



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
July 1, 2024**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

A. UR 24.07 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 27,090 LF of buried fiber cable and 4,180 LF of innerduct in the City ROW at 500 Nichols Avenue.

B. UR 24.08 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 5,489 LF of buried fiber cable and 1,523 LF of innerduct in the City ROW at 713 S Mobile Street.

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

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

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D. SD 24.11 Public hearing to consider the request of the Applicant, SE Civil, LLC, on behalf of the Owners, FST and 68V Harvest Green East 2022, LLC, for Final Plat approval of Harvest Green East Phase 1, a 120-lot subdivision. The property is approximately 55.62 acres and is zoned PUD – Planned Unit Development. The property is located on the east side of State Highway 181 across from The Waters Subdivision. **PPINS #: 17735, 77776**

E. SD 24.13 Public hearing to consider the request of Applicant, Jade Consulting, on behalf of the owner, Encounter Development, LLC, for Final Plat approval of Encounter Commercial Retail Center, a 12-lot subdivision. The property is approximately 35.16 acres and is zoned B-2 – General Business District. The property is located on the northeast corner of State Highway 181 and State Highway 104. **PPIN #: 108453**

F. SD 24.16 Public hearing to consider the request of Applicant, Seth Moore, on behalf of the owner, James Scopolites, for Preliminary and Final Plat approval of Gayfer Place Phase Two, a 2-lot minor subdivision. The property is approximately 4.6 acres and is zoned R-1 – Low Density Single-Family. The property is located at 8611 Gayfer Avenue Extension. **PPIN #: 43888**

G. SD 24.17 Public hearing to consider the request of the Applicant, Goodwyn Mills Cawood, LLC, acting on behalf of the Owner, Eastpark, LLC, for Preliminary and Final Plat approval for 211 South Section, A Condominium, a 3-lot minor subdivision. The property is approximately 0.40 acres and is zoned R-3TH – Townhouse Single Family. The property is located on the east side of Section Street and south of Oswalt Street. **PPIN #: 41038**

H. ZC 24.04 Public hearing to consider the request of the Applicant, David Martin, on behalf of the Owner, Kathryn Mull, to rezone property from R-2, Medium Density Single-Family Residential District to B-3b, Tourist Resort Commercial Service District. The property is approximately 0.42 acres and is located at 53 N. Church Street. **PPIN #: 15034**

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I. ZC 24.05 Public hearing to consider the request of the Applicant, Sawgrass Consulting, on behalf of the Owner, Rockwell LLC, to rezone property from R-1, Low Density Single-Family Residential District to B-2, General Business District, to be known as Rockwell Place. The property is approximately 15 acres and is located east of Highway 181, 1/3 mile north of Intersection of Highway 104 and Highway 181.
PPINS #: 625447, 625448, 625449

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

5. Adjourn

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The Planning Commission met Monday, June 3, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

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

Absent: Hollie MacKellar and Clarice Hall-Black

Chairman Turner called the meeting to order at 5:04 PM.

Approval of the Minutes May 6, 2024:

John Worsham made a motion to approve the minutes from the May 6, 2024.

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

AYE: Lee Turner; Rebecca Bryant; Jay Robinson; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

Old/New Business

- Greenfields Subdivision - Request of the Applicant, SE Civil, for an extension of 1-year for Preliminary Plat.

Staff referenced a letter provided by the applicant, saying the reason for the delay is due to Baldwin County wanting the developer to wait until the roundabout at CR 13 and CR 32 was completed and a new traffic study completed. Staff brought up concerns about the utilities being reviewed over two years ago. Staff recommended a 90-day extension to allow the applicant time to meet with Fairhope Utilities to determine if any major changes were evident that would require a complete new preliminary plat review.

John Worsham made a motion to approve a 90-day extension for SD 22.18 Preliminary Plat with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jay Robinson; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

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.

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of the Applicant, 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. Mr. Simmons shared the zoning map and aerial. Mr. Simmons re-emphasized the requirement of the door hangers so the residents know that this work is being performed.

Staff recommends conditional approval of UR 24.06 subject to the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
 - 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 Supervisor for inclusion in GIS utility maps as needed.
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.

Erik Cortinas made a motion to approve UR 24.06 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jay Robinson; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

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**

Michelle Melton, City Planner, presented the 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. Ms. Melton shared the plat and site data.

Staff recommends approval of SR 24.02 subject to the following conditions:

1. Revised landscape plans are to be 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.
6. Approval by City Council of the proposed amendments in Case: ZC 24.03 – Medical Overlay District.

Mr. Simmons stated that he received an e-mail with concern about the amount of parking at the hospital. Mr. Simmons stated that staff will review the parking spaces to ensure it follows the ordinance. He continued that a goal of the hospital is to add more spaces.

Rebecca Bryant asked for clarification on parking. Mr. Simmons stated that the parking for the whole complex will conform to the parking ordinance prior to the build-out. Lee Turner added that the hospital will need to go through several layers of approval for this project.

Chairman Turner disclosed that he has met with the Mayor and hospital staff representatives several times to discuss this project.

Norman Thompson, President of Thomas Hospital, agreed with staff report.

Ms. Bryant asked about the landscape trees as a buffer and whether it was enough. Chairman Turner asked about whether the power lines would be overhead or underground. Mr. Simmons replied that the high voltage lines will allow for redundancy and will need to be placed underground. Those lines will also be closer to the pavement and out of the landscape areas. Mr. Simmons continued that the verticality of the plant material is important, a sidewalk was added which cuts out some landscape area. Paul Fontenot stated that he will meet with the City Horticulturist to discuss landscaping. Mr. Fontenot is concerned with the four bald cypress that are to be removed. Mr. Simmons replied that Mr. Fontenot's concerns will be addressed by the hospital's landscape architect who needs to include the dbh of the trees along with the height on landscape plan.

Ms. Bryant asked for clarification on the parking prior to build-out of the proposed tower. Mr. Simmons stated that the parking will be in compliance prior to the build out of the last two floors.

Rebecca Bryant made a motion to recommend SR 24.02 to City Council with staff recommendations and the following changes to conditions 1 and 4:

1. Revised landscape plans are *to be* approved by the City's Horticulture Department and *Tree Committee Chair*.
4. Required parking, compliant with Table 4-3 of the zoning ordinance, shall be provided prior to build-out of *last two floors*.

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

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

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**

Hunter Simmons, Planning and Zoning Director, presented the request of the 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. Mr. Simmons shared the zoning map and aerial. Mr. Simmons reminded the Planning Commission that this is the Fly Creek PUD which has already been approved and amended at least twice. Mr. Simmons and Erik Cortinas shared the requirement that may be added for sprinklers for the buildings.

Harry Kohler asked if this built out the PUD or will there be further development. Mr. Simmons replied that staff does not have the full plan and stated that there is a single-family component to this PUD, not completely built out and shared the Master Plan Areas of Improvements slide showing an area to the east that could be further developed.

Staff recommends approval of SD 24.14 with staff recommendations.

1. Pedestrian Circulation Plan shall be amended to reflect Staff recommendations. Developer will work with Staff to ensure public pedestrian connectivity is achieved, crosswalks are installed per City regulations, and each townhome has pedestrian access to the public paths/sidewalk.
2. 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.
3. Revised landscape plans shall be submitted for staff review prior to application of a building permit.
4. Landscaping Plans shall reflect the height of the plants and trees required at time of planting.
5. 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.
6. Construction methods and UL Listings shall be reviewed for fire protection purposes prior to submittal of any building permits.
7. Engineer shall confirm installation of the grass swale required as part of SD 17.24.

Chairman Turner opened the public hearing at 6:13pm.

Gary Gover, 300 Lincoln Street, is concerned with the pedestrian and bicycling provisions and the pedestrian circulation plan does not have enough detail. Mr. Gover shared examples from the Subdivision Regulations where those examples are missing in the pedestrian circulation plan submitted. Mr. Gover also suggested that more emphasis be placed on the plantings.

Cindy Powell, 7843 Parker Road, requested yield signs and speed bumps due to the high and curvy road coming from the apartments.

Trevor Stubbs, 7935 Parker Road, appreciates the buffers, but area #2 is too dense, does not meet Table #3-2 and that the greenspace is primarily unusable. Dr. Stubbs discussed the retaining walls and the steep slope. This project pushes the boundaries. The design is not for the betterment of the City.

The public hearing was closed at 6:18pm.

Stuart Speed addressed the pedestrian flow questions, greenspace and retaining walls. On the north side of Corte Ridge topography believes there is good break up in the roof lines to allow for a nice presentation coming down the hill. There is a 15' undisturbed buffer, fencing and landscape. Mr. Speed stated that they will work with City staff on the pedestrian circulation plan. Mr. Simmons added that the draft Comp Plan acknowledges that pedestrian circulation is important to the City and staff is working with new projects to ensure better pedestrian access around those projects. This current project is a prior approved PUD and staff is working to make the final connection along Corte Ridge Road. From the apartments to the pool are stairs and a gravel area. Mr. Simmons agrees that the public sidewalk should be concrete. The connectivity along Corte Ridge Road is concrete. There is a plan for connectivity along Parker Road. Connectivity is a high priority for the City. The landscape plantings in a PUD do not have the same requirements, it is site plan driven.

Chairman Turner asked about the greenspace usability along the incline. Mr. Simmons replied that it is not a flat play area but without that area it did meet the greenspace requirements. Ms. Bryant asked about existing trees along the northeast part. Mr. Simmons stated shared the areas where the trees would be preserved. Ms. Bryant asked what type of retaining walls were being built. Mr. Speed stated that they would be keystone walls.

Chairman Turner disclosed that he met with Stuart Speed prior to this meeting.

John Worsham made a motion to approve SD 24.14 with staff recommendations.

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

AYE: Lee Turner; Rebecca Bryant; Jay Robinson; Harry Kohler; John Worsham; Paul Fontenot; Erik Cortinas

NAY: None.

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.

Hunter Simmons, Planning and Zoning Director, presented the request from the City of Fairhope Planning and Zoning Department, for various proposed amendments to the City of Fairhope's Zoning Ordinance. This text amendment relates to the Medical Overlay District and adds #4 which states:

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 stated 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.

Staff recommends approval of ZC 24.03 to the City Council.

Jay Robinson stated that this amendment helps accommodate issues that may arise in the future regarding Thomas Hospital.

Ms. Bryant asked if this should state being adjacent. Mr. Worsham asked if connected would be better. Mr. Simmons stated that with the addition of Thomas Hospital in parentheses makes it specific. Mr. Cortinas states that listing that it is 24 hours would be specific to Thomas Hospital.

Chris Williams stated he is not comfortable with the word connected. Mr. Williams continued that adding Thomas Hospital in parentheses following “existing buildings” in the abundance of caution would make it clear.

Chairman Turner opened the public hearing at 6:39pm. Having no one present to speak the public hearing was closed at 6:39pm.

Rebecca Bryant made a motion to recommend ZC 24.03 to the City Council for approval with the addition of “(Thomas Hospital)” in second sentence following “existing buildings”.

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

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

Adjournment

John Worsham made a motion to adjourn.

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

Adjourned at 6:42pm.

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 July 1, 2024



UR 24.07 - 500 Nichols Avenue



Project Name:

AT&T 11.52.11 Utility Review

Site Data:

27,090 Linear Footage

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

N/A

General Location:

Young Street and Nichols Avenue

Surveyor of Record:

AT&T

Engineer of Record:

AT&T

Owner / Developer:

AT&T

School District:

Fairhope Elementary School

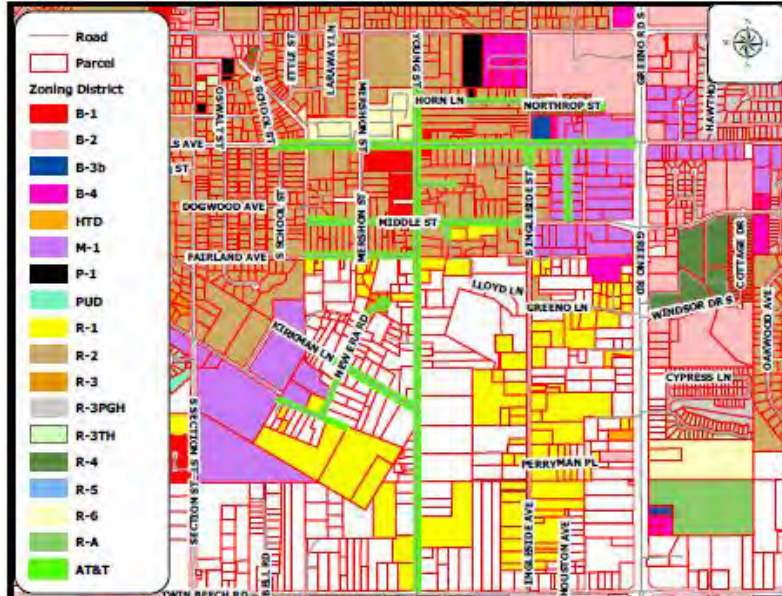
Fairhope Middle and High Schools

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 **27,090 linear footage of fiber buried cable within the Right of Way.**

SCOPE OF WORK:

THIS JOB IS PLACING APPROXIMATELY:

27232' BURIED FIBER CABLE WITHIN 4282' 1" INNERDUCT @ 36" DEPTH
(48" DEPTH UNDER ROADWAYS & DRIVEWAYS)

177 HANDHOLES.

VICINITY 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 24.07**

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 Supervisor 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 July 1, 2024



UR 24.08 - 713 South Mobile Street

**Project Name:**

AT&T 11.52.11 Utility Review

Site Data:

5,489 Linear Footage

Project Type:

Installation of Buried Fiber Cable

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

N/A

PPIN Number:

N/A

General Location:

South Mobile Street & Paddock Drive

Surveyor of Record:

AT&T

Engineer of Record:

AT&T

Owner / Developer:

AT&T

School District:

Fairhope Elementary School

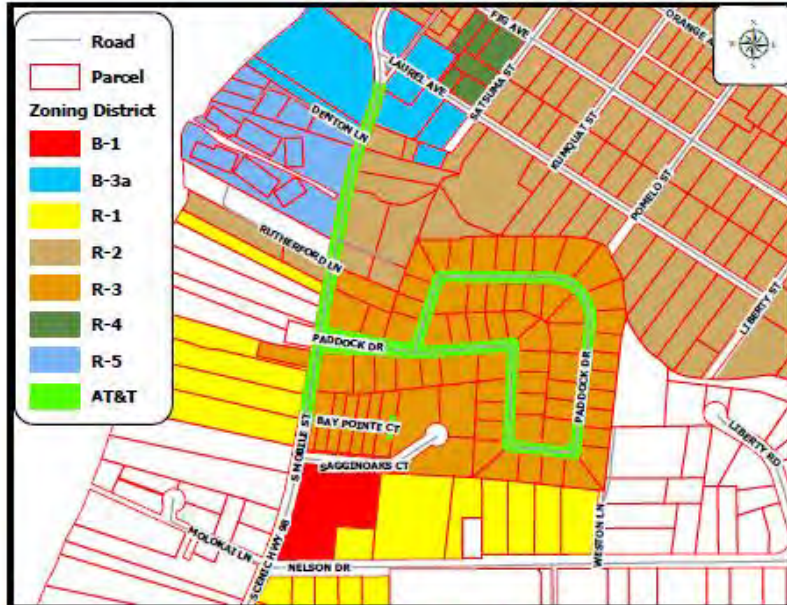
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

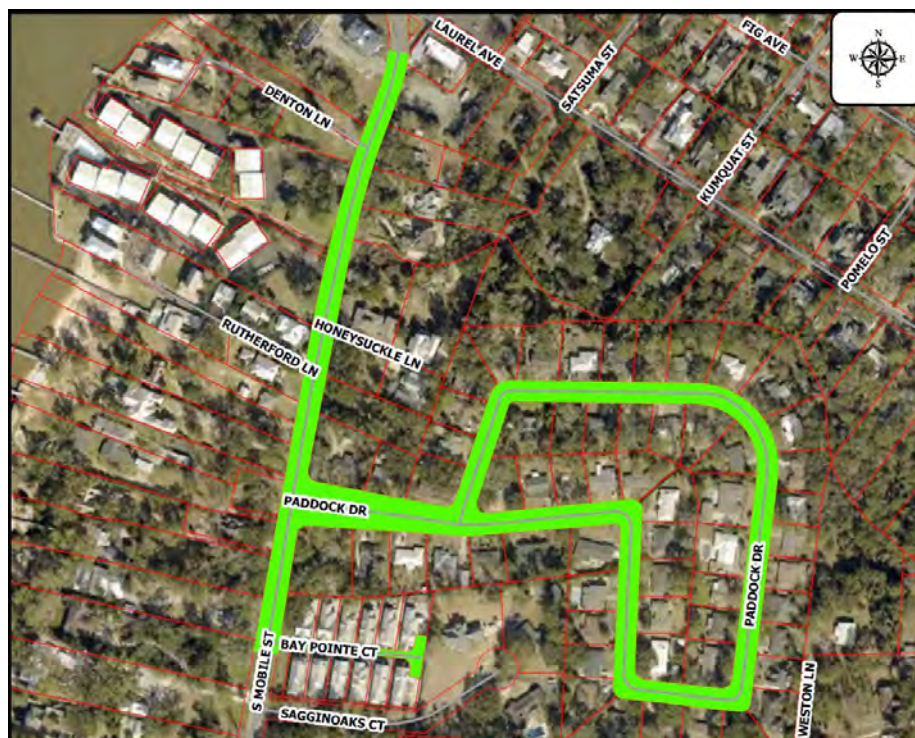
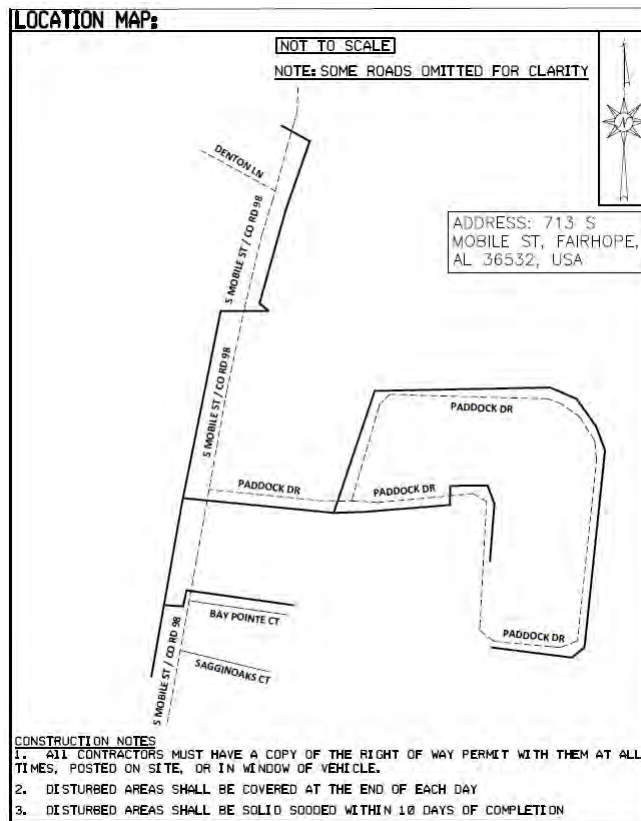
Chris Ambron



Summary of Request: Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately **5,489 linear footage of fiber buried cable within the Right of Way.**

SCOPE OF WORK:

DIRECTIONAL BORE 5489' BURIED FIBER CABLE AND 1523' INNERDUCT IN ROW
ALL BORE WILL BE A MINIMUM OF 36" DEEP AND 48" UNDER THE ROAD.
PLACE 28 PED AND 23 HANDHOLE.



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 24.08**

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 Supervisor 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.

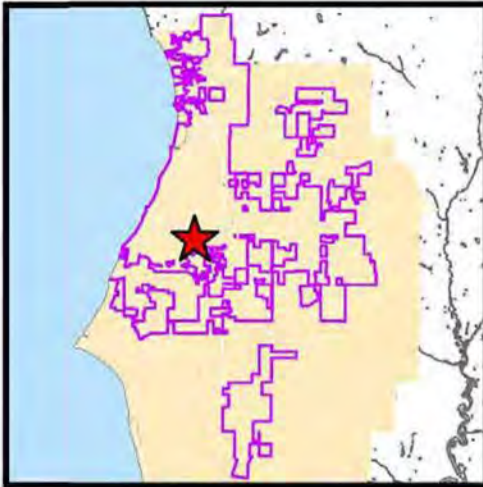
City of Fairhope

Planning Commission

July 1, 2024



SD 24.05 - The Proper

**Project Name:**

The Proper

Site Data:

1.68 acres

Project Type:

10 - Unit Multiple Occupancy Project

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-1

PPIN Number:

9585, 9601, 121255, 9602, 361754

General Location:

Southwest corner of Nichols Avenue
and Young Street

Surveyor of Record:

Goodwyn Mills Cawood

Engineer of Record:

Goodwyn Mills Cawood

Owner / Developer:

Starlight Development LLC

School District:

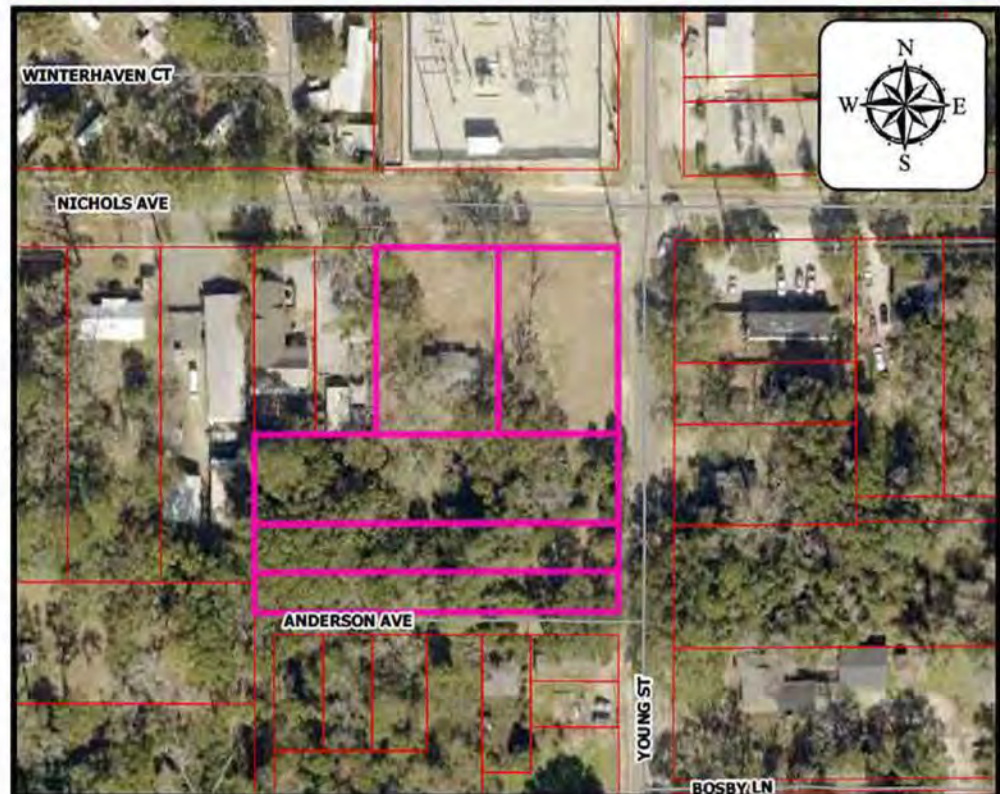
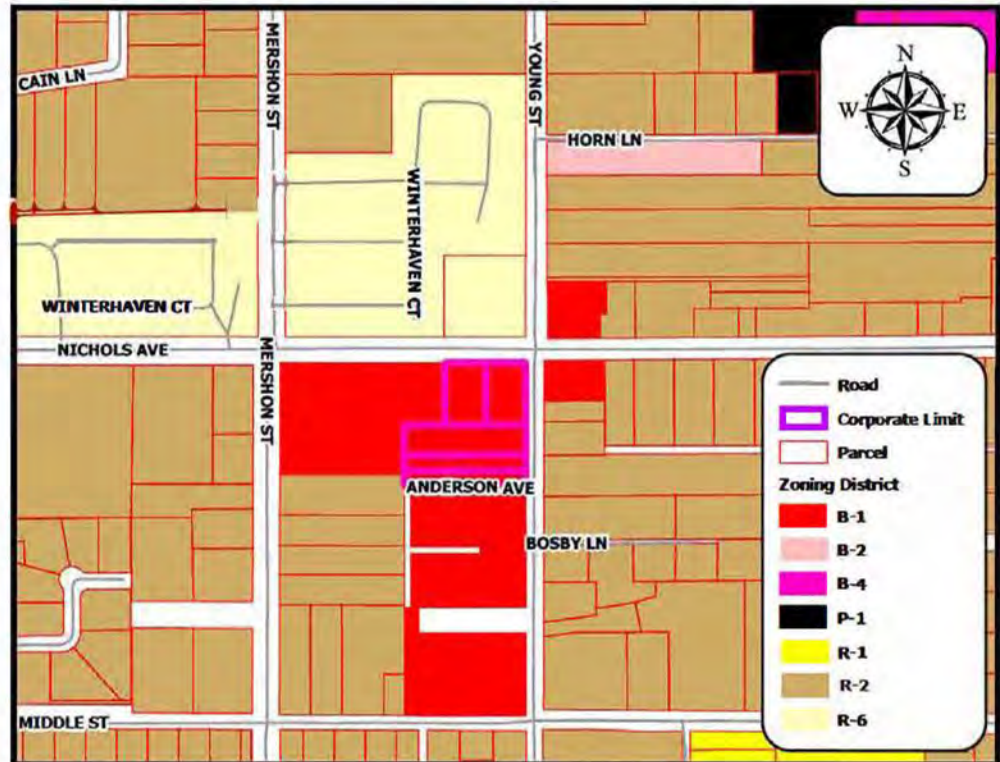
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved with 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: November 28, 2023

Property Owner / Leaseholder Information

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

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

Authorized Agent Information

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

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

Surveyor/Engineer Information

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

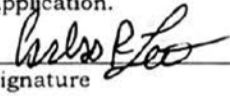
Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

Carlos Lett
 Property Owner/Leaseholder Printed Name

Signature 

10-1-2023
 Date

Fairhope Single Tax Corp. (If Applicable)



Preliminary Plat Application Checklist*

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

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

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



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

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

By signing below, I Melissa A. Hadley, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees adjacent to the property submitted from Subdivision approval.

Melissa Hadley
Signature of Applicant or Authorized Agent

November 28, 2023
Date of Application

Summary of Request:

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

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

Site Data Table

<u>SITE DATA</u>	
TAX PARCEL NO.	
05-46-03-37-0-015-002.000	
05-46-03-37-0-015-001.000	
05-46-03-37-0-015-002.002	
05-46-03-37-0-015-003.000	
05-46-03-37-0-015-002.003	
TOTAL SITE AREA = 1.65 ACRES±	
TOTAL NUMBER OF TOWNHOME LOTS = 10	
SMALLEST LOT = 0.08 ACRES± (3,480 S.F.±)	
LARGEST LOT = 0.14 ACRES± (5,988 S.F.±)	
TOTAL COMMON AREA = 0.64 ACRES± (28,079 S.F.±)	
<u>ZONING</u>	
CITY OF FAIRHOPE	
B-1 SHOPPING DISTRICT	
<u>ZONING REQUIREMENTS</u>	
** 20' FRONT SETBACK	
** 20' REAR SETBACK	
** ZERO SIDE SETBACK	
** NO MINIMUM LOT WIDTH AT THE STREET	
** 30' MAXIMUM HEIGHT REQUIREMENT	
** MINIMUM LOT AREA IS 3,600 S.F.	
<u>DEDICATED EASEMENTS</u>	
** 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES.	
** THE CITY OF FAIRHOPE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA OR ANY EASEMENTS AS PER THE APPROVED DIVISION.	
<u>UTILITIES</u>	
POWER	- FAIRHOPE UTILITIES
SEWER	- FAIRHOPE UTILITIES
WATER	- FAIRHOPE UTILITIES
TELE	- AT&T

June PC Submission

<u>SITE SUMMARY:</u>		
TOTAL SITE AREA	73,305 S.F. (1.68 AC.)	
FIN	Area (Ac.)	Zone
9605	0.35	D-1
9601	0.34	D-1
121255	0.50	D-1
9602	0.27	D-1
561754	0.22	D-1
Total	1.68 AC. (73,305 SF)	
BUILDING SETBACKS	20' FRONT, 20' REAR, 0' SIDE	
MAX. BUILDING HEIGHT	30'	
MINIMUM LOT SIZE	3,600 S.F. (TOWNHOME)	
FLOOD ZONE	X' (UNSHADED)	
<u>DEVELOPMENT SUMMARY:</u>		
PROPOSED USE	RESIDENTIAL	
	SINGLE FAMILY ATTACHED	
TOWNHOME LOTS	10	
PARKING	2-CAR GARAGE PER UNIT	
	<u>4 GUEST SPACES</u>	
TOTAL SPACES	24 PROVIDED	
PROPOSED DENSITY	5.55 DU/AC (GROSS)	
<u>OPEN SPACE SUMMARY:</u>		
OPEN SPACE REQD	(14,661 S.F. (20%))	
PROP. OPEN SPACE	27,503.04 S.F. (38.0%)	
SWIM POND	3,327.53 S.F.	
PRIVATE EASEMENT	9,420.87 S.F.	
NET OPEN SPACE	23,043 S.F. (30.7%)	

July PC Submission

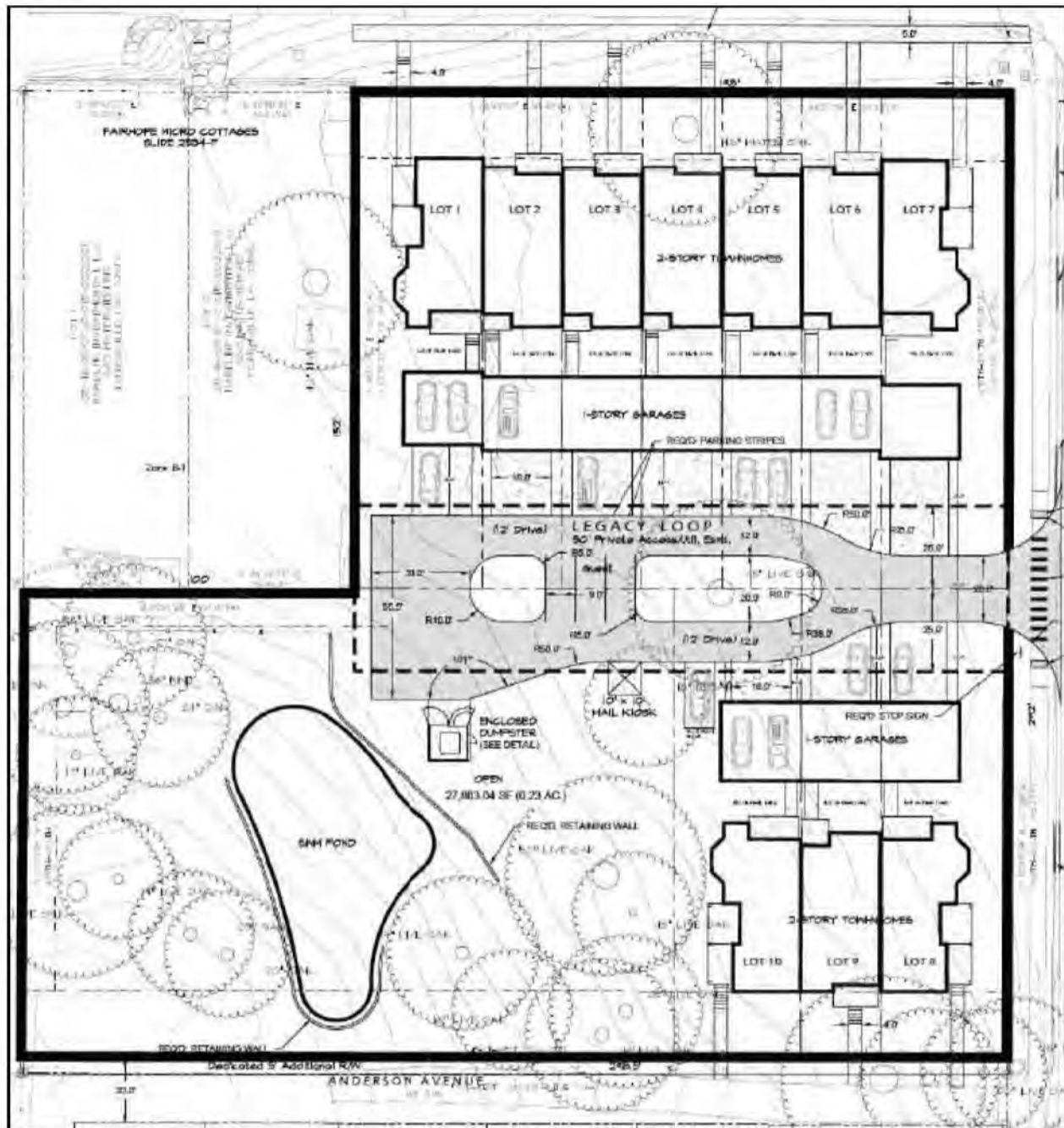
General Comments:

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

Although both sets of buildings front a public right-of-way, the two (2) clusters of undulated townhomes share a common rear entrance in the form of a rear access drive, Legacy Loop. There are four (4) to six (6) guest parking spaces in this area. Site Plan shows six (6); whereas, Site Data Table has four (4) guest parking spaces. There are a total of 24-26 parking spaces provided. Each unit will have a two (2) car garage. Each unit has an 18 ft wide driveway. The outside parking spaces provided surpass the parking

requirements. Mail will be handled by a cluster box unit ("CBU") that is on the plat along the southside of the private drive, Legacy Loop.

Site Plan



Waiver Request

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

Art. V(E)

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

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

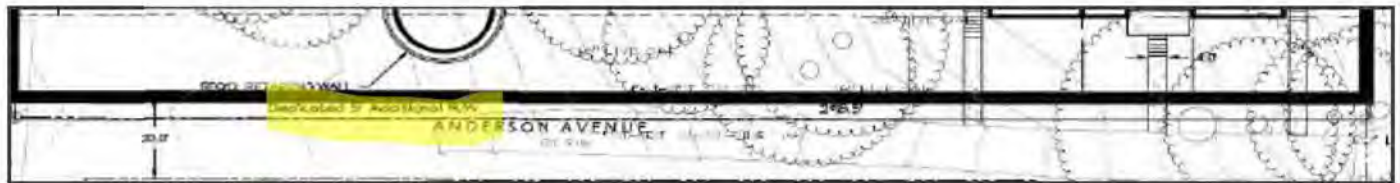


Photo taken May 28, 2024.

A third-party title search was conducted; whereas, it was opined that the ROW for Anderson Avenue is 15 ft. The County ROW confirmed a 15 ft ROW from a better version of Slide 116-A. The Applicant dedicated a 5 ft strip from its own property fronting Anderson Avenue to make a 20 ft ROW for Anderson Avenue.

DESCRIPTION (5 FOOT STRIP TO BE DEDICATED FOR RIGHT-OF-WAY)

COMMENCING FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 89°40'23" WEST A DISTANCE OF 33.25 FEET TO A POINT, THENCE RUN SOUTH A DISTANCE OF 33.00 FEET TO A 1/2" IRON REBAR WITH CAP (ARNOLD) LYING AT THE SOUTHWEST INTERSECTION OF NICHOLS AVENUE (60' WIDE RIGHT-OF-WAY) AND YOUNG STREET (53' WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 00°13'45" WEST ALONG THE WEST MARGIN OF SAID YOUNG STREET A DISTANCE OF 151.78 FEET TO A 1/2" IRON REBAR WITH CAP (ARNOLD); THENCE RUN SOUTH 00°08'08" WEST ALONG THE WEST MARGIN OF SAID YOUNG STREET A DISTANCE OF 140.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'09" WEST ALONG THE WEST MARGIN OF SAID YOUNG STREET A DISTANCE OF 5.00 FEET TO A 1/2" IRON REBAR WITH CAP (ILLEGIBLE); THENCE LEAVING SAID WEST MARGIN RUN NORTH 89°54'34" WEST A DISTANCE OF 298.11 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196); THENCE RUN NORTH 00°25'04" EAST A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 89°54'34" EAST FOR A DISTANCE OF 289.09 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 0.03 ACRES, MORE OR LESS.



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

1. All lots in the proposed subdivision will be served from the rear by a private drive and two other existing roads, Young Street and Nichols Avenue.
 - a. As shown on the accompanying Site Plan, three (3) lots and the common area contain frontage on the existing Anderson Avenue. Per the City’s development standards, all townhomes must be accessed from the rear. Therefore, the proposed lots will be so served by a private drive within a 50’ access easement. Vehicular access to all lots and common areas within the development will be via the rear-facing private drive.
 - b. The fronts of units shall provide pedestrian-only access via front porches and sidewalks.
2. Mature trees can be saved.
 - a. Preserving existing trees in place is a top priority for The Proper Townhome development. This is reflected in the careful placement of lots, drives, and common areas to avoid the removal of most existing trees on the site. Granting this waiver request will allow to preserve in place a mature stand of existing live oak trees ranging from 20” to 52” in diameter located along the edge of Anderson Avenue and lining the property boundary.
3. Disruption to the existing neighborhood is minimized.
4. Subdivision Regulations allow for the granting of waivers. *The Planning Commission, in its discretion, may (but is not required to) allow deviation from this requirement where such frontage and access to each lot is unattainable due to unique and extraordinarily unusual characteristics of the property. Article V, Section E, 3 (a).*
 - a. Anderson Avenue presents such unique circumstances due to its preexisting condition that has been accepted as-is for decades.
 - b. Widening the road will negatively impact the existing home located adjacent to Anderson Avenue on the south.

If the City needs Anderson Avenue to function as a road or street, then the City may need to acquire additional ROW for Anderson Avenue. Other factors to be considered regarding the classification of Anderson Avenue include, but are not limited to, drainage, pedestrian circulation, and access to provide services to undeveloped residential lots. The Planning Commission is the authority to allow a waiver.

Staff recommends each unit be addressed from Nichols Ave. In such case, the rear access would be unnamed.

Utilities:

- Fairhope Utilities are available for all utilities.
- AT&T provides telecommunications services.

- There is an existing fire hydrant adjacent to the Nichols Avenue substation on Young Street. Two (2) more hydrants are required for the development.
- At Final MOP approval a Maintenance Bond and corresponding Maintenance and Guarantee Agreement shall be required for any and all infrastructure to be accepted by the City.

Traffic:

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

Drainage:

- One (1) detention pond is being created in the southwest quadrant of the site plan. The pond's slope is 4:1, which is the maximum slope allowed without installing a fence per the Tree Ordinance No. 1444. The Engineer of Record provided a written statement stating that the ponds, as designed, conform to the requirements of the Fairhope Subdivision Regulations and all other applicable rules, regulations, laws, and ordinances.
- Section 4.3 of the Drainage Design Report states that "the amount of stormwater discharged onto neighboring properties will be lower than the predevelopment conditions."
- An Operations and Maintenance Plan ("O&M Plan") has been provided and will be recorded holding the owner responsible for routine inspections and maintenance.

Greenspace Requirements:

The greenspace requirement per *Fairhope Subdivision Regulations, Article V, Section C(2)* is 25% for this residential MOP, although the applicant stated 20% is required. In any case, the area preserved, minus detention is approximately 30% - more than the minimum requirement. The provided greenspace area is the preserve type of greenspace per Table 4-1 "Greenspace Categories and Type."

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%

3. Eligible Greenspace - Greenspace eligible for meeting the requirements of this section shall:
- a. be usable land for public active or passive recreation purposes.
 - b. be located in FEMA FIRM map zones AO, A99, D, or VO.
 - c. not be located in any wetland areas as defined by the Federal Government.
 - d. not include any retention, detention or similar holding basins, unless:
 1. The wet holding basin is clearly integrated into an open space/park site with adjacent pedestrian facilities and passive recreation provided by the applicant.
 2. Wet holding basin banks shall not exceed a 3:1 slope.
 3. Greenspace credit for wet holding basins basin shall not exceed 30% of the surface area of the wet holding basin at the basin's static water level.
 - e. not include any right-of-way.

Landscaping Requirements: The original Landscape Plan presented apparent conflicts with the existing and proposed utilities. Applicant provided a Conflict Resolution Plan that was developed in concert with the Horticulture Supervisor that will eliminate conflicts. Said Plan is included in the packet.

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

Waste Management: A private company will be handling the development's refuse with a screened, on-site dumpster located on the Final Plat.

Mail: There is a mail kiosk located south of the Legacy Loop.

Waiver Request Recommendation:

Staff does not support the aforementioned waiver; however, Planning Commission is the ultimate authority.

Case Recommendation:

Staff recommends SD 24.05 Preliminary Plat for The Proper MOP be **Approved** conditioned upon the approval of the waiver; and

- 1) Installation of a minimum 12' wide (1 yield flow) paved lane in Anderson Ave./St. pursuant to the Street Classification, Design, and Function (Table 5.3) in Appendix A. Applicant will work with Staff to mitigate tree root damage during construction of required lane.
- 2) Re-plat.
- 3) Maintenance Bond and Maintenance and Guarantee Agreement shall be submitted with Final Plat for any infrastructure that is intended to be accepted by the City.

GMC

2039 Main Street
Daphne, AL 36528
T. 251.626.2626
DAPHNEWORKS.COM

GRANDINDEX		
DOC#	DOC#	SUBJECT-TITLE
1	1	AMER. WEST POINT
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3	1	AMER. WEST POINT
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PROJECT LOCATION



LOCATION MAP
STATE OF ALABAMA

Donald E. Stacey

[illegible]

THE PROPER TOWNHOMES.
TURNOUT. All.

GMC CMOB2300002



TITLE SHEET

G-001



GMC
BUILDING COMMUNITIES

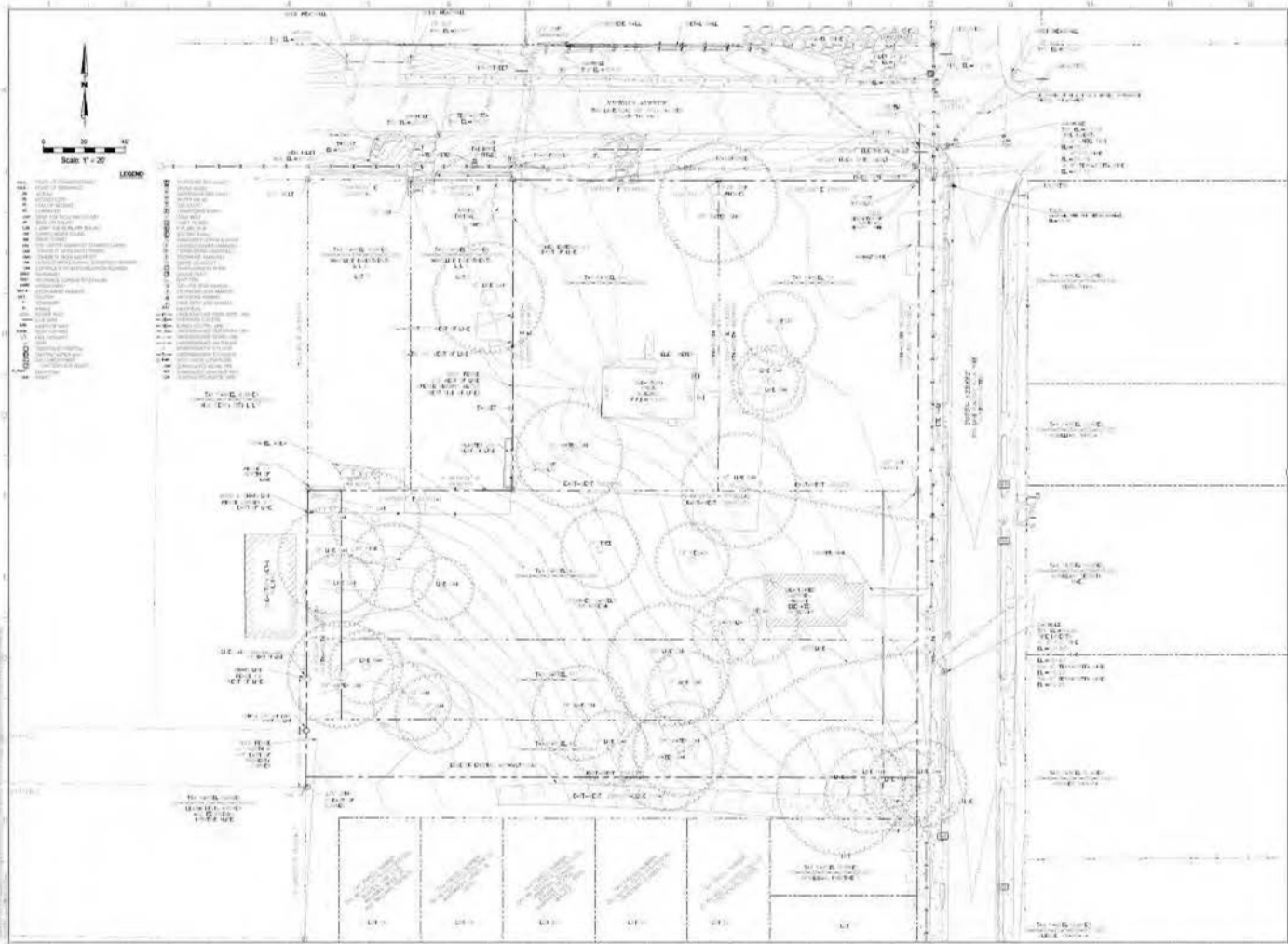
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1. ALL CONCRETE SHALL BE CLASS A, 28 DAY 2800 PSI COMPRESSIVE STRENGTH WITH A MINIMUM SLUMP OF 2" WHEN PLACED BY SLIP FORMING, AND IF WHEN SLIP FORMED BY PLACING (PUMPED) OTHER THAN SLIPFORM, ALL CONCRETE CONCRETE TO HAVE A FINE SLOUGH FORM.
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED. UNPAVED MATERIALS ARE NOT ALLOWED IN THE CONSTRUCTION OF THE PROJECT.
3. ALL DIMENSIONS ARE FACE OF CURB AND FACE OF PARAPET OR FACE AS NOTED.
4. NECESSARY IMPROVEMENTS: SUFFICIENT LIGHTS SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE PROVIDED FOR NECESSARY TRAFFIC CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
5. NO WORK SHALL BE PERMITTED FOR REMOVAL OF EXISTING CURB, CONCRETE, PIPE, RAILETS ETC. UNLESS IT BE CONSIDERED A NECESSARY ITEM TO COMPLY WITH THE PROJECT.
6. ANY DAMAGE TO EXISTING SIDEWALK, CURBING, OR OTHER FACILITIES DURING CONSTRUCTION SHALL BE REPLACED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.

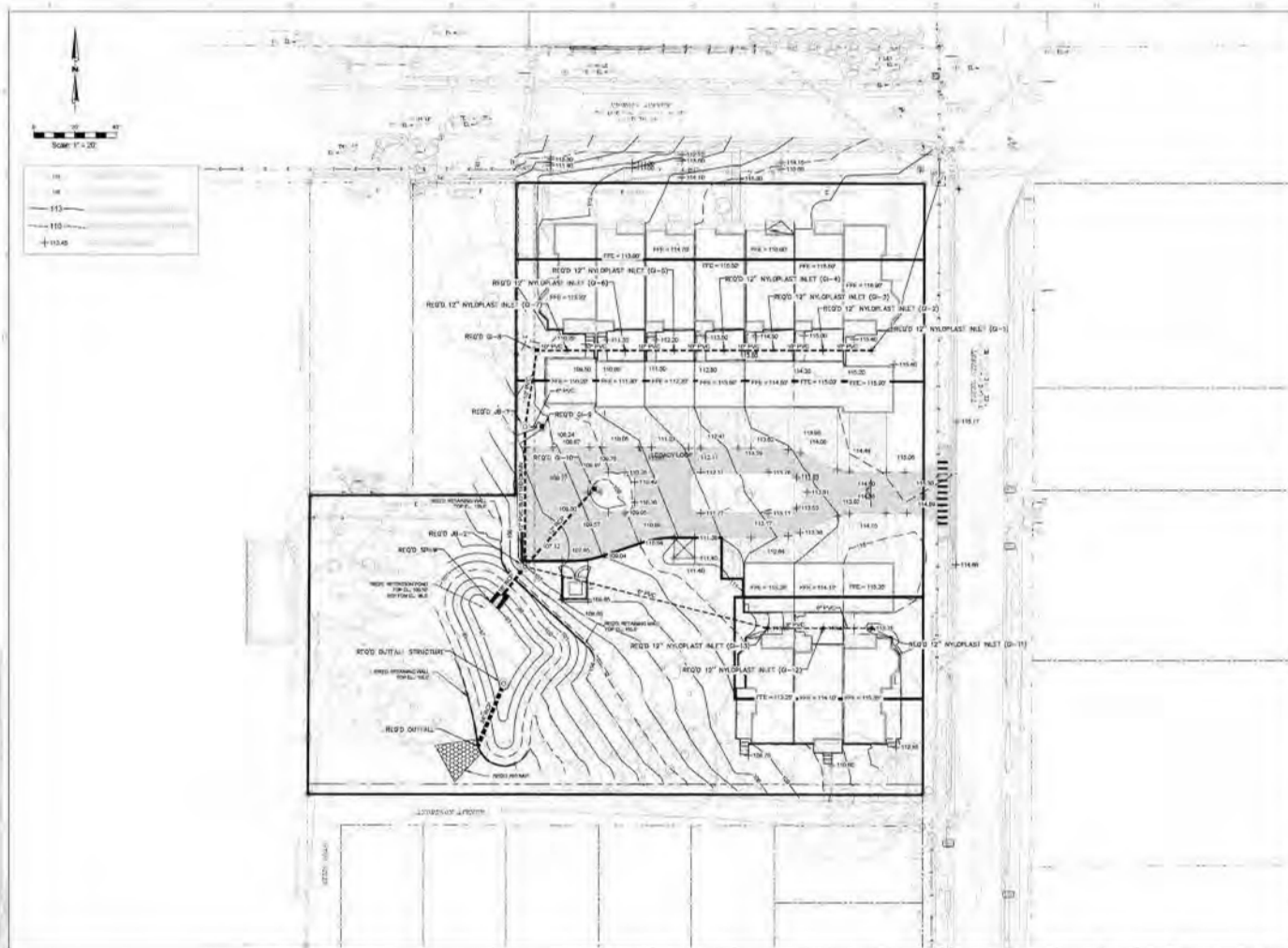
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C-001



- LEGEND**
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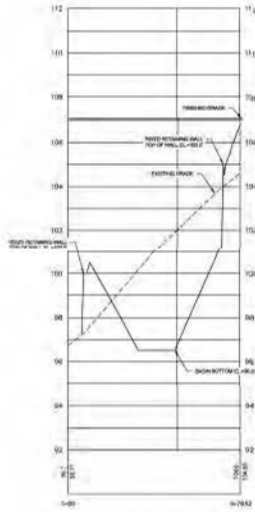
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156	2145
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160	2149
1	

THE PROPER TOWNHOMES

CMC 0108330003

GRADING PLAN

C-201



DETENTION BASIN SECTION

GMC

2038 Main Street
Daphne, AL 36526
T 251.673.3636
GMC-NETWORK.COM

ISSUE DATE

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

10/15/2019

THE PROPER TOWNHOMES

PRINCIPAL, AL

PRINCIPAL, AL

PRINCIPAL, AL

PRINCIPAL, AL

PRINCIPAL, AL

PRINCIPAL, AL

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PRINCIPAL, AL

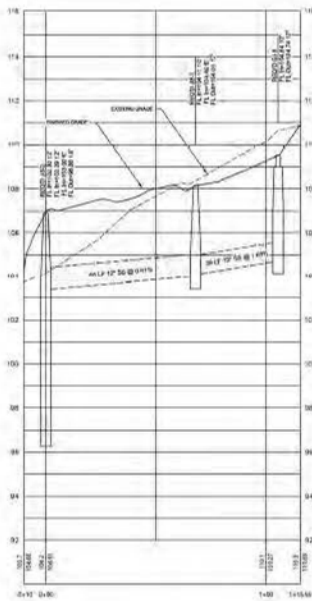
PRINCIPAL, AL

PRINCIPAL, AL

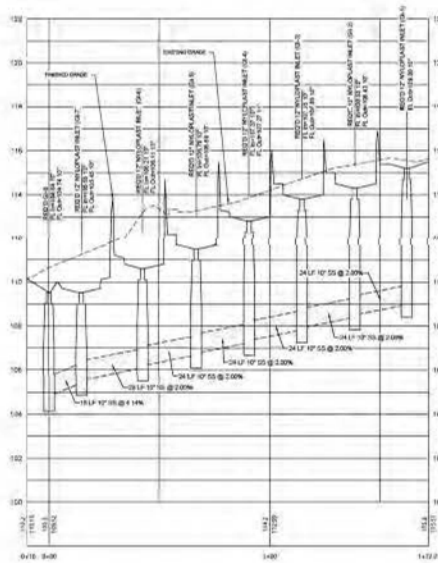
GMC CMO8230002

DETENTION BASIN
SECTION

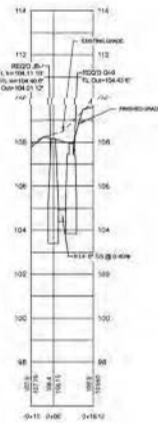
C-202



JB 2 - GI 8



GI 8 - GI 1



JB 1 - GI 9

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

GMC

2038 Main Street
Daphne, AL 36526
T 251.635.2626
GMCNETWORK.COM

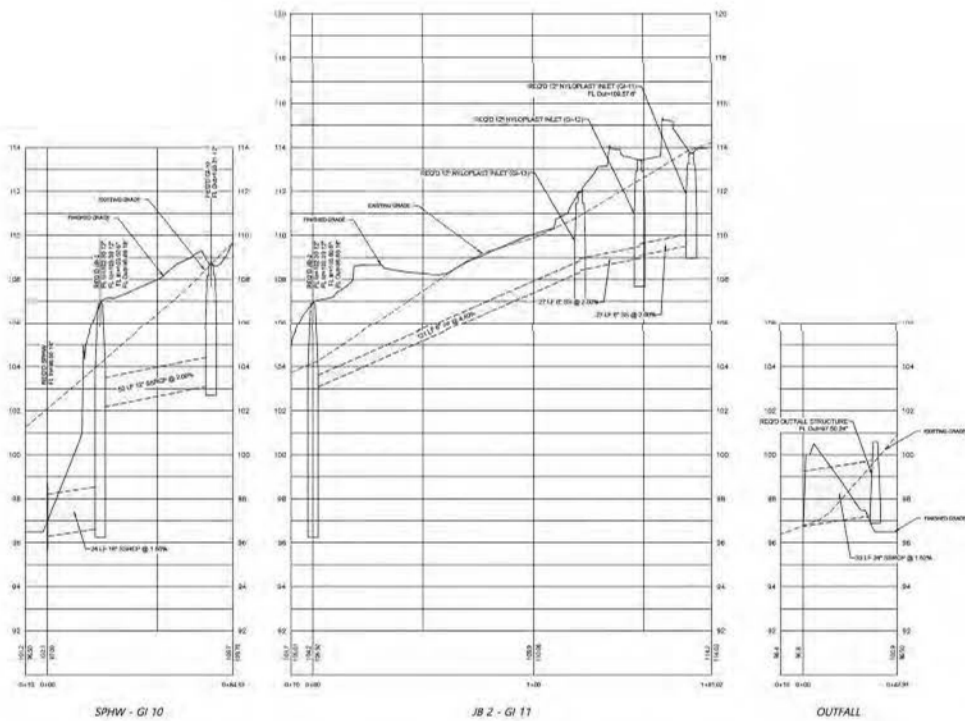
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2024-07-10	2024-07-10	2024-07-10	2024-07-10	2024-07-10
2024-07-10	2024-07-10	2024-07-10	2024-07-10	2024-07-10

THE PROPER TOWNHOMES
FABRIC, AL

GMC CMO8230002

STORM PROFILES

C-302



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

GMC

2039 Main Street
Daphne, AL 36526
T 251.676.2626
BACNETWORK.COM

ISSUE DATE

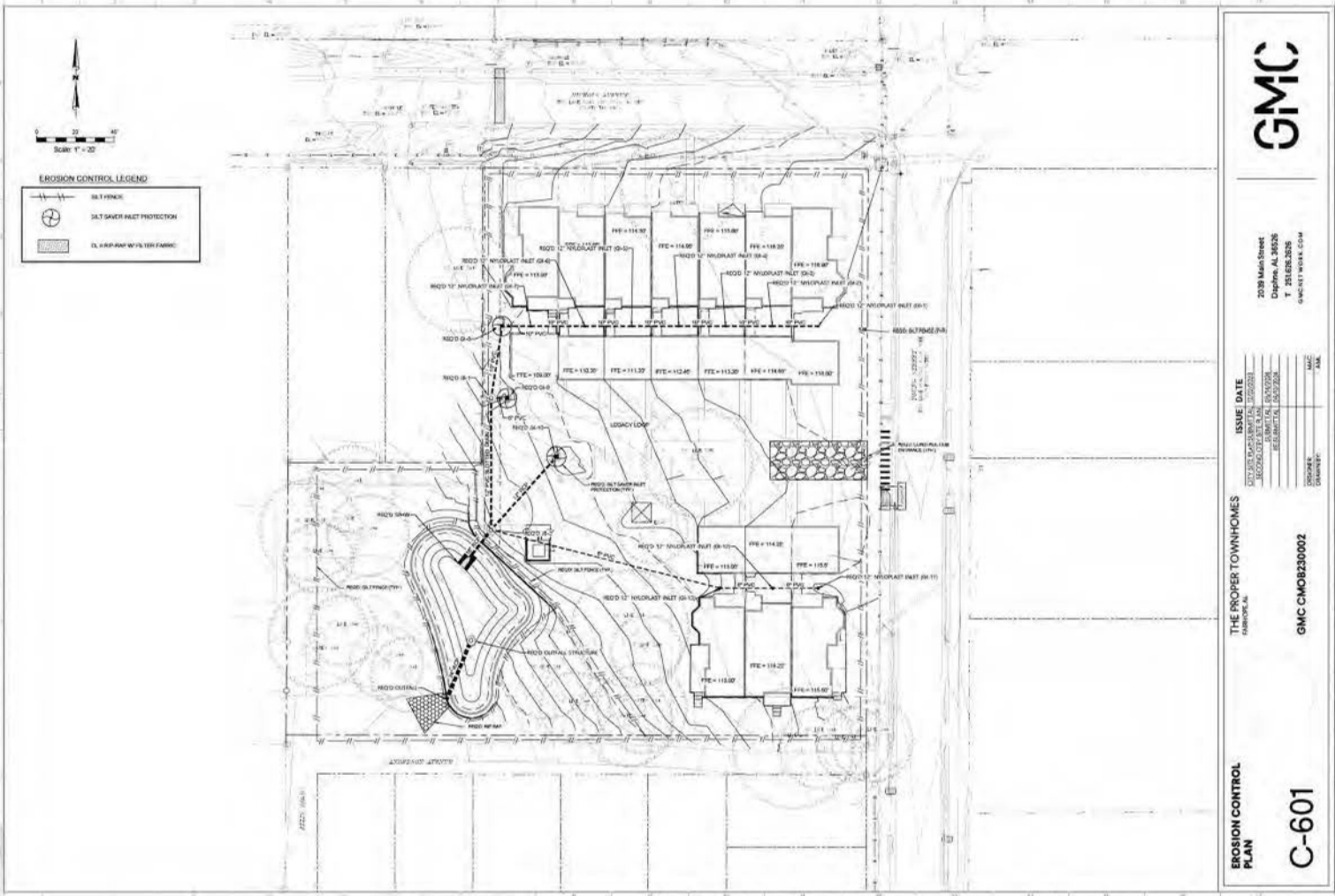
THE PROPER TOWNHOMES

GMC CMO8230002

STORM PROFILES

C-303

This drawing is and shall remain the property of Goodway, Mills and Corbett, Inc. (GMC) and Goodway Mills Corbett LLC (GMC). Unauthorised use of any kind containing our or other property is prohibited. In the event that a conflict arises between the stated drawings and the electronic files, the stated drawings will govern.



GMC

2038 Main Street
Daphne, AL 36526
T 251.628.3026
GMC.NET/WORK.COM

ISSUE DATE	
DATE PREPARED	DATE REVIEWED
DATE CHECKED	DATE APPROVED
DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION

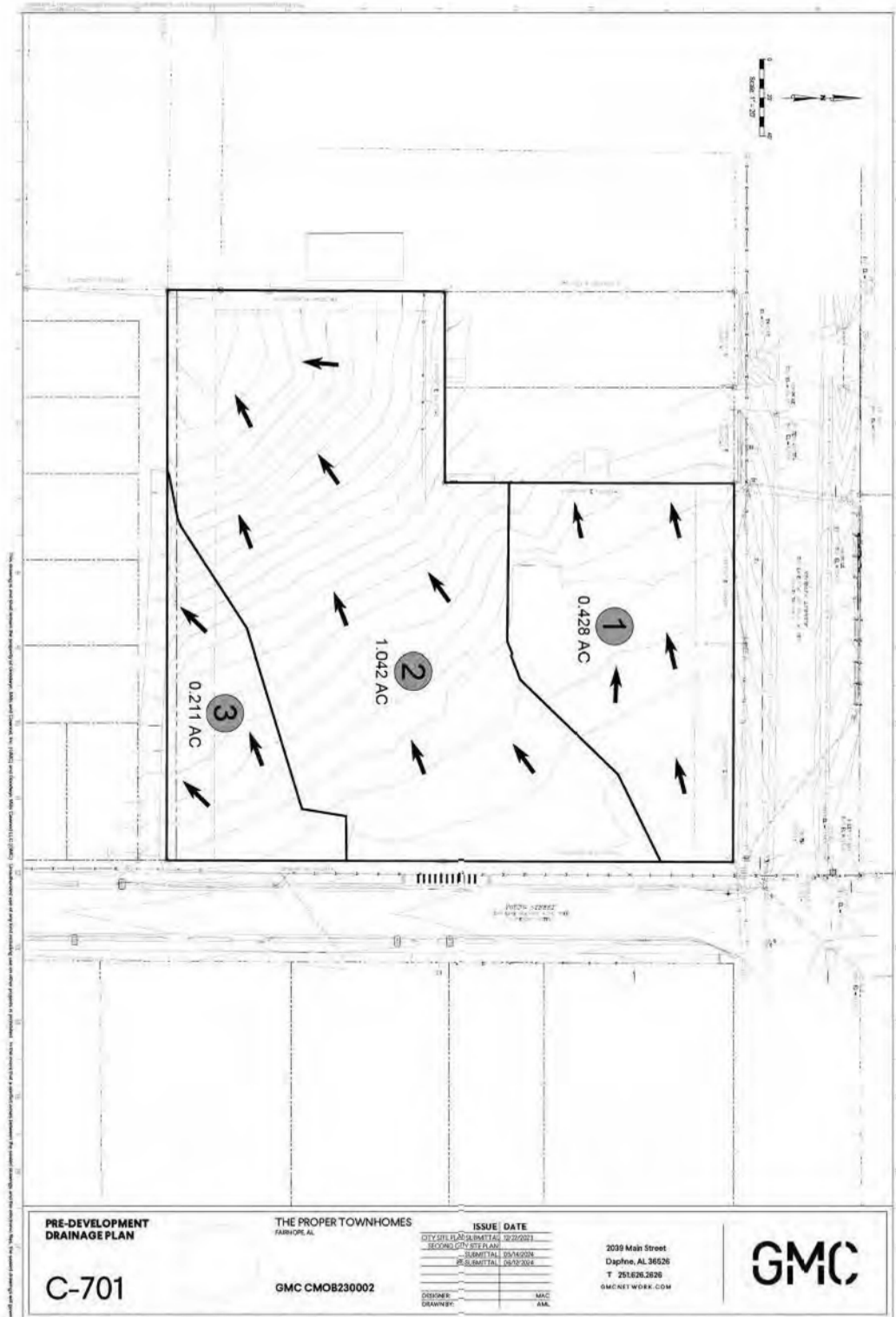
THE PROPER TOWNHOMES
DAPHNE, AL

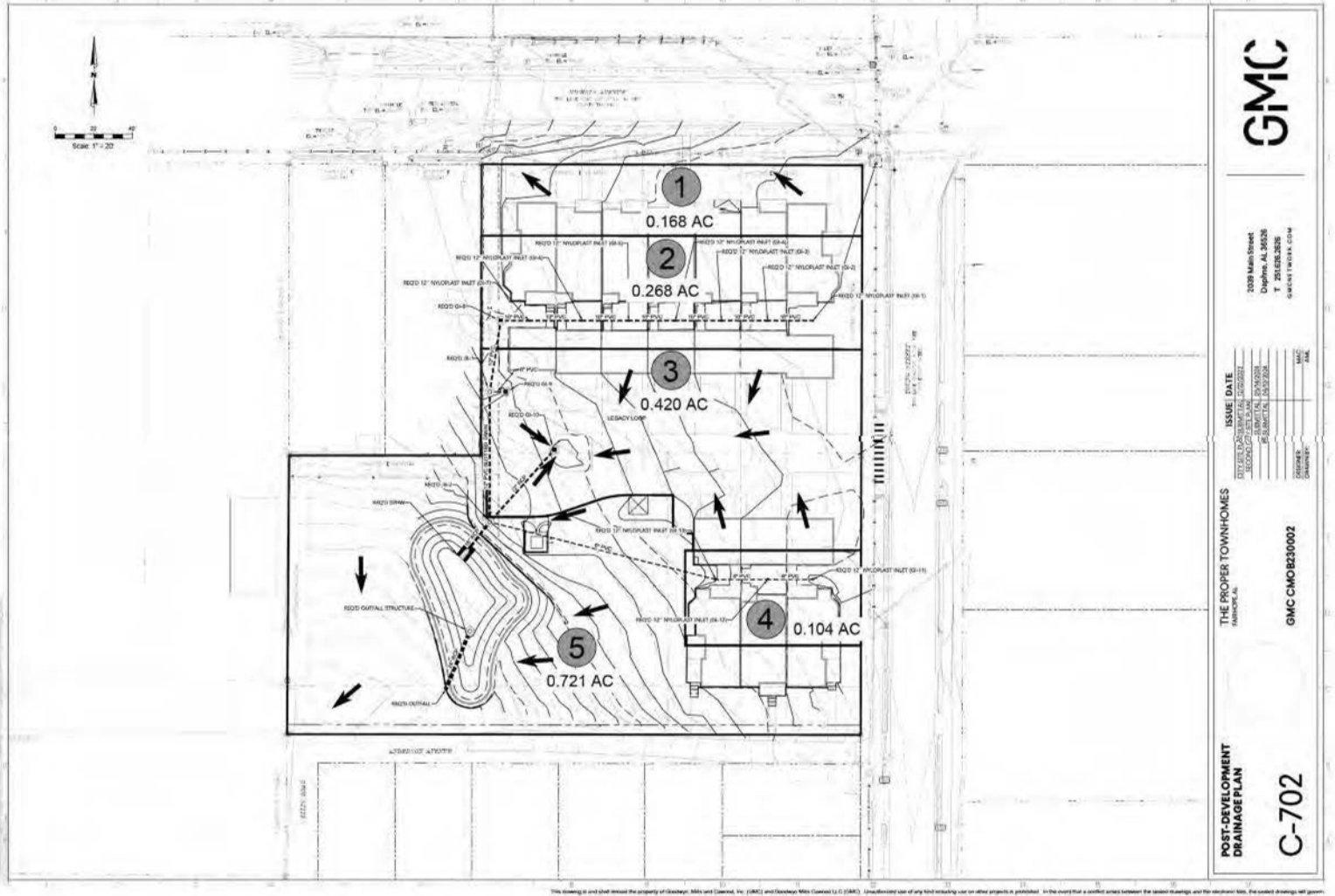
GMC CM08230002

EROSION CONTROL
PLAN

C-601

This drawing is and shall remain the property of (Designer, City and County, Inc. (GMC) and (Developer, MHA Contract LLC) (GMC). (Unauthorized use of any kind without prior written permission is prohibited. In the event that a conflict arises between the printed drawings and the electronic files, the printed drawings will govern.





This drawing is and shall remain the property of Gresham, Mills and Company, Inc. (GMC) and Gresham, Mills Company LLC (GMCL). Unauthorized use of any third retaining wall on other projects is prohibited. In the event that a conflict arises between the stated drawings and the electronic files, the stated drawings will govern.

GMC

2038 Main Street
Daphne, AL 36526
T 251.628.3636
GMCNETWORK.COM

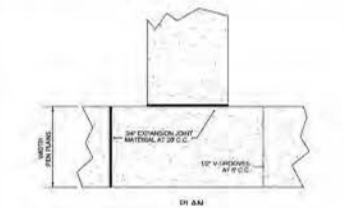
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THE PROPER TOWNHOMES
FAIRHOPE, AL

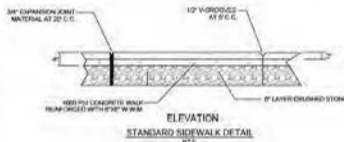
GMC CMO8230002

POST-DEVELOPMENT
DRAINAGE PLAN

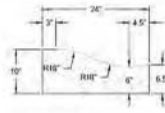
C-702



STANDARD SIDEWALK DETAIL



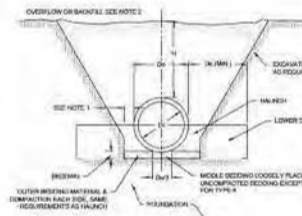
STANDARD SIDEWALK DETAIL



ROLL-OUT CURB DETAIL

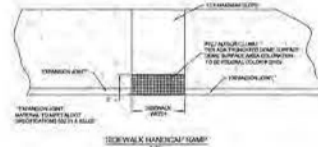


CONCRETE PAVING BUILD-UP



INSTALLATION TYPE	TYPICAL TRENCH DETAIL FOR REINFORCED CONCRETE PIPE		
	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
TYPE 1	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE
TYPE 2	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE	REINFORCED CONCRETE PIPE

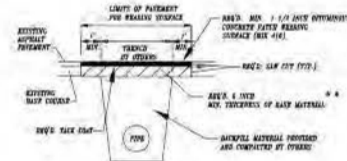
TYPICAL TRENCH DETAIL FOR REINFORCED CONCRETE PIPE



TRENCH WIDTH (INCHES)	ORIGINAL PIPE DIAMETER (INCHES)
48	48
42	42
36	36
30	30
24	24
18	18
12	12
6	6

TRENCH WIDTHS & PAVING CUT- BACKS LIMIT OF PAVEMENT

- THE LIMITS OF PAVEMENT FOR PAVING OVER THE TRENCH SHALL BE THE TRENCH WIDTH SHOWN PLUS THE CUT- BACK ON EITHER SIDE OF THE TRENCH.
- REPLACEMENT WORK BEYOND TRENCH WIDTHS OR LIMITS OF PAVEMENT FOR PAVING SHALL BE AT THE CONTRACTOR'S EXPENSE. NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE LIMITS OF PAVEMENT FOR PAVING OVER THE TRENCH SHALL BE THE TRENCH WIDTH SHOWN PLUS THE CUT- BACK ON EITHER SIDE OF THE TRENCH.
- THE LIMITS OF PAVEMENT FOR PAVING OVER THE TRENCH SHALL BE THE TRENCH WIDTH SHOWN PLUS THE CUT- BACK ON EITHER SIDE OF THE TRENCH.



ASPHALT PAVEMENT PATCH

- IF CUT IS LARGER THAN 12 INCHES FREE ASPHALT MUST BE REPLACED TO 5 OUTSIDE TRENCH LIMITS.
- IF BASE MATERIAL IS CONCRETE, AND THE STRUCTURAL INTEGRITY OF THE ROADWAY HAS BEEN AFFECTED, THE ENTIRE DISTURBED CONCRETE PAVEMENT MUST BE REPLACED, JOINT TO JOINT, OTHERWISE, A CONCRETE PATCH MAY BE USED.

REMOVING, PREPARING, AND REPLACING PAVEMENT WITHIN R/W

GMC

2008 Main Street
Daphne, AL 36526
T: 256.885.2006
ALPHARETTA@GMC.COM

ISSUE DATE	ISSUE DESCRIPTION
01/15/10	ISSUE 1: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 2: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 3: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 4: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 5: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 6: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 7: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 8: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 9: REVISIONS TO TRENCH DETAIL
01/15/10	ISSUE 10: REVISIONS TO TRENCH DETAIL

THE PROPERTY HOMES

GMC CMO9230002

CIVIL SITE DETAILS

C-901

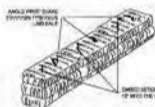
ISSUE DATE	DATE
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8/1/2011	8/1/2011
9/1/2011	9/1/2011
10/1/2011	10/1/2011
11/1/2011	11/1/2011
12/1/2011	12/1/2011

THE PROPER TOWNHOMES
FARMERS, AL

GMC CMO8230002

EROSION CONTROL
DETAILS

C-902

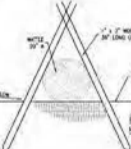


ANCHORING DETAIL
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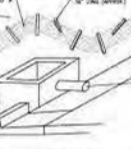
X-SECTION
N.T.S.



PLAN VIEW
N.T.S.



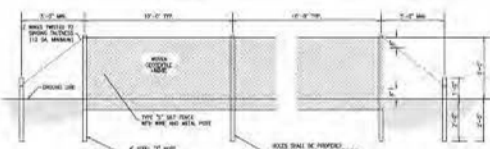
SECTION B-B
N.T.S.



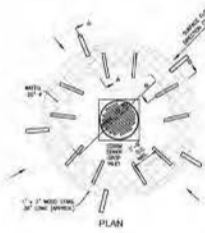
CURB INLET PROTECTION
N.T.S.



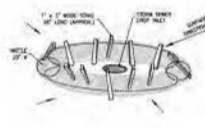
SURFACE ROUGHENING
N.T.S.



TYPE "A" SILT FENCE
TYPICAL SILT FENCE INSTALLATION
N.T.S.



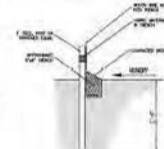
PLAN
N.T.S.



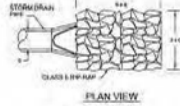
DROP INLET PROTECTION
N.T.S.



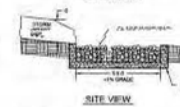
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N.T.S.



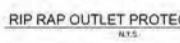
SECTION
N.T.S.



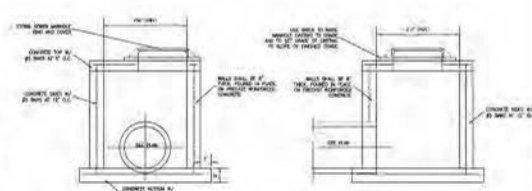
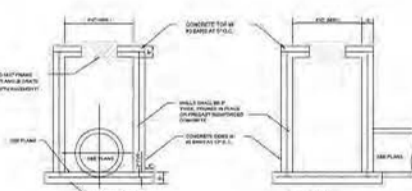
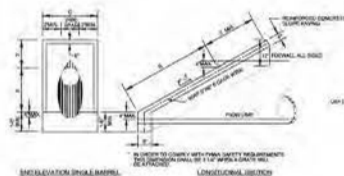
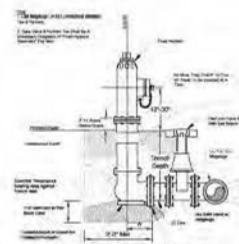
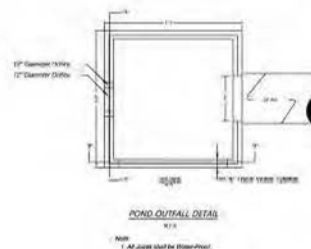
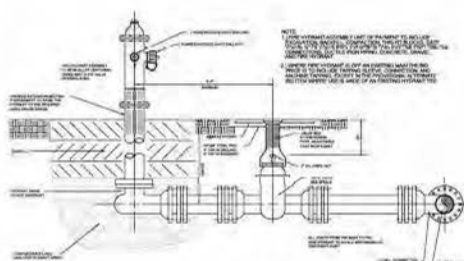
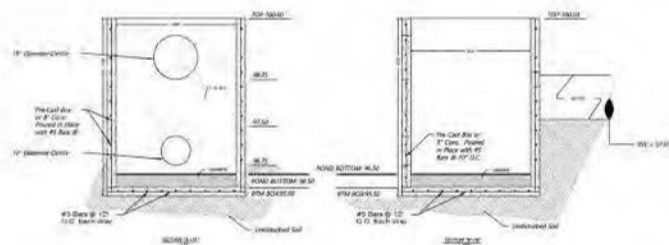
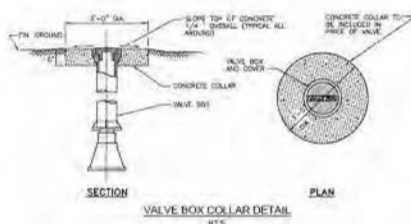
PLAN VIEW
N.T.S.



SITE VIEW
N.T.S.



RIP RAP OUTLET PROTECTION
N.T.S.



GMC

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

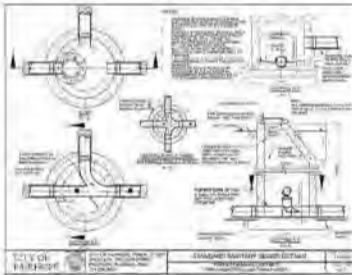
ISSUE	DATE
CITY SITE PLAN 15-000004	10/20/2014
RECORD CITY SITE PLAN	
SUBMITTAL	08/24/2018
RECORD SUBMITTAL	09/20/2018

THE PROPER TOWNHOMES
CALIBRE OF ALL

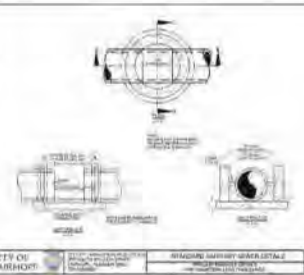
GMC-CMOB230002

UTILITY DETAILS

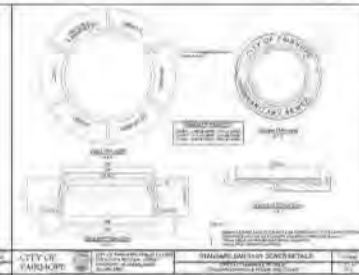
C-903



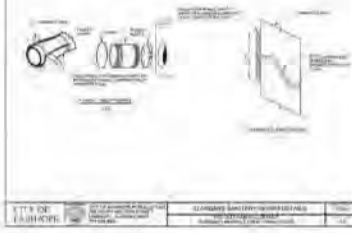
UTILITY OF FAIRPORT



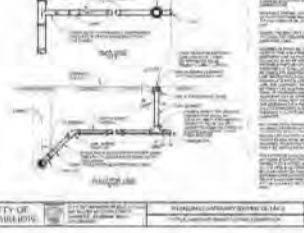
UTILITY OF FAIRPORT



UTILITY OF FAIRPORT



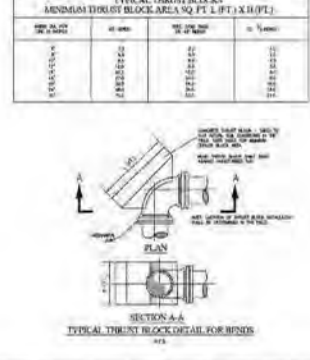
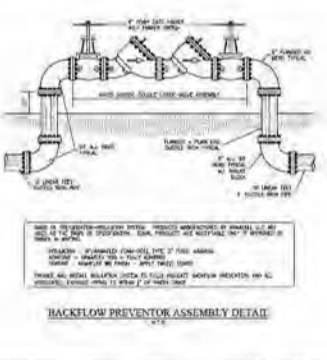
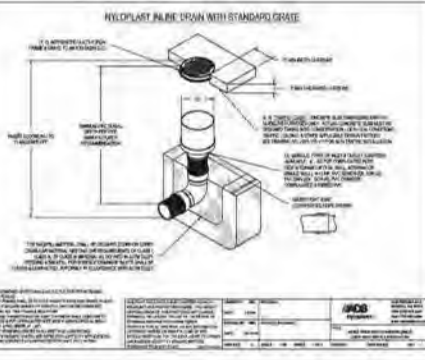
UTILITY OF FAIRPORT



UTILITY OF FAIRPORT



UTILITY OF FAIRPORT



GMC

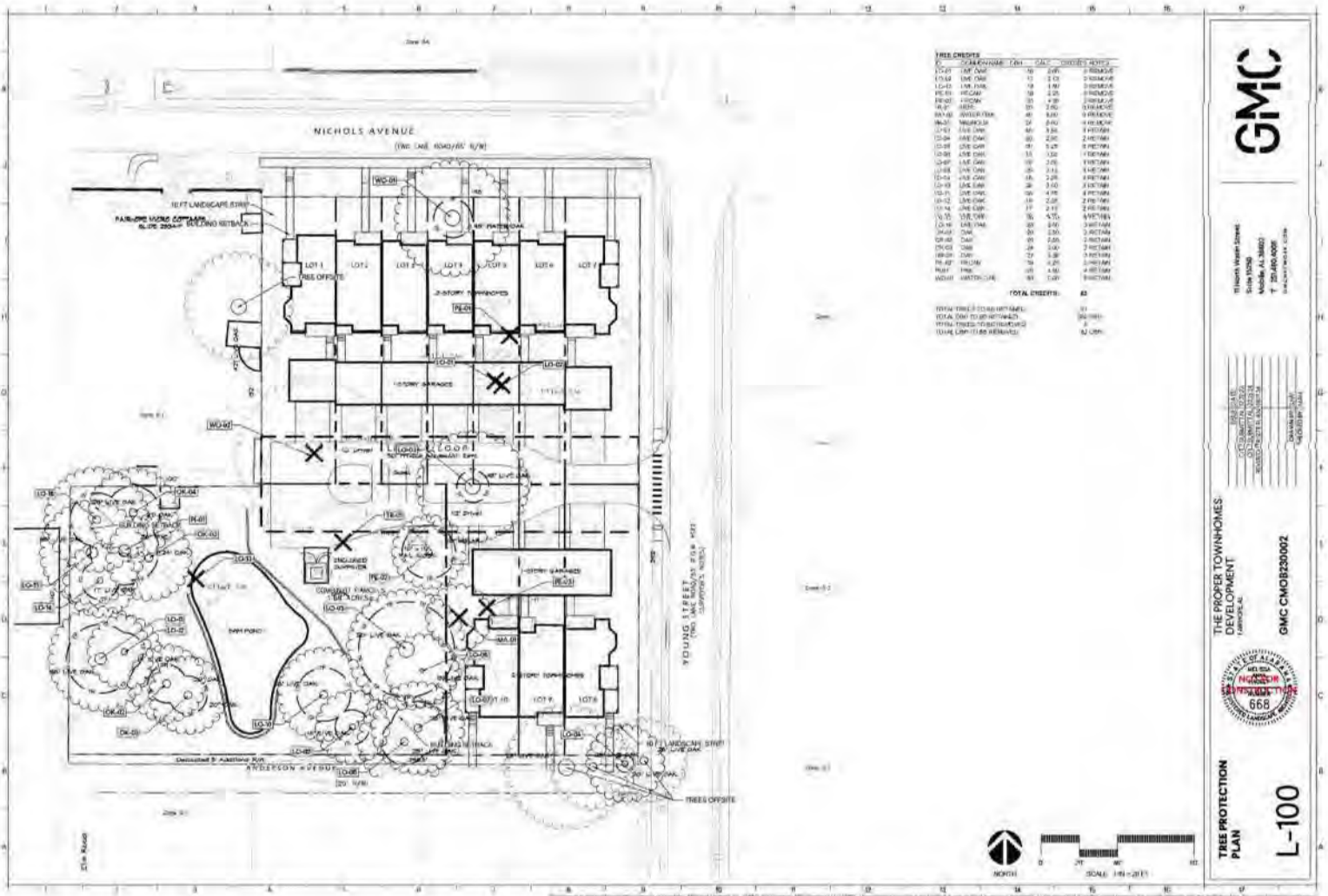
7038 Main Street
Daphne, AL 36526
T 256.829.3626
ALUMINUM WORK, Etc.

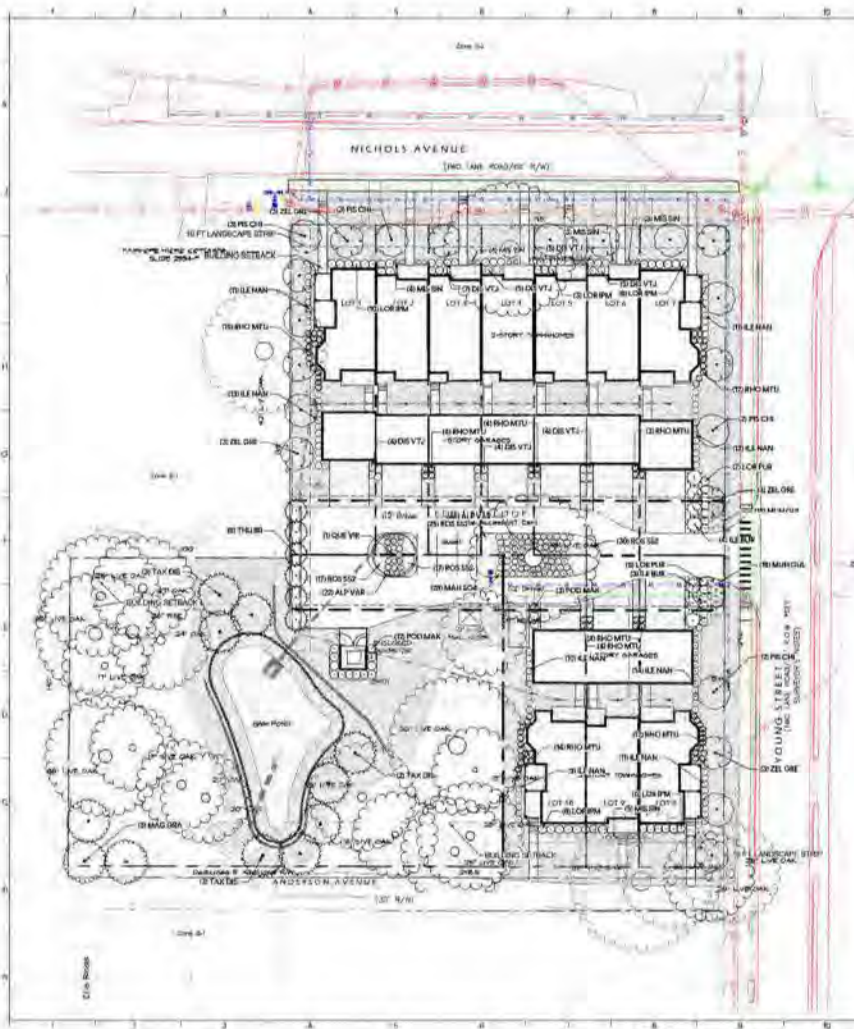
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THE PROPER TOWNHOMES
TOWNHOMES, AL

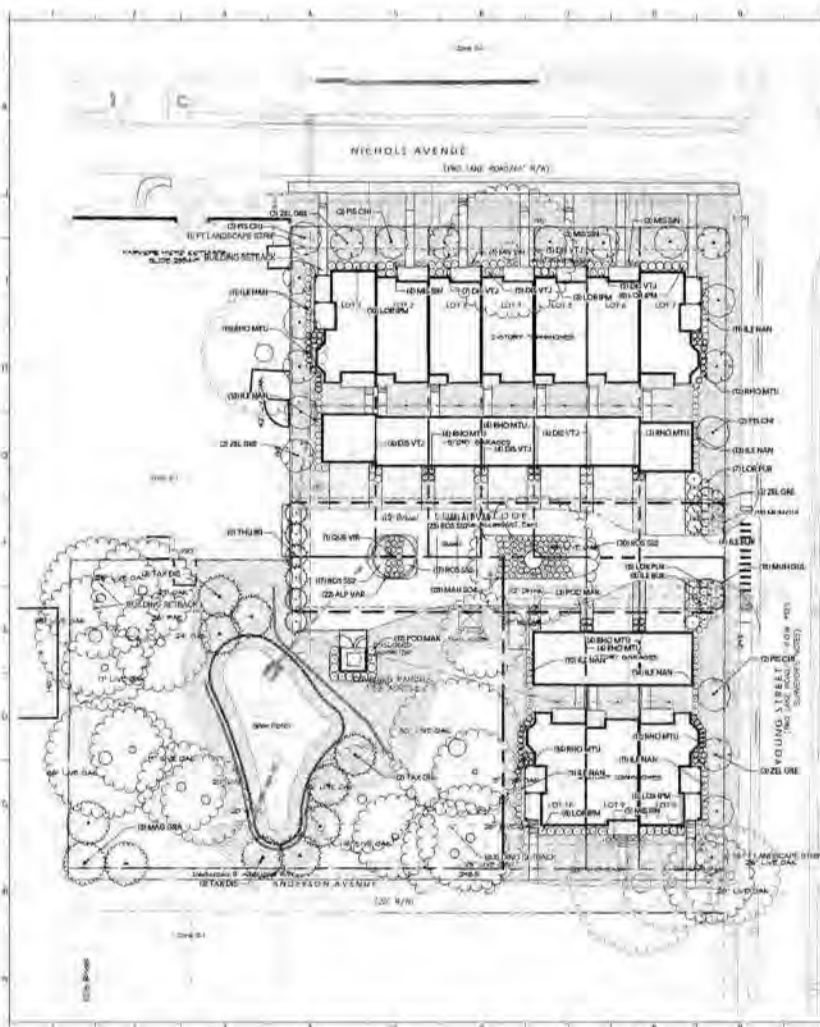
GMC CMO8230002

UTILITY
DETAILS
C-904





PLANT SCHEDULE									
PLANT	QTY	DESCRIPTION	COMMENTS	UNIT	PRICE	TOTAL	DATE	BY	REMARKS
1	1	1.000							

[illegible]

CITY OF FAIRHURST - LANDSCAPE REQUIREMENTS									
LANDSCAPE AREA REQUIREMENT									
Lot Area				7,500 S.F.					
Front Landscape Program (20%)				1,500 S.F.					
Side Landscape Area (20%)				1,500 S.F.					
PERMANENT LANDSCAPE REQUIREMENTS									
Front Landscape (20%)	1 (100%)	100%	101.1	0	0	0	0	0	0
				TOTAL PERMANENT LANDSCAPE	0	0	0	0	0
Side (20%)	1 (100%)	100%	101.1	0	0	0	0	0	0
				TOTAL PERMANENT LANDSCAPE	0	0	0	0	0
Back (20%)	1 (100%)	100%	101.1	0	0	0	0	0	0
				TOTAL PERMANENT LANDSCAPE	0	0	0	0	0
Street Front (20%)	1 (100%)	100%	101.1	0	0	0	0	0	0
				TOTAL PERMANENT LANDSCAPE	0	0	0	0	0
Other (20%)	1 (100%)	100%	101.1	0	0	0	0	0	0
				TOTAL PERMANENT LANDSCAPE	0	0	0	0	0

GMC

1 North Wilson Street
Carle 157230
Mobile, AL 36603
P 205.480.4000

6213 2515
 6213 2515
 6213 2515
 6213 2515

DEVELOPMENT
FARMINGTON, CT

668

LANDSCAPE PLANNING
PLAN
1:100

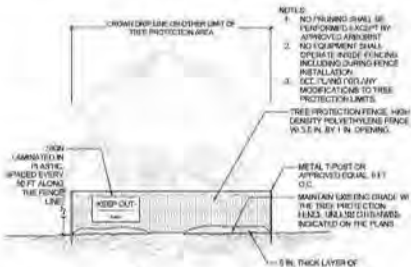
L-102

[illegible][illegible][illegible]

SYMBOL	CODE	QTY	STANDARD NAME	COMMON NAME	REL. HT.	SCOTCHAL	TRANS.
+	ALBUM	2	ALB. CORNUS ALBA L.	WHITE DOGWOOD	2-3' CA.	SHR.	3-4' MIN.
+	MAJORA	3	MAJORA G. CORNUS L.	SCOTCH DOGWOOD	7' CA.	SHR.	10' MIN.
+	PELCA	10	PELCA G. CORNUS	13 RIDGE PEACOCK	7' CA.	SHR.	10' MIN.
+	QUERUS	3	QUERUS VIRGINIANA	SCOTCH DOGWOOD	7' CA.	SHR.	10' MIN.
+	TACODA	4	TACODA DETONANS	RED CORNUS	3' CA.	SHR.	10' MIN.
+	TRICHA	5	TRICHA G. CORNUS	GREEN CORNUS	3' CA.	SHR.	3-4' MIN.
+	VELA	13	VELA G. CORNUS	WHITE CORNUS	7' CA.	SHR.	10' MIN.

[illegible][illegible]

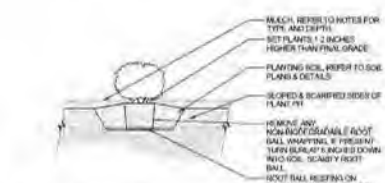
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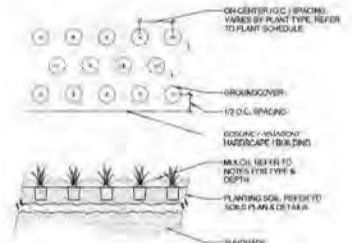
1 TREE PROTECTION & FENCING
36" x 1'-0"



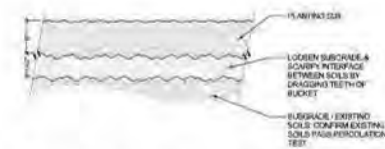
2 TREE PLANTING
12" x 1'-0"



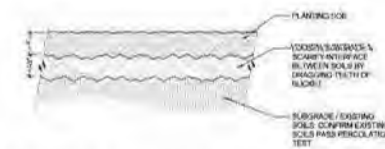
3 SHRUB PLANTING
12" x 1'-0"



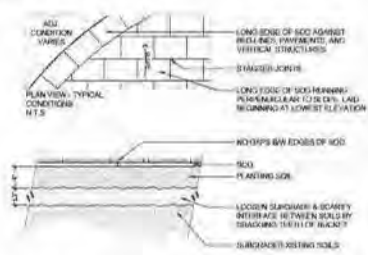
4 GROUNDCOVER & PERENNIAL PLANTING
12" x 1'-0"



5 PLANT BED SOIL PREPARATION
1'-0" x 1'-0"



6 SOD SOIL PREPARATION
1'-0" x 1'-0"



7 SOD INSTALLATION
1'-0" x 1'-0"

GMC

11000 West 10th
Suite 100
Tulsa, OK 74107
T 918.486.8000
F 918.486.8001

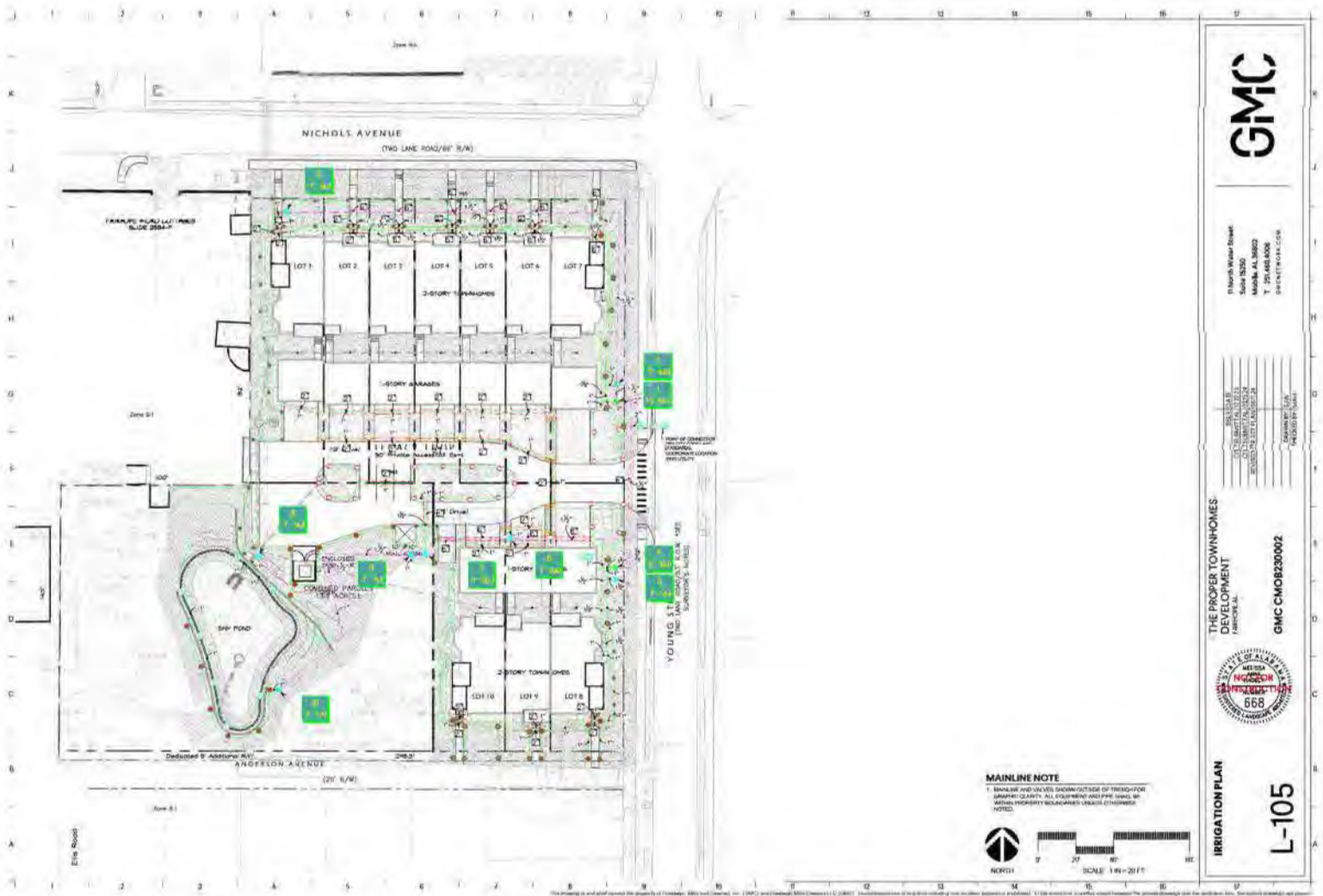
THE PROPER TOWN-HOMES
DEVELOPMENT
FAIRBANKS, AL

GMC CMO8230002



LANDSCAPE PLANTING
DETAILS

L-104



GMC

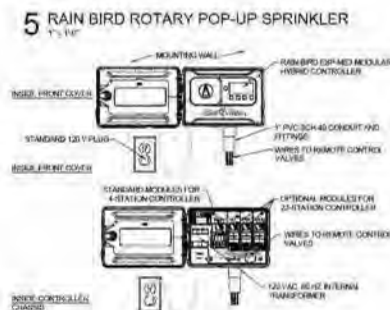
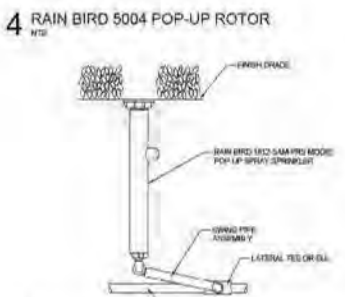
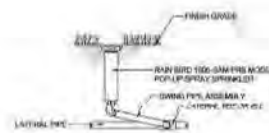
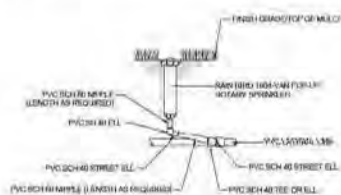
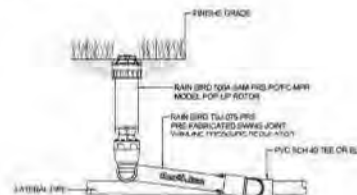
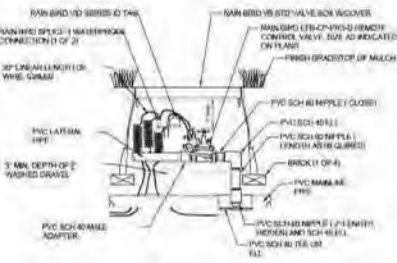
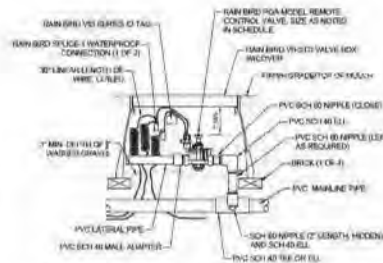
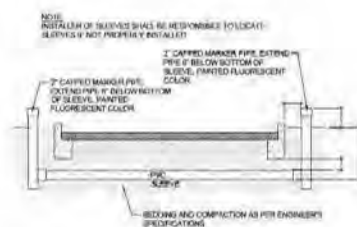
11 North Water Street
Birmingham, AL 35203
T 205.465.6000
GMCENTRAX.COM

11 North Water Street
Birmingham, AL 35203
T 205.465.6000
GMCENTRAX.COM

**THE PROPER TOWNHOMES
DEVELOPMENT**
FABRICK, AL
GMC CM08230002



IRIGATION PLAN





ClassicStreet

80794 LED63-45/740 II DWIO NM, WH FG BR

Exquisite cast aluminum street lighting fixture with modern design. Features a wide beam of light, perfect for illuminating streets and sidewalks. The fixture is made of high-quality aluminum and is finished with a powder-coated white paint. The glass lens is made of clear, tempered glass and is held in place by a metal frame. The fixture is designed to be mounted on a pole and is available in two heights: 6' and 8'.

Lighting is an integral part of any building's design. It can create a warm and inviting atmosphere, or it can be used to highlight architectural details. The ClassicStreet lighting fixture is a perfect choice for anyone looking for a modern, yet timeless, street lighting solution. It is available in a variety of finishes and heights to suit your needs. For more information, please visit our website at www.philipslighting.com.

Product ID:

80794-001



ClassicStreet

Item	Description	Quantity	Unit
1	ClassicStreet lighting fixture	1	Each
2	ClassicStreet mounting arm	1	Each
3	ClassicStreet mounting bracket	1	Each
4	ClassicStreet mounting plate	1	Each
5	ClassicStreet mounting nut	1	Each
6	ClassicStreet mounting washer	1	Each
7	ClassicStreet mounting bolt	1	Each
8	ClassicStreet mounting screw	1	Each
9	ClassicStreet mounting pin	1	Each
10	ClassicStreet mounting clip	1	Each

ClassicStreet

Item	Description	Quantity	Unit
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7	ClassicStreet mounting bolt	1	Each
8	ClassicStreet mounting screw	1	Each
9	ClassicStreet mounting pin	1	Each
10	ClassicStreet mounting clip	1	Each



GMC

Philips Lighting
1000 1st Ave
Mobile, AL 36602
T 251.465.0000
GMC@GMC.COM

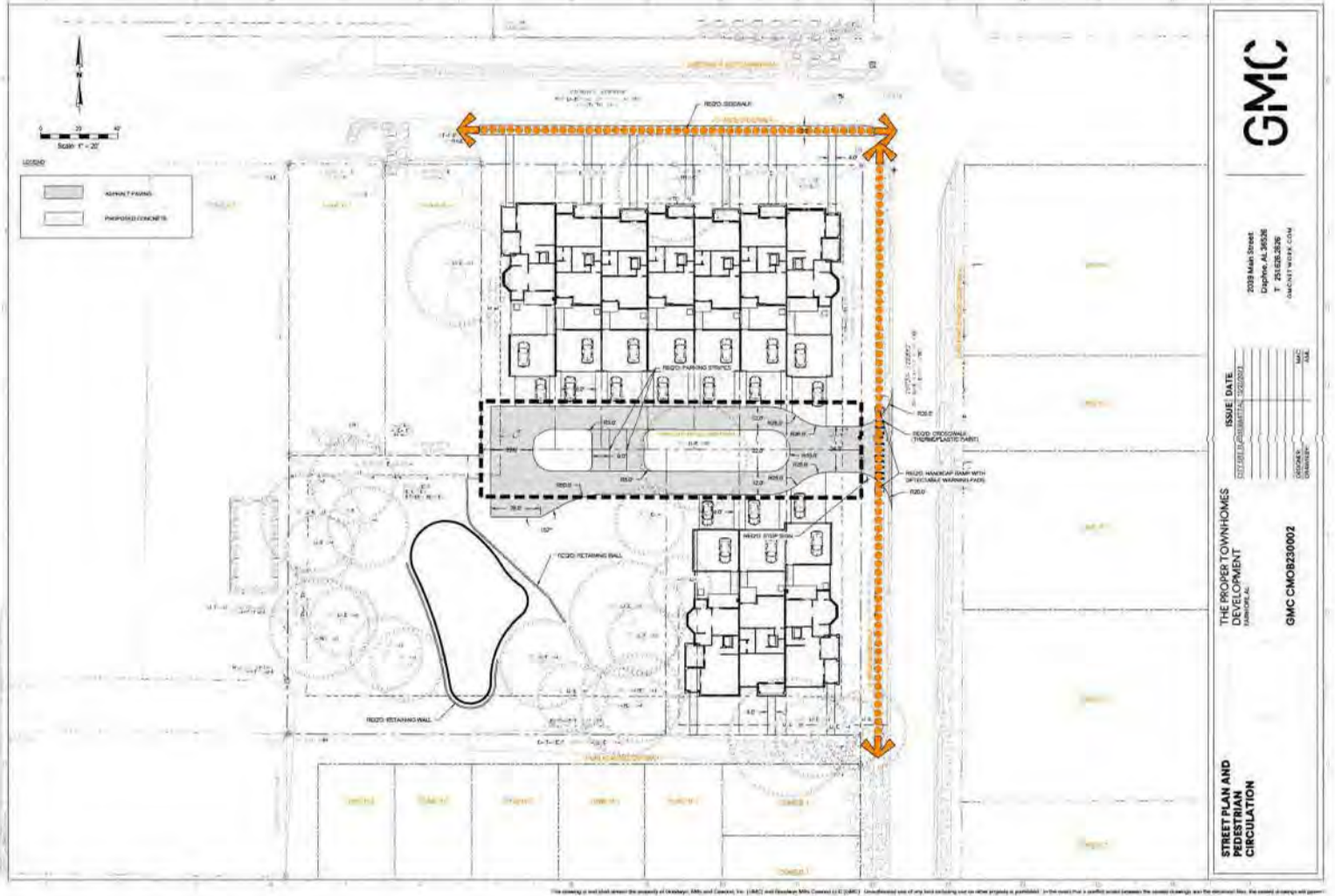
THE PROPER TOWNHOMES
DEVELOPMENT
FABER, AL

GMC CM08230002



LIGHTING DETAILS

L-109



DRAINAGE DESIGN REPORT

The Proper Townhomes Development

FAIRHOPE, ALABAMA

GMC

Gene Stacey, PE

Donald E Stacey II

Digitally signed by Donald E Stacey II
DN: G=US,
E=gene.stacey@gmci-network.com,
CN=Donald E Stacey II
Reason: I am the author of this
document
Date: 2024.06.11 12:28:35 -0500



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

June 11, 2024

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1.0 INTRODUCTION

1.1 Purpose

This report is prepared to detail the drainage, stormwater management, and water quality treatment for the proposed The Proper Townhomes Development. Contained herein are all relevant analyses of pre-development conditions, modeling of post-development conditions, and the proposed improvements to manage increased runoff from the development.

1.2 Proposed Development

The subject property contains approximately 1.69 acres and is located in Fairhope, Alabama (see Figure 1). The site is located at the southwestern corner of Nichols Avenue and Young Street. The property includes two existing residential structures and features both wooded and open areas. The proposed development includes a 10-lot townhome development with detached garages served by an asphalt interior roadway.

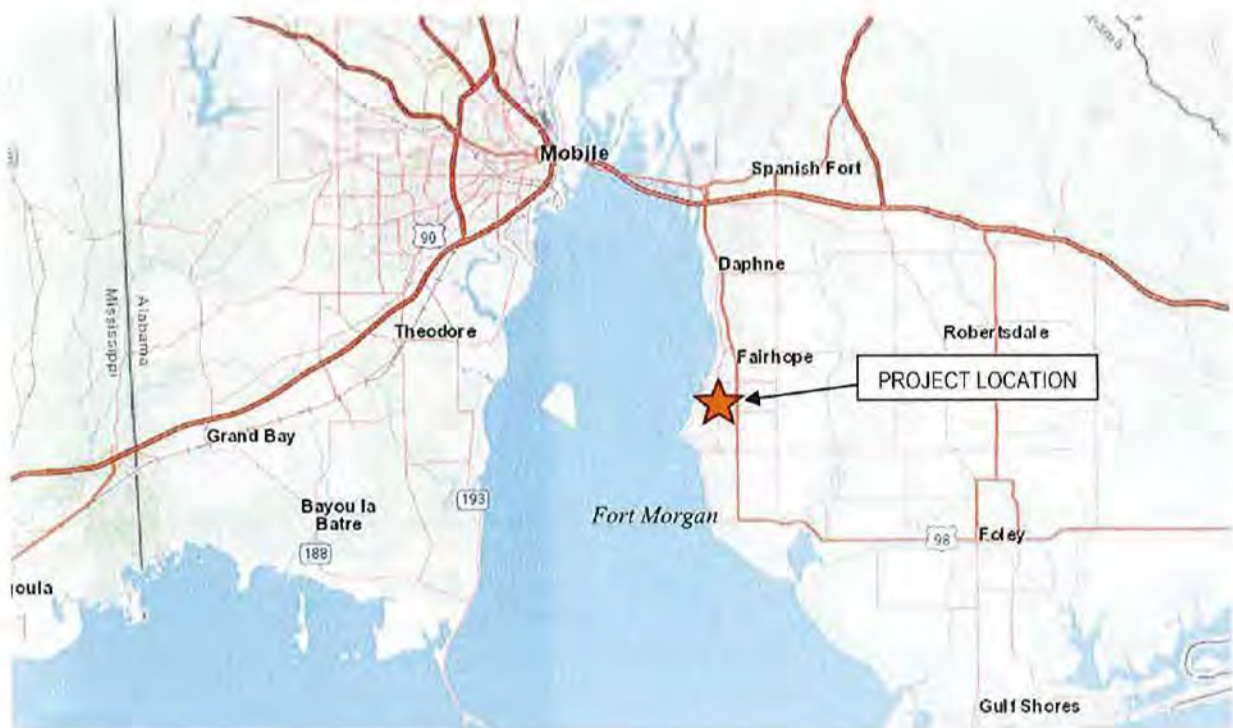


Figure 1: Vicinity map of the site. Source: Baldwin County Parcel Viewer

Per the USDA National Resources Conservation Service (see Appendix I), the site features two soil types, Carnegie very fine sandy loam and Malbis fine sandy loam, both of which fall within Hydrologic Soil Group C.

The precipitation data used for the site is as follows:

Table 1: Precipitation Depths (inches) Source: NOAA Atlas 14

Storm Duration	Average Recurrence Interval (years)					
	2	5	10	25	50	100
24-hr	5.93 in.	7.53 in.	9.07 in.	11.5 in.	13.6 in.	15.9 in.

2.2 Floodplain Status

The site does not lie within a flood zone, and there are no known wetland areas present on-site.

2.3 Outfalls

There are no existing outfall structures that lead off-site. All existing runoff exits the site through overland flow.

3.0 DESIGN CRITERIA

3.1 References

- City of Fairhope, Alabama (2023). *City of Fairhope Subdivision Regulations*: Used to determine regulatory compliance for proposed improvements.
- Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite (2018). *NOAA Atlas 14 Volume 11 Version 2, Precipitation-Frequency Atlas of the United States*, Texas. NOAA, National Weather Service, Silver Spring, MD: Used to gather precipitation data for the site.
- USDA-SCS (1986) *Urban Hydrology for Small Watersheds. Technical Release No. 55 (TR-55)*: Used to determine time of concentration, SCS curve numbers, and runoff values for each drainage basin.
- USDA Natural Resources Conservation Service (2023). *Web Soil Survey*: Used to determine soil types present at site. [Web Soil Survey - Home \(usda.gov\)](https://websoilsurvey.sc.egov.usda.gov/)
- Oldcastle APG, Inc. (2022). *Infiltration Rates for Belgard Permeable Pavers*: Used to determine surface infiltration rates for permeable pavers.

3.2 Hydrologic Criteria

The SCS curve number method was used to determine the applicable curve numbers, times of concentration, and runoff values for the site. In addition, the SCS curve number method was used to determine the sizing of detention/retention facilities. An SCS Type III, 24-hr storm distribution was used.

3.3 Hydraulic Criteria

The Kinematic Wave method was used for link routing analysis for the site.

4.0 PRE-DEVELOPMENT CONDITIONS

4.1 Existing Drainage

Pre-development existing drainage patterns on the subject property flow away from higher elevations located along the eastern boundary of the site and toward the western boundary. There are two small ridges that split the property and influence existing runoff into three distinct pre-development drainage areas. The site is primarily wooded with some grassed areas. Existing impervious areas on site include:

Buildings	
Brick Building	1,105 sf
Wooden House	1,135 sf

These areas, coupled with other impermeable surfaces, result in a total impervious area of 2,240 sf (0.05 acres). This represents 2.96% of the site.

The site contains four drainage basins, described as follows. Currently, 0.428 acres (Drainage Area 1) drains to the adjoining northwestern property and the Nichols Avenue right-of-way; 1.042 acres (Drainage Area 2) drains to the southwest corner of the property; and 0.211 acres (Drainage Area 3) drains to the south into the Anderson Street right-of-way. All runoff leaves the site via overland flow. There are no known water quality or flooding issues present at the site. Please refer to Appendix II for an overview of the pre-development drainage areas.

4.2 Probable Downstream Impacts

There are no known existing drainage issues downstream of the site. The amount of runoff entering adjoining properties is reduced through improvements, so development will not cause any impact to downstream nodes.

4.3 Downstream Capacity

The proposed drainage plan will not utilize any downstream stormwater infrastructure. Furthermore, the amount of stormwater discharged onto neighboring properties will be lower than pre-development conditions.

5.0 POST-DEVELOPMENT CONDITIONS

5.1 Proposed Drainage

Please refer to Appendix III for the post-development drainage areas. As required by Article V Section F Subsection 7 of the City of Fairhope Subdivision Regulations, the proposed development was analyzed for the 2-year through 100-year storm, 24-hour storms via the SCS method. The resulting analysis shows that no negative impacts to the adjacent properties will occur from stormwater discharging from this parcel. The proposed drainage improvements reduce the runoff discharged to neighboring properties and the right-of-way through stormwater detention and controlled release.

The proposed interior roadway is to be constructed with asphalt pavement. The proposed impervious surfaces will result in approximately 30,056 ft² (0.690 ac) of impervious surfaces post-development. This represents 40.83% of the site. This is an increase of 0.640 acres compared to pre-development conditions.

The proposed detention pond has a rim elevation of 100.50 feet, bottom elevation of 96.50 feet, and 4:1 side slope. The 100-year high water elevation is established at 100.05 feet. The pond is drained through an outfall control structure with a 12-inch orifice at invert elevation 96.75 feet and an 18-inch orifice at invert elevation 98.25 feet. The stormwater collected by the outfall structure is routed through a 24-inch diameter reinforced concrete pipe that is discharged on-site. The outfall pipe has an invert elevation of 97.50 feet at the structure and an invert elevation of 97.00 feet at the point of discharge. Rip-rap is to be installed at the discharge point to increase energy dissipation and mitigate soil erosion.

5.2 Pre vs Post-Development Flow Comparison

Table 2: Pre vs Post-Development Outfall Flows (Q, cfs)

OUTFALL	CONDITION	STORM EVENT					
		2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
SOUTHWEST PROPERTY BOUNDARY	PRE-Q	4.74	6.66	8.51	11.48	14.01	16.77
	POST-Q	4.62	6.53	8.33	11.07	13.39	15.38
NORTH PROPERTY BOUNDARY	PRE-Q	0.56	0.77	0.98	1.31	1.58	1.89
	POST-Q	0.71	0.94	1.17	1.52	1.83	2.16
TOTAL RUNOFF	PRE-Q	5.30	7.43	9.49	12.79	15.59	18.66
	POST-Q	5.33	7.47	9.50	12.59	15.22	17.54

5.3 Outfall / Downstream Impacts Mitigation

The development decreases the amount of runoff entering adjacent properties and does not utilize off-site stormwater infrastructure.

6.0 DRAINAGE PLAN

6.1 General Concept

The townhomes will primarily be drained through yard inlets that collect stormwater from the townhome and garage roofs. The roadway runoff will be directed to a central grate inlet through overland flow, and any runoff not collected by the grate inlet will be collected by a slotted drain along the western boundary. All inlets will be directed and discharged into the detention pond. The detention pond will discharge on-site into a large area of rip-rap to increase energy dissipation and mitigate soil erosion.

All remaining areas will drain the same as the pre-development conditions.

6.2 Specific Details

Please refer to Appendix IV for all SCS calculations, hydrographs, and modeling information not previously mentioned.



December 28, 2023

Goodwyn Mills Cawood

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

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

www.gmcnetwork.com

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

RE: The Proper Townhomes
Starlight Development LLC

Dear Mr. Simmons:

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

Per the Fairhope Subdivision Ordinance, the following regulation applies:

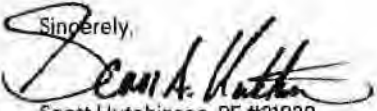
A traffic study shall be required for all applications that will generate an average daily traffic (ADT) count of 1,000 trips or more, or which will generate 50 trips or more during any peak hour period. (Article IV, Section C.1(h)).

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

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

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

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

Sincerely,

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



CC: File



Fairhope Water Utility

Hydrant Flow Test

Date: November 30, 2023

Time: 8:10 AM

Flow Hydrant

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

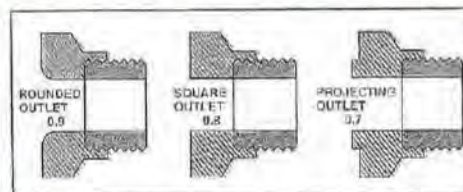
Latitude: 30.516578 Longitude: -87.894673

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

Pitot PSI: 35 Outlet Diameter (in): 2.5 Number of Outlets Flowing: 1

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

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



Select Appropriate C Value: 0.9

Calculated Flow (Q): 992.68 GPM

Flow Hydrant

Hydrant Location: Same

Latitude: 30.516578 Longitude: -87.894673

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

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

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

Signatures:

Operator: Curtis Cooper, Jr.

Engineer of Record:

Richard D.

Johnson, PE

Digitally signed by
Richard D. Johnson, PE

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



Fairhope Public Utilities



Hydrant Flow Test

Date: 11-30-23

Time: 8:10 A.M.

Flow Hydrant

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

Size of Watermain: 6" Type Material: AC

Pitot PSI: 35 Flow GPM: 1000

Calculated Fire Flow @ 20 PSI: _____

Test Hydrant (Residual)

Hydrant Location: Young St. & Nichols Ave.

Size of Watermain: 6" Type material: AC

Static PSI: 54 Residual PSI: 47

Operator: P. D. Logan

Engineer of Record: R. D. Logan 12/1/2023

30.516578, -87.894673



January 22, 2024

Goodwyn Mills Cawood

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

T (251) 548-2472
F (251) 426-6594

www.gmcslmdm.com

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

RE: The Proper Townhomes
Starlight Development LLC

Dear Mr. Simmons:

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

Request:

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

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

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

Justification:

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

(Attaching Commencement)



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

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

Sincerely,

A handwritten signature in black ink that reads "Melissa Hadley".

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

CC: File



Goodwyn Mills Cawood

8089 Main Street
P.O. Box 1127
Daphne, AL 36526

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F (251) 626-6944

www.gmcresidential.com

The Proper Townhomes Community Meeting Minutes

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

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

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

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

Minutes taken by Barbara Garner.



January 19, 2024

Sherry Sullivan
Mayor

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

Council Members:

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

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

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

Lisa A. Hanks, MMC
City Clerk

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

Kimberly Creech
Treasurer

Sincerely,

A handwritten signature in black ink, appearing to read "Daryl Morefield", is written over a horizontal line.

Daryl Morefield
Water/Wastewater Superintendent

A handwritten signature in black ink, appearing to read "Wes Boyett", is written over a horizontal line.

Wes Boyett
Gas Superintendent

A handwritten signature in black ink, appearing to read "Marshall King", is written over a horizontal line.

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



Goodwyn Mills Cawood

Barbara Garner

The Proper Townhomes

Fairhope Alabama

Dear Barbara Garner,

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

This letter acknowledges that the above referenced The Proper Townhomes Fairhope, Alabama is located in an area served by AT&T. Any service arrangements for the list development, location, or development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the project, location or development.

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

Thank you for contacting AT&T.

Lowell Anderson

la0985@exo.att.com

(205) 417-3624

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

KATHRYN BYRD
Interim Director



PAUL MUELLER
AL TOLBERT
ROY GLENN
MARK SEALY

MARK D. RYAN
General Counsel

911 TELECOMMUNICATOR CIRCLE, ROBERTSDALE, ALABAMA
36667

Subdivision: The Proper Townhomes

Subdivision location: west off Young Street - Fairhope

Requested by: Barbara Garner - GMC Network

Email: barbara.garner@gmcnetwork.com

Phone: 251-380-8732

Reservation valid through: 1/2/2025

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

PreMod	PreDir	PreType	PreSep	Street Name	PosTyp	PosDir	PosMod
				LEGACY	LOOP		

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

Signed: Samantha Roberts

Date: 1/2/2024



Authorization Letter

To Whom it May Concern:

I, Carlos Lett, hereby authorize
Owner of Record

Melissa Hadley of Goodwyn Mills Cawood, LLC
Authorized Agent *Company*

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

The Proper Townhomes / Starlight Development
Name of Development/Application

Sincerely,

Carlos Lett 01/25/2024
Owner of Record *Date*

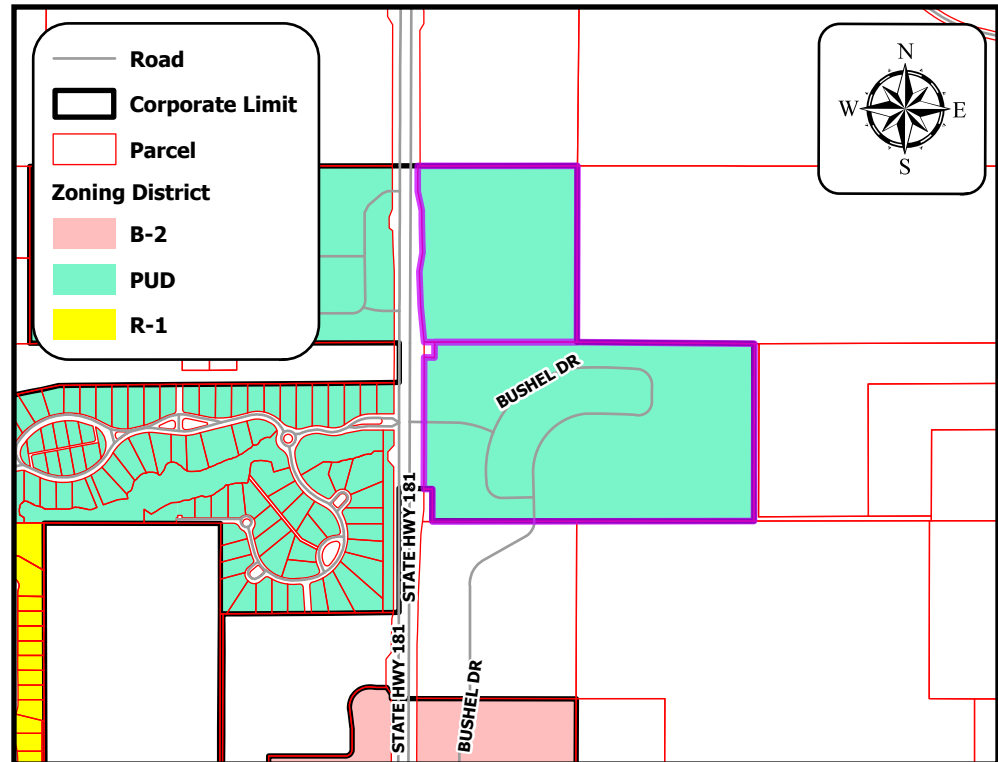
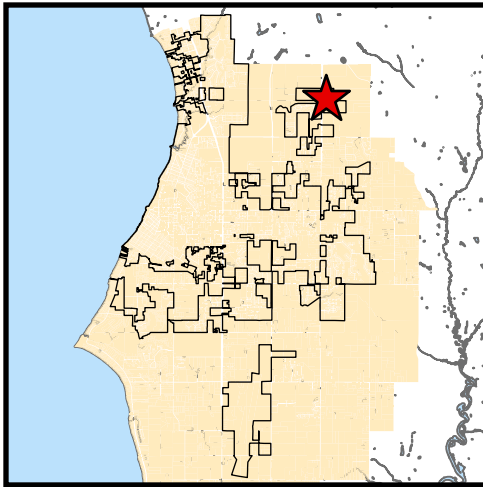
City of Fairhope

Planning Commission

May 6, 2024



SD 24.11 - Harvest Green East Phase 1



Project Name:

Harvest Green East Phase 1

Site Data:

55.61 acres

Project Type:

120-lot Subdivision, Final Plat

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

PUD

PPIN Number:

17735, 7776

General Location:

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

Surveyor of Record:

SE Civil LLC

Engineer of Record:

SE Civil LLC

Owner / Developer:

FST and 68V Harvest Green East 2022 LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☐ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☒ Final Plat ☐ Multiple Occupancy Project
 Attachments: ☒ Articles of Incorporation or List all associated investors
 Date of Application: 1/22/2024

Property Owner / Leaseholder Information

Name of Property Owner: FST AND 68V HARVEST GREEN EAST 2022, LLC Phone Number: _____
 Address of Property Owner: 29891 WOODROW LANE
 City: SPANISH FORT State: AL Zip: 36527

Proposed Subdivision Name: HARVEST GREEN EAST PH I
 No. Acres in Plat: 55.61 AC No. Lots/Units: 120
 Parcel No: 05-46-01-02-0-000-002.000 Current Zoning: PUD
05-46-01-02-0-000-001.508

Authorized Agent Information

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

Name of Authorized Agent: AARON COLLINS Phone Number: 251-990-6566
 Address: 9969 WINDMILL ROAD
 City: FAIRHOPE State: AL Zip: 36532
 Contact Person: AARON COLLINS

Surveyor/Engineer Information

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

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

AARON COLLINS (AS AGENT)
 Property Owner/Leaseholder Printed Name

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

Ruben E. Davidson, III
FSTC Secretary

Summary of Request:

Public hearing to consider the request of the Applicant, S.E. Civil, LLC, acting on behalf of the Owner, 68V Harvest Green East 2022, LLC, for Final Plat approval of Harvest Green East Phase 1, a 120-lot Major Subdivision. The property is approximately 55.61 acres and is zoned as a PUD – Planned Unit Development. The property is located on the East side of State Highway 181, north of The Waters Subdivision. The preliminary plat was approved at the November 1, 2021, Planning Commission meeting and received a 1-year extension at the October 2nd, 2023, Planning Commission meeting.

Site Data

Owner:
FST AND 68V HARVEST GREEN EAST 2022, LLC
29891 WOODROW LN, STE 300
SPANISH FORT, AL 36527

Developer:
68V HARVEST GREEN EAST 2022, LLC
29891 WOODROW LN, STE 300
SPANISH FORT, AL 36527

Parcel Information
Parcel Numbers:
05-46-01-02-0-000-002.000
05-46-01-02-0-000-001.508

Utility Providers:
Water: CITY OF FAIRHOPE
Sewer: CITY OF FAIRHOPE
Power: RIVIERA UTILITIES
Telephone: AT&T

BUILDING SETBACKS

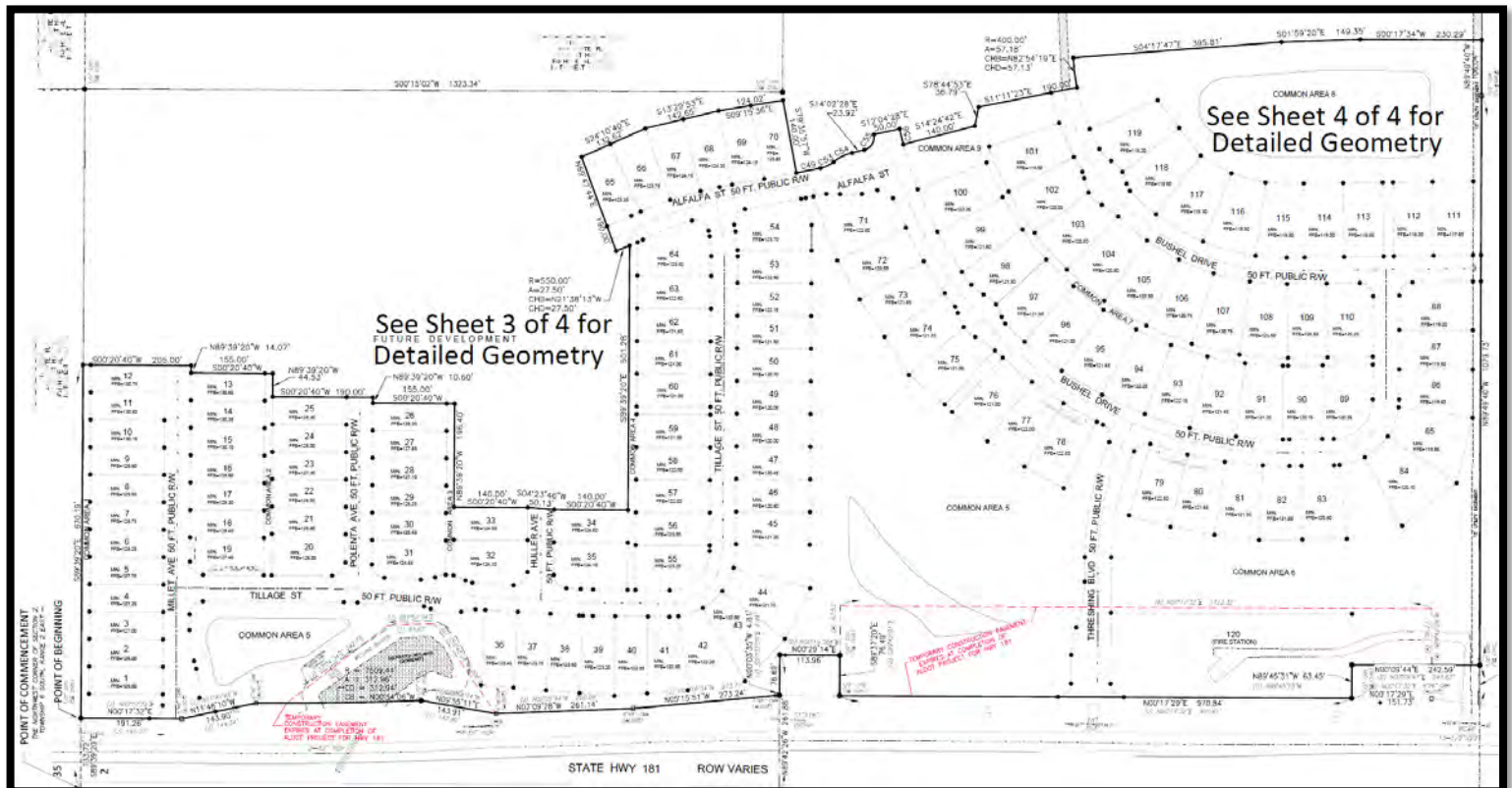
Lots 1 through 70
Front: 30 Ft.
Rear: 30 Ft.
Side: 5 Ft.
Side Street: 20 Ft.

Lots 71 through 119
Front: 30 Ft.
Rear: 30 Ft.
Side: 7.5 Ft.
Side Street: 20 Ft.

Lot 120 - As shown hereon

Total Area	55.61
Zoning	PUD (ORDINANCE #1728)
Total Lots	120
Density	2.16 / AC
Min. Lot	52x140 (7280 SF)
Smallest Lot	7,280 SF (LOT 1)
Largest Lot	14,533 SF (LOT 71)
Max. Height	30 FT
Street Length	6,556 LF
Common Areas	20.11 AC (36%)
Buffer Signs	6

Site Plan



Comments:

The development, Harvest Green East, Phase 1 is one of four phases. Harvest Green West Phase 1 was finalized at the May 2024 Planning Commission meeting, Harvest Green East phase 2 is in the middle of construction, and Harvest Green West Phase 2 has not begun construction. The applicant stated in May the intent is to begin construction of Harvest Green West Phase 2 upon completion of Harvest Green West phase 1. Harvest Green East, Phase 1 has been built in accordance with the design and engineered plans of the approved preliminary plat in November 2021. All conditions of the preliminary plat have been met.

Utility Comments:

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

ROW Comments:

A dedicated construction entrance shall be determined for the continued construction of Harvest Green East Phase 2 and coordinated with the Code Enforcement Officer.

ALDOT Improvements:

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

The subdivision regulations contain the following criteria in Article IV.B.2. Approval Standards.

“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;

- ***Meets***

b. The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- ***Meets***

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

- ***Meets***

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

- ***Meets***

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

- ***Meets***

Follow-Up Activities Required by Final Plat Process:

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

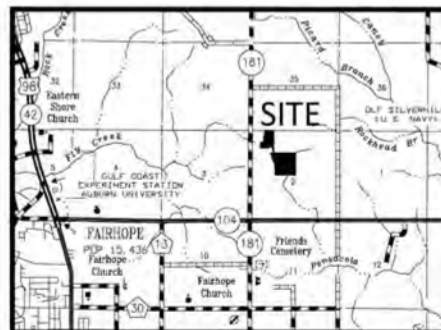
Recommendation:

Staff recommends ***Conditional Approval*** of SD 24.11 Harvest Green East, Phase 1 Final Plat **subject to the following condition:**

1. Completion of Follow-Up Activities

HARVEST GREEN EAST

PHASE ONE



VICINITY MAP

Owner/Developer:
FST AND 68V HARVEST GREEN EAST 2022, LLC
707 BELROSE AVE.
DAPHNE, AL 36526

Parcel Information
Parcel Numbers:
05-46-01-02-0-000-002.000
05-46-01-02-0-000-001.508

Utility Providers:
Water: CITY OF FAIRHOPE
Sewer: CITY OF FAIRHOPE
Power: RIVIERA UTILITIES
Telephone: AT&T

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY AT&T (TELEPHONE):

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

AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING COMMISSION

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: _____ DATE: _____

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

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

AUTHORIZED SIGNATURE: _____

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
5. NO FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
7. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
8. A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.
9. FUTURE DEVELOPMENT SHALL BE BUILT IN SUBSTANTIAL CONFORMANCE TO PUD ORDINANCE #1728.
10. ALL COMMON AREAS SHALL HAVE A BLANKET DRAINAGE & UTILITY EASEMENT.
11. ALL SIDEWALKS AND STREET TREES SHALL BE INSTALLED PRIOR TO FINAL PLAT APPLICATION.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON AUGUST 2021 AND FEBRUARY 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

FLOOD STATEMENT

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

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, 68V HARVEST GREEN EAST 2022, LLC AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HARVEST GREEN EAST PHASE ONE, A PLANNED UNIT DEVELOPMENT, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ____ DAY OF ____, 20__.

PRINT NAME _____ SIGNATURE _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

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

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATE

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

PROJECT ENGINEER _____ DATE _____

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

CERTIFICATE OF OWNERSHIP

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

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

DATED THIS THE ____ DAY OF ____, 202__.

FAIRHOPE SINGLE TAX CORPORATION,
A NOT FOR PROFIT ALABAMA CORPORATION

BY: _____
AS ITS: PRESIDENT

BY: _____
AS ITS: SECRETARY

CERTIFICATE OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

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

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

MORTGAGEE'S ACCEPTANCE- D.R.HORTON INC- BIRMINGHAM

IN WITNESS WHEREOF, _____ THE

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

BY: _____ ITS: _____

CERTIFICATION BY NOTARY PUBLIC

ACKNOWLEDGEMENT,
STATE OF ALABAMA
BALDWIN COUNTY

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

IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH OFFICER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 202__.

MY COMMISSION: _____

NOTARY PUBLIC _____ COUNTY: _____

MORTGAGEE'S ACCEPTANCE - LOT HV II, LLC

IN WITNESS WHEREOF, _____

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

BY: _____ ITS: _____

CERTIFICATION BY NOTARY PUBLIC

ACKNOWLEDGEMENT,
STATE OF ALABAMA
BALDWIN COUNTY

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

IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____, 202__.

MY COMMISSION: _____

NOTARY PUBLIC _____ COUNTY: _____

SHEET

1

4

OF

GREEN SPACE DENSITY CALCULATION

55.61 TOTAL GROSS ACRES
-10.62 ROWs, DETENTION, WETLANDS
44.99 ACRES

119/44.99 = 2.65 UNITS PER ACRE (G.S. DENSITY)
15% REQUIRED

QUALIFYING GREEN SPACE CALCULATION

2.12 AC G.S. 1 (EXCLUDES POND)
6.27 AC G.S. 2 (EXCLUDES POND)
3.87 AC G.S. 3
1.95 AC G.S. 4 (EXCLUDES POND)
0.51 AC G.S. 5
15.42 AC TOTAL GREENSPACE (27.7%)

GREENSPACE MAINTENANCE

GREENSPACE AREAS AS SHOWN HEREON ARE
DEDICATED AS PUBLIC ACCESS AND USE EASEMENT.
MAINTENANCE OF GREENSPACE AREAS IS THE SOLE
RESPONSIBILITY OF THE HARVEST GREEN EAST OWNERS
ASSOCIATION INC. AND NOT THE CITY OF FAIRHOPE.

ALL SIDEWALKS LOCATED IN COMMON AREAS SHALL
HAVE A 15' PUBLIC ACCESS AND USE EASEMENT 5' ON
EACH SIDE.

Owner:
FST AND 68V HARVEST GREEN EAST 2022, LLC
29891 WOODROW LN, STE 300
SPANISH FORT, AL 36527

Developer:
68V HARVEST GREEN EAST 2022, LLC
29891 WOODROW LN, STE 300
SPANISH FORT, AL 36527

Parcel Information
Parcel Numbers:
05-46-01-02-0-000-002.000
05-46-01-02-0-000-001.508

Utility Providers:
Water: CITY OF FAIRHOPE
Sewer: CITY OF FAIRHOPE
Power: RIVERIA UTILITIES
Telephone: AT&T

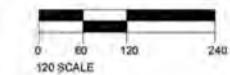
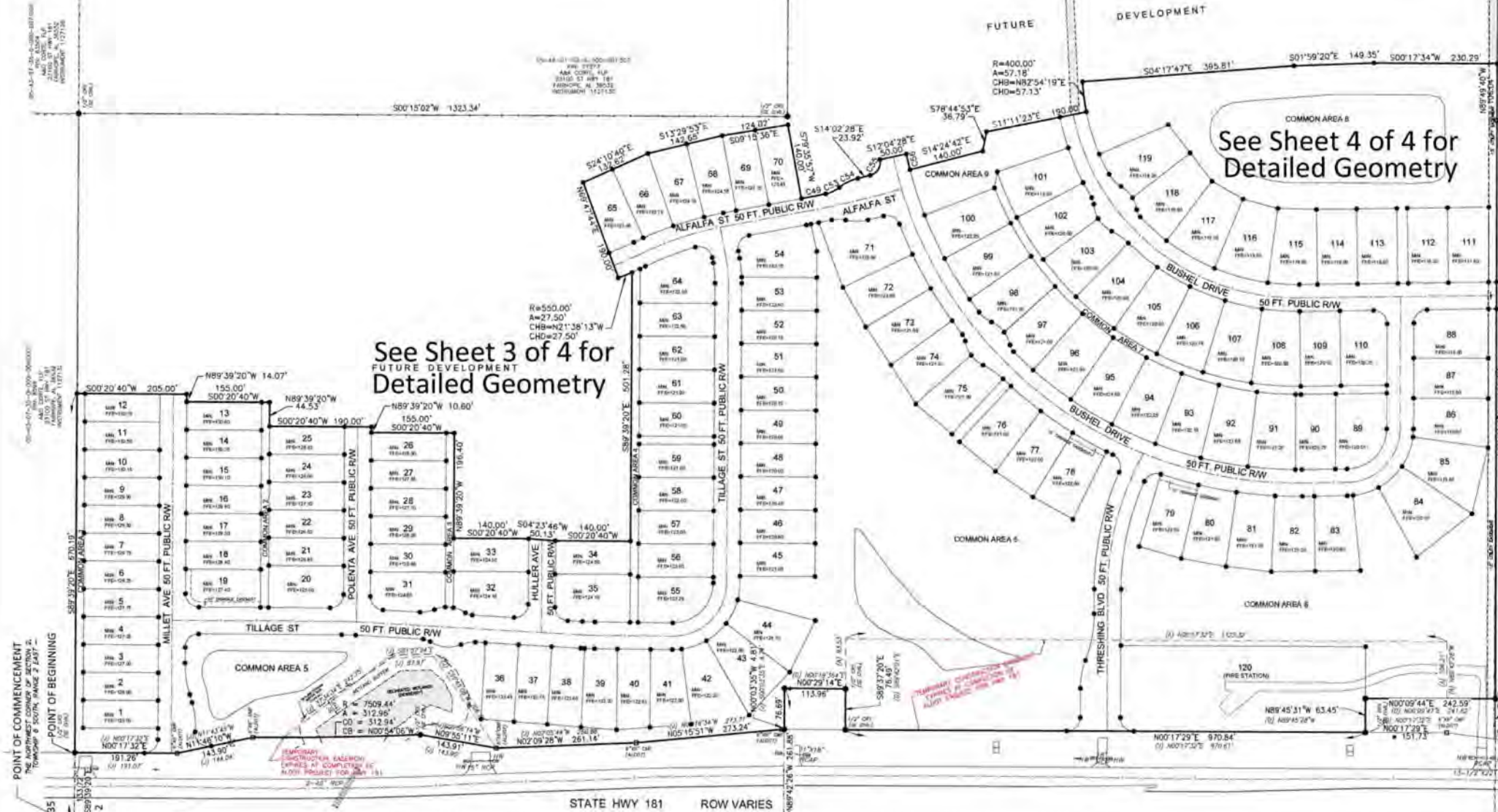
BUILDING SETBACKS

Lots 1 through 70
Front: 30 Ft.
Rear: 30 Ft.
Side: 5 Ft.
Side Street: 20 Ft.

Lots 71 through 119
Front: 30 Ft.
Rear: 30 Ft.
Side: 7.5 Ft.
Side Street: 20 Ft.

Lot 120 - As shown hereon

Total Area: 55.61
Zoning: PUD (ORDINANCE #1728)
Total Lots: 120
Density: 2.16 / AC
Min. Lot: 52x140 (7280 SF)
Smallest Lot: 7,280 SF (LOT 1)
Largest Lot: 14,533 SF (LOT 71)
Max. Height: 30 FT
Street Length: 6,556 LF
Common Areas: 20.11 AC (36%)
Buffer Signs: 6



SURVEYOR'S CERTIFICATE

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF OF SAID SECTION 2, A DISTANCE OF 133.72 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 181 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 670.19 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 205.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.07 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 155.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 44.53 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 10.60 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 358.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 196.40 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 04 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.13 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 40 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 501.28 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 27.50 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 24 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 132.62 FEET; THENCE RUN SOUTH 13 DEGREES 29 MINUTES 53 SECONDS EAST, A DISTANCE OF 142.65 FEET; THENCE RUN SOUTH 09 DEGREES 15 MINUTES 36 SECONDS EAST, A DISTANCE OF 124.02 FEET; THENCE RUN SOUTH 79 DEGREES 35 MINUTES 37 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1944.97 FEET, AN ARC LENGTH OF 46.35 FEET; (CHORD BEARS SOUTH 11 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF 46.34 FEET); THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 28.08 FEET; (CHORD BEARS SOUTH 25 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 27.83 FEET); THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 39.11 FEET; (CHORD BEARS SOUTH 26 DEGREES 09 MINUTES 07 SECONDS EAST, A DISTANCE OF 38.80 FEET); THENCE RUN SOUTH 14 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 23.92 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.26 FEET; (CHORD BEARS SOUTH 58 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 34.63 FEET); THENCE RUN SOUTH 12 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET, AN ARC LENGTH OF 30.38 FEET; (CHORD BEARS SOUTH 76 DEGREES 45 MINUTES 29 SECONDS WEST, A DISTANCE OF 30.39 FEET); THENCE RUN SOUTH 14 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 78 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE OF 38.79 FEET; THENCE RUN SOUTH 11 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 57.18 FEET; (CHORD BEARS NORTH 82 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 57.13 FEET); THENCE RUN SOUTH 04 DEGREES 17 MINUTES 47 SECONDS EAST, A DISTANCE OF 389.81 FEET; THENCE RUN SOUTH 01 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.35 FEET; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 230.29 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 1079.73 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL) ON THE AT-OR-MENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES: NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 242.59 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 45 MINUTES 31 SECONDS WEST, A DISTANCE OF 63.45 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 17 MINUTES 28 SECONDS EAST, A DISTANCE OF 870.84 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 76.49 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 13.96 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 78.59 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, A DISTANCE OF 4.81 FEET TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 05 DEGREES 15 MINUTES 51 SECONDS WEST, A DISTANCE OF 273.24 FEET TO A 6"x8" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 02 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 261.14 FEET TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 09 DEGREES 55 MINUTES 11 SECONDS EAST, A DISTANCE OF 143.91 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 312.96 FEET; (CHORD BEARS NORTH 00 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 312.94 FEET) TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 11 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 143.90 FEET TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 55.61 ACRES, MORE OR LESS.

TOGETHER WITH A UTILITY EASEMENT, TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 106.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 00 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 234.82 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 27.50 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE RUN SOUTH 24 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 132.62 FEET; THENCE RUN SOUTH 13 DEGREES 29 MINUTES 53 SECONDS EAST, A DISTANCE OF 142.65 FEET; THENCE RUN SOUTH 09 DEGREES 15 MINUTES 36 SECONDS EAST, A DISTANCE OF 124.02 FEET; THENCE RUN SOUTH 79 DEGREES 35 MINUTES 37 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1944.97 FEET, AN ARC LENGTH OF 46.35 FEET; (CHORD BEARS SOUTH 11 DEGREES 05 MINUTES 01 SECONDS EAST, A DISTANCE OF 46.34 FEET); THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 28.08 FEET; (CHORD BEARS SOUTH 25 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 27.83 FEET); THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 39.11 FEET; (CHORD BEARS SOUTH 26 DEGREES 09 MINUTES 07 SECONDS EAST, A DISTANCE OF 38.80 FEET); THENCE RUN SOUTH 14 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 23.92 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.26 FEET; (CHORD BEARS SOUTH 58 DEGREES 14 MINUTES 07 SECONDS EAST, A DISTANCE OF 34.63 FEET); THENCE RUN SOUTH 12 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET, AN ARC LENGTH OF 30.38 FEET; (CHORD BEARS SOUTH 76 DEGREES 45 MINUTES 29 SECONDS WEST, A DISTANCE OF 30.39 FEET); THENCE RUN SOUTH 14 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE RUN SOUTH 78 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE OF 38.79 FEET; THENCE RUN SOUTH 11 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 57.18 FEET; (CHORD BEARS NORTH 82 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 57.13 FEET); THENCE RUN SOUTH 04 DEGREES 17 MINUTES 47 SECONDS EAST, A DISTANCE OF 389.81 FEET; THENCE RUN SOUTH 01 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.35 FEET; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 230.29 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 1079.73 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL) ON THE AT-OR-MENTIONED EAST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES: NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, A DISTANCE OF 242.59 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 45 MINUTES 31 SECONDS WEST, A DISTANCE OF 63.45 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 17 MINUTES 28 SECONDS EAST, A DISTANCE OF 870.84 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, A DISTANCE OF 76.49 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 13.96 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 78.59 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, A DISTANCE OF 4.81 FEET TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 05 DEGREES 15 MINUTES 51 SECONDS WEST, A DISTANCE OF 273.24 FEET TO A 6"x8" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 02 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 261.14 FEET TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 09 DEGREES 55 MINUTES 11 SECONDS EAST, A DISTANCE OF 143.91 FEET TO A 1/2" INCH CAPPED REBAR (SE CIVIL); THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 312.96 FEET; (CHORD BEARS NORTH 00 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 312.94 FEET) TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 11 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 143.90 FEET TO A 6"x6" CONCRETE MONUMENT (ALDOT); THENCE RUN NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 55.61 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT THE SURVEY HAS BEEN PLACED AT POINTS MARKED BY IRONS AND AS HEREON SHOWN, I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS 24 DAY OF 2024.

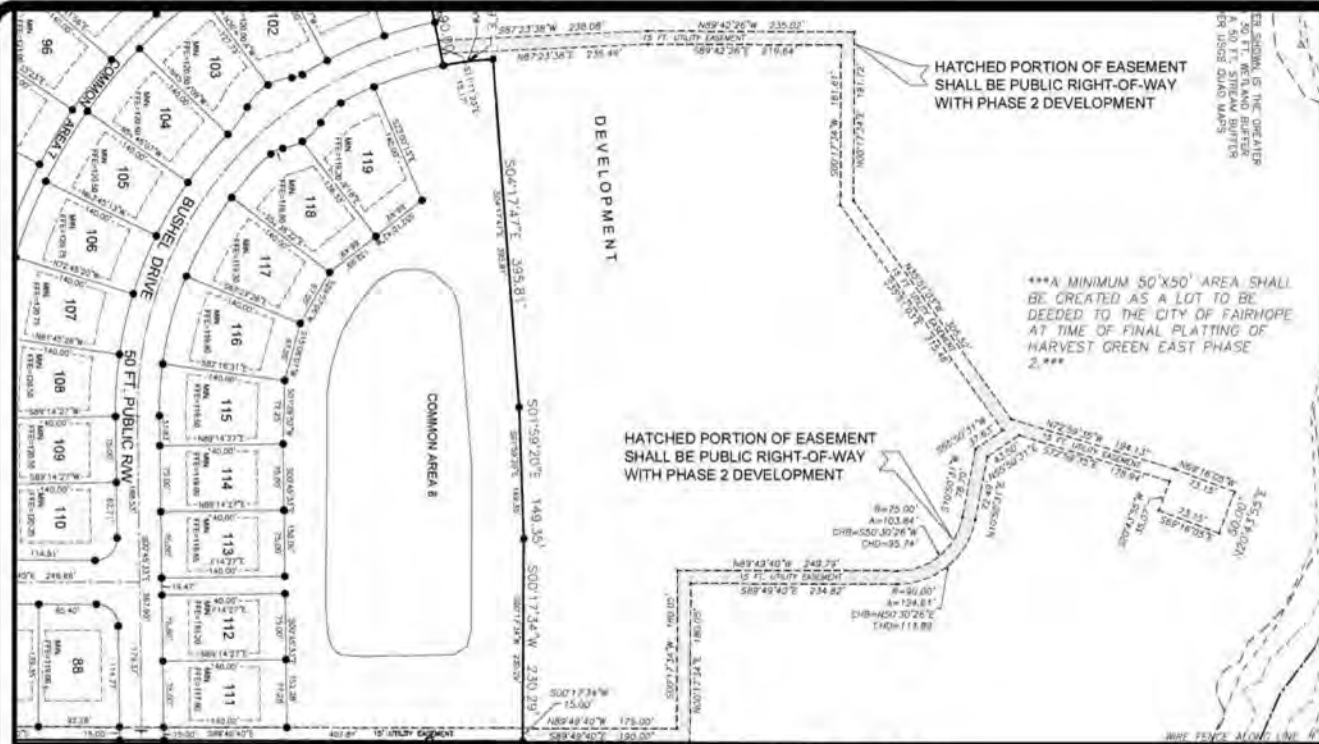
SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 28014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



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

DRAWN	CHKD	AGE	PROJ MGR	DEED	SCALE	PROJECT	FILE
						20210606	HARVEST GREEN EAST
SHEET	2						

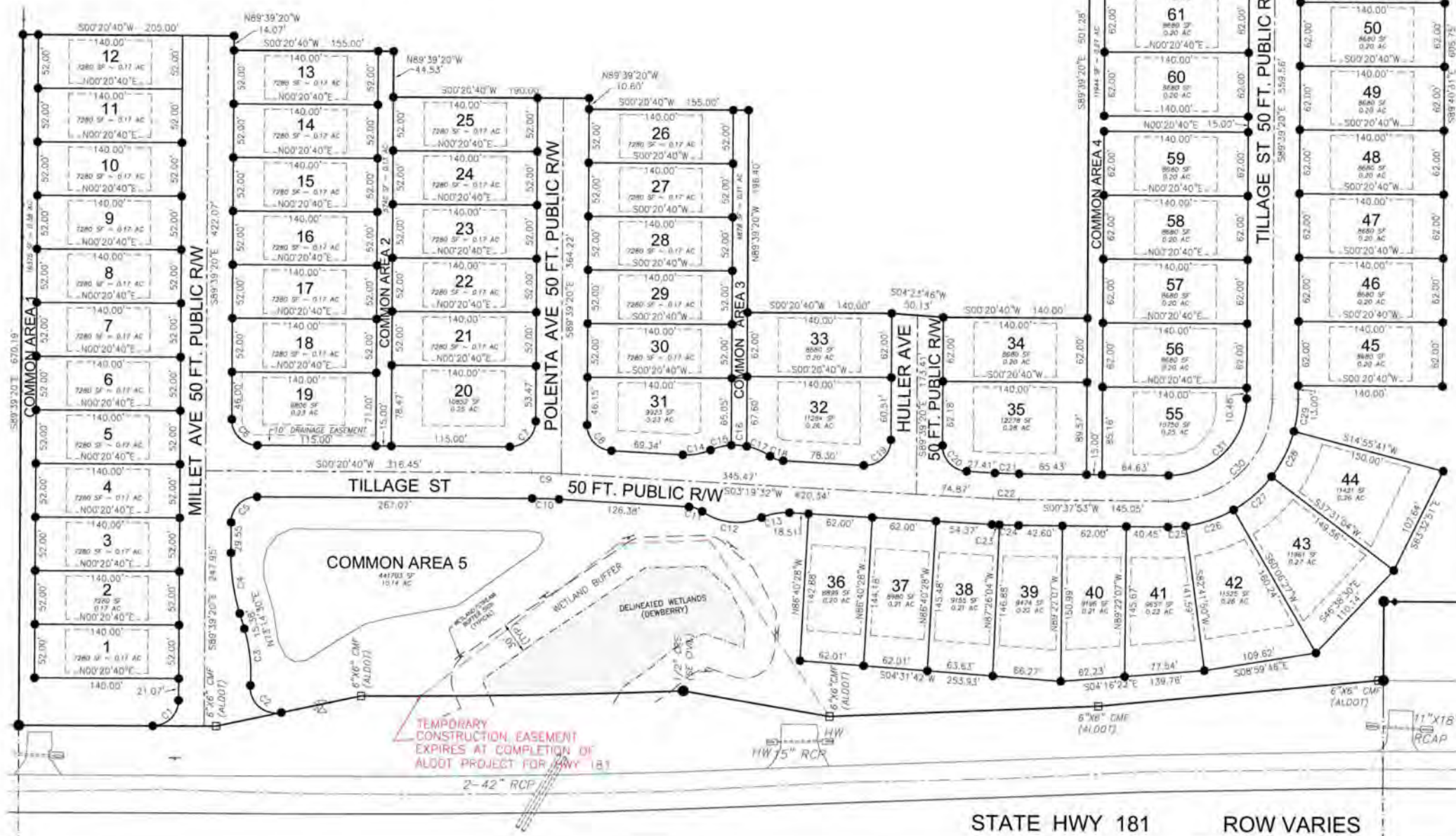


UTILITY EASEMENT DETAIL

- LEGEND:
- CMF □ = CONCRETE MONUMENT FOUND
 - CRF □ = CAPPED REBAR FOUND
 - CRS ● = CAPPED REBAR SET (SE CIVIL)
 - (J) = CONSENT JUDGMENT FOR CONDEMNATION BEARING AND DISTANCE
 - ALDOT = ALABAMA DEPARTMENT OF TRANSPORTATION
 - = POST & WIRE FENCE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.25'	S44°40'54"E	35.34'
C2	25.00'	46.37'	N41°22'00"E	40.00'
C3	150.00'	55.66'	N83°52'20"E	55.34'
C4	200.00'	59.70'	N81°47'35"E	59.48'
C5	25.00'	39.27'	S44°39'20"E	35.36'
C6	25.00'	39.27'	S45°20'40"W	35.36'
C7	25.00'	39.27'	S44°39'20"E	35.36'
C8	25.00'	37.97'	S46°50'06"W	34.42'
C9	549.00'	28.56'	N01°50'06"E	28.56'
C10	524.00'	27.26'	S01°50'06"W	27.26'
C11	25.00'	13.73'	S19°03'33"W	13.56'
C12	60.00'	60.58'	S05°52'01"W	58.04'
C13	60.00'	27.63'	S09°52'00"E	27.39'
C14	60.00'	27.63'	S09°52'00"E	27.39'
C15	60.00'	20.78'	S13°08'20"E	20.67'
C16	60.00'	15.07'	S03°58'34"W	15.03'
C17	60.00'	24.74'	S22°58'55"W	24.56'
C18	25.00'	13.73'	S19°03'32"W	13.56'
C19	25.00'	40.57'	S43°09'54"E	36.26'
C20	25.00'	37.97'	S46°50'06"W	34.42'
C21	500.00'	23.51'	S01°58'43"W	23.51'
C22	525.00'	24.69'	S01°58'43"W	24.68'
C23	550.00'	7.30'	S02°56'44"W	7.30'
C24	550.00'	18.57'	S01°35'55"W	18.53'
C25	125.00'	17.31'	S03°20'08"E	17.30'
C26	125.00'	49.28'	S18°35'51"E	48.96'
C27	125.00'	49.28'	S41°11'15"E	48.96'
C28	125.00'	49.28'	S63°46'38"E	46.96'
C29	125.00'	31.82'	S82°21'50"E	31.73'
C30	100.00'	157.58'	S44°30'43"E	141.78'
C31	75.00'	118.19'	S44°30'43"E	106.33'
C32	200.00'	37.64'	N84°57'12"E	37.58'
C33	25.00'	41.88'	N31°34'12"E	37.15'
C34	225.00'	42.34'	N84°57'12"E	42.28'
C35	250.00'	11.44'	N89°01'59"E	11.44'
C36	250.00'	35.60'	N83°38'31"E	35.57'
C37	25.00'	38.29'	S55°25'10"E	35.37'
C38	525.00'	52.63'	S23°04'34"E	52.61'
C39	625.00'	169.59'	S18°10'28"E	169.07'
C40	625.00'	159.24'	S18°38'56"E	158.81'
C41	625.00'	10.35'	S10°52'31"E	10.35'
C42	600.00'	99.75'	S21°11'06"E	99.64'
C43	650.00'	19.61'	S25°05'01"E	19.61'
C44	650.00'	80.27'	S21°33'47"E	80.25'
C45	650.00'	59.76'	S16°16'24"E	59.73'
C46	650.00'	36.74'	S12°01'13"E	36.74'
C47	1994.97'	8.71'	S10°31'34"E	8.71'
C48	1994.97'	15.00'	S10°51'59"E	15.00'
C49	1944.97'	46.35'	S11°05'01"E	46.34'



SEE SHEET 4 OF 4 FOR CONTINUATION



HARVEST GREEN EAST
PHASE ONE
 A PLANNED UNIT DEVELOPMENT

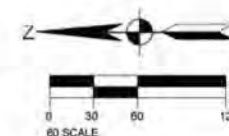
DRAWN	DEED	ASD	PROJ	DATE	SCALE	PROJECT	FILE
						20210929	FILE HARVEST GREEN EAST
SHEET	3						
	4						

STATE HWY 181 ROW VARIES

SEE SHEET 3 OF 4 FOR CONTINUATION



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C50	1969.97'	187.33'	S13°07'30"E	187.26'
C51	60.00'	26.09'	S00°39'27"W	25.89'
C52	90.00'	42.10'	S00°17'08"E	41.72'
C53	60.00'	28.08'	S25°10'31"E	27.81'
C54	90.00'	39.11'	S38°08'07"E	38.20'
C55	25.00'	18.26'	S58°14'07"E	34.63'
C56	745.00'	30.39'	S76°45'25"W	30.39'
C57	25.00'	36.37'	S27°08'38"W	33.25'
C58	770.00'	1057.45'	S38°35'00"W	976.29'
C59	770.00'	62.36'	S75°36'20"W	62.34'
C60	770.00'	692.06'	S47°32'16"W	669.00'
C61	770.00'	303.03'	S10°30'55"W	301.08'
C62	100.00'	155.45'	S45°17'36"E	140.27'
C63	425.00'	590.22'	S39°01'32"W	543.32'
C64	745.00'	89.17'	S72°09'35"W	89.11'
C65	745.00'	89.17'	S65°18'08"W	89.11'
C66	745.00'	89.17'	S58°26'41"W	89.11'
C67	745.00'	30.14'	S53°51'26"W	30.13'
C68	60.00'	29.90'	S38°25'13"W	29.60'
C69	60.00'	30.54'	S38°43'20"W	30.21'
C70	60.00'	26.28'	S65°50'56"W	26.07'
C71	25.00'	14.49'	S61°47'14"W	14.29'
C72	745.00'	50.42'	S43°14'24"W	50.41'
C73	745.00'	89.17'	S37°52'21"W	89.11'
C74	745.00'	89.17'	S31°00'54"W	89.11'
C75	745.00'	89.17'	S24°09'27"W	89.11'
C76	745.00'	89.17'	S17°18'00"W	89.11'
C77	745.00'	89.17'	S10°26'34"W	89.11'
C78	745.00'	89.17'	S03°35'07"W	89.11'
C79	745.00'	11.90'	S00°18'05"E	11.90'
C80	75.00'	116.59'	S45°17'36"E	105.20'
C81	25.00'	39.68'	N44°42'24"E	35.64'
C82	450.00'	70.70'	N03°44'31"E	70.63'
C83	450.00'	70.70'	N12°44'37"E	70.63'
C84	450.00'	70.70'	N21°44'44"E	70.63'
C85	450.00'	70.70'	N30°44'50"E	70.63'
C86	450.00'	70.87'	N39°45'35"E	70.80'
C87	123.00'	38.31'	N35°20'58"E	38.15'
C88	60.00'	34.97'	N43°07'23"E	34.47'
C89	60.00'	28.55'	N73°27'10"E	28.29'
C90	25.00'	12.63'	N72°36'45"E	12.50'
C91	450.00'	32.32'	N60°11'46"E	32.31'
C92	450.00'	70.70'	N66°45'16"E	70.63'
C93	450.00'	59.34'	N75°01'58"E	59.29'
C94	590.00'	92.70'	S66°45'16"W	92.60'
C95	590.00'	92.70'	S57°45'10"W	92.60'
C96	590.00'	92.70'	S48°45'03"W	92.60'
C97	590.00'	92.70'	S39°44'57"W	92.60'
C98	590.00'	92.70'	S30°44'50"W	92.60'
C99	590.00'	92.70'	S21°44'44"W	92.60'
C100	590.00'	92.70'	S12°44'37"W	92.60'
C101	590.00'	92.70'	S03°44'31"W	92.60'
C102	605.00'	9.67'	N00°18'05"W	9.67'
C103	605.00'	72.41'	N03°35'07"E	72.37'
C104	605.00'	72.41'	N10°26'34"E	72.37'
C105	605.00'	72.41'	N17°18'00"E	72.37'
C106	605.00'	72.41'	N24°09'27"E	72.37'
C107	605.00'	72.41'	N31°00'54"E	72.37'
C108	605.00'	72.41'	N37°52'21"E	72.37'
C109	605.00'	72.41'	N44°43'48"E	72.37'
C110	605.00'	72.41'	N51°35'14"E	72.37'
C111	605.00'	72.41'	N58°26'41"E	72.37'
C112	605.00'	72.41'	N65°18'08"E	72.37'
C113	400.00'	82.48'	S72°54'12"W	82.33'
C114	400.00'	41.76'	S64°00'20"W	41.74'
C115	60.00'	32.28'	S45°36'11"W	31.89'
C116	60.00'	30.35'	S44°40'49"W	30.02'
C117	60.00'	23.75'	S70°30'39"W	23.60'
C118	25.00'	15.27'	S64°21'17"W	15.03'
C119	400.00'	66.30'	S42°06'32"W	66.22'
C120	400.00'	103.45'	S29°57'06"W	103.16'
C121	400.00'	103.45'	S15°08'01"W	103.16'
C122	400.00'	59.23'	S03°28'58"W	59.17'
C123	25.00'	38.86'	S45°17'36"E	35.07'
C124	125.00'	14.94'	N86°24'17"W	14.93'
C125	125.00'	59.31'	N69°23'21"W	58.75'
C126	125.00'	59.31'	N42°12'11"W	58.76'
C127	125.00'	50.25'	N17°05'35"W	49.91'
C128	125.00'	10.81'	N03°10'04"W	10.51'
C129	500.00'	207.59'	N77°48'48"W	206.10'
C130	525.00'	264.86'	S75°15'16"E	262.06'
C131	550.00'	224.99'	S77°59'17"E	223.43'
C132	25.00'	36.87'	S23°40'22"E	33.62'
C133	25.00'	38.47'	N69°39'01"E	34.78'
C134	250.00'	88.86'	N79°31'30"W	88.39'
C135	150.00'	53.31'	N79°31'30"W	53.03'
C136	25.00'	39.27'	N44°42'28"W	35.35'
C137	25.00'	39.27'	N45°17'32"E	35.36'
C138	795.00'	12.90'	N26°02'03"E	12.90'
C139	795.00'	72.27'	N29°06'13"E	72.25'
C140	795.00'	72.27'	N34°18'44"E	72.25'
C141	795.00'	72.27'	N39°31'28"E	72.25'
C142	795.00'	20.00'	N42°51'11"E	20.00'
C143	146.00'	45.36'	N34°40'23"E	45.18'
C144	60.00'	29.15'	N39°41'19"E	28.86'
C145	60.00'	29.28'	N67°35'01"E	28.99'
C146	25.00'	13.05'	N66°36'35"E	12.90'
C147	795.00'	32.53'	N52°49'44"E	32.53'
C148	795.00'	72.27'	N56°36'20"E	72.25'
C149	795.00'	72.27'	N61°48'51"E	72.25'
C150	795.00'	61.16'	N66°37'21"E	61.14'
C151	795.00'	73.13'	S15°56'20"W	73.11'
C152	795.00'	72.27'	N10°41'57"E	72.25'
C153	795.00'	72.27'	N05°29'26"E	72.25'
C154	795.00'	50.58'	N01°03'49"E	50.57'



HARVEST GREEN EAST PHASE ONE A PLANNED UNIT DEVELOPMENT

DRAWN	DEED
CHNO	AND
PROJMER	DEED
SCALE	1"=80'
PROJECT	20210029
FILE	HARVEST GREEN EAST

A Landscape Development Plan for
Harvest Green East
Fairhope, Alabama

Revisions		
No.	Date	Revisions / Submissions
—	09.25.21	CITY SUBMITTAL
—	01.24.22	DD SET
—	02.24.23	IFC SET
—	10.05.23	AMENITY & ALDOT REV.
—	12.19.23	SOUTH ENTRY REV.
—	01.05.24	SOUTH ENTRY CITY SUBMITTAL
—	01.25.24	WALKING PATH GRADING COORD.
—	01.31.24	WALKING PATH GRADING
—	03.21.24	PHASE 1 LANDSCAPE AS-BUILT

SW	Drawn	VTW	Checked	213163-123	Project No.	09.24.21	Date
							Registration
							STATE OF ALABAMA
							LESTER CHAD
							REGISTERED LANDSCAPE ARCHITECT
							NUMBER 518

Sheet Title

OVERALL
LANDSCAPE PLAN

Sheet No.

LP100

GENERAL NOTES

TREE PLACEMENT NOTES

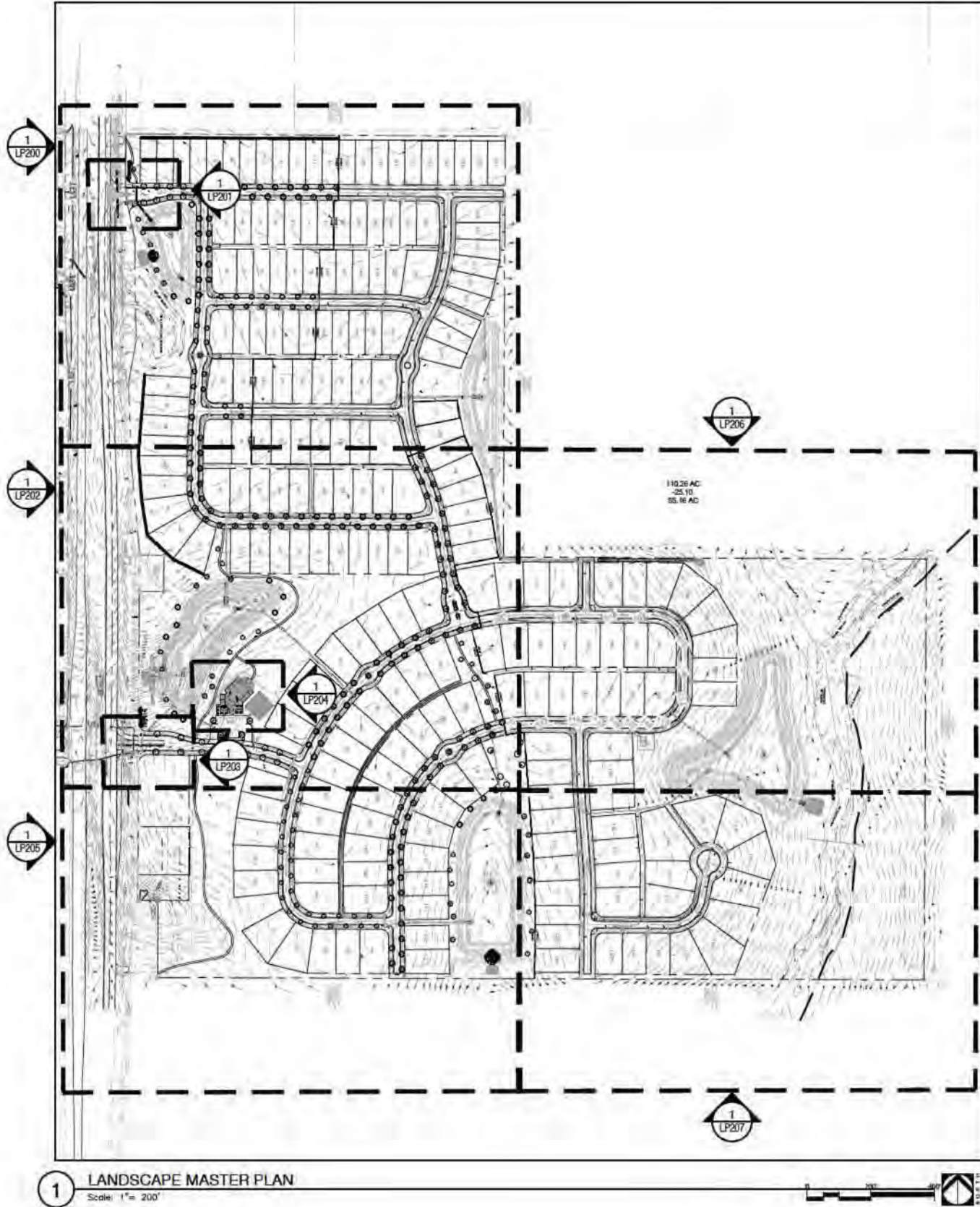
- 1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"-2.5" DIA AT THE TIME OF PLANTING.
- 2.) TREES SHALL BE PLANTED EXACTLY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.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

TREE PROTECTION NOTES

- 1.) TREES IN EXCESS OF 20" IN DIAMETER ARE CONSIDERED PROTECTED AND SHALL RECEIVE THE TREE PROTECTION AS DETAILED ON THIS SHEET. NO DRIVING, TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.
- 2.) TREES SHALL NOT BE REMOVED PRIOR TO ISSUANCE OF PERMIT TO DO SO. THE CITY OF FAIRHOPE UTILIZED THE FOLLOWING RESTITUTION REQUIREMENTS FOR TREES THAT ARE REMOVED WITHOUT A PERMIT.
- 3.) ANY PERSON WISHING TO REMOVE OR RELOCATE A SIGNIFICANT TREE SHALL MAKE A WRITTEN APPLICATION WITH THE CITY HORTICULTURIST. THE APPLICATION SHALL INCLUDE A LANDSCAPE PLAN. THE CITY HORTICULTURIST MUST APPROVE OR DENY THE PERMIT WITHIN 14 WORKING DAYS AFTER RECEIPT OF APPLICATION.

DISTURBED AREA NOTES

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



Revisions		Revisions / Submissions
No.	Date	
09.25.21		CITY SUBMITTAL
01.24.22		DD SET
02.24.23		PC SET
10.05.23		AGENCY & AUDIT REV.
12.19.23		SOUTH ENTRY REV.
01.06.24		SOUTH ENTRY CITY SUBMITTAL
01.25.24		WALKING PATH GRADING COORD.
01.31.24		WALKING PATH GRADING
03.21.24		PHASE 1 LANDSCAPE AS-BUILT

LANDSCAPE
PLANTING PLAN

Sheet No. _____

LP200





1 LANDSCAPE PLANTING ENLARGEMENT PLAN
Scale: 1" = 50'

A Landscape Development Plan for
Harvest Green East
Fairhope, Alabama

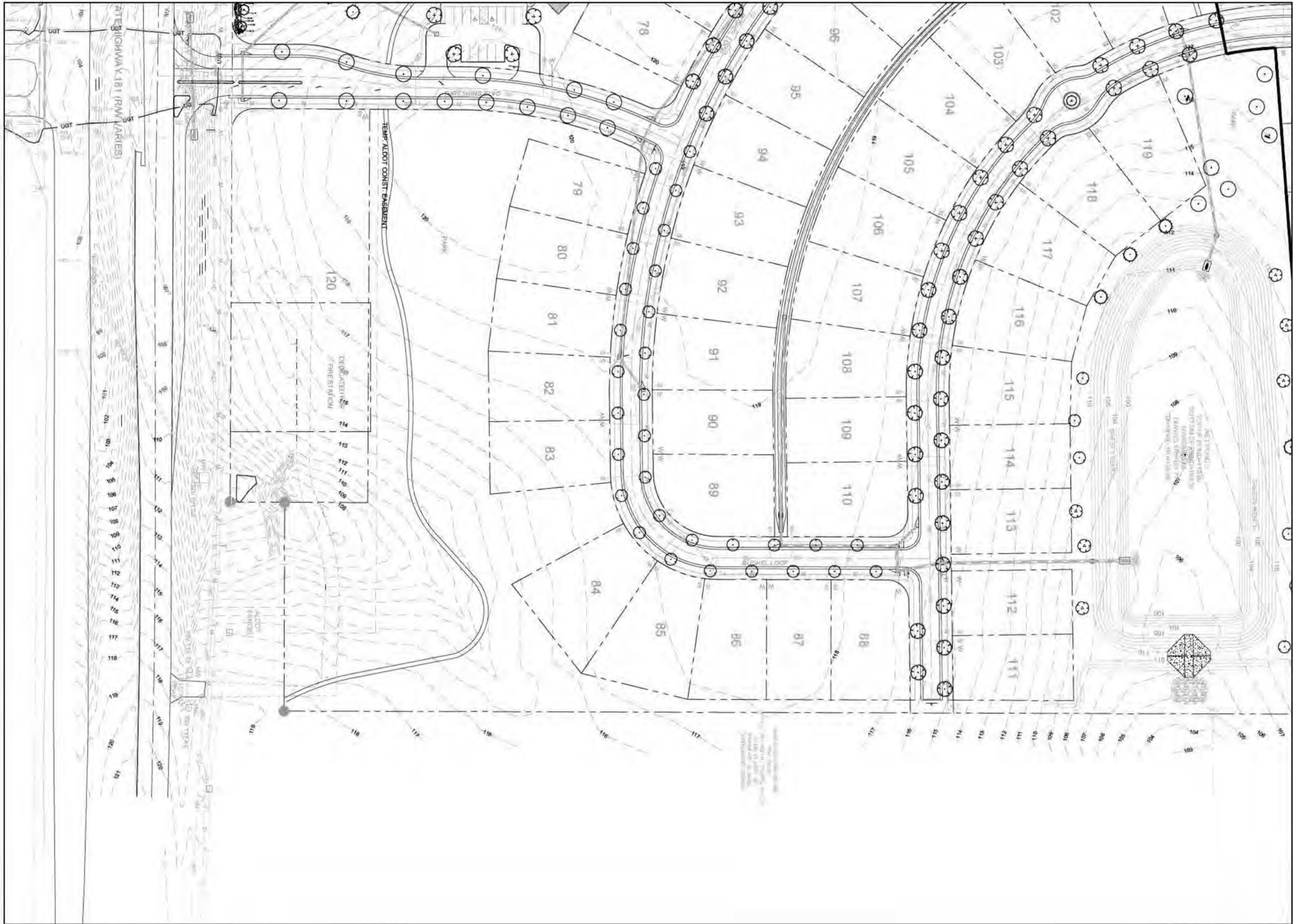
Revisions		
No.	Date	Revisions / Submissions
01	09.25.21	CITY SUBMITTAL
02	01.24.22	DD SET
03	02.24.23	IFC SET
04	10.05.23	AMENITY & ALDOT REV.
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08	01.31.24	WALKING PATH GRADING
09	03.21.24	PHASE 1 LANDSCAPE AS-BUILT

SW
Drawn
VTW
Checked
213163-123
Project No.
09.24.21
Date

Registration
STATE OF ALABAMA
LESTER CHAD
MEMBER
518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE
PLANTING PLAN



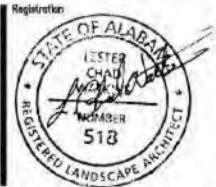
1 LANDSCAPE PLANTING ENLARGEMENT PLAN
 Scale: 1"= 50'



A Landscape Development Plan for
Harvest Green East
 Fairhope, Alabama

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—	09.25.21	CITY SUBMITTAL
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SW
 Drawn
 VTW
 Checked
 213163-123
 Project No.
 09.24.21
 Date



Sheet Title

LANDSCAPE
 PLANTING PLAN

Sheet No.

LP205



1 LANDSCAPE PLANTING ENLARGEMENT PLAN
Scale: 1" = 50'

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Harvest Green East
Fairhope, Alabama

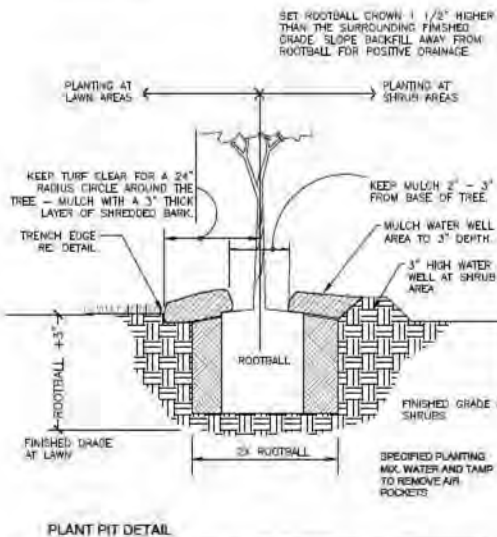
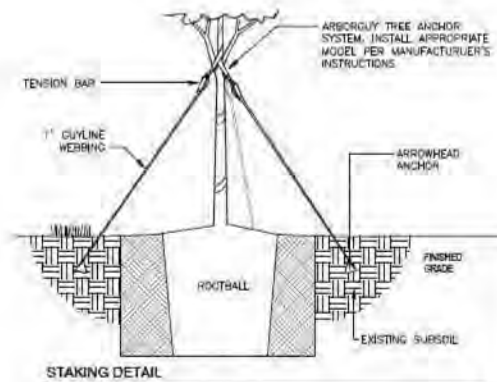
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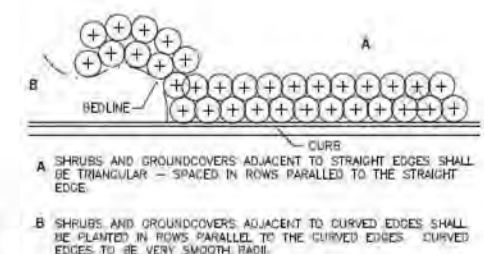
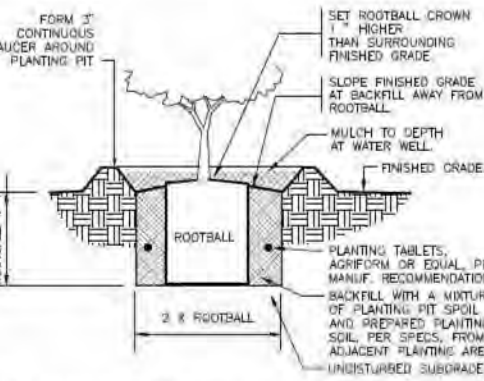
Sheet Title

LANDSCAPE
PLANTING PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	REMARKS
TREES								
	BH	17	BETULA NIGRA	RIVER BIRCH	B&B OR CONT		8'-10'	MIN 3 TRUNKS
	LN	15	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL		8'-10'	MINIMUM 3 TRUNKS; FULL HEAD
	LT	51	LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL		10'-12'	FULL HEAD, SPECIMEN QUALITY
	QN	27	QUERCUS NUTTALLII	NUTTALL OAK	15 GAL		8'-10'	FULL HEAD, SPECIMEN QUALITY
	QS	65	QUERCUS SHUMARDII	SHUMARD RED OAK	15 GAL		8'-10'	FULL HEAD, SPECIMEN QUALITY
	QV	30	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL		8'-10'	FULL HEAD, SPECIMEN QUALITY
	TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	B&B OR CONT	3" GAL	10'	FULL HEAD, SPECIMEN QUALITY
	OP2	56	ULMUS AMERICANA 'FLORIDANA'	FLORIDA ELM	15 GAL	1.5' - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
SHRUBS								
	DM2	38	DISTYLUM VINTAGE JADE	VINTAGE JADE DISTYLUM	3 GAL			48" o.c.
	MC3	105	MYRICA CERIFERA	COMMON WAX MYRTLE	3 GAL			72" o.c. SHRUB FORM, FULL TO GROUND
	SB	150	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL			72" o.c.
GRASSES								
	MG	27	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3 GAL			42" o.c.
GROUND COVERS								
	AB2	30	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE	1 GAL @			18" o.c.



3 TREE PLANTING - GUY STRAP

- 1" - 1'-0" 329343-26-02
- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION. LANDSCAPE AREA SOIL PREPARATION.
 - SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOO AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOO AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, 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 LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

1 GENERAL PLANTING NOTES

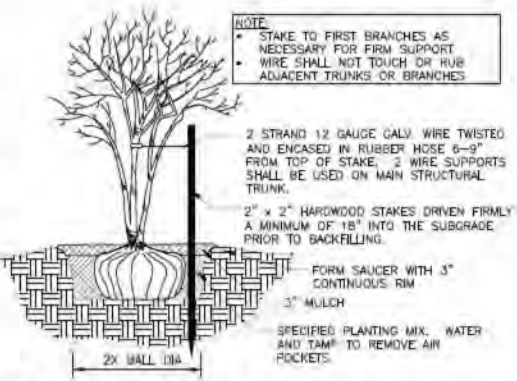
1" - 1"

4 SHRUB PLANTING

- 1" - 1'-0" 329399-05
- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC. UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED 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 PINE STRAW, SETTLED
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

5 TYPICAL PLANT SPACING

NOT TO SCALE 329399-04



2 MULTI-TRUNK TREE STAKING

1/2" - 1'-0"

A Landscape Development Plan for Harvest Green East Fairhope, Alabama

Revisions		
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01	09.25.21	CITY SUBMITTAL
02	01.24.22	DD SET
03	02.24.23	IPC SET
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07	01.25.24	WALKING PATH GRADING COORD.
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SW
Drawn
VTW
Checked
213163-123
Project No.
09.24.21
Date

Registration
STATE OF ALABAMA
Lester Chad
518
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

LANDSCAPE PLANTING DETAILS AND LEGEND

Sheet No.

LP500

From: [Larry Smith](#)
To: [Aaron Collins](#)
Subject: FW: Harvest Green East and West
Date: Friday, May 31, 2024 11:01:07 AM

See below.

Larry Smith, PE
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivileng.com



From: Smith, Michael <smithmi@dot.state.al.us>
Sent: Friday, May 31, 2024 10:59 AM
To: Larry Smith <lsmith@secivileng.com>
Cc: Campbell, Adam H. <campbellad@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>
Subject: RE: Harvest Green East and West

Good morning Larry,

ALDOT is does not oppose the accesses being utilized for Harvest Green East and West at this time. The ALDOT inspection will be completed soon, any punch list work which is needed will be handled under the ALDOT acceptance and performance bond process as normal. Once any punch list items are completed and the area re-inspected, ALDOT will issue the Provisional Acceptance of the work. Please let me know.

MICHAEL SMITH, P.E.
AREA PERMIT MNGR
OFFICE: 251-470-8273
CELL: 251-331-0104

From: Larry Smith <lsmith@secivileng.com>
Sent: Friday, May 31, 2024 10:43 AM
To: Smith, Michael <smithmi@dot.state.al.us>
Subject: Harvest Green East and West

Michael,

I need correspondence from ALDOT that the new entrances can be utilized for their proposed uses. Can you please provide me that. Thanks.

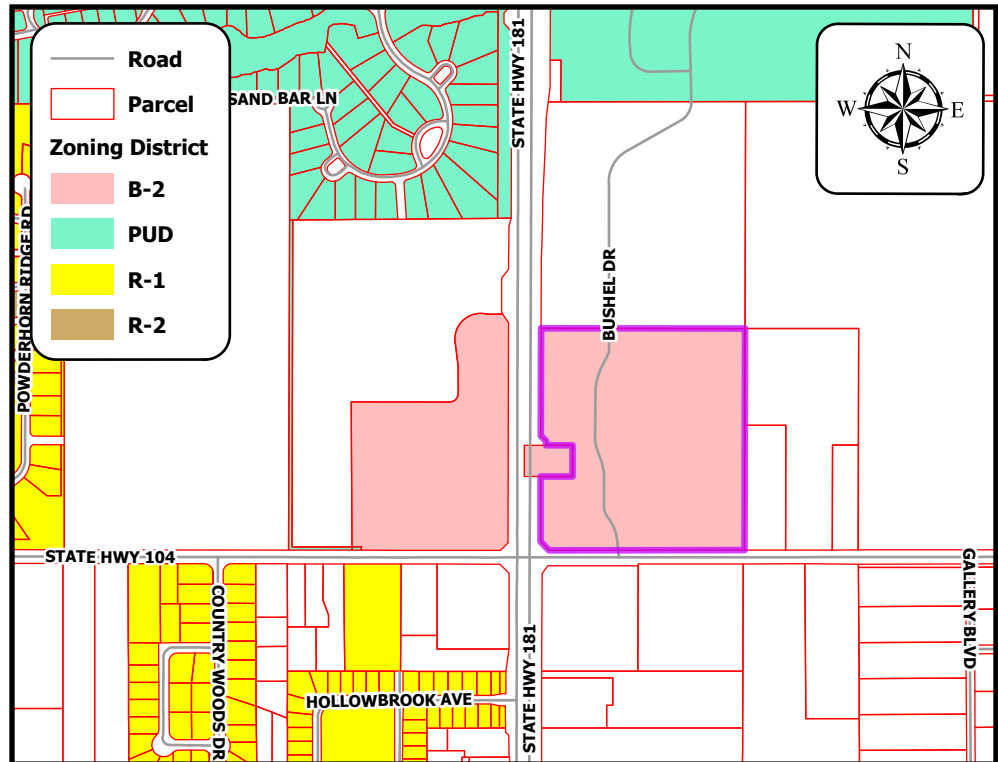
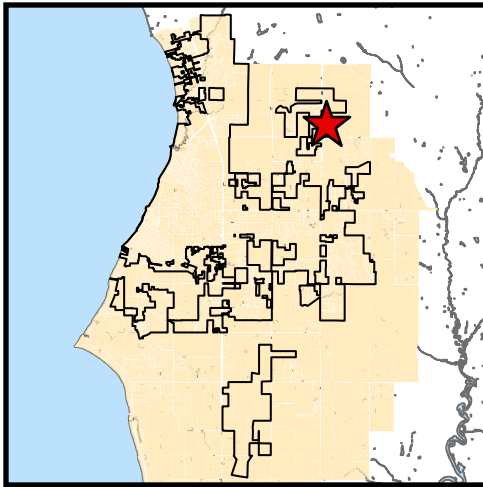
City of Fairhope

Planning Commission

July 1, 2024



SD 24.13 - Encounter Commercial Retail Center



Project Name:

Encounter Commercial Retail Center

Site Data:

35.16 acres

Project Type:

12-Lot Final Plat Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

B-2

PPIN Number:

108453

General Location:

Northeast corner of the intersection of
State Highway 181 & 104

Surveyor of Record:

Jade Consulting LLC

Engineer of Record:

Jade Consulting LLC

Owner / Developer:

Encounter Development, LLC

School District:

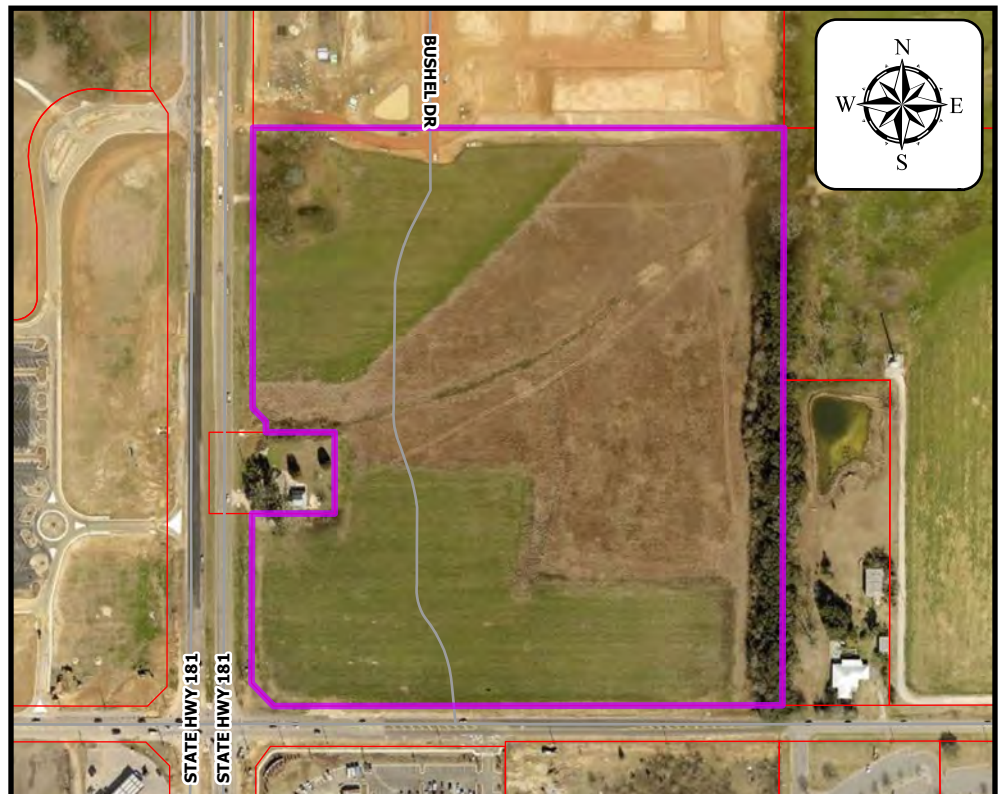
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☐ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☒ Final Plat ☐ Multiple Occupancy Project
 Attachments: ☒ Articles of Incorporation or List all associated investors
 Date of Application: 4/15/24

Property Owner / Leaseholder Information

Name of Property Owner: Encounter Development, LLC Phone Number: 203-955-1978
 Address of Property Owner: 1189 Post Road, Suite 3B
 City: Fairfield State: CT Zip: 06824

Proposed Subdivision Name: Commercial Retail Center
 No. Acres in Plat: ±35.15 No. Lots/Units: 12
 Parcel No: 05-46-01-02-0-000-001.509 & 05-46-01-02-0-000-001.510 Current Zoning: B-2 General Business

Authorized Agent Information

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

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

Surveyor/Engineer Information

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

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

Kenneth M. Kleban

Property Owner/Leaseholder Printed Name

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

Reuben E. Davidson, III
FSTC Secretary



Final Plat Application Checklist*

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

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

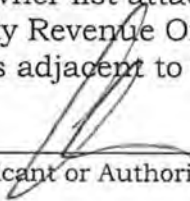
Please note that if your site is located outside the City of Fairhope limits, but in the planning jurisdiction, the County documentation is required and your application will be considered **incomplete** without the County documentation.



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

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

By signing below, I Kenneth M. Kleban, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees adjacent to the property submitted from Subdivision approval.



Signature of Applicant or Authorized Agent

4/15/24

Date of Application

Summary of Request:

Public hearing to consider the request of the Applicant, Jade Consulting, acting on behalf of the Owner, Encounter Development, LLC, is requesting Final Plat approval of Encounter Commercial Retail Center, a 12-lot subdivision. The property is approximately 35.16 acres and is located on the northeast corner of State Highway 181 and State Highway 104. The property is zoned B-2 General Business District. The preliminary plat was approved at the April 3, 2023, Planning Commission meeting.

Site Data

SITE DATA	
CURRENT ZONING:	B2, GENERAL BUSINESS DISTRICT
LINEAR FEET OF STREETS:	2,808 LF
NUMBER OF LOTS:	13
LARGEST LOT SIZE:	16.045 AC
SMALLEST LOT SIZE:	0.962 AC
COMMON AREAS:	0.902 AC
TOTAL AREA:	±35.16 AC
LOT UTILITY & DRAINAGE EASEMENTS	
(EXCEPT AS OTHERWISE SHOWN)	
ROADWAY FRONTAGES:	15' PUE ALONG ALL ROAD FRONTAGES
SIDE:	AS SHOWN
LOT SIDEWALK EASEMENT	
AS SHOWN	5'/12' MULTI-USE TRAIL
REQUIRED SETBACKS	
(EXCEPT AS OTHERWISE SHOWN)	
FRONT:	20'
REAR:	0'/20' IF ABUT RESIDENTIAL
SIDE:	0'/10' IF ABUT RESIDENTIAL
SIDE STREET:	20'
AL-104 HCS:	100' FROM R.O.W. CENTERLINE
AL-181 HCS:	125' FROM R.O.W. CENTERLINE
UTILITIES	
WATER, SANITARY SEWER & GAS:	
FAIRHOPE PUBLIC UTILITIES	
555 SOUTH SECTION ST., FAIRHOPE, AL 36532	
JAY WHITMAN (251) 928-8003	
ELECTRICAL:	
RIVIERA UTILITIES	
413 E. LAUREL AVE, FOLEY, AL 36536	
SCOTT SLIGH (251) 943-5001	
COMMUNICATIONS:	
AT&T	
2155 OLD SHELL ROAD, MOBILE, AL 36607	
WADE MITCHELL (251) 471-8361	

Comments:

The Encounter Development has been built in accordance with the design and engineered plans of the approved preliminary plat in April 2023. All conditions of the preliminary plat have been met. The applicant has worked with the adjacent property to the north to resolve a drainage issue between the properties. The area of concern has been regraded and stabilized to allow a sheet flow of water across the property to the retention pond.

Utility Comments:

The utilities have been installed, inspected, and approved.

ROW Comments:

- The speed limit signs need to be changed to 20 mph signs. Currently 30 mph signs are posted. Appendix A Table 5.3 calls for a maximum speed of 20 mph for a non-residential local street. The speed limit will also remain consistent with the connecting streets to the north ending in the Harvest Green East neighborhood.
- “Future Through Street” sign shall be posted at the stub street to the east.

- Site shall not be accessed from Hwy 181 or Hwy 104.
- The lots shall provide shared access and the number of road cuts allowed from the internal roads shall be limited. See proposed solution below provided by applicant. All drives will be reviewed during the Site Plan review and approval.
 - ❖ Lot 1 – Maximum one turnout to Encounter Dr. and One turnout to Bushel Dr.
 - ❖ Lot 2-6 – Maximum three turnout to Bushel Dr., in addition to Lot 2 having one turnout to Encounter Dr. and Lot 6 having one turnout to Rockwell Blvd
 - ❖ Lot 7-10 - Maximum two turnout to Encounter, in addition to Lot 7 having one turnout to Bushel Dr. and Lot 10 having one turnout to Hidden Glen
 - ❖ Lot 11 – Maximum one turnout to Encounter Dr.
 - ❖ Lot 12 – Maximum two turnouts to Encounter and three turnouts to Bushel Dr.

ALDOT Improvements:

Improvements to Hwy 104 and were required for this phase and the improvements have been constructed and are bonded through ALDOT.

The subdivision regulations contain the following criteria in Article IV.B.2. Approval Standards.

“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;

- Meets

b. The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- Meets

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

- Meets

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

- Meets

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

- Meets

Follow-Up Activities Required by Final Plat Process:

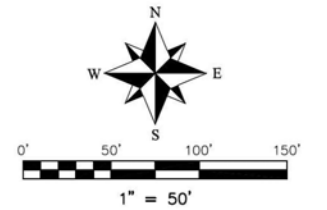
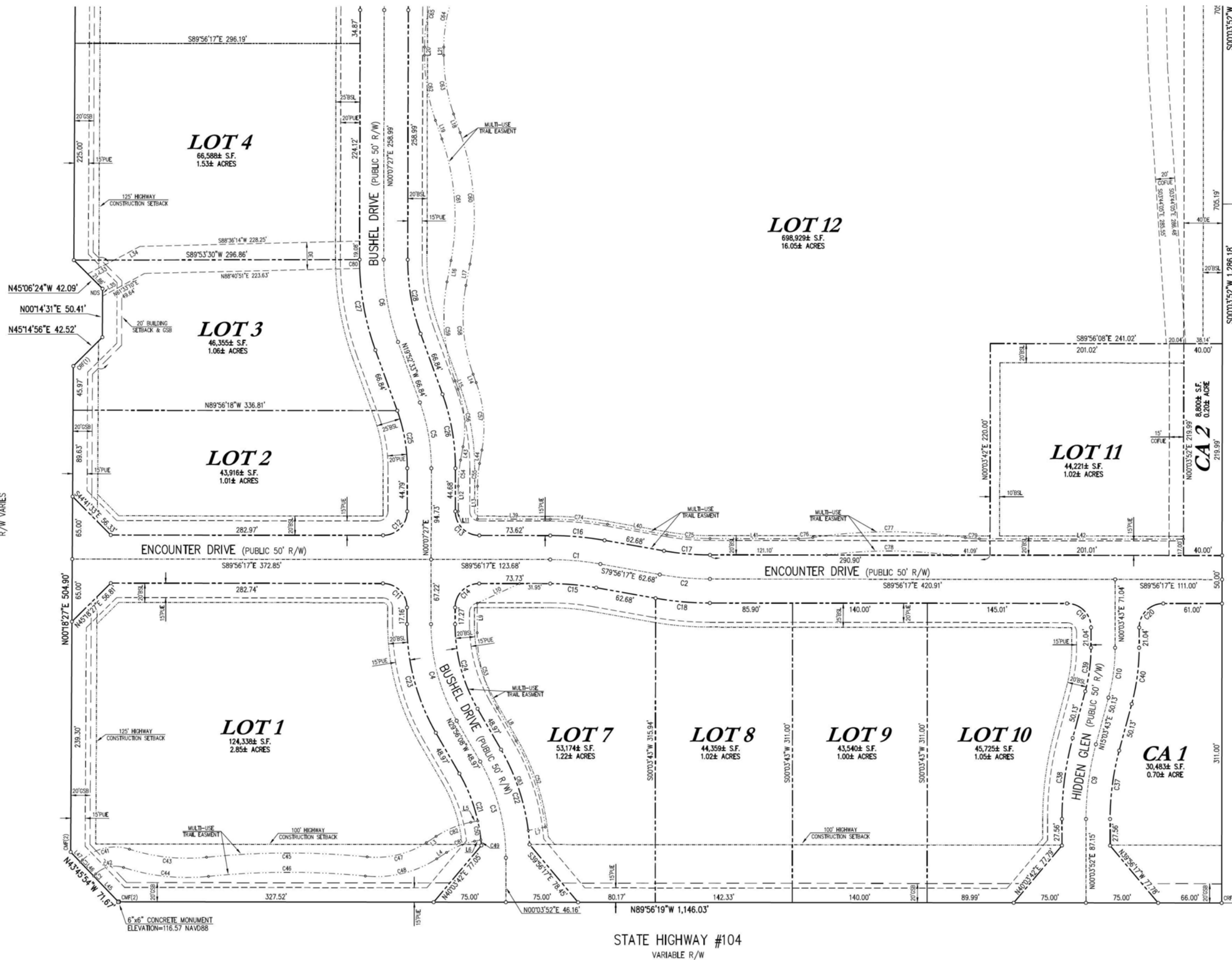
- Copy of the recorded plat (Final Plat must be recorded within 120 days of acceptance)
- Copy of the recorded O&M Agreement
- Maintenance and Guarantee Agreement executed by the subdivider – this document is not considered fully executed until the Mayor signs said agreement.
 - o Remember to include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

Recommendation:

Staff recommends ***Conditional Approval*** of SD 24.13 Encounter Commercial Retail Center Final Plat **subject to the following condition:**

1. Completion of Follow-Up Activities
2. Installation of the “Future Through Street Sign”
3. Replacement of speed limit signs to reflect 20 mph
4. Completion of north landscape buffer
5. Add a note on the plat restricting access from SR 104 and SR 181 and to limit number of road cuts allowed for development on internal roads.

STATE HIGHWAY #181
R/W VARIES



LEGEND

- | | |
|--------|-----------------------------------|
| CRF(1) | CAPPED REBAR FOUND (WATTIER) |
| CRF(2) | CAPPED REBAR FOUND (MOORE) |
| CRF(3) | CAPPED REBAR FOUND (DEWBERRY) |
| CMF(1) | 4"x4" CONCRETE MONUMENT FOUND |
| CMF(2) | 6"x6" CONCRETE MONUMENT FOUND |
| SBL | SETBACK LINE |
| GSB | GREEN SPACE BUFFER |
| CORUE | CITY OF FAIRHOPE UTILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |

ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION
PLAT OF SUBDIVISION

SHEET 1 OF 3

JUNE 10, 2024
WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 Downtowner Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT ENCOUNTER DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF _____, 202____

OWNER

CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY

THAT _____, WHOSE NAME AS _____ OF ENCOUNTER DEVELOPMENT, LLC, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 202____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF ENCOUNTER DEVELOPMENT, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 4"x4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-03'-52" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,286.18 FEET TO A CAPPED REBAR (MOORE) ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 104 (VARIABLE R/W); THENCE RUN NORTH 89°-56'-19" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,146.03 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 43°-45'-54" WEST ALONG SAID NORTH LINE A DISTANCE OF 71.67 FEET TO A 6"x6" CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 181 (VARIABLE R/W); THENCE RUN NORTH 00°-18'-27" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 504.90 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 45°-14'-56" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 42.52 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 00°-14'-31" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 50.41 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 45°-06'-24" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 42.09 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE RUN NORTH 00°-17'-39" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 620.32 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 89°-54'-01" EAST ALONG SAID NORTH LINE A DISTANCE OF 1,190.55 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 35.16 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (□) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE ____ DAY OF _____, 202____

SURVEYOR _____
ALABAMA LICENSE #20364

ENGINEER'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 25748, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPALS OF GOOD ENGINEERING PRACTICE. I FURTHER CERTIFY THAT I HAVE OBSERVED THE CONSTRUCTION OF THE WITHIN IMPROVEMENTS, THAT THE SAME CONFORMS TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

PROJECT ENGINEER

DATE

ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION, WHICH ARE CERTIFIED, CONSIST OF PAGE ____ THRU ____ EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING COMMISSION

THE WITHIN PLAT OF ENCOUNTER COMMERCIAL RETAIL CENTER SUBDIVISION, FAIRHOPE, ALABAMA IS HEREBY APPROVED BY THE CITY OF FAIRHOPE PLANNING AND ZONING COMMISSION, THIS THE ____ DAY OF _____, 202____

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES:

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES WATER AND SEWER DEPARTMENT:

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT:

THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES GAS DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 202____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T:

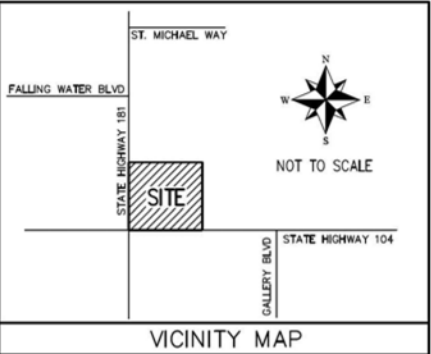
THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 202____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 202____

AUTHORIZED REPRESENTATIVE



FLOOD CERTIFICATE:
THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 01003C0661 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".

SITE DATA
CURRENT ZONING: B2, GENERAL BUSINESS DISTRICT
LINEAR FEET OF STREETS: 2,808 LF
NUMBER OF LOTS: 13
LARGEST LOT SIZE: 16.045 AC
SMALLEST LOT SIZE: 0.962 AC
COMMON AREAS: 0.902 AC
TOTAL AREA: ±35.16 AC

LOT UTILITY & DRAINAGE EASEMENTS
(EXCEPT AS OTHERWISE SHOWN)
ROADWAY FRONTAGES: 15' PUE ALONG ALL ROAD FRONTAGES
SIDE: AS SHOWN

LOT SIDEWALK EASEMENT
AS SHOWN 5'/12' MULTI-USE TRAIL

REQUIRED SETBACKS
(EXCEPT AS OTHERWISE SHOWN)
FRONT: 20'
REAR: 0'/20' IF ABUT RESIDENTIAL
SIDE: 0'/10' IF ABUT RESIDENTIAL
SIDE STREET: 20'
AL-104 HCS: 100' FROM R.O.W. CENTERLINE
AL-181 HCS: 125' FROM R.O.W. CENTERLINE

UTILITIES
WATER, SANITARY SEWER & GAS:
FAIRHOPE PUBLIC UTILITIES
555 SOUTH SECTION ST., FAIRHOPE, AL 36532
JAY WHITMAN (251) 928-8003

ELECTRICAL:
RIVERA UTILITIES
413 E. LAUREL AVE, FOLEY, AL 36536
SCOTT SLIGH (251) 943-5001

COMMUNICATIONS:
AT&T
2155 OLD SHELL ROAD, MOBILE, AL 36607
WADE MITCHELL (251) 471-8361

ENGINEER:
JADE CONSULTING, LLC.
P.O. BOX 1929
FAIRHOPE, AL 36533
251-928-3443

SURVEYOR:
WATTIER SURVEYING, INC.
4318 DOWNTOWNER LOOP N., STE H
MOBILE, AL 36609
251-342-2640

DEVELOPER/OWNER:
ENCOUNTER DEVELOPMENT, LLC
1189 POST ROAD, STE 3B
FAIRFIELD, CT 06824
203-955-1978

ENCOUNTER COMMERCIAL RETAIL CENTER
SUBDIVISION
PLAT OF SUBDIVISION

JUNE 10, 2024

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 DOWNTOWNER LOOP N., SUITE H
MOBILE, ALABAMA 36609 251-342-2640

From: [Smith, Michael](#)
To: [William Graham](#); [Sherry Ruth](#); [Trey Jinright](#); [Thomas Luce](#); [Lee Rambo](#); [Paul Marcinko](#)
Cc: [Reed, Darrin](#); [Miller, Jeremy L.](#); [Shaw, Jason R.](#); [McCracken, Paul](#); [Campbell, Adam H.](#)
Subject: RE: ALDOT Inspection for Encounter Development, LLC - N/E corner of SR-104 & SR-181 - Permit # 9-2-12770, 12771, 12772, 12773 & 12774
Date: Thursday, June 13, 2024 9:58:45 AM
Attachments: [image003.png](#)

Good morning,

The punch list items must be addressed completely before ALDOT will issue a Provisional Acceptance of the work performed within ALDOT ROW. This work is covered under the bond supplied by Encounter Development to ALDOT, and the bond will remain in force for one year after ALDOT is able to issue Provisional Acceptance. As it currently stands, I do not object to City issuing or the developer obtaining approvals to continue with site development. If you have any questions please let me know.

MICHAEL SMITH, P.E.
AREA PERMIT MNGR.
OFFICE: 251-470-8273
CELL: 251-331-0104

From: William Graham <wgraham@jadengineers.com>
Sent: Wednesday, June 12, 2024 6:26 PM
To: Smith, Michael <smithmi@dot.state.al.us>; Sherry Ruth <sruth@jadengineers.com>; Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; Lee Rambo <lrambo@jadengineers.com>; Paul Marcinko <pmarcinko@jadengineers.com>
Cc: Reed, Darrin <reedd@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>
Subject: RE: ALDOT Inspection for Encounter Development, LLC - N/E corner of SR-104 & SR-181 - Permit # 9-2-12770, 12771, 12772, 12773 & 12774

Michael,

Following up on our phone conversation, we are working to have all of the below punch list items addressed in a timely manner. We will send a formal response to your office when all items are corrected. Could you please provide concurrence that the accesses and turn outs can be open to the public while we are in the process of addressing these items?

Thank You,

Will Graham, P.E.



208 Greeno Road North, Suite C (36532)
P.O. Box 1929
Fairhope, AL 36533
251.776.0319 cell
251.928.3443 office

From: Smith, Michael <smithmi@dot.state.al.us>

Sent: Wednesday, June 12, 2024 4:58 PM

To: Sherry Ruth <sruth@jadengineers.com>; Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; William Graham <wgraham@jadengineers.com>; Lee Rambo <lrambo@jadengineers.com>

Cc: Reed, Darrin <reedd@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>

Subject: RE: ALDOT Inspection for Encounter Development, LLC - N/E corner of SR-104 & SR-181 - Permit # 9-2-12770, 12771, 12772, 12773 & 12774

Will,

I am not going to be able to meet tomorrow. There are too many issues that have arisen this week. We can try and reschedule for later next week.

MICHAEL SMITH, P.E.
AREA PERMIT MNGR
OFFICE: 251-470-8273
CELL: 251-331-0104

From: Smith, Michael

Sent: Wednesday, June 5, 2024 11:32 AM

To: Sherry Ruth (sruth@JadEngineers.com) <sruth@JadEngineers.com>; Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; William Graham <wgraham@jadengineers.com>; Lee Rambo <lrambo@jadengineers.com>

Cc: Reed, Darrin <reedd@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>

Subject: FW: ALDOT Inspection for Encounter Development, LLC - N/E corner of SR-104 & SR-181 - Permit # 9-2-12770, 12771, 12772, 12773 & 12774

See the list below and attachments for reference.

MICHAEL SMITH, P.E.
AREA PERMIT MNGR
OFFICE: 251-470-8273
CELL: 251-331-0104

From: Miller, Jeremy L. <millerje@dot.state.al.us>

Sent: Tuesday, June 4, 2024 3:32 PM

To: Smith, Michael <smithmi@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>

Cc: Reed, Darrin <reedd@dot.state.al.us>; Graham, Andrew C <grahama@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>

Subject: RE: ALDOT Inspection for Encounter Development, LLC - N/E corner of SR-104 & SR-181 - Permit # 9-2-12770, 12771, 12772, 12773 & 12774

All,

We performed an inspection on the referenced site. Please see the comments below, along

with attached pics.

For reference:

- Hidden Glen Drive is the eastern-most access on SR-104.
- Bushel Drive is the western-most access on SR-104.
- Encounter Drive is the access on SR-181.

- The slope of SR-104 & turn lanes averaged about 2% - 4% / The slope of the SR-181 right-turn lane averaged 1.7% - 3.4%
 - The cross-slopes for all the 104 widening area and TL's and the 181 RTL were to be placed at 2.2%. This gives a tolerance from 2 to 2.4%. This needs to be thoroughly reviewed by the Engineer of Record and then further discussed with the Area Office. Unacceptable sections will be required to be corrected.
- At Encounter Drive, looks like they milled off the existing stripe to place the turn lane taper dotted stripe for the NB RTL **(Pic 25)**
 - Why was the turn lane not constructed to the full length? This turn lane must be corrected, this will allow the entire TL cross slope to be corrected to meet the 2.2%.
- All bare/disturbed/eroding areas are to be graded and grass is to be established, essentially throughout the entire site.
- The entire area of work is to be graded clean, free of excess asphalt rap and other construction debris.
 - 4" of clean topsoil is to be placed along all disturbed ROW and flushed with the EOP, then establish vegetation.
 - All construction debris is to be removed from ROW.
 - Low shoulder along the south side of SR-104 **(Pics 5 – 7)**
 - You can get a good idea how low it is from **Pic 7**.
 - Lots of excess asphalt along the north side of SR-104 **(Pic 2)**
- All traffic control and erosion control items are to be removed from ROW after work is completed.
- On the eastern end of the north side of SR-104 all headwalls were supposed to be removed, but one was left **(Pic 4)**
- Residential driveway on the south side of SR-104 starting to wash and culvert full of sediment **(Pic 6)**. Clean up and stabilize as needed.
- There is a mess on the western end of the south side of SR-104 **(Pics 8 – 11)**
- STOP sign at Hidden Glen Drive is concreted into the striped island, it is not the minimum distance off the lane line. **(Pics 16 & 17)**
 - I would also recommend adding a reflective strip to the post itself.
- At Bushel Drive add 24" diagonals at 8' o.c. between the concrete island and the 104 WB edgeline. **(Pics 20 – 23)**
- Bushel Drive concrete island safety nose does not have the 2" reveal above the asphalt. It should go from 2" to full height curb **(Pic 21)**
- STOP/Right Turn Only signs at Encounter Drive should be checked for compliance with sign placement offset to the EOP **(Pics 28 & 29)**
 - The bottom of the lowest sign is also to be a minimum of 5' from the ground level.

- Encounter Drive headwall needs to be rubbed/grouted to cover exposed rebar (Pic 30)

Thanks,

Jeremy Miller
District 92 Permits
Southwest Region
47450 Rabun Road
Bay Minette, AL 36507
Phone (251)937-2086

From: Paul Marcinko <pmarcinko@jadengineers.com>

Sent: Monday, June 3, 2024 11:34 AM

To: Sherry Ruth <sruth@jadengineers.com>; Smith, Michael <smithmi@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>; Reed, Darrin <reedd@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>

Cc: Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; William Graham <wgraham@jadengineers.com>; Lee Rambo <rambo@jadengineers.com>

Subject: RE: Encounter Commercial Retail - Final Inspection

Good morning Michael (and ALDOT team) – I understand your team inspected the site on 5/23 per our discussion that day.

I wanted to see when we could obtain the final punchlist items so we can provide to the city so they can understand what's left and so we can get the contractor started.

Thanks!

Paul Marcinko, P.E.



251.895.6063 (cell)

251.928.3443 (office)

From: Sherry Ruth <sruth@jadengineers.com>

Sent: Tuesday, May 28, 2024 1:44 PM

To: Smith, Michael <smithmi@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>; Reed, Darrin <reedd@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>

Cc: Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; Paul Marcinko <pmarcinko@jadengineers.com>; William Graham <wgraham@jadengineers.com>; Lee Rambo <rambo@jadengineers.com>

Subject: RE: Encounter Commercial Retail - Final Inspection

Good afternoon, we would like to follow up on Final inspection, has it been scheduled yet?

Thanks,

Sherry Ruth

JADE Consulting, LLC

208 North Greeno Road, Suite C, Fairhope, AL 36532

251.928.3443 Office | 251.928.3665 Fax

sruth@jadengineers.com | www.jadengineers.com

From: Sherry Ruth

Sent: Wednesday, May 15, 2024 5:30 PM

To: Smith, Michael <smithmi@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>; Reed, Darrin <reedd@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>

Cc: Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; Paul Marcinko <pmarcinko@jadengineers.com>; William Graham <wgraham@jadengineers.com>; Lee Rambo <rambo@jadengineers.com>

Subject: RE: Encounter Commercial Retail - Final Inspection

Good afternoon/evening, please see the attached Completion Letter and Request for inspection for the referenced project. Please let us know when the Final Inspections is scheduled.

Thanks,

Sherry Ruth

JADE Consulting, LLC

208 North Greeno Road, Suite C, Fairhope, AL 36532

251.928.3443 Office | 251.928.3665 Fax

sruth@jadengineers.com | www.jadengineers.com

From: Sherry Ruth

Sent: Friday, May 3, 2024 1:39 PM

To: Smith, Michael <smithmi@dot.state.al.us>; Miller, Jeremy L. <millerje@dot.state.al.us>; Trey Jinright <tjinright@jadengineers.com>; Thomas Luce <tluce@jadengineers.com>; Paul Marcinko <pmarcinko@jadengineers.com>; William Graham <wgraham@jadengineers.com>; Lee Rambo <rambo@jadengineers.com>

Cc: McCracken, Paul <mccrackenp@dot.state.al.us>; Campbell, Adam H. <campbellad@dot.state.al.us>; Reed, Darrin <reedd@dot.state.al.us>; Shaw, Jason R. <shawj@dot.state.al.us>

Subject: Encounter Commercial Retail - Final Inspection

Good afternoon Michael, we would like to give the below update from contractor about the ALDOT work for the Encounter project. Could ALDOT put an inspection on their schedule within the next couple of weeks?

Sherry,

We're expecting the sod to be completed within the next few days. The striping crew is taking care of the interior work first and then we'll move directly to the ALDOT work. Within the next couple of weeks all of the work should be completed on the ALDOT. portion

Thank you,

Chad Ammons

Ammons and Blackmon Construction LLC

Thanks,

Sherry Ruth

JADE Consulting, LLC

208 North Greeno Road, Suite C, Fairhope, AL 36532

251.928.3443 Office | 251.928.3665 Fax

sruth@jadengineers.com | www.jadengineers.com



April 22, 2024

Hunter Simmons
Planning and Zoning Manager
City of Fairhope
451 Pecan Ave Ste. 200
Fairhope, AL 36532

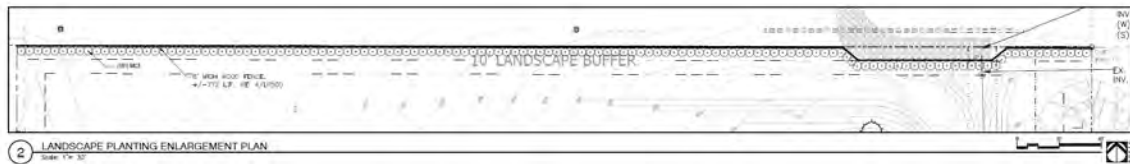
Re: Letter of Substantial Completion for the Encounter Retail Center

Dear Mr. Simmons:

WAS Design, Inc. issues this letter to certify substantial completion of the landscape plan for the above referenced project.

The Landscape Plan has been installed to its original design intent. A few minor modifications to the original plan, based on site plan construction changes, may have occurred, however, they do not materially affect the design. We are pleased with the end product and the contractors' work.

The landscape and fence along the North property line is not installed currently along with the detention pond fountain. It is my understanding materials are being procured to begin.



If there are questions or concerns about this matter, please feel free to contact our office.

Regards,

A handwritten signature in black ink that reads "Van Webb".

Van Webb
Project Manager



CUSTOMER ORDER CONFIRMATION

JOB NAME ENCOUNTER COMMERCIAL RETAIL

SALE SITE

Consolidated Pipe & Supply
4180 Halls Mill Road
Mobile, AL 36693-5614

Phone 251-666-6691

SHIP TO

AMMONS AND BLACKMON CO
4180 Halls Mill Road
Mobile, AL 36693-5614, USA

Order Number S189076
Confirmation Date 06/13/2024
Order Date 06/13/2024

Last Communicated 06/13/2024
Written By Keistyn Wells
Customer Number AL035565 9L

Sold To

AMMONS AND BLACKMON
CO
9695 STAGECOACH
COMMERCIAL PK CIRCLE

Ship Via

Delivery Terms
Payment Terms
Customer PO No

Will Call

Customer Pick Up Shipping Point
Net 30 Days

Line	CPS Part No	Cust PO Line No	Wanted Delivery Date	Qty	UoM	Unit Net Price	Extended Amount
Part Description			Estimated Delivery Date				
1.1	25-2312-00012		06/13/2024	13	EA	\$108.00	\$1,404.00
	23-1/2 RAINSTOP PLST INFLOW W/T-LOCK DISH		06/13/2024				

Subtotal Amount	\$1,404.00
Freight Charges	\$0.00
Other Charges	\$0.00
Tax Amount	\$0.00
Total	\$1,404.00

This Order is subject to and will be governed by Consolidated Pipe's Domestic Terms and Conditions which can be found at <https://consolidatedpipe.com/wp-content/uploads/Consolidated-Pipe-Supply-General-Terms-and-Conditions-of-Sale-10.1-16-03622602-7.pdf>. Only Consolidated Pipe's Terms and Conditions shall apply. Any other new, additional or conflicting terms and conditions shall be inapplicable to this Order as well as to any related purchase order or other agreement, or any performance thereunder.

P.O. Box 2447

Columbus, GA 31902

Phone: (770) 251-0296

Fax: (770) 254-2223



SALES ORDER

Job #: 23-16284

Order Date: 9/5/2023

BidDate: 6/21/2023

Customer Name: Ammons & Blackmon Construction LLC
9695 Stagecoach Comm Pk Circle
Spanish Fort, AL 36527

Contact: Alaina

Phone : (251) 626-0656

Fax: (251) 626-5379

Terms: NET 30 DAYS

PO:

DOT:

Job Name: ENCOUNTER COMMERCIAL RETAIL CENTER
22100 AL-181
FAIRHOPE, AL 36532

Contact Email Address:

SalesRep: Will Roberts

SalesRep Phone: (251) 243-1091

SalesRep Email: wroberts@foleyproducts.com

Qty	Item	UOM	Description	Weight	Unit Price	TX	Extension
Structure:	CAST.SS		CASTINGS	Station:			
0	MISCCASTING	Each	V1476-1 8" Tall Frame with Mudring with MAWSS Badging (41476111)	0	\$318.46	☒	\$0.00
13	MISCCASTING	Each	V1476-1 8" Tall Frame with Mudring with MAWSS Badging (41476111)	0	\$318.46	☒	\$4,139.95
13	MISCCASTING	Each	City of Fairhope Sanitary Sewer Cover (23-003728)	0	\$277.38	☒	\$3,605.92
							\$7,745.87

Total Weight

0

Total

\$7,745.87

Applicable taxes will be applied at time of sale.

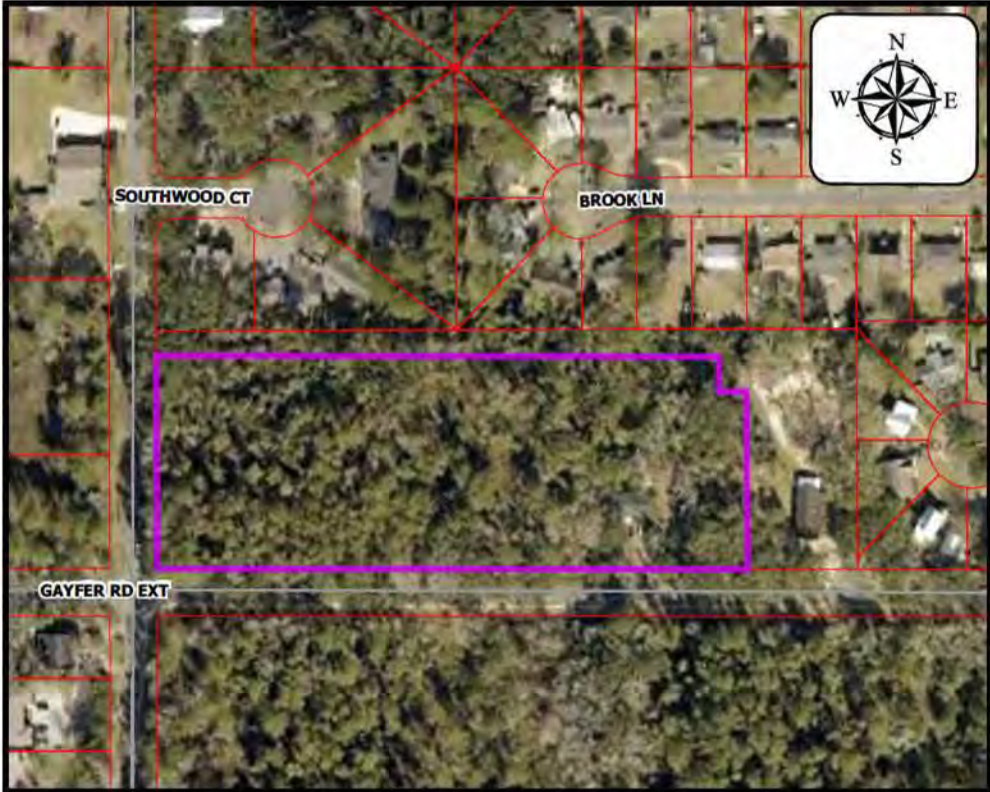
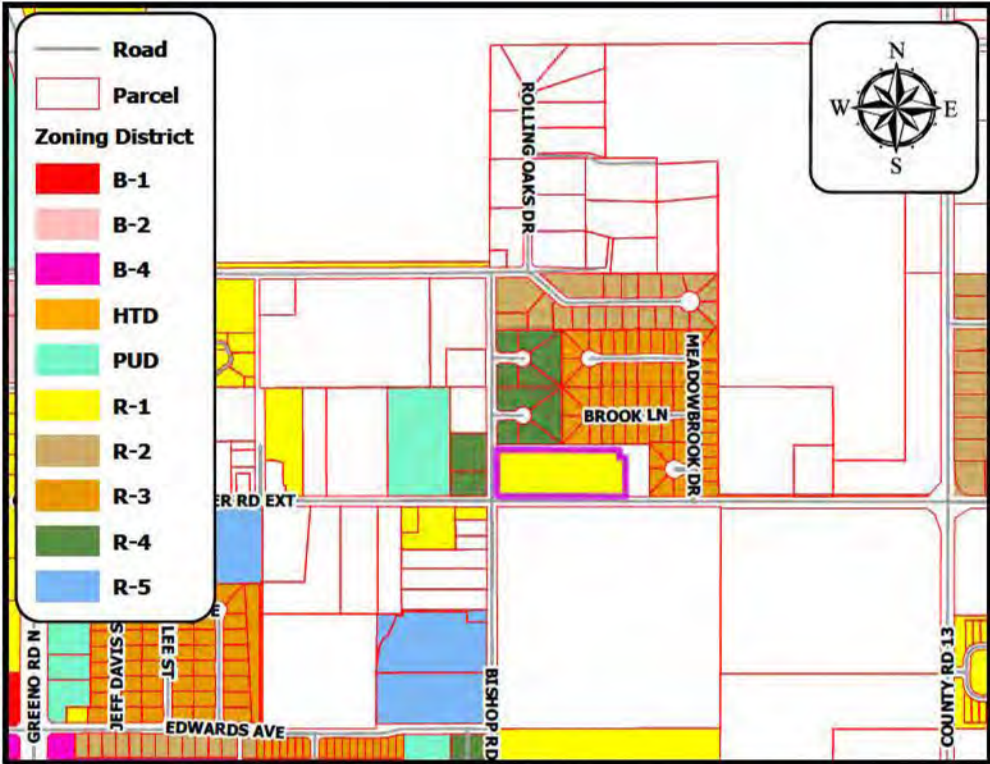
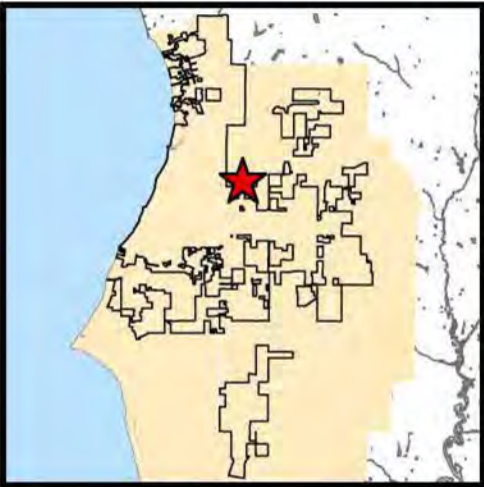
Directions: **MUST CALL WHEN ONE HOUR OUT FROM SITE**
Tom (251) 525-6031 or
Ken (251) 234-0955

Download our FREE "Foley Trackit" App at the App Store to monitor your next delivery. For more information, contact your Foley Sales Representative or Project Coordinator.

City of Fairhope
Planning Commission
July 1, 2024



SD 24.16 - Gayfer Place Phase Two



Project Name:
Gayfer Place Phase Two
Site Data:
4.6 acres
Project Type:
2-Lot Minor Preliminary & Final Plat
Jurisdiction:
Fairhope Planning Jurisdiction
Zoning District:
R-1
PPIN Number:
43888
General Location:
Northeast corner of the intersection of Gayfer Road Ext & Bishop Road
Surveyor of Record:
Seth Moore
Engineer of Record:
N/A
Owner / Developer:
James Scopolites
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: _____

Property Owner / Leaseholder Information

Name of Property Owner: James Scopolites Phone Number: 251-625-8682

Address of Property Owner: 8611 Gayfer Ave Ext

City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: Gayfer Place Phase Two

No. Acres in Plat: 4.6+/- No. Lots/Units: 2

Parcel No: 05-46-02-09-0-000-016.000 Current Zoning: R-1

Authorized Agent Information

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

Name of Authorized Agent: Seth Moore Phone Number: 251-928-6777

Address: 555 N Section St

City: Fairhope State: AL Zip: 36532

Contact Person: Seth Moore

Surveyor/Engineer Information

Name of Firm: Moore Surveying Inc Phone Number: 251-928-6777

Address: 555 N Section ST

City: Fairhope State: AL Zip: 36532

Contact Person: Seth Moore

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.

SETH MOORE
 Property Owner/Leaseholder Printed Name

[Signature]
 Signature

5/16/24
 Date

Fairhope Single Tax Corp. (If Applicable)



Preliminary Plat Application Checklist*

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

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

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



Final Plat Application Checklist*

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

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

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

Summary of Request:

The owner is Nicole Scopolites, as Personal Representative of the Estate of James Scopolites. Seth Moore of Moore Surveying, Inc., and Cain Roberds of C. Roberds Contactors, LLC are authorized agents for the project. This application is requesting approval of Gayfer Place Phase Two subdivision, a 2-lot Minor Subdivision of Gayfer Place Lot 2 recorded in 2020. *Slide 2731-A*. The property is approximately 4.66 acres and is located at 8611 Gayfer Avenue Extension. The subject property is zoned R-1 – Low Density Single-Family Residential District. There is an existing residence, mobile home, and shed on proposed Lot 2-A. The site data table is below:

SITE DATA:	
1.	Total Number of Lots 2, Project Size 4.661+/- Acres Smallest Lot 1.268+/- ACRES Largest Lot 3.393+/- Acres
2.	The Lots are served by AT & T Communications (BELLSOUTH) - Telephone City of Fairhope - Water, Gas, Power & Sewer Sewer Existing Residence has Septic Systems
3.	Property lies inside the City of Fairhope.
4.	Property is Zoned R-1 Building Setbacks FRONT 40 Feet REAR 35 Feet SIDE 10 Feet Side Street Setback 20 feet Unless Otherwise Noted Hereon.
NO NEW Streets or Utility Lines this Project at this time. Easements are as shown hereon.	
FLOOD CERTIFICATE: I also state that I have examined the current FEMA Official Flood Hazard Map, Community Number 015000, Panel Number 0642 N, (0100300644 M) and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2019.	

General Comments:

All lots are within 450 feet of a fire hydrant and each lot fronts a paved publicly maintained road. There are two (2) hydrants for this subdivision. The fire flow test is sufficient for this subdivision.

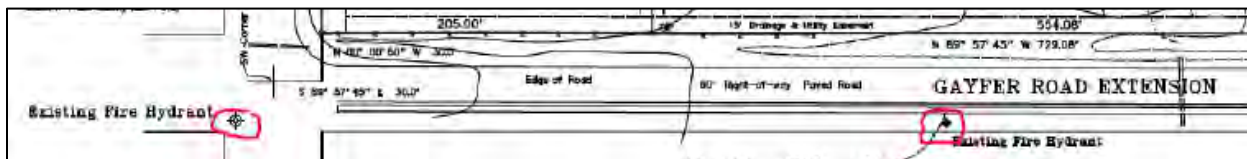


Figure 1: Snippet of proposed subdivision with fire hydrants.

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

Fairhope's Subdivision Regulations Article VI Section D requires the provision of sidewalks along all streets in the Planning Jurisdiction of Fairhope. Sidewalks do not currently exist on this side of Gayfer Road Extension.



Figure 2: Snippet of aerial from City of Fairhope Zoning Map last visited on June 14, 2024.

Final plat must be recorded within 120 days of approval.

Drainage Comments:

Per the Drainage Narrative found in the packet “the property presently drains via sheet flow to the existing County roadway ditches and a ditch on the eastern part flowing from Gayfer in a northwesterly direction within a proposed drainage easement.”

Utility Comments:

Water, power, and gas are available from the City of Fairhope. The sewer is pending installation of a low-pressure line on the north side of Gayfer Avenue Extension for properties west of Bishop Road.

Connectivity:

The Applicant shall provide a sidewalk along Gayfer Avenue Extension, which is a Baldwin County maintained ROW. If Baldwin County is amenable to the installation of a sidewalk in its ROW then Applicant shall coordinate the installation with Baldwin County.

However, if Baldwin County is not amenable to the installation of sidewalks in its ROW then Applicant shall provide a 10 ft pedestrian easement within the subject property and install the sidewalk prior to Final Plat signatures.

Article V, Section D(4)(a):

(4) Sidewalks

- (a) Sidewalks are not required to be installed in the right-of-way where all lots front on and have access to existing streets or roads, and such streets or roads are under the jurisdiction of another governing authority, and that authority has prohibited the installation of sidewalks in the right-of-way. In such event, the Commission may require the installation of sidewalks in easements along the margin of the lots adjacent to the right-of-way.

Comments:

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

“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

a. The proposed subdivision is not consistent with the City's Comprehensive Plan, and/or the City's Zoning ordinance, where applicable;

- Meets

b. The proposed subdivision is not consistent with the City's Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;

- Meets

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

- Meets

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

- Meets

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

- Meets

Staff Recommendation

Staff recommends **APPROVAL** of SD 24.16 Gayfer Place Phase Two with the following conditions:

1. Installation of sidewalk along Gayfer Avenue Extension the length of the property.
2. Label new lot 2-B instead of Lot 3-B.
3. Change subdivision name to "Gayfer Place II, A subdivision of Lot 2 of Gayfer Place SD".

OWNER'S CERTIFICATE OF ACCEPTANCE:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

This is to certify that, I the undersigned do hereby certify that I am the Owner of the within platted and described lands and that I have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth and do hereby acknowledge and adopt the same under the design and title hereon indicated, and grant all easements and dedicate all Streets, to the public or private uses as noted on this plat.

Executor for
The Estate of JAMES M. SCOPOLITES Date

NOTARY PUBLIC:
STATE OF ALABAMA)
BALDWIN COUNTY)

I, _____, a Notary Public, in and for said State and County, do hereby certify that the above name/s signed to the within OWNER'S ACCEPTANCE and who are known to me, that they voluntarily executed said ACCEPTANCE on this date _____ day of _____ 2020.

Notary Public - Baldwin County, Alabama

My Commission Expires: _____

A BEST MANAGEMENT PRACTICE PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF FAIRHOPE, BALDWIN COUNTY, AND ALABAMA DEPARTMENT ENVIRONMENTAL MANAGEMENT REQUIREMENTS AS PER THE 2016 HANDBOOK (ADEM).

THE FINISH FLOOR SHALL BE 15-INCHES ABOVE THE HIGHEST GRADE NEXT TO THE PROPOSED RESIDENCE.

PROPERTY IS ZONED R-1, SETBACKS SHALL BE AS REQUIRED BY THE ZONING IN EFFECT AT THE TIME OF PERMITTING.

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY E-911 GIS ADDRESSING

The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the Road names as depicted on the within plat and hereby approves the within plat for the Recording of same in the Judge of Probates Office, Baldwin County, Alabama, on this the _____ day of _____ 20____.

Authorized Representative Signature

CERTIFICATE OF APPROVAL OF UTILITIES
BY CITY OF FAIRHOPE FOR GAS, POWER, SEWER & WATER:

The undersigned, as authorized by the City of Fairhope, hereby approves the within plat for the recording of same in the Office of the Judge of Probates, Baldwin County, Alabama, on this the _____ day of _____ 20____.

Authorized Representative GAS

Authorized Representative POWER

Authorized Representative WATER & SEWER

TELEPHONE COMPANY CERTIFICATE

The undersigned, as authorized by _____, hereby approves the within plat for the recording of same in the Office of the Judge of Probates, Baldwin County, Alabama, on this the _____ day of _____ 20____.

Authorized representative

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

APPROVED by the City of Fairhope Planning Commission. By approval of this subdivision plat the Planning Commission of the City of Fairhope assumes no responsibility of survey errors or for defects or omissions in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

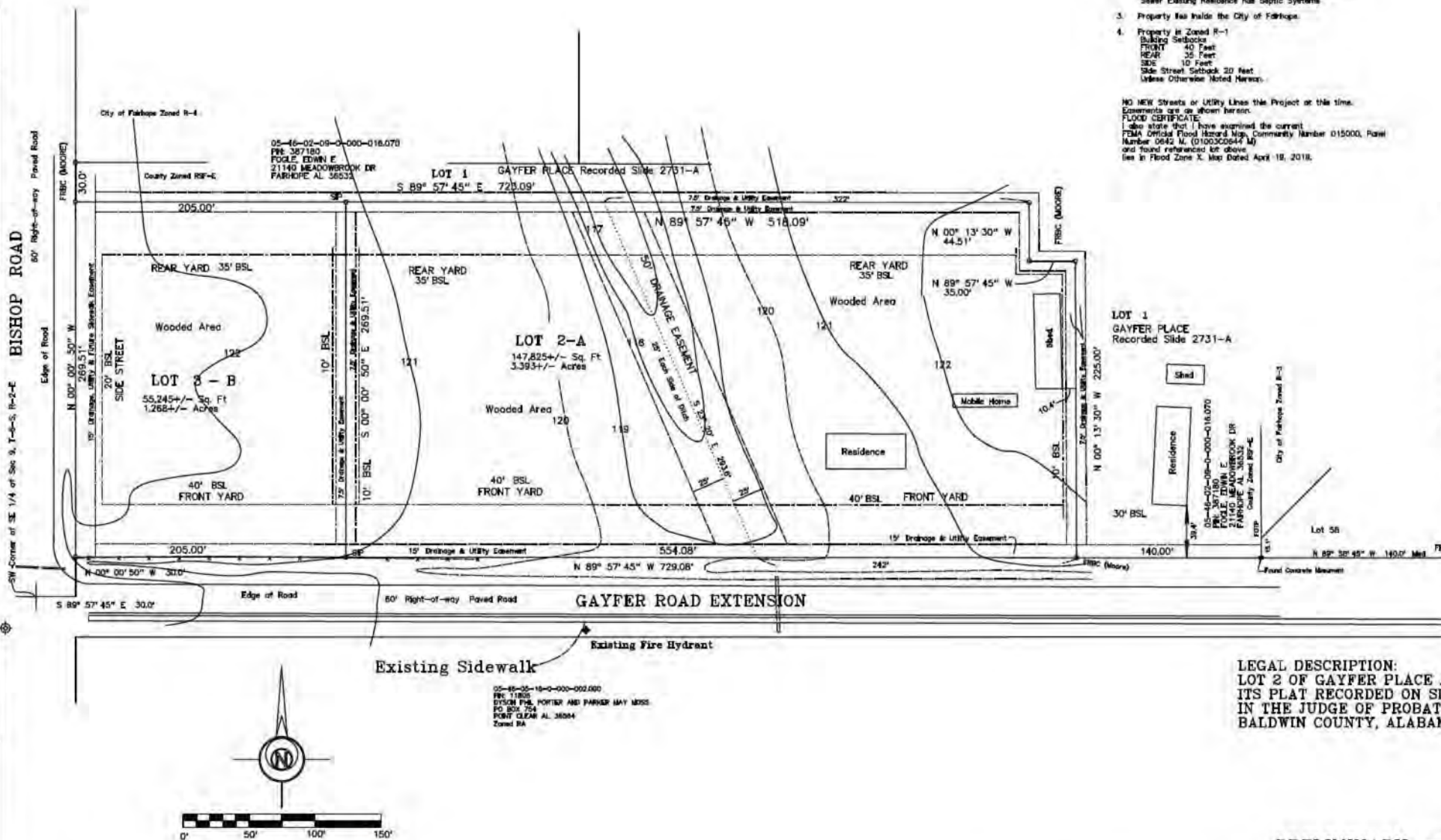
Dated this the _____ day of _____ 20____.

Secretary or Authorized Representative

Existing Fire Hydrant

05-46-05-15-0-000-003.001
PIN: 37793
BYARS, JERRY ETAL BYARS, CAROLYN
20271 BISHOP RD
FAIRHOPE AL 36532
County Zoned R-1

County Zoned R-1



LEGAL DESCRIPTION:
LOT 2 OF GAYFER PLACE AS PER
ITS PLAT RECORDED ON SLIDE 2731-A
IN THE JUDGE OF PROBATE'S OFFICE,
BALDWIN COUNTY, ALABAMA.

PRELIMINARY -- FINAL PLAT

OWNER / DEVELOPER
05-46-02-09-0-000-016.000
PIN: 43888
eSTATE OF SCOPOLITES, JAMES M
8613 GAYFER AVE EXT
FAIRHOPE AL 36532



MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

556 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532

PHONE (251) 928 - 0777

Email mooresurveying@bellsouth.net

PP = Power Pole G = Gasline W = Waterline S = Sewer M = Manhole C = Culvert T = Telephone A = Air Line R = Road Mark S = Survey P = Point B = Benchmark E = Elevation F = Footing L = Level H = Hole D = Ditch C = Catchment P = Pond S = Stream R = Road B = Bridge T = Tunnel C = Canal P = Pipeline L = Line H = Highway R = Railroad S = Street A = Alley P = Path B = Bank C = Cut D = Dike E = Embankment F = Filling G = Gravel H = Hill I = Island J = Jetty K = Key L = Ledge M = Marsh N = Neck O = Obstacle P = Pier Q = Quay R = Ramp S = Shore T = Trench U = Underpass V = Viaduct W = Wharf X = Xing Y = Yard Z = Zone	JOB NO.	2021 400
	DATE	12/10/2021
	FIELD WORK DATE	
	DRAWN BY	swm
	SCALE	1" = 50'
	DATE	8/15/22
	BY	swm

GAYFER PLACE
SUBDIVISION

PHASE TWO

Property lies in Section 9, T-5-S, R-2-E



June 6, 2024

VIA EMAIL ONLY (mooresurveying@bellsouth.net and
cain@croberdsgc.com)

Seth Moore
555 N. Section Street
Fairhope, AL 36532

Cain Roberds
21883 State Hwy 181
Suite 2F
Fairhope, AL 36532

Sherry Sullivan
Mayor

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

RE: SD 24.16 Gayfer Place Phase Two

Dear Sirs:

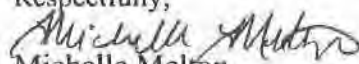
This review package is derived from various components of the *City of Fairhope Zoning Ordinance* and/or staff recommendations. Staff have reviewed the subject application to determine if the application meets all the requirements of the *City of Fairhope Zoning Ordinance*.

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. It is our understanding that a utility meeting is scheduled for June 6, 2024 (today). Please provide the results as soon as possible to be included in the case binder.
2. A fire flow test needs to be conducted and the results sent to us immediately.
3. If the fire flow is too low, then please discuss with Erik Cortinas (erik.cortinas@fairhopeal.gov) about meeting the requirements for fire safety.
4. Be aware that a forced sewer main is located on Bishop Road that will need to extend in front of the lots on Bishop Road. Sewer is currently unavailable on Gayfer Avenue.
5. It is our understanding that an updated Drainage Narrative was delivered to you on June 4, 2024. Please provide that to us immediately to be included in the case binder.
6. Please consider subdividing into three (3) lots in one application if the intent is to further subdivide the parcel.

The application is scheduled for Planning Commission consideration on **Monday, July 1, 2024**. A response to this letter addressing all outstanding items is required no later than **9:00 AM on Thursday, June 13, 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

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

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

555 North Section Street
Fairhope, Alabama 36532
251-928-6777
mooresurveying@bellsouth.net

MOORE SURVEYING, INC.

June 13, 2024

Michelle Melton
City Planner
City of Fairhope, AL

Re: SD 24 – 16 Gayfer Place Phase Two

Dear Mrs. Melton:

Thank you for your review of Gayfer Place Phase Two a two lot Minor Subdivision. The following is in response to your review.

1. The Fire Flow Test is attached that was performed by the City Water Department.
2. There is a Sewer Force Main located along Bishop Road that can be utilized for the parcel on the corner of Bishop and Gayfer. The other Lot has an existing residence with an existing septic system. Currently the Owner does not have any plans to change the system.
3. Attached is a copy of a updated Drainage Narrative.
4. The Owner is not interested at this time to subdivide the property other than the western part.
5. Attached are two 11" x 17" plats and one full size plat.
6. I have emailed a pdf copy of the plat and attachments.

Sincerely,

Seth W. Moore-P.L.S.
Moore Surveying
Email: mooresurveying@bellsouth.net

**SEE US FOR ALL YOUR SURVEYING AND
PLANNING NEEDS**

DRAINAGE NARRATIVE FOR GAYFER PLACE PHASE TWO

The property is located at 8613 Gayfer Avenue Ext, Fairhope, Alabama, and is in Flood Zone X. The property is about 80% undeveloped property with a residence on the east side of this lot . The property presently drains via sheet flow to the existing County roadway ditches and a ditch on the eastern part flowing from Gayfer in a northwesterly direction within a proposed drainage easement. The proposed two lot division will consist of a single-family residence on each lot.

As a minimum, subsequent development shall conform to best management practices as defined by the State of Alabama Department of Environmental Management and outlined in the Alabama Handbook for Erosion Control, Sediment Control, and Stormwater Management for Construction Sites and Urban Areas, Volumes I and II, latest edition, as published by the Alabama Soil and Water Conservation Committee. Development shall also be subject to the stormwater management requirements of the respective authority that has jurisdiction as reflected in notes on the plat.

Gulfwide Engineering, LLC
P.O. Box 57
Montrose, Alabama 36559
(251) 209-1040

Joseph I. Harper III
June 9, 2024





May 17, 2024

Hunter Simmons
City Planner
City of Fairhope
161 N. Section Street
Fairhope, AL 36532

RE: Traffic Study Waiver
Lots 2-A and 3-B, a Re-Plat of Gayfer Place Subdivision, Phase Two

This subdivision consists of two (2) residential lots in the northeast quadrant of the intersection of Bishop Road and Gayfer Road Extension. Lot 3-B is located at the intersection with frontage on both roads and Lot 2-A has frontage on Gayfer Road Extension. Lot 2-A has an existing residence and is bisected by a drainage easement. Gayfer Road Extension is classified as a Major Collector by the Baldwin County Highway Department. Collector roads in urban areas are typically low speed roads that connect traffic from low volume neighborhood roads to higher volume roads.

Due to the scale of this project and the number of peak hour trips generated by one additional residence, this development will not adversely impact the traffic on Bishop Road or Gayfer Road Extension and a traffic study is not warranted.

If you have any questions or require additional information, please let me know.

Respectfully Submitted,
BARTON & SHUMER ENGINEERING, LLC


David M. Shumer, P.E.
Alabama P.E. No. 24109



Fairhope Public Utilities



Fairhope Water Utility

Hydrant Flow Test

Date: May 16, 2024

Time: 12:00 PM

Flow Hydrant

Hydrant Location Bishop Rd/ South side of Gayfer Road Ext.

Latitude: 30.530944

Longitude: -87.877725

Size of Water Main (Inches) 6

Type of Material: Ductile Iron

Pitot PSI 30

Outlet Diameter (in): 2.5

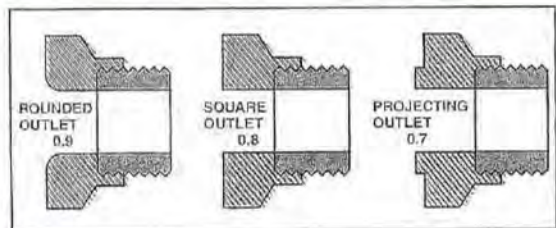
Number of Outlets Flowing 1

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)

919.04 GPM

Flow Hydrant

Hydrant Location Same as above

Latitude: 30.530944

Longitude: -87.877725

Size of Water Main (Inches) 6

Type of Material: Ductile Iron

Static Pressure (PSI) 50

Residual Pressure (PSI) 30

Calculated Fire Flow @ 20 PSI (AFF): 1144.00 GPM

Signatures:

Operator:

Micheal C. Johnson

Engineer of Record:

Richard D.

Johnson, PE

Digitally signed by
Richard D. Johnson, PE

Date: 2024.05.17

07:36:31 -05'00'

5/17/24, 7:29 AM

8498 Gayfer Rd Ext - Google Maps

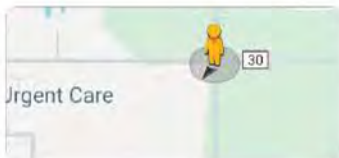
Google Maps

8498 Gayfer Rd Ext

Gayfer Ext at Bishop Fire Flow



Image capture: May 2022 © 2024 Google



<https://www.google.com/maps/@30.5309671,-87.8777166,3a,75y,208.07h,75.77t/data=!3m6!1e1!3m4!1sCVyW8QYnpH-zgq2S7piocgl2e0l7i16384f8i8192?entry=ttu>

1/1

Fairhope Public Utilities



Hydrant Flow Test

Date: 16 May 2024

Time: 12:00 pm

Flow Hydrant

Hydrant Location: Bishop Rd/ South side of Gayfer Road Ext.

Size of Watermain 6"

Type Material: Ductile Iron

Pitot PSI: 30

Flow GPM: 920

Calculated Fire Flow @ 20 PSI: 1144 GPM

Test Hydrant (Residual)

Hydrant Location: Same as Above

Size of Watermain: 6"

Type material: Ductile Iron

Static PSI: 50

Residual PSI: 30

Operator: Micheal C. Johnson

Engineer of Record: _____



June 12, 2024

Sherry Sullivan
Mayor

Seth Moore
Moore Surveying Inc.
555 N. Section St.
Fairhope, AL. 36532

Council Members:

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

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
Treasurer

Re: Gayfer Place Phase Two, PPIN 43888, (2-lot subdivision)

This availability letter is only valid based on the proposed Gayfer Place Phase Two, 2-lot subdivision. Any changes or deviations of the proposed plan will require another utility review. This statement of availability remains effective for twelve (12) months from the date of this letter, at which time it shall expire and automatically be withdrawn.

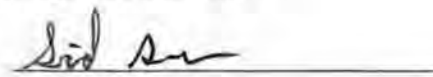
Water & Sewer: Based upon review of the proposed development, water and sewer service by Fairhope Public Utilities is currently available. All tap fees and system development charges (SDC's) will apply, and all necessary infrastructure improvements will be at the developer's expense. Sewer pending installation of low pressure line, North side of Gayfer Ave for frontage of properties to the West to Bishop Rd.

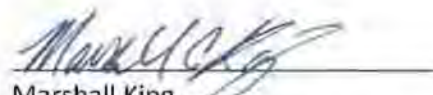
Gas: Gas is available through Fairhope Public Utilities.

Electric: Electric is available through Fairhope Public Utilities.

Sincerely,


Jason Brown
Project Coordinator


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



**CITY OF FAIRHOPE
PLANNING AND BUILDING DEPARTMENT
AGENT AUTHORIZATION FORM**

I / we authorize and permit Seth Moore & Cain Roberds, to act as my/our representative and agent in any manner regarding this application which relates to property described as tax parcel ID # PIN: 43888

address 8611 Gayfer Ave Ext Fairhope AL 36532

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

**NOTE: All correspondence will be sent to the authorized agent / representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.*

PROPERTY OWNER(S)

Nicole Scopolites

Name(s) printed

8611 Gayfer Ave Ext

Address

Fairhope, AL 36532

City/State

251 652 8682

Phone

Nicole Scopolites

Fax #

10/30/23

Signature(s)

Date

AUTHORIZED AGENT

Seth Moore

Cain Roberds

Name(s) printed

555 N Section St

21883 State Hwy 181 Suite 2F

Address

Fairhope, AL 36532

Fairhope, AL 36532

City/State

251-928-6777

251-279-0018

Phone

Seth W. Moore 10/30/2023

Fax #

C. Roberds 10/30/23

Signature(s)

XXX

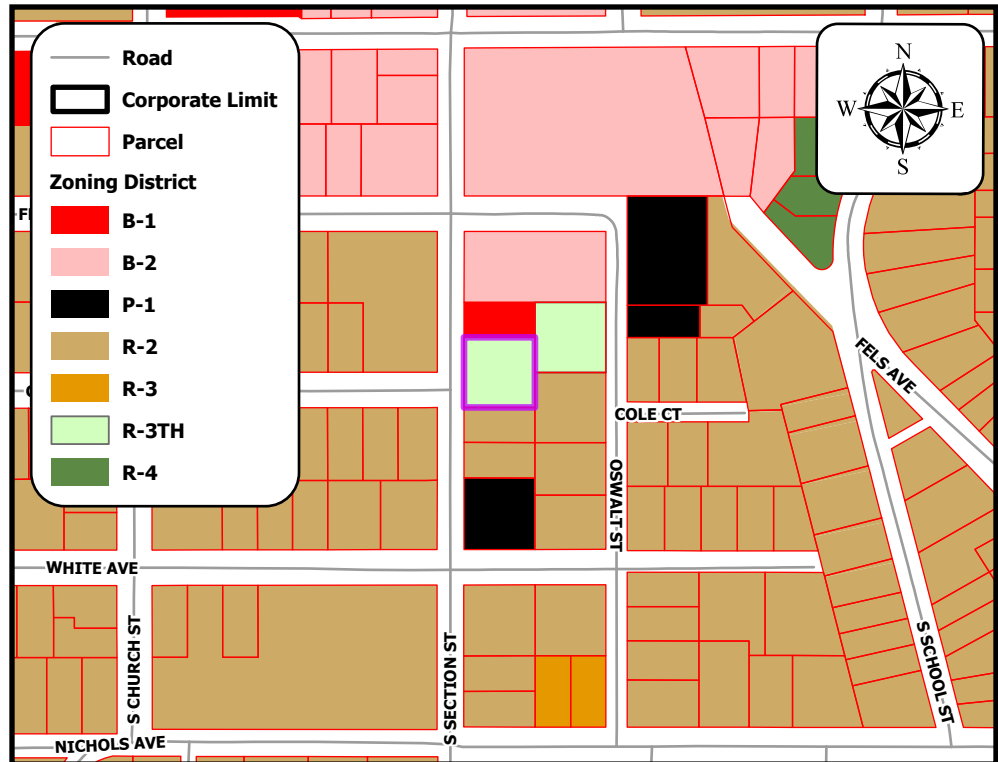
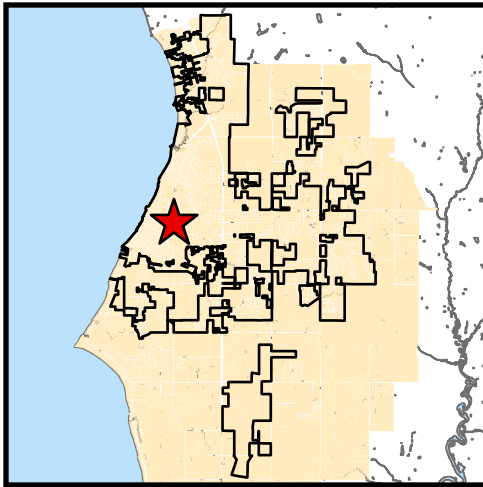
City of Fairhope

Planning Commission

July 1, 2024



SD 24.17 - 211 South Section Street Condominium



Project Name:

211 South Section Street

Site Data:

0.40 acres

Project Type:

3-lot Minor Subdivision

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-3TH

PPIN Number:

41038

General Location:

East side of South Section Street, South of Oswalt Street

Surveyor of Record:

Goodwyn Mill Cawood, LLC

Engineer of Record:

Goodwyn Mill Cawood, LLC

Owner / Developer:

Eastpark, LLC

School District:

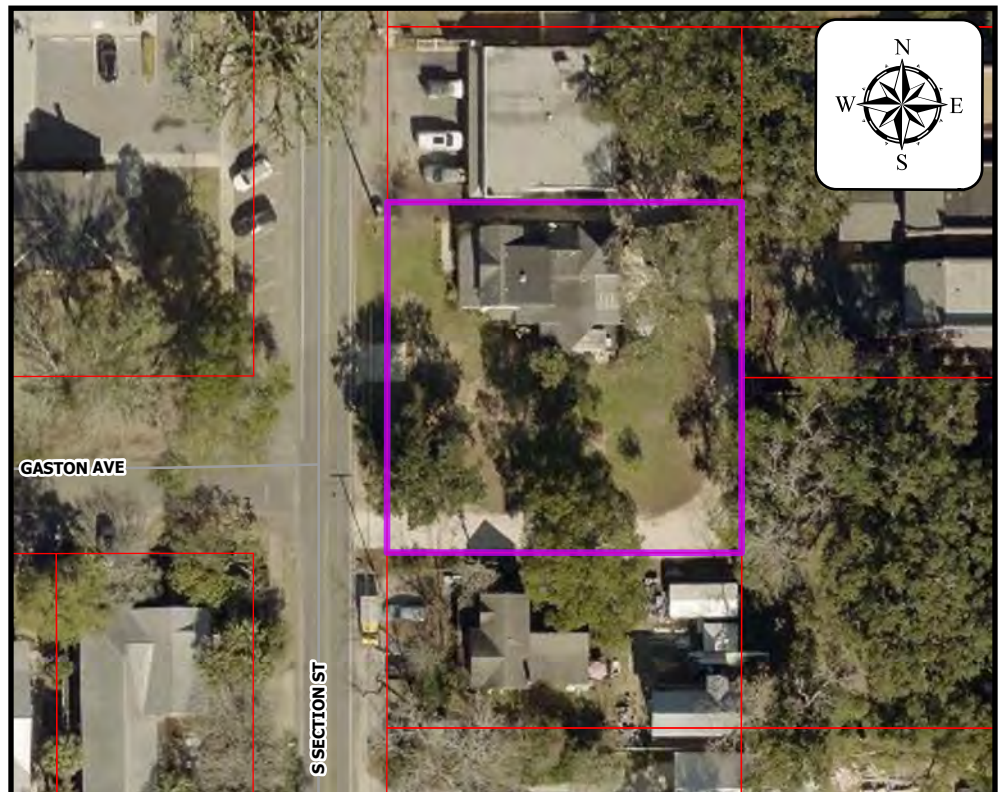
Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Mike Jeffries





APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: ☐ Village Subdivision ☒ Minor Subdivision ☐ Informal (No Fee)
☐ Preliminary Plat ☒ Final Plat ☒ Multiple Occupancy Project
 Attachments: ☒ Articles of Incorporation or List all associated investors
 Date of Application: 5/9/2024
 Matt Sankey
 Chris Brewer
 Craig Dyas

Property Owner / Leaseholder Information

Name of Property Owner: Eastpark, LLC Phone Number: 251-422-6000
 Address of Property Owner: 25369 US Highway 98, Ste B
 City: Fairhope State: AL Zip: 36532

Proposed Subdivision Name: South Section Townhouse Condominium
 No. Acres in Plat: 0.40 No. Lots/Units: 3
 Parcel No: 05-46-03-37-0-008-012.000 Current Zoning: R-3TH

Authorized Agent Information

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

Name of Authorized Agent: Goodwyn Mills Cawood, LLC Phone Number: 251-626-2626
 Address: 2039 Main Street
 City: Daphne State: AL Zip: 36526
 Contact Person: Scott Hutchinson

Surveyor/Engineer Information

Name of Firm: Goodwyn Mills Cawood, LLC Phone Number: 251-626-2626
 Address: 2039 Main Street
 City: Daphne State: AL Zip: 36526
 Contact Person: Scott Hutchinson

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.

Matt Sankey, *MANAGER EASTPARK, LLC*
 Property Owner/Leaseholder Printed Name

05/21/24

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

Public hearing at the Request of Eastpark, LLC, for a Multiple Occupancy Project Approval of South Section Townhouse Condominium, a 3-Unit multiple-occupancy project. Scott Hutchinson, P.E with Goodwyn, Mills, and Cawood, LLC is the EOR for the project. The subject property is zoned R-3TH High Density Single-Family Townhouse Residential District and is approximately .4 acres. The property is located on the east side of S. Section Street at the eastern terminus of Gaston Avenue. This application is for preliminary/final MOP approval. This project received approval in 2022 but the conditions of approval at that time were not completed therefore a plat was not properly created to create the space for the proposed units.

Comments:

- **Utilities:** Fairhope utilities are available to service the proposed development. A flow model was conducted to determine whether the supply and pressure is adequate to provide fire protection for the proposed development and it not meet the required flow. The City engaged a third party consultant to review the project and provide possible solutions to meet the fire protection requirements. The report should be provided by the time of the Planning Commission meeting to discuss. Location of meters shall be coordinated with each utility department.
- **Drainage:** The drainage has been reviewed by City Engineer, Richard Johnson, P.E. and approved. The site will utilize a pervious drive.
- **Landscaping:**
 - o Street trees and sidewalk will be installed along Section St. and the landscape plan shows landscaping along the east and south property lines. The sidewalk and street trees shall be installed as a condition of approval.

General Comments:

- o The development meets the intent of the Zoning Ordinance.
 - o Each unit has the required rear yard
 - o Each unit is rear loaded with an internal drive aisle.
- o The proposed development can keep and modify the existing house on the north and add the additional two units to the south.

Staff Recommendation of Case SD 24.17 South Section Townhouses:

Staff recommends approval with the following conditions.

1. Provide a solution for fire protection as proposed by the consultant.
2. Sidewalk and landscaping shall be installed before issuance of C/O.

ALWAYS WEAR YOUR SEATBELT
AND DON'T DRINK AND DRIVE

**CERTIFICATE OF APPROVAL BY
E-911/GIS ADDRESSING**

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

THIS _____ DAY OF _____, 20____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY FAIRHOPE GAS

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

THIS THE _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY FAIRHOPE WATER AND SEWER

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

THIS THE _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE

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

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

SECRETARY

DATE

**CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF
FAIRHOPE, ALABAMA**

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

PLANNING DIRECTOR

DATE

CERTIFICATE OF APPROVAL BY FAIRHOPE ELECTRIC

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

THIS THE _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN
CITY OF DAPHNE

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

SCOTT A. HUTCHINSON
AL REG. NO 21830

DATE

SOUTH SECTION TOWNHOUSE CONDOMINIUM
NAME OF PROJECT TO WHICH THE CERTIFICATE APPLIES. PLANS WHICH ARE CERTIFIED CONSIST OF PAGE 1 THRU 5, EACH OF WHICH BEARS BY SEAL AND SIGNATURE.

CERTIFICATION OF OWNERSHIP AND DEDICATION:

WE THE EASTPARK, LLC, 40 BUEHNER ROAD MOBILE, AL 36688, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS SOUTH SECTION TOWNHOUSE CONDOMINIUM, A PART OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS & EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

THE EASTPARK, LLC
SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

NOTARY FOR EASTPARK, LLC:

STATE OF ALABAMA
COUNTY OF BALDWIN

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

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

NOTARY PUBLIC



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

SOUTH SECTION TOWNHOUSE CONDOMINIUM
FAIRHOPE, AL

MOP/CONDOMINIUM
PLAT

SHEET 2 OF 2

GMC MOB-21-0125

ISSUE 5-20-2024

DRAWN BY: AMJ
REVIEWED BY: JWS

SOUTH SECTION TOWNHOUSE CONDOMINIUM

South Section St.
Fairhope, AL

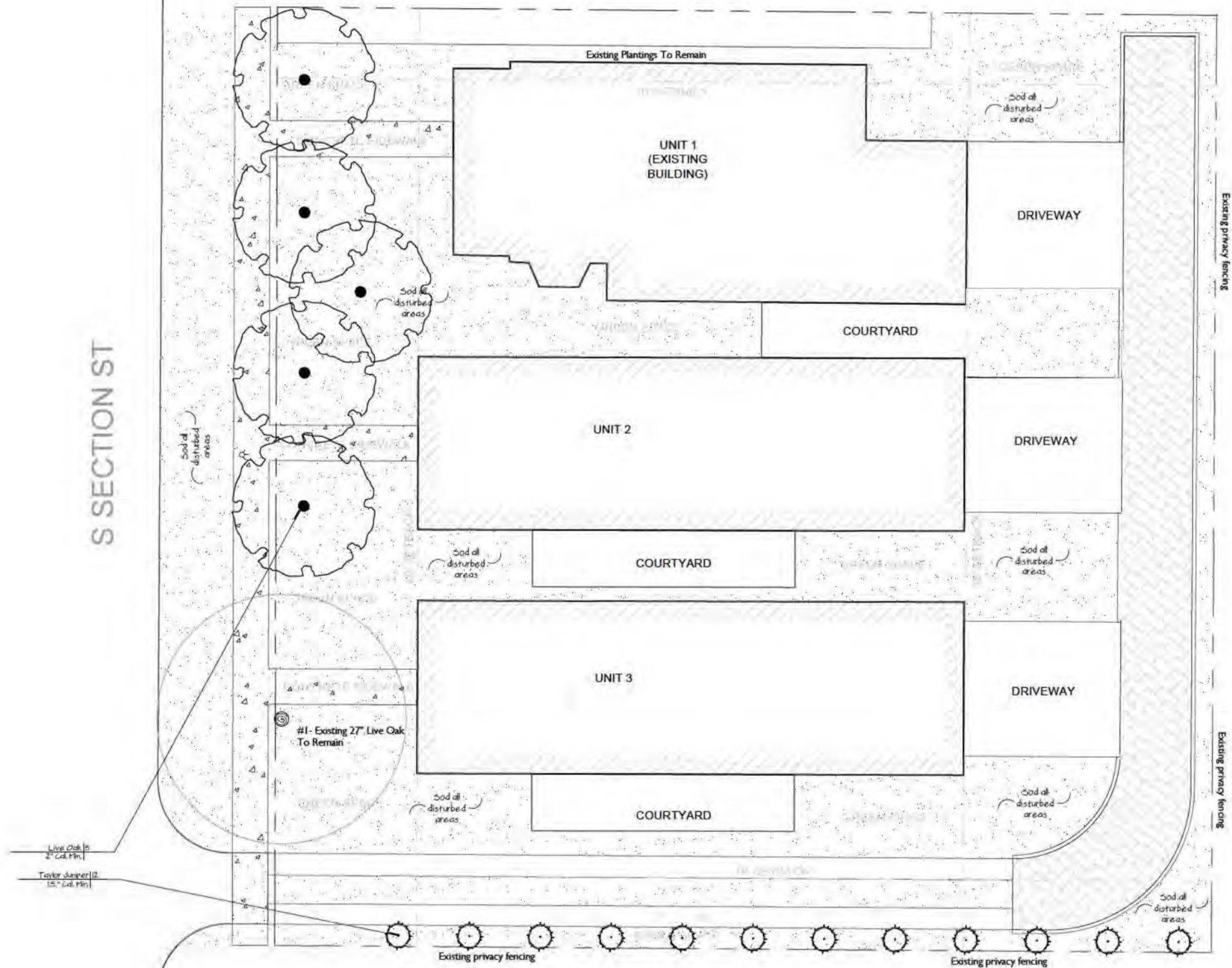


ISSUED/REVISED
Permitting 6/12/24

LANDSCAPE PLAN

DESIGNED BY J.C.	FILE NAME CIVIL
DRAWN BY J.C.	SHEET
CHECKED BY J.C.	L-1.1
PROJECT NO. 2451	
DATE 6/12/24	

S SECTION ST



All areas disturbed by construction shall be sodded unless otherwise noted. (Typ.)

NOTE:
NO WORK SHALL BE PERFORMED WITHIN THE RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.

REFER TO CIVIL & ARCHITECTURAL DRAWINGS FOR ALL GRADING, DRAINAGE, UTILITIES, HARDSCAPE, & STRUCTURES.

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

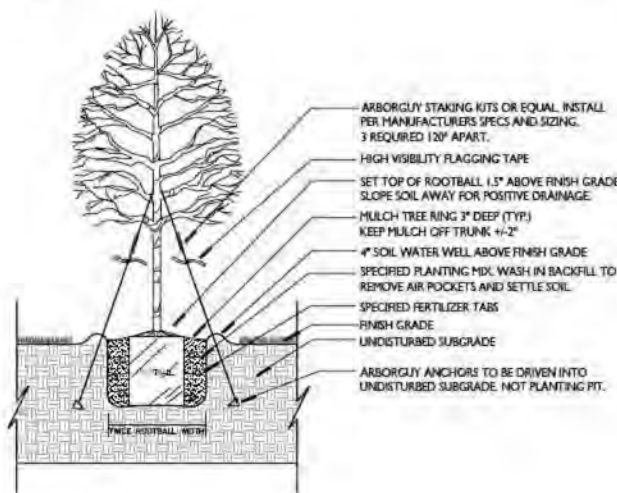
LANDSCAPE NOTES:

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

1 LANDSCAPE NOTES

KTS

LA-16



2 TREE PLANTING

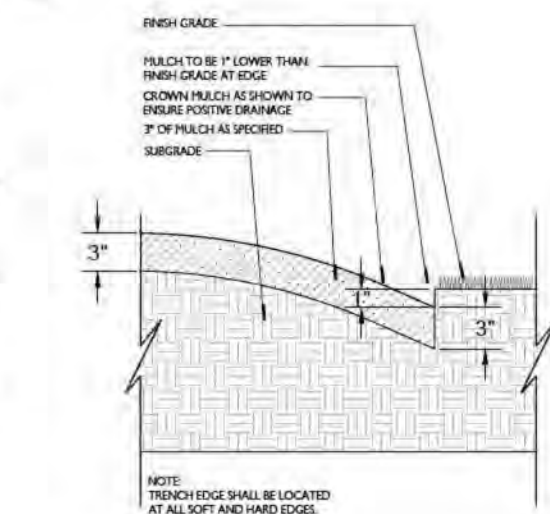
N.T.S.

LA-01

4 GROUNDCOVER PLANTING DETAIL

N.T.S.

LA-08



5 TRENCH BED EDGE

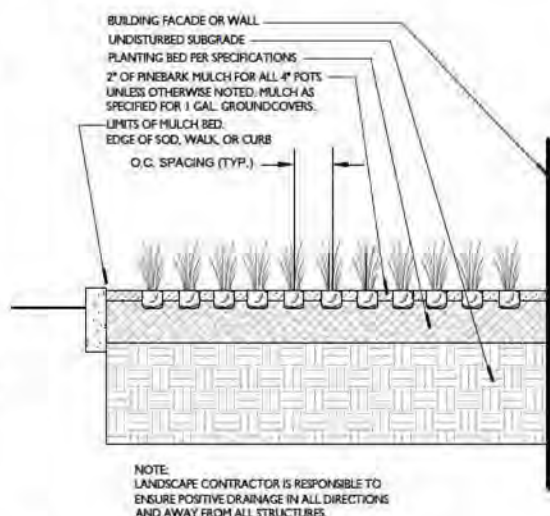
N.T.S.

LA-04

3 SHRUB PLANTING DETAIL

N.T.S.

LA-02



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	DETAIL	REMARKS
CITY REQUIRED TREES							
	12	Juniperus virginiana 'Taylor'	Taylor Juniper	1.5" Cal. Min.	8' Ht. Min.		Green Forest Nursery
	5	Quercus virginiana	Live Oak	2" Cal. Min.	10' Ht. Min.		Specimen, Cherry Lake Nursery, Provide photo for LA approval.
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DETAIL	REMARKS
GROUND COVERS							
	7,028 sf	Cynodon dactylon 'Tif 419'	419 Bermuda Grass	sod			

NOTE:
 Trees shall meet caliper & height specifications regardless of container size.

- NOTES:
- LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" & 1 GAL. POTS.
 - 4" & 1 GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
 - USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
 - PREP. PLANTING PITS & GROUNDCOVER AREAS WITH PLANTING MIX. SEE NOTES.
 - THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 - SEE LANDSCAPE NOTES.
 - ALL LANDSCAPE AREAS ALONG ROAD FRONTAGE SHALL BE MAINTAINED & GROOMED TO THE LANDSCAPE REVIEW STANDARDS.
- APPROVED NURSERIES:
- GREEN FOREST NURSERY
 - FLOWERWOOD NURSERY
 - CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:
 Road Frontage Feet = $178.89/30' = 6$ Trees in First 25' regardless of tree credits.
 Remaining Perimeter Feet = $396.45/30' = 13$ Trees
 Parking Requirements (1 Tree/12 Spaces) = 0 Spaces/12 = 0 Trees
 Total Existing Tree Credits = 3
 Total Trees Required = 6 Frontage (Overstory) & 10 Perimeter/parking lot Trees (At Least 50% Overstory)

EXISTING TREE CREDIT TABLE

EXISTING FRONTAGE TREES TO REMAIN	
0-1.37" Cal.	0.5
1.38" - 1.99" Cal.	1.0
2.00" - 2.99" Cal.	1.5
3.00" - 3.99" Cal.	2.0
4.00" - 4.99" Cal.	2.5
5.00" - 5.99" Cal.	3.0
6.00" - 6.99" Cal.	3.5
7.00" - 7.99" Cal.	4.0
8.00" - 8.99" Cal.	4.5
9.00" - 9.99" Cal.	5.0
10.00" - 10.99" Cal.	5.5
11.00" - 11.99" Cal.	6.0
12.00" - 12.99" Cal.	6.5
13.00" - 13.99" Cal.	7.0
14.00" - 14.99" Cal.	7.5
15.00" - 15.99" Cal.	8.0
16.00" - 16.99" Cal.	8.5
17.00" - 17.99" Cal.	9.0
18.00" - 18.99" Cal.	9.5
19.00" - 19.99" Cal.	10.0
20.00" - 20.99" Cal.	10.5
21.00" - 21.99" Cal.	11.0
22.00" - 22.99" Cal.	11.5
23.00" - 23.99" Cal.	12.0
24.00" - 24.99" Cal.	12.5
25.00" - 25.99" Cal.	13.0
26.00" - 26.99" Cal.	13.5
27.00" - 27.99" Cal.	14.0
28.00" - 28.99" Cal.	14.5
29.00" - 29.99" Cal.	15.0
30.00" - 30.99" Cal.	15.5
31.00" - 31.99" Cal.	16.0
32.00" - 32.99" Cal.	16.5
33.00" - 33.99" Cal.	17.0
34.00" - 34.99" Cal.	17.5
35.00" - 35.99" Cal.	18.0
36.00" - 36.99" Cal.	18.5
37.00" - 37.99" Cal.	19.0
38.00" - 38.99" Cal.	19.5
39.00" - 39.99" Cal.	20.0
40.00" - 40.99" Cal.	20.5
41.00" - 41.99" Cal.	21.0
42.00" - 42.99" Cal.	21.5
43.00" - 43.99" Cal.	22.0
44.00" - 44.99" Cal.	22.5
45.00" - 45.99" Cal.	23.0
46.00" - 46.99" Cal.	23.5
47.00" - 47.99" Cal.	24.0
48.00" - 48.99" Cal.	24.5
49.00" - 49.99" Cal.	25.0
50.00" - 50.99" Cal.	25.5
51.00" - 51.99" Cal.	26.0
52.00" - 52.99" Cal.	26.5
53.00" - 53.99" Cal.	27.0
54.00" - 54.99" Cal.	27.5
55.00" - 55.99" Cal.	28.0
56.00" - 56.99" Cal.	28.5
57.00" - 57.99" Cal.	29.0
58.00" - 58.99" Cal.	29.5
59.00" - 59.99" Cal.	30.0
60.00" - 60.99" Cal.	30.5
61.00" - 61.99" Cal.	31.0
62.00" - 62.99" Cal.	31.5
63.00" - 63.99" Cal.	32.0
64.00" - 64.99" Cal.	32.5
65.00" - 65.99" Cal.	33.0
66.00" - 66.99" Cal.	33.5
67.00" - 67.99" Cal.	34.0
68.00" - 68.99" Cal.	34.5
69.00" - 69.99" Cal.	35.0
70.00" - 70.99" Cal.	35.5
71.00" - 71.99" Cal.	36.0
72.00" - 72.99" Cal.	36.5
73.00" - 73.99" Cal.	37.0
74.00" - 74.99" Cal.	37.5
75.00" - 75.99" Cal.	38.0
76.00" - 76.99" Cal.	38.5
77.00" - 77.99" Cal.	39.0
78.00" - 78.99" Cal.	39.5
79.00" - 79.99" Cal.	40.0
80.00" - 80.99" Cal.	40.5
81.00" - 81.99" Cal.	41.0
82.00" - 82.99" Cal.	41.5
83.00" - 83.99" Cal.	42.0
84.00" - 84.99" Cal.	42.5
85.00" - 85.99" Cal.	43.0
86.00" - 86.99" Cal.	43.5
87.00" - 87.99" Cal.	44.0
88.00" - 88.99" Cal.	44.5
89.00" - 89.99" Cal.	45.0
90.00" - 90.99" Cal.	45.5
91.00" - 91.99" Cal.	46.0
92.00" - 92.99" Cal.	46.5
93.00" - 93.99" Cal.	47.0
94.00" - 94.99" Cal.	47.5
95.00" - 95.99" Cal.	48.0
96.00" - 96.99" Cal.	48.5
97.00" - 97.99" Cal.	49.0
98.00" - 98.99" Cal.	49.5
99.00" - 99.99" Cal.	50.0

All areas disturbed by construction shall be sodded unless otherwise noted. (Typ.)

NOTE:
 NO WORK SHALL BE PERFORMED WITHIN THE RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.

REFER TO CIVIL & ARCHITECTURAL DRAWINGS FOR ALL GRADING, DRAINAGE, UTILITIES, HARDSCAPE, & STRUCTURES.

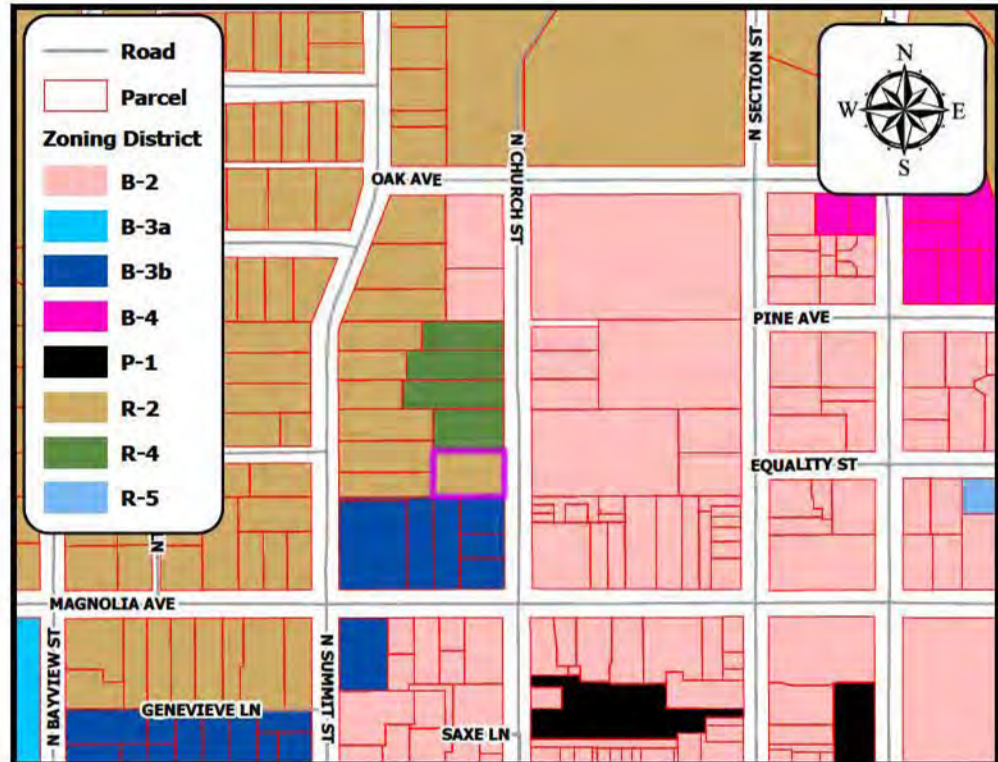
City of Fairhope

Planning Commission

July 1, 2024



ZC 24.04 - 53 N. Church Street Rezone to B-3b

**Project Name:**

53 N. Church Street Rezone to B-3b

Site Data:

0.42 acres

Project Type:

Rezone to B-3b Tourist Resort
Commercial Service District

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-2

PPIN Number:

15034

General Location:

West side of North Church Street, north
of Magnolia Avenue

Surveyor of Record:

David Martin

Engineer of Record:

N/A

Owner / Developer:

Kathryn Mull

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Michelle Melton





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: Kathryn L. Mull Phone Number: 251-751-6039
 Street Address: 53 N. Church St.
 City: Fairhope State: AL Zip: 36532

Applicant / Agent Information

If different from above:

Name: David Martin Phone Number: 251-370-4657
 Street Address: _____
 City: _____ State: _____ Zip: _____

Current Zoning of Property: R2
 Proposed Zoning/Use of the Property: B3
 Property Address: 53 N. Church St. Fairhope, AL 36532
 Parcel Number: 46-03-37-0-006-027.501
 Property Legal Description: _____
 Reason for Zoning Change: desired to be able to rent as my neighbors are zoned for rentals. live close to town & this will increase & bring revenue to downtown Fairhope.

Property Map Attached **YES** NO

Metes and Bounds Description Attached **YES** NO

Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. **YES** NO

Character of Improvements to the Property and Approximate Construction Date: _____

Zoning Fee Calculation:

Reference: Ordinance 1269

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

Property Owner/Leaseholder Printed Name

Signature

Date

Fairhope Single Tax Corp. (If Applicable)

Summary of Request:

Owner/applicant, Kathryn Mull, requests the subject property be rezoned from R-2, Medium Density Single Family Residential District to B-3(b), Tourist Resort Commercial District. David Martin is an authorized agent for the case. The property is located at 53 N. Church Street. Subject Property is not within the Central Business District (“CBD”). Applicant desires to keep the single-family home and build a garage with an accessory dwelling unit to be utilized as a short-term rental, which is allowed in B-3b, but not in R-2. *See Ordinance No. 1336.*

Article III, Section A(13):

B-3b Tourist Resort Commercial Service District: This district is intended for a range of commercial and resort residential uses at appropriate locations to serve the needs of tourists.

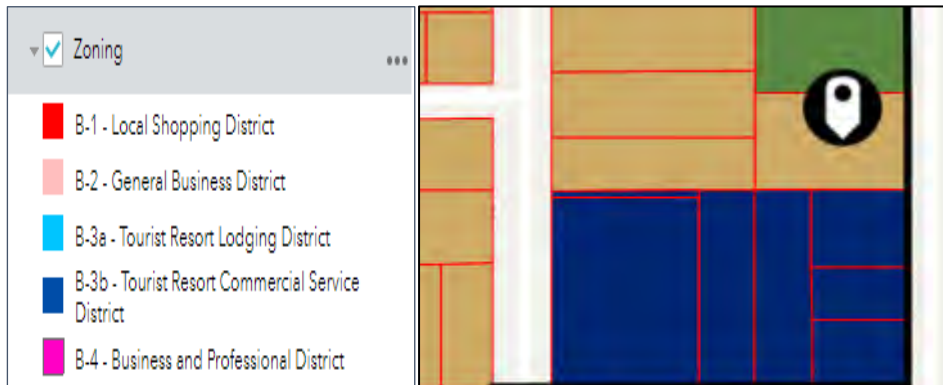


Figure 1: Map of subject and adjacent properties.



Figure 2: 53 N. Church Street on www.zillow.com. Last visited on June 13, 2024.

Comments:

The subject property currently has six (6) bedrooms and five (5) bathrooms as a single-family home. The subject property is a lone parcel sandwiched between R-4 Low Density Multi-Family and B-3b zoning, both of which allow short term rentals. It backs up to R-2 zoning. Applicant desires B-3b zoning so that they may build a garage with an accessory dwelling unit to rent as a short-term rental. Subject property is across the street from the CBD, which also allows for short term rentals.

As with any request for a zoning map amendment, we must consider the initial desire, as well as how the property may be utilized in the future. Staff feels a single-family home, with a unit above the garage used as a short-term rental, is appropriate for the neighborhood. However, conversion of the house into a six-unit rental, for example, would be a change in use and require appropriate reviews.

A Re-Zoning Request is considered a Zoning Map Amendment and the application is reviewed pursuant to the Criteria in Art. II, Section B(1)(e).

(1) Compliance with the Comprehensive Plan;

Response: The 2015 Comprehensive Plan states that downtown Fairhope is the ultimate Village Center. The subject property is adjacent to the central business district. Adjacent properties are zoned R-4 and B-3b. Being adjacent to downtown, and considering the adjacent uses, Staff feels this request meets the form, function, and design standards because it is a source for both tourists and locals.

(2) Compliance with the standards, goals, and intent of this ordinance;

Response: Meets. Some allowable uses are not ideal for this location and use changes will be vetted accordingly. For example, office space or outdoor recreation would not be ideal for this location although they are both allowed uses within B-3b.

(3) The character of the surrounding property, including any pending development activity;

Response: Meets. The only development activity currently considered is an additional detached garage with a second-story rental unit. Required buffers and twenty (20) foot setbacks provide protection from adjacent residential property. Future changes in use should be carefully reviewed for impacts to the character of the surrounding property.

(4) Adequacy of public infrastructure to support the proposed development;

Response: Meets. Already an existing structure with utilities. If Applicant plans to add more units, or separate the existing single-family resident into multiple units, then that may require additional demands on infrastructure.

(5) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Response: Meets. This zoning change will not negatively impact natural resources or current/future conditions. The Zoning Ordinance and Tree Ordinance already provide protections to adjacent residential property by way of setbacks and landscape buffers.

(5) Compliance with other laws and regulations of the City;

Response: Meets. Any future development is subject to all applicable laws of the City.

(6) Compliance with other applicable laws and regulations of other jurisdictions;

Response: Meets. Any future development is subject to all applicable laws.

(7) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and

Response: By restricting some of the more intense uses staff does not anticipate any significant issues relating to this criterion currently. Subject property is the lone R-2 on either side of this block of Church Street; whereas, the rest of the properties are zoned R-4, B-3b or B-2.

(8) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Response: With the existing regulations, as well as restricting some of the more intense uses, staff does not anticipate any significant issues relating to this criterion currently. However, changes in use should be considered carefully. For example, Church St does not have on-street parking. Additional units would need to accommodate parking on-site if the use were approved.

Uses allowed in B-3b from Table 3-1 of the Zoning Ordinance are summarized below.

Dwelling
Single-Family ('By-right')
Two-family ('By-right')
Multifamily/Apartment ('Permitted on Appeal and subject to special conditions')
Mixed-Use ('By-right')
Accessory Dwelling ('Permitted subject to special conditions listed in the ordinance')
Civic
Elementary School ('By-right')
Secondary School ('By-right')
Library ('By-right')
Public Utility ('By-right')
Office
General ('By-right')
Professional ('By-right')
Home Occupation ('Permitted subject to special conditions listed in the ordinance')

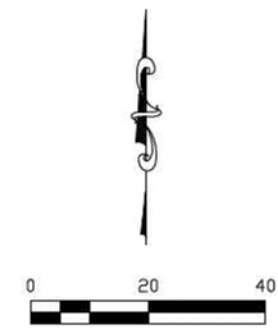
Retail
Grocery ('By-right')
Convenience Store ('Permitted subject to special conditions listed in the ordinance')
General Merchandise ('By-right')
Service
Outdoor Recreation Facility ('By-right')
Indoor Recreation ('Permitted on Appeal and subject to special conditions')
Personal Storage ('Permitted subject to special conditions listed in the ordinance')
Bed & Breakfast ('Permitted on Appeal and subject to special conditions')
Hotel/Motel ('Permitted on Appeal and subject to special conditions')
Recreational Vehicle Park ('Permitted subject to special conditions listed in the ordinance')
Restaurant ('By-right')
Bar ('By-right')
Entertainment Venue ('By-right')
Marina ('By-right')
Manufacturing
None

Recommendation:

Staff recommends **approval** of ZC 24.04, rezoning 53 N. Church Street from R-2 to B-3b with the following conditions:

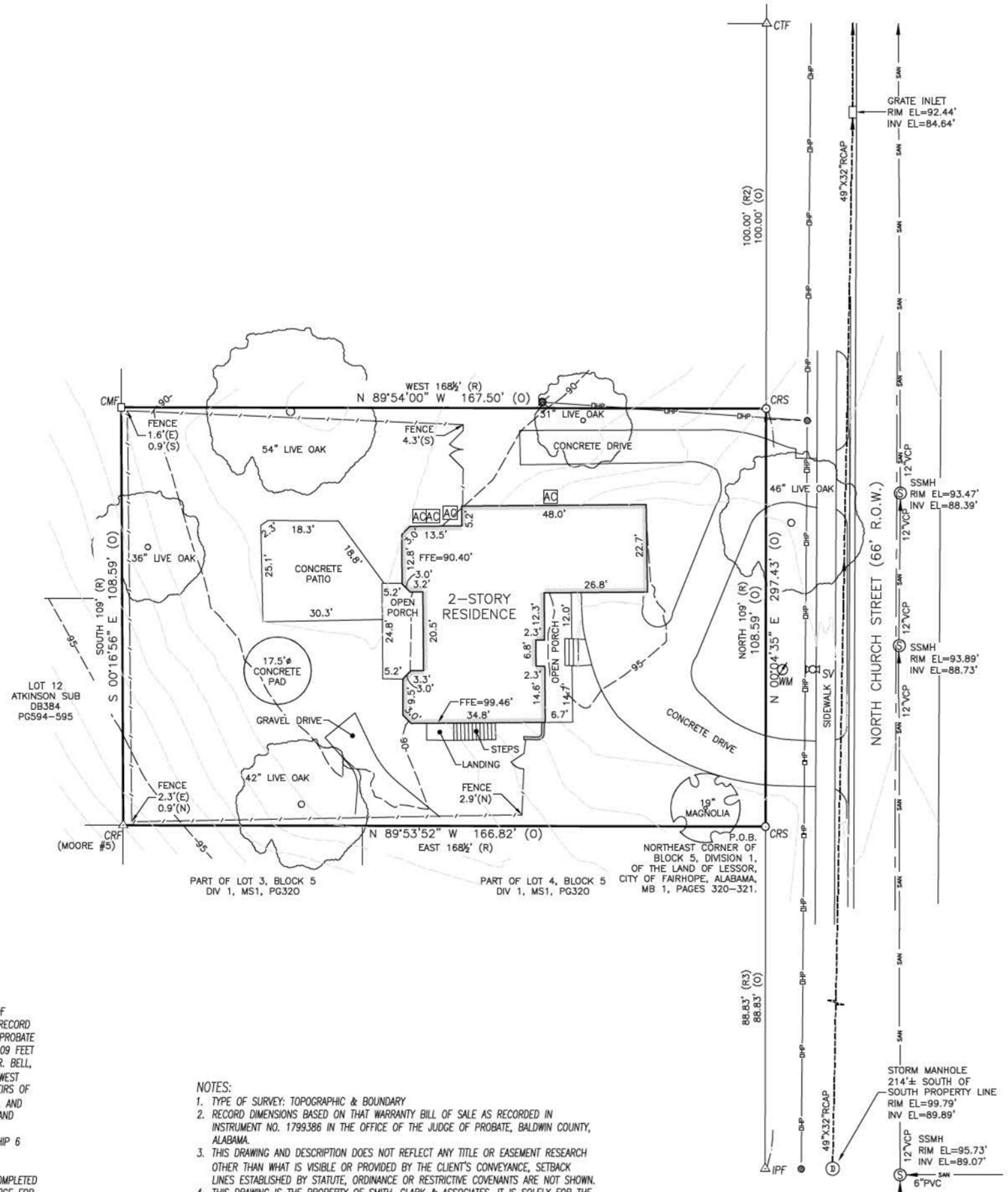
- 1.) Regardless of the allowed uses in Table 3-1 of the Fairhope Zoning Ordinance, the following uses shall be prohibited on the subject property:
 - a. Multifamily/Apartment
 - b. General Office
 - c. Professional Office
 - d. Grocery
 - e. Convenience Store
 - f. General Merchandise
 - g. Outdoor Recreation Facility
 - h. Indoor Recreation
 - i. Personal Storage
 - j. Recreational Vehicle Park
 - k. Restaurant
 - l. Bar
 - m. Entertainment Venue
 - n. Marina

- 2.) Current use is a single-family residential structure. Any change in use shall meet all applicable laws and regulations at the time of application.



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

- UTILITY LEGEND**
- ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ ELECTRICAL BOX
 - ⊕ AIR CONDITIONING CONDENSOR
 - DHP — OVERHEAD POWER
 - ⊕ SV SANITARY SEWER MANHOLE
 - ⊕ SV SANITARY SEWER VALVE
 - ⊕ SV SURFACE LOCATE
 - ⊕ SV SEWER MARKER
 - SAN — SANITARY SEWER PIPE
 - ⊕ CM GAS METER
 - ⊕ CM SURFACE LOCATE
 - ⊕ CM GAS MARKER
 - GAS — GAS MAIN
 - ⊕ WM WATER METER
 - ⊕ WV WATER VALVE
 - ⊕ FH FIRE HYDRANT
 - ⊕ ICV IRRIGATION CONTROL VALVE
 - ⊕ SV SURFACE LOCATE
 - ⊕ V WATER MARKER
 - ⊕ TP WATER PIPE
 - ⊕ TP TELEPHONE PEDESTAL
 - ⊕ TP FIBER OPTIC VAULT
 - ⊕ TP SURFACE LOCATE
 - ⊕ TP FIBER OPTIC MARKER
 - ⊕ FD FIBER OPTIC CABLE
 - ⊕ GI GRATE INLET
 - ⊕ SM STORM MANHOLE
 - ⊕ CI CURB INLET
 - STORM PIPE (CULVERT) —
 - CMP — CORRUGATED METAL PIPE
 - RCP — REINFORCED CONCRETE PIPE
 - RCAP — REINFORCED CONCRETE ARCH PIPE
 - CPP — CORRUGATED PLASTIC PIPE (HOPE)



BALDWIN COUNTY
ALABAMA

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 5, DIVISION 1, OF THE LAND OF LESSOR, IN THE CITY OF FAIRHOPE, ALABAMA, AS PER PLAT THEREOF FILED FOR RECORD ON SEPTEMBER 13, 1911, IN MISCELLANEOUS BOOK 1, PAGES 320-321 OF THE PROBATE RECORDS OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, RUN NORTH 109 FEET ALONG THE EAST LINE OF LAND DEEDED TO LESSOR BY EDITH W. BELL, AND G. R. BELL, THENCE WEST 168 1/2 FEET TO A POINT, THENCE SOUTH 109 FEET TO THE SOUTHWEST CORNER OF LAND DEEDED TO LESSOR BY FRANCES G. CRAWFORD, AND OTHER HEIRS OF ERNEST B. GASTON, THENCE RUN EAST 168 1/2 FEET TO THE POINT OF BEGINNING, AND THE SOUTHEAST CORNER OF LAND DESCRIBED IN THE BELL DEED, SAID LEASED LAND BEING LOCATED ON THE WEST SIDE OF CHURCH STREET AS ESTABLISHED BY A RIGHT-OF-WAY DEED TO THE CITY OF FAIRHOPE, IN FRAC'T'L SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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

- NOTES:**
1. TYPE OF SURVEY: TOPOGRAPHIC & BOUNDARY
 2. RECORD DIMENSIONS BASED ON THAT WARRANTY BILL OF SALE AS RECORDED IN INSTRUMENT NO. 1799386 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 18X24 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
 6. ELEVATION ESTABLISHED USING RTK GPS ON ALDOT CORS NETWORK (NAVD 88).
 7. CONTOURS RUN AT 1' INTERVALS.
 8. BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT CORS NETWORK.

PARTY CHIEF: LC		DATE: 11/7/23	SCALE: 1"=20'	CHECKED: TS	CLIENT: SCC GROUP, LLC	 Physical Address: 11111 U.S. Hwy 31 Ste A Spanish Fort, AL 36527 (251) 626-0404 Mailing Address: 30941 Mill Lane Suite G, Box 258 Spanish Fort, AL 36527
DRAWING NUMBER: 23-520		TITLE: TOPOGRAPHIC SURVEY 53 NORTH CHURCH STREET FAIRHOPE, ALABAMA		FILED: DK		
FILED: 194.77						

From: storeyville36608@aol.com
To: turkstat@aol.com; [planning](#)
Subject: Rezoning of 53 N. Church
Date: Monday, June 24, 2024 6:07:58 PM



Skipper Walters and I purchased our town home in September 2023. We love the quiet "residential " street. We love the city!! Construction has been ongoing at 53 N. Church. We want it to stay zoned as R-2. Not interested in a bed n breakfast or anything other than single family residential.

Thank you for your consideration in this matter.

God bless,

Storey Walters

Power of attorney - City of Fairhope April 24, 2014

To whom it may concern,

David Martin will be my agent for representation regarding my application for zoning / district change.

Thank you,

Kathryn Mull

Kathryn Mull

53 N. Church St.
Fairhope, AL
36532



Tracy C. Hester

TRACY C. HESTER
NOTARY PUBLIC STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE
NOTARY ID NUMBER 056565

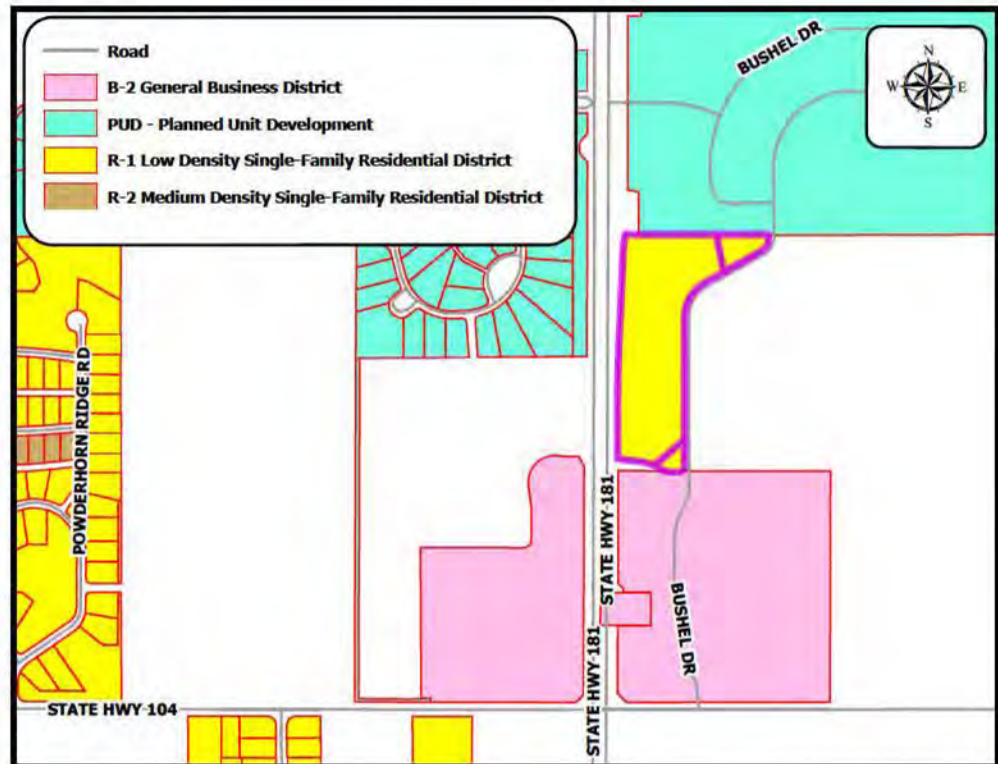
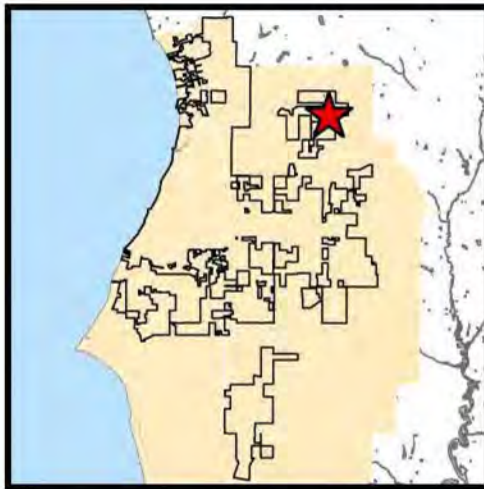
City of Fairhope

Planning Commission

July 1, 2024



ZC 24.05 - Rockwell Place

**Project Name:**

Rockwell Place Rezoning

Site Data:

36 acres

Project Type:

B-2, General Business District

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

R-1

PPIN Number:

625447, 625448, 625449

General Location:

East side of State Highway 181, north of
State Highway 104

Surveyor of Record:

Sawgrass

Engineer of Record:

Sawgrass

Owner / Developer:

Rockwell, LLC

School District:

Fairhope Elementary School
Fairhope Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Michelle Melton





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: ROCKWELL LLC Phone Number: 251-544-7900
 Street Address: EAST 1ST STREET
 City: BAY MINETTE State: AL Zip: 36507

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: SAWGRASS CONSULTING TIM LAWLEY Phone Number: 251-544-7900
 Street Address: 30673 Sgt. E.I. Boots Thomas Dr
 City: Spanish Fort State: AL Zip: 36527

Current Zoning of Property: R-1
 Proposed Zoning/Use of the Property: B-2
 Property Address: EAST SIDE OF HWY 181, 1/3 MILE NORTH OF INTERSECTION 104/181
 Parcel Number: PIN 625447, 625448, 625449
 Property Legal Description: SEE ATTACHED
 Reason for Zoning Change: ESTABLISH B-2 COMMERCIAL ZONED PROPERTY BETWEEN HWY 181 & BUSHEL DRIVE

Property Map Attached ☒ YES ☐ NO
 Metes and Bounds Description Attached ☒ YES ☐ NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. ☒ YES ☐ NO

Character of Improvements to the Property and Approximate Construction Date: _____
ACCESS ROAD (BUSHEL DR) & UTILITY/STORM INFRASTRUCTURE SERVING THE REFERENCED PARCELS
WAS CONSTRUCTED WITH ROCKWELL PLACE APARTMENTS IN 2023/2024

Zoning Fee Calculation:

Reference: Ordinance 1269

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

Tom Mitchell

Property Owner/Leaseholder Printed Name

5-15-2024

Date

Signature

Fairhope Single Tax Corp. (If Applicable)

Lee Turner, President of FSTC



AGENT AUTHORIZATION

I/We authorize and permit Sawgrass Consulting, LLC act as my/our representative and agent in any manner regarding Rockwell LLC. I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application.

PROPERTY OWNER(S)

TOM MITCHELL

Name(s) Printed

P O BOX 579

BAY MINETTE, AL 36507

Mailing Address

City, State, Zip Code

Signature(s)

Date

5-15-24

AUTHORIZED AGENT

Sawgrass Consulting, LLC TIM LAWLEY, PE

Name(s) Printed

30673 Sgt. E.I. Boots Thomas Drive Spanish Fort, AL 36527

Mailing Address

Signature

Date

05-14-24

Summary of Request:

Applicant, Sawgrass Consulting, on behalf of Owner, Rockwell, LLC, requests the subject property be rezoned from R-1, Low Single Family Residential District to B-2, General Business District. The property is located at the East side of AL Hwy 181 and 1/3 mile north of the AL Hwys 181 and 104 intersection. Subject property is otherwise known as Lot 1 and common areas of Rockwell Place that was recently annexed into the City on May 13, 2024 (Ordinance No. 1798). Previous subdivision case SD 23.31 was the final plat approval of Rockwell replace that created the lots. Case SD 22.02 was a preliminary MOP approval for the now lot 2 and all the properties were in the County. Lot 2 will remain in the County.

Article III, Section A(11):

. *B-2 General Business District:* This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve a regional as well as a local market and require location in proximity to major transportation routes. Recreational vehicle parks, very light production and processing activities are included.

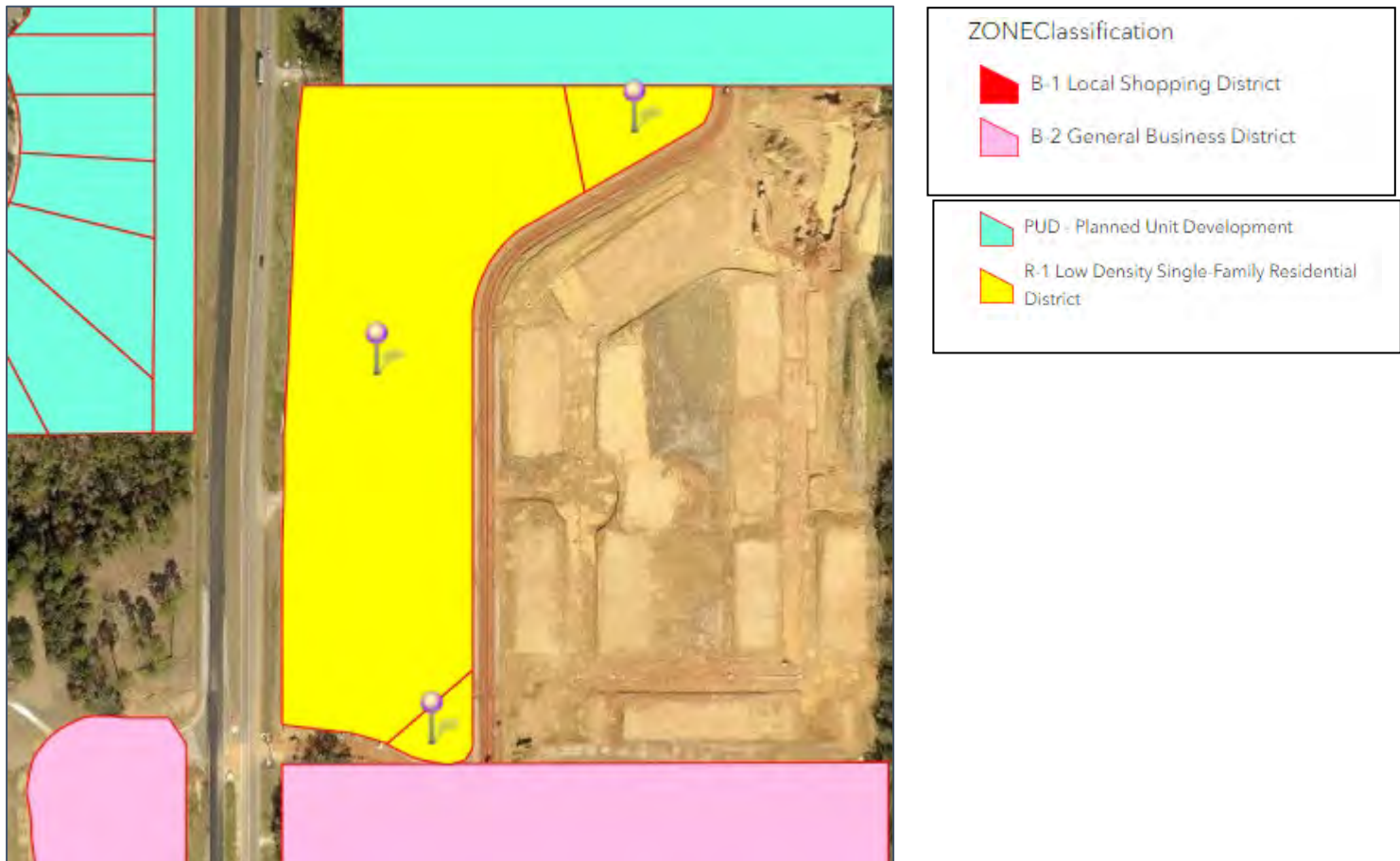


Figure 1: Map of subject and adjacent properties.

Comments:

The subject property is 11.79 acres. The subject property, proposed to be zoned as B-2, will most likely be subdivided again creating commercial lots. At that time the infrastructure will be studied more and a condition of this approval is that when the subject property is further subdivided then each subdivided site will have a mandatory Site Plan Review. This property is located between the Encounter Commercial Subdivision to the direct South and the Harvest Green East PUD to the North. Directly East are the Rockwell Place Apartments.

The aforementioned developments plus the Publix at Planter's Pointe across AL Hwy 181 required significant road infrastructure that is still in play (Rockwell Blvd off of Hwy 181).

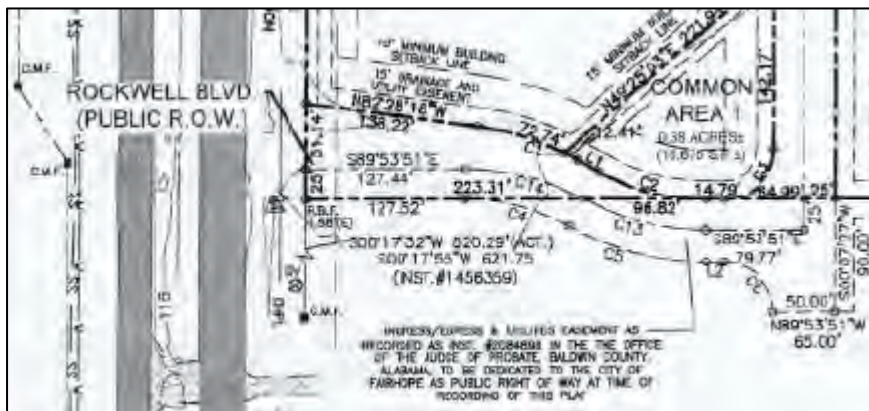


Figure 2: Snippet of Rockwell Place Final Plat Slide 2942-B.

A Re-Zoning Request is considered a Zoning Map Amendment and the application is reviewed pursuant to the Criteria in Art. II, Section B(1)(e).

(1) Compliance with the Comprehensive Plan;

Response: The 2015 Comprehensive Plan noted the AL Hwys 104 and 181 as a potential node for development and it has proven to be the case with several residential and commercial projects taking place within the last two (2) years.

(2) Compliance with the standards, goals, and intent of this ordinance;

Response: Meets.

(3) The character of the surrounding property, including any pending development activity;

Response: Meets. There are a handful of residential and commercial developments around the highways intersection and branching from the intersection that will be symbiotic to each other.

(4) Adequacy of public infrastructure to support the proposed development;

Response: There is existing infrastructure in the immediate surroundings. Infrastructure will be studied more if/when Lot 1 further subdivides or applies for any building permit.

(5) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Response: Meets. This zoning change will not negatively impact natural resources or current/future conditions.

(5) Compliance with other laws and regulations of the City;

Response: Meets. Any future development is subject to all applicable laws of the City.

(6) Compliance with other applicable laws and regulations of other jurisdictions;

Response: Meets. Any future development is subject to all applicable laws.

(7) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and

Response: Staff does not anticipate any significant issues relating to this criterion currently. Staff does request an update from the Applicant and ALDOT regarding the Rockwell Blvd and Hwy 181 connection.

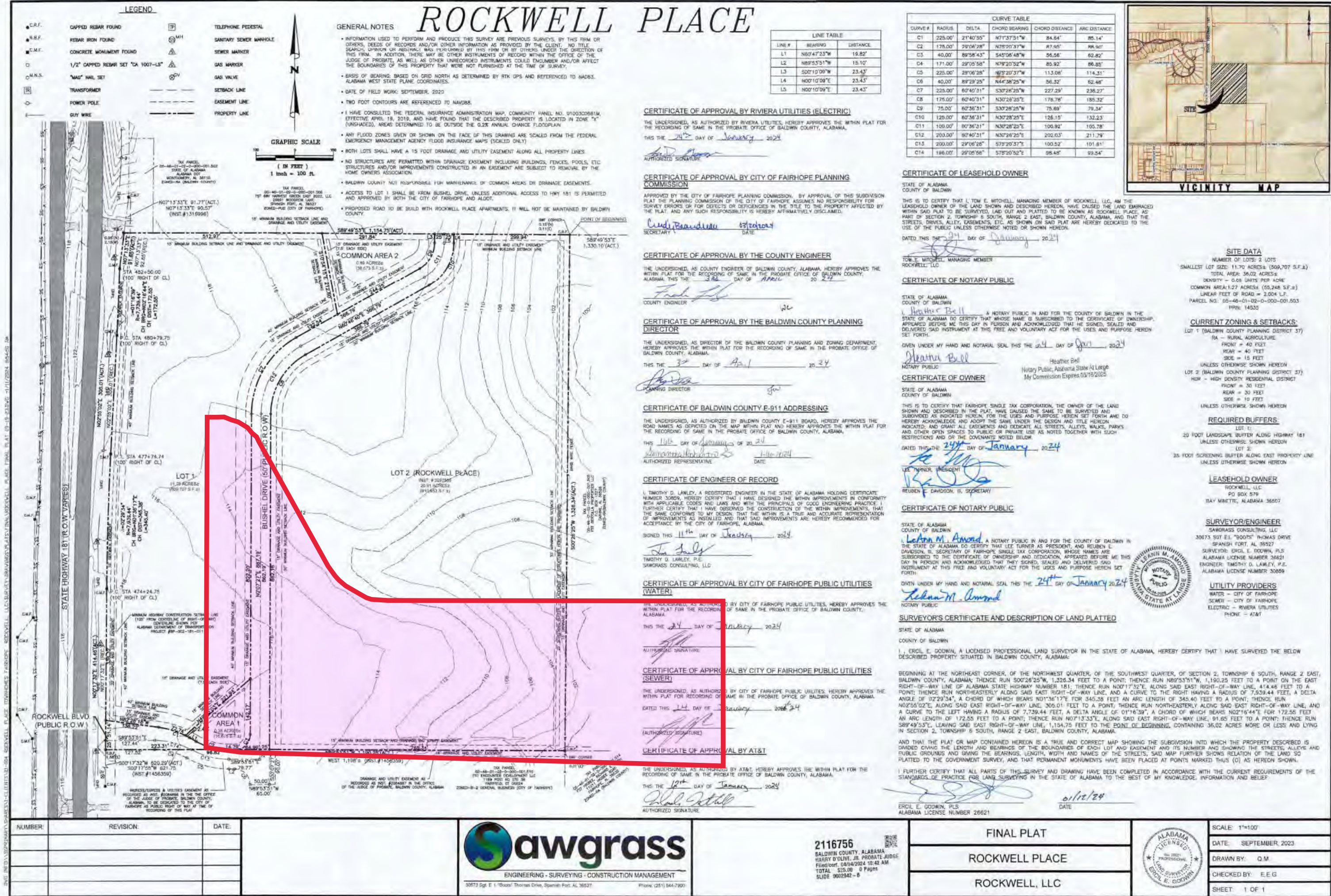
(8) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Response: Staff does not anticipate any significant issues relating to this criterion currently. Staff does request an update from the Applicant and ALDOT regarding the Rockwell Blvd and Hwy 181 connection.

Recommendation:

Staff recommends **approval** of ZC 24.05: rezoning Lot 1 of Rockwell Place from R-1 to B-2 with the following conditions:

1. Each site created in Lot 1 shall have a mandatory Site Plan Review.
2. An update from ALDOT or completion thereof the Rockwell Blvd and Hwy 181 connection prior to further subdividing or applying for any permits. *2-3 weeks per June 12, 2024, correspondence from Applicant.*
3. Provide a schedule for the completion of the apartments and portions of the roads that will be public as soon as possible and prior to applying for any permits. *Three (3) months per June 12, 2024, correspondence from Applicant.*





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June 12, 2024

Mrs. Michelle Melton
City Planner
City of Fairhope
161 North Section Street
P O Drawer 429
Fairhope, AL 36533

RE: ZC 24.05 Rockwell Place

Dear Mrs. Melton:

We are in receipt of your comments from your review of the Rockwell Place Zoning application (letter dated 06-07-24) and offer the following response/revisions. Your comments are shown in **BOLD** and our response is shown in *ITALICS*.

1. **A condition of approval is that each site in the development shall have a mandatory site plan review.**

Noted. We will include this note on the future plat to be submitted for the commercial subdivision of Lot 1, Rockwell Place.

2. **Please contact ALDOT and provide us with an update of Rockwell Blvd and Highway 181 connection as soon as possible.**

This work is currently under construction and is anticipated to be complete with in 2-3 weeks.

3. **Please provide us with a schedule for the completion of the apartments and portions of the road that will be public.**

It is anticipated that the first phase of the apartments and the public portions of the roads will be complete in approximately 3 months.

If you have any questions or need additional information, please contact me at 251-544-7900 or at tlawley@sawgrassllc.com.

Sincerely,

Timothy D. Lawley, PE
Sawgrass Consulting, LLC