14263' BURIED FIBER CABLE AND 2031' INNERDUCT IN ROW
ALL BORE WILL BE A MINIMUM OF 36" DEEP AND 48" UNDER THE ROAD.
PLACE 40 PED AND 43 HANDHOLE.

LOCATION MAP:



1. Citizen Communication & Notification

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

2. Permitting, Locating & Phasing

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

3. Construction

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

4. Horticultural

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

5. Erosion Control

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

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

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

7. Staff Recommendation

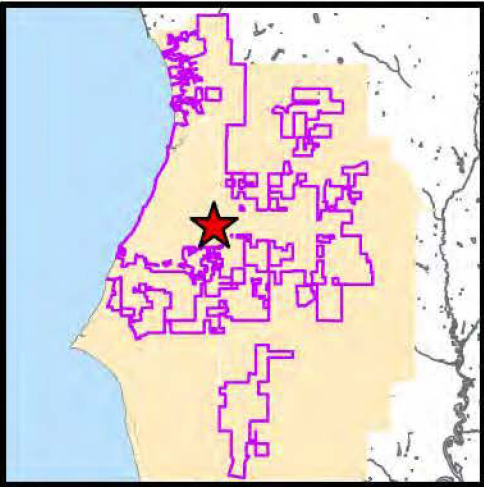
- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
- Staff Recommendation: **Approval with Conditions of UR 24.06**

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project.
The contractor is responsible for any damaged trees.
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
 - a. An additional right-of-way permit may be required for the potholing procedures.
4. Follow-up activities below required by staff and the applicant:
 - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.
5. Provide draft door hanger for approval at time of pre-construction.
6. **Approved door hangers shall be in place no later than 7 days prior to construction.**
7. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
8. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
9. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
10. Utilities boxes shall be concentrated near existing boxes. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

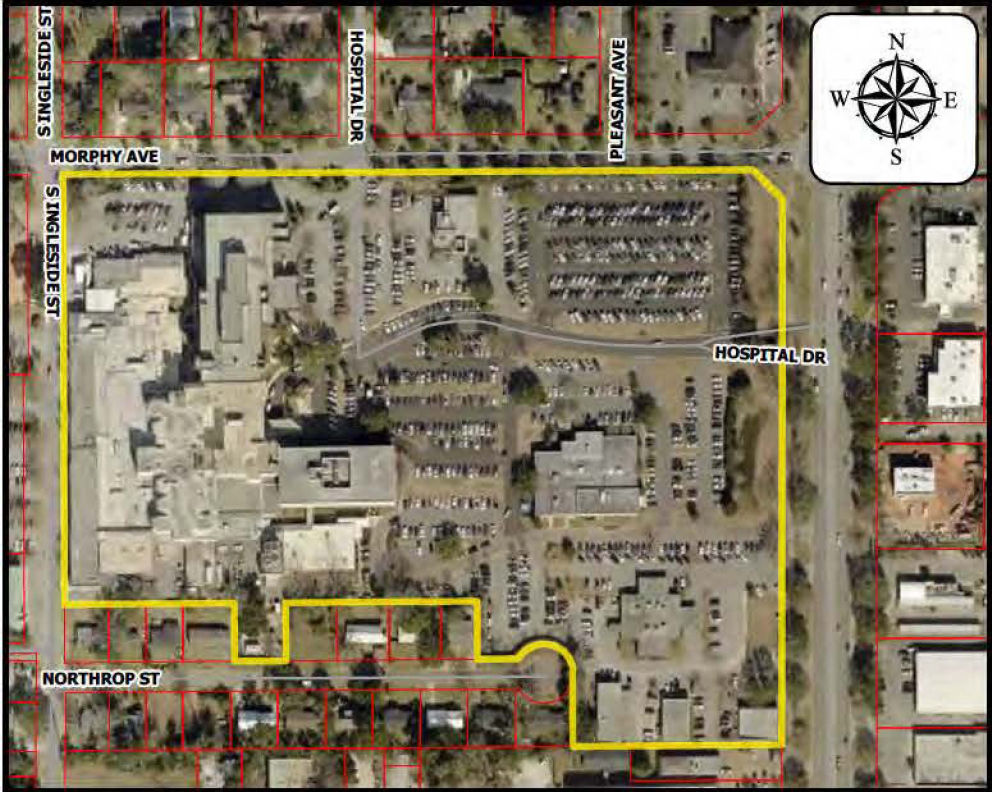
City of Fairhope
Planning Commission
June 3, 2024



SR 24.02 - Thomas Hospital NW Addition Site Plan



Project Name:	Thomas Hospital NW Addition
Site Data:	0.70 acres
Project Type:	Site Plan Approval
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	B-2
PPIN Number:	1682
General Location:	West side of U.S. Hwy 98/Greeno Road, South of Morphy Avenue
Surveyor of Record:	Evan Terry & Assoc.
Engineer of Record:	Evan Terry & Assoc.
Owner / Developer:	Gulf Health Hospitals Inc.
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Michelle Melton



Summary of Request:

Request of Applicant, Dennis Summerford, on behalf of owner, Gulf Health Hospitals, Inc., for Site Plan Approval of the Thomas Hospital N.W. Addition (“Addition”). The proposed Addition consists of a 25-bed tower and a parking facility. Site Area is 0.70 acres and is zoned B-2 at 750 Morphy Avenue within the Medical Overlay District.



SITE DATA TABLE:	
TOTAL SITE AREA:	30,310 SF (0.70 Ac)
IMPERVIOUS AREA:	20,512 SF
PERVIOUS AREA:	9,798 SF
PROPOSED USE:	THOMAS HOSPITAL
CURRENT ZONING:	B-2
CURRENT SETBACKS:	
FRONT:	20'
SIDE:	0'
REAR:	0'

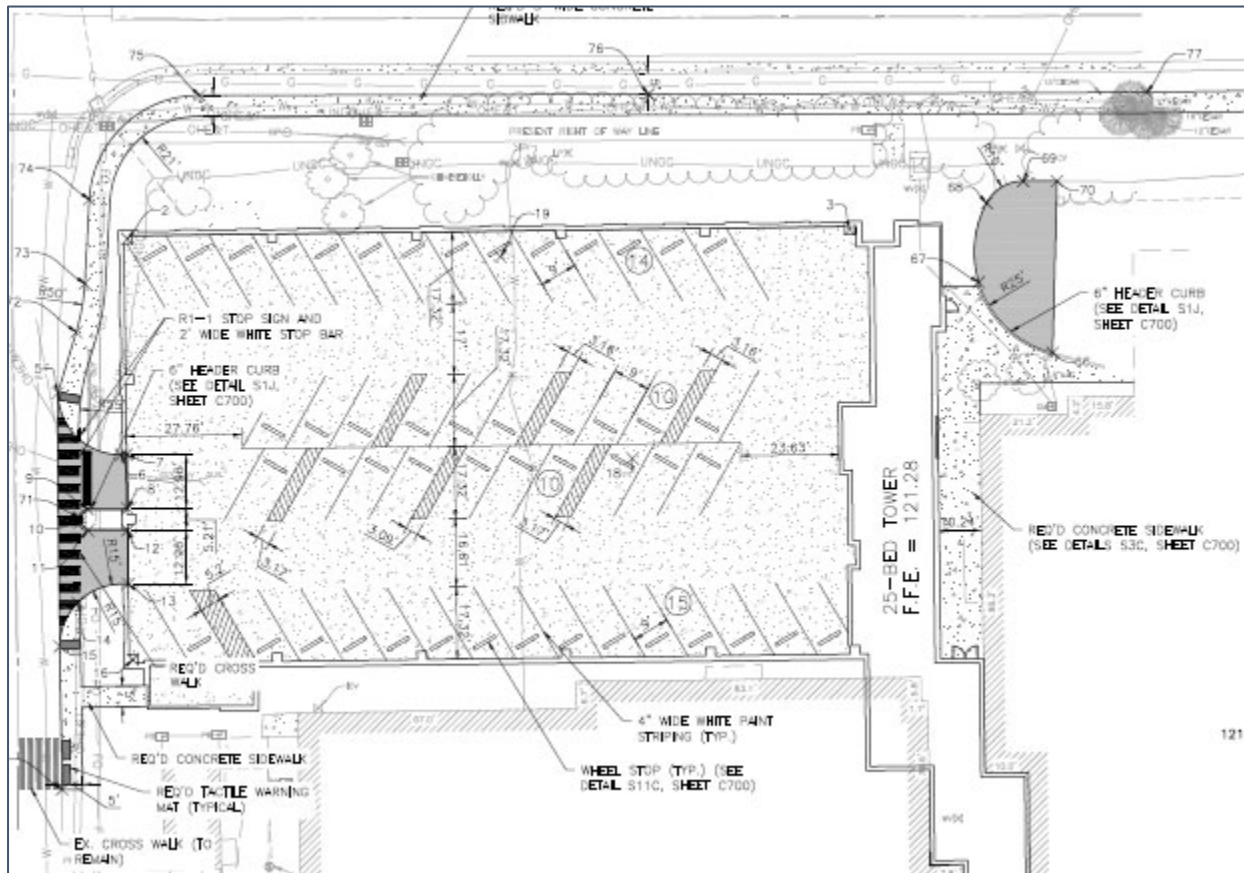


Rendering: Southeast corner of Morphy and S. Ingleside Street.

Review:

The intent of the Medical District Overlay (“MO”) is “to establish and provide for the logical expansion of medical office needs to accommodate the growing community and region...It is the express intent of this MO district surrounding the existing medical center to be as generous as possible in permitted uses while at the same time maintaining a clean, attractive community that provides an extension of the medical office needs for medical practices and appropriate facilities for the medical community it serves.” Zoning Ordinance, Article V, Section H(1). Parking and Hospitals are permitted uses in the MO.

Site Plan



Setbacks: The MO uses B-4 (*Business and Professional District*) Development Standards (Zoning Ordinance, Article V, Section G(1)). However, Thomas Hospital is zoned B-2 *General Business District*. B-2 only has a front setback of 20ft.

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		
B-2	None/ -	none	20' ^d	none ^f	none ^e			30' ^{k1}
B-3a	7,500 s.f./ -	60'	30'	35'	10'		30%	30' ¹
B-3b	7,500 s.f./ -	60'	20'	20'	none ^e		none	30' ¹
B-4	None/ -	none	20'	20'	10'			30' ¹

Morphy Avenue is subject to the Tree Ordinance; whereas there is a required 20 ft buffer along Morphy Avenue.

Building(s): The Addition with rooftop appurtenances matches the height of the existing adjacent building at approximately 66 ft. The materials and finish of the Addition will also mimic that of the existing structure(s) that make up the hospital. The structure has four (4) stories. The ground level is for physicians’ and staff parking and the three (3) upper levels are hospital beds. Staff has proposed a corresponding zoning amendment on the June Planning Commission agenda that would allow the height ‘by right’ for critical hospital infrastructure.



Landscaping Plan: There is a landscaping plan that was reviewed and approved by the city horticulture supervisor. A revised landscape plan was submitted that included a sidewalk along Morphy Ave. Updated plans are currently under review.

Parking: The currently proposed plan adds 25 beds on one floor. Specific uses of the upper two floors are undetermined at this time. Additional parking will be required prior to utilization of the upper floors. The ground floor provides 49 parking spaces. Thirty-four (34) spaces are replacing existing spaces and do not count toward required parking. Fifteen (15) new spaces are added. The parking requirement for this phase is 31 new parking spaces (25 beds and 96 employees). The current solution is lacking 16 parking spaces that will need to be accommodated for during future phases.

<i>Health Facilities:</i>	
Hospitals, Convalescent or Nursing Homes, and similar institutional uses	1 space for each 4 beds, plus 1 space for each 4 employees including nurses.

The proposed stalls do not meet the standard parking dimensions in at least width because the stalls are supposed to be 10 ft wide; whereas the proposed stalls are 9 ft wide. *See below.* Staff requested an explanation for the proposed parking and why it does not meet the parking requirements on May 9, 2024. *See DRC letter in the packet.*

4. Parking Dimensions and Size

- a. Standard parking lot dimensions shall be as follows:

See Figure 4-2	90 ° angle	60 ° angle	45 ° angle
A – stall width	10'	10'	10'
B – stall depth	20'	20'	20'
C – two-way aisle width	20'	20'	20'
D – one-way aisle width	20'	17'	13'
E – one-way single-loaded aisle width	16'	14'	11'

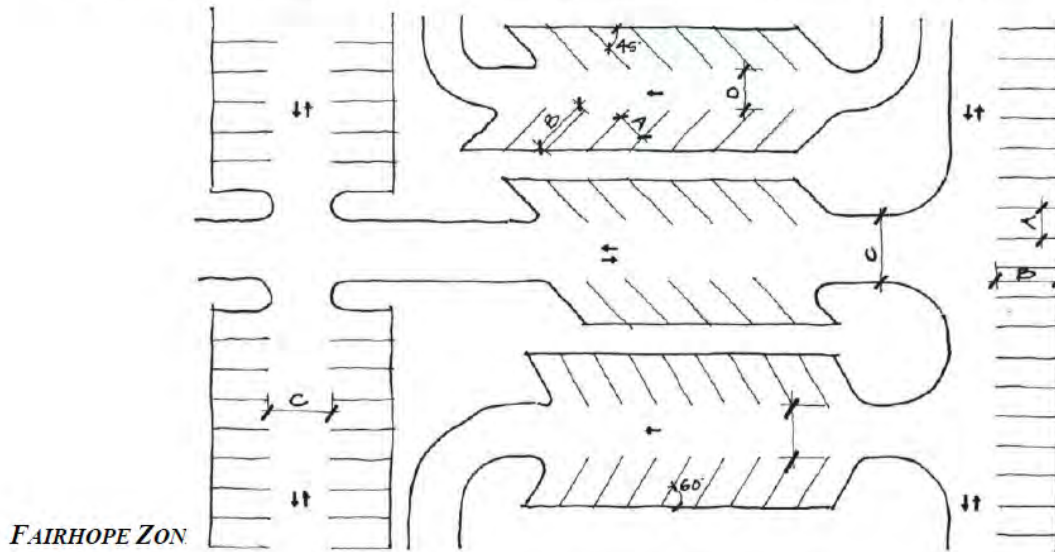


Figure 4- 2. Parking drive aisle widths may vary depending on the configuration and angle of parking that the drive aisle supports.

Sidewalks: This Site Plan includes sidewalks on Morphy Ave that shall extend to Hospital Dr and on the eastern side of S. Ingleside Avenue. There will be a new crosswalk installed at Hospital Drive and Morphy Avenue. Staff questions whether a signalized crosswalk is desirable at the mid-block Ingleside crosswalk.

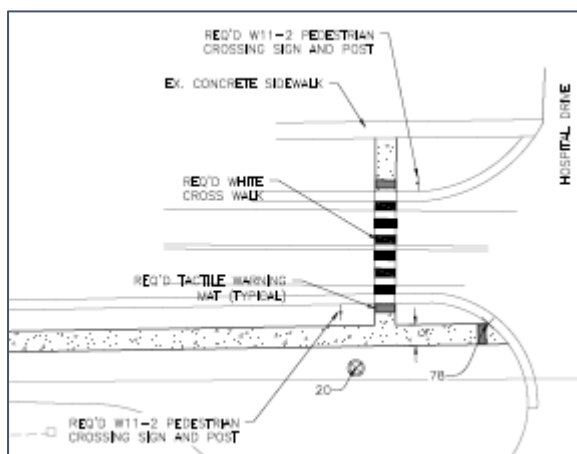
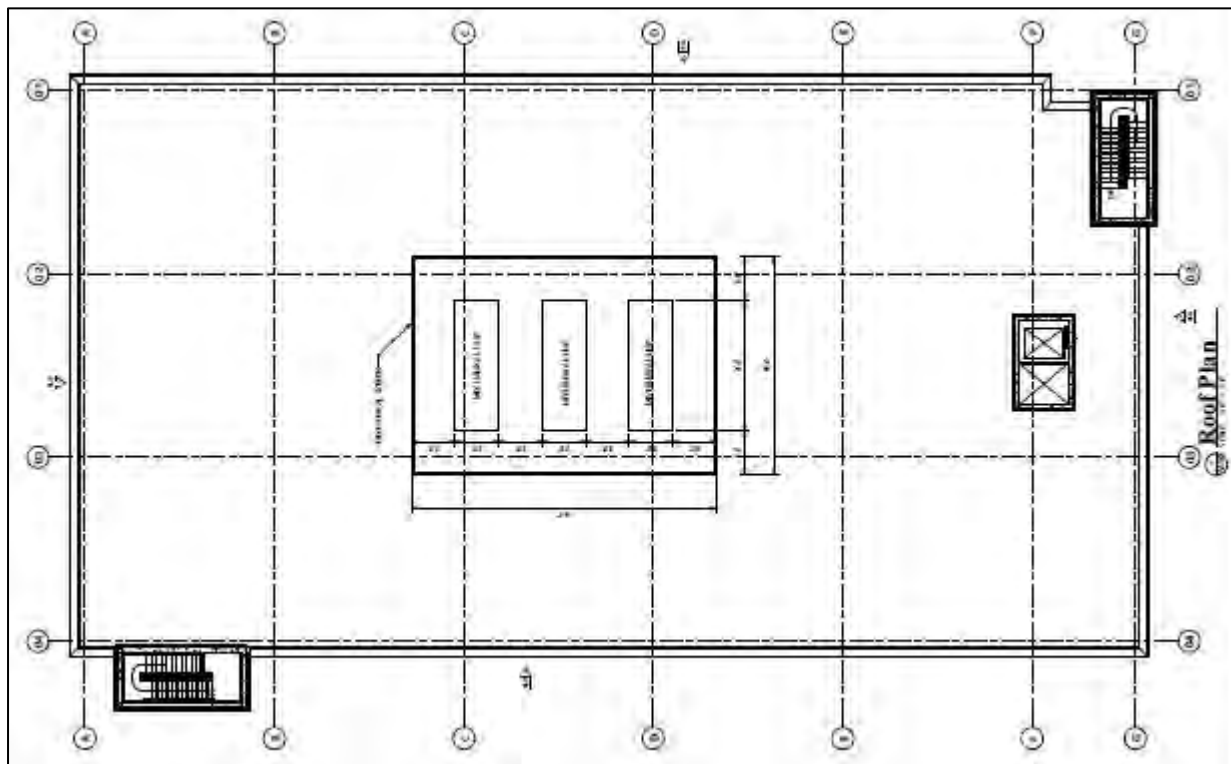


Figure 1: Sheet C200 snippet 1.

Locations, intensity, and heights of exterior lights: A lighting plan was not submitted.

Mechanical equipment: Mechanical equipment has been finalized and all appears on the Site Plan. Roof appurtenances are located in the middle of the roof of the Addition on Sheet A2.50 (*see below*). There is mechanical screening.



Fences: There are no proposed fences.

Dumpster location and screening: There is not an anticipated dumpster for the Addition.

Storm water: A drainage report was not submitted; however, a Grading and Drainage Plan is on Sheet C400 in the packet. Drain basins and other details affiliated with stormwater are on Sheet C700 also located in the packet. Several grate inlets and storm pipes are being removed. *See Demolition Plan on Sheet C110.*

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 that requires multiple relocations of poles, guy wires, water lines, and underground electric. The Fairhope Electric Department will supply conceptual plans for both existing and proposed electrical infrastructure underground. The EOR shall coordinate all requirements with the new electric lines.

Traffic: This development did not trigger a traffic study.

Other: The Fairhope Volunteer Fire Department asked if it was possible to install a rooftop helipad to accommodate emergency landings. The previously used landing site was removed during a previous parking expansion project. Staff asked about this option on May 9, 2024, but have yet to receive an answer.

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; **Meets**
- (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 (Medical Overlay District) pending proposed amendments.**
- (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; **Impacts to adjacent residential properties were, to the extent possible, mitigated with the landscape buffer along Morphy Ave.**
- (8) Overall benefit to the community; **Meets**
- (9) Compliance with sound planning principles; **Meets (Medical Overlay District)**
- (10) Compliance with the terms and conditions of any zoning approval; **Meets (Medical Overlay District)**
- (11) Any other matter relating to the health, safety, and welfare of the community; **Meets**
- (12) Property boundaries with dimensions and setback lines; **Meets (Medical Overlay District and B-2)**
- (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; **Shall be added to Site Data Table**
- (15) Elevations indicating exterior materials; **Meets**
- (16) The locations, intensity, and height of exterior lights; **A lighting plan was not submitted.**
- (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; **None**
- (24) Dumpster location and screening; and **None**
- (25) Location and size of all signage. **A signage plan was not submitted. Any and all signage shall conform to the Signage Ordinance.**

Recommendation:

Staff recommends Planning Commission to recommend conditional approval to the City Council of case SR 24.02 with the following conditions:

- 1.) Revised landscape plans are approved by the City's Horticulture Department.
- 2.) Plans for relocating utilities and stormwater facilities.
- 3.) Address the heliport option as requested on May 9, 2024.
- 4.) Required parking, compliant with Table 4-3 of the zoning ordinance, shall be provided prior to build-out of the proposed tower.
- 5.) Update Site Data Table.

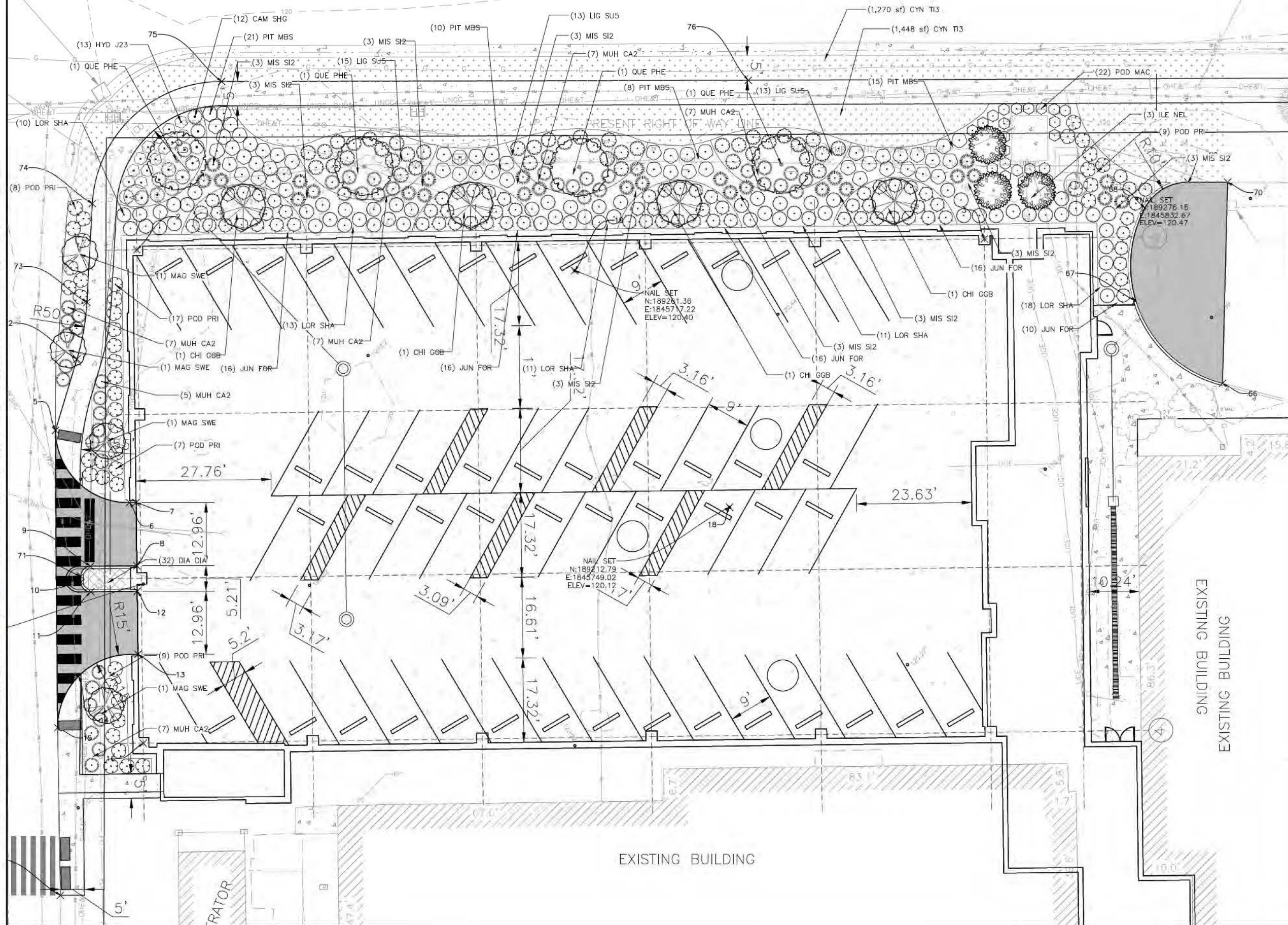
Point Table				
Point #	Elevation	Northing	Easting	Description
73	119.77	189254.88	1845617.03	SW
74	119.77	189275.15	1845618.15	SW
75	119.97	189300.19	1845644.70	SW
76	119.69	189300.45	1845752.87	SW
77	118.18	189300.92	1845872.90	SW
78	118.72	189304.37	1846090.45	SW
79	120.22	189133.11	1845611.57	SW

SYMBOLS LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL S3B SHEET C700)
	CONCRETE PAVEMENT (SEE DETAIL S3C, SHEET C700)

GENERAL NOTES	
1. ALL DIMENSION ARE TO FACE OF	

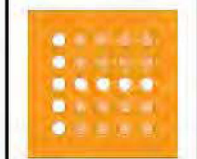
[illegible]

MORPHY AVENUE (60' R/W)



SYMBOLS LEGEND		
PLANT SCHEDULE		
SYMBOL	CODE	COMMON NAME
TREES		
	GH GGE	Grayi Gleditsia White Fringetree
	LC NDL	Nellie R. Stevens Poinc
	MAG SWE	Sweetbay Magnolia
	QUE PYE	Willow Oak
SHRUBS		
	MG SC	Adagio Cudelia Grass
	HYD J23	Little Lime® Pesticide Hydrogenae
	PT MID	Major Pittosporum
	MUF CAC	Pink Mundy Grass
	POD PR	Pringlea Dwarf Yew Podocarpus
	LOR DIA	Purple Diamond® Fringe Flower
	JUN FOR	Sea Green Juniper
	CAM SHG	Shingigeshima Camellia
	LIS SUE	Sunshine Chinese Privet
	POD MAC	Yew Podocarpus
GROUND COVERS		
	DLA DIA	Flea Lily
	CHN TF	TF-179 Dermotidgrass

thompson
ENGINEERING
4830 MAIN STREET, SUITE G-212
ORANGE BEACH, AL 36606
TEL: 251-666-2443



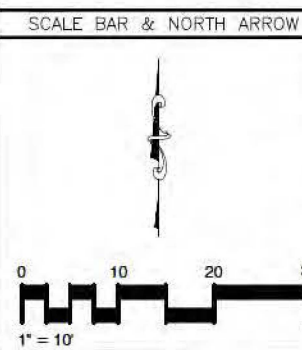
25-BED ADDITION
THOMAS HOSPITAL
750 MORPHY AVE
FAIRHOPE, AL

[illegible]

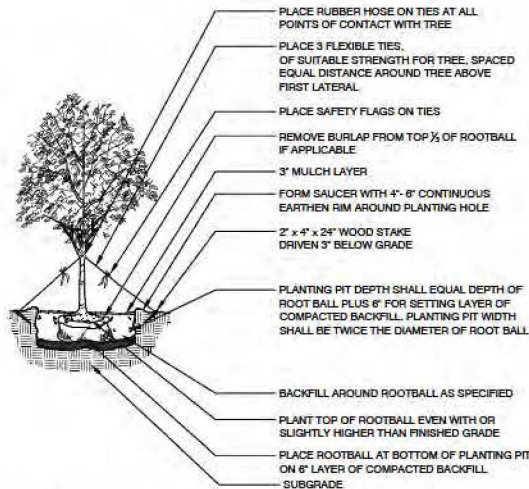
CHECKED BY:	NC
DESIGNED BY:	CG
DRAWN BY:	CG
JOB	24-1123-0005
PROJECT STATUS	% DESIGN
DATE	APRIL 22, 2024
SHEET NAME	LANDSCAPE PLANTING PLAN

LP 1.01

SHEET NO.

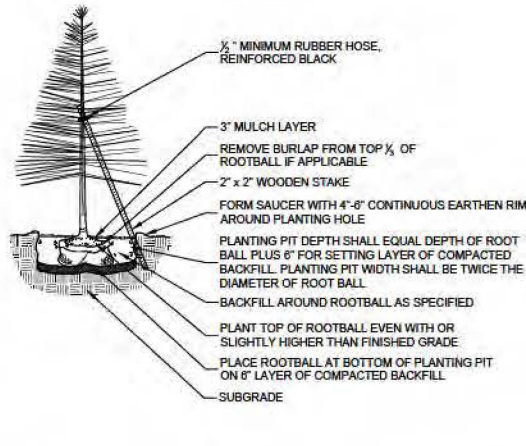


- P:\2024\Projects\1123\24-1123-0005 IHS Thomas Hospital 25-Bed Addition\Working\Architectural\03 Design Development Phase\Drawings\LA_PLANTING PLAN.dwg



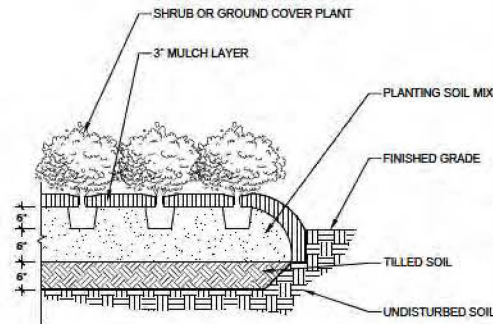
1 TREE PLANTING DETAIL
1" = 1'-0"

3292-03



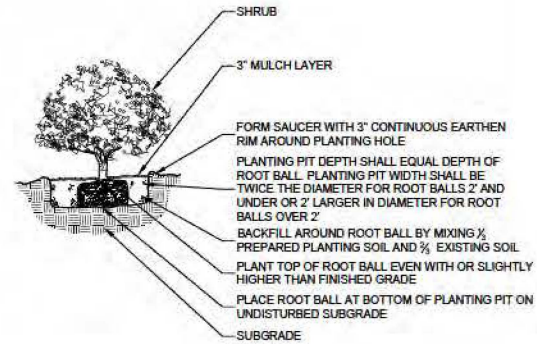
2 EVERGREEN TREE PLANTING DETAIL
1" = 1'-0"

3292-04



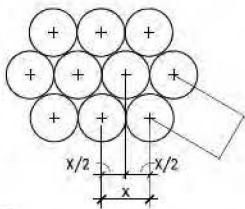
3 SHRUB/GROUNDCOVER PLANTING DETAIL
1" = 1'-0"

3292-06



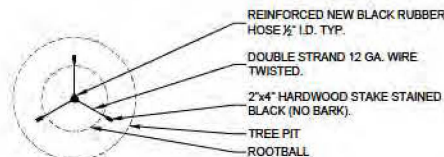
4 SHRUB PLANTING DETAIL
1" = 1'-0"

3292-07



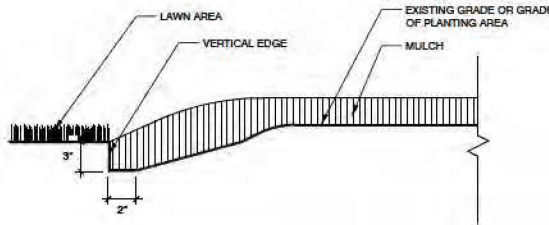
5 SHRUB SPACING DETAIL
1" = 1'-0"

3292-08



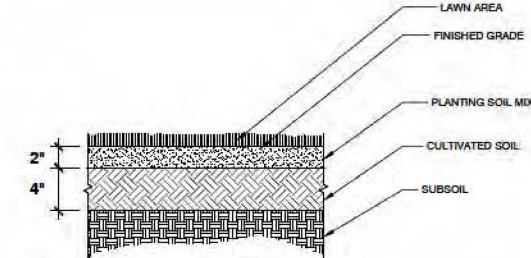
6 TREE STAKING PLAN DETAIL
1" = 1'-0"

3292-09



7 TRENCH EDGE DETAIL
1 1/2" = 1'-0"

3292-12



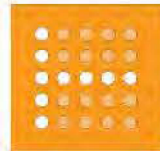
8 SOD INSTALLATION DETAIL
1 1/2" = 1'-0"

3292-10

SYMBOLS LEGEND



thompson
ENGINEERING
4830 MAIN STREET, SUITE G-212
ORANGE BEACH, AL 36606
TEL: 251-866-2443



25-BED ADDITION
THOMAS HOSPITAL
750 MORPHY AVE
FAIRHOPE, AL

NO.	DATE	REVISION DESCRIPTION	BY

CHECKED BY:

NC

DESIGNED BY:

CG

DRAWN BY:

CG

JOB

24-1123-0005

PROJECT STATUS

% DESIGN

DATE

APRIL 22, 2024

SHEET NAME

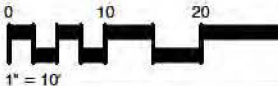
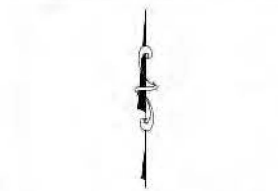
LANDSCAPE

PLANTING DETAILS

LP 1.02

SHEET NO.

SCALE BAR & NORTH ARROW



- P:\2024\Projects\1123\24-1123-0005 IHS Thomas Hospital 25-Bed Addition\Working\Architectural\03 Design Development Phase\Drawings\LA_PLANTING PLAN.dwg

PLANTING NOTES

1. All tree, shrub, and bed locations are to be laid out in the field by the Contractor and approved by the landscape architect prior to installation. Give the landscape architect 72 hours notice.
2. The contractor shall be responsible in determining quantities that meet the design intent.
3. All plant material shall be container grown unless noted otherwise.
4. Apply a pre-emergent herbicide to all bed prep areas.
5. All organic mulches and pine straw shall be free of deleterious materials, insect larvae, weed seed, and animal pathogens. Mulch shall be more than 95% hardwood, composted a minimum of 100 days. Size of mulch shavings shall not exceed 1-½".
6. Remove waste materials, including grass, vegetation, and turf, and legally dispose of it off of Owner's property.
7. Totally grub areas to receive beds and/or sod by chemically eradicating emerging vegetation, removing existing vegetation after vegetation is dead, then proceeding with proper bed and sod installation in accordance with the Planting Plan. Remove roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth.
8. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod;
Do not overlap or stretch. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface.
9. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill in depressions to meet finish grades and ensure positive drainage.
10. Any and all soil mixes must be free of biological containments and weeds.
11. Irrigation shall be installed by a licensed Irrigation Contractor.
12. If proposed construction shall cause changes in the landscape and/or irrigation plan, a revised plan shall be submitted to the project landscape architect for re-evaluation prior to the installation of plantings. In no case shall plans be altered unless approved by the Landscape Architect who originally certified the plans.

SITE DATA TABLE:

TOTAL SITE AREA: 30,310 SF (0.70 Ac)
LANDSCAPED AREA: 7,710 SF (25%)

LANDSCAPE BUFFER @ MORPHY AVE.: 25'
LANDSCAPE BUFFER @ INGLESIDE AVE.: 6'+ WHERE POSSIBLE
FRONTAGE TREES: 3" CAL., 30' O.C.

TREE SUMMARY

HERITAGE TREES ON SITE: 0
REQUIRED TREE PROTECTION: NONE

EXISTING TREES

SPECIES	DBH(IN.)
AMERICAN HORNBEAM	18
AMERICAN HORNBEAM	18
WATER OAK	29
BRADFORD PEAR	23
BALD CYPRESS	15
BALD CYPRESS	10
BALD CYPRESS	18
BALD CYPRESS	12

TREES TO BE REMOVED

SPECIES	DBH(IN.)
AMERICAN HORNBEAM	18
AMERICAN HORNBEAM	18
WATER OAK	29
BRADFORD PEAR	23
BALD CYPRESS	15
BALD CYPRESS	10
BALD CYPRESS	18
BALD CYPRESS	12

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
TREES						
	CHI GGB	Chionanthus virginicus 'Grancy Greybeard' / Grancy Greybeard White Fringetree	8' Ht.	B&B		4
	ILE NEL	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	6' Ht.	B&B		3
	MAG SWE	Magnolia virginiana / Sweetbay Magnolia	8' Ht.	B&B		4
	QUE PHE	Quercus phellos / Willow Oak	10' Ht.	B&B		4
SHRUBS						
	CAM SHG	Camellia hiemalis 'Shishigashira' / Shishigashira Camellia	3 gal.	Pot		12
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	Pot		13
	JUN FOR	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal.	Pot		74
	LIG SU5	Ligustrum sinense 'Sunshine' / Sunshine Chinese Privet	3 gal.	Pot		41
	LOR SHA	Loropetalum chinense rubrum 'Shang-hi' / Purple Diamond® Fringe Flower	3 gal.	Pot		63
	MIS SI2	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal.	Pot		27
	MUH CA2	Muhlenbergia capillaris / Pink Muhly Grass	3 gal.	Pot		40
	PIT MBS	Pittosporum tobira 'Mojo' / Mojo Pittosporum	3 gal.	Pot		54
	POD MAC	Podocarpus macrophyllus / Yew Podocarpus	3 gal.	Pot		22
	POD PRI	Podocarpus macrophyllus 'Pringlee' / Pringles Dwarf Yew Podocarpus	3 gal.	Pot		43
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CYN TI3	Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass	sod			2,718 sf
	DIA DIA	Dianella caerulea / Flax Lily	1 gal.	Pot	15" o.c.	32

SYMBOLS LEGEND



thompson
ENGINEERING
4830 MAIN STREET, SUITE G-212
ORANGE BEACH, AL 36606
TEL: 251-666-2443



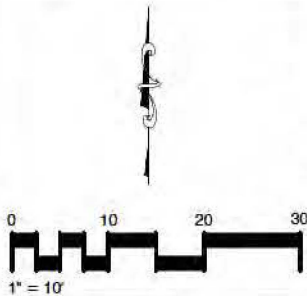
25-BED ADDITION
THOMAS HOSPITAL
750 MORPHY AVE
FAIRHOPE, AL

NO.	DATE	REVISION DESCRIPTION	BY

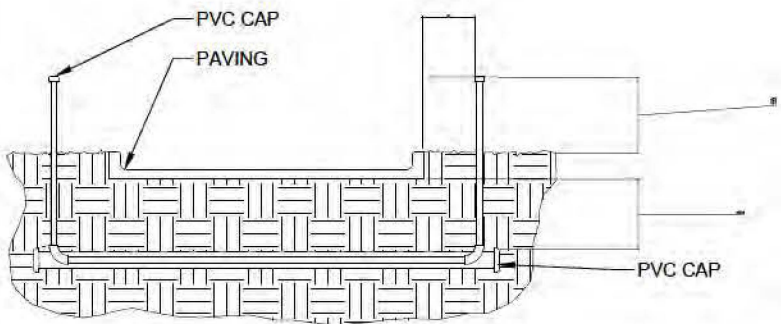
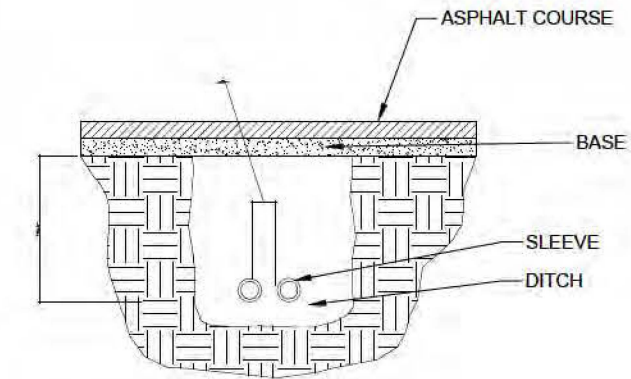
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DESIGNED BY: CG
DRAWN BY: CG
JOB 24-1123-0005
PROJECT STATUS % DESIGN
DATE APRIL 22, 2024
SHEET NAME LANDSCAPE PLANTING DETAILS

LP 1.03
SHEET NO.

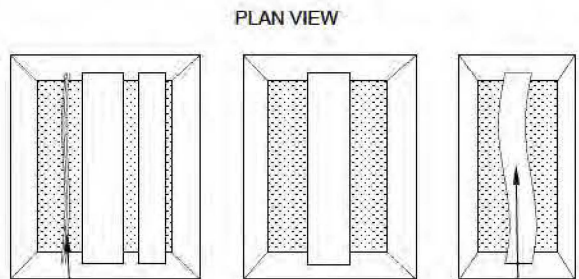
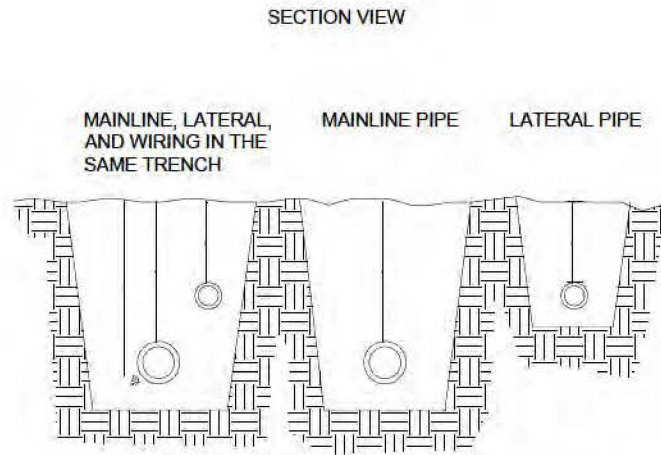
SCALE BAR & NORTH ARROW



- P:\2024\Projects\1123\24-1123-0005 IHS Thomas Hospital 25-Bed Addition\Working\Architectural\03 Design Development Phase Drawings\LA_PLANTING PLAN.dwg



- NOTES:
1. ALL PVC IRRIGATION SLEEVING TO BE CLASS 200.
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP TO 95% PROCTOR.



- NOTE:
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

1

IRRIGATION SLEEVING

1 1/2" = 1'-0"

328485-03

2

PIPE AND WIRE TRENCHING

1 1/2" = 1'-0"

328485-04

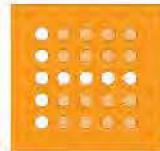
IRRIGATION NOTES

1. Irrigation main to tie into existing water main.
2. Irrigation valve and pipe locations may be altered in an effort to utilize any existing irrigation. All head locations to remain the same. Valves should be located in the center of each zone. Obtain approval from the Landscape Architect prior to making any changes that may alter the design intent.
3. Contractor to obtain approval of the location of the irrigation controller by the Landscape Architect prior to installation.
4. All irrigation equipment listed is manufactured by Rainbird or approved equal.
5. All PVC irrigation sleeves shall be placed under all proposed sidewalks and paving prior to paving placement.
6. All trenches shall be replaced with identical surface materials found prior to trenching.
7. All heads located in sod areas to be 4".
8. All heads to be located in shrub areas to be 12".
9. Pipe is shown out of trench for clarity.
10. All irrigation systems must be designed by a licensed irrigation contractor and reviewed by landscape architect prior to installation.

SYMBOLS LEGEND

SEAL

thompson
ENGINEERING
4830 MAIN STREET, SUITE G-212
ORANGE BEACH, AL 36606
TEL: 251-866-2443



25-BED ADDITION
THOMAS HOSPITAL
750 MORPHY AVE
FAIRHOPE, AL

NO.	DATE	REVISION DESCRIPTION	BY

CHECKED BY:

NC

DESIGNED BY:

CG

DRAWN BY:

CG

JOB

24-1123-0005

PROJECT STATUS

% DESIGN

DATE

APRIL 22, 2024

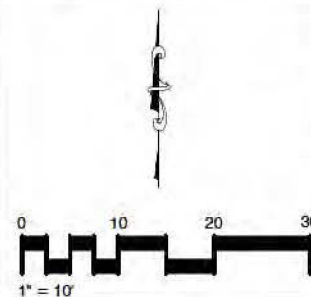
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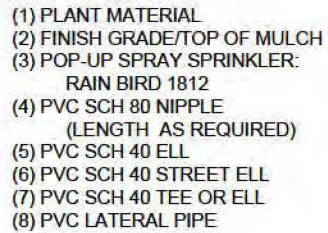
IRRIGATION DETAILS

LP 1.05

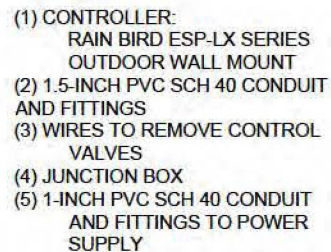
SHEET NO.

SCALE BAR & NORTH ARROW

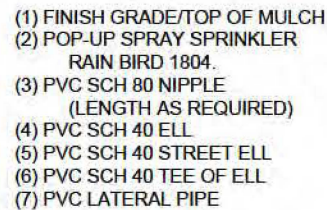



$$1\frac{1}{2}'' = 1'-0''$$

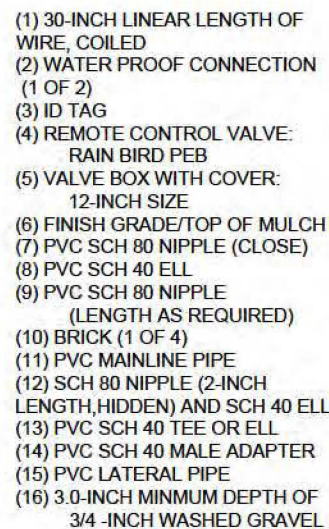
328485-07

 $1\frac{1}{2}^{\circ} = 1^{\circ}-0^{\circ}$

328485-08


$$1\frac{1}{2}^{\circ} = 1^{\circ}-0^{\circ}$$

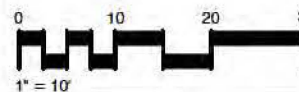
328485-05

 $1\frac{1}{2}^{\circ} = 1^{\circ}-0^{\circ}$

328485-06

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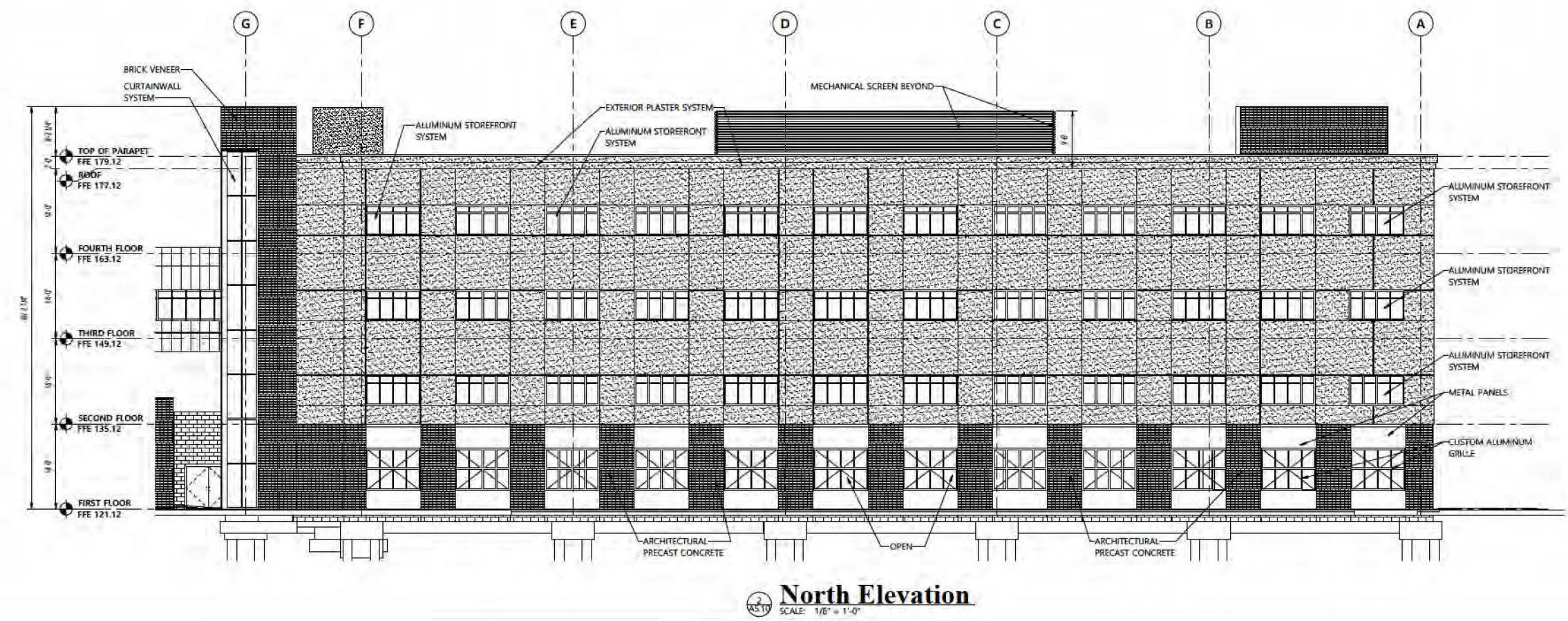
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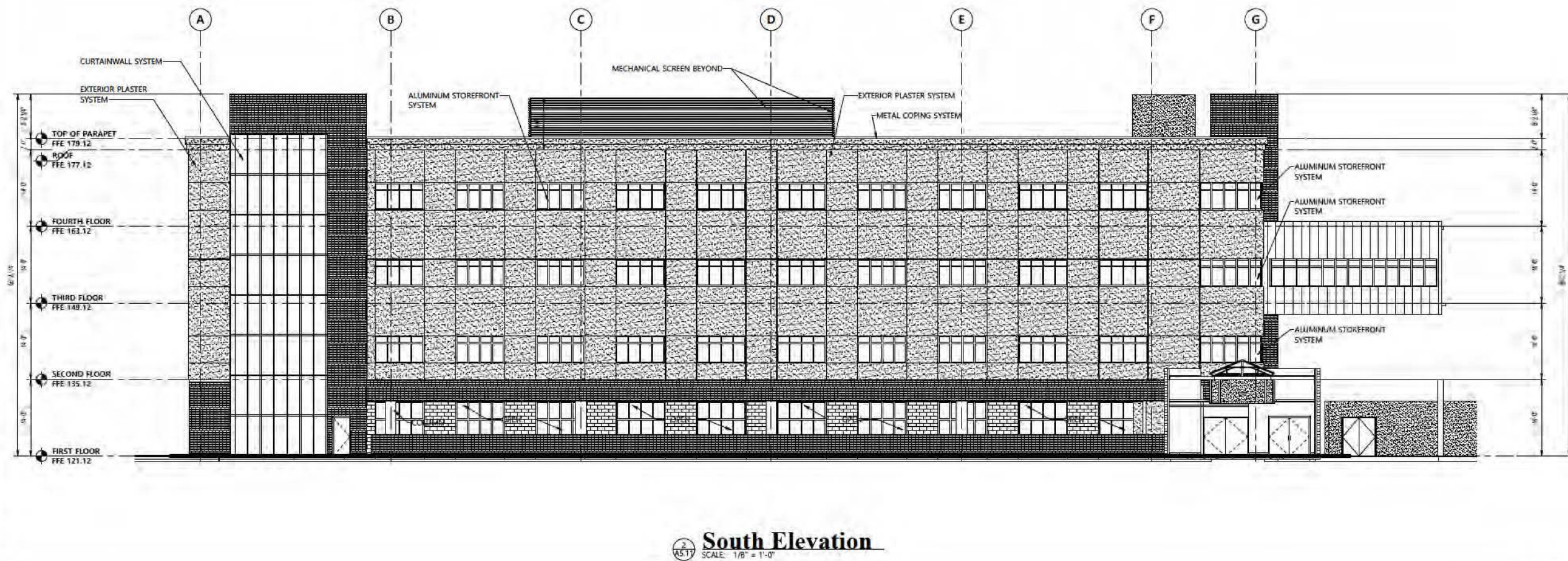
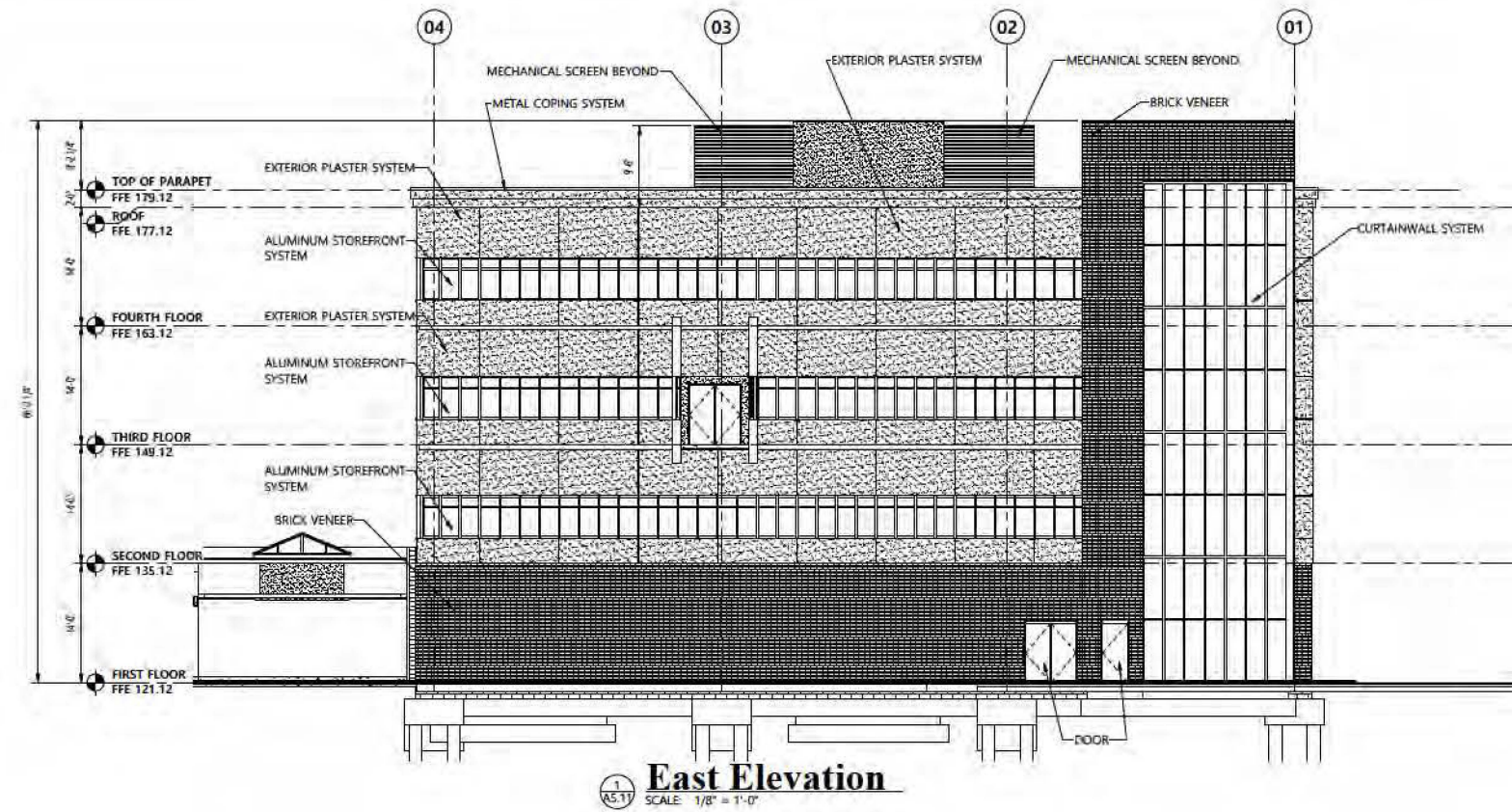


25 Bed Addition
Thomas Hospital
Fairhope, Alabama

Evan Terry
Associates LLC
Architect • Interior Design •
Civil Engineer • Surveyor •
Fairhope, AL 36533-1000

BUILDING ELEVATION	
DESIGN NO.	4316
DATE	20
BY	WJG
CHECKED BY	
SCALE	AS SHOWN
DATE	April 26, 2024
© Evan Terry Associates, LLC 2024	





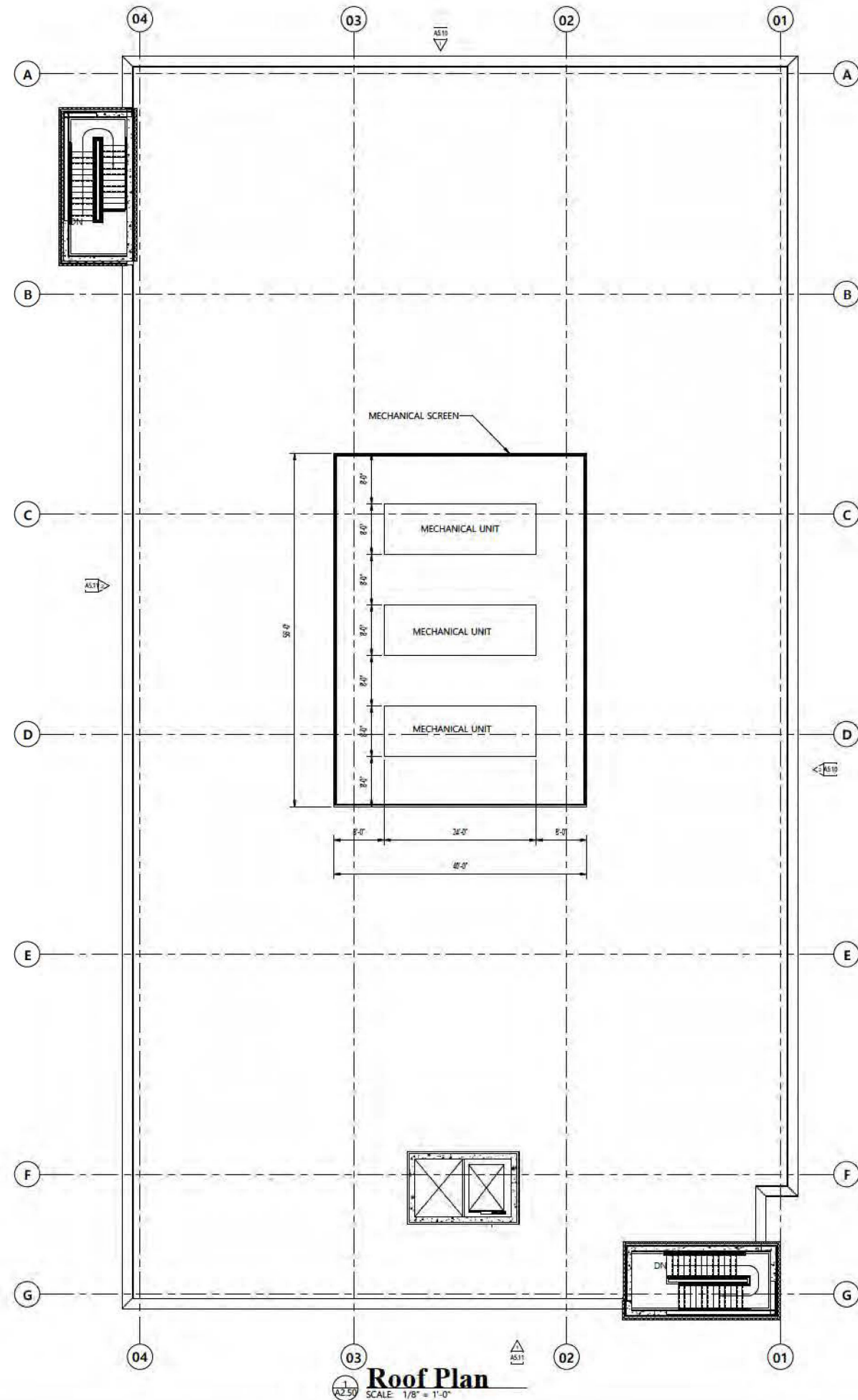








C:\Users\lgodman\Documents\4316 25 Bed Addition.rvt



25 Bed Addition
Thomas Hospital
Fairhope, Alabama

Evan Terry Associates LLC
Architecture • Landscape Design
One Perimeter Park South, Suite 2005
Birmingham, AL 35243 (205) 972-9100

REVISIONS	
sheet title	
ROOF PLAN	
job no.	4316
drawn by	ETA
checked by	KING
date	April 25, 2024
scale	1/8" = 1'-0"



VIA E-MAIL ATTACHMENT ONLY (dennis.summerford@infirmaryhealth.org)

May 9, 2024

Gulf Health Hospitals, Inc.
P.O. Box 2226
Mobile, AL 36652

RE: SR 24.02 Thomas Hospital N.W. Addition

Dear Dennis:

This review package is derived from various components of the *City of Fairhope Zoning Ordinance* and/or staff recommendations. Staff have 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. Please note that The City of Fairhope reserves the right to make additional comments on this application prior to the Planning Commission meeting date.

1. Sidewalks are required along S. Ingleside Street to Northrop Avenue and Morphy Avenue to meet Hwy 98 (Greeno Road). Please add both sidewalks to the plans.
2. An additional crosswalk with signage may be required. If so, make sure that the installed crosswalk "lands" at the appropriate area across the street(s).
3. Please provide an electronic version of the architectural plans with height of the structure including all equipment.
4. Please place equipment on the roof away from any ROWs.
5. Please use the Parking Table (Table 4-3, p. 38) in the Zoning Ordinance to determine the parking space deficit and be prepared to explain how the Site Plan is mitigating that deficit knowing that the required parking spaces will not be met with this structure.
6. The communication line at the corner of Morphy Avenue and S. Ingleside Street needs to be relocated. Please discuss this with the ROW personnel. You may contact David Thomas (David.thomas@fairhopeal.gov) to begin that discussion.
7. Please confirm with Jamie Rollins (Jamie.rollins@fairhopeal.gov) that the landscape plans are satisfactory.
8. Please provide a signage plan if there is anticipated signage. Signage shall conform to the Sign Ordinance that can be found on the Planning & Zoning website.
9. Provide comments related to the viability of adding a helipad to the roof to better service the community and patients.

The application is scheduled for Planning Commission consideration on **Monday, June 3, 2024**. A response to this letter addressing all outstanding items is required no later than **9:00 AM on Thursday, May 16, 2024**. If the deadline passes with no response, the application will be withheld from the agenda due to an incomplete application. Please provide two (2) copies of the revised plans in 11x17 format, one (1) full size copy and provide a digital copy in Adobe pdf format.

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

Respectfully,

Michelle Melton
City Planner
City of Fairhope

Sherry Sullivan
Mayor

Council Members:

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

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

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

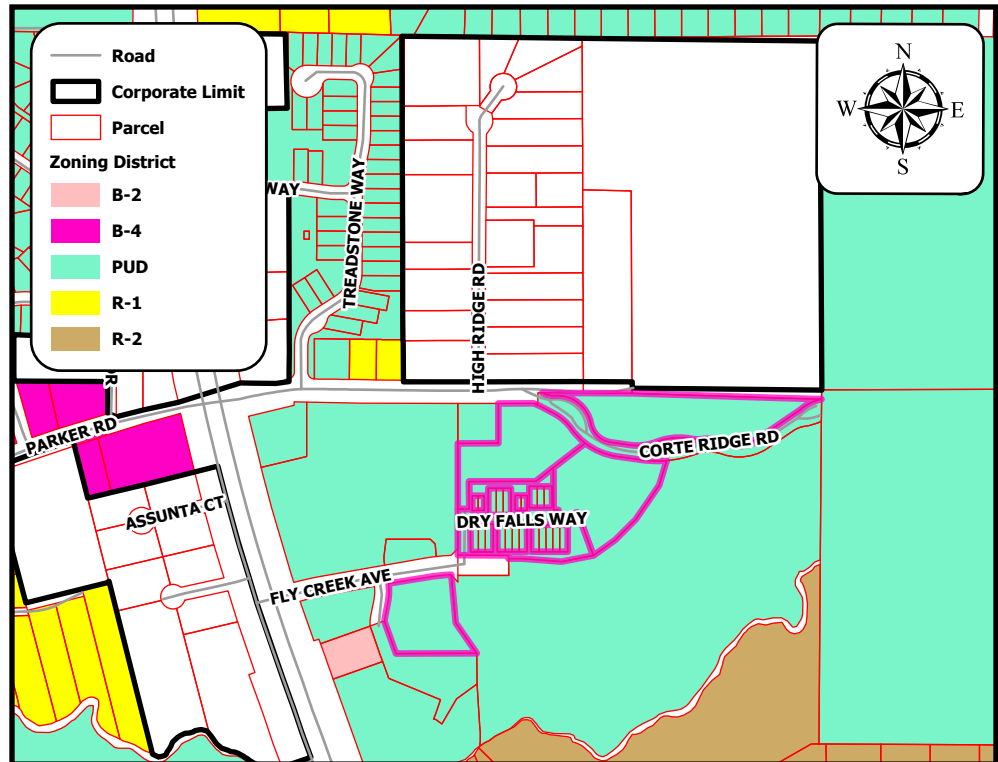
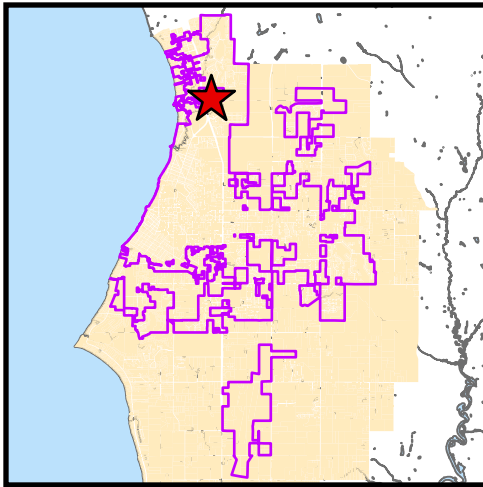
City of Fairhope

Planning Commission

June 3, 2024



SD 24.14 - Highlands at Fairhope Village Phase 2 MOP



Project Name:

Highlands at Fairhope Village Phase 2

Site Data:

11.76 acres

Project Type:

85-lot Multiple Occupancy Project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

369505, 386029, 386030, 369509, 36950

General Location:

East side of U.S. Hwy 98/Greeno Road,
South of Parker Road

Surveyor of Record:

TTL USA

Engineer of Record:

TTL USA

Owner / Developer:

Highlands at Fairhope Village LLC

School District:

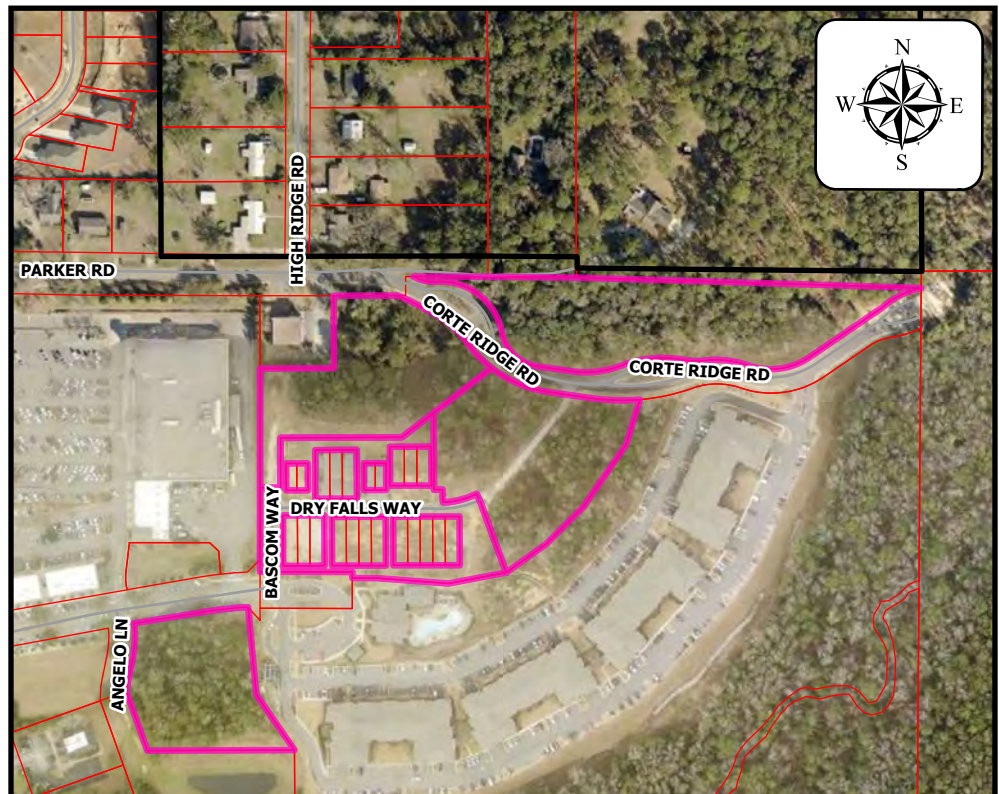
Fairhope Elementary School
Fairhope Middle and High Schools

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: April 23, 2024

Property Owner / Leaseholder Information

Name of Property Owner: Highlands at Fairhope Village, LLC Phone Number: _____
 Address of Property Owner: P.O. Box 55788
 City: Jackson State: MS Zip: 39296

Proposed Subdivision Name: Highlands at Fairhope Village Subdivision Phase 2
 No. Acres in Plat: 11.76 No. Lots/Units: 85
 Parcel No: _____ 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: Stewart R. Speed Phone Number: 601-941-2698
 Address: 78 Portico St.
 City: Fairhope State: AL Zip: 36532
 Contact Person: Stewart Speed

Surveyor/Engineer Information

Name of Firm: TTL, Inc. Phone Number: (251) 332-3600
 Address: 9797 Timber Circle, Suite A
 City: Daphne State: AL Zip: 36527
 Contact Person: Andy McCartney, P.E.

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.

Stewart R. Speed
 Property Owner/Leaseholder Printed Name

[Signature]
 Signature

4/22/24
 Date

Fairhope Single Tax Corp. (If Applicable)

5/24/24
RECEIVED
APR 23 2024

BY: CB



Preliminary Plat Application Checklist*

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

- ☒ 2 Copies of the Plat
- ☒ 2 Sets of construction plans
- ☒ 1 Copy of the plat in PDF format on disk
- ☒ Subdivision Application with Articles of Incorporation Attached
- ☒ Errors and Omission Insurance
- ☒ Drainage Plan (stand alone document)
- ☐ O & M Plan
- ☒ BMP Plan (stand alone document)
- ☒ Street Plan
- ☒ Pedestrian Circulation Plan
- ☒ Landscape Plan including street trees and tree preservation plan (stand alone document)
- N/A ☐ Traffic Study, if applicable (stand alone document)
- ☒ Aerial With Topographic Overlay
- ☒ Utility plans and Profiles
- ☒ A street lighting plan
- N/A ☐ Proof of Receipt from the County, if applicable
- N/A ☐ Certificate of County Zoning, (must be signed and zoning of property, if any, indicated)
- N/A ☐ Memorandum of Transmittal signed indicating County's receipt of plat/plans for development being submitted before Planning Commission.
- ☐ Flow Modeling
- ☒ 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.

Summary of Request:

Public hearing to consider the request of Highlands at Fairhope Village, LLC, for preliminary plat approval of Highlands at Fairhope Village Subdivision Phase 2 MOP, an 85-unit multiple occupancy project. The property is approximately 11.76 acres, located on the southeast corner of US Hwy 98 and Parker Road. It is zoned as a PUD. TTL, Inc. is designated as the authorized agent.

Site Data Table

<u>SITE DATA TABLE:</u>	
1. CURRENT ZONING:	PUD - PLANNED UNIT DEVELOPMENT
2. LOT AREA:	
AREA 1 SIZE:	±319,730 SF == 7.34 AC
AREA 2 SIZE:	±118,483 SF == 2.72 AC
AREA 3 SIZE:	±75,795 SF == 1.74 AC
TOTAL:	±514,008 SF == 11.08 AC
3. SITE DENSITY:	85 UNITS/11.08 ACRES = 7.67 UNITS/ACRE
4. PROPOSED BUILDING HEIGHT:	19' : 9" TO ROOF BEARING (SEE ARCHITECTURAL PLANS)
5. TOTAL GROSS FLOOR AREA:	105,769 SF (CONDITIONED SPACE)
6. BUILDING COVERAGE:	
BUILDING AREA:	±111,381 SF
BUILDING COVERAGE %:	111,381 SF/514,008 SF = 21.67%
7. IMPERVIOUS COVERAGE:	
BUILDING AREA:	±111,381 SF
SIDEWALK AREA:	±8,752 SF
PAVING/CURBING AREA:	±73,184 SF
TOTAL	±193,317 SF
IMPERVIOUS COVERAGE %:	193,317 SF/514,008 SF = 37.6%
8. LANDSCAPE REQUIREMENTS:	
LANDSCAPE/OPEN SPACE COVERAGE:	
TOTAL AREA (514,008 SF) - IMPERVIOUS AREA (193,317 SF) =	320,691 SF
LANDSCAPE/OPEN SPACE COVERAGE:	320,691 SF/514,008 SF = 62.40%
9. PARKING REQUIREMENTS:	
REQUIRED PARKING SPACES:	
2 SPACES PER UNIT: 2 * 90 UNITS (85 PROPOSED + 5 EXISTING) =	180 SPACES
PROVIDED PARKING SPACES:	
85(GARAGE SPACES) + 85(DRIVEWAY SPACES) + 30(OFF-STREET SPACES) =	200 SPACES

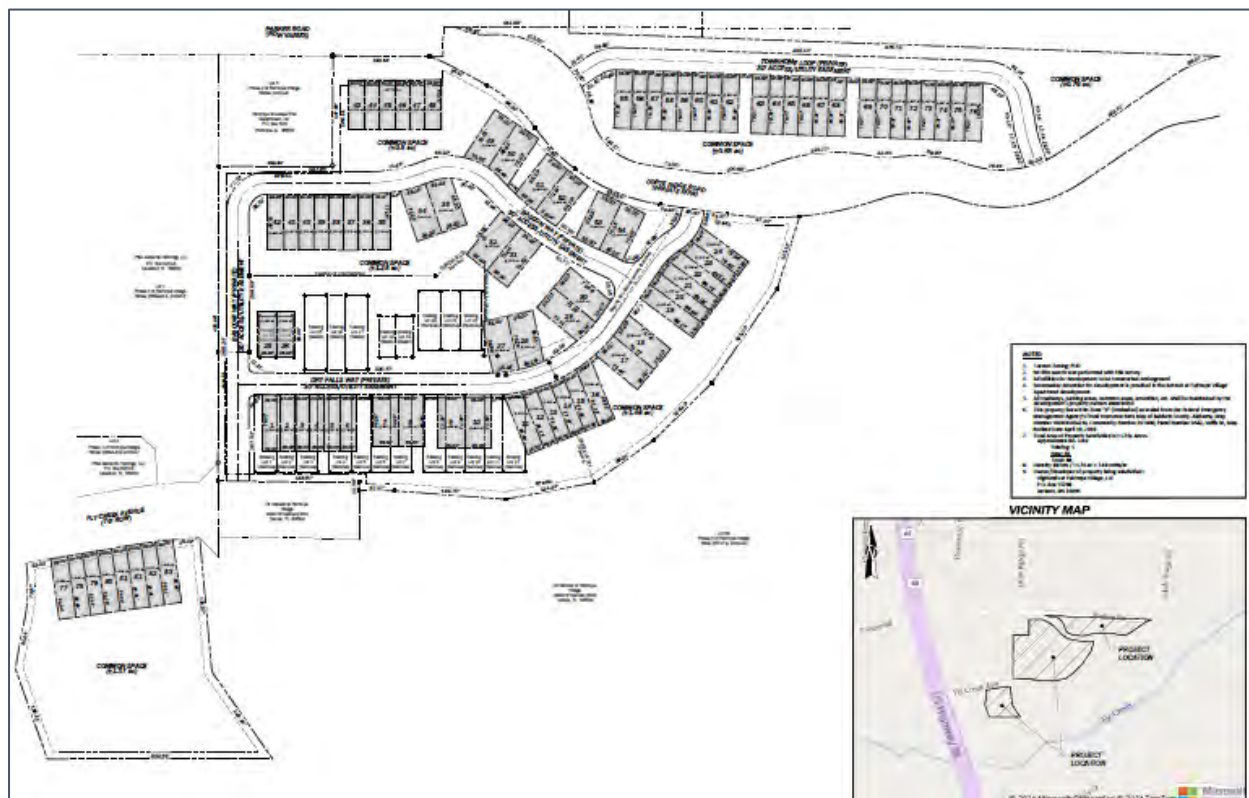
General Comments:

The applicant has provided a preliminary plat illustrating the five (5) existing units and the additional 85 proposed among three (3) site areas. Six (6) building styles are offered. *See Architectural Plans*. A Site Plan including the type of buildings and how many of each needs to be developed and included in the Civil Plans for the Final Plat.

Construction will be done in five (5) phases as illustrated on Sheet C3.6 in the packet.

There are a total of 200 parking spaces provided. Each unit will have two (2) parking spots: one (1) in the garage and (1) in the driveway. There are an additional 30 off-street parking spaces provided. The provided parking exceeds the requirements but is within the allowed 20% overage.

Proposed Preliminary Plat



Utilities:

- Fairhope Utilities are available for water, sewer, and gas. However, the utility availability letter dated May 1, 2024, is only effective for one (1) year from date of letter and improvements and fees associated with water and sewer are the developer's responsibility.
- Riviera is providing electricity.
- AT&T is available for communications.
- Current fire flows are affected by a construction project upgrading an existing 12" water main to 16" along Greeno Rd/Hwy98. Newly installed hydrants should be tested for fire flows prior to final approvals.

Traffic:

A Traffic Study was done with a PUD Amendment in 2016. Neighbors along Parker Road have previously requested yield signs to be installed.

Drainage:

- The detention pond designed as part of the Retreat at Fairhope Village (apartments) was sized to accommodate 10.06 acres, plus improvements within Case 17.24 according to a letter from Andrew Bobe (EOR) dated December 15, 2017; thus, no on-site detention is necessary for Areas 1 and 2. Both Areas will connect to existing storm drain infrastructure along Bascom Way, Dry Falls Way, and Corte Ridge Road.

- An additional independent underground detention area is proposed beneath the private parking stalls for Area 3.
- A copy of the drainage letter from TTL to Richard Johnson, City Engineer, is included in the packet.

Architecture

Architectural plans for each building are provided within the packet. Some of the proposed buildings have an alternate design with minor changes. Staff requested but did not receive a site plan that references each building type, as shown on the architectural elevations.

Greenspace Requirements:

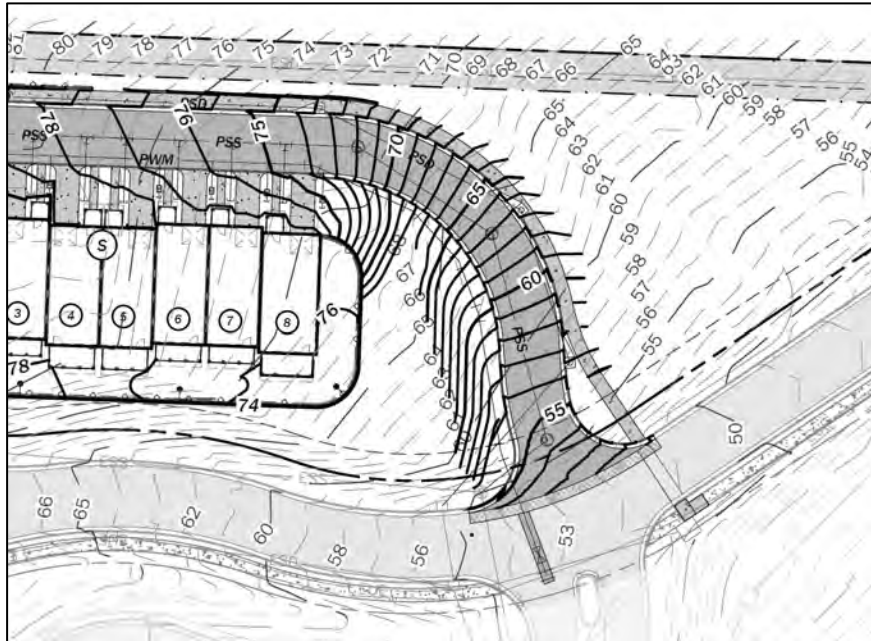
- The greenspace requirement per *Fairhope Subdivision Regulations, Article V, Section C(2)* is 25% for this residential MOP, which translates to 128,502sf. The Site Data Table has “Landscape/Open Space Coverage” at 320,691sf or 62.40%. In Area (Site) 1 the middle common space has been expanded to provide more usable greenspace.

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

Landscaping Requirements: An updated tree survey for all three Sites (Areas) was completed and is available for review within the attached packet. A 20 ft buffer was added along the northern most property line pursuant to the 2nd PUD Amendment. Fifteen (15) ft from the north property line shall be preserved as an “undisturbed buffer” as labeled on various plans, which conflict with the landscape plans. Additional plants to fill in the buffer will be allowed within the 15’ “undisturbed buffer”.

Within the remaining 5 ft of the buffer, landscape and fencing are proposed. The Civil plans note that a 4’ vinyl-coated chain link fence is allowed at the owner’s discretion. However, an 8’ opaque fence is required, along with a hedge row per the Tree Ordinance and Zoning Ordinance. Revised landscape plans shall be submitted to Staff for review prior to applying for a building permit.

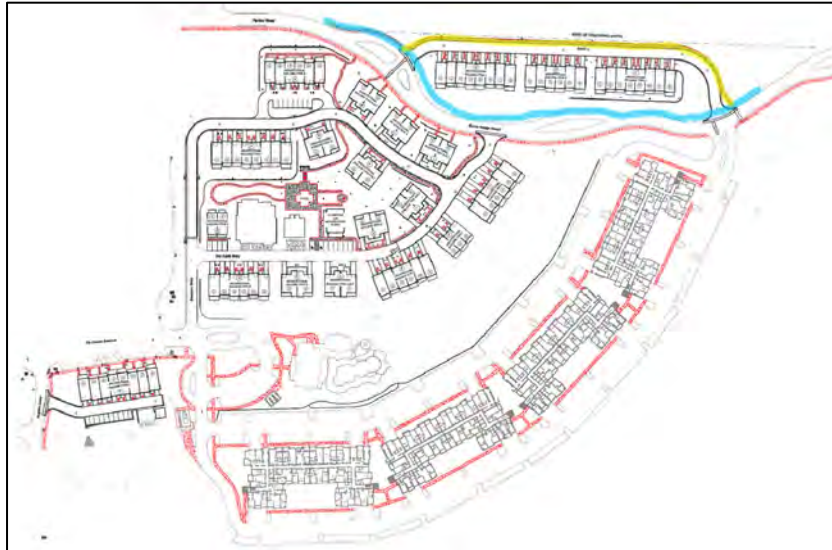
In addition, grading plans illustrate some steep slopes with nothing but seed currently proposed. One such area is highlighted in the below illustration. Staff recommend additional planting along these slopes to help stabilize the embankments.



Sidewalks: A Pedestrian Circulation Plan was submitted with the application. It is a requirement of the 2nd PUD Amendment. The current Plan can benefit with some amendments. For example, there are not any crosswalks proposed, which is necessary for safety and an integral part of a pedestrian plan. Applicant desires to place a sidewalk in Area (Site) 3 between the building frontages and the northern line of Corte Ridge Road instead of along the northern property line because placing it along the northern property line would require “much more land disturbance, tree removal, and challenging grading.” (From April 15 email correspondence).

Pedestrian Circulation Plan

The below pedestrian circulation plan was submitted with this application. Note that this plan also includes the sidewalks installed with the Retreat at Fairhope Village. The most recent PUD amendment illustrated a sidewalk in the approximate location of the blue line below. Due to the topography, the applicant has proposed the sidewalk atop the hill near the north property line. Staff feels this is too close to the required buffer and is not functional to connect to the future development eastward. The proposed sidewalk would be on private property, not the City right-of-way.



The following plan was submitted with the 2016 Fly Creek PUD Amendment (ZC 16.02). As illustrated with the magenta lines, there were proposed sidewalks connecting the various areas of the PUD by way of the common areas/woodlands. The sidewalks highlighted below have not been installed. It is also important to note there was no sidewalk proposed along the north side of Corte Ridge Rd. on this plan. As an aside, the white circle highlights a amenity structure proposed on the Master Plan.



Staff feels the original plan offered better connectivity. In lieu of the sidewalk on the north side of Corte Ridge Rd, the sidewalks as originally proposed be installed to offer connectivity from future developments to Fly Creek Ave. Schematically, the below sketch would result in a sidewalk network below. Blue lines ensure connectivity among the various phases of the PUD, while green lines represent the sidewalks within each phase of the PUD. Staff recommends the blue lines have a public access easement.



Waste Management: Corte Ridge Road is the only public road. A waste management solution is necessary with Final Plat Application.

Recommendation:

Staff recommends SD 24.14 Preliminary Plat for The Highlands at Fairhope Village MOP be ***Conditionally Approved*** based on the following conditions:

1. Site Plan shall cross reference the architectural elevations.
2. Pedestrian Circulation Plan shall be amended to reflect Staff recommendations. *As an alternative, Planning Commission may amend the Staff recommendation.
3. Additional plantings shall be required within the 10' buffer where the townhomes (residential) lot abuts the fire department (incompatible uses) to ensure there is a visual screen.
4. Revised landscape plans shall be submitted to staff review prior to application of a building permit.

5. Landscaping Plans shall reflect the height of the plants and trees required at time of planting.
6. A 15' buffer shall be required along the north property line and maintained by the common ownership of the townhomes. The buffer shall remain undisturbed, although additional plantings shall be added to provide an opaque screen.
7. Construction methods and UL Listings shall be reviewed for fire protection purposes prior to submittal of any building permits.



251.332.3600 | www.ttlusa.com

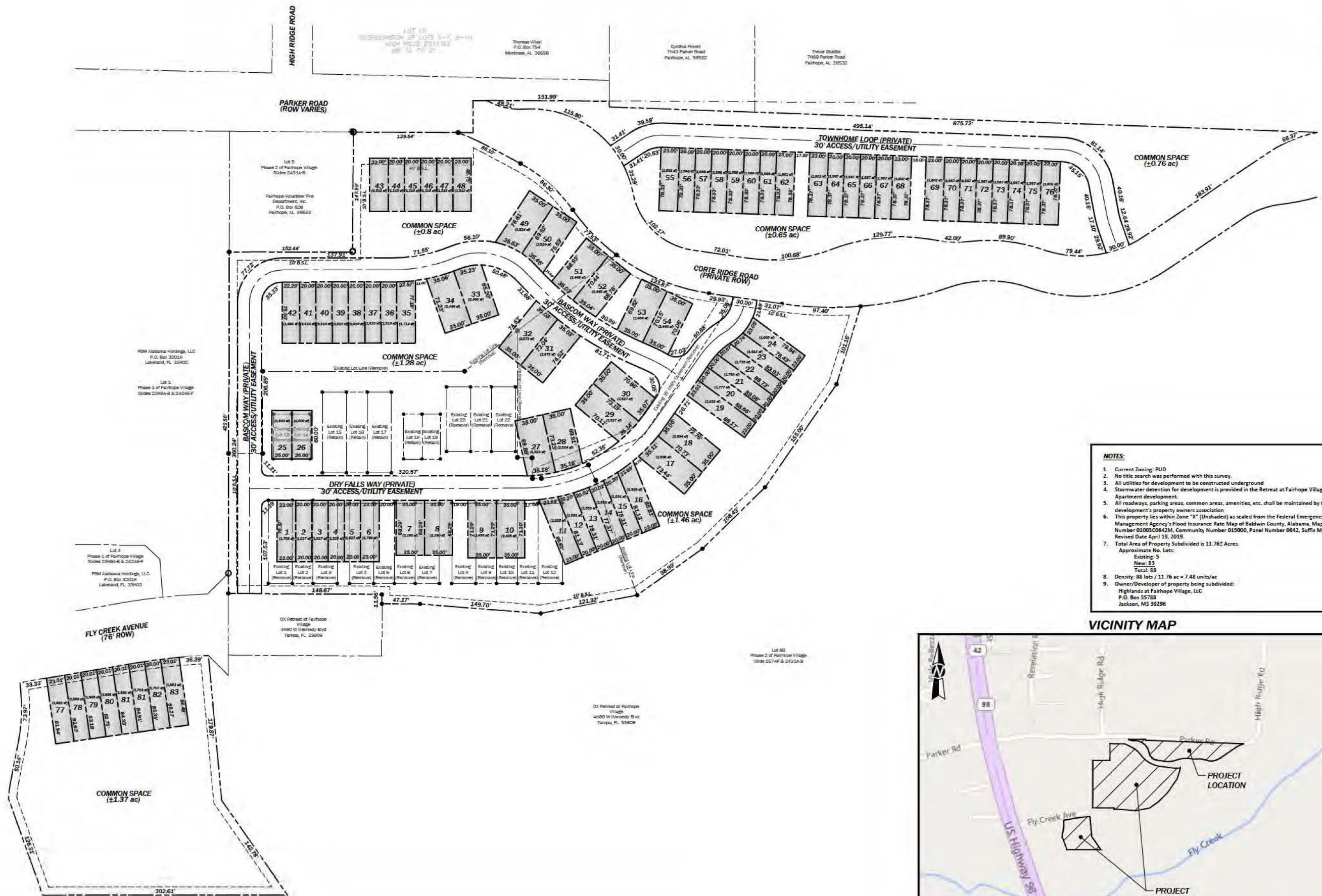
THE HIGHLANDS AT FAIRHOPE VILLAGE
LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS

FAIRHOPE, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

[illegible]

Sheet No. _____
PrePlat

**VICINITY MAP**

© 2024 Microsoft Corporation © 2024 TomTom



9797 Timber Circle, Suite A
Daphne, AL 36527
251.332.3600
www.ttlusa.com

May 13, 2024

Michelle Melton
City Planner
City of Fairhope
161 North Section St.
Fairhope, Alabama 36533

RE: SD 24.14 Highlands at Fairhope Village, LLC MOP Preliminary Approval
Addressing Staff Comments
Fairhope, Alabama
TTL Project No. 000241300777.00

Dear Michelle,

We are writing on behalf of the Applicant, Highlands at Fairhope Village, LLC, to provide responses to City of Fairhope staff review comments received in your letter dated May 9, 2024. Individual staff comments are copied below, with Applicant responses immediately following each copied comment.

1. **Staff Comment:** It is our understanding that an updated fire flow test is scheduled for May 9, 2024. Please provide us the results as soon as possible to be included in the case binder.

TTL Response: Fairhope Utilities informed us that they were scheduled to perform the fire flow test on May 9, 2024. We are in contact with Nakeia Hooks at Fairhope Utilities regarding the flow test results and will forward the results to Planning Staff as soon as they are received.

2. **Staff Comment:** Please confirm with Erik Cortinas (erik.cortinas@fairhopeal.gov) that the construction plans for the roofs and parapets meet the requirements for fire safety.

TTL Response: The architect will design to meet the criteria of the Exception under 2018 IRC "R302.2.4 - Parapets for townhouses", which removes any requirement for parapets. Per phone call between the Architect and Erik Cortinas, the details of this will be confirmed with building department staff prior to building permit application.

3. **Staff Comment:** Please confirm with Jamie Rollins (Jamie.rollins@fairhopeal.gov) that the landscape plans are satisfactory.

TTL Response: In addition to providing hard and digital copies of the Landscape Plans as part of the original MOP package submitted on April 23rd, 2024, digital copies were sent via email directly to Jamie Rollins on May 9, 2024. As of the writing of this letter, no response has been received.

4. **Staff Comment:** Please have prepared the appropriate documents for what type of ownership is anticipated for this development.

TTL Response: The individual lots proposed for the phases of the development included in this current MOP submittal will match the form of ownership of the existing units on the site, which are fee-simple lots with shared party walls. A Preliminary Plat reflecting proposed lots was included with the package submitted April 23rd, 2024. Attached are the existing governing

documents for the Highlands at Fairhope Village, including the Property Owners Association By Laws, the Highlands at Fairhope Articles of Incorporation, and the Highlands at Fairhope Village Declaration of Covenants. These documents will continue to govern the proposed phases of this development as well as the existing portion of development.

5. **Staff Comment:** As a reminder, condominium plats should not be recorded until vertical construction is complete for the entire development since development will not be done in phases.

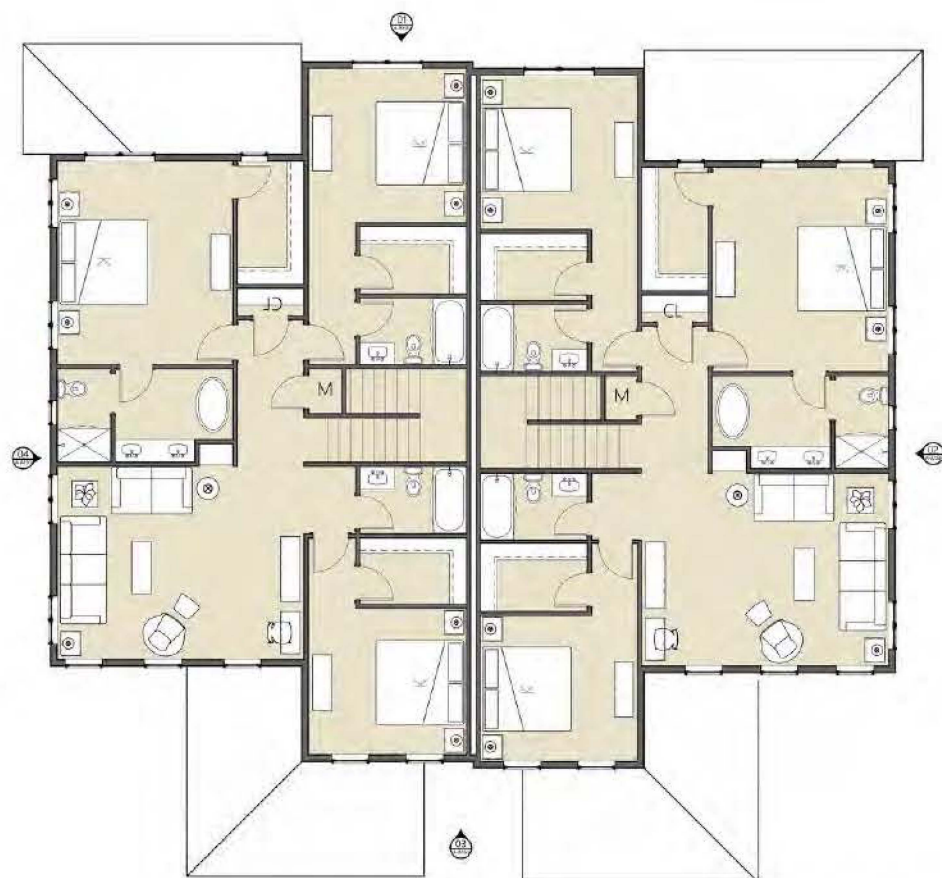
TTL Response: The proposed lots are not proposed as condominium lots. A plan for proposed phasing of the development is included with this submittal.

Should any additional information be needed for continuing the process of this request, please let us know.

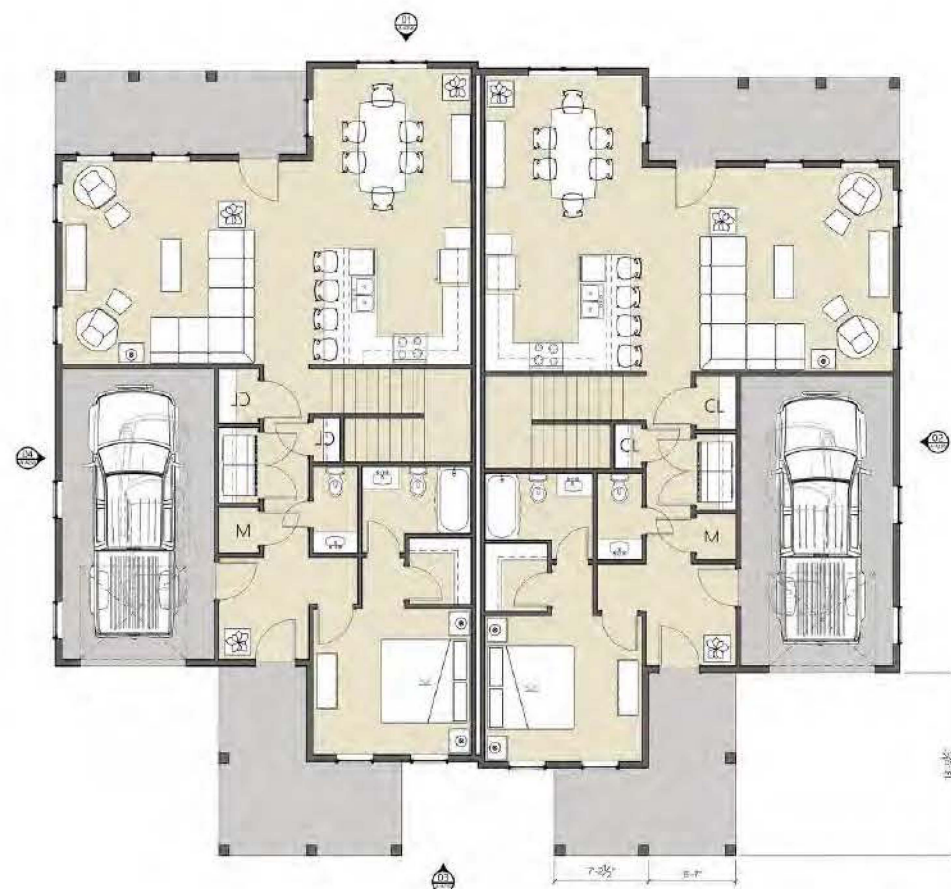
Sincerely,
TTL, Inc.


Andy McCartney, P.E.
Regional Leader

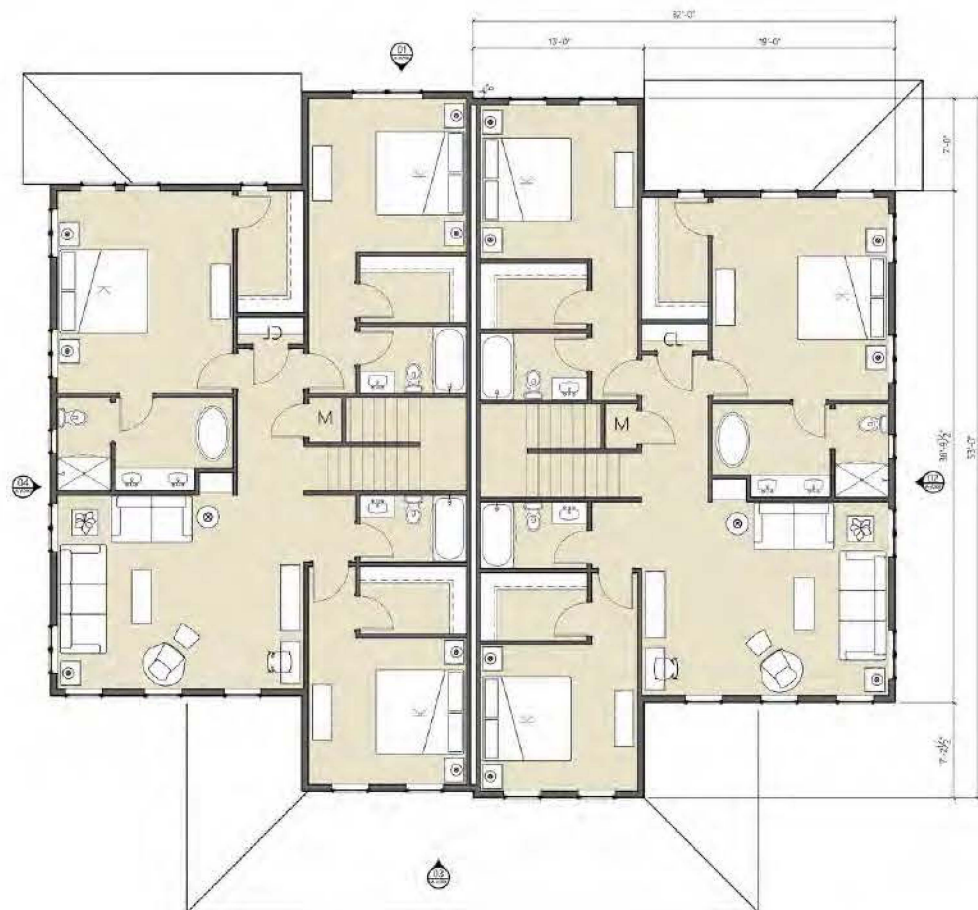
Attachments: By Laws of POA
Articles of Incorporation
Declaration of Covenants
Project Phasing Plan



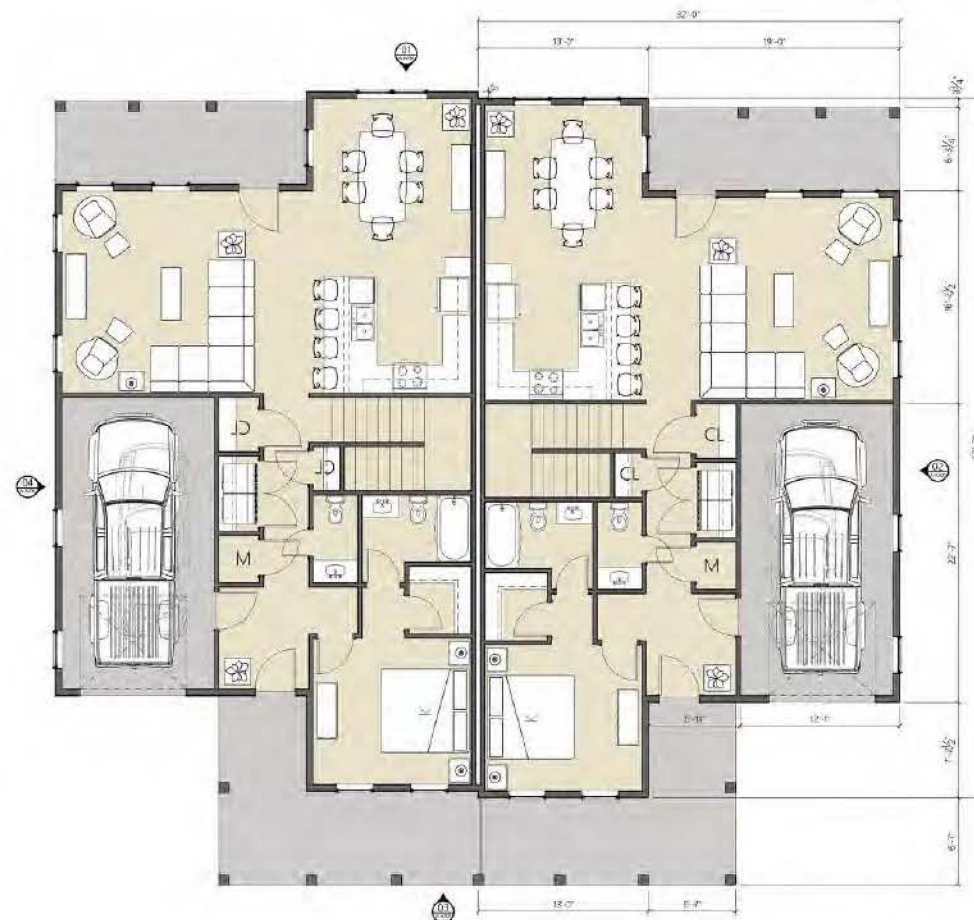
04 Bldg A-Alt - Level 2
3/16" = 1'-0"



03 Bldg A-Alt - Level 1
3/9/01 = 1-01



02 Bldg A - Level 2
3/8" = 1'-0"



01 Bldg A - Level 1
3/16" = 1'-0"

Approved for construction by the local authority having jurisdiction. This drawing is not to be used for construction without the approval of the local authority having jurisdiction.



NOT FOR
CONSTRUCTION

DATE	4/22/2024
BY	
CHECKED	
APPROVED	

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

A-A200



04 SIDE ELEVATION
Scale: 1/8" = 1'-0"



03 ELEVATION
Scale: 1/8" = 1'-0"



02 SIDE ELEVATION
Scale: 1/8" = 1'-0"



01 ELEVATION
Scale: 1/8" = 1'-0"

ISSUE	DATE/DESCRIPTION
1/01	4/22/2024

NOT FOR
CONSTRUCTION



HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 1/140737488355328" = 1'-0" 1/281474976710656" = 1'-0" 1/562949953421312" = 1'-0" 1/1125899906842624" = 1'-0" 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Architectural rendering of the proposed development. All dimensions and materials are approximate and subject to change without notice. The rendering is for informational purposes only and does not constitute a contract.



04 SIDE ELEVATION
3/16" = 1'-0"



03 ELEVATION
3/16" = 1'-0"



02 SIDE ELEVATION
3/16" = 1'-0"



01 ELEVATION
3/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

DATE	DESCRIPTION
4/22/2024	

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

Architectural rendering of the proposed development. All elevations are shown for informational purposes only and are not to be used for construction. The design is subject to change without notice.



04 SIDE ELEVATION
3/16" = 1'-0"



03 ELEVATION
3/16" = 1'-0"



02 SIDE ELEVATION
3/16" = 1'-0"



01 ELEVATION
3/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
1.0	4/22/2024	

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL



02 Bldg C - Level 2
3/8" = 1'-0"

01 Bldg C - Level 1
3/16" = 1'-0"

[illegible]

**NOT FOR
CONSTRUCTION**



HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

Architectural rendering of the Highlands at Fairhope Village project, showing the exterior elevation of the townhome units. The rendering is for informational purposes only and does not represent a final design or construction plan.



03 ELEVATION
3/16" = 1'-0"



04 SIDE ELEVATION
3/16" = 1'-0"

02 SIDE ELEVATION
3/16" = 1'-0"



01 ELEVATION
3/16" = 1'-0"



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2023.07.01

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4/23/24	4/23/24

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

Architectural rendering of the Highlands at Fairhope Village, a new residential development in Fairhope, Alabama. The rendering shows a row of townhomes with a mix of exterior finishes, including dark grey horizontal siding, white vertical siding, and dark grey vertical siding. The townhomes feature gabled roofs with dark grey shingles, dormer windows, and black shutters. The ground floor includes large windows and doors, some with small porches. The townhomes are set against a backdrop of trees and a clear sky.



03 ELEVATION
3/16" = 1'-0"



04 SIDE ELEVATION
3/16" = 1'-0"



02 SIDE ELEVATION
3/16" = 1'-0"



01 ELEVATION
3/16" = 1'-0"



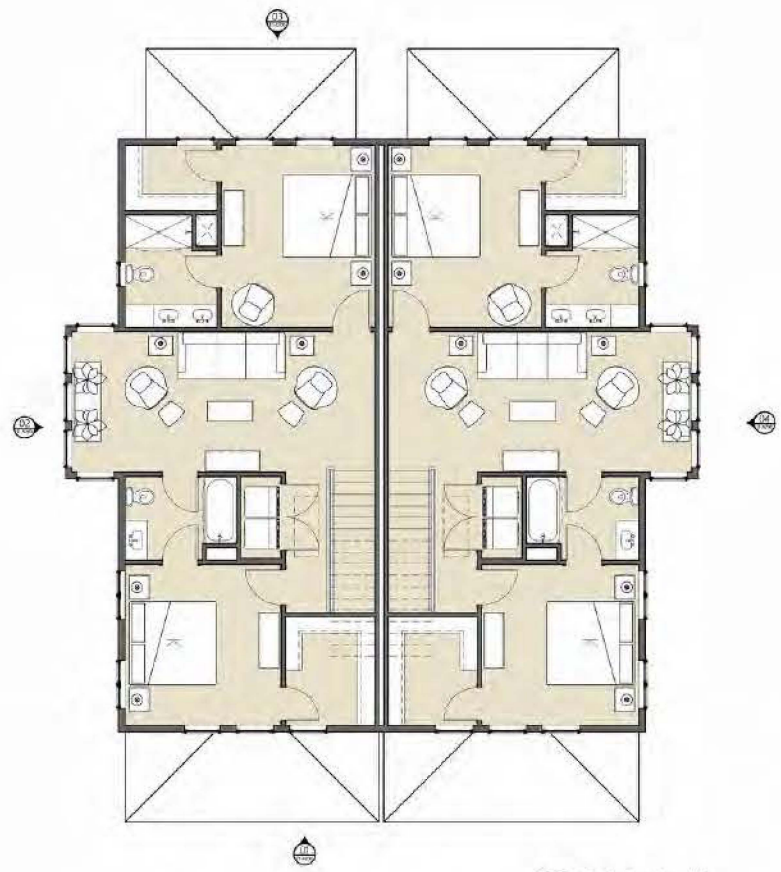
**NOT FOR
CONSTRUCTION**

DATE	3/25/2024
BY	
CHECKED	
APPROVED	

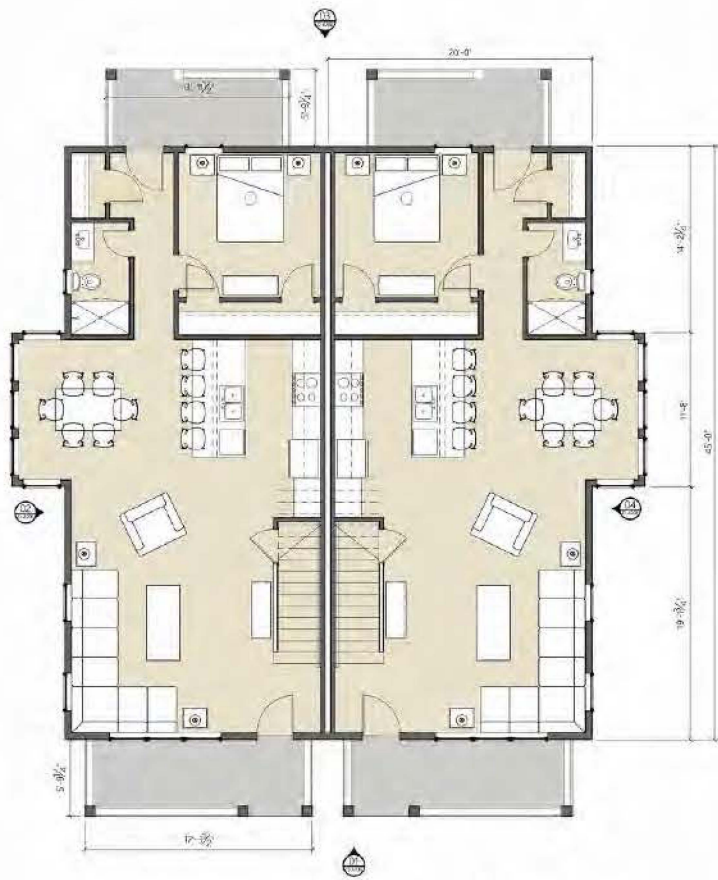
HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

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02 Bldg D - Level 2
3/8" = 1'-0"



01 Bldg D - Level 1
3/8" = 1'-0"

FILE	DATE/REVISION
001	4/22/2024

Architectural rendering of the proposed development. All elevations are shown for informational purposes only. The actual construction may vary from the rendering. The rendering is not to be used for construction purposes.



04 SIDE ELEVATION
3/16" = 1'-0"



03 ELEVATION
3/16" = 1'-0"



02 SIDE ELEVATION
3/16" = 1'-0"



01 ELEVATION
3/16" = 1'-0"

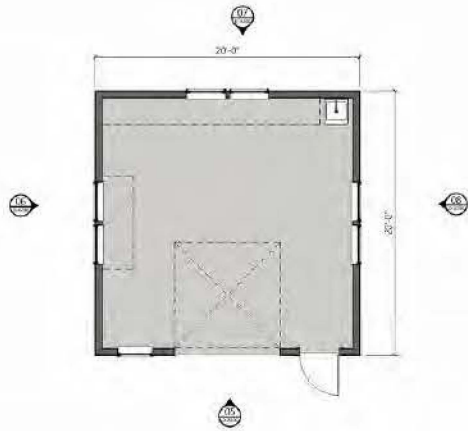
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CONSTRUCTION**

FILE	10111111111111111111
DATE	4/22/2024

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

Architectural drawings are not to be used for construction without the approval of the architect. The architect is not responsible for the construction of the building or the safety of the building.



02 MAINTENANCE
3/16" = 1'-0"



01 CLUBHOUSE
3/16" = 1'-0"

DATE	DATE	DESCRIPTION
4/22/2024		

Architectural rendering of the Highlands at Fairhope Village, showing the exterior elevations of the proposed building. The rendering is for informational purposes only and does not represent a final design or construction plan.



NOT FOR
CONSTRUCTION

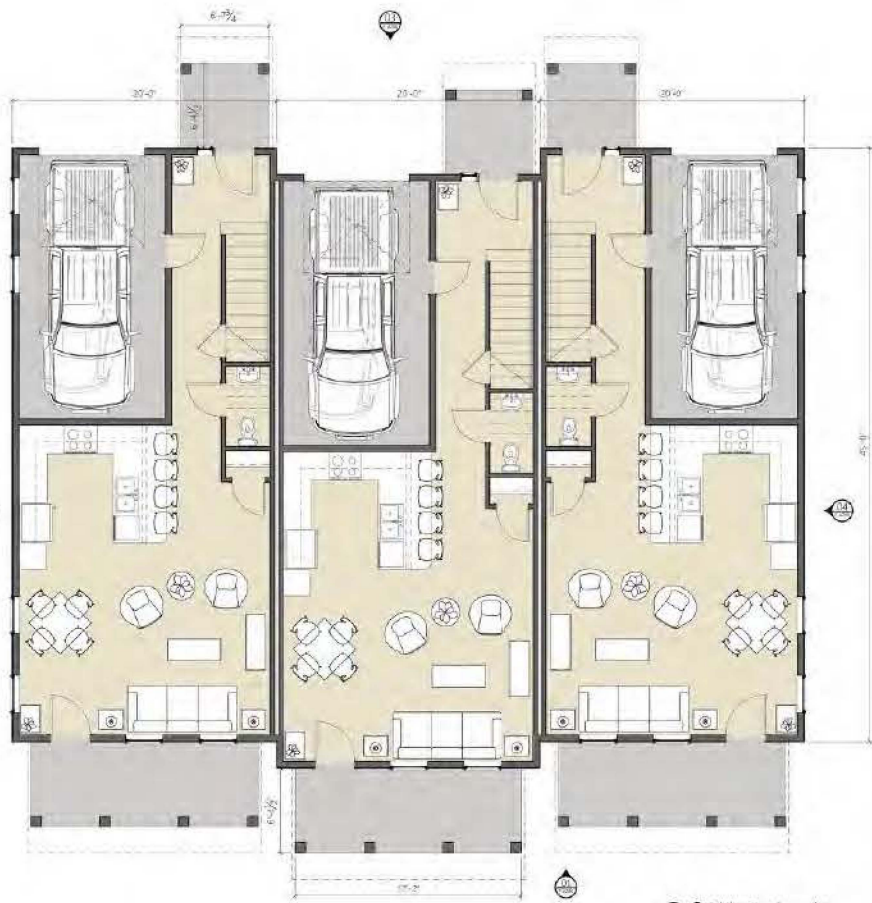
DATE	4/22/2024
BY	
CHECKED	
APPROVED	

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL



02 Bldg F - Level 2
3/16" = 1'-0"



01 Bldg F - Level 1
3/16" = 1'-0"

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL

**NOT FOR
CONSTRUCTION**

FILED	DATE/DESCRIPTION
06/18	4/22/2024



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205.251.8932

Architectural rendering of a proposed development. All dimensions and materials are approximate and subject to change without notice. The rendering is for informational purposes only and does not constitute a contract. © 2024 The Wadsworth Architecture Company, PC.



04 SIDE ELEVATION
3/16" = 1'-0"



03 ELEVATION
3/16" = 1'-0"



02 SIDE ELEVATION
3/16" = 1'-0"



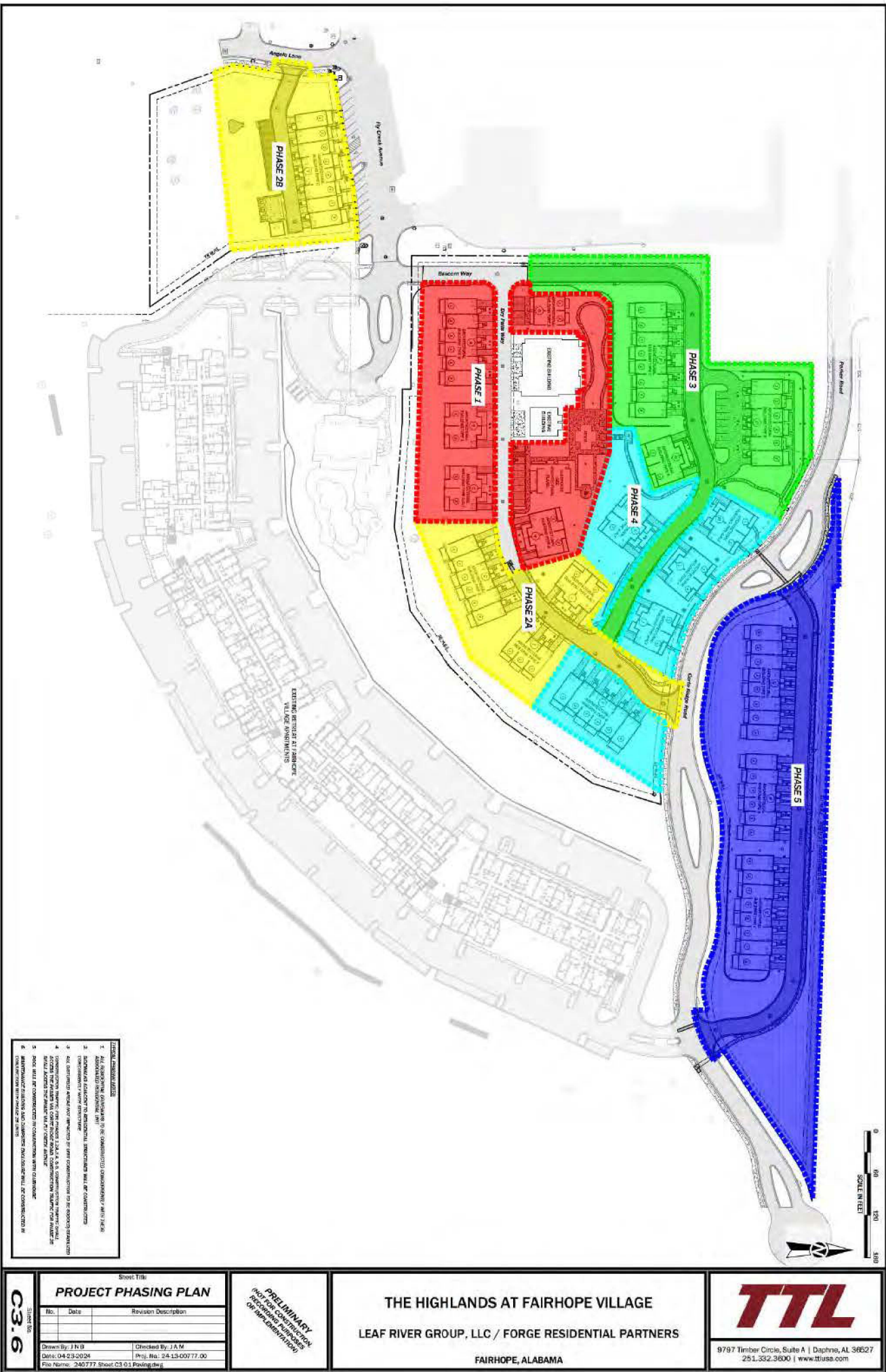
01 ELEVATION
3/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

4/22/2024

HIGHLANDS AT FAIRHOPE VILLAGE

Fairhope, AL



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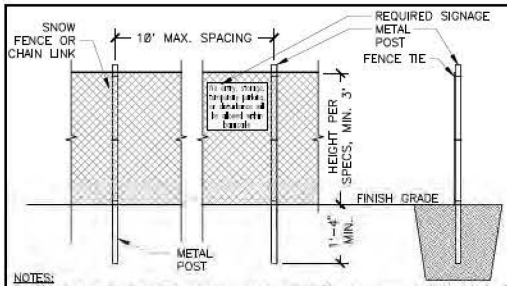
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No.	Date	Revision Description
Drawn By: J.N.B. Checked By: J.A.M.		
Date: 04-23-2024 Proj. No: 24-13-00777-00		
File Name: 240777 Sheet C3 01 Paving.dwg		

PRELIMINARY
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THE HIGHLANDS AT FAIRHOPE VILLAGE
LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS
FAIRHOPE, ALABAMA



9797 Timber Circle, Suite A | Daphne, AL 36627
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- NOTES:
1. Fencing to be installed prior to construction. Fencing type shall be chain link.
 2. The fence shall be erected w/ a min. distance of 20' from the trunks of heritage trees & 10' from all other retained trees. If installing underground utilities near tree roots becomes a hardship, a soil auger shall be used to tunnel under tree roots.
 3. All roots to be removed during site clearing &/or construction shall be severed cleanly at the perimeter of the protected radius.
 4. Fenders for walls shall end at the point where large roots are encountered, and the roots shall be bridged. Post holes and trenches located close to retained trees shall be adjusted to avoid damage to major roots.
 5. Fencing cannot be removed until land alteration, site clearing, and construction activities are complete.

2 TREE PROTECTION FENCE - FAIRHOPE
1/2" = 1'-0" 32 9343.06-05

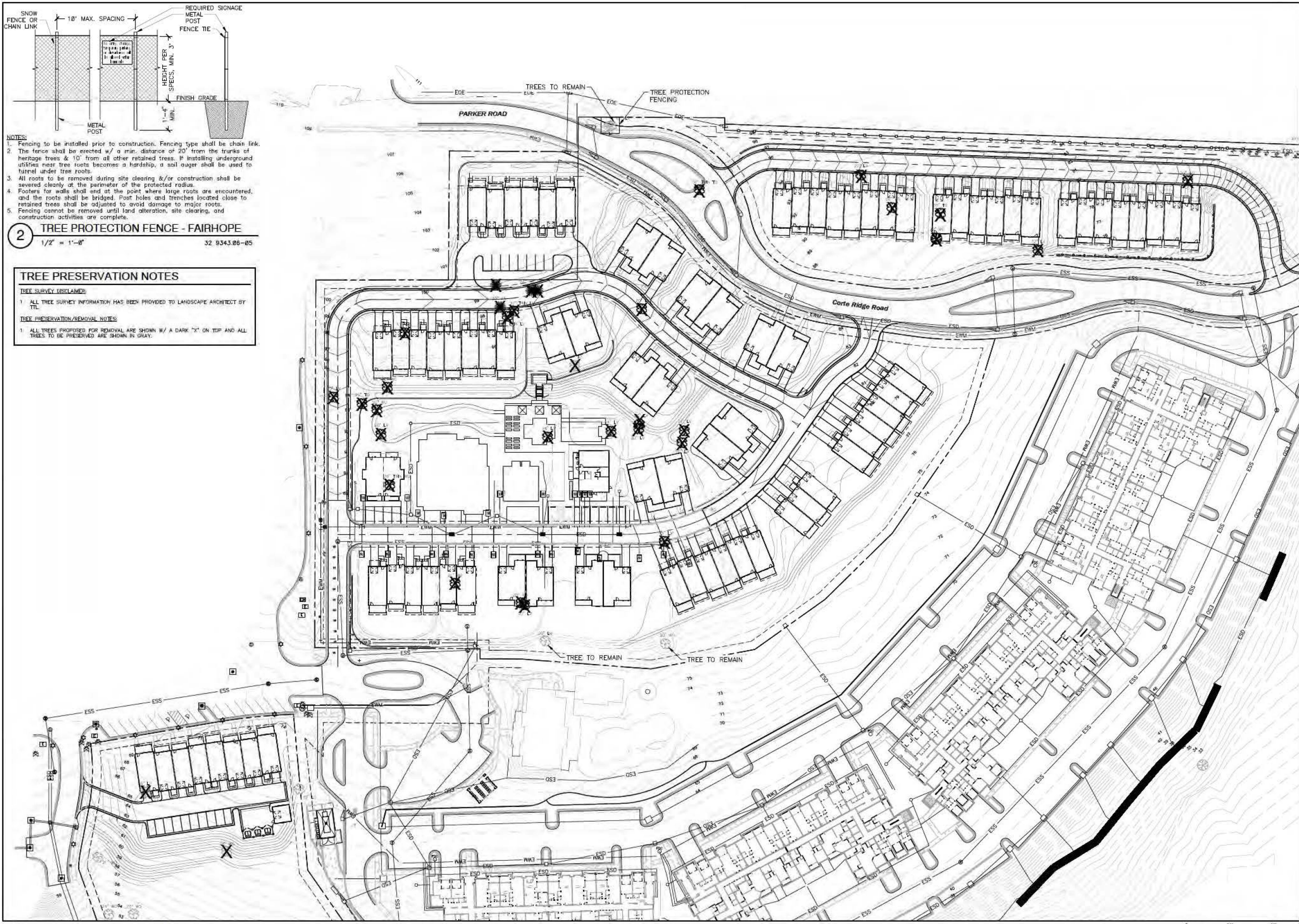
TREE PRESERVATION NOTES

TREE SURVEY DISCLAIMER:

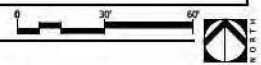
1. ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY TTL.

TREE PRESERVATION/REMOVAL NOTES:

1. ALL TREES PROPOSED FOR REMOVAL ARE SHOWN W/ A DARK "X" ON TOP AND ALL TREES TO BE PRESERVED ARE SHOWN IN GRAY.



1 TREE PROTECTION PLAN
Scale: 1" = 30'



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A Landscape Development Plan for
The Highlands at Fairhope Village
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
	04.22.24	CITY SUBMITTAL

LDC _____
Drawn _____
JLA _____
Checked _____
183227-002
Project No. _____
10.10.18
Date _____

Registration
STATE OF ALABAMA
JARED L. WATKINS
10/17/18
NUMBER 578
REGISTERED LANDSCAPE ARCHITECT

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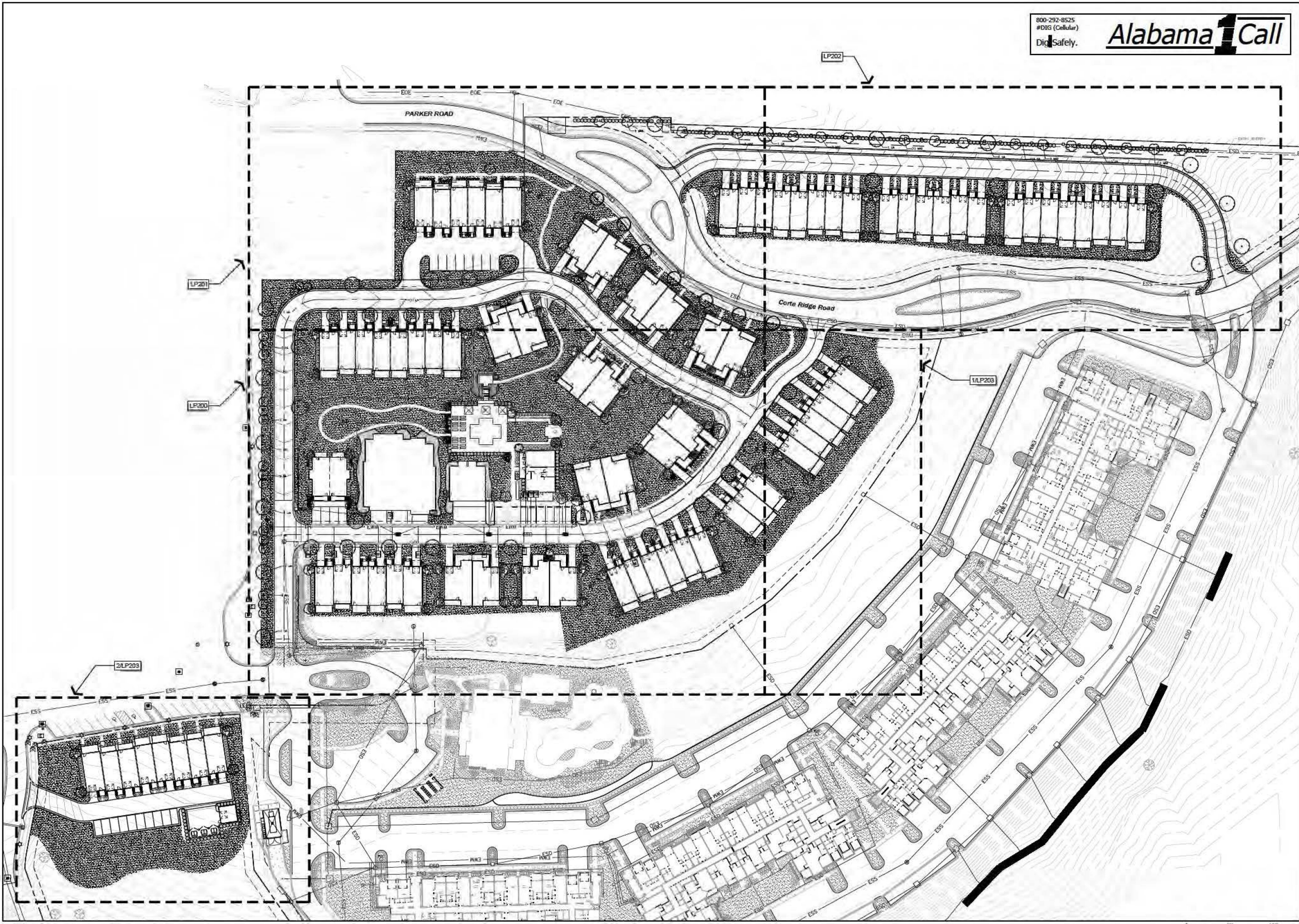
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10.10.18
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Registration
STATE OF ALABAMA
JARED L. JONES
REGISTERED LANDSCAPE ARCHITECT
NUMBER
578

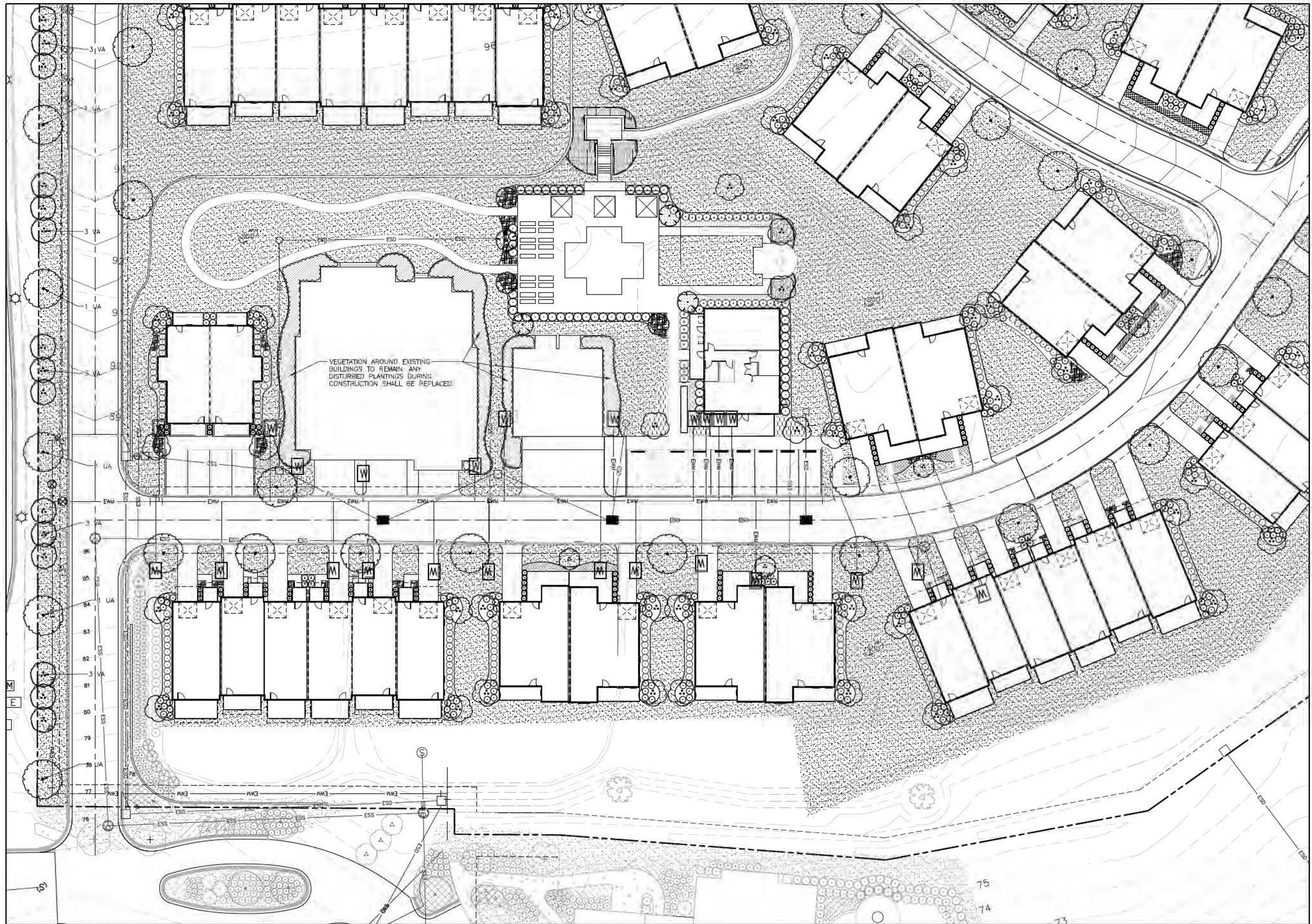
Sheet Title

**OVERALL PLANTING
PLAN**

Sheet No.
LP100



1 OVERALL PLANTING PLAN
Scale: 1" = 50'



1 PLANTING PLAN ENLARGEMENT
Scale: 1" = 20'

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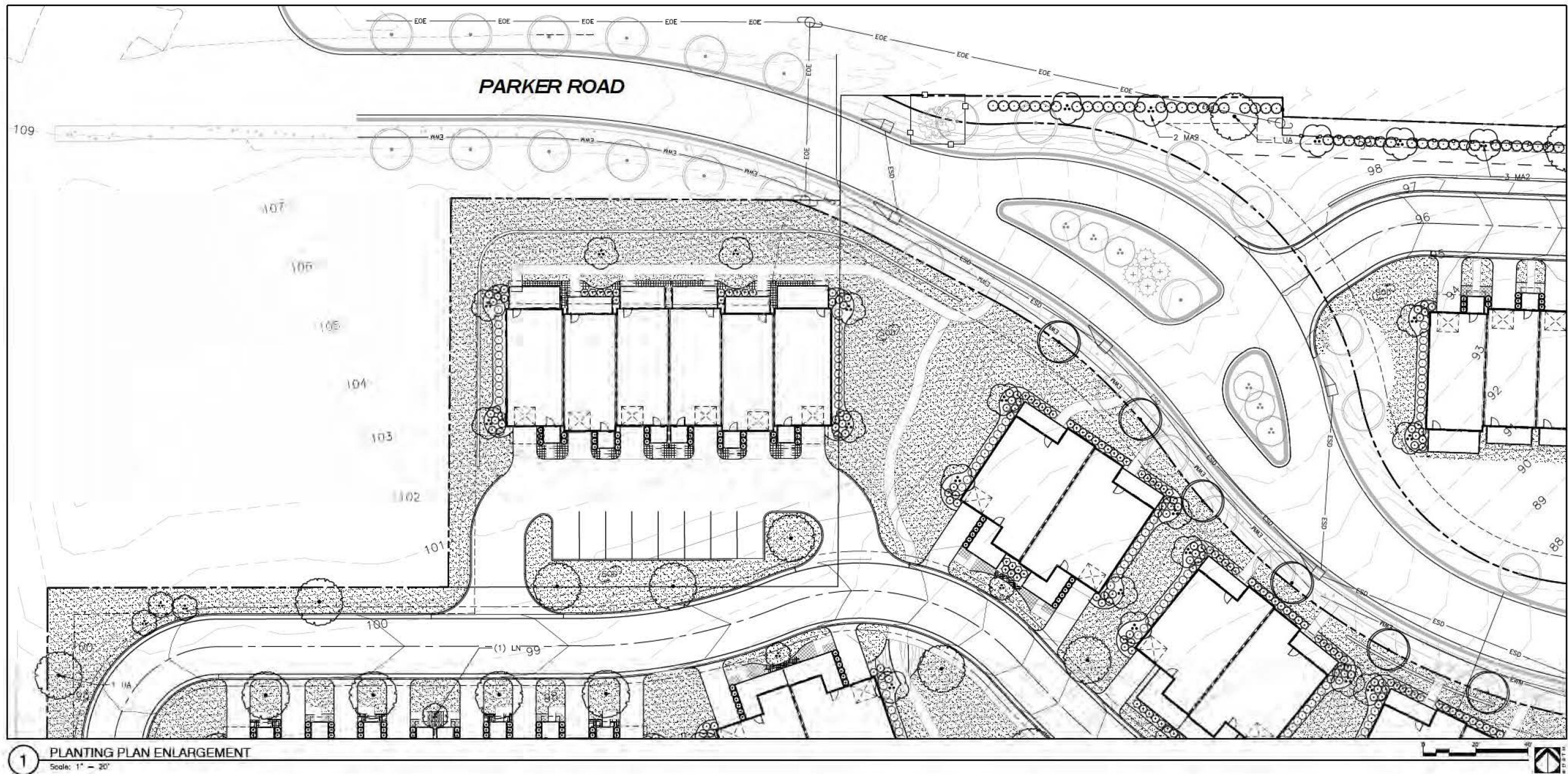
LDC Drawn JLA Checked 18/227-002 Project No. 10.10.18 Date	Registration 
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Sheet Title

**PLANTING
ENLARGEMENT
PLAN**

Sheet No.

LP200



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NUMBER 578
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Sheet Title

**PLANTING
ENLARGEMENT
PLAN**

Sheet No.

LP201

The Highlands at Fairhope Village

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183227-002
Project No.
10.10.18
Date

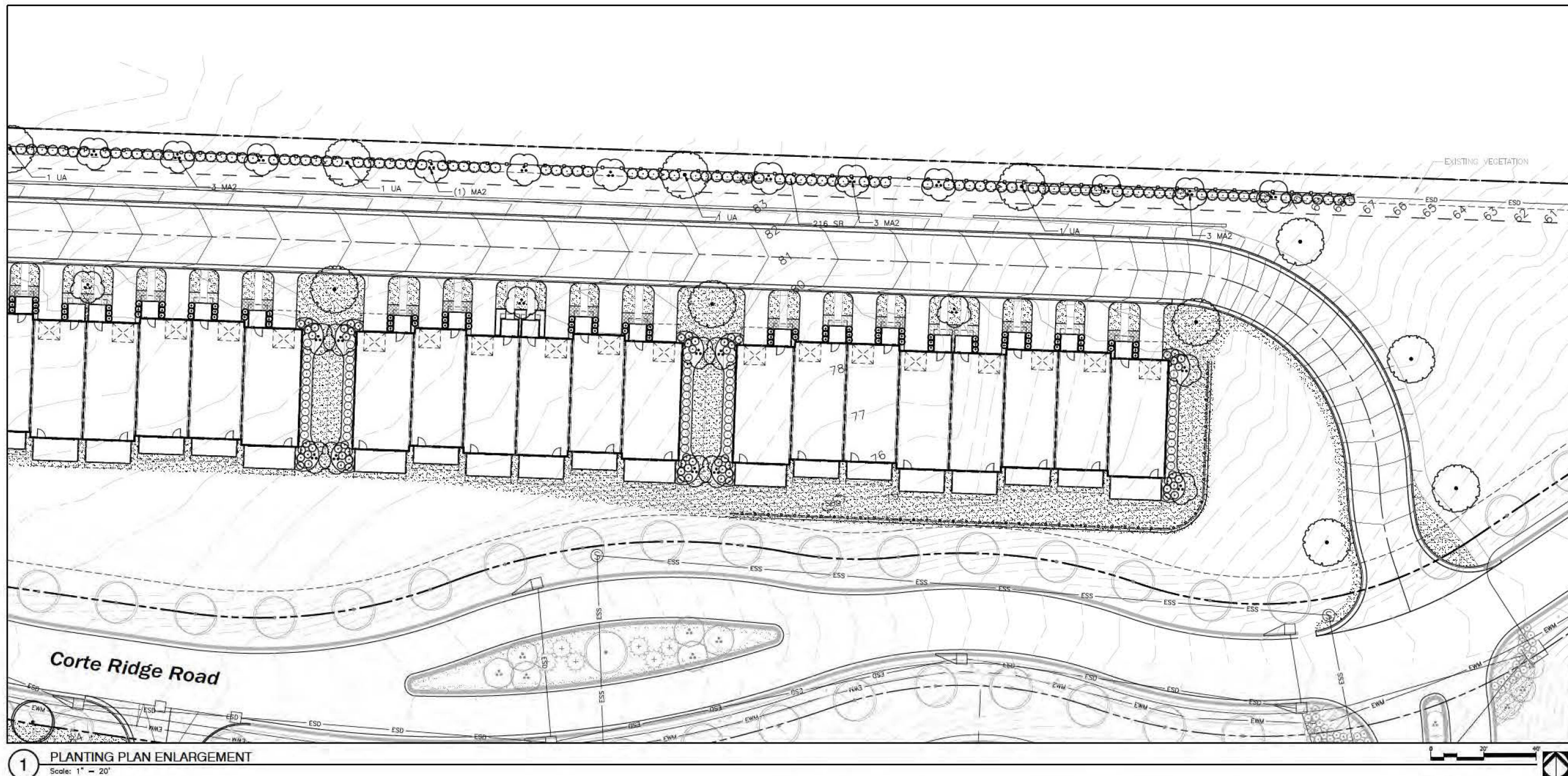


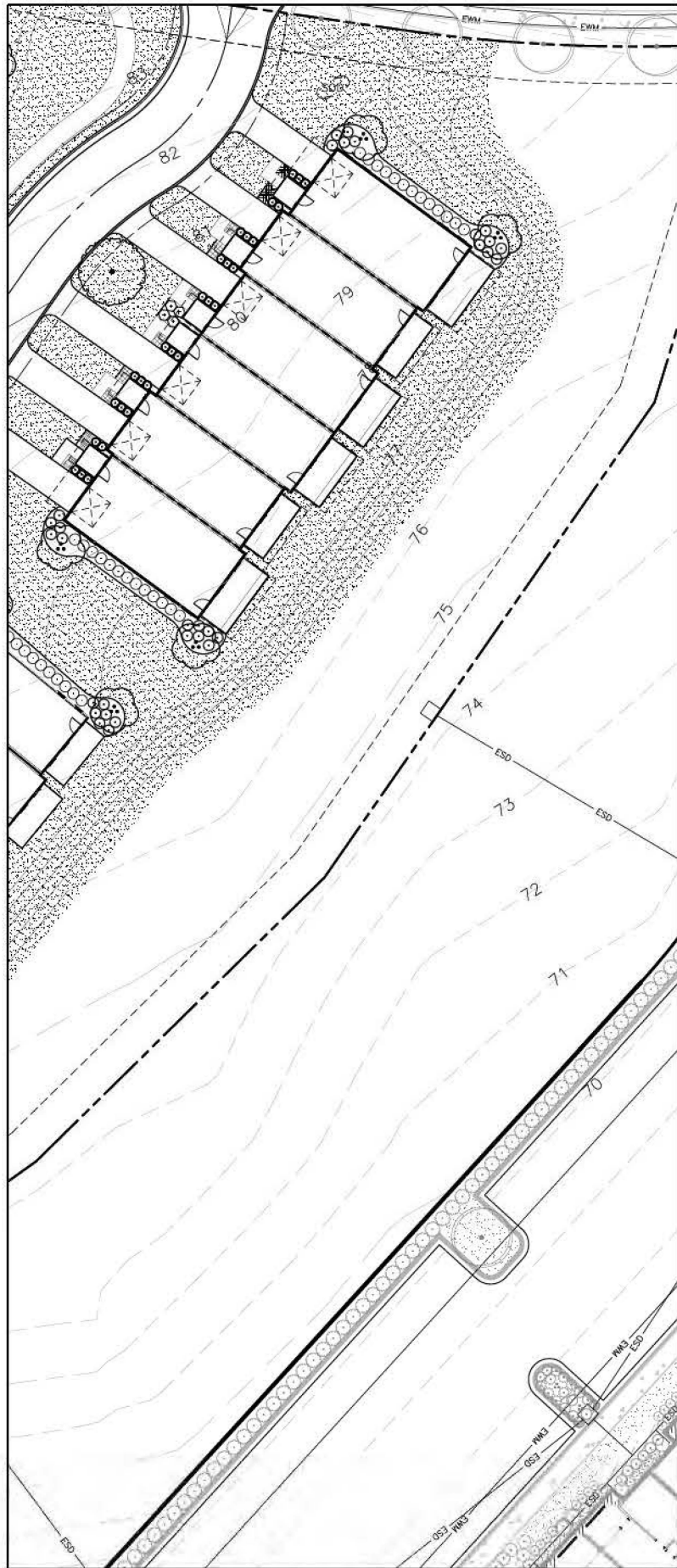
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PLANTING ENLARGEMENT PLAN

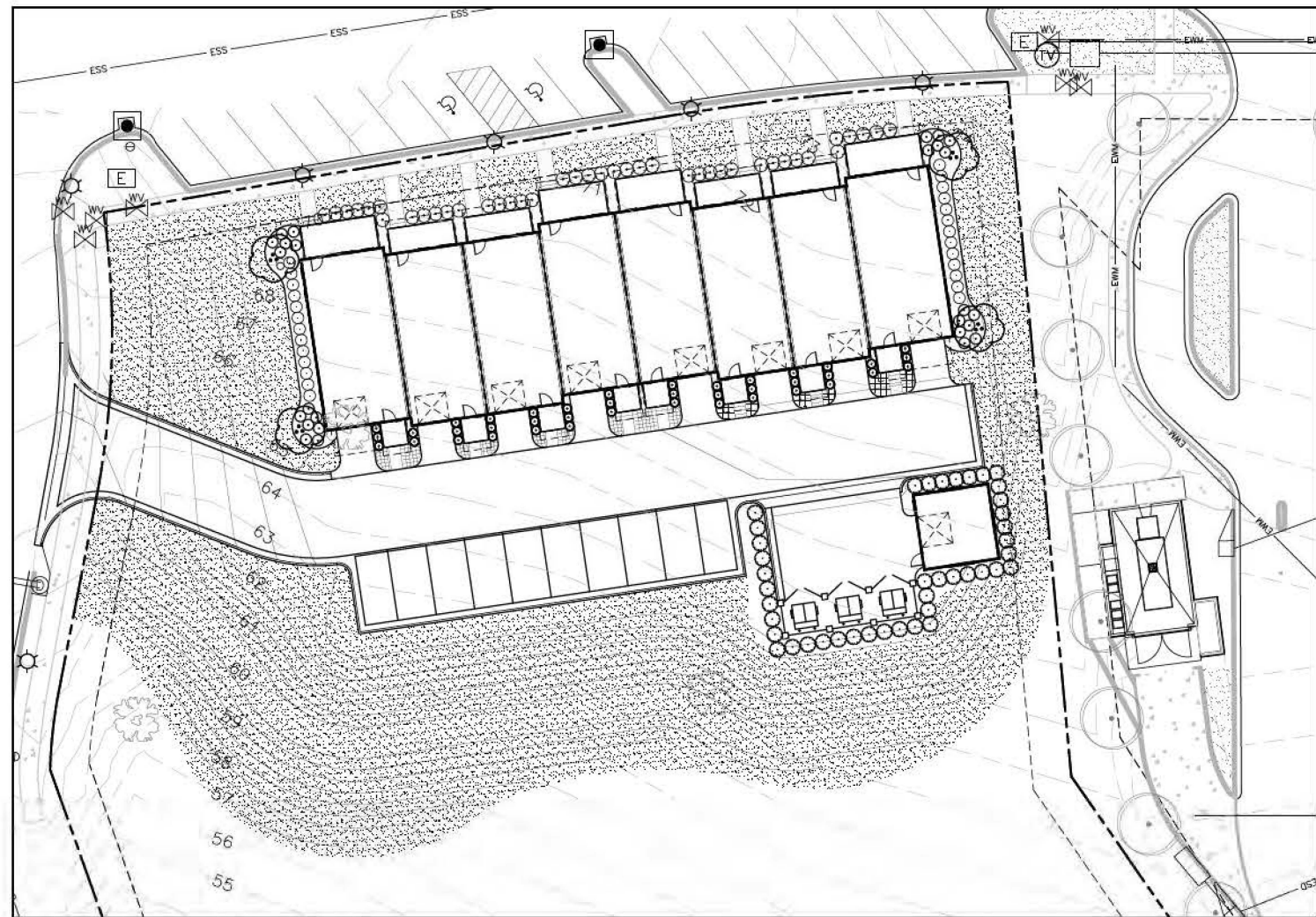
Short No. _____

LP202





1 PLANTING PLAN ENLARGEMENT
Scale: 1" = 20'



2 PLANTING PLAN ENLARGEMENT
Scale: 1" = 20'

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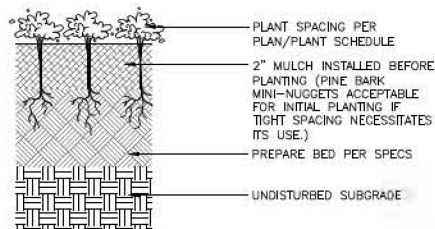
**PLANTING
ENLARGEMENT
PLAN**

Sheet No. **LP203**

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS	
TREES									
	IE3	7	ILEX X ATTEMUATA 'EAST PALATKA'	EAST PALATKA HOLLY	888 OR CONT	2" CAL	6'-8'		
	LN	12	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL		8-10' HT	3-5 CLEAR STRAIGHT TRUNKS, SPECIMAN QUALITY AND FULL FORM	
	MA2	107	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	30 GAL	.75" CAL EA	8-10' HT	3 TRUNKS, FULL HEAD	
	QV	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL	2.5" CAL	10-12' HT	FULL HEAD, SPECIMEN QUALITY	
	UA	48	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	45 GAL	2" CAL	10-12' HT	SINGLE STRAIGHT TRUNK, FULL FORM AND SPECIMAN QUALITY	
	VA	15	VITEX AGNUS-CASTUS	CHASTE TREE	30 GAL	.75" CAL EA	8-10' HT	MIN. 5 TRUNKS, FULL HEAD, SPECIMEN QUALITY	
SHRUBS									
	CG	457	CAMELLIA SASAKIUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	3 GAL		30" o.c.	FULL FORM	
	DM	142	DIPTYLUM X 'PIDIST-V' TM	CINNAMON GILL DIPTYLUM	3 GAL		30" o.c.	FULL FORM	
	QF	8	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	7 GAL		48" o.c.	FULL FORM	
	IN	488	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	3 GAL		30" o.c.	FULL FORM	
	LN	70	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND LOROPETALUM	3 GAL		42" o.c.	FULL FORM	
	PD	413	PODOCARPUS MACROPHYLLUS 'DWARF PRINDLES'	DWARF PODOCARPUS	3 GAL		30" o.c.	FULL FORM	
	BB	346	VIBURNUM COORATISSIMUM	SWEET VIBURNUM	3 GAL	24"	48" o.c.	FULL FORM	
SHRUB AREAS									
	JD	76	JUNIPERUS CHINENSIS 'PARSONS'	PARSONS JUNIPER	3 GAL		30" o.c.	FULL FORM	
	MS	34	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MISCANTHUS GRASS	3 GAL		30" o.c.	FULL FORM	
GROUND COVERS									
	AB2	376	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE	1 GAL		18" o.c.	FULL FORM	
	CF	17	CYRTOMIUM FALCATUM	HOLLY FERN	1 GAL		24" o.c.	FULL FORM	
	DV	232	DIETES VEGETA	WHITE AFRICAN IRIS	1 GAL		24" o.c.	FULL FORM	
	LP3	34	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL		30" o.c.	FULL FORM	
	ESL	320	LIROPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIROPE	1 GAL		18" o.c.	FULL FORM	
	LV	380	LIROPE MUSCARI 'VAREGATA'	VAREGATED LIROPE	1 GAL		18" o.c.	FULL FORM	
	RMC	45	ROSA X 'ICY DRIFT'	'ICY DRIFT' ROSE	1 GAL		30" o.c.	FULL FORM	
SOD/SEED									
	800	128,646 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	800				

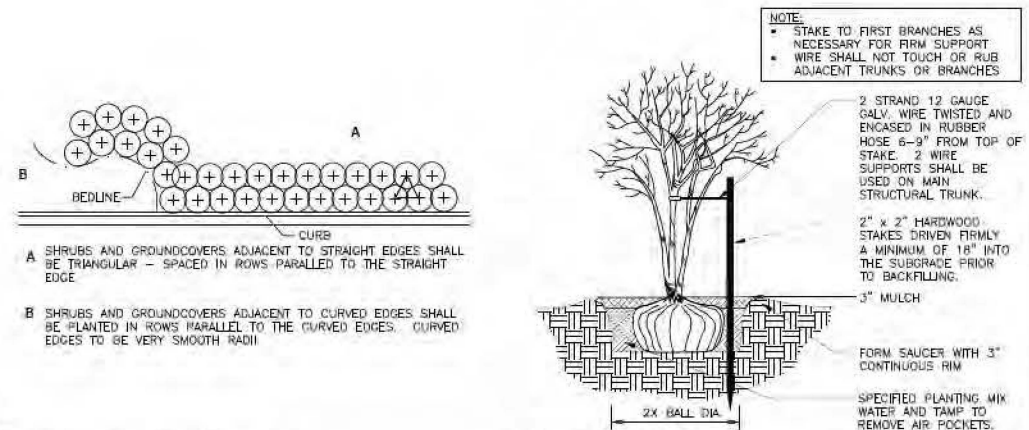
QUANTITY TAKEOFF DISCLAIMER:
 QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

IRRIGATION NOTE:
 ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE.



6 GROUNDCOVER PLANTING

3" = 1'-0"



1 TYPICAL PLANT SPACING

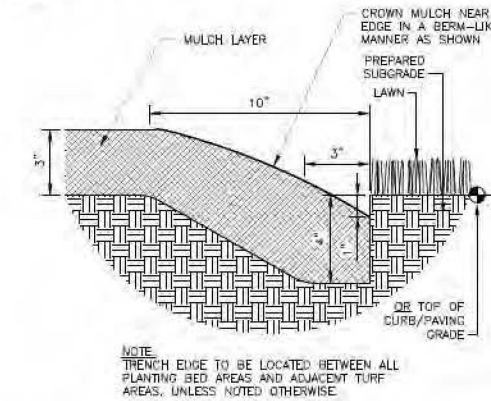
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329389-04

2 MULTI-TRUNK TREE STAKING

1/2" = 1'-0"

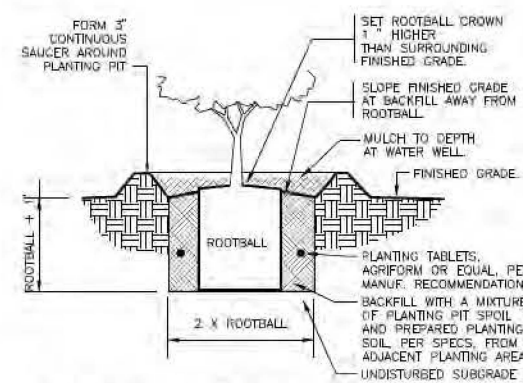
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3 TRENCH EDGE

3" = 1'-0"

329413.23-02



4 SHRUB PLANTING

1" = 1'-0"

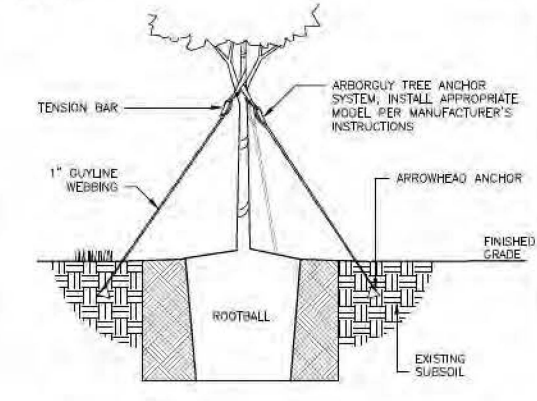
DETAIL-FILE

GENERAL CONDITIONS

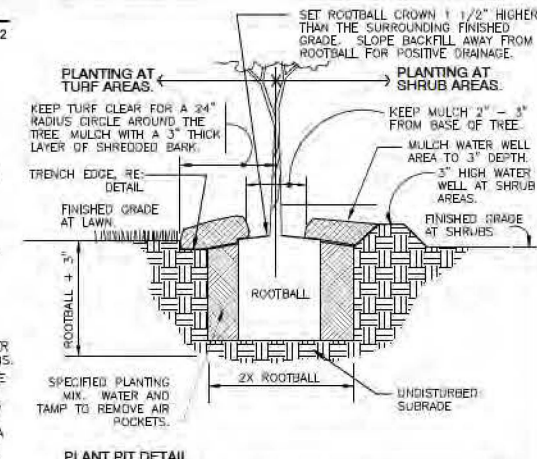
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUANT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR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

7 GENERAL PLANTING NOTES

1" = 1'



STAKING DETAIL



PLANT PIT DETAIL

5 TREE PLANTING - GUY STRAP

1" = 1'-0"

329343.26-02

PLANT MATERIAL AND PLANTING

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

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Sheet Title

PLANTING DETAILS

Sheet No.

LP500

DETAIL-FILE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	NOTE 3	QUANTITY
POLE		(2) LEDIL-CS15020, LEDIL-CS15020	GT1623-WL-G2LED115-T3-40K-BT	POLE	hotopia for SOLIDWORKS 2022.0.8.11443 see: www.htopia.com/jes Tuesday, July 12, 2022 4:33:02 PM	26



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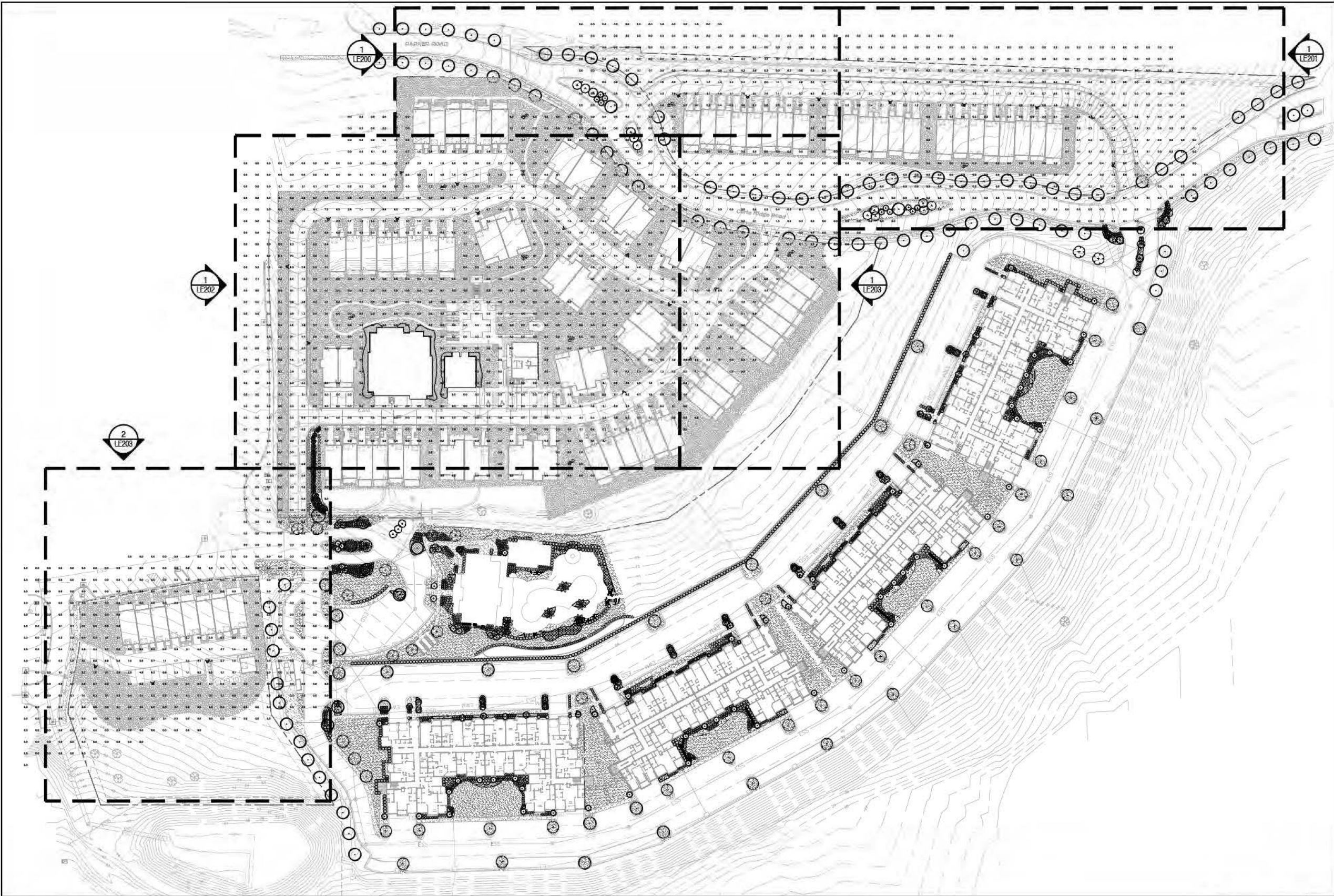
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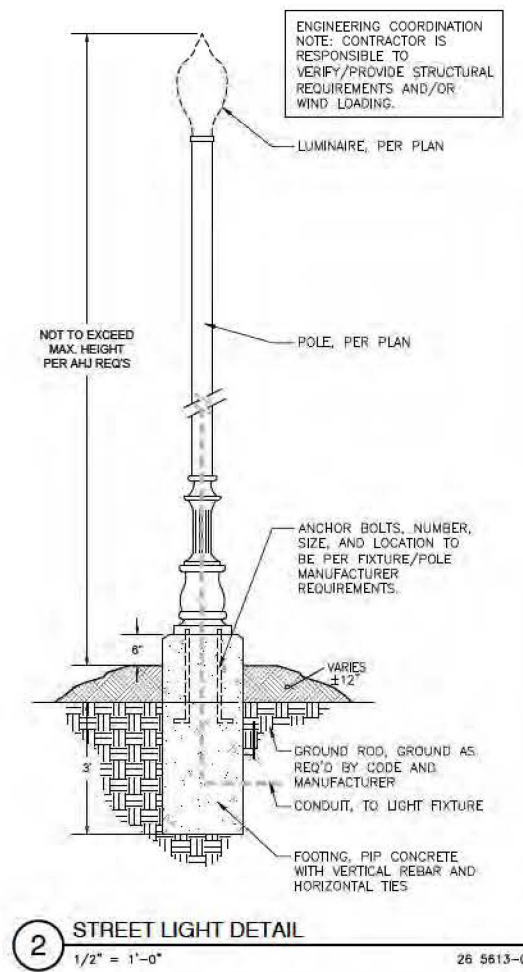

Sheet Title

SITE LIGHTING PLAN

Sheet No.

LE100





2 STREET LIGHT DETAIL
1/2" = 1'-0"

GT1623 Series Luminaire - LED

FEATURES

- Stylish and efficient LED light fixture
- Light weight cast aluminum fixture base with stainless steel set screws for installation
- Slip fit over common 2 1/2" and 3" O.D. conduits on most decorative poles
- Durable Powder Coat Finish
- 0-10V Dimming Capability
- UL94 V-0 Flame Retardant Standard
- ETL Listed

LED LIGHT SOURCE OPTIONS

- 3 Color Temp. Levels
- 3 Color Temperatures
- 8 Light Distributions
- (N/A Versus Available Conduit Factor)

MATERIALS

- Base, Cage, Hat, Finial - Cast Aluminum (A356)
- Mounting - Stainless Steel
- Lens(es) - Acrylic

LENS OPTION

- PL - No Lens, Ingress Light
- CL - Clear Acrylic
- TA - Textured Acrylic
- PA - Prismatic Acrylic
- FA - Frosted Acrylic
- ML - Mirror Acrylic

ACCESSORIES

- PCL - PCL for LED Fixtures
- HSS90 - 90° House Side Shield
- HSS180 - 180° House Side Shield

LED LIGHT SOURCE CONFIGURATIONS

SUB-1623-3 Drivers, 1 LED Module, 2 Optic
 62LE045-2 Drivers, 1 LED Module, 4 Optic
 62LE080-2 Drivers, 2 LED Modules, 2 Optic
 62LE0113-2 Drivers, 2 LED Modules, 2 Optic

DRIVER

- 0-10V Dimming Compatible
- 130 to 277 Auto Sensing
- Class 2, Class P
- Minimum Rating IP69

LED MODULE

- 12 High efficiency multi-chip packages
- 360 LED Configuration
- 8000-2700, 3000, 4000 CCT

LED OPTICS

- 246 M-40 Lens
- PMMA (Acrylic)
- 85 Type A, B, W, V
- Silicone Gasket
- IP69 Sealed

SURGE PROTECTION

- 10 kV / 10 kA

1000 R. Alan St. Way 8 | Fairhope, AL 36532 | Phone 251-433-2354 | www.gplc.co

GT1623 Series Luminaire - LED

Finish

The fixture will be finished with an electrocoat applied polyester powder coat suitable for outdoor use. The fixture is a pre-finished using industry standard environmentally responsible processes for a long lasting and durable finish.

Standard Finishes

- BK - Black (Gloss)
- BT - Black (Textured)
- SB - Statuary Bronze
- GN - Green

Premium Finishes

- WH - White (Gloss)
- CV - Copper Vein
- GV - Green Vein
- CF - Custom Finishes

LED Light Source Performance Data

In No Lens Fixture

Module Name	Wattage (W)	Color Temp. (CCT)	Beam Angle (BA)	Beam Spread (BS)	Beam Diameter (BD)	Beam Length (BL)	Beam Area (BArea)	Beam Volume (BVol)	Beam Weight (BWeight)
62LE045	45	2700K (2700)	Type II (T2)	12	12	12	12	12	12
62LE080	80	3000K (3000)	Type III (T3)	12	12	12	12	12	12
62LE0113	113	4000K (4000)	Type IV (T4)	12	12	12	12	12	12

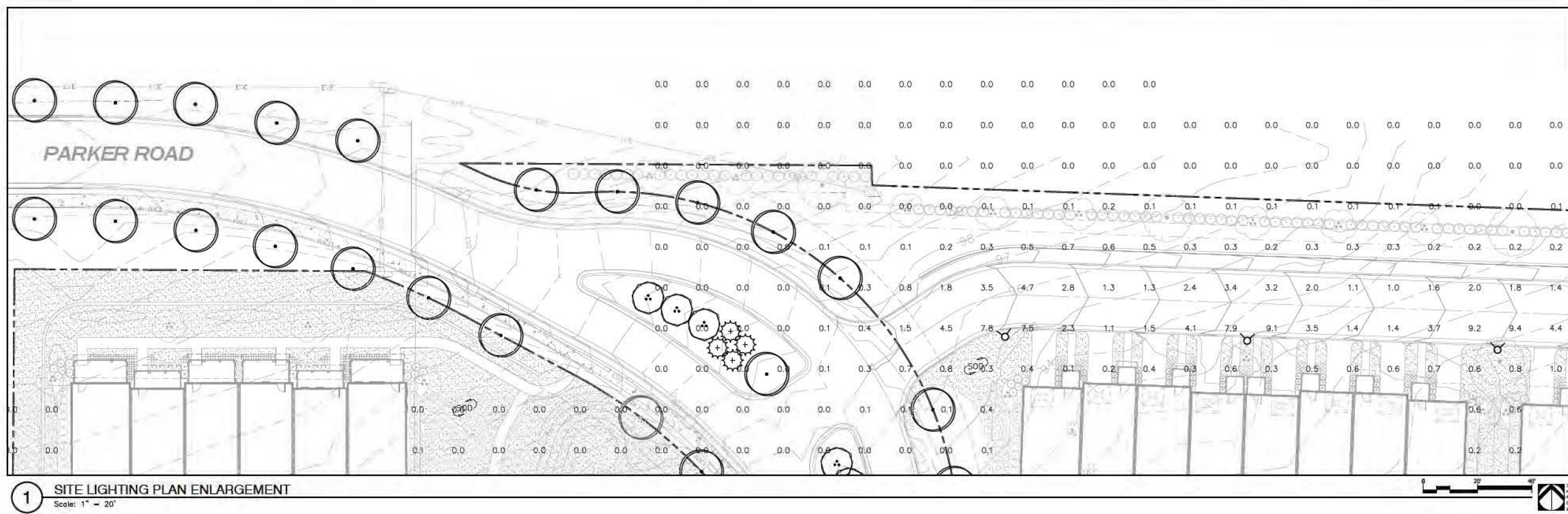
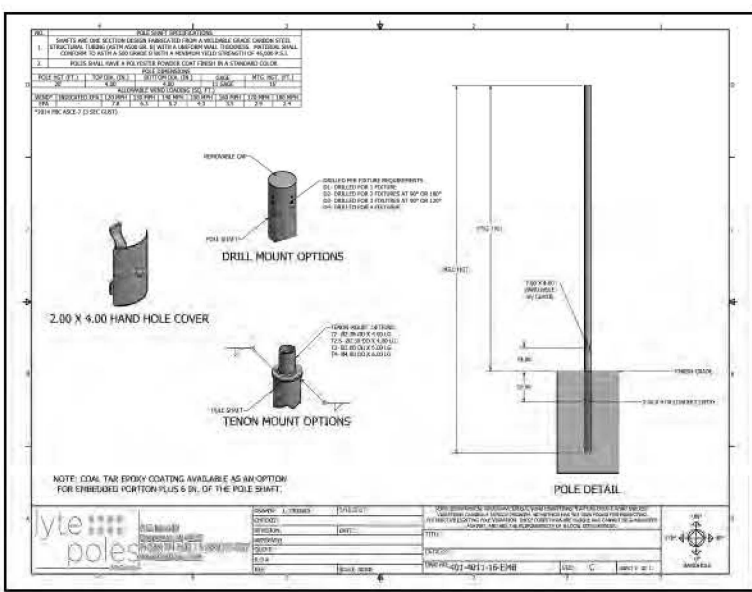
LED Light Source Options

Light Source	Nominal Power	CCT	Distribution
62LE045	45 W	2700K (2700)	Type II (T2)
62LE080	80 W	3000K (3000)	Type III (T3)
62LE0113	113 W	4000K (4000)	Type IV (T4)

Ordering Guide

Luminaire	Lens Material	LED Light Source	Type	CCT	Light Temp. (K)	Beam Angle (BA)	Beam Spread (BS)	Beam Diameter (BD)	Beam Length (BL)	Beam Area (BArea)	Beam Volume (BVol)	Beam Weight (BWeight)
62LE045	PL	62LE045	T2	2700	2700	12	12	12	12	12	12	12
62LE080	CA	62LE080	T3	3000	3000	12	12	12	12	12	12	12
62LE0113	FA	62LE0113	T4	4000	4000	12	12	12	12	12	12	12

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1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'

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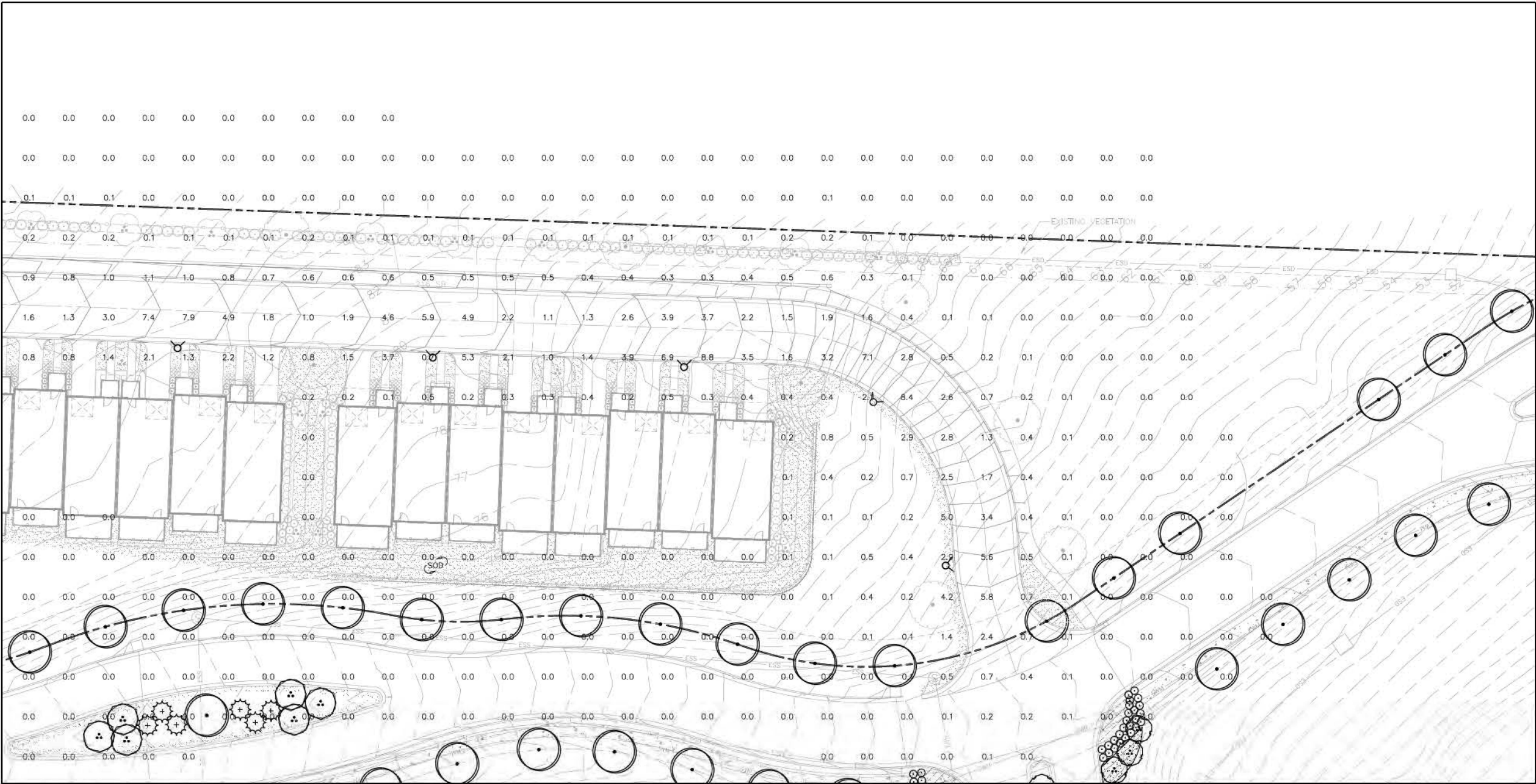
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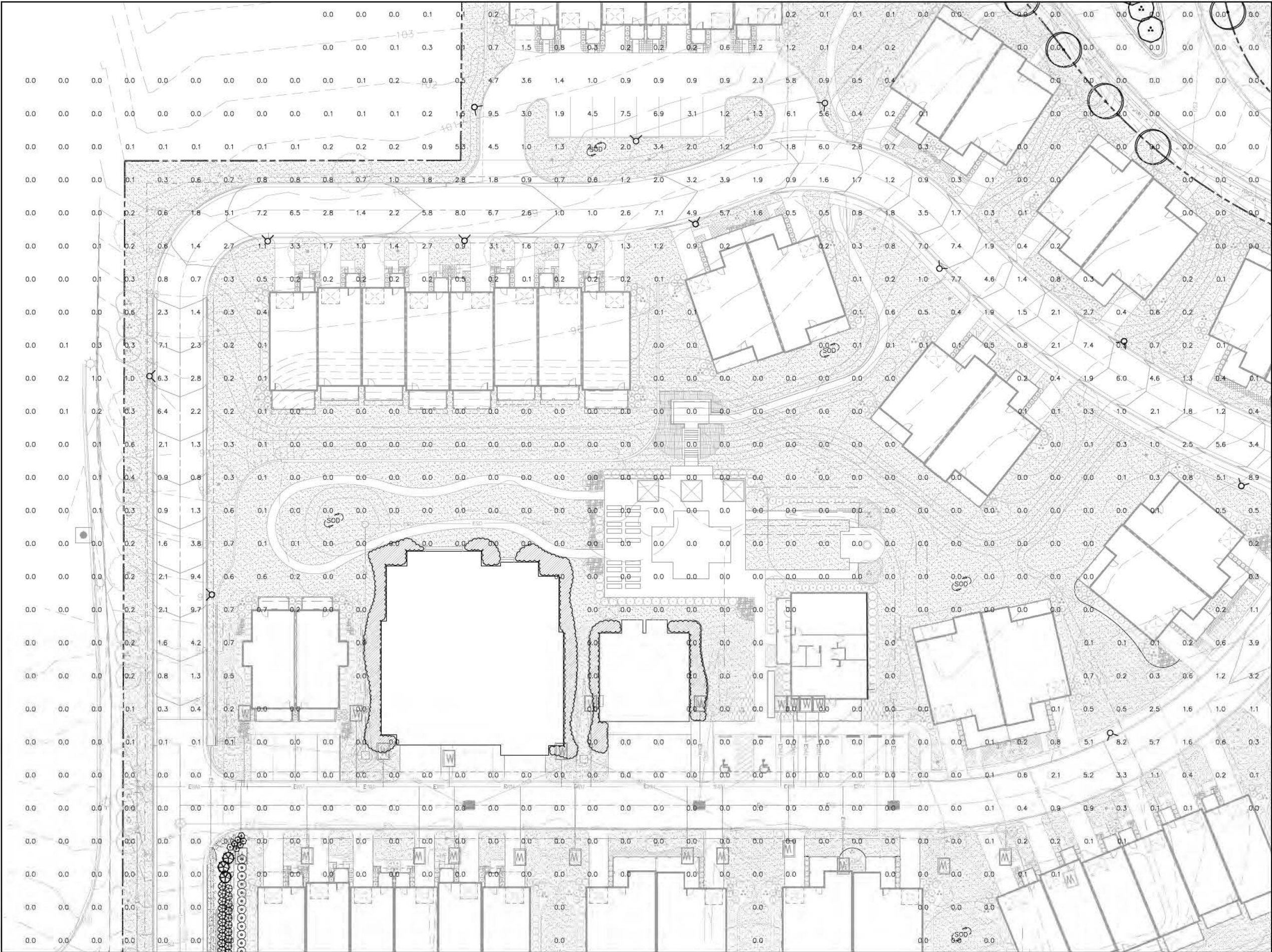
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**SITE LIGHTING PLAN
ENLARGEMENT**

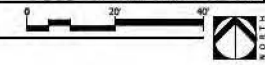
Sheet No.
LE201



1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'



1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'



landscape architecture
land planning
placemaking
was
DESIGN
landscape architects
Foley, Alabama
P. 251.948.7181
Mobile, Alabama
P. 251.344.4025
Jackson, Mississippi
P. 601.790.0781
www.was-design.com

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

A Landscape Development Plan for
The Highlands at Fairhope Village
Fairhope, Alabama

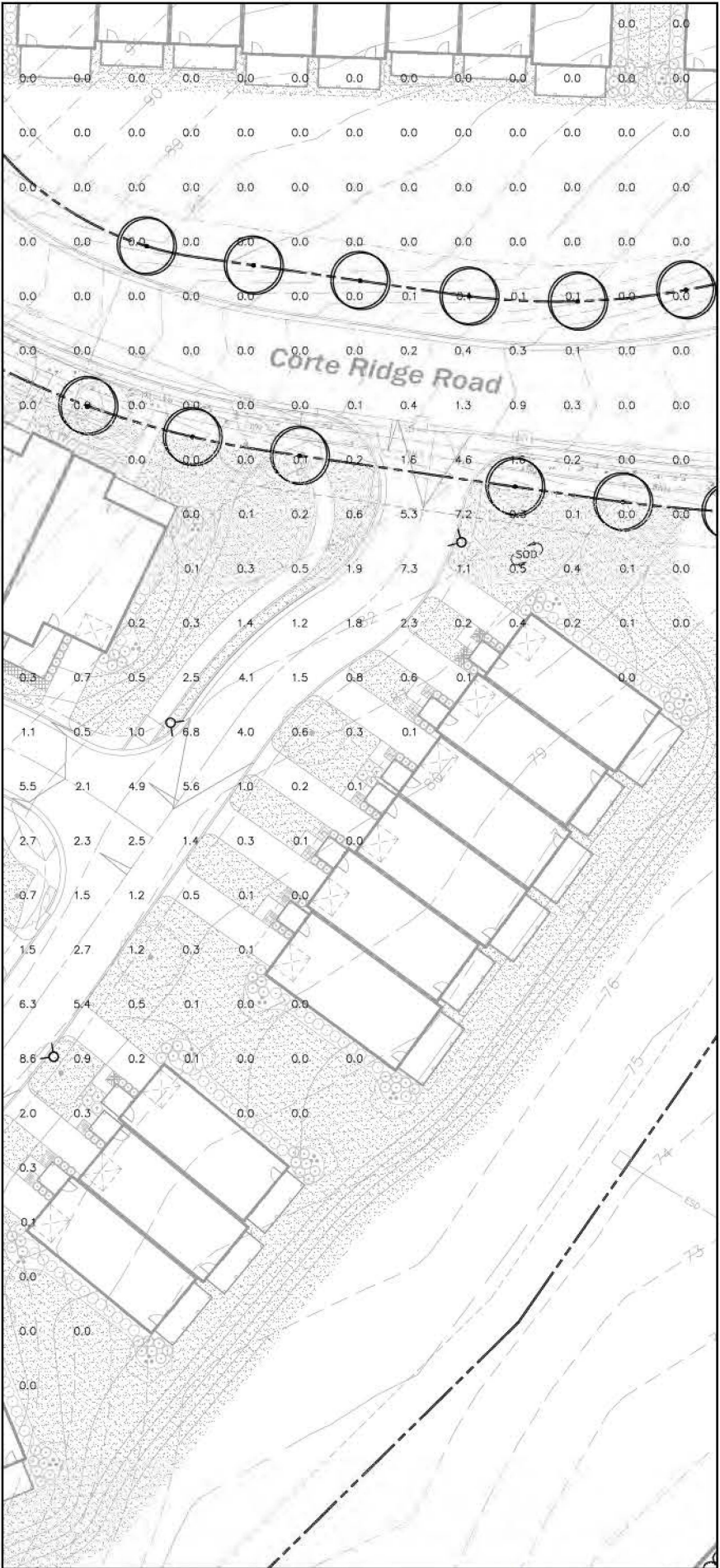
Revisions		
No.	Date	Revisions / Submissions
1	04.22.24	CITY SUBMITTAL

BLH
Drawn
JLA
Checked
183227-002
Project No.
10.10.18
Date

Registration

JARED L. A.
183227-002
NUMBER 578
REGISTERED LANDSCAPE ARCHITECT

Sheet Title
**SITE LIGHTING PLAN
ENLARGEMENT**
Sheet No.
LE202



1 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'



2 SITE LIGHTING PLAN ENLARGEMENT
Scale: 1" = 20'

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

A Landscape Development Plan for
The Highlands at Fairhope Village
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
04.22.24		CITY SUBMITTAL

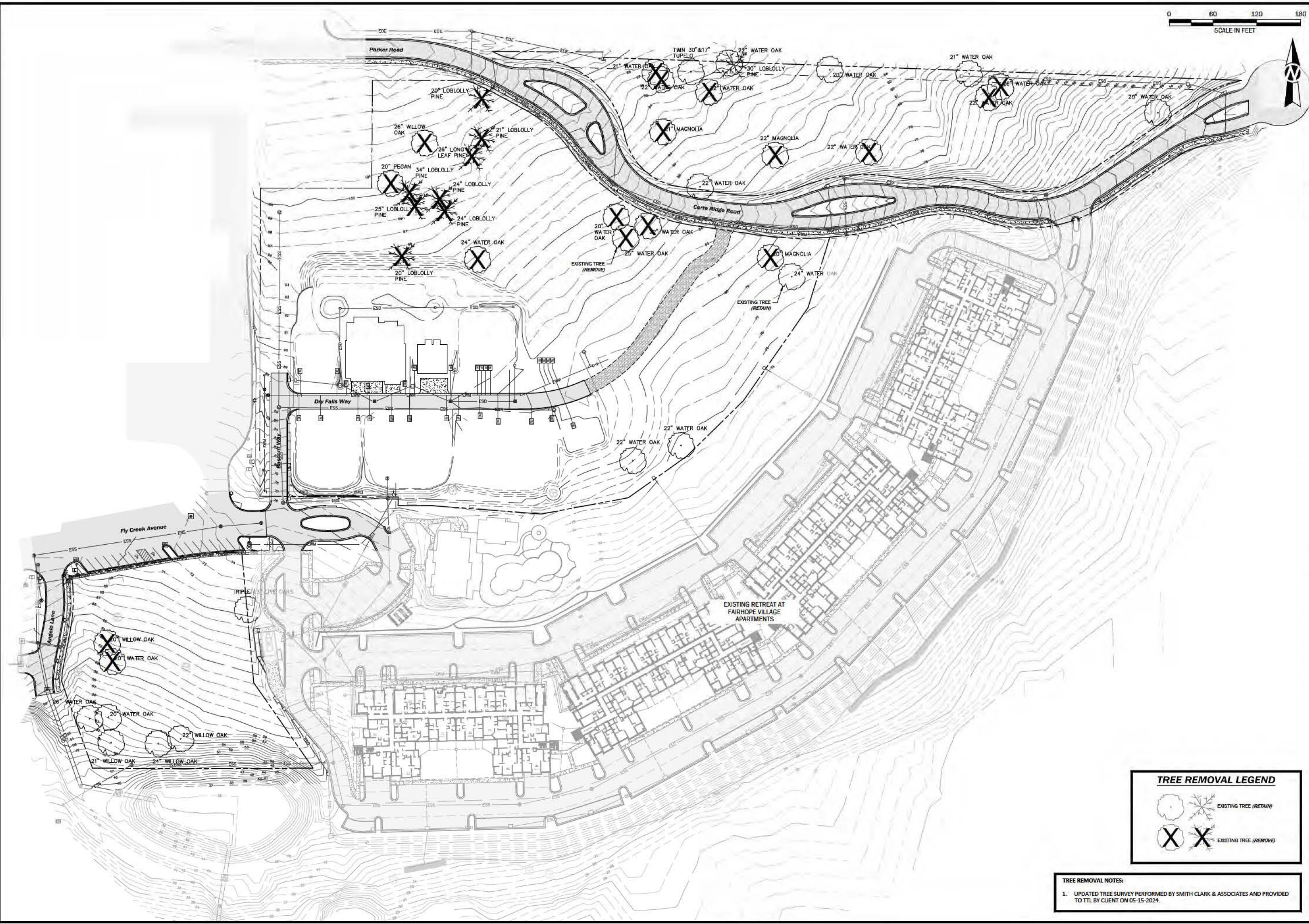
BLH
Drawn
JLA
Checked
183227-002
Project No.
10.10.18
Date

Registration
STATE OF ALABAMA
JARED L. BLOOM
10/17/18
REGISTERED LANDSCAPE ARCHITECT
NUMBER
578

Sheet Title

**SITE LIGHTING PLAN
ENLARGEMENT**

Sheet No.
LE203



TREE REMOVAL LEGEND

		EXISTING TREE (RETAIN)
		EXISTING TREE (REMOVE)

TREE REMOVAL NOTES:

1. UPDATED TREE SURVEY PERFORMED BY SMITH CLARK & ASSOCIATES AND PROVIDED TO TTL BY CLIENT ON 05-15-2024.

9797 Timber Circle, Suite A | Daphne, AL 36527
251.332.3600 | www.ttlusa.com

THE HIGHLANDS AT FAIRHOPE VILLAGE

LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS

FAIRHOPE, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

TREE REMOVAL PLAN

No.	Date	Revision Description

Drawn By: J N B
Date: 04-23-2024
Checked By: J A M
Proj. No.: 24-13-00777.00
File Name: 240777.Sheet C2.02 Tree Removal Plan.dwg

Sheet No.
C2.2



The Highlands at Fairhope Village - Fairhope, Alabama

SCHEMATIC DESIGN
04.23.24 | Page 1 of 1

Project Number: 183227-002





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Daphne, AL 36527
251.332.3600
www.ttlusa.com

April 23, 2024

Mr. Richard Johnson
Public Works Director
City of Fairhope
161 North Section St.
Fairhope, AL 36532

**RE: Drainage Report for The Highlands at Fairhope Village
Fairhope, Alabama
TTL Project No. 000241300777.00**

SD24.14
RECEIVED
APR 23 2024
BY: CB

Dear Mr. Johnson,

We are writing to provide drainage calculations for your review for the above-referenced project. Previous versions of this development have been designed and approved via PUD and associated amendments by other engineering firms. This iteration includes a development layout consistent with PUD Ordinance No. 1769, approved February 13th, 2023.

This development will consist of three separate sites located on lots 6E (Area 1), 6A (Area 2), & 6D (Area 3) totaling approximately 11.80 acres as shown on the previously approved preliminary plat. The Retreat at Fairhope Village apartments is located on lot 6B. As reflected in the site plans, the proposed development consists of the development of townhome and duplex residential structures with associated roadways & parking.

Existing Site Description

Area 1 is currently partially developed with three (3) existing residential units along with a partially constructed roadway and drainage infrastructure. The remaining portion of Area 1 is currently wooded. Area 1 consists of approximately 7.34 acres.

Area 2 is currently undeveloped, wooded, and consists of approximately 2.72 acres.

Areas 1 and 2 drain into existing infrastructure, previously designed to account for the development of the areas, and are routed to an existing underground detention system installed with The Retreat at Fairhope Village.

Area 3 is currently undeveloped, wooded, and consists of approximately 1.68 acres. It currently drains via overland flow towards an open-graded detention pond installed for the nearby Publix development.

Proposed Site Description

The general drainage pattern for the lots will be maintained with this development. As noted above, Areas 1 and 2 were previously included in an overall PUD which includes a common underground detention system; therefore, no onsite detention is proposed for Areas 1 and 2. Because Area 3 was not accounted for in the original design for the existing underground detention at The Retreat at Fairhope Village, an independent underground detention area is proposed beneath the private parking stalls for Area 3. Areas 1 and 2 will connect to existing storm drain infrastructure along Bascom Way,

Dry Falls Way, and Corte Ridge Road. Proposed grading and drainage plans are included as attachments to this report.

Drainage Summary

Below is a summary of drainage calculations that are reflected in more detail in the attachments to this report:

- **Areas 1 & 2**

As noted above, Areas 1 & 2 were previously accounted for in the infrastructure and detention design of The Retreat at Fairhope Village and the previous phase of the Highlands at Fairhope Village. Below is an image of the "Future Phases" from that report (by Dewberry, dated November, 2018) that summarize the previously approved calculations for Areas 1 and 2:

Description	Size	Pre-Developed C-Value	Post-Developed C-Values
Off-Site Area	13.40 acres	0.4	0.4
Future Phases	10.06 Acres	0.3	0.72
Phase 1	13.83 Acres	0.3	0.65
Total Area	37.29	0.336	0.579

The below table reflects the post-development C-Value of Areas 1 and 2 of the current iteration of the Highlands at Fairhope Village:

Postdevelopment Area 1 & 2 (Combined)	Square Feet	Acres	% Total Area	'C' Value	Weighted 'C'
Impervious Areas (Roofs and Hardscaping)	209,236	4.80	47.69%	0.95	0.45
Pervious Areas (Lawns)	229,494	5.27	52.31%	0.40	0.21
Total Area	438,730	10.07	100%		0.66

As shown in the tables above, the C-Value for the current iteration for Areas 1 and 2 of The Highlands at Fairhope Village (0.66) is less than the C-Value accounted for in the design of the existing underground detention system for these same areas (0.72). Therefore, post-development runoff from these areas will not exceed what was accounted for in previous designs.

- **Area 3**

As noted above, Area 3 will include its own underground detention area to mitigate its post-development runoff to predevelopment levels. Below is a summary of pre- and post-development runoff calculations for Area 3:

(continued next page)

<i>Storm Event</i>	<i>Pre-Development Runoff (cfs)</i>	<i>Post-Development Runoff (cfs)</i>	<i>Difference Between Post-Development and Pre-Development Runoff (cfs)</i>
2-year	5.618	5.332	-0.286
5-year	6.725	6.305	-0.420
10-year	7.652	7.114	-0.538
25-year	8.962	8.248	-0.714
50-year	9.975	9.119	-0.856
100-year	10.950	9.952	-0.998

As reflected above, due to the proposed underground detention area beneath the proposed parking stalls, post-development runoff rates will not exceed pre-development rates.

LID Techniques

The proposed development will utilize multiple LID techniques. As noted in the previously approved drainage report prepared by Dewberry, the existing underground detention system was designed to provide a removal of a minimum of 80% suspended solids. Therefore, any additional LID techniques will remove an excess of what is required. The proposed development will utilize techniques such as grassed swales and permeable pavement and will facilitate overland flow across grassed and landscaped areas as much as possible.

Supporting plans, maps, spreadsheet calculations, and modeling software results are included as attachments to this report.

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

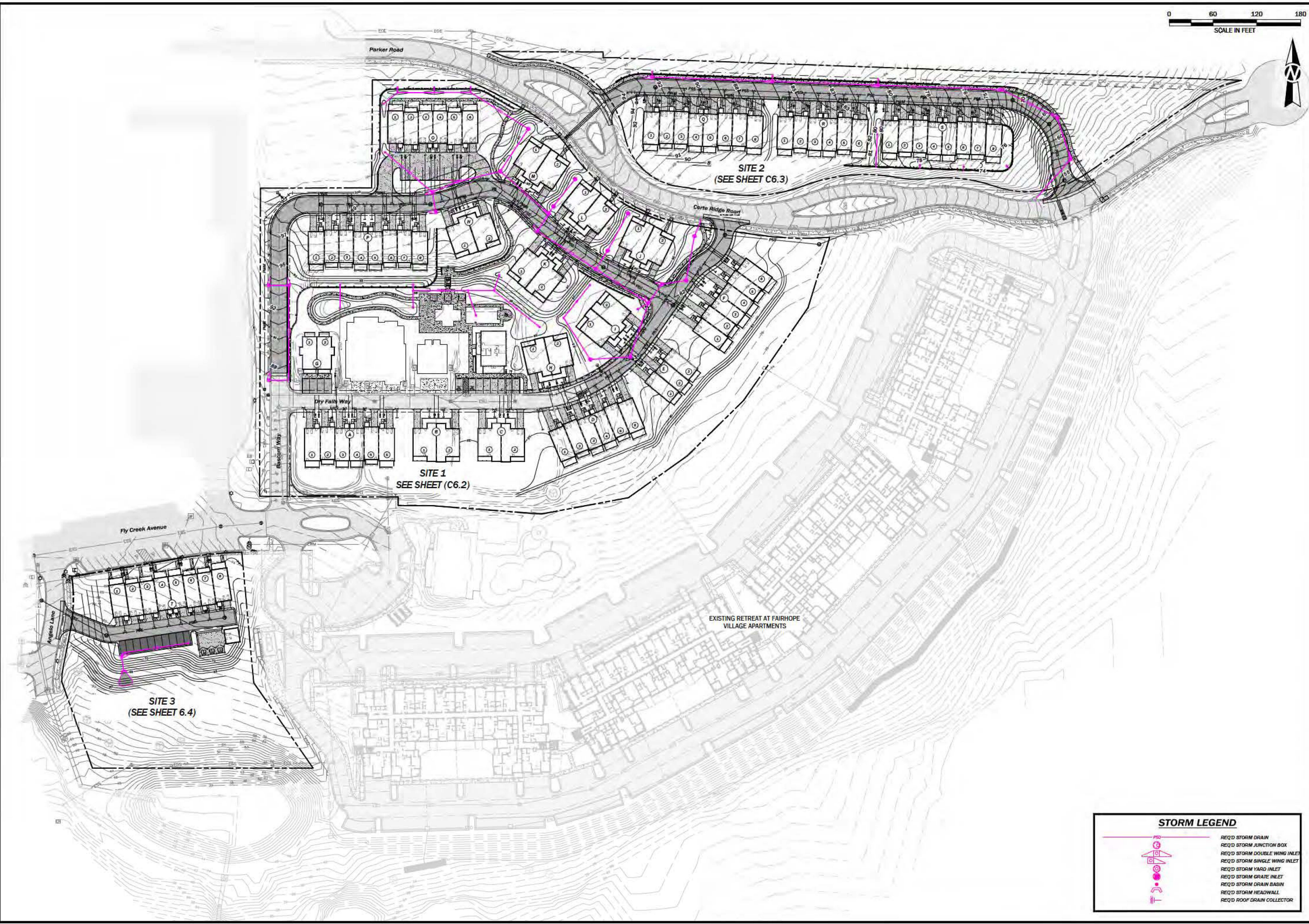
Sincerely,

TTL, Inc.



Andy McCartney, PE

Attachments: Site Grading Plans (Sheets C4.1 – C4.4)
Site Drainage Plans (Sheets C7.1 – C7.4)
Pre- and Post-Development Drainage Maps
C-Value Spreadsheet
Hydraflow Hydrographs Detention Modeling (Area 3)



STORM LEGEND
REQ'D STORM DRAIN
REQ'D STORM JUNCTION BOX
REQ'D STORM DOUBLE WING INLET
REQ'D STORM SINGLE WING INLET
REQ'D STORM YARD INLET
REQ'D STORM GRATE INLET
REQ'D STORM DRAIN BASIN
REQ'D STORM HEADWALL
REQ'D ROOF DRAIN COLLECTOR

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THE HIGHLANDS AT FAIRHOPE VILLAGE
LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS
FAIRHOPE, ALABAMA

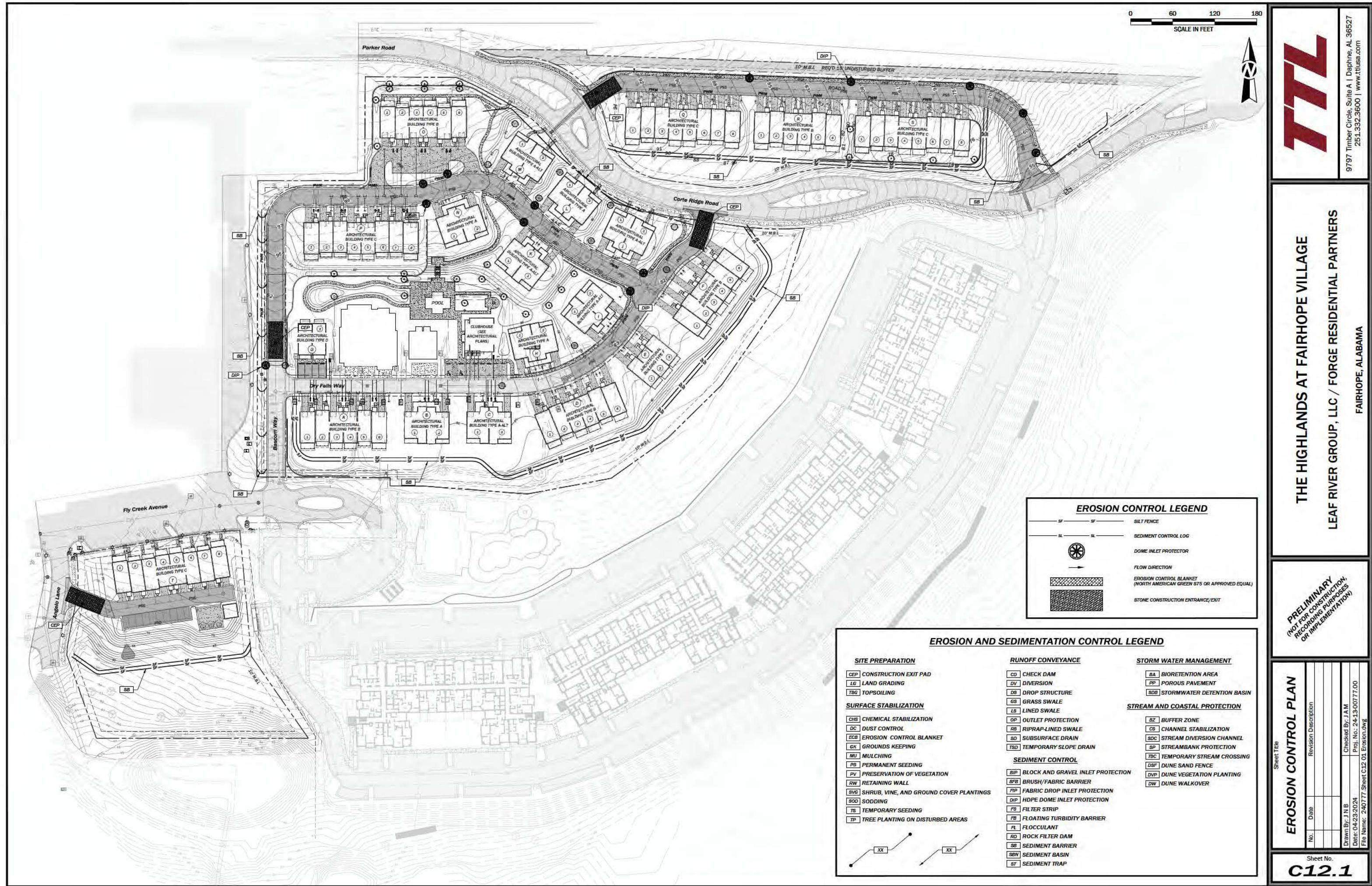
PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

STORM DRAINAGE PLAN

No.	Date	Revision Description

Drawn By: J N B
Date: 04-23-2024
Proj. No.: 24-13-00777.00
File Name: 240777_Sheet C7.01 Storm Plan & Profiles.dwg

Sheet No.
C7.1



EROSION CONTROL LEGEND

- SF Silt Fence
- SL Sediment Control Log
- DIP Dome Inlet Protector
- Flow Direction
- ECB Erosion Control Blanket (North American Green S75 or Approved Equal)
- Stone Construction Entrance/Exit

EROSION AND SEDIMENTATION CONTROL LEGEND

SITE PREPARATION - CEP Construction Exit Pad - LG Land Grading - TSG Topsoiling	RUNOFF CONVEYANCE - CD Check Dam - DV Diversion - DS Drop Structure - GS Grass Swale - LS Lined Swale - OP Outlet Protection - RS Riprap-lined Swale - SD Subsurface Drain - TSO Temporary Slope Drain	STORM WATER MANAGEMENT - BA Bioretention Area - PP Porous Pavement - SDB Stormwater Detention Basin
SURFACE STABILIZATION - CHS Chemical Stabilization - DC Dust Control - ECB Erosion Control Blanket - GK Grounds Keeping - MU Mulching - PS Permanent Seeding - PV Preservation of Vegetation - RW Retaining Wall - SVS Shrub, Vine, and Ground Cover Plantings - SOD Sodding - TS Temporary Seeding - TP Tree Planting on Disturbed Areas	SEDIMENT CONTROL - BIP Block and Gravel Inlet Protection - BFB Brush/Fabric Barrier - FIP Fabric Drop Inlet Protection - DIP HDPE Dome Inlet Protection - FS Filter Strip - FB Floating Turbidity Barrier - FL Flocculant - RD Rock Filter Dam - SB Sediment Barrier - SBM Sediment Basin - ST Sediment Trap	STREAM AND COASTAL PROTECTION - BZ Buffer Zone - CS Channel Stabilization - SDC Stream Diversion Channel - SP Streambank Protection - TSC Temporary Stream Crossing - DSF Dune Sand Fence - DVP Dune Vegetation Planting - DW Dune Walkover

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THE HIGHLANDS AT FAIRHOPE VILLAGE
LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS
FAIRHOPE, ALABAMA

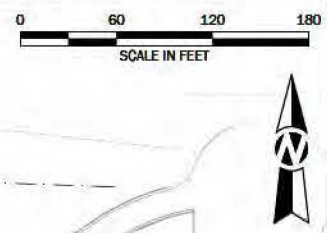
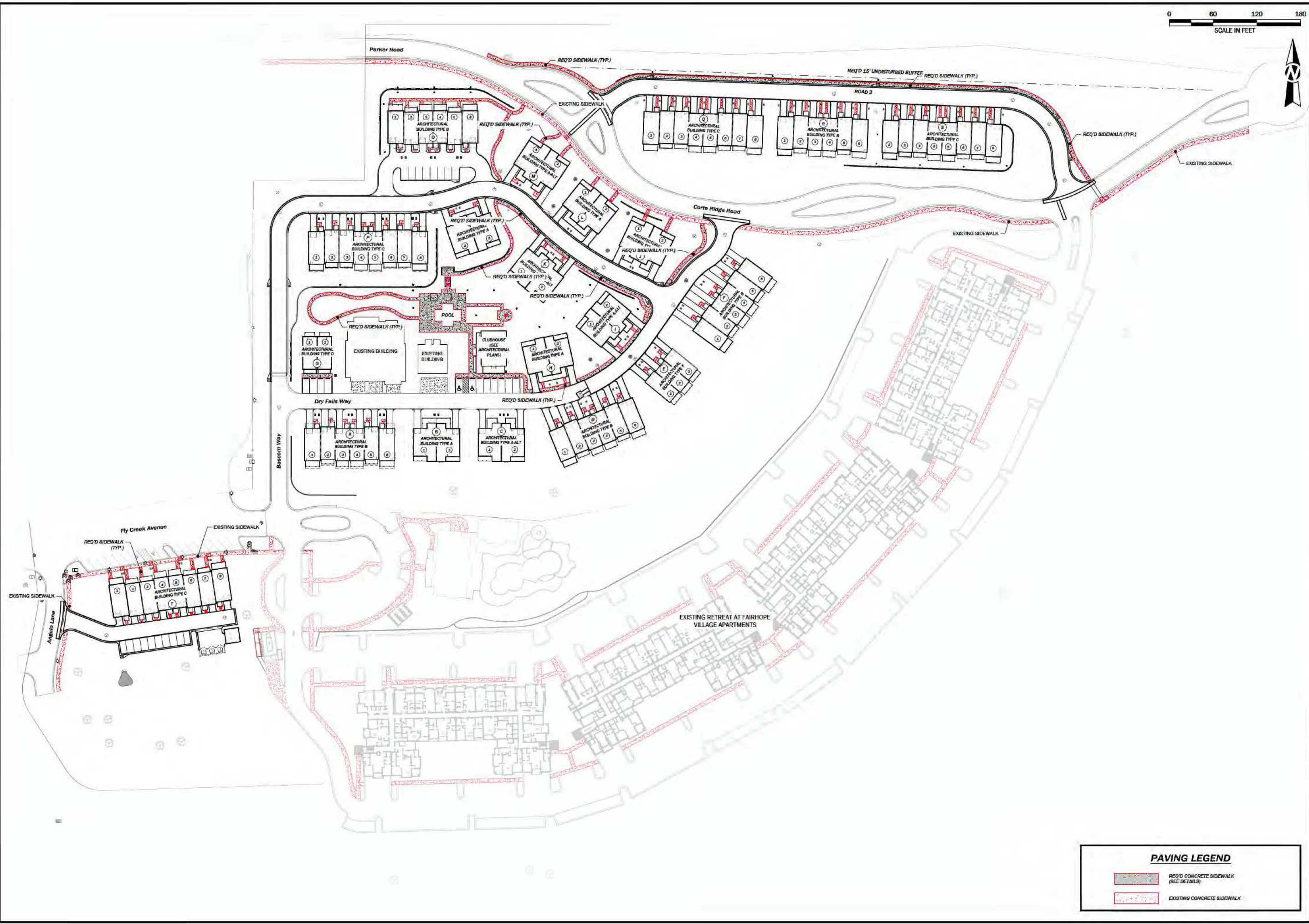
PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

EROSION CONTROL PLAN

No.	Date	Revision Description

Drawn By: J.N.B.
Date: 04-23-2024
Checked By: J.A.M.
Proj. No.: 24-13-0077.7.00
File Name: 240777-Sheet C12.01 Erosion.dwg

Sheet No.
C12.1



PAVING LEGEND	
	REQ'D CONCRETE SIDEWALK (SEE DETAILS)
	EXISTING CONCRETE SIDEWALK

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THE HIGHLANDS AT FAIRHOPE VILLAGE

LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS

FAIRHOPE, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title

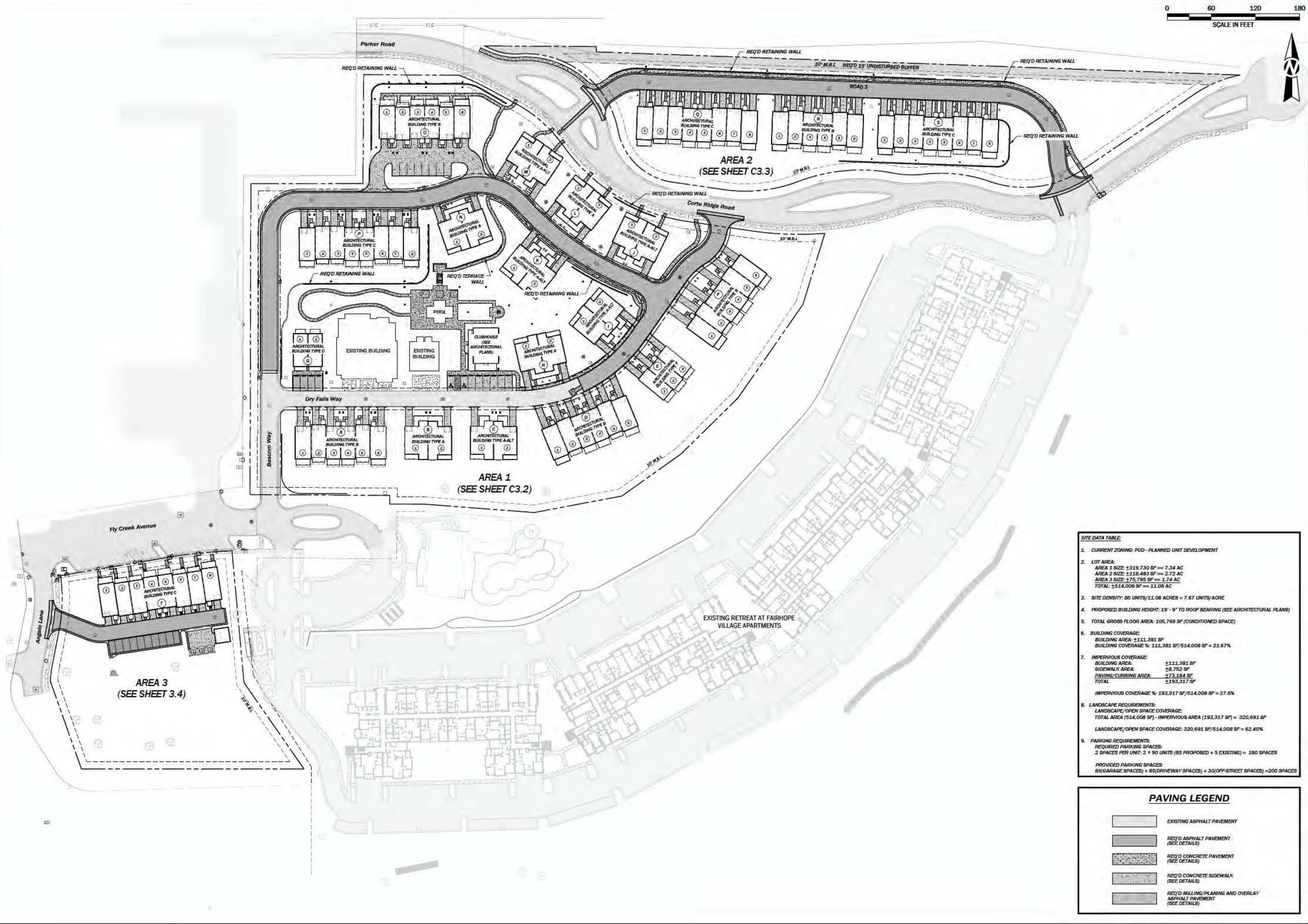
PEDESTRIAN CIRCULATION
PLAN

Revision Description

No.	Date	Description

Drawn By: J.N.B.
Date: 04-23-2024
Checked By: J.A.M.
Proj. No.: 24-13-0077.00
File Name: 240777-Sheet C3.01 Paving.dwg

Sheet No.
C3.5



SITE DATA TABLE	
1. CURRENT ZONING: PUD - PLANNED UNIT DEVELOPMENT	
2. LOT AREA: AREA 1 SIZE: ±319,730 SF = 7.34 AC AREA 2 SIZE: ±118,483 SF = 2.72 AC AREA 3 SIZE: ±75,795 SF = 1.74 AC TOTAL: ±514,008 SF = 11.08 AC	
3. SITE DENSITY: 85 UNITS/11.08 ACRES = 7.67 UNITS/ACRE	
4. PROPOSED BUILDING HEIGHT: 19'-9" TO ROOF BEARING (SEE ARCHITECTURAL PLANS)	
5. TOTAL GROSS FLOOR AREA: 105,769 SF (CONDITIONED SPACE)	
6. BUILDING COVERAGE: BUILDING AREA: ±111,381 SF BUILDING COVERAGE %: 111,381 SF/514,008 SF = 21.67%	
7. IMPERVIOUS COVERAGE: BUILDING AREA: ±111,381 SF SIDEWALK AREA: ±8,752 SF PAVING/CURBING AREA: ±73,184 SF TOTAL: ±193,317 SF IMPERVIOUS COVERAGE %: 193,317 SF/514,008 SF = 37.6%	
8. LANDSCAPE REQUIREMENTS: LANDSCAPE/OPEN SPACE COVERAGE: TOTAL AREA (514,008 SF) - IMPERVIOUS AREA (193,317 SF) = 320,691 SF LANDSCAPE/OPEN SPACE COVERAGE: 320,691 SF/514,008 SF = 62.40%	
9. PARKING REQUIREMENTS: REQUIRED PARKING SPACES: 2 SPACES PER UNIT: 2 + 90 UNITS (85 PROPOSED + 5 EXISTING) = 180 SPACES PROVIDED PARKING SPACES: 85(GARAGE SPACES) + 85(DRIVEWAY SPACES) + 33(OFF-STREET SPACES) = 203 SPACES	

PAVING LEGEND	
	EXISTING ASPHALT PAVEMENT
	REQ'D ASPHALT PAVEMENT (SEE DETAILS)
	REQ'D CONCRETE PAVEMENT (SEE DETAILS)
	REQ'D CONCRETE SIDEWALK (SEE DETAILS)
	REQ'D MILLING/PLANING AND OVERLAY ASPHALT PAVEMENT (SEE DETAILS)

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251.332.3600 | www.ttlusa.com

THE HIGHLANDS AT FAIRHOPE VILLAGE

LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS

FAIRHOPE, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
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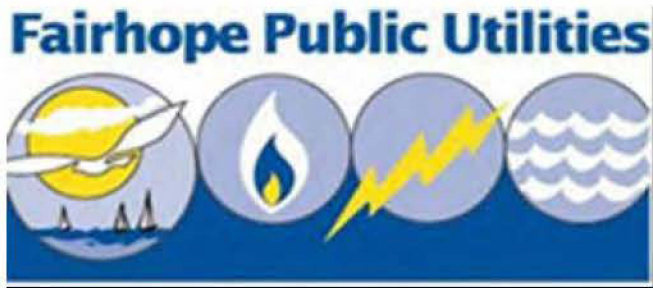
MASTER PAVING, SIGNING, STRIPING PLAN	
No.	Revision Description

Drawn By: J.N.B.	Checked By: J.A.M.
Date: 04-23-2024	Proj. No.: 24-13-0077.7.00
File Name: 240777-Sheet C3.01 Paving.dwg	

Sheet Title

Sheet No.

C3.1



Fairhope Water Utility

Hydrant Flow Test

Date: May 9, 2024

Time: 9:20 AM

Flow Hydrant

Hydrant Location Dry Falls Way (End of Asphalt)

Latitude: 30.555253

Longitude: -87.88898

Size of Water Main (Inches) 12

Type of Material: PVC

Pitot PSI 15

Outlet Diameter (in): 2.5

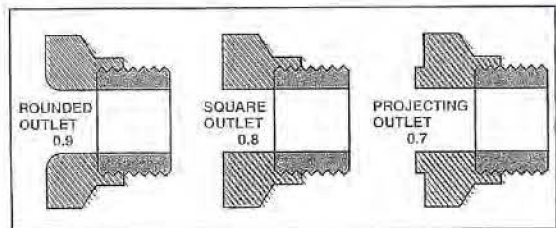
Number of Outlets Flowing 1

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

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

Select Appropriate C Value:

0.9



Calculated Flow (Q)

649.86

GPM

Flow Hydrant

Hydrant Location Fly Creek Ave./ Bascom Way (South side of Intersection)

Latitude: 30.554645

Longitude: -87.890395

Size of Water Main (Inches) 12

Type of Material: PVC

Static Pressure (PSI) 58

Residual Pressure (PSI) 22

Calculated Fire Flow @ 20 PSI (AFF): 669.12 GPM

Signatures:

Operator: Micheal C. Johnson

Engineer of Record:

Richard D.

Johnson, PE

Digitally signed by Richard D. Johnson, PE

Date: 2024.05.23 07:33:55

-05'00"

5/23/24, 7:22 AM

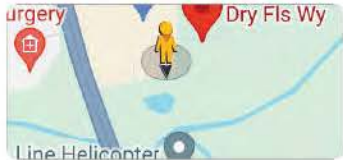
300 Fly Creek Ave - Google Maps

Google Maps

300 Fly Creek Ave
Fire Flow Test



Image capture: Apr 2022 © 2024 Google



Fairhope Public Utilities



Hydrant Flow Test

Date: May 09, 2024

Time: 9:20 am

Flow Hydrant

Hydrant Location: Dry Falls Way (end of Asphalt)

Size of Watermain 12" Type Material: PVC

Pitot PSI: 15 Flow GPM: 650 (649.86 RDJ)

Calculated Fire Flow @ 20 PSI: 669.12 GPM

Test Hydrant (Residual)

Hydrant Location: Fly Creek Ave./ Bascom Way (South side of Intersection)

Size of Watermain: 12" Type material: PVC

Static PSI: 58 Residual PSI: 22

Operator: Micheal Johnson

Engineer of Record: _____

From: [Allison Hunter](#)
To: [planning](#)
Subject: The Highlands at Fairhope Village
Date: Tuesday, May 28, 2024 5:02:12 PM

Dear Fairhope Planning and Zoning Department,

I am writing to express my strong opposition to the proposed subdivision development The Highlands at Fairhope Village. As an owner and resident of Rock Creek in Fairhope, I am concerned that adding 85 units in the proposed plan will have a negative impact on our community, specifically regarding issues with existing infrastructure, overcrowding of local schools, and potential decline of nearby property values.

The proposed development would significantly increase the strain on the existing infrastructure. The roads would have increased traffic. The stress on utilities such as water, sewage, and electricity would increase, potentially leading to shortages and disruptions for current residents. By opposing this development, we aim to safeguard the integrity and functionality of our existing infrastructure, ensuring that it can continue to serve the needs of our community without being overwhelmed by excessive demands.

The addition of this neighborhood will bring an influx of families and therefore more children into the school system. Early age childcare is severely lacking in an ever-growing county and community. Even with the addition of early age resources, once these kids are of school-age, this would only exacerbate a growing problem, placing an increased burden on local teachers and administrators and compromising the quality of the education provided within Baldwin County and zoned Fairhope grade school, middle school, and ultimately high school.

Lastly, there is apprehension among residents about the potential impact of this development on nearby property values. In addition to the existing apartment complex, there has recently been the addition of the Cottages at Parkstone, another rental community off of Parker Rd. The density of housing and changes in neighborhood character could lead to a decline in property values for existing homeowners, affecting our financial well-being and investment in our current homes.

In light of these comprehensive concerns, I urge you to carefully reconsider the approval of the proposed development. It's essential that any new development aligns with the needs and values of the existing community and contributes positively to our neighborhood's long-term sustainability and livability.

Sincerely,

Allison M. Hunter and Michael Carroll

102 Ashton Court

Fairhope, Alabama, 36532

From: [Trevor Stubbs](#)
To: [planning](#)
Cc: [Megan S](#)
Subject: Highlands at Fairhope Village Subdivision Phase 2
Date: Monday, May 27, 2024 9:29:39 PM



Dear Fairhope Planning and Zoning Department,

I am writing to express my strong opposition to the proposed subdivision development The Highlands at Fairhope Village. I am the property owner adjacent to the north side of the proposed subdivision. As a concerned neighbor, I believe that the proposed density of this project will have detrimental effects on our community, particularly in terms of increased strain on infrastructure, traffic congestion, negative environmental impact, and school overcrowding. I also have specific concerns regarding Area 2 of the proposed plan.

Firstly, the proposed subdivision will undoubtedly place an increased strain on our existing infrastructure. The addition of this many units will impact our neighborhood's utilities, likely leading to increased service disruptions, decreased reliability, and potential hazards for current residents.

Furthermore, the influx of residents from the new subdivision will create more congested traffic conditions. Turning left at the traffic light at Parker Rd can already be difficult. Adding more residents, in addition to the existing commercial traffic, will only make this problem worse. Increased traffic not only leads to longer commute times and frustration for residents but also poses safety concerns for pedestrians and cyclists in our community.

The environmental impact of this proposed development cannot be overlooked. Clearing land for construction will result in the loss of valuable green space and natural habitats. Similarly, I think there should be concerns with addition of noise and light pollution. The tranquility of my property, currently supporting many types of wildlife, is being threatened by having 22 townhomes packed together lining 480 feet of the shared property line. The incredible views of the stars in the night sky are at risk of being obscured by the glare of artificial illumination from the increased housing density. Such pollution not only disrupts the natural rhythm of wildlife but also disturbs the peace and well-being of existing residents.

The introduction of more families into our area through this subdivision will further add to the stress of overcrowding in our local schools. Our educational facilities are already stretched thin, and the addition of more students without corresponding

increases in resources will result in compromised learning environments and diminished educational outcomes for all students.

Lastly, I would like to focus on Area 2 of the plans as it is the part of the proposal that most directly affects my family. I have very large concerns regarding the number of townhomes that are being squeezed into such a small space. Multiple retaining walls are required in order to force this space to support 22 townhomes, one estimated at 5ft and the other at 9ft in height. The area is listed at 2.72 acres but almost $\frac{1}{3}$ of the area is across the 9ft Retaining Wall E and Road 3. That space is unlikely to serve as any useful greenspace for the potential residents given the hurdles to access plus the natural slope of the land. I believe a closer examination of Area 2 shows substantial evidence of trying to maximize the number of units and therefore profits without regard to existing neighbors and the natural landscape.

In conclusion, I urge you to reconsider the approval of the proposed subdivision development. The negative impacts on infrastructure, traffic, environment, and schools outweigh any perceived benefits. The proposed plan of Area 2 requires substantial changes to the natural landscape in order to support a density that is extreme. I appreciate the time of the Planning and Zoning Department and ask that my concerns are taken into account in the decision-making process.

Thank you for your attention to this matter.

Sincerely,

Trevor and Megan Stubbs



RIVIERA UTILITIES

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

3/11/2024

Newman Bailey
TTL
9797 Timber Circle, Suite A
Daphne, AL 36526

RE: The Highlands at Fairhope Village – PINs 369508, 369509, 386029, 386030, 369505

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

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

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

Name	Department	Email
Scott Sligh	Electric	ssligh@rivierautilities.com

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

Thank you,

James Wallace



May 1, 2024

Sherry Sullivan
Mayor

Re: THE HIGHLANDS AT FAIRHOPE VILLAGE, PPIN: 369505, 386029, 386030, 369509, 369508, RESIDENTIAL 90 TOTAL UNITS, 5 EXISTING, 85 PROPOSED

Council Members:

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

Lisa A. Hanks, MMC
City Clerk

Water & Sewer: Based upon review of the proposed development, water & sewer service by Fairhope Public Utilities is currently available. All Tap Fees and System Development Charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense. This availability letter is only valid based on what was proposed at the Utility review meeting on March 18, 2024. Any changes or deviations of the proposed plan will require another Utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

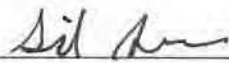
Gas: Gas is available through Fairhope Public Utilities.

Kimberly Creech
Treasurer

Electric: Electric is not available through Fairhope Public Utilities.

Sincerely,

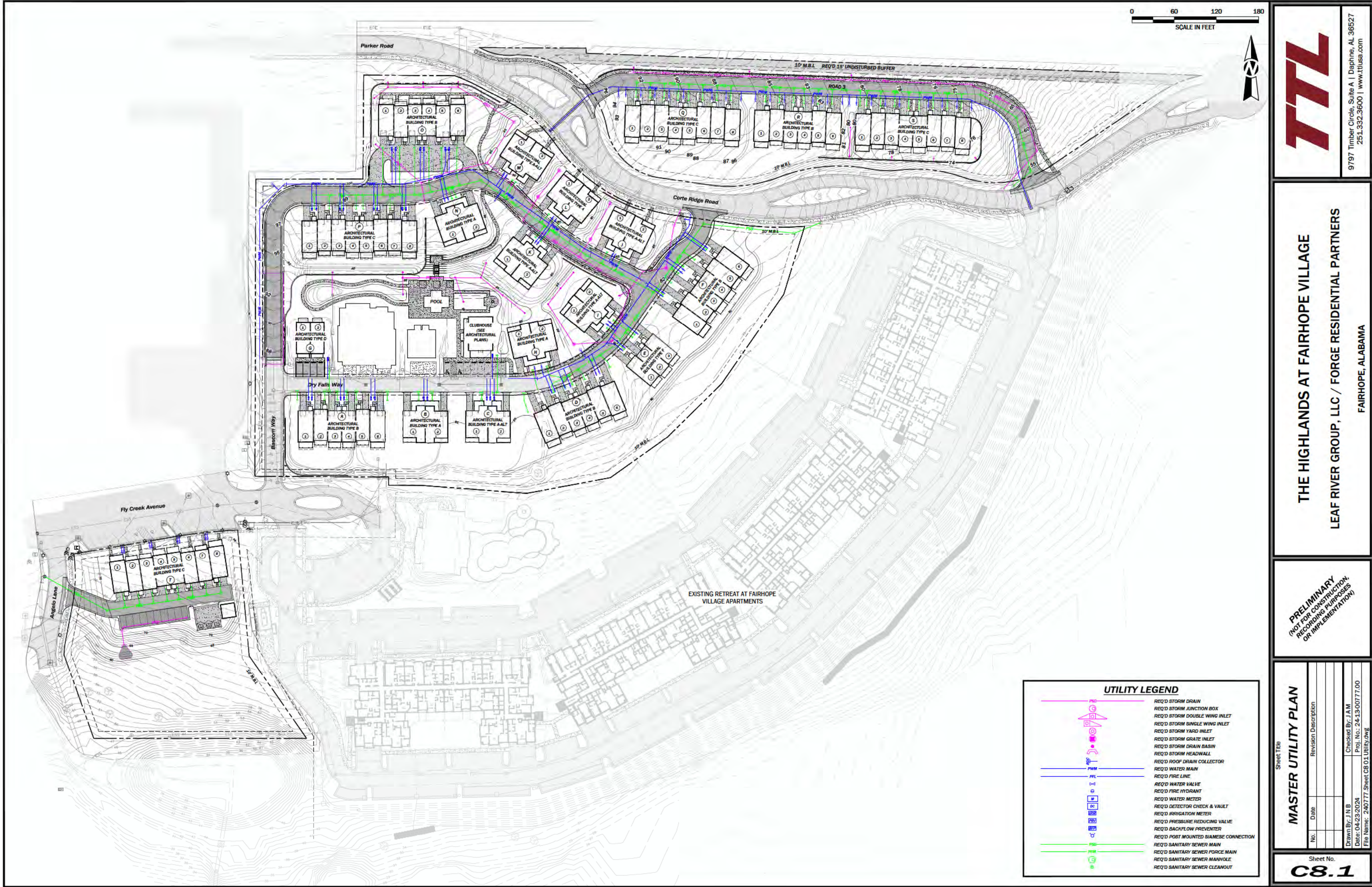

Daryl Morefield
Water/Wastewater Superintendent


Sid Grose
Gas Construction Supervisor


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



UTILITY LEGEND	
	REQ'D STORM DRAIN
	REQ'D STORM JUNCTION BOX
	REQ'D STORM DOUBLE WING INLET
	REQ'D STORM SINGLE WING INLET
	REQ'D STORM GRATE INLET
	REQ'D STORM DRAIN BASIN
	REQ'D STORM HEADWALL
	REQ'D ROOF DRAIN COLLECTOR
	REQ'D WATER MAIN
	REQ'D FIRE LINE
	REQ'D WATER VALVE
	REQ'D FIRE HYDRANT
	REQ'D WATER METER
	REQ'D DETECTOR CHECK & VAULT
	REQ'D IRRIGATION METER
	REQ'D PRESSURE REDUCING VALVE
	REQ'D BACKFLOW PREVENTER
	REQ'D POST MOUNTED SIAMESE CONNECTION
	REQ'D SANITARY SEWER MAIN
	REQ'D SANITARY SEWER FORCE MAIN
	REQ'D SANITARY SEWER MANHOLE
	REQ'D SANITARY SEWER CLEANOUT

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THE HIGHLANDS AT FAIRHOPE VILLAGE

LEAF RIVER GROUP, LLC / FORGE RESIDENTIAL PARTNERS

FAIRHOPE, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

MASTER UTILITY PLAN	
Sheet Title	Revision Description
No.	Date
Drawn By: J N B	Checked By: J A M
Date: 04-23-2024	Proj. No.: 24-13-0077.00
File Name: 240777_Sheet C8.01 Utility.dwg	

Sheet No.

C8.1

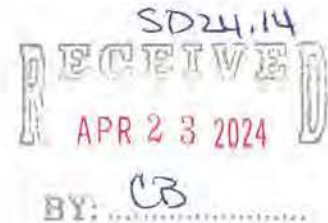


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April 23, 2024

Mr. Richard Johnson
Public Works Director
City of Fairhope
161 North Section St.
Fairhope, AL 36532

**RE: Drainage Report for The Highlands at Fairhope Village
Fairhope, Alabama
TTL Project No. 000241300777.00**



Dear Mr. Johnson,

We are writing to provide drainage calculations for your review for the above-referenced project. Previous versions of this development have been designed and approved via PUD and associated amendments by other engineering firms. This iteration includes a development layout consistent with PUD Ordinance No. 1769, approved February 13th, 2023.

This development will consist of three separate sites located on lots 6E (Area 1), 6A (Area 2), & 6D (Area 3) totaling approximately 11.80 acres as shown on the previously approved preliminary plat. The Retreat at Fairhope Village apartments is located on lot 6B. As reflected in the site plans, the proposed development consists of the development of townhome and duplex residential structures with associated roadways & parking.

Existing Site Description

Area 1 is currently partially developed with three (3) existing residential units along with a partially constructed roadway and drainage infrastructure. The remaining portion of Area 1 is currently wooded. Area 1 consists of approximately 7.34 acres.

Area 2 is currently undeveloped, wooded, and consists of approximately 2.72 acres.

Areas 1 and 2 drain into existing infrastructure, previously designed to account for the development of the areas, and are routed to an existing underground detention system installed with The Retreat at Fairhope Village.

Area 3 is currently undeveloped, wooded, and consists of approximately 1.68 acres. It currently drains via overland flow towards an open-graded detention pond installed for the nearby Publix development.

Proposed Site Description

The general drainage pattern for the lots will be maintained with this development. As noted above, Areas 1 and 2 were previously included in an overall PUD which includes a common underground detention system; therefore, no onsite detention is proposed for Areas 1 and 2. Because Area 3 was not accounted for in the original design for the existing underground detention at The Retreat at Fairhope Village, an independent underground detention area is proposed beneath the private parking stalls for Area 3. Areas 1 and 2 will connect to existing storm drain infrastructure along Bascom Way,

Dry Falls Way, and Corte Ridge Road. Proposed grading and drainage plans are included as attachments to this report.

Drainage Summary

Below is a summary of drainage calculations that are reflected in more detail in the attachments to this report:

- **Areas 1 & 2**

As noted above, Areas 1 & 2 were previously accounted for in the infrastructure and detention design of The Retreat at Fairhope Village and the previous phase of the Highlands at Fairhope Village. Below is an image of the "Future Phases" from that report (by Dewberry, dated November, 2018) that summarize the previously approved calculations for Areas 1 and 2:

Description	Size	Pre-Developed C-Value	Post-Developed C-Values
Off-Site Area	13.40 acres	0.4	0.4
Future Phases	10.06 Acres	0.3	0.72
Phase 1	13.83 Acres	0.3	0.65
Total Area	37.29	0.336	0.579

The below table reflects the post-development C-Value of Areas 1 and 2 of the current iteration of the Highlands at Fairhope Village:

Postdevelopment Area 1 & 2 (Combined)	Square Feet	Acres	% Total Area	'C' Value	Weighted 'C'
Impervious Areas (Roofs and Hardscaping)	209,236	4.80	47.69%	0.95	0.45
Pervious Areas (Lawns)	229,494	5.27	52.31%	0.40	0.21
Total Area	438,730	10.07	100%		0.66

As shown in the tables above, the C-Value for the current iteration for Areas 1 and 2 of The Highlands at Fairhope Village (0.66) is less than the C-Value accounted for in the design of the existing underground detention system for these same areas (0.72). Therefore, post-development runoff from these areas will not exceed what was accounted for in previous designs.

- **Area 3**

As noted above, Area 3 will include its own underground detention area to mitigate its post-development runoff to predevelopment levels. Below is a summary of pre- and post-development runoff calculations for Area 3:

(continued next page)

<i>Storm Event</i>	<i>Pre-Development Runoff (cfs)</i>	<i>Post-Development Runoff (cfs)</i>	<i>Difference Between Post-Development and Pre-Development Runoff (cfs)</i>
2-year	5.618	5.332	-0.286
5-year	6.725	6.305	-0.420
10-year	7.652	7.114	-0.538
25-year	8.962	8.248	-0.714
50-year	9.975	9.119	-0.856
100-year	10.950	9.952	-0.998

As reflected above, due to the proposed underground detention area beneath the proposed parking stalls, post-development runoff rates will not exceed pre-development rates.

LID Techniques

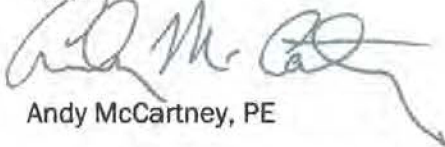
The proposed development will utilize multiple LID techniques. As noted in the previously approved drainage report prepared by Dewberry, the existing underground detention system was designed to provide a removal of a minimum of 80% suspended solids. Therefore, any additional LID techniques will remove an excess of what is required. The proposed development will utilize techniques such as grassed swales and permeable pavement and will facilitate overland flow across grassed and landscaped areas as much as possible.

Supporting plans, maps, spreadsheet calculations, and modeling software results are included as attachments to this report.

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

Sincerely,

TTL, Inc.



Andy McCartney, PE

Attachments: Site Grading Plans (Sheets C4.1 – C4.4)
Site Drainage Plans (Sheets C7.1 – C7.4)
Pre- and Post-Development Drainage Maps
C-Value Spreadsheet
Hydraflow Hydrographs Detention Modeling (Area 3)

Highlands at Fairhope Village – Multi Occupancy Permit
Community Meeting – Thursday, April 11, 2024
Meeting minutes

On Thursday, April 11, 2024 at 10:30 AM, CST a community meeting was held on site at The Highlands at Fairhope Village to discuss the multi occupancy permit application.

In attendance were Stewart Speed with Leaf River Group, Jason Ellis with Leaf River Group, Natalie Giddings, with Leaf River Group, Newman Bailey with TTL, and Cheryl Stovall a resident of Highlands at Fairhope Village.

The site plan and elevations were available for interested parties to view, and Ms. Stovall was enthusiastic about what she saw and voiced her support for the project.

We have followed up with phone calls to several of the neighbors who did not attend the meeting. We will update these minutes if there is contact with any of these people.

Update: Stewart Speed met with Trevor Stubbs (neighbor to the north, 7843 Parker Rd. Fairhope, AL) on April 21, 2024. He is very interested in the buffer between his property and the subject property. He looks forward to seeing the final landscape plan.

Also, Stewart Speed spoke with Ryan Gray with Carter Funds on April 19, 2024. Ryan is enthusiastic about our development plan.



Sheet No.	Sheet Title		
	MOP AERIAL AND TOPOGRAPHIC		
	No.	Date	Revision Description
Drawn By: J N B		Checked By: J A M	
Date: 03-26-2024		Proj. No.: 24-13-00777.00	
File Name: 240777.MOP Aerial & Topographic.dwg			

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City of Fairhope Planning Commission

June 3, 2023



ZC 24.03 Zoning Amendments

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

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

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

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

H. MO-Medical Overlay District

1. **Intent** – The intent of the Medical Overlay (MO) District is to establish and provide for the logical expansion of medical office needs to accommodate the growing community and region. Medical uses vary in need and impacts on the community. The MO District is also intended to establish and accommodate highly-specialized, unique uses and development types related to the medical field and to accommodate additional specialized needs and growth of the medical field and community. It is the express intent of this MO district surrounding the existing medical center to be as generous as possible in permitted uses while at the same time maintaining a clean, attractive community that provides an extension of the medical office needs for medical practices and appropriate facilities for the medical community it serves. Property located within the MO District is permitted the use allowed by right of the underlying zoning district. The provisions relating to nonconformities in Article VII of the Zoning Ordinance shall apply to all properties within this MO District.
2. **Location** – By virtue of its location to an existing medical center (Thomas Hospital), it is intended that this district be allowed for future expansion to the following boundaries: North to parcels abutting the south side of Morphy Avenue, South to those parcels that are in the City of Fairhope abutting the north side of Greeno Lane, East to parcels abutting the west side of Greeno Road, and West to parcels abutting the east side of South Ingleside Street.
3. **District Classification** – The following overlay district is hereby established: Medical Overlay District-MO. Uses and standards allowed in this district shall be as follows:

A. Permitted Uses: The following uses and structures are permitted in this district:

- (1) Medical offices
- (2) Hospitals and nursing homes
- (3) Medical and dental clinics
- (4) Laboratories for medical and dental uses
- (5) Funeral homes
- (6) Animal hospitals, provided the boarding of animals occurs in completely enclosed buildings
- (7) Child and adult day care facilities and group home facilities
- (8) Adult congregate living facilities
- (9) Helistop in conjunction with hospitals
- (10) Emergency services
- (11) Parking structures
- (12) Colleges and universities
- (13) Vocational, trade or business schools with all associated uses including dormitory facilities related to the medical field
- (14) Essential services
- (15) Hospital related out-patient services (Ambulatory Surgery and Diagnostic Clinics)
- (16) Independent Living Facilities
- (17) Bed and Breakfast Facilities to accommodate families of patients
- (18) Retail business which sell, lease and repair prosthetic or ambulatory devices used for patient rehabilitation, mobility or installation/modification of handicap unique support aids
- (19) Places of Worship
- (20) Mixed use with residential – The residential use shall make up at least 33% of the total area of the building and be located on the upper floors only.

B. Permitted Accessory Uses and Structures.

- (1) Uses and structures which are customarily incidental and subordinate to permitted uses
- (2) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.

C. Uses Permitted Subject to Appeal and with Conditions.

- (1) Commercial communication towers
- (2) Detoxification centers and substance abuse centers associated primarily with the primary medical facility
- (3) Retail, restaurant, personal services, branch banks, offices, conference facilities, clinics and similar workplace support uses when within any individual structure, gross floor area shall be limited to 10 percent of the total gross floor area
- (4) Crematorium

D. Prohibited Uses and Structures.

- (1) Any use or structure not specially, provisionally or by reasonable implication permitted herein.
- (2) Automotive repair garages, pool halls and game rooms
- (3) Gasoline or diesel filling stations shall not be located within 100 feet from in-patient care or treatment facilities

E. General Requirements.

Buildings shall comply with the following provisions:

- (1) Buildings shall comply with all applicable Site Design Standards in Article IV of the Zoning Ordinance and all other applicable City regulations and review standards not specified in this section.
- (2) Mixed-use buildings shall be vertically mixed in use. Retail uses shall be placed at street level.

F. Special Exceptions.

- (1) Research and development
- (2) Hotel
- (3) Crematoria
- (4) And any such other uses as deemed appropriate in the district by the Planning Commission. The Planning Commission shall review a proposed use at the time the special exception application is presented to the Planning Commission according to the submittal deadlines and meeting dates established by the Planning Commission.

G. Development Standards.

- (1) The B-4 (Business and Professional District) development standards and area and dimensional requirements shall apply in this district:
- (2) Any residential, hotel, dormitory, nursing home or convalescent use shall not exceed the density established for the R-5 (High Density Multi-Family Residential District) at a minimum lot area of 10,500 square feet for two dwelling units plus 4,100 square feet for each additional unit / 10 units per acre maximum.
- (3) No building or portion of a building visible from a public street or right of way shall be exposed metal. A façade of some type or material shall be used to visually screen the metal from the public street or right of way.
- (4) The existing medical center (Thomas Hospital) contains buildings that may not conform to the area and dimensional requirements of B-4 (Business and Professional District). New Buildings or expansions of existing buildings providing 24 hour medical, psychiatric, obstetrical, or surgical care shall be allowed to align with the height and building lines of existing buildings provided that all other local, county, and state requirements are met. This exemption does not apply to ancillary buildings that may include, but not limited to, administrative offices, physician offices, outpatient services, and maintenance facilities.