



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
September 5, 2017**

1. Call to Order
2. Approval of August 7, 2017 Minutes

Karin Wilson
Mayor

3. Consideration of Agenda Items:

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, ACMO

Jimmy Conyers

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Deborah A. Smith, CPA
City Treasurer

- A. ZC 17.10 Public hearing to consider the request of HMR, LLC to establish initial zoning of R-2 Medium Density Single Family Residential District conditional upon annexation into the City of Fairhope. The property is located on the east side of County Road 13 and is the eastern 324' of the property located at 19870 County Road 13, known as Parcel B.
PPIN #: 235434
- B. ZC 17.11 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for a proposed amendment to Article V., Section B. Central Business District Overlay of Ordinance #1253, known as the Zoning Ordinance, to amend location and size, building height, and parking requirements.
- C. ZC 17.12 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for a proposed amendment to Article IX., Section C. of Ordinance #1253, known as the Zoning Ordinance, to amend the definition of Building Height.
- D. ZC 17.13 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for a proposed amendment to Ordinance #1253, known as the Zoning Ordinance, to create regulatory provisions to establish an Education District.
- E. ZC 17.14 Public hearing to consider the request of the City of Fairhope Planning and Zoning Department for a proposed amendment to Article III, Section D.9 Accessory Dwelling Units of Ordinance #1253, known as the Zoning Ordinance.
- F. SD 17.19 Public hearing to consider the request of S.E. Civil Engineering, LLC for Plat approval of Van Antwerp Park Subdivision, a 2-lot re-plat. The property is located on the north side of Pensacola Avenue between N. Section Street and N. Mobile Street.
PPIN #: 18772

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

- G. SD 17.06 Public hearing to consider the request of Dewberry/Preble-Rish, LLC for Preliminary and Final Plat approval of the Resubdivision of Lot 19 Fairfield Unit VI, a 15-lot division. The property is located on the northeast corner of the intersection of Boothe Road and Norman Lane.
PPIN #: 298888
- H. SD 17.20 Public hearing to consider the request of Trae Corte for plat approval of A Resubdivision of Lot 1 of The Bills' No. 2 Subdivision, a 2-lot minor division. The property is located on the southwest corner of the intersection of St. Highway 104 and Lawrence Road.
PPIN #: 64685
- I. SD 17.21 Public hearing to consider the request of Lee Rivenbark for plat approval of Willow Pond Estates, a 2-lot minor subdivision. The property is located on the northwest corner of the intersection of Gayfer Road Extension and Bishop Road.
PPIN #: 109947
- J. SD 17.22 Public hearing to consider the request of HMR, LLC for Final Plat approval of Battles Trace, Phase IV, a 27-lot subdivision. The property is located on the north side of Battles Road, north of the Colony at the Grand.
PPIN #: 29244
- K. SD 17.23 Public hearing to consider the request of Dewberry/Preble-Rish, LLC for Final Plat approval of Phase 3 of Greenbrier at Firethorne, a 29-lot subdivision. The property is located west of Quail Creek Villas and north of Stone Creek Villas.
PPIN #: 362656
- L. SD 17.24 Public hearing to consider the request of Dewberry/Preble-Rish, LLC for Multiple Occupancy Project approval of the Retreat at Fairhope Village, a 240-unit project. The property is located at the east end of Fly Creek Avenue, behind Publix in The Shoppes at Fairhope Village.
PPIN #: 20833, 369505, 369506, 369508, 369509, and 369518
- M. UR 17.02 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 2,420 linear feet of Fiber Optic cable. The project will run along the east side of N. Section Street, to the north side of Bayou Drive, and the west side of Fairwood Blvd. to service 550 Fairwood Blvd.

- N. UR 17.03 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 4,837 linear feet of Fiber Optic cable. The project will run along the Windmill Road, Thompson Hall Road, Morphy Avenue, and throughout Pecan Trace subdivision and Fox Hollow, Phase 1.
- O. IR 17.04 Request of James Jackson for an Informal Review of Clay Properties, a 4-lot subdivision. The property is located on the east side of County Road 13 approximately ¼ mile north of the intersection of County Road 3 and County Road 13.
PPIN #: 367451

4. Old/New Business

- SD 17.18 Kirkman Lane Minor Subdivision Amendment

5. Adjourn

The Planning Commission met Monday, August 7, 2017 at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Chairperson; Art Dyas; Charles Johnson; Richard Peterson; Rebecca Bryant; Ralph Thayer; Hollie MacKellar; and David Martin; Wayne Dyess, Planning Director; Nancy Milford, Planner; Buford King, Planner; Emily Boyett, Secretary; and Ken Watson, City Attorney
Absent: Jimmy Conyers

Chairman Turner called the meeting to order at 5:05 PM and announced the meeting is being recorded. He welcomed Art Dyas to the Commission.

The minutes of the July 3, 2017 meeting were considered and Ralph Thayer moved to accept the minutes as written and was 2nd by Charles Johnson. The motion carried with abstentions by Art Dyas, Rebecca Bryant, and David Martin.

ZC 17.07 Public hearing to consider the request of Bobby and Debra Green to rezone property from R-1 Low Density Single Family Residential District to B-2 General Business District. The property is located on the west side of US Hwy. 98 (a.k.a. Greeno Road) between Hoyle Avenue and Live Oak Avenue, at 415 N. Greeno Road. Mr. Dyess gave the staff report saying the site consists of 2.6 acres and is currently occupied by an operating retail nursery and has been a retail nursery operation historically. The property is currently non-conforming and has been non-consistent with the current zoning since at least 1960 according to historical Planning Commission minutes. Mr. Dyess stated there are concerns with Greeno Road becoming stripped out and hurting Downtown if the area is zoned commercial. He said Fairhope's population can support additional commercial and not hurt Downtown. Mr. Dyess explained there are existing edges to limit the commercial boundaries with Volanta Park to the north, Auburn Experimental Station to the East, and the gulley to the west. He noted no new single family homes have been constructed on Greeno Road since the 60's. Staff recommendation is to approve the zoning change request.

Mr. Green addressed the Commission and gave Power Point presentation of the history of the subject property. He stated his family has owned the property since 1932 and the nursery has been in operation on the site since 1940. He explained they propose to have a micro village and to grow organically.

Mrs. Green explained they are asking for B-2 zoning based on historical documents and use. She noted the nursery has always had business licenses with the City and the only thing that has not been commercial has been the zoning.

Mr. Turner opened the public hearing.

Taylor Wilkins, III of 330 Bay Hill Drive – He stated he recently purchased an adjacent lot to the Green's property and he does not have any problems with their proposal. He said Greeno Road has seen a lot of changes and it is not residential anymore. He suggested a plan be put in place for the Greeno Road corridor to guide the development and allow the property owners to do something with their property.

Larry Stejskal of 60 N. Ingleside Street – He thanked staff and the Commission for starting to acknowledge that Greeno Road is not suitable for residential. He stated the market is driving the changes on Greeno Road and he said he is in favor of the application.

Lawanna Maidstone of 512 Lillian Circle – She stated concerns with drainage and asked what guarantees she has that it will not be an issue. She said this rezoning will set a precedent.

Bill and Susan Rosburg of 508 Lillian Circle – She stated she liked the presentation but asked how the gully will be protected. He said he liked the plan but he had concerns with traffic and the plans for the residential area.

Mac Walcott of 12330 Live Oak Street – He stated his project, Van Antwerp, is at the end of this watershed. He encouraged property owners to partner with one another to help the issues facing the City.

TJ Murphy of 204 Tensaw Avenue – He stated he would like to see details of an overlay for Greeno Road. He said the area needs boundaries and a plan and not done piece-meal. He suggested taking what the Greens are proposing and continuing it along Greeno Road. He said this will set a precedent and the City needs the Comprehensive Plan to guide it.

Claude Puckett of 406 Maple Street – He said he remembers when the Greens were against rezoning Greeno Road. He stated the property will become worthless if something is not done. He said Comp. Plans cost money and there aren't any cities that go by them. He stated he is in favor of the request.

Having no one else present to speak, Mr. Turner closed the public hearing.

Mr. Dyess stated the buffer requirements are 20' of landscaping and the drainage will be addressed at the time of site plan or building permit. He explained Alabama

Comprehensive Plans are not legal documents but they give good guidance. Mr. Dyas stated the proposed area to be rezoned is only 2.8 acres. He asked if the remaining property will remain residential and if the buffer will be maintained. Mr. Green explained too much water drains to the little ravine but the water flows across their property not from it. He stated there will remain 112' of buffer between the commercial use and the residential area. He said they will be upgrading the existing structures and emphasizing retail again but it will not be all at once. Mrs. Bryant asked the difference between incremental development versus a PUD. Mr. Dyess explained with incremental development each project is reviewed against the Zoning Ordinance by either Administrative Review or Site Plan and a PUD would be review all at once. Mrs. MacKellar asked if there is a time frame the applicant has to get started and Mr. Dyess responded no.

Richard Peterson made a motion to accept the staff recommendation to approve the zoning change request. David Martin 2nd the motion and the motion carried unanimously.

ZC 17.08 Public hearing to consider the request of Sawgrass Consulting, LLC to rezone property from R-2 Medium Density Single Family Residential District to B-4 Business and Professional District, Quinn Middleton. The property is located on the northeast corner of the intersection of State Hwy. 181 and Windmill Road, at 20040 State Hwy. 181. Mr. Dyess gave the staff report saying the property is approximately 1.31 acres and the applicant is proposing an office. Staff recommendation is favorable if the Planning Commission finds the application is not commercial creep and leap frog development.

Mr. Turner opened the public hearing.

Mac Walcott of 12330 Live Oak Street – He stated State Hwy. 181 is the next train wreck and the City needs to learn from Greeno Road. Mr. Dyess stated he would apply the

same ordinances to St. Hwy. 181 as Greeno Road. Mr. Dyas said the City needs to work with the County to make sense of development on St. Hwy. 181.

Having no one else present to speak, Mr. Turner closed the public hearing.

Mrs. MacKellar asked what type of office building is proposed and if the existing building will be utilized. Mr. Dyess responded he is unaware because this is not a site plan.

Ralph Thayer made a motion to approve the zoning change request. Art Dyas 2nd the motion and the motion carried unanimously.

Mr. Turner announced cases SD 17.16 Van Antwerp Park North and SD 17.17 Van Antwerp Park South have been withdrawn by the applicant.

SD 17.19 Public hearing to consider the request of S.E. Civil Engineering, LLC for plat approval of Van Antwerp Park Subdivision, a 2-lot re-plat, Larry Smith. The property is located on the north side of Pensacola Avenue between N. Section Street and N. Mobile Street. Mr. King gave the staff report saying the applicant contends there are two existing lots comprising Van Antwerp Park. Lot line adjustments may be approved administratively by the Planning Director or his authorized agent. Staff and counsel have researched the history of the subject property and have concluded that for subdivision purposes the property conveyed to Van Antwerp Park, LLC constitutes one lot. The Director has declined to approve the proposed re-plat. Upon advisement to staff by legal counsel, the request for re-plat include herein should not be considered by the Planning Commission. Staff recommendation is to deny the request for re-plat because the proposed re-plat does not qualify as a re-plat based on the reasons stated in the staff report.

Mr. Walcott address the Commission saying legal counsel for both sides have given opinions and he would like the Commission to vote. Mr. Turner stated the Commission is covered by the City if they vote with counsel's recommendation. Mr. Walcott stated this is a crucial decision because it is how lots are recognized in Fairhope. He said this is a fundamental real estate case.

Mac Walcott requested case SD 17.19 Van Antwerp Park Subdivision be withdrawn. Mr. Watson explained his opinion is based on all three cases and they are subject to the moratorium. Mr. Walcott asked if he will have to wait to reapply. Mr. Dyas said they know what the applicant is trying to do and he suggested he wait until the moratorium is over. Mr. Walcott stated he disagrees that there is only one lot. Mr. Dyas said the attorneys should get together and figure it out. Mr. Watson said he works for the Commission and will do as directed. Mrs. MacKellar asked when this case will come back before the Commission and Mr. Dyess stated next month.

SD 17.18 Public hearing to consider the request of Sawgrass Consulting, LLC for Plat approval of Kirkman Lane Subdivision, a 2-lot minor division, Quinn Middleton. The property is located on the northwest corner of the intersection of Kirkman Lane and S. Summit Street. Mr. King gave the staff report saying the property is approximately .62 acres and is zoned R-2 Medium Density Single Family Residential District. The applicant is proposing 2 lots. Staff recommendation is to approve with the following conditions:

1. BMP plan requirement prior to issuance of a building permit shall be noted on the plat prior to recording.

2. Individual certificate of approval blocks for water and sewer, power, and natural gas shall be included on the plat prior to recording.
3. Letters of availability for water and sewer, power, and natural gas shall be submitted for file purposes prior to recording.
4. Submission and approval of a fire flow model for the subject property.

Mr. Turner opened the public hearing.

Mike Gordon of 365 S. Summit Street – He asked the size and orientation and size of the lots. Mr. King responded the proposed lots will front on Kirkman Lane and are both approximately 102' in width.

Having no one else present to speak, Mr. Turner closed the public hearing.

Mr. Turner asked if there is an existing house on the lot and Mr. King responded it was demolished in July. Dr. Thayer noted there were drainage concerns from the neighbor. Mrs. MacKellar stated she has seen the water running down to Liberty Street. She said Kirkman is a narrow one lane access and stated concerns with additional traffic. Mrs. MacKellar asked how the City vehicles will access the lots. Ms. Milford stated a condition of approval can be added that drainage will be required at the time of building permit. Mrs. Bryant noted it does not appear there will be any more traffic on either street and the pervious area will be less. Mr. Peterson asked if sewer is available to Lot 1 and Mr. King responded sewer is in the street and service is provided across the street. Mr. Peterson said he hears about drainage every day and Mrs. Bryant asked how it is enforced. Mr. Dyess said it can be handled at the time of building permit.

David Martin made a motion to accept the staff recommendation to approve with the following conditions:

1. BMP plan requirement prior to issuance of a building permit shall be noted on the plat prior to recording.
2. Individual certificate of approval blocks for water and sewer, power, and natural gas shall be included on the plat prior to recording.
3. Letters of availability for water and sewer, power, and natural gas shall be submitted for file purposes prior to recording.
4. Submission and approval of a fire flow model for the subject property.
5. Sewer is available for Lot 1.
6. A note shall be added to the plat that states drainage shall be required at the time of building permit.

Ralph Thayer 2nd the motion and the motion carried unanimously.

IR 17.03 Request of Jason Schmitt for an Informal Review to rezone property on the south side of Nichols Avenue just east of Professional Park Drive from M-1 Light Industrial District to PUD (Planned Unit Development). No one was present on behalf of the applicant.

Old/New Business

Mrs. MacKellar thanked George Roberds for his service on the Commission and she welcomed Art Dyas.

Mr. Peterson asked about the requirements for utilities and using pre-approved equipment. Mr. Dyess stated the Water and Sewer Specifications would need to be

amended if any changes are desired. Mr. Watson said the Planning Commission is the approving body and a resolution would be needed to adopt the changes.

Mrs. MacKellar asked what needs to be done to start implementing changes to Hwy. 98 and St. Hwy. 181. Mr. Dyess stated staff is currently working on several zoning amendments but he suggested going to a form based code. He noted requirements such as parking in the rear, signage, and landscaping can make big impacts.

Election of Vice-Chair – Ralph Thayer nominated Hollie MacKellar. Rebecca Bryant 2nd the nomination and the vote was unanimous.

Having no further business, Ralph Thayer made a motion to adjourn. David Martin 2nd the motion and the motion carried unanimously. The meeting was adjourned at 7:24 PM.

Lee Turner, Chairman

Emily Boyett, Secretary



City of Fairhope Planning Commission

September 5, 2017

Case: ZC 17.10 Parcel "B" of 19870 County Road 13

Applicant Name:

Hutchinson, Moore, and
Rauch, LLC

Owner:

Todd Roberts

Site Data:

Number of lots: 1
Total Acreage: 1.04 +/-

Project Type:

Rezoning Request from:
**Unzoned, Unincorporated
Baldwin County**
to
**R-2 Medium Density Single
Family**

PPIN Number:

235434

General Location:

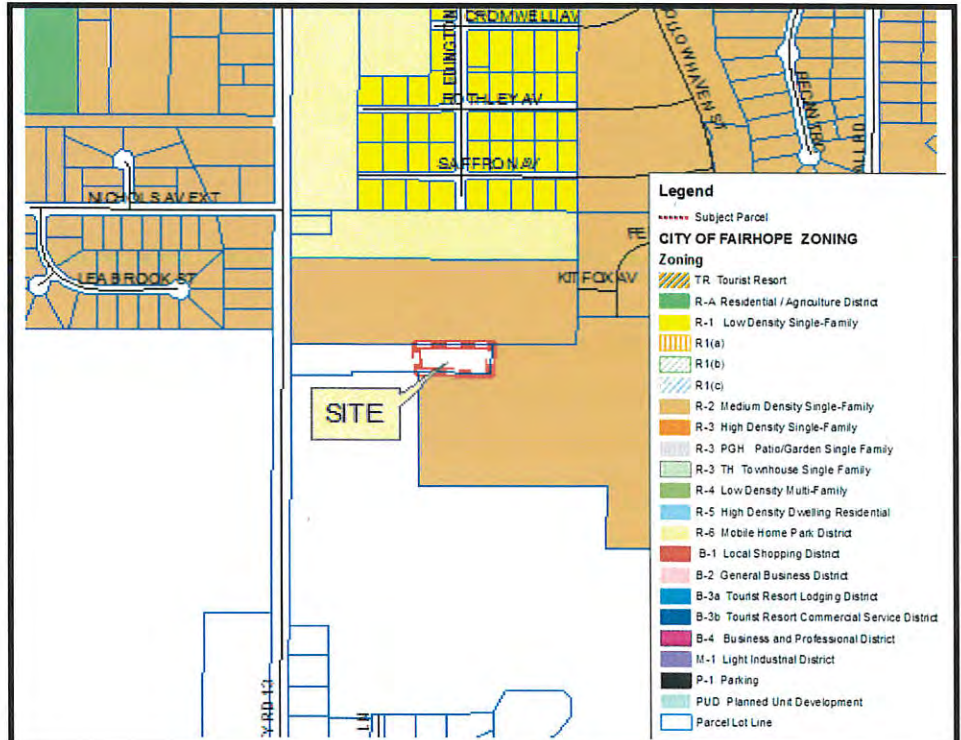
19870 County Road 13
Approximately 1 mile north of
Twin Beech Road / CR44

School District:

Fairhope Elementary, Middle,
and High School

Recommendation:

Conditional Approval



Summary of Request:

The applicant is seeking concurrent annexation and rezoning of one parcel of approximately 1.04 acres +/- from unzoned Baldwin County to City of Fairhope R-2 Medium Density Single Family. The subject property is located approximately one mile north of Twin Beech Road (Baldwin County Road 44) at 19870 County Road 13. Applicant is further requesting an administrative approval of a common lot line movement that will allow the subject property, identified as Parcel "B" on the plat to be incorporated into Parcel "C" located adjacent to and immediately north of the subject property. Tax Parcel Number 46-05-22-0-000-001.565 will be retained for the unified parcels. Parcel "C" is located in the City of Fairhope and currently zoned R-2 Medium Density Single Family. The parcel immediately east of subject property is zoned City of Fairhope R-2 Medium Density Single Family, and partially envelopes the subject property in a "C" shape. Parcels due south and due west of the subject property are unzoned Baldwin County, however the parcel immediately northwest of subject property west of CR 13 is zoned City of Fairhope R-2 Medium Density Single Family.

Comments:

The subject property is a rectangular lot approximately 324' x 140'. The subject property is currently a component of the property at 19870 County Road 13, Tax Parcel number 46-05-22-0-000-001.681. Subject property does not have frontage on CR 13. Site photos below depict the remnant parcel portion of 19870 CR 13 visible from the public right-of-way. The remnant parcel of 19870 CR 13 will remain unzoned Baldwin County. A mobile home is located on the subject property according to the plat of subject property.

Site Photos:



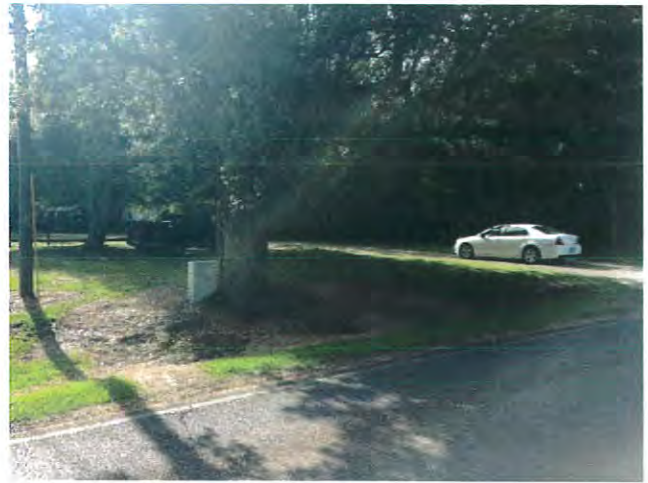
19870 CR 13 Looking Northeast



19870 CR 13 Looking East



19870 CR 13 Looking North



19870 CR 13 Looking Southeast

As stated previously, the subject property is located in unzoned, Baldwin County. The requested zoning for the subject property is R-2 Single Family Medium Density.

City of Fairhope Zoning Ordinance, Article III.A. provides the following purpose for the requested district:

R-2 Medium Density Single-Family Residential District: This district is intended as a medium density single family urban residential district, with lots of moderate size.

Article III.C. Dimensional Standards

Excerpt of Table 3-2: Dimension Table – Lots and Principle Structure, R-2 Medium Density Single-Family Residential District

<i>District</i>	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>	<i>Front</i>	<i>Rear</i>	<i>Side</i>	<i>Max.Coverage</i>	<i>Max. Height</i>
R-2	10,500sf	75'	35'	35'	10'	37%	30'

School Student Analysis:

The plat of the subject property contains 1 single family lot, pending annexation and rezoning. Applying the student yield factors (SYF) provided by the Baldwin County Board of Education listed below, the development is expected to generate 0.39 (1 x 0.39) elementary school students, 0.11 (1 x 0.11) middle school students and 0.17 (1 x 0.17) high school students.

Development Name	Application Type	Housing Type	Total Units	Attendance Zone	SYF	Expected Number of Students
	Final Plat for common lot line movement	SF	1	Fairhope Elementary	0.39	0.39
" "	" "	"	"	Fairhope Middle	0.11	0.11
" "	" "	"	"	Fairhope High	0.17	0.17
Total Students						0.67

Article III. Section B. Allowable Uses

Excerpt of Table 3-1, Allowable uses, R-2 Zoning District

Zoning District Use Categories / Specific Uses	
Dwelling	
Single-family	●
Civic	
Elementary School	●
Secondary School	●
Education Facility	●
Library	●
Place of Worship	
Cemetery	○
Public Open Space	●
Common Open Space	●
Community Center or Club	○
Public Utility (??)	○
Office	
Home Occupation	↻
Retail	
Service	
Convalescent or Nursing Home	○
Clinic	○
Outdoor Recreation Facility	○
Day Care	○
Manufacturing	
Rural	

- Permitted subject to general ordinance standards and conditions.
- ↻ Permitted subject to special conditions listed in the ordinance
- Permitted only on appeal and subject to special conditions

Zoning History of Nearby Properties:

Case ZC 06.08 was a request of Cliff Pitman on behalf of Montrose Properties to concurrently annex tax parcels 05-46-05-22-0-000-001.674 and 05-46-05-22-0-000-001.687 from unzoned Baldwin County into the City of Fairhope as well as establish zoning for said parcels as R-2 Medium Density Single Family Residential District. The properties are generally located south of Windmill Road and west of Thompson Hall Road. The Planning Commission recommended approval of the annexation and zoning change at their June 5, 2006 meeting. The City Council adopted the annexation and zoning change on July 10, 2006. The parcels are a component of Fox Hollow Subdivision.

Case no ZC 06.09 was a request of Engineering Development Services, LLC on behalf of Cliff Pitman to rezone property from R-6 Manufactured Home District to R-2 Medium Density Single Family Residential District. The property is generally located south of Morphy Avenue and west of Thompson Hall Road. (Tax Parcel no's 05-46-05-22-0-000-001.602 and 05-46-05-15-0-000-003.554) The Planning Commission recommended approval of the Zoning Change at their June

5, 2006 meeting. The City Council adopted the zoning change on July 10, 2006. The property is a component of Fox Hollow Subdivision.

Case no ZC 16.09 was a request of Dewberry/Preble-Rish, LLC on behalf of Cliff Pitman to rezone property from RA Residential/Agriculture District to R-2 Medium Density Single Family Residential District. The property is located on the east side of County Road 13, just south of Pecan Park and immediately north of the subject property at 19940 County Road 13. (Tax Parcel 05-46-05-22-0-000-001.565) The Planning Commission recommend approval of the zoning change at their November 10, 2016 meeting. The City Council adopted the zoning change at their February 23, 2017 meeting. The property is likely to become a future phase of Fox Hollow Subdivision. As stated previously, subject property will be incorporated into Tax Parcel 05-46-05-22-0-000-001.565 pending administrative approval of a common lot line movement as well as approval of rezoning.

Fairhope Comprehensive Plan Guidance:

The subject property is located approximately 1.2 miles southwest of the HWY 181/Fairhope Avenue Village Node, and 1.3 miles southeast of the Greeno Road/Fairhope Avenue Village Node. The subject property does not abut the Village Nodes described above, and given the distance from the Village Nodes to the subject property, there is no conflict of compatibility between the uses.

Recommendation:

Staff recommends that the rezoning be **APPROVED** subject to the following conditions:

- 1) Annexation of subject property into the City of Fairhope as adopted by the City Council.
- 2) Administrative approval of a common lot line movement of Parcel "B" and "C" to unify the two parcels into one parcel under Tax Parcel number 46-05-22-0-000-001.565.



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: Todd Roberts Phone Number: (251) 210-3938
Street Address: 19870 CO RD 13
City: Fairhope State: AL Zip: 36526

Applicant / Agent Information

If different from above.

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

Name: Hutchinson, Moore & Rauch Phone Number: 251-380-8746
Street Address: PO Box 1127
City: Daphne State: AL Zip: 36526

Current Zoning of Property: Unzoned
Proposed Zoning/Use of the Property: R-2
Property Address: 19870 CO RD 13 (Parcel B per Attachment)
Parcel Number: 46-05-22-0-000-001.681
Property Legal Description: See attached
Reason for Zoning Change: Conform with Adjacent Property

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: N/A

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.

Todd Roberts
Property Owner/Leaseholder Printed Name

7/25/17
Date

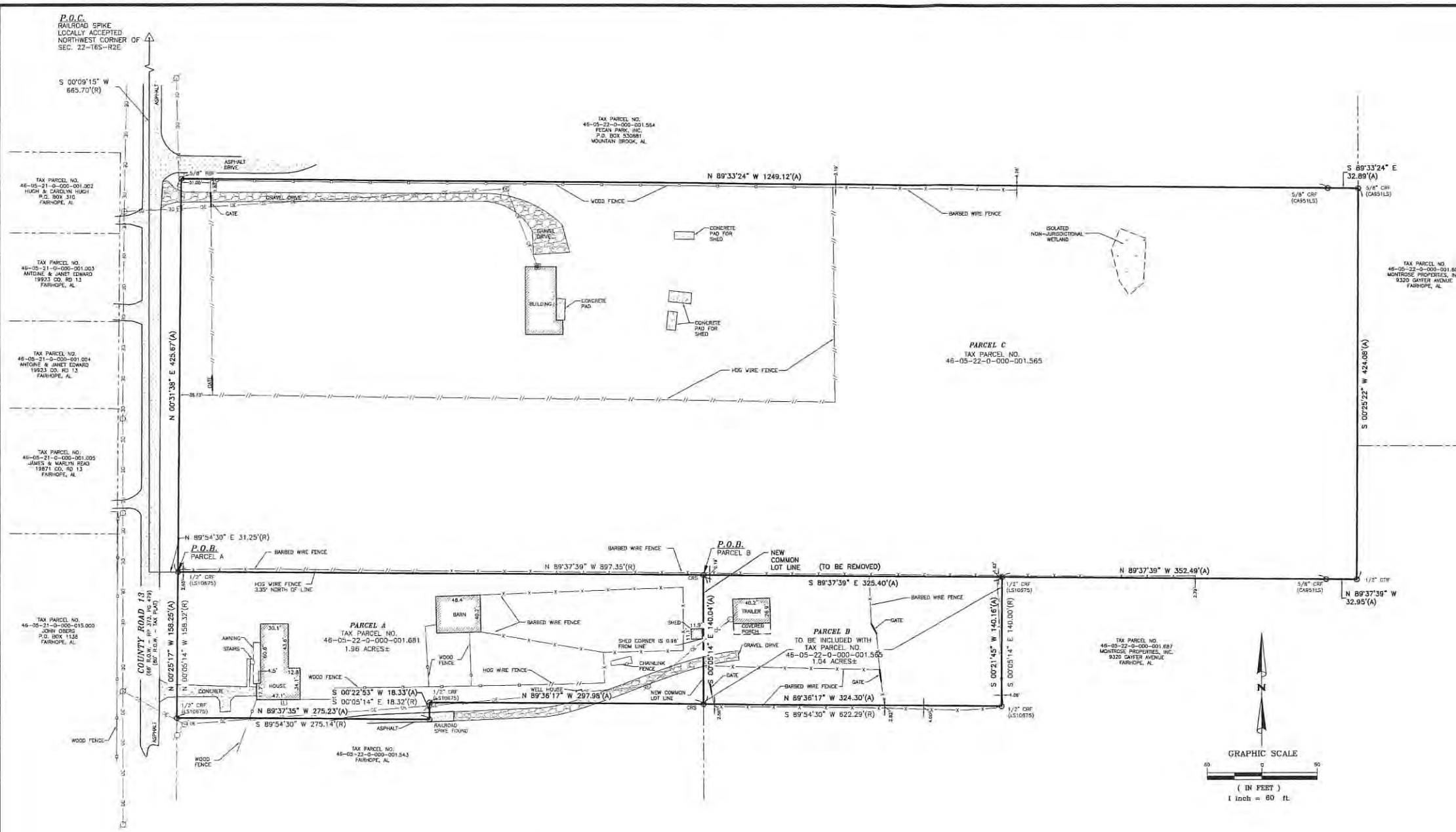
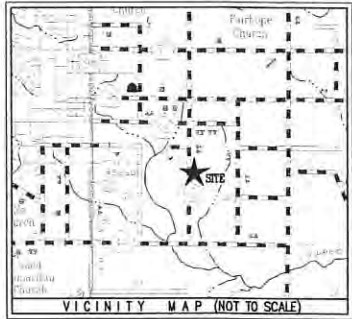
Todd S Roberts
Signature

[Signature]
as Office Manager

Fairhope Single Tax Corp. (If Applicable)

RECEIVED
JUL 25 2017

BY: [Signature]



CERTIFICATION OF OWNERSHIP & DEDICATION
 STATE OF ALABAMA
 COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT (WE) THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS INDICATED HEREIN, 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 THE ____ DAY OF _____ 20__

CLIFF R. PITMAN
 8320 GAYTER AVE EXT. FAIRHOPE, AL
 OWNER TAX PARCEL NO.
 46-05-22-0-000-001.565

CERTIFICATION BY NOTARY PUBLIC
 STATE OF ALABAMA
 COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC: _____

CERTIFICATION OF OWNERSHIP & DEDICATION
 STATE OF ALABAMA
 COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT (WE) THE UNDERSIGNED IS(ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS INDICATED HEREIN, 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 THE ____ DAY OF _____ 20__

TODD AND JILL ROBERTS
 15870 CO RD. 13, FAIRHOPE, AL
 OWNER TAX PARCEL NO.
 46-05-22-0-000-001.681

CERTIFICATION BY NOTARY PUBLIC
 STATE OF ALABAMA
 COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC: _____

DIRECTOR OF PLANNING & ZONING
 STATE OF ALABAMA
 COUNTY OF BALDWIN

THE UNDERSIGNED, AS PLANNING & ZONING DIRECTOR FOR THE CITY OF FAIRHOPE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. DATED THIS THE ____ DAY OF _____ 20__

WAYNE DYESS

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - (A) ACTUAL
 - (R) RECORD DEED (INSTRUMENT NO. 924983)
 - (P) PLAT OF RECORD
 - (C) COMPUTED
 - Q1P OPEN TOP IRON PIPE FOUND
 - IPF IRON PIN FOUND
 - CRP CRIMP TOP IRON PIPE FOUND
 - CRF CAPPED REBAR FOUND
 - RFB 1/2" REBAR FOUND
 - CRS 1/2" CAPPED REBAR SET STAMPED CA#604
 - CMS CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 - CAF CERTIFICATE OF AUTHORIZATION NUMBER
 - (DIST) DISTURBED
 - (REF) REFERENCE CORNER SET ON LINE
 - (UNR) UNREACHABLE
 - INST # INSTRUMENT NUMBER
 - SECT. SECTION
 - T- TOWNSHIP
 - R- RANGE
 - PO- POWER POLE
 - QUY WIRE
 - R/W RIGHT-OF-WAY
 - R.O.W. RIGHT-OF-WAY
 - F- FIRE HYDRANT
 - SPH
 - TELEPHONE PEDESTAL
 - EM ELECTRIC METER BOX
 - AM AIR CONDITIONER
 - JB JUNCTION BOX (VAULT)
 - EL/ELEV ELEVATION
 - INV INVERT
 - WATER METER
 - SANITARY SEWER VALVE
 - WATER VALVE
 - GAS VALVE
 - TRANSFORMER BOX
 - LIGHT POLE
 - CABLE TV BOX
 - ELECTRIC BOX
 - ELECTRIC PANEL
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - SEWER CLEANOUT
 - SEWER CLEANER PUMP
 - FIBER OPTIC LINE MARKER
 - (EX) EXCEPTION
 - OVERHEAD ELECTRIC LINE
 - BURIED ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND WATERLINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND TELEVISION
 - SPOT GRADE ELEVATIONS
 - CMF CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CPV CORRUGATED PLASTIC PIPE
 - HOG WIRE FENCE
 - WOOD FENCE
 - BARB WIRE FENCE

LEGAL DESCRIPTION
 (AS PER INSTRUMENT NO. 924983)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 07° 09' 15" WEST 665.70 FEET TO A POINT; THENCE RUN NORTH 89° 54' 30" EAST, 31.25 FEET TO 1/2" DIAMETER CAPPED STEEL ROD ON THE EAST RIGHT-OF-WAY LINE OF BALDWIN COUNTY HIGHWAY NUMBER 13, (50 FOOT RIGHT-OF-WAY, RECORD, PAVED) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 54' 30" EAST 897.43 FEET TO A CAPPED STEEL ROD; THENCE RUN SOUTH 00° 05' 14" EAST, 140 FEET TO A CAPPED STEEL ROD; THENCE RUN SOUTH 89° 54' 30" WEST, 822.29 FEET TO A CAPPED STEEL ROD; THENCE RUN SOUTH 00° 05' 14" EAST, 18.32 FEET TO A RAILROAD SPIKE; THENCE RUN SOUTH 89° 54' 30" WEST, 275.14 FEET TO A CAPPED STEEL ROD ON SAID EAST RIGHT-OF-WAY LINE OF SAID BALDWIN COUNTY HIGHWAY NUMBER 13; THENCE RUN NORTH 00° 05' 14" WEST, 158.25 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; CONTAINING 3.0 ACRES, MORE OR LESS.

DESCRIPTION OF SURVEY

PARCEL A
 COMMENCING FROM A RAILROAD SPIKE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00° 09' 15" WEST A DISTANCE OF 665.70 FEET TO A POINT; THENCE RUN NORTH 89° 54' 30" EAST A DISTANCE OF 31.25 FEET TO A 1/2" IRON REBAR WITH CAP (LS10875) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13 FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89° 54' 30" EAST A DISTANCE OF 571.95 FEET TO A 1/2" IRON REBAR WITH CAP (C0604); THENCE RUN SOUTH 00° 05' 14" EAST A DISTANCE OF 140.04 FEET TO A 1/2" IRON REBAR WITH CAP (C0604); THENCE RUN NORTH 89° 54' 30" WEST A DISTANCE OF 297.98 FEET TO A 1/2" IRON REBAR WITH CAP (LS10875); THENCE RUN SOUTH 00° 05' 14" WEST A DISTANCE OF 18.32 FEET TO A RAILROAD SPIKE; THENCE RUN NORTH 89° 54' 30" WEST A DISTANCE OF 275.23 FEET TO A 1/2" IRON REBAR WITH CAP (LS10875) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN NORTH 00° 05' 14" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 158.25 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.98 ACRES, MORE OR LESS.

PARCEL B
 COMMENCING FROM A RAILROAD SPIKE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00° 09' 15" WEST A DISTANCE OF 665.70 FEET TO A POINT; THENCE RUN NORTH 89° 54' 30" EAST A DISTANCE OF 31.25 FEET TO A 1/2" IRON REBAR WITH CAP (LS10875) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13; THENCE RUN SOUTH 89° 54' 30" EAST A DISTANCE OF 571.95 FEET TO A 1/2" IRON REBAR WITH CAP (C0604); THENCE CONTINUE SOUTH 89° 54' 30" EAST A DISTANCE OF 325.40 FEET TO A 1/2" IRON REBAR WITH CAP (LS10875); THENCE RUN SOUTH 00° 05' 14" WEST A DISTANCE OF 140.16 FEET TO A 1/2" IRON REBAR WITH CAP (LS10875); THENCE RUN NORTH 89° 54' 30" WEST A DISTANCE OF 324.30 FEET TO A 1/2" IRON REBAR WITH CAP (C0604); THENCE RUN NORTH 00° 05' 14" EAST A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.04 ACRES, MORE OR LESS.

SITE DATA
 TAX PARCEL NO.
 46-05-22-0-000-001.681
 TOTAL SITE AREA = 3 ACRES±
 TOTAL NUMBER OF LOTS = 2

ZONING AUTHORITY
 PARCEL A AND PARCEL B:
 BALDWIN COUNTY DISTRICT 17, UN-ZONED
 CITY OF FAIRHOPE EXTRA TERRITORIAL JURISDICTION

PARCEL C:
 R-2 RESIDENTIAL / MEDIUM DENSITY SINGLE FAMILY
 CITY OF FAIRHOPE

MINIMUM ZONING REQUIREMENTS
 (AS PER SECTION 5-1.1 BALDWIN COUNTY SUBDIVISION REGULATIONS AND ARTICLE III, SECTION C.1 FAIRHOPE ZONING ORDINANCE)

PARCEL A:
 • 50' FROM CENTERLINE OF R.O.W.

PARCEL C:
 • 35' REAR SETBACK
 • 10' SIDE SETBACK
 • 35' FRONT SETBACK
 • 20' STREET SIDE

NOTE: AS PER THE HIGHWAY CONSTRUCTION SETBACK ENABLING LEGISLATION FOR BALDWIN COUNTY, AL, ACT NO. 84-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 50' ALONG HIGHWAY COUNTY ROAD 13.

GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 07/12/2017.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE, STATE PLANE GRID NORTH, DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
- THE PROPERTY HAS DIRECT ACCESS TO COUNTY ROAD 13, A PUBLIC RIGHT-OF-WAY. PARCEL B WILL BE INCLUDED WITH THE ADJOINING NORTH PARCEL.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS DERIVED FROM FLOOD INSURANCE RATE MAP NO. 15000X0888A, WITH A REVISED DATE OF IDENTIFICATION OF JULY 17, 2007, FOR COMMUNITY NO. 15008, IN BALDWIN COUNTY, ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS IS A BOUNDARY SURVEY FOR AN ADMINISTRATIVE APPROVED SUBDIVISION REQUEST BY WAY OF COMMON LOT LINE MOVEMENT AS ALLOWED IN SECTION 4.2.0 OF THE BALDWIN COUNTY SUBDIVISION REGULATIONS.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST.
- PARCEL A AND B IS CURRENTLY UNZONED. PARCEL C IS CURRENTLY ZONED AS R-1 / AGRICULTURE DISTRICT.

SURVEYOR'S CERTIFICATION

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

Stuart L. Smith, P.E.
 ALABAMA LICENSE NUMBER 27403

7/24/2017
 DATE

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

HUTCHINSON, MOORE & RAUCH, LLC 2039 MAIN STREET DAPHNE, ALABAMA 36526 ENGINEERS & SURVEYORS		TEL (251) 626-2626 FAX (251) 626-6934 dophne@hmrengineers.com		4886-PLAT MS966/4486	SPECIFIC PURPOSE SURVEY FOR COMMON LOT LINE MOVEMENT TAX PARCEL NO. 46-05-22-0-000-001.681 CLIENT: MONTROSE PROPERTIES, INC. SCALE: 1"=60' DATE: 07/24/2017 DRAWN BY: TBS CHECKED BY: SLS SHEET: 1 OF 1
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MEMO

Date: August 29, 2017

To: Fairhope Planning Commission

From: Wayne Dyess, AICP
Planning Director

Re: ZC 17.11 Central Business District (CBD) Amendments

Central Business District Expansion

The CBD has been the historic center of Fairhope dating back to the Single Tax Colony. It historically served as the center of economic, social, cultural, civic, and political life of Fairhope. Through growth in population in and around Fairhope as well new roads and thoroughfares leading to more auto oriented development, demand for additional commercial centers have developed. This development pattern can best be described as the multiple nuclei concept and sub nuclei concept¹. This concept helps explain city development beginning in a CBD and, based on growth, expanding to other commercial centers. The CBD serves as the dominant nuclei but over time other sub nuclei develop. This theory enjoins the village concept outlined in the Fairhope Comprehensive Plan. Downtown Fairhope Village Core (CBD) is the dominant village and the social, cultural, civic and political center of Fairhope and the other village nodes serve as "sub villages". The nature and purposes of the "sub villages" is very different and distinct from the Downtown and do not compete for social, cultural, civic or political status. They are much more utilitarian from a commercial service perspective and lack the focus of community activities that Downtown has.

Modern urban design concepts and development is focused on walkable communities and connectivity with less dependence on the automobile. When defining walkability and connectivity, a pedestrian shed analysis is used. A "pedestrian shed," is the distance that can be covered in five minutes at a normal walking pace of an average person.² This 5-minute walk equates to approximately 0.25 miles or 1,320 linear feet measured from the town center or neighborhood center³. The pedestrian shed has large impact on how to design neighborhoods

¹ <https://planningtank.com/settlement-geography/multiple-nuclei-model-1945-harris-ullman-model>

² <https://www.cnu.org/publicsquare/2017/02/07/great-idea-pedestrian-shed-and-5-minute-walk>

³ http://pedshed.net/?page_id=5

and building complete communities. Pedestrian sheds are useful tool in defining neighborhoods and compact and pedestrian walkable centered development.

Staff reviewed the pedestrian shed for the Fairhope Central Business District for a better understanding of appropriate size and boundaries and on how this concept may impact downtown development and proposed expansions of the CBD. The pedestrian shed for downtown Fairhope was measured in a radial fashion with the center being the intersection of Fairhope Avenue and Section Street. The results were mapped (see figure 1.) and compared to the current and proposed CBD boundaries. The proposed CBD changes indicates that each parcel in the proposed CBD will intersects with the pedestrian shed. Other villages defined by the Comprehensive Plan were mapped to show each's pedestrian shed and the proximity to each other. Therefore, staff feels that the slight alteration in size of the CBD east of School Street to Mershon Street for parcels fronting Fairhope Avenue, taking in four parcels at the corner of School Street and Equality Street, and four parcels at the corner of Fels Avenue and Section Street are in keeping with intent of the CBD and functional urban design of the CBD.

Figure 1.

Downtown Fairhope Pedestrian Shed

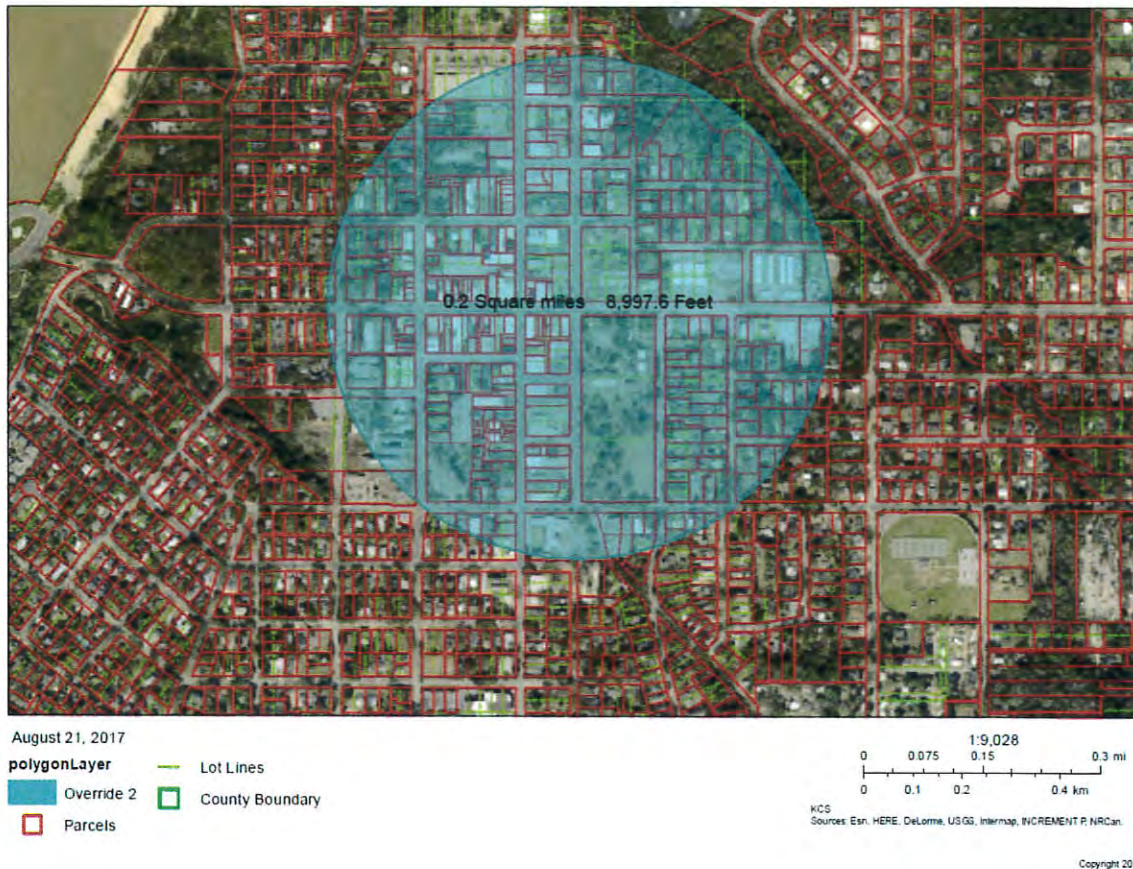
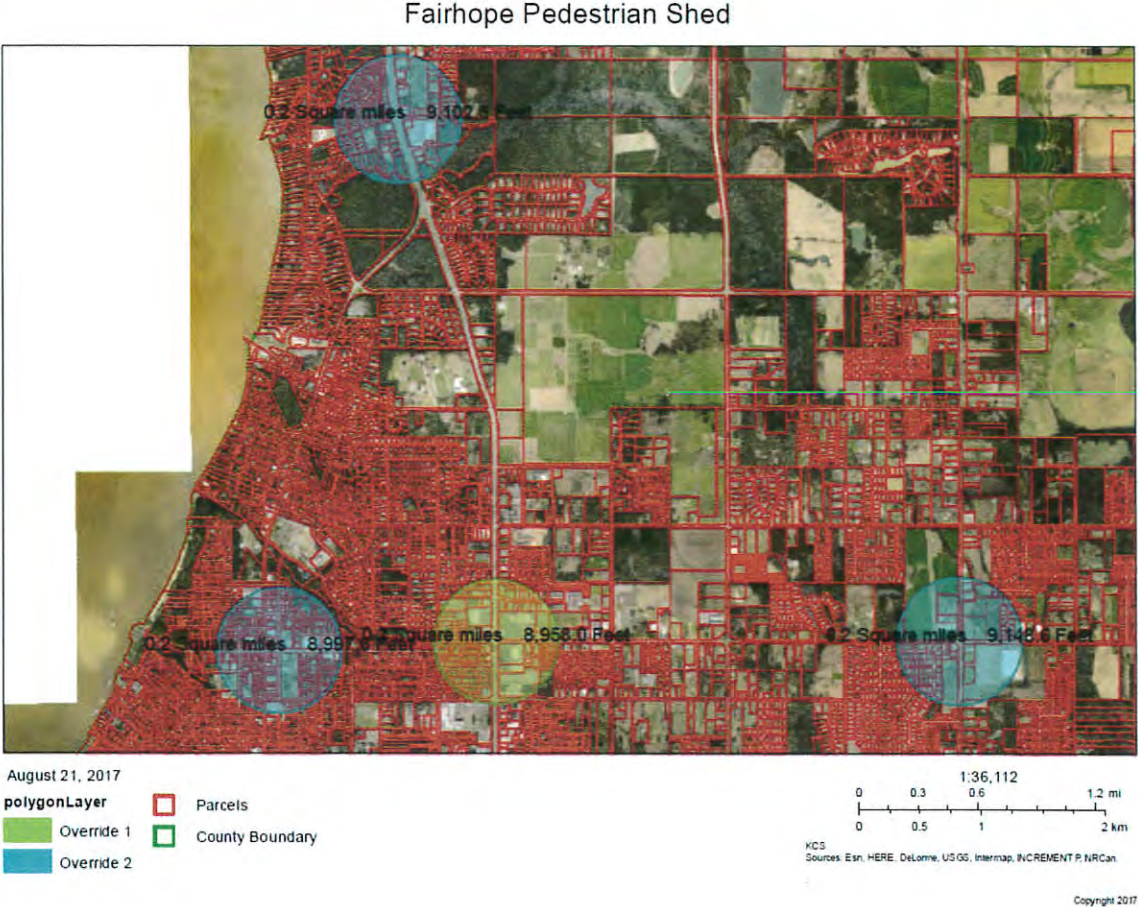


Figure 2.



Alteration of Height in the CBD and Mixed Use

The current ordinance allows for a maximum height for non-residential structures (commercial) of 35'. The building height and the method of defining building height limits the architectural style of buildings within the CBD which inhibits mixed use potential re-investment.

Dwelling units in the CBD must provide the required parking (1 space for mixed use dwelling) on site. Most developed sites in the CBD do not have space or configuration to provide parking on site for residential use, thereby inhibiting mixed use downtown. Parking for non-residential is not required. However, the current CBD ordinance says "Residential and office is encouraged on the upper floors of buildings; lower floors are encouraged to be retail or restaurants."⁴ Staff feels that additional measures are needed to follow through with this measure due to the constraints of existing development downtown. Additionally, the City is working to ensure that

⁴ Fairhope Zoning Ordinance, Article V. Section B (3). Page 50.

the existing parking deck downtown is fully utilized (top 2 floors are rarely full) through a proper signage wayfinding program.

The City has provided methods to incentivize re-investment downtown. However, significant barriers still exist such as mixed use parking and building height.

The goal for the CBD or “downtown” is insure its continued viability as the center of the City from an economic, social, cultural, civic, and political perspective. To do so, we must encourage redevelopment and re-investment downtown. Mixed use residential projects in particular, bring people and activity downtown on a consistent basis throughout the day. It is staff’s position that the proposed amendments for the CBD will further this goal.

1 City of Fairhope Zoning Ordinance

2 Article V.

3 B. CBD – Central Business District Overlay

4 1. Intent – The Central Business District overlay is intended to preserve downtown Fairhope as
5 the “Regional Village Center” and focal point for the City. The CBD overlay shall provide an
6 environment for shopping, restaurant and entertainment, cultural and artistic institutions,
7 offices, governmental functions, and residential uses. The CBD is intended to have a unique
8 character in the City and serve the entire community by:

- 9 • generating high levels of pedestrian and bicycle traffic;
- 10 • providing a mix of uses;
- 11 • create a focal point for activities throughout the City;
- 12 • link to adjacent areas and areas throughout the City through a variety of modes of
13 transportation;
- 14 • strengthen non-automobile connections to adjacent neighborhoods;
- 15 • buffer surrounding neighborhoods from any adverse impacts of activities in the CBD; and
- 16 • provide small parks and trails.

17 2. Location and Size – The CBD overlay includes: ~~From one lot back (along the rear property~~
18 ~~line) from the South side of Morphy Avenue to one lot back from the North side of Oak Street~~
19 ~~and from one lot back from the East side of Bancroft Street to one lot back from the West side~~
20 ~~of Church Street.~~ The south side of Oak Avenue from the southeast corner of the intersection of
21 Oak Avenue and N. Church Street to the east side of N. Section Street; one parcel on the north
22 side of Oak Avenue from N. Section to the east end of Oak Avenue; one parcel on the east side
23 of N. Bancroft Street from the north side of Oak Avenue to the north side of Equality Street; the
24 west side of N. School Street from Equality Street to the south side of Stimpson Avenue; the
25 south side of Stimpson Avenue to the east end of Stimpson Avenue; south to a point on the
26 south side of Fairhope Avenue that is one parcel west of Mershon Street; one parcel on the
27 south side of Fairhope Avenue from one parcel west of Mershon Street to the west side of S.
28 School Street; to a point on the south side of Morphy Avenue that is two parcels west of S.
29 School Street; south to the west end of the unopened portion of right-of-way of Fels Avenue;
30 along the north side of Fels Avenue from the northwest corner of the intersection of Fels
31 Avenue and Oswald Street to a point on Fels Avenue that is three parcels west of S. Section
32 Street; north one parcel to a point one parcel south of Morphy Avenue; west to a point two
33 lots west of S. Church Street; north to the north side of Morphy Avenue west to the northeast
34 corner of the intersection of Morphy Avenue and S. Summit Street; along the east side of
35 Summit Street to the southeast corner of the intersection of N. Summit Street and Magnolia
36 Avenue; along the south side of Magnolia Avenue to the southeast corner of the intersection of

CODING: Underscore indicates additions; ~~strikethrough~~ indicates deletions.

37 Magnolia Avenue and N. Church Street; along the east side of N. Church Street to the southeast
38 corner of the intersection of N. Church Street and Oak Avenue.

39 3. Uses – All uses permitted in the underlying zoning district are allowed in the CBD Overlay,
40 provided that uses of property shall meet the intent of the Comprehensive Plan and Section E.1
41 of this Article. Any future rezoning in the CBD overlay may be conditioned so that the goals and
42 intent of the Comprehensive Plan and Article V., Section B.1. of the Zoning Ordinance are
43 achieved.

44 4. Dimension Standards – All dimension standards for the underlying districts shall apply in the
45 CBD overlay except as follows:

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

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

50 c. Building heights for all - structures shall not exceed 40 feet or 3 stories.

51 ~~i. Non-residential structures shall not exceed 35 feet.~~

52 d. Parking -

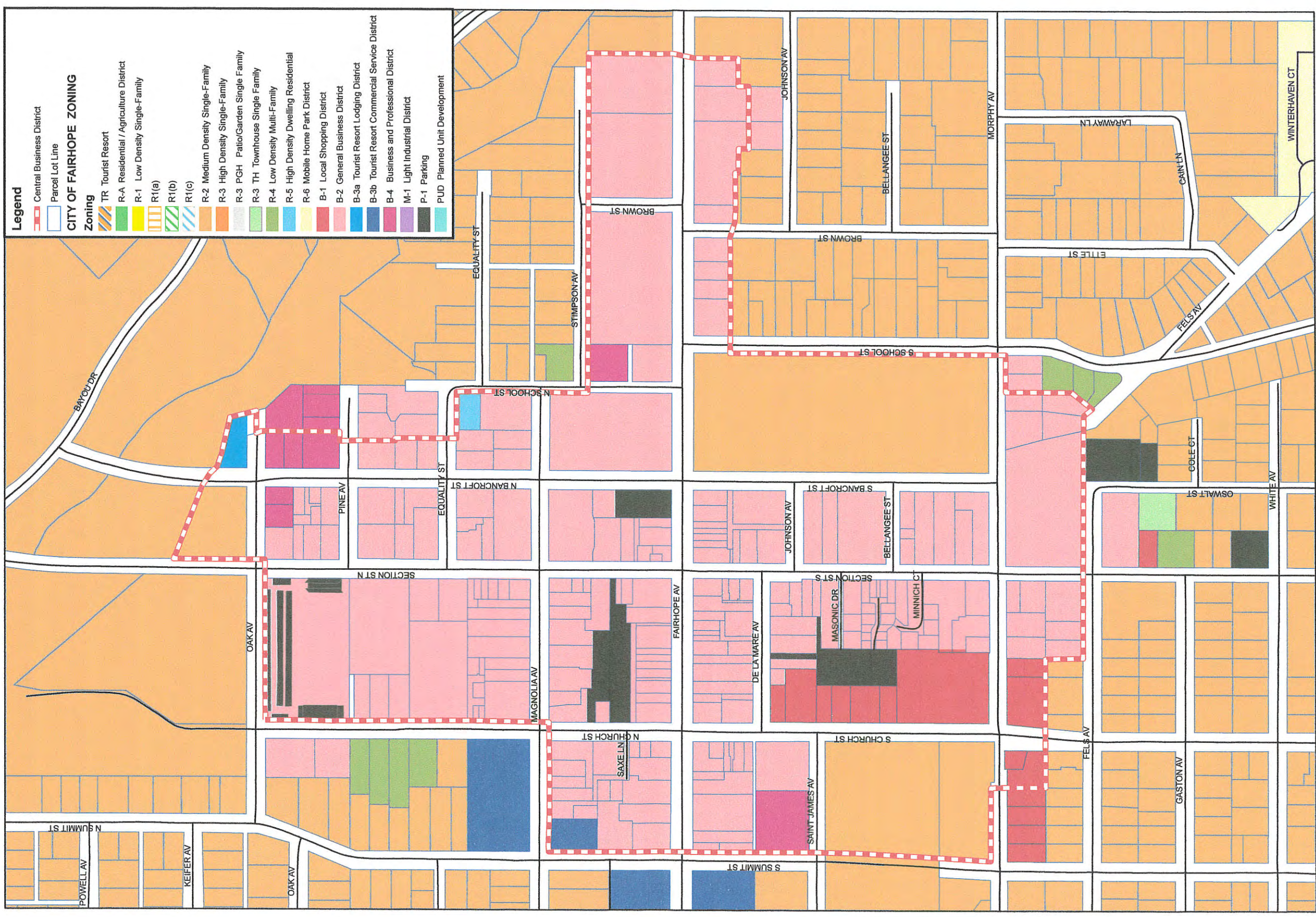
53 (1) No parking is required for non-residential uses in the CBD. If parking is provided, it shall be
54 located behind the building, screened from public rights-of-way, and have a direct pedestrian
55 connection to the primary building entrance of the public right-of-way.

56 ~~(2) Dwelling units in the CBD shall provide the required parking. It shall be located behind the~~
57 ~~building, screened from public rights-of-way, and have a direct pedestrian connection to the~~
58 ~~primary building entrance of the public right-of-way.~~

59 (3) Residential and office is encouraged on the upper floors of buildings; lower floors are
60 encouraged to be retail or restaurants.

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

Central Business District Proposed Expansion



Legend

- Central Business District
- Parcel Lot Line

CITY OF FAIRHOPE ZONING

Zoning

- TR Tourist Resort
- R-A Residential / Agriculture District
- R-1 Low Density Single-Family
- R1(a)
- R1(b)
- R1(c)
- R-2 Medium Density Single-Family
- R-3 High Density Single-Family
- R-3 PGH Patio/Garden Single Family
- R-3 TH Townhouse Single Family
- R-4 Low Density Multi-Family
- R-5 High Density Dwelling Residential
- R-6 Mobile Home Park District
- B-1 Local Shopping District
- B-2 General Business District
- B-3a Tourist Resort Lodging District
- B-3b Tourist Resort Commercial Service District
- B-4 Business and Professional District
- M-1 Light Industrial District
- P-1 Parking
- PUD Planned Unit Development

MEMO

Date: August 29, 2017

To: Fairhope Planning Commission

From: Wayne Dyess, AICP

Planning Director

Re: ZC 17.12 Building Height Definition Amendment

The City of Fairhope Zoning Ordinance currently defines the building height as:

Article IX. Section C. Building, Height: The vertical distance measured form the average natural elevation of the lot at the front of the building to the height point of the roof.

The purpose of this amendment is to provide continuity between the Zoning Ordinance and the Building Code.

The proposed amendment shall read:

Building, Height: The vertical distance measured from the average natural elevation of the lot ~~at the front of the building~~ to the highest mean point of the roof of the building.

MEMO

Date: August 29, 2017

To: Fairhope Planning Commission

From: Wayne Dyess, AICP

Planning Director

Re: ZC 17.13 Education District Amendment

The City of Fairhope Zoning Ordinance currently allows Elementary Schools, Secondary Schools, and Education Facilities in every zoning district except the following:

- R-A Residential/Agriculture
- R-3TH High Density Single Family Townhouse Residential
- R-3PGH High Density Single Family Patio/Garden Home Residential
- R-6 Mobile Home Park

The purpose of this amendment is to update the City of Fairhope Zoning Ordinance to establish an Education District zoning classification to provide appropriate locations for education uses by public or quasi-public entities.

Article III

Zoning Districts

A. Purpose and Intent

1. RA Residential/Agriculture District
2. R-1 Low Density Single-Family Residential District
 - R-1(a)
 - R-1(b)
 - R-1(c)
3. R-2 Medium Density Single-Family Residential District
4. R-3 High Density Single-Family Residential District
5. R-3 PGH High Density Single-Family Patio/Garden Home Residential District
6. R-3 TH High Density Single-Family Townhouse Residential District
7. R-4 Low Density Multi-Family Residential District
8. R-5 High Density Dwelling Residential District
9. R-6 Mobile Home Park District
10. B-1 Local Shopping District
11. B-2 General Business District
12. B-3a Tourist Resort Lodging District
13. B-3b Tourist Resort Commercial Service District
14. B-4 Business and Professional District
15. Education District
- ~~15.~~ 16. M-1 Light Industrial District
- ~~16.~~ 17. M-2 General Industrial District
- ~~17.~~ 18. PUD Planned Unit Development
- ~~18.~~ 19. CBD Overlay
- ~~19.~~ 20. Airport Overlay
- ~~20.~~ 21. Flood Hazard District
- ~~21.~~ 22. Parking District
- ~~22.~~ 23. VRM – Village Residential Mix
- ~~23.~~ 24. NVC – Neighborhood Village Center
- ~~24.~~ 25. CVC – Community Village Center

B. Allowed Uses

1. Use Table
2. Accessory Uses
3. Temporary Uses

C. Dimension Standards

1. Lots and Principle Structure – Dimension Table
2. Residential Accessory Structures – Dimension Table
3. Yards
4. Free-standing Commercial Structures

D. Special Conditions for Uses

A. Purpose and Intent

The following zoning districts, established pursuant to Section 1.C.1 of Article I., are for the purpose of promoting the health, safety, morals and general welfare, and for the additional purposes and intent listed in Articles III, IV, V, and VI of the Zoning Ordinance, all in accordance with the Comprehensive Plan.

1. *R-A Residential/Agriculture District*: This district is intended as a rural environment providing primarily agriculture and agriculture-related uses. Residential uses are allowed at overall low density to support rural

- and agriculture lifestyles proximate to the city. This district may also be used as a “holding zone” for future development in accordance with the comprehensive plan, when future conditions allow for efficient expansion of urban services.
2. *R-1 Low Density Single-Family Residential District:* This district is intended to provide choices of low-density suburban residential environment consisting of single-family homes on large parcels of land. It is sub-classified into four categories (R-1, R-1a, R-1b, and R-1c) based on lot sizes.
 3. *R-2 Medium Density Single-Family Residential District:* This district is intended as a medium density single-family urban residential district, with lots of moderate size.
 4. *R-3 High Density Single-Family Residential District:* This district is intended as a high-density single-family urban residential district with lots of relatively small size as compared to the preceding single-family residential districts.
 5. *R-3 PGH High Density Single-Family Patio/Garden Home Residential District:* This district is intended to provide areas that will be limited to single-family development of a patio/garden home nature where only one (1) side yard is required. The regulations of the R-3 PGH District shall apply to property zoned R-3 PGH as of July 10, 2000. Development of patio homes after this date shall use the PUD zoning districts.
 6. *R-3 TH High Density Single-Family Townhouse Residential District:* This district is intended to provide areas exclusively for the development of town houses on a high-density basis where no side yards are required.
 7. *R-4 Low Density Multi-Family Residential District:* This district is intended to provide a medium high density single-family structure and two to four family units to a building structure.
 8. *R-5 High Density Dwelling Residential District:* This district is intended to provide opportunity, within a general protected residential environment, for the highest residential district density considered as appropriate to the environmental character of the city. Within this district it is also considered suitable to include other uses of a type considered not incompatible with a good high-density living environment and providing for needed community services.
 9. *R-6 Mobile Home Park District:* This district is intended to provide space at appropriate locations consistent with community objectives for the establishment of mobile home parks which provide for the establishment of permanent mobile homes for the amenities conducive to an adequate living environment.
 10. *B-1 Local Shopping District:* This district is intended to provide for limited retail convenience goods and personal service establishments in residential neighborhoods and to encourage the concentration of these uses in one (1) location for each residential neighborhood rather than in scattered sites occupied by individual shops throughout a neighborhood. Restaurants in the B-1 zoning district may be permitted only on appeal to the Board of Adjustments and may be subject to special conditions. Drive thru restaurants shall not be permitted in the B-1 zoning district.
 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.
 12. *B-3a Tourist Resort Lodging District:* This district is intended to provide commercial and resort areas at appropriate locations to serve the needs of tourists visiting the Bay Beaches and related recreational and cultural attractions. Commercial activities restricted to restaurants, which are attached to or are an integral part of the complex are permitted.
 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.

Zoning Districts

Purpose and Intent

14. *B-4 Business and Professional District*: This district is intended to provide opportunity for business establishments of a professional nature and is restricted to offices and businesses, which provide specific corporate functions or professional services to the general public.
15. *Education District*: This district is intended to provide appropriate locations for education uses by public or quasi-public entities.
- ~~15.~~16. *M-1 Light Industrial District*: This district is intended to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. Industrial parks should be encouraged. Locations should be in accordance with comprehensive plans.
- ~~16.~~17. *M-2 General Industrial District*: This district is intended to provide opportunity for the location of industrial, manufacturing, processing, warehousing, or research and testing operations that, due to employment of heavy equipment or machinery or to the nature of the materials and processes employed, require special location and development safeguards to prevent pollution of the environment by noise, vibration, odors or other factors, and may also require extensive sites for storage and parking, may require extensive community facilities or generate heavy motor traffic. Access to major transportation facilities is usually needed. Locations should be in accordance with the Comprehensive Plan and special review is required for some.
- ~~17.~~18. *PUD Planned Unit Development*: This district is intended to encourage innovative development that meets comprehensive plan goals and is tailored to the unique constraints and conditions of a particular site. This district allows flexibility in uses, designs, and building layouts as opposed to other zoning districts to better serve community needs. See Article V., Section A for more detailed standards regarding this district.
- ~~18.~~19. *CBD Overlay District*: This district is intended to preserve downtown Fairhope as the regional village center and as the focal point of the City, in accordance with the comprehensive plan. The district encourages infill development, including shopping, restaurant and entertainment, cultural and artistic institutions, offices, government functions, and residential uses, provided it creates a pedestrian oriented atmosphere and is consistent with the historic fabric of downtown.
- ~~19.~~20. *Airport Overlay District*: This district is intended to preserve the ongoing operation of the Fairhope Municipal Airport as an economic asset for the community by preventing land uses incompatible with the operations of a municipal airport.
- ~~20.~~21. *Flood Hazard District*: This district is intended to secure life and property from peril and damage of natural flood hazards, protect property values, and insure compliance with Federal flood insurance eligibility requirements.
- ~~21.~~22. *Parking District*: This district is intended for those situations where parking may be provided more efficiently and with less impact on goals for the overall surrounding areas by consolidating and sharing parking in one location.
- ~~22.~~23. *VRM Village Residential Mix*: This district is intended to create walkable neighborhoods that place a variety of residential types within close proximity to open space and village centers that meet the majority of needs for daily living. This district is developed to more directly implement the neighborhood component of the Comprehensive Plan. See Article VI, Section A for more detailed standards regarding this district.
- ~~23.~~24. *NVC Neighborhood Village Center*: This district is intended to create walkable commercial areas to support adjacent neighborhoods. This district is developed to more directly implement the Neighborhood Village Center component of the Comprehensive Plan. See Article VI, Section B. for more detailed standards regarding this district.
- ~~24.~~25. *CVC Community Village Center*: This district is intended to create a community center that serves a broad range of neighborhoods that may be automobile-oriented but still creates a walkable commercial center accessible by a variety of modes of transportation. This district is created to more directly implement the

Community Village Center component of the Comprehensive Plan. See Article VI, Section C. for more detailed standards regarding this district

B. Allowed Uses

1. **Use Table** – Table 3-1 indicates seven categories of uses: (1) residential; (2) civic; (3) office; (4) retail; (5) service; (6) manufacturing, and (7) rural. Within each category, specific uses are listed and indicated as either allowed, allowed subject to special conditions, or allowed by special exception.

See Table 3-1: Use Table - Zoning Districts and Specific Land Uses

Table 3-1: Use table

Zoning District	R-A	R-1(a,b,c,e)	R-2	R-3 TH	R-3 P/GH	R-3	R-4	R-5	R-6	B-1	B-2	B-3a	B-3b	B-4	Education	M-1	M-2	PUD	VRM	NVC	CVC
Dwelling																					
Single-family	●	●	●			●	●	●		●	●	●	●	●					●		
Two-family							●	●		●	●	●	●						●		
Townhouse				⌘			⌘	⌘		⌘	⌘			⌘					⌘	●	●
Patio Home					⌘														⌘		
Multiple-family / Apartment							⌘	●				○	○						⌘	⌘	⌘
Manufactured Home									⌘												
Mixed-use										●	●	●	●	●						●	●
Accessory Dwelling										⌘	⌘	⌘	⌘	⌘					⌘	⌘	⌘
Estate																			●		
Civic																					
Elementary School		●	●			●	●	●		●	●	●	●	●	●	●	●		●	●	●
Secondary School		●	●			●	●	●		●	●	●	●	●	●	●	●		●	●	●
Education Facility		●	●			●	●	●		●	●	●	●	●	●	●	●		●	●	●
Library		●	●			●	●	●		●	●	●	●	●	●	●	●		●	●	●
Place of Worship																			●	●	●
Cemetery	○	○	○			○	○	○		○	○	○							○	○	○
Hospital										○	○	○		○					○	○	○
Public Open Space	●	●	●			●	●	●		●	●	●	●	●					●	●	●
Common Open Space	●	●	●			●	●	●		●	●	●	●	●					●	●	●
Community Center or Club	○	○	○			○	○	○		○	○	○							○	○	○
Public Utility (??)	○	○	○			○	○	○		○	○	○							○	○	○
Office																					
General										●	●		●	●		●	●			●	●
Professional										●	●		●	●		●	●			●	●
Home Occupation	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘	⌘					⌘	⌘	⌘
Retail																					
Grocery										●	●		●			●	●			●	●
Convenience Store										⌘	⌘		⌘			⌘	⌘			⌘	⌘
General Merchandise										●	●		●			●	●			●	●
Shopping Center											●									●	●
Automobile Service Station										○	○									○	○
Outdoor Sales Limited											○									○	○
Outdoor Sales Lot											○									○	○
Garden Center											○	○								○	○
Service																					
Convalescent or Nursing Home	○	○	○			○	○	○		○	○	○		○		○	○			○	○
Clinic	○	○	○			○	○	○		○	○	○		○		○	○			○	○
Outdoor Recreation Facility	○	○	○			○	○	○		○	○	○	●	○		○	○			○	○
Day Care	○	○	○			○	○	○		○	○	○		○		○	○			○	○
General Personal Services										●	●					●	●			●	●
Mortuary or Funeral Home											○			○		○	○			○	○
Automobile Repair											●					●	●			○	○
Indoor Recreation										●	●		○			●	●			○	○
Dry Cleaner / Laundry										●	○					○	○			○	○
Personal Storage											○			⌘	⌘	○	○			○	○
Bed & Breakfast																				○	○
Hotel / Motel										○	○		●						○	○	○
Boarding House or Dormitory										○	○		●						○	○	○
Recreational Vehicle Park											⌘		⌘			⌘	⌘				
Restaurant										○	○	○	○							○	○
Bar											●	○	●							●	●
Entertainment Venue											●	○	●							●	●
Marina												○	○							○	○
Kennel or Animal Hospital											○	○								○	○
Warehouse																●	●			○	○
Junk Yard or Salvage Yard																○	○				
Manufacturing																					
Limited											○			○		●	●			●	●
Light																●	●			○	○
General																○	○				
Food Processing																				○	○
Rural																					
Agriculture	●																				
Rural Market	●																				
Plant Nursery	●																				

Uses in the PUD District shall be specified based on a development plan according to the standards and procedures of this ordinance

● Permitted subject to general ordinance standards and conditions.
 ⌘ Permitted subject to special conditions listed in the ordinance
 ○ Permitted only on appeal and subject to special conditions

2. **Accessory Uses** – Any use may be established as an accessory use to any permitted principal use in any district provided that such accessory use:
 - (a) is customarily incidental to and is maintained and operated as part of the principle use;
 - (b) is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principle use with which it is associated;
 - (c) does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or pollutants, in a greater amount than is customarily created by principle use; and
 - (d) is not located in minimum exterior yard.

3. **Temporary Uses** – The following temporary uses are allowed in any district subject to the limitations and standards specified.
 - (a) *Garage sale*: The city may issue, without charge, a permit to hold a garage or yard sale on a specific lot within the city, good for two consecutive days. Permits shall be issued not more frequently than once each calendar quarter per lot.
 - (b) *Temporary construction building*: Temporary buildings used in construction work only, may be permitted in any district and shall be removed immediately upon completion of construction.
 - (c) *Model homes and sales office*: Residential buildings in new subdivisions of record, containing fifty (50) or more lots may be temporarily used as model homes and sales offices provided such use conforms to the following:
 - (1) A subdivision plat must be filed for record prior to issuance of a permit.
 - (2) Facilities for sewage disposal must be approved and available.
 - (3) Not more than 50 percent of gross floor area may be used for sales office.
 - (4) Only sales activity relating to the subdivision is permitted and no other business activity may be conducted on the premises.
 - (5) A permit shall expire upon completion of the sale of the last lot in subdivision or three calendar years from date of the permit, whichever is earlier. However, the license may be extended for good cause. License is not assignable except on approval of city.
 - (6) Paved parking shall be provided for offices. Landscaping shall be installed in such a manner that vehicles utilizing parking lot shall be screened from view from the right-of-way. Upon expiration of the model home/office use, paving shall be removed by permittee and replaced with grass and landscaping.
 - (7) The use is limited to the structure initially permitted and is not transferable to any other structure or lot within the subdivision.
 - (8) Only one sign shall be allowed upon the premises, not exceeding six square feet in area. The sign shall not be illuminated.

Public Use: A use owned or operated by a public agency.

Quasi-Public Use: A use owned or operated by a non-profit agency, private institution or foundation.

MEMO

Date: August 29, 2017

To: Fairhope Planning Commission

From: Wayne Dyess, AICP

Planning Director

Re: ZC 17.14 Accessory Dwelling Units

The City of Fairhope Zoning Ordinance defines an accessory dwelling unit as:

Article IX. Section B(k). Accessory Dwelling Unit – a dwelling unit that is associated with and incidental to a principal use, and is on the same lot as the principle use.

However, the Zoning Ordinance prohibits accessory dwelling units by not allowing kitchens¹ and are only permitted under special conditions. By not allowing a kitchen, per the Zoning Ordinance, there is no dwelling as a dwelling requires “separate cooking and housekeeping facilities”²

The purpose of this amendment is to allow accessory dwelling units (with kitchens to make a bona fide dwelling unit), subject to locational requirements contained in the Zoning Ordinance.

The benefits of accessory dwelling units are many including having the ability age in place, affordable housing, and the ability to have family stay close such as young adult relatives starting careers or elderly parents. These serve not only economic benefits to a family but also social benefits.

¹ Fairhope Zoning Ordinance, Article III. Section D.9(c)(2)

² “ “Article IX. Section A. Definitions and Interpretation 1. Dwelling Use Category

1 City of Fairhope Zoning Ordinance

2

3 Article III. D.9. Accessory Dwelling Units

4

5 a. Intent: The intent of the special conditions for accessory dwelling units is to allow flexibility in
6 living arrangements and home occupations while maintaining the residential character of
7 existing neighborhoods. These standards apply to all districts except for the Village Districts in
8 Article VI.

9

10 b. Location Restrictions: Accessory dwelling units shall be located on the same lot as the principal
11 structure and are subject to the dimension standards in Section C.2. of this Article.

12

13 c. Site Requirements:

14 ~~(1) Any accessory structures shall only have a half bath.~~

15 ~~(2) Kitchens and electrical wiring or gas supporting kitchens are prohibited.~~

16 (3) Any accessory structure proposed for office or extra living areas shall not be larger than 50%
17 of the gross square footage of the principal structure.

18 (4) Any utilities for an accessory structure shall run through the principal structure.

19 (5) The principal dwelling unit located on a parcel or land containing an accessory dwelling shall
20 be occupied by the owner.

21 (6) Occupants of the accessory dwelling must be a single family as defined by the term "family"
22 in Article IX. of the Zoning Ordinance and are only permitted in allowable zoning districts.

23 (7) An accessory dwelling shall meet the same parking requirements of a principal dwelling.

24 (8) Any residential accessory dwelling must comply with Article III. Section C. Zoning Districts
25 Dimension Standards.

26 d. ~~Exception: Notwithstanding anything contained in this subsection 9 to the contrary any "bona-~~
27 ~~fide" mother-in-law suite with a kitchen, attached to the principle structure, under common roof,~~
28 ~~shall not be deemed to be an accessory dwelling unit for purpose of this zoning ordinance but,~~
29 ~~instead, shall be deemed to be a part of the principle dwelling unit.~~



City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.19 Van Antwerp Park Replat

Project Name:
Van Antwerp Park Replat

Project Type:
Re-Plat

Jurisdiction:
Fairhope Corporate Limits

Zoning District:
R-2 Medium Density Single
Family Residential District

PPIN Number:
18772

General Location:
N. Mobile Street and Pensacola
Avenue

Engineer:
S.E. Civil Engineering, LLC

Owner:
Van Antwerp Park, LLC

School District:
Fairhope Elementary School
Fairhope Middle School
Fairhope High School

Recommendation:
Denial



Summary of Request:

Public hearing to consider the request of S.E. Civil Engineering, LLC for approval of a re-plat of lands associated with Van Antwerp Park.

Comments:

Staff received case numbers SD 17.16 and SD 17.17 related to minor subdivision applications for Van Antwerp Park North and Van Antwerp Park South, respectively, on June 26, 2017. Staff's review of SD17.16 and SD17.17 identified characteristics of each application inconsistent with the requirements of a minor subdivision, such as the number of lots and the requirement for lots to front a paved, publicly maintained street. The applicant's response to staff's review letters further illuminated a proposed replat of what the applicant contends are two existing lots comprising Van Antwerp Park, identified as Parcel A and B. The proposed replat was included as a supporting document to case numbers SD17.16 and SD17.17. Case numbers SD17.16 and SD 17.17 were withdrawn from the agenda of the August 7, 2017 Planning Commission meeting as well as case number SD17.19, the replat of the Van Antwerp Park property.

City of Fairhope Subdivision Regulations Article II provides the following definition of a Replat:

- A subdivision that results in the creation of no additional lots, requires no new streets, right-of-way, or utility mains, and where all lots conform to all applicable ordinances and regulations; i.e. lot line adjustment.

City of Fairhope Subdivision Regulations Article IV, Section E.2. states the following:

- Replat - Lot line adjustments may be approved administratively by a Replat approved by the Planning Director and/or his/her authorized agent without review by the Planning Commission, provided that no new lots are thereby created and that no lot is reduced below the minimum size otherwise required by the provisions herein or by provisions of the Zoning Ordinance. A replat shall require the submission of a sketch plat as specified in Article IV, Section B., except that the location and dimension of lot lines, and existing facilities shall be exact.

Staff and counsel have researched the history of the subject property and have concluded that for subdivision purposes the property conveyed to Van Antwerp Park LLC constitutes one lot – Block 18 of Volanta Subdivision. Block 18 has never been subdivided as assumed by the applicant. The property was conveyed to the applicant and its grantor by three metes and bounds descriptions describing Parcel A, Parcel B, and the relocated Tensaw Avenue right-of-way, but such conveyancing does not legally create a subdivision. Thus, the requested replat of Block 18 into two lots, which would comprise the previously-proposed Van Antwerp Park North and Van Antwerp Park South, creates an additional lot and does not qualify as a replat.

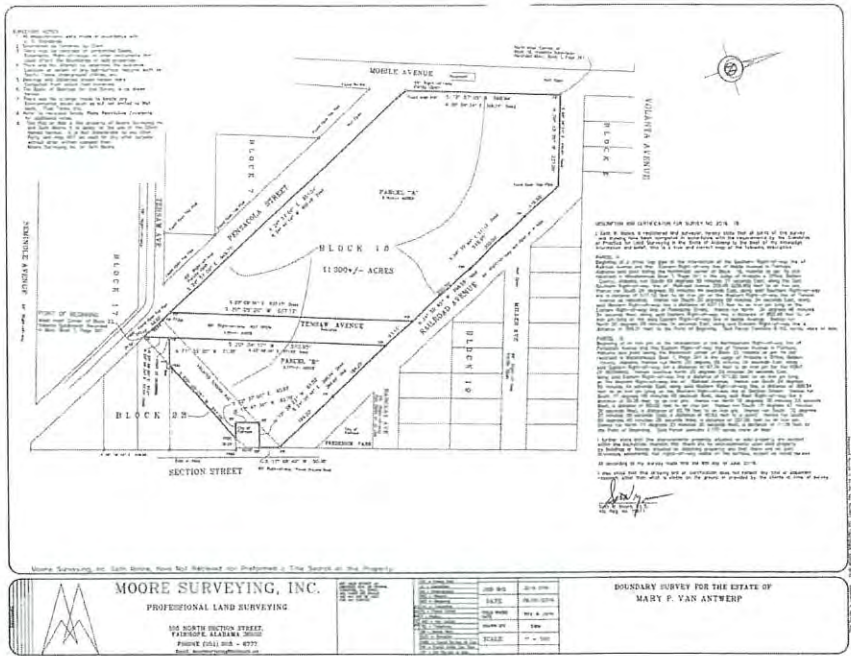
Additionally, even assuming the property is comprised of two lots, the requested replat is not a "lot line adjustment." To qualify as a replat such adjustments should be minor in nature, as further supported by the fact that replats may be approved administratively by the Planning

Director without action by the Planning Commission. The proposed replat is not a mere lot line adjustment, but rather a substantial reconfiguration of the property.

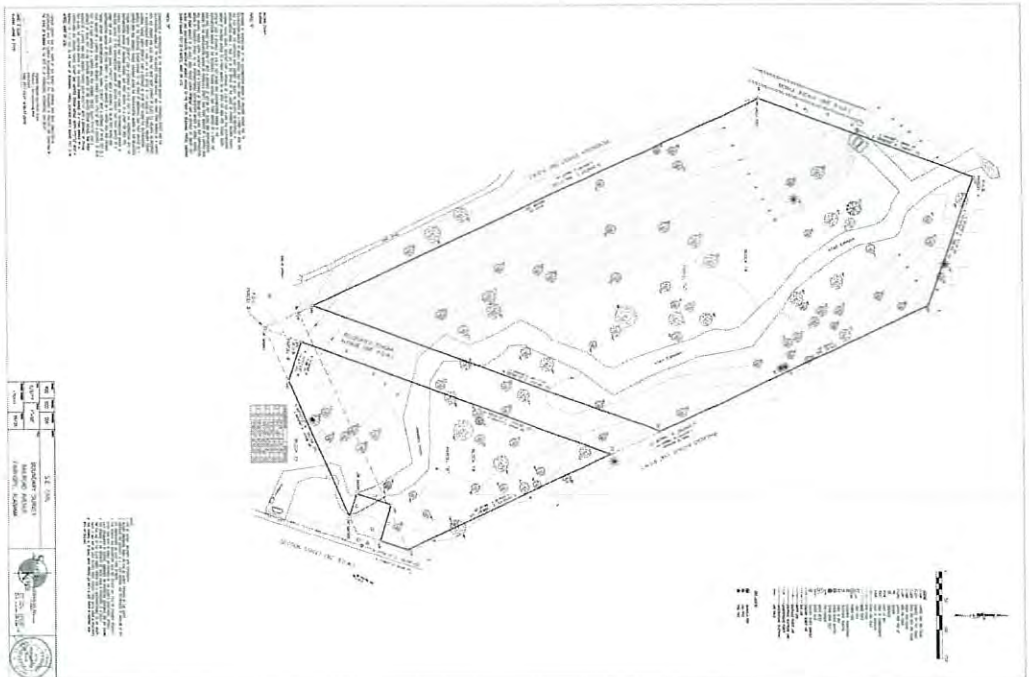
As stated above, lot line adjustments may be approved administratively by the Planning Director or his authorized agent. The Director has declined to approve the proposed Replat. Upon advisement to staff by legal counsel, the request for replat included herein should now be considered by the Planning Commission.

Recommendation:

Staff recommends DENIAL of the request for replat of subject property because the proposed replat does not qualify as a replat for the reasons stated above.



A



B



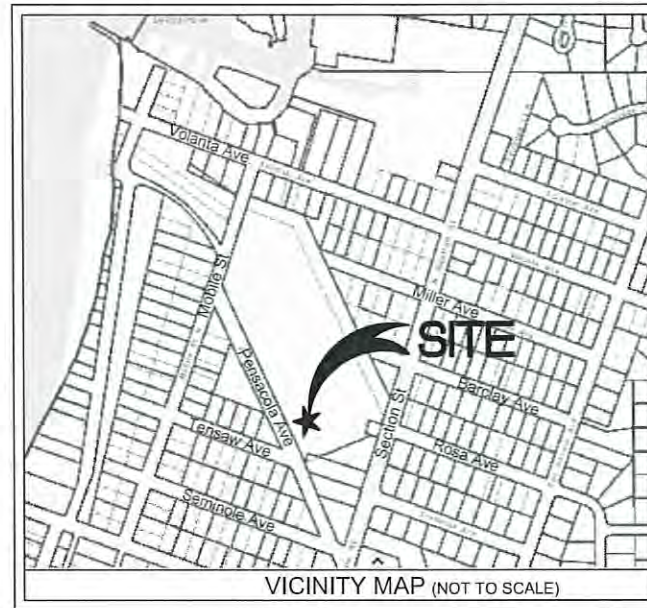
C

RECEIVED
 AUG 07 2017
 BY: *EB*

Van Antwerp Park Subdivision

A Re-Plat of Parcels A & B

August 2017



CERTIFICATION OF SURVEYOR & DESCRIPTION OF PROPERTY

BALDWIN COUNTY
ALABAMA

PARCEL "A"

BEGINNING AT INTERSECTION OF THE SOUTHWESTERN MARGIN OF RAILROAD AVENUE AND THE SOUTHEASTERN MARGIN OF MOBILE AVENUE, SAID POINT POINT MARKED BY A CRIMP TOP IRON PIPE AND ALSO BEING THE NORTHERN MOST CORNER OF BLOCK 18, VOLANTA, AS RECORDED IN MISCELLANEOUS BOOK 1, PAGE 341 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 70°10'05" EAST A DISTANCE OF 236.40 FEET ALONG THE SOUTHWESTERN MARGIN OF RAILROAD AVENUE TO A POINT MARKED BY AN OPEN TOP IRON PIPE; THENCE SOUTH 24°55'45" EAST A DISTANCE OF 518.32 FEET ALONG SAID SOUTHWESTERN MARGIN TO THE NORTHWESTERN MARGIN OF THE RELOCATED TENSAW AVENUE, SAID POINT MARKED BY A CRIMP TOP IRON PIPE; THENCE SOUTH 20°09'12" WEST A DISTANCE OF 637.96 FEET ALONG SAID NORTHWESTERN MARGIN TO THE NORTHEASTERN MARGIN OF PENSACOLA STREET, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 24°46'44" WEST A DISTANCE OF 850.88 FEET ALONG SAID NORTHEASTERN MARGIN OF PENSACOLA STREET TO THE AFOREMENTIONED SOUTHEASTERN MARGIN OF MOBILE AVENUE, SAID POINT MARKED BY AN ANGLE IRON; THENCE NORTH 19°58'50" EAST A DISTANCE OF 398.97 FEET ALONG SAID SOUTHEASTERN MARGIN OF MOBILE AVENUE TO THE POINT OF BEGINNING, PARCEL CONTAINS 354653 SQUARE FEET (8.15 ACRES), MORE OR LESS.

PARCEL "B"

COMMENCING AT INTERSECTION OF THE NORTHEASTERN MARGIN OF PENSACOLA STREET AND THE SOUTHEASTERN MARGIN OF THE RELOCATED TENSAW AVENUE, SAID POINT POINT MARKED BY A CAPPED IRON ROD (REBAR) AND ALSO BEING THE WEST MOST CORNER OF BLOCK 23, VOLANTA, AS RECORDED IN MISCELLANEOUS BOOK 1, PAGE 341 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE NORTH 20°09'12" EAST A DISTANCE OF 67.80 FEET ALONG THE SOUTHEASTERN MARGIN OF THE RELOCATED TENSAW AVENUE TO THE POINT OF BEGINNING, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE CONTINUE ALONG THE SOUTHEASTERN MARGIN OF THE RELOCATED TENSAW AVENUE, NORTH 20°09'12" EAST A DISTANCE OF 570.50 FEET TO THE INTERSECTION WITH THE SOUTHWESTERN MARGIN OF RAILROAD AVENUE, SAID POINT MARKED BY A CRIMP TOP IRON PIPE; THENCE SOUTH 24°55'45" EAST A DISTANCE OF 398.61 FEET ALONG THE SOUTHWESTERN MARGIN OF RAILROAD AVENUE TO THE NORTHWESTERN MARGIN OF SECTION STREET, SAID POINT MARKED BY A CRIMP TOP IRON PIPE; THENCE SOUTH 17°56'17" WEST A DISTANCE OF 50.39 FEET ALONG SAID NORTHWESTERN MARGIN OF SECTION STREET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE DEPART SAID NORTHWESTERN MARGIN, NORTH 72°34'1" WEST A DISTANCE OF 64.90 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 17°52'16" WEST A DISTANCE OF 62.81 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 72°41'10" EAST A DISTANCE OF 40.93 FEET TO THE SOUTHERN MARGIN OF THE VACATED TENSAW AVENUE, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 65°52'12" WEST A DISTANCE OF 257.58 FEET ALONG THE SOUTHERN MARGIN OF THE VACATED TENSAW AVENUE TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE DEPART SAID VACATED TENSAW AVENUE NORTH 71°21'23" WEST A DISTANCE OF 71.47 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINS 94912 SQUARE FEET (2.18 ACRES), MORE OR LESS.

VACATED TENSAW AVENUE

COMMENCING AT INTERSECTION OF THE SOUTHWESTERN MARGIN OF RAILROAD AVENUE AND THE SOUTHEASTERN MARGIN OF MOBILE AVENUE, SAID POINT POINT MARKED BY A CRIMP TOP IRON PIPE AND ALSO BEING THE NORTHERN MOST CORNER OF BLOCK 18, VOLANTA, AS RECORDED IN MISCELLANEOUS BOOK 1, PAGE 341 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 70°10'05" EAST A DISTANCE OF 236.40 FEET ALONG THE SOUTHWESTERN MARGIN OF RAILROAD AVENUE TO A POINT MARKED BY AN OPEN TOP IRON PIPE; THENCE SOUTH 24°55'45" EAST A DISTANCE OF 518.32 FEET ALONG SAID SOUTHWESTERN MARGIN TO THE NORTHWESTERN MARGIN OF THE RELOCATED TENSAW AVENUE, SAID POINT MARKED BY A CRIMP TOP IRON PIPE; THENCE SOUTH 20°09'12" WEST A DISTANCE OF 638.31 FEET ALONG SAID SOUTHWESTERN MARGIN OF THE RELOCATED TENSAW AVENUE TO THE NORTHEASTERN MARGIN OF PENSACOLA STREET, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 24°46'44" WEST A DISTANCE OF 93.49 FEET ALONG SAID NORTHEASTERN MARGIN OF PENSACOLA STREET TO THE NORTHWESTERN MARGIN OF THE RELOCATED TENSAW AVENUE, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 20°09'12" EAST A DISTANCE OF 637.96 FEET ALONG SAID NORTHWESTERN MARGIN OF THE RELOCATED TENSAW AVENUE TO THE POINT OF BEGINNING, PARCEL CONTAINS 42135 SQUARE FEET (0.97 ACRES), MORE OR LESS.

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

DANIEL D. CLARK
ALABAMA LICENSE # 27720

DATE

CERTIFICATE OF APPROVAL BY THE FAIRHOPE PLANNING AND ZONING DIRECTOR

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

THIS THE ____ DAY OF _____, 2017.

AUTHORIZED SIGNATURE

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
COUNTY OF BALDWIN

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA, HOLDING CERTIFICATE NUMBER 26348, 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.

DATED THIS THE ____ DAY OF _____, 2017.

THOMAS LARRY SMITH, P.E.
ALA. LIC. NO. 26348

NAME OF PROJECT: VAN ANTWERP PARK SUBDIVISION

PLANS WHICH ARE CERTIFIED CONSISTS OF PAGE 1 THRU 2, EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

I, CARSWELL WALCOTT, MANAGING MEMBER OF VAN ANTWERP PARK LLC, HEARBY STATE THAT WE ARE THE OWNERS OF THE WITHIN DESCRIBED LANDS, SAID LANDS BEING OWNED FEE SIMPLE. I, CARSWELL WALCOTT, WHOSE NAME AS MANAGING MEMBER, 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, ALLEYS, WALLS, 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 THE ____ DAY OF _____, 2017.

VAN ANTWERP PARK, LLC

BY:
CARSWELL WALCOTT, IT'S MANAGING MEMBER

CERTIFICATION OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT CARSWELL WALCOTT, WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME ON THIS DAY, IN PERSON, HEREBY ACKNOWLEDGE THAT HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SITE DATA:

1. ACREAGE IN TOTAL TRACT: 491,900 SQ. FT. (11.29 ACRES, MORE OR LESS)
2. SMALLEST LOT SIZE: 137,912 SQ. FT. (3.17 ACRES, MORE OR LESS)
3. TOTAL NUMBER OF LOTS: 2
4. PROPERTY ZONED: R-2, (CITY OF FAIRHOPE)

NOTES:

1. TYPE OF SURVEY: SUBDIVISION
2. ALL CAPPED REBAR SET ARE SMITH, CLARK (CA: 896)
3. RECORD DIMENSIONS BASED ON PLAT OF SURVEY PROVIDED BY THE CLIENT.
4. THE LOTS ARE SERVED BY:
AT&T - TELEPHONE
CITY OF FAIRHOPE FOR POWER, WATER, SEWER, AND GAS.
5. BUILDING SETBACKS:
FRONT YARD = 35 FEET
REAR YARD = 35 FEET
SIDE YARD = 10 FEET
SIDE STREET = 20 FEET
UNLESS OTHERWISE NOTED.
6. DRAINAGE SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT.
7. A BMP PLAN IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. ALL REQUIRED TESTING SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT.
9. A LOTS HAVE A 15 FOOT DRAINAGE AND UTILITY EASEMENT ON SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN, INTERIOR LOT LINES, THE EASEMENT WILL BE 7.5 FEET ON EACH SIDE.
10. THE FINISHED FLOOR ELEVATION OF THE LOTS SHALL BE FIFTEEN (15) INCHES ABOVE THE HIGHEST FINISHED GRADE AROUND THE BUILDING FOOTPRINT.

LANDOWNER:

VAN ANTWERP PARK, LLC
12330 LIVE OAK STREET
FAIRHOPE, AL 36532

ENGINEER:

S.E. CIVIL LLC
THOMAS LARRY SMITH, P.E.
AL LICENSE NO. 26348
1 S. SCHOOL STREET
FAIRHOPE, AL 36532

SURVEYOR:

SMITH, CLARK & ASSOCIATES
DANIEL D. CLARK, PLS
AL LICENSE NO. 27720
11111 US HWY 31, SUITE E
SPANISH FORT, AL 36527

JOB No.

20170316

DATE

7/14/17

DRAWN

TLS

SCALE

N.T.S.

SHEET

1 of 2

REVISION
DATE

S.E. Civil
Engineering
1 S. SCHOOL STREET
FAIRHOPE, AL 36532
COA #3084

SMITH CLARK
ASSOCIATES
P.L.L.C.
11111 US HWY 31, SUITE E
SPANISH FORT, AL 36527

Van Antwerp Park Subdivision
A RE-PLAT OF PARCEL "A" AND PARCEL "B" PER QUITE
TITLE JUDGEMENT
CITY OF FAIRHOPE, ALABAMA

Van Antwerp Park Subdivision

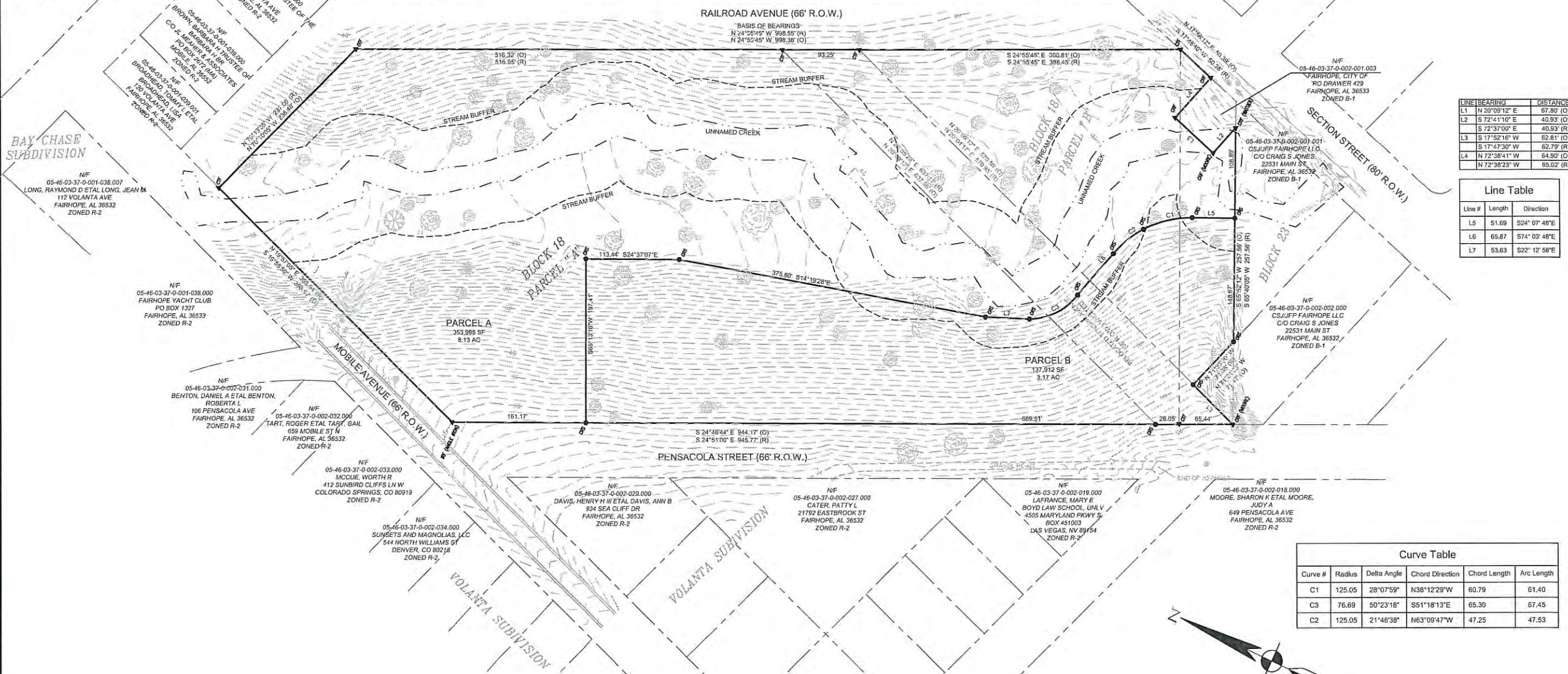
A Re-Plat of Parcels A & B

August 2017



- LEGEND**
- ▲ CIP CAPPED IRON ROD FOUND
 - ▲ CIP CRIMPED TOP PIPE FOUND
 - ▲ OIP OPEN TOP IRON PIPE FOUND
 - ▲ RIF REBAR IRON FOUND
 - ▲ RIF IRON REINFORCING
 - CIP 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
 - WIRE FENCE
 - WOOD FENCE
 - LIGHT POLE
 - POWER POLE
 - ELECTRICAL TRANSFORMER
 - TELEPHONE PEDESTAL
 - CABLE TV BOX
 - STORM WATER MANHOLE
 - STORM DRAIN INLET
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - GAS LINE
 - WATER LINE
 - OVERHEAD POWER LINE
 - OVERHEAD TELEPHONE LINE
 - UNDERGROUND POWER
 - UNDERGROUND TELEPHONE
 - GAS VALVE

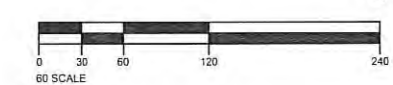
- TREE LEGEND**
- MAGNOLIA TREE
 - OAK TREE
 - PINE TREE



LINE BEARING	DISTANCE
L1 N 20°09'12" E	67.80' (O)
L2 S 72°41'10" E	40.93' (O)
S 72°37'00" E	40.53' (R)
L3 S 17°52'16" W	62.81' (O)
S 17°47'30" W	62.79' (R)
L4 N 72°38'41" W	54.90' (O)
N 72°38'23" W	55.02' (R)

Line #	Length	Direction
L5	51.69	S24°07'48"E
L6	65.87	S74°03'48"E
L7	53.63	S22°12'58"E

Curve #	Radius	Delta Angle	Chord Direction	Chord Length	Arc Length
C1	125.05	28°07'59"	N38°12'29"W	60.79	51.40
C3	76.69	50°23'18"	S51°18'13"E	65.30	67.45
C2	125.05	21°46'38"	N63°09'47"W	47.25	47.53



REVISION

DATE

S.E. Civil Engineering
 1 S. SCHOOL STREET
 FAIRHOPE, AL 36532
 (251) 994-4666
 COA 10984

SMITH ASSOCIATES
CLARK

Van Antwerp Park Subdivision
 A RE-PLAT OF PARCEL "A" AND PARCEL "B" PER QUITE TITLE JUDGEMENT

JOB No. 20170316	DATE 7/14/17
DRAWN TLS	SCALE 1"=60'

SHEET
2 of 2



City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.06 Resubdivision of Lot 19,
Fairfield Unit VI

Project Name:

Resubdivision of Lot 19
Fairfield, Unit VI

Site Data:

Number of lots – 15
Smallest Lot – 6,194 sf
Largest Lot - 6,469 sf
Total Acreage: 3.11 acres

Project Type:

Minor Plat

Jurisdiction:

Fairhope Corporate Limits

Zoning District:

PUD - Planned Unit
Development

PPIN Number:

298888

General Location:

CR 13 One block north of Twin
Beech Road

Engineer:

Dewberry/Preble-Rish, LLC

Owner:

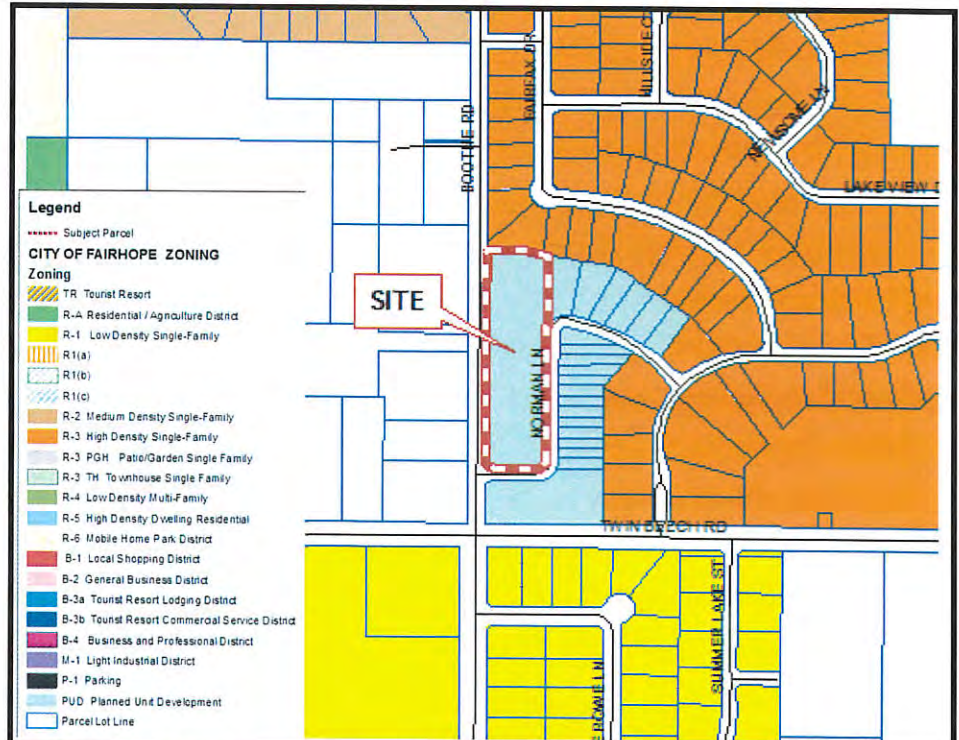
BCL&L Acquisitions, LLC

School District:

Fairhope Elementary, Middle,
and High School

Recommendation:

Conditional Approval



Summary of Request:

Public hearing to consider the request of Dewberry | Preble-Rish for approval of the re-subdivision of Lot 19 in the existing Fairfield Subdivision. The re-subdivision will establish lot lines for the three structures currently existing on Lot 19 as well as establish lots for the remainder of Lot 19 resulting in a total of fifteen (15) lots.

Comments:

- **All associated Investors:** All associated investors have been provided. The owners of the property are BCL&L Acquisitions, Linda Gale Majors, Sally Weathersby, and Anil K. Vira.
- **Lot standards:** The property is currently zoned Planned Unit Development (PUD). PUD case number ZC 06.10 was adopted by the Fairhope City Council on July 10, 2006. Lot 19 was established by subdivision case number SD 06.26 and approved by the Planning Commission on June 5, 2006.
- **Lot Access:** All lot front upon Norman Lane, a paved, publicly-maintained street.
- **Structures:** Three (3) existing occupied homes are in place on the subject property. This subdivision will define the lots for the three existing units as well as define identically-sized lots for lot numbers four through fifteen.
- **Recorded Plat:** Applicant is advised that all conditions of approval shall be satisfied in a timely manner, so that final plat may be recorded within a 60-day time frame, per the City of Fairhope Subdivision Regulations.

Recommendation:

Staff recommends **APPROVAL** of the subdivision application with the following conditions:

- 1) Reference to Fox Hollow Subdivision in the dedication block of the plat shall be corrected to reflect Fairfield Subdivision prior to recording.
- 2) A contour map overlaid an aerial photograph of the site shall be submitted to staff under separate cover for file close-out purposes.
- 3) Provide individual signature blocks for all utility providers on the plat prior to recording.

Site Photos:



Subject property looking northwest from Norman Ln



Subject property looking southwest from Norman Ln



Subject property looking west from Norman Ln



Subject property looking south from Norman Ln



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: 12/21/16

Property Owner / Leaseholder Information			
Name of Property Owner:	<u>BCL/L Acquisition</u>	Phone Number:	<u>621-1555</u>
Address of Property Owner:	<u>P.O. Box 2925</u>		
City:	<u>Daphne</u>	State:	<u>AL</u> Zip: <u>36526</u>

Proposed Subdivision Name: RESUBD. OF LOT 19 FAIRFIELD UNIT VI
 No. Acres in Plat: 3.11 No. Lots/Units: 15
 Parcel No: 05-46-15-21-0-001-031-187 Current Zoning: PUD

Authorized Agent Information			
<small>Plat must be signed by the property owner before acceptance by the City of Fairhope</small>			
Name of Authorized Agent:	_____	Phone Number:	_____
Address:	_____		
City:	_____	State:	_____ Zip: _____
Contact Person:	_____		

Surveyor/Engineer Information			
Name of Firm:	<u>DEWBERRY/PREBLE-RISH</u>	Phone Number:	<u>920-9950</u>
Address:	<u>9949 BELLATON AVENUE</u>		
City:	<u>DAPHNE</u>	State:	<u>AL</u> Zip: <u>36526</u>
Contact Person:	<u>STEVEN PUMPHREY</u>		

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.

Nathan L. Cox

 Property Owner/Leaseholder Printed Name
12/21/16

 Date

[Signature]

 Signature

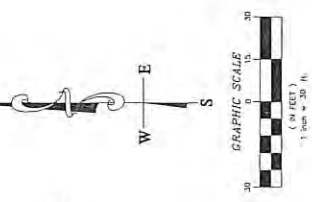
 Fairhope Single Tax Corp. (If Applicable)

RECEIVED
 DEC 21 2016
 BY: EB

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	60.00'	31.21'	15.97'	30.86'	S151°7'00"W
C2	25.00'	39.10'	24.83'	35.24'	S45°11'34"W
C3	25.00'	39.23'	24.96'	35.33'	S45°02'26"E

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE X AS SCALED ON THE FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01000308-04, WHICH WAS REVISED DATE JULY 17, 2007. SUPPLEMENTAL MAP NUMBER 0644.



COMMON AREA



- LEGEND:**
- ⊠ = ELECTRIC BOX
 - ⊡ = WATER METER
 - ⊙ = DRAINAGE MANHOLE
 - ⊚ = SEWER MANHOLE
 - ⊛ = CABLE TELEVISION PEDISTAL
 - ⊜ = LIGHT POLE
 - ⊝ = GAS METER
 - ⊞ = ELECTRICAL STUB-OUT
 - ⊟ = DRAINAGE ALIET
 - ⊠ = FIRE HYDRANT
 - ⊡ = TELEPHONE PEDISTAL
 - ⊣ = UTILITY POLE
 - ⊤ = WATER VALVE
 - ⊥ = REBAR FOUND IN PLACE
 - ⊦ = 1/2" CARPED IRON PIN FOUND IN PLACE
 - ⊧ = 3/4" CARPED IRON PIN PLACED (CA-0568-LS)
 - ⊨ = MAGNOLIA TREE
 - ⊩ = WATER OAK TREE
 - ⊪ = CYPRESS TREE
 - ⊫ = BIRCH TREE
 - ⊬ = TREE
- REC = RECORD BEARING/DISTANCE**
- DPL = DRAINAGE POWER LINE
 - WPF = WOOD FENCE
 - EOM = EDGE OF MARSH
 - RRPRP = RRPRP
 - CONCRETE
 - STONE WALKWAY
 - MAGNOLIA TREE
 - WATER OAK TREE
 - CYPRESS TREE
 - BIRCH TREE
 - TREE

SURVEYOR'S NOTES:

- MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- RIGHT-OF-WAYS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- LOCATION OF ANY ADJACENT SURFACE.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS SHOWN FOR MONUMENTATION PURPOSES ON THIS SURVEY UNLESS INDICATED OTHERWISE.
- SURVEY WAS CONDUCTED ON MAY 31ST, 10TH AND 17TH 2016.
- BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM THE BEARING AND DISTANCE FOUND IN PLATS 2358-D AND 2377-A AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY | PREBLE-RISH, LLC, A FIRM OF LICENSED ENGINEERS AND SURVEYORS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE CORRECT MAP OR PLAT OF THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

LOT 15, FAIRFIELD UNIT VI, ACCORDING TO MAP OR PLAT HEREOF RECORDED IN PLAT 2358-D AND AMENDED AT SURVEY 2377-A, COMMISSION OF FAIRHOPE, ALABAMA, AND IS APPROVED BY THE JUDGE OF BALDWIN COUNTY, ALABAMA.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.



DEWBERRY | PREBLE-RISH, LLC, AL, P.L.S. No. 28014
DAVID E. DEHL
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

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: _____
SECRETARY

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, AN ALABAMA CORPORATION, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND DO HEREBY DEDICATE ALL ROADS, STREETS, ALLEYSWAYS AND EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC.

WE, GREAT TAX SERVICES, AND I, JASON N. ESTES, WHOSE NAMES 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 _____ DAY OF _____, 2016.

FAIRHOPE SINGLE TAX CORPORATION,
AN ALABAMA CORPORATION

BY: _____ AS ITS: PRESIDENT
ATTEST: _____ SECRETARY

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

ALABAMA, HEREBY CERTIFY THAT THE ABOVE, WHOSE NAME AS INDICATED HEREON, HAS CAUSED THE EXECUTION OF THE FOREGOING INSTRUMENT, AND BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DEDICATION:

I, THE UNDERSIGNED, OWNER OF AN ALABAMA CORPORATION, AS PROPERTIES) HAVE CAUSED THE INSTRUMENT TO BE SIGNED TO BE SIGNED, LAD OUT AND PLATTED TO BE KNOWN AS FOX HOLLOW, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND OF THE PUBLIC, SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

PRINT NAME _____ SIGNATURE _____
WITNESS _____ SIGNATURE _____

ACKNOWLEDGMENT OF DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

ALABAMA, HEREBY CERTIFY THAT THE ABOVE, WHOSE NAME AS INDICATED HEREON, HAS CAUSED THE EXECUTION OF THE FOREGOING INSTRUMENT, AND BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

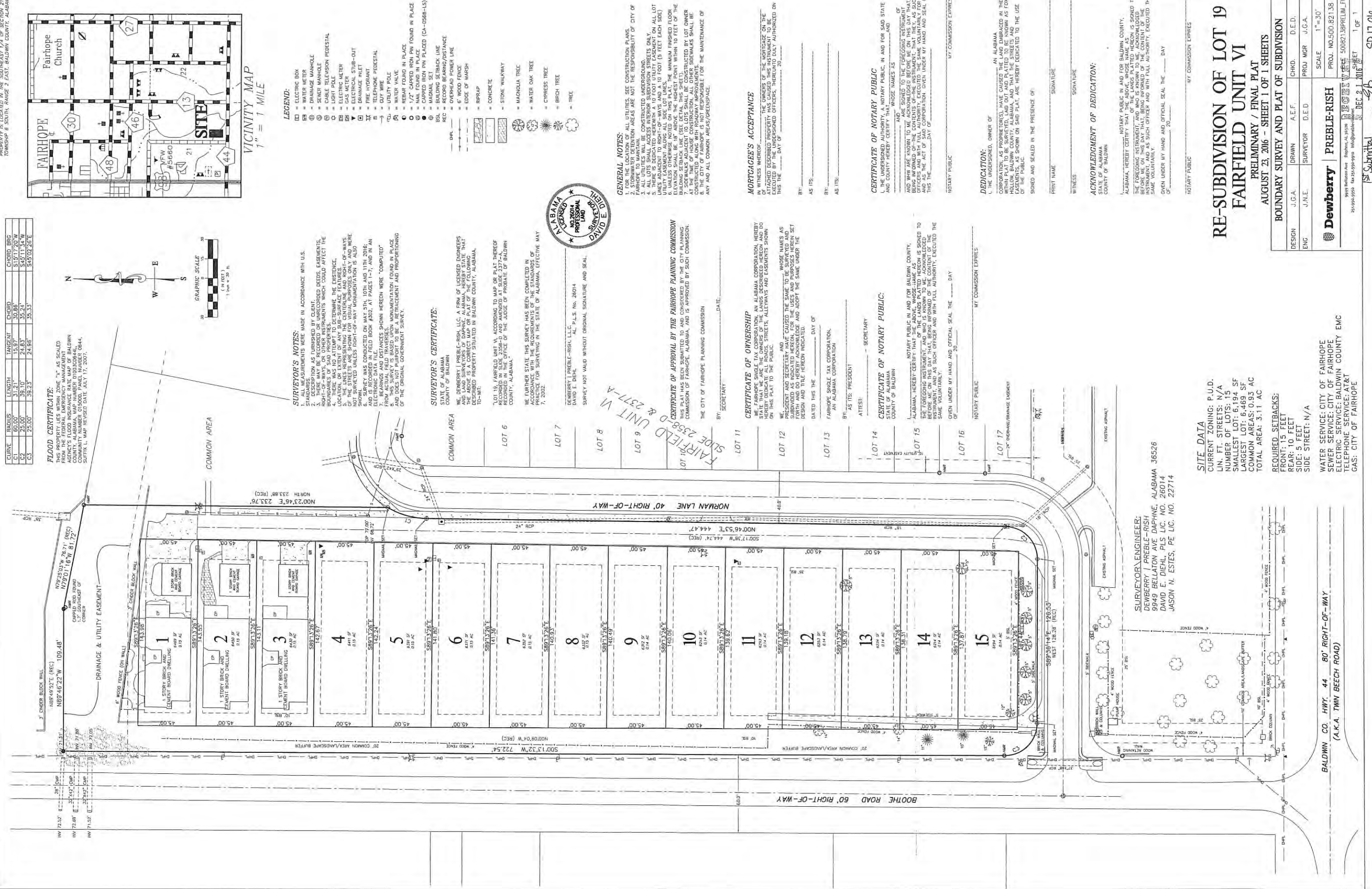
SURVEYOR/ENGINEER:
DEWBERRY | PREBLE-RISH
9849 BELLATON AVE DAPHNE, ALABAMA 36526
DAVID E. DEHL, PLS LIC. NO. 25014
JASON N. ESTES, PE LIC. NO. 22714

SITE DATA

CURRENT ZONING: P.U.D.
LIN. FT. STREETS: N/A
NUMBER OF LOTS: 15
SMALLEST LOT: 6,194 SF
LARGEST LOT: 6,469 SF
COMMON AREAS: 0.93 AC
TOTAL AREA: 3.11 AC

REQUIRED SETBACKS:
FRONT: 15 FEET
REAR: 10 FEET
SIDE: 5 FEET
SIDE STREET: N/A

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE
ELECTRIC SERVICE: BALDWIN COUNTY EMC
TELEPHONE SERVICE: AT&T
GAS: CITY OF FAIRHOPE



**RE-SUBDIVISION OF LOT 19
FAIRFIELD UNIT VI
PRELIMINARY / FINAL PLAT**

AUGUST 23, 2016 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.G.A.	DRAWN	A.E.F.	CHKD.	D.E.D.
ENG.	J.M.E.	SURVEYOR	D.E.D.	PROJ. MGR.	J.G.A.

Dewberry | PREBLE-RISH

9849 Bellaton Ave. Daphne, AL 36526
251-995-9210 fax:251-995-9216 info@dewberry.com

PROJ. NO.500.821138
500821.3BPRELIM.FINAL
DEC 2 1 2016 SHEET 1 OF 1

BY: *David E. Dehl* SD 17.06



City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.20 Resubdivision of Lot 1 of The Bills' No. 2 Subdivision

Project Name:

Resubdivision of Lot 1 of The Bills' No. 2 Subdivision

Project Type:

Minor Subdivision

Jurisdiction:

Planning, Police and Permit Jurisdictions

Zoning District:

Unzoned in Baldwin County

PPIN Number:

64685

General Location:

Southwest corner of the Intersection of State Hwy 104 and Lawrence Road.

Engineer:

Dewberry/Preble Rish, LLC

Owner:

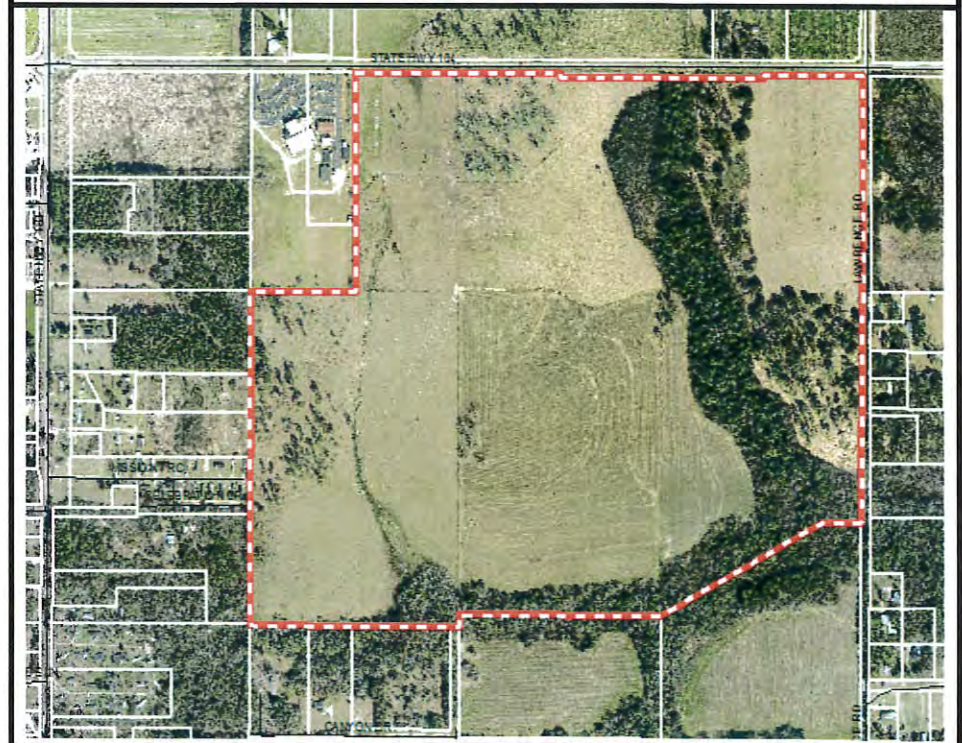
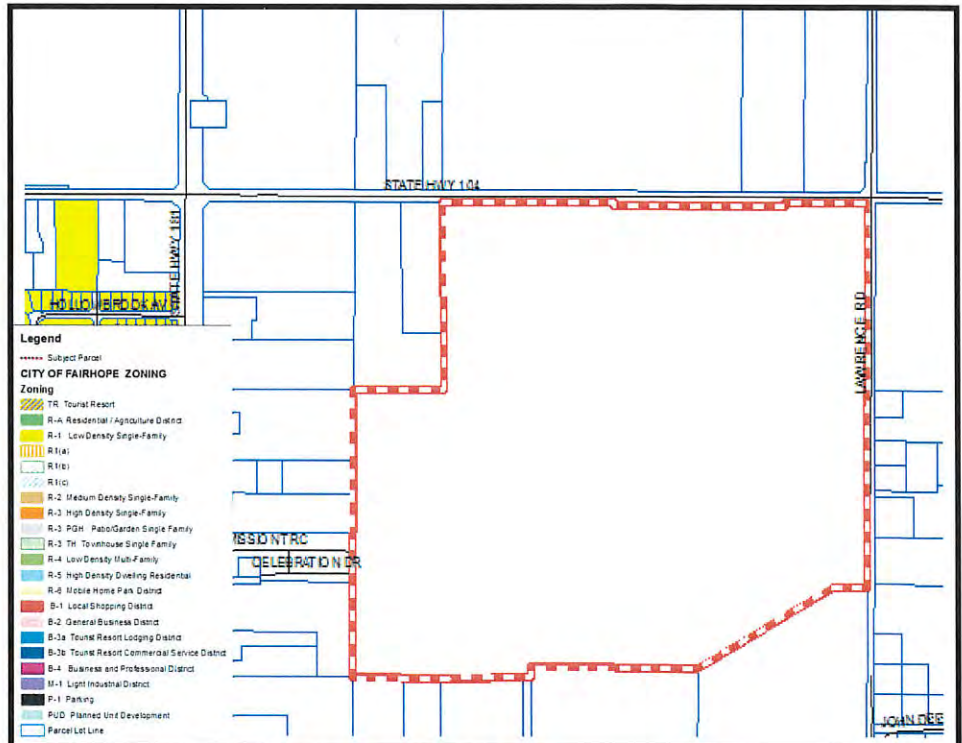
The Veranda's LLC

School District:

Fairhope Elementary, Middle, and High School

Recommendation:

Approve with conditions



Summary of Request:

Public hearing to consider the request of Trae Corte for plat approval of the Resubdivision of Lot 1 of The Bills' No. 2 Subdivision, a 2-lot minor division. The property is unzoned, but within the City of Fairhope Planning, Permitting and Police Jurisdictions. The largest lot is 228.64 acres and the smallest lot is 34.36 acres.

Site History:

The Veranda's (a Village subdivision) was approved by Planning Commission on October 3, 2016. According to the Village Subdivision Site Plan Narrative, there are proposed 208 single family lots and 6 commercial lots. To date, the applicant has submitted and received approval for the following:

- Phase 1 61 single family lots
- Phase 2 45 single family lots
- Phase 3 37 single family lots
- Phase 4 32 single family lots
- Total to date 175 single family lots

There is a Lot 62 in Phase 1, but it is not a single family lot. The applicant wanted to put a lot number on the wetlands so that it could be conveyed at a later date to a conservation group or other entity. The wetland lot is not counted in the above figures.

A 3-lot minor subdivision (The Bill's No. 2 Subdivision) was approved on the subject property in December 5, 2106. The 3 lots were as follows:

- Lot 1 - 263 acres (Phases 1-4 of the Verandas)
- Lot 2 - 22 acres (Future Development)
- Lot 3 - 31.93 acres (Future Development)

The original approved plan of The Veranda's (214 lots) was proposed (Lot 1 of the Bill's No. 2 Subdivision) having 3 phases (see layout The Verandas, revised as per comments SD 16.22 dated September 19, 2016), with Phase 1 being connected across the wetland by a bridge. Lots 2 and 3 were slated for future developments of The Verandas. During the Planning Commission meeting for the Village Subdivision, the bridge connection was determined to be for pedestrian connection only and an additional access was required off Hwy. 104. This decision subsequently changed phase lines so phase 1 was no longer easily connected via the wetland, so the subdivision was changed during Phase 1 preliminary plat to a total of 4 phases instead of 3. There was also some loss of lots (6) and minor re-alignment of the phase lines to also accommodate the additional access to Hwy. 104 and drainage (see the current layout dated July 10, 2017).

Subdivision Case Index							
Case No.	Applicant	Case Type	Subdivision Name	# of Lots	Zoning	PZ Date	PZ Decision
SD 16-22	Trae Corte / Dewberry	Village Site Plan	The Verandas	208	unzoned	10/3/2016	Approved
SD 16.37	Dewberry/ Preble-Rish, LLC	Preliminary Plat	The Verandas, Ph. 1	61	unzoned	12/5/2016	Approved
SD 17.03	Dewberry/ Preble-Rish, LLC	Preliminary Plat	The Verandas, Ph 2, 3, 4	114	unzoned	1/3/2017	Approved

The applicant started with Phase 2 of the Subdivision with initial construction which is currently underway. Lot 1 is now being proposed as a 2-lot minor subdivision (Lot 1A and Lot 1B).

Site Photos:



Resub of Lot 1 of The Bill's No. 2- View going west on Hwy. 104. Subject Property on left.



Subject property on left. Closest tree line is the wetlands separating Lot 1 from the other phases of The Verandas.

All Associate Investors: The investors in this project are Albert (Trae) Corte and Mr. Bruce A. Bigler. The subject property is leased by The Veranda's LLC.

Finished Floor Elevations: Article IV Section C 1 b (14) states "Minimum finished floor elevations for every lot." According to the engineer of record, Lot 1A represents The Verandas, Phase 1 and finished floor elevations have already been established on the Phase 1 lots. A portion of Lot 1B will be The Verandas, Phase 3 in which the finished floor elevations have already been provided. Lot 1B will also have a large remnant portion that is too large to assign a finished floor to, as it is very likely to be subdivision into smaller portions in the future. Staff met with Erik Cortinas, Building Official, and he was comfortable with this approach with the finished floor elevation labelling in this particular case.

Fire Hydrants: Article VI Section G Fire Hydrants: Fire Hydrants shall be installed along each street at a maximum interval of four hundred fifty (450) feet, or at the ends and center of each block, or as otherwise required by the fire authority having jurisdiction. Water supply and pressure shall be adequate to provide fire protection and for the future needs of the development.

Per the Engineer of Record, Hydrants for this subdivision shall be located on the construction plans at the time of submission. The existing fire hydrant has been shown on the plat.

Flow Model: A flow model was submitted and approved during the overall The Verandas Village subdivision, according to Dewberry/Preble-Rish. The engineer of record explained to staff that this addresses the flow model requirement for the proposed minor subdivision known as the Re-subdivision of Lot 1 of the Bills which incorporates portions of the Verandas subdivision. Dan McCrory, Water and Sewer Superintendent commented." According to the Engineer of Record's response this was all included during the design phase and another one is not needed; however, if it changes hands at a later point and the development changes then a new one will have to be submitted. During the course of this project review, it was noted that the applicant did not sign and seal the original flow model for The Verandas, Phase 1. The applicant's engineer shall provide the appropriately signed and sealed cover sheet for the flow model calculations.

Wetlands: The applicant has submitted a wetlands delineation. There are three notes on the plat regarding the wetland buffers that need to be revised to meet article V Section F. There is still a note on the plat about a 5-foot buffer line which does not relate to the City regulations with regards to the wetland buffer note. Also, the City of Fairhope regulation is that the buffer signs shall be installed prior to any "land disturbance". The note needs to be corrected. Note 2 on the plat also states a 30' "setback" and it should be corrected to state 30' "buffer" from the wetlands.

Article V Section F 4 Stream Buffers, (i) Stream boundaries including each buffer zone must be clearly delineated on all grading plans, subdivision plats, site plans and any other development plans. The outside limit of the buffer must be clearly marked on-site with permanent signs placed every 100 feet prior to any land disturbing activities. Stream and buffer limits must also be specified on all surveys and recorded plats and noted on individual deeds. Buffer requirements must be referenced in property owner's association documents and shall be labeled on the plat.

Drainage: Drainage, in this case, will be handled via The Verandas subdivision. Note 6 can be removed as no improvements are being made as a part of this subdivision.

Lot Access: Staff confirmed with the applicant that ALDOT has been consulted regarding this project and permits for the two access points are pending. Per the Engineer of Record, the highway construction setbacks have been accounted for with the plat.

Lot Configuration: Staff verifies with the applicant if there was any possibility to removing some of the jogs in the lot line. The applicant indicated to staff that lot lines for Lot 1A align with The Verandas, Phase 1 and the jogs are necessary to line up with the previously approved layout of The Verandas.

Natural Features: Wetlands are indicated on the map. Standard flood hazard notes are included on the plat. According to the engineer, the wetlands survey was submitted with the application for The Verandas, Phase 1 and 3. No development is proposed with this submittal. In the event further development is proposed other than what has already been approved this information will be provided.

Tree Survey: A tree survey was submitted with The Verandas, Phase 1. No development is proposed with this submittal and no land disturbance will be requested with this submittal.

Site Improvements: Per the engineer of record, no land disturbance or improvements are proposed with this application, therefore drainage, streets, and utilities are not addressed as a part of this application.

BMP: Per the engineer of record, no land disturbance is proposed with this application.

Recommendation:

Staff recommends approval contingent upon the following conditions:

1. Wetland buffer notes shall be revised to reflect the buffer regulations as stated in the City of Fairhope Subdivision Regulations.
2. The applicant shall provide the required engineers signature and seal for the flow model for The Verandas.



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: July 21, 2017

Property Owner / Leaseholder Information
Name of Property Owner: The Verandas, L.L.C. Phone Number: 251-751-2223
Address of Property Owner: 1507 Captain O'Neal Dr.; Daphne, AL 36526
City: _____ State: _____ Zip: _____

Proposed Subdivision Name: A Resubdivision of Lot 1 - The Bills' No. 2 Subdivision
No. Acres in Plat: 263 No. Lots/Units: 2
Parcel No: PIN 64685 Current Zoning: in County (ETJ)

Authorized Agent Information
Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: Trae Corte Phone Number: 251-751-2223
Address: PO Box 396; Montrose, AL 36559
City: _____ State: _____ Zip: _____
Contact Person: _____

Surveyor/Engineer Information
Name of Firm: Dewberry\Preble-Rish Phone Number: 251-990-9950
Address: _____
City: Daphne State: AL Zip: _____
Contact Person: John Avent

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.

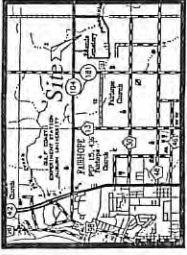
The Verandas, L.L.C.
Property Owner/Leaseholder Printed Name
7-21-2017
Date

Trae Corte
Signature
AS Office Manager of
Fairhope Single Tax Corp. (If Applicable)

Trae Corte
Applicant: The Verandas, LLC
By: Trae Corte Its: Member

FSTC

JUL 25 2017
BY: EB

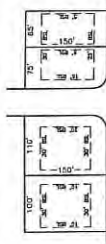


Vicinity Map
1 inch = 1 Mile

The Verandas

A Village Subdivision

TOTAL AREA	263 AC.
UPLANDS (DEVELOPED)	222 AC.
WETLANDS (CROSSING)	1 AC.
WETLANDS (NOT INCLD.)	40 AC.
FUTURE	116 AC. (UPLANDS)
PROPOSED	107.5 AC.
100's	177 Lots
65%	85 Lots
Commercial	2,000 sq. ft.
Tract Lot	2,000 sq. ft.
Density	1.93 / Acre
OPEN SPACE	18.1 AC. (17%)
Ponds	6.6 AC.
Greenspace	11.5 AC. (11%)



Typical Residential Lots / Setbacks



Typical Commercial Lots / Setbacks

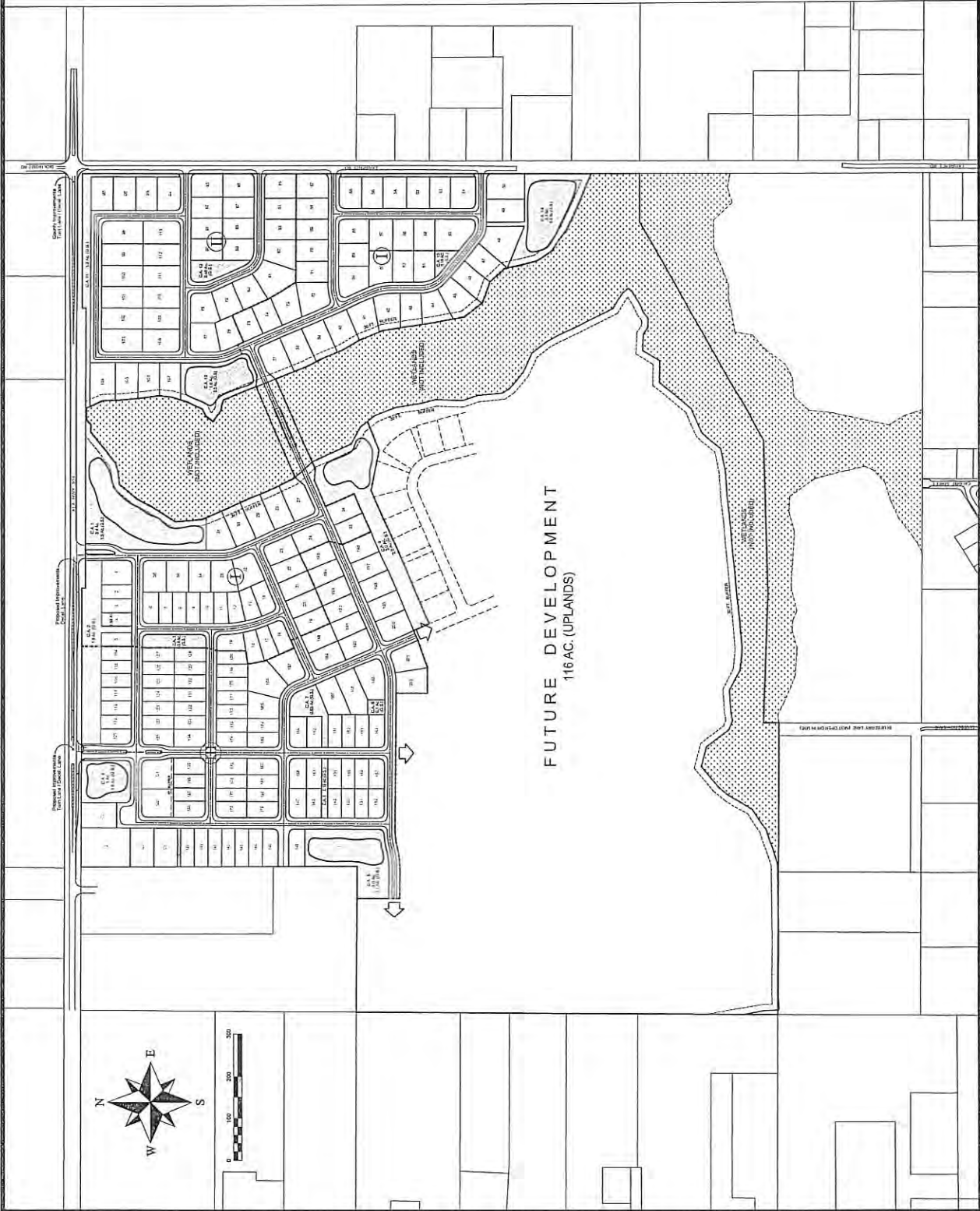
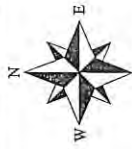
Commercial Lot Great Room Area	
Lot No.	GR Area
1	4,000 sf
2	4,000 sf
3	3,500 sf
4	4,000 sf
5	3,500 sf
6	3,500 sf

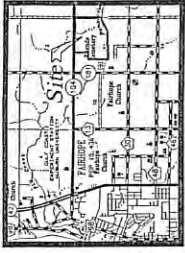
September 19, 2016

REVISED AS PER COMMENTS SD14.22

FUTURE DEVELOPMENT

116 AC. (UPLANDS)





Visiting Map
1 inch = 1 Mile

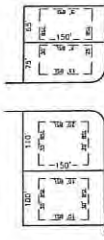
The Verandas

A Village Subdivision

TOTAL AREA 263 AC. (DEVELOPED)
 WETLANDS 41 AC. (NOT INCLD.)
 FUTURE 114.2 AC. (UPLANDS)

PROPOSED 107.8 AC.
 117 Lots
 Wetlands Area 5.1 Lbs
 Commercial 206 Lots
 Density 1.93 / Acre

OPEN SPACE 18.1 AC. (17%)
 10.6 AC. (9%)
 Greenpace 11.5 AC. (11%)



Typical Residential Lot / Setbacks

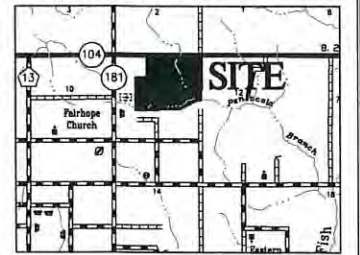
Typical Commercial Lot / Setbacks

Lot No.	GFA
1	4,000 sf
2	4,000 sf
3	4,000 sf
4	1,500 sf
5	1,500 sf

July 10, 2017



FUTURE DEVELOPMENT
 114.2 AC. (UPLANDS)



VICINITY MAP
1" = 1 MILE

LEGEND:

- BOL = BUILDING SETBACK LINE
- CMF = CONCRETE MONUMENT FOUND
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET
- CWP = CHIPPED TOP IRON FOUND
- (R) = RECORD BEARING/DISTANCE

CERTIFICATE OF OWNERSHIP

WE, FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREIN 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 HEREIN INDICATED.

DATED THIS _____ DAY OF _____ 20____

FAIRHOPE SINGLE TAX CORPORATION,
AN ALABAMA CORPORATION

BY: _____
AS ITS PRESIDENT

BY: _____
AS ITS SECRETARY

CERTIFICATE OF NOTARY PUBLIC

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 PLATED 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 _____ 20____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATE OF LEASEHOLD OWNERSHIP

WE, THE UNDERSIGNED, THE VERANDAS, LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND ENBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS THE BILLS' NO. 2 SUBDIVISION, 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

I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF THE VERANDAS, LLC, OF THE LANDS PLATED 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 _____ 20____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE OF SAID PROPERTIES.
4. 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.
5. SURVEY WAS CONDUCTED ON OCT. 2016, AND IS RECORDED IN FIELD BOOK RP 559 PG 1817.
6. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 1202 (NAD 83 DATUM).
7. THIS SURVEY IS BASED ON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

GENERAL NOTES:

1. THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS, 7.5' ON EACH SIDE OF ALL REAR LOT LINES, AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT LINES, UNLESS OTHERWISE NOTED.
2. THERE IS A 30' SETBACK FROM WETLANDS WITHIN WHICH THERE IS A 5' NATURAL BUFFER ALONG THE WETLAND SIDE OF THE WETLAND LINE.
3. THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE V SECTION F 4. STREAM B.
4. THE REQUIRED PERMANENT BUFFER SIGNAGE SHALL BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. BUILDING SETBACK LINES SHALL BE SHOWN ON THE PLAT AS REQUIRED BY ZONING ORDINANCE OR, IN ABSENCE OF ZONING, BY DEED RESTRICTIONS.
6. DRAINAGE SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT.

SITE DATA:
ZONING: UNZONED (BALDWIN CO. PLANNING DISTRICT 14)
CITY OF FAIRHOPE EXTRA-TERRITORIAL JURISDICTION
TOTAL ACREAGE: 263.00 ACRES
NUMBER OF LOTS: 2
SMALLEST LOT: 34.36 ACRES
LARGEST LOT: 228.64 ACRES
LIN. FT. OF STREETS: NO NEW STREETS

REQUIRED SETBACKS:
FRONT - 60 FEET
REAR - 30 FEET
SIDE - 30 FEET

FUTURE RESUBDIVISION WILL RESULT IN REVERSED SETBACKS, AS APPROVED.

UTILITIES:
WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: RIVERA UTILITIES
TELEPHONE SERVICE: AT&T

CERTIFICATE OF APPROVAL BY THE 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 _____ 20____

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____ 20____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY 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 _____ 20____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER):

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE 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 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 _____ 20____

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: _____

SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER:

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 20____

COUNTY ENGINEER _____

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C085 L, MAP EFFECTIVE DATE 7/17/2007.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

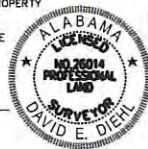
WE, DEWBERRY | PREBLE-RISH, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

LOT 1, THE BILLS' NO. 2 SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2582-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

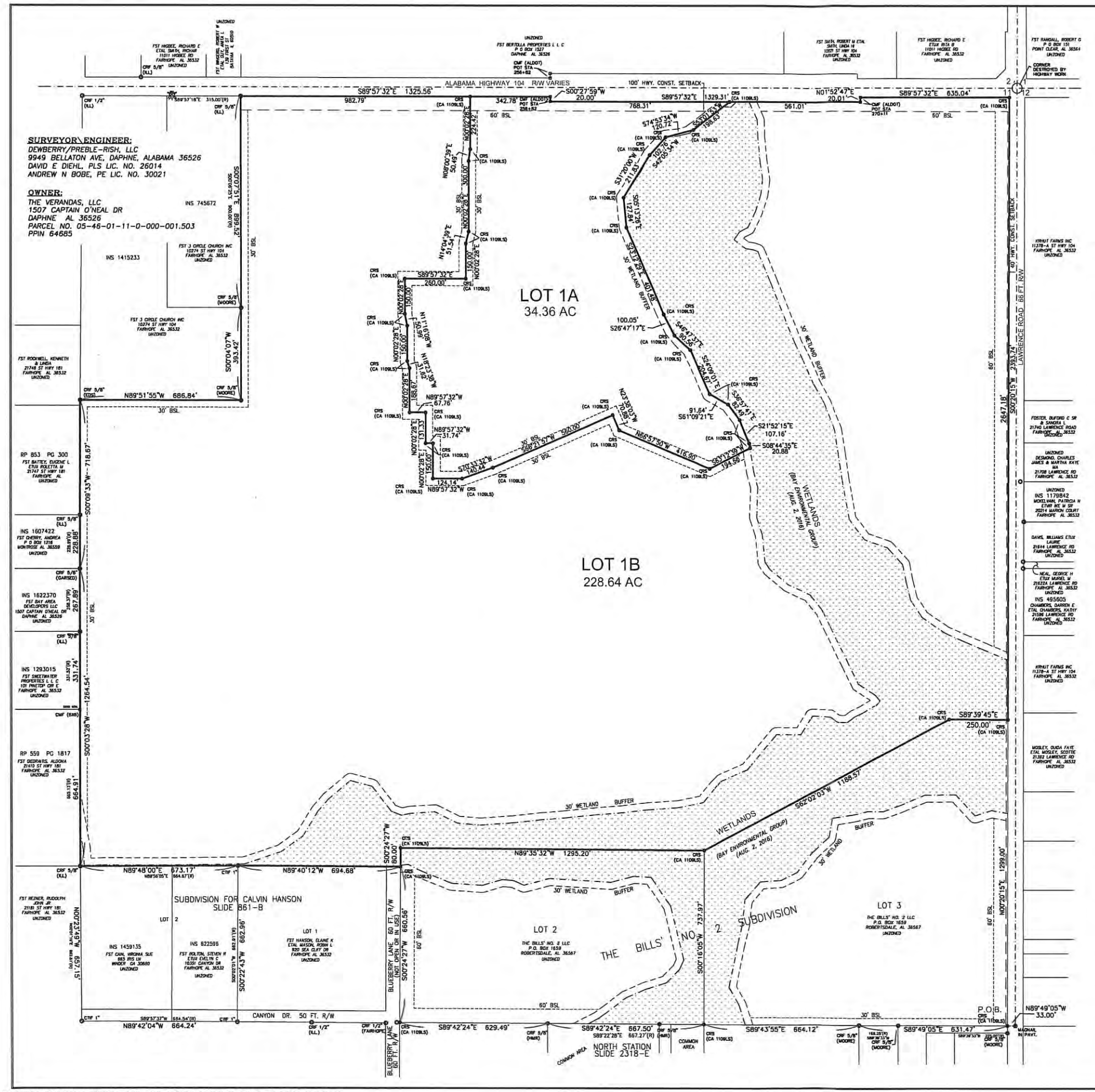
DEWBERRY | PREBLE-RISH, LLC
DAVID E. DIEHL, AL P.L.S. NO. 26014



A RESUBDIVISION OF LOT 1, THE BILLS' NO. 2 SUBDIVISION

AUGUST 18, 2017 - SHEET 1 OF 1

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
SEARCH	DED	DATE	DED	FILED	MSP
FILED	ANB	SUBJECT	DED	FILED	ANB
Dewberry PREBLE-RISH				1"=200'	
CONSULTING ENGINEERS & SURVEYORS				PROJ. NO. 50086215	
CIVIL - SURVEYING - SITE PLANNING				SCALE FINAL	
9949 Bellatone Ave. Daphne, AL 36516				SHEET 1 OF 1	
251-990-9950 fax 251-990-9910 info@preble-rish.net					





City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.21 Willow Pond Estates

Project Name:

Willow Pond Estates

Site Data:

Number of lots – 2

Lot 1 – 26,136 sf

Lot 2 – 52,272 sf

Total Acreage: 1.8 +/-

Project Type:

Minor Subdivision

Jurisdiction:

Fairhope Corporate Limits

Zoning District:

R-4 Low Density Multi-Family
Residential District

PPIN Number:

109947

General Location:

Northwest corner of
intersection of Bishop Road
and Gayfer Ave Extension

Engineer:

S.E. Civil Engineering, LLC

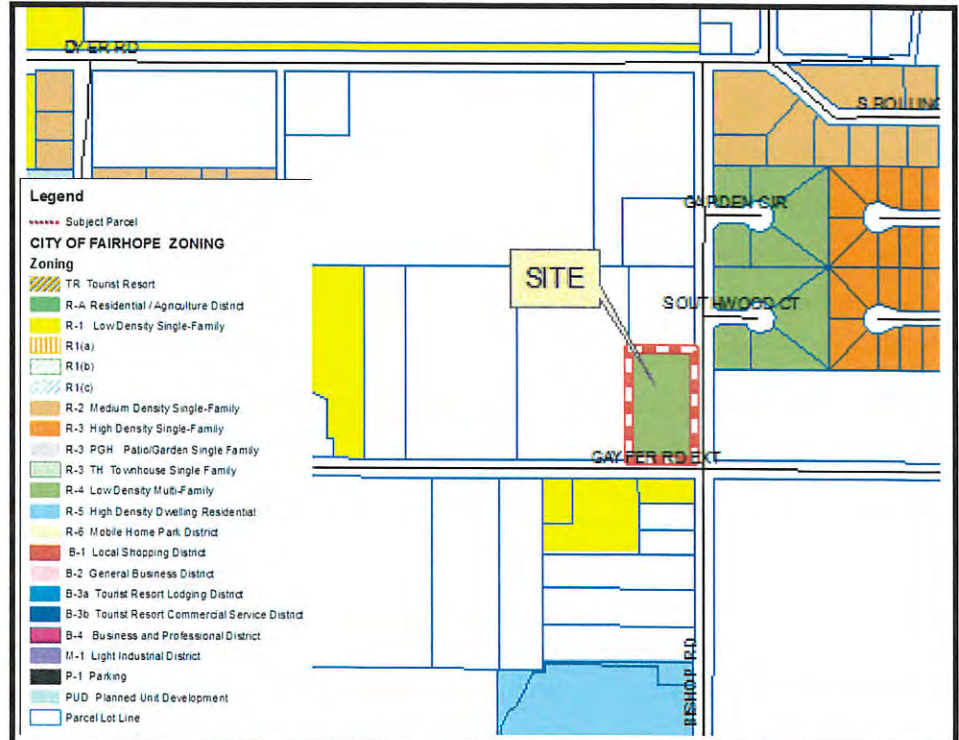
Owner:

R.L. Rivenbark, Betty Rivenbark
and Taylor D. Wilkins, III

School District:

Fairhope Elementary, Middle,
and High School

Recommendation:



Summary of Request:

Public hearing to consider the request of R.L. Rivenbark for plat approval of Willow Pond Estates, a 2-lot minor subdivision.

Comments:

- **All associated Investors:** All associated investors have been provided. The owners of the property are R.L. Rivenbark, Betty Rivenbark, and Taylor D. Wilkins, III.
- **Lot standards:** The property is currently zoned R-4, low density multi-family residential district. An excerpt of Table 3-2: Dimension Table – Lots and Principle Structure from the *City of Fairhope Zoning Ordinance Article III, Section C* is depicted below and summarizes the allowable lot dimensions of R-4 Zoning.

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

Dimension District or use	Min. Lot Area/ Allowed Units Per Acre (UPA)	Min. Lot Width	Setbacks				Max. total lot coverage by principle structure	Max. height
			Front	Rear	Side	Street side		
R-4	10,500 s.f. for two dwelling units plus 6,500 s.f. for each additional unit/ 7 UPA	75' for two dwelling units plus 5' for each additional unit	30'	35'	10' ^b	20'	30%	30'

b. Driveways to within 3 feet of the side lot line and a side setback of 15'.

Excerpt of Table Zoning 3-1: Use Table	
District Uses Categories / Specific Uses	R-4
Dwelling	
Single-family	●
Two-family	●
Townhouse	⊃
Multiple-family / Apartment	⊃
Civic	
Elementary School	●
Secondary School	●
Education Facility	●
Library	●
Place of Worship	
Cemetery	○
Public Open Space	●
Common Open Space	●
Community Center or Club	○
Public Utility (??)	○
Office	

Allowable uses for properties within the R-4 zoning district are summarized in the table at left, an excerpt of Table 3-1: Use Table from the *City of Fairhope Zoning Ordinance Article III, section B*.

Zoning Use key for Table 3-1 is as follows:

- Permitted subject to general ordinance standards and conditions.
- ⊃ Permitted subject to special conditions listed in the ordinance
- Permitted only on appeal and subject to special conditions

Home Occupation	3
Retail	
Service	
Convalescent or Nursing Home	0
Clinic	0
Outdoor Recreation Facility	0
Day Care	0
Manufacturing	
Rural	

- **Lot Access:** Lot 1 fronts upon Bishop Road and Lot 2 fronts upon Gayfer Street Extension. Both streets are paved, publicly maintained rights-of-way.
- **Structures:** No existing structures are in place on the subject property.
- **Natural Features:** Staff examined USDA’s Web Soil Survey and Grady soils are identified on the property. The applicant provided a supporting document prepared by Wetland Sciences, who conducted a wetland assessment on the subject property. Wetland Sciences advised the applicant that a wetland complex exists in the southwestern corner of the subject property that falls within the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE). Wetland Sciences further advised the applicant that wetland boundaries were delineated in accordance with the Regional Supplement to the USACE Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal-Crops). In addition, Wetland Sciences advised the applicant that any development activities requiring excavation or placement of fill within the wetlands or wetlands buffer will require permits from the USACE.

Staff’s recommendation for this case will reflect a conditional approval of the minor subdivision with conditions related to the wetlands on the subject property. The preliminary plat reflects a 30’ wetland buffer as required by the *City of Fairhope Subdivision Regulations Article V. Section F.4.i*. The applicant is advised that per *City of Fairhope Subdivision Regulations Article V. Section F.4.a*, development or redevelopment is restricted or prohibited in the buffer area. In addition, wetland buffer signage complying with *City of Fairhope Subdivision Regulations Article V. Section F.4.b*, shall be installed prior to any land disturbance activities and signage shall also be noted on the plat prior to recording. The applicant shall coordinate inspection of the wetland buffer signage with COF staff. The applicant is further advised to abide by red soil/clay restrictions described in *City of Fairhope Ordinance Number 1423*.

- **Easements:** 15’ drainage and utility easements on rear lot lines as well as 7.5’ drainage and utility easements on side lot lines are noted on the plat.
- **Storm water Standards:** Staff examined FEMA flood map panel 642 of 1100 dated July 17, 2007 and the subject property falls within zone “X”. A flood zone statement indicating subject property is located in zone “X” is noted on the plat.
- **BMP Plan:** The applicant included a supporting letter stating there are no plans to develop the property at this time. The applicant is advised that an erosion and sediment control plan complying with *City of Fairhope Ordinance Number 1398* will be required prior to any land disturbance.

- **Fire Flow:** A fire flow model was submitted. Dan McCrory, Water and Sewer Superintendent, has approved the flow model.
- **Utility Letters:** Utility availability letters have been provided. All utilities in all proposed subdivisions shall be installed underground.
- **Recorded Plat:** Applicant is advised that all conditions of approval shall be satisfied in a timely manner, so that final plat may be recorded within a 60-day time frame, per the City of Fairhope Subdivision Regulations.
- **Traffic Study:** The applicant included a supporting letter from S.E. Civil Engineering indicating that a traffic impact study is not warranted for the application. Though the applicant included a supporting letter indicating the applicant does not plan to develop the property at this time, a conceptual development of 4 units was utilized to evaluate potential traffic impacts. In order to generate the number of trips necessary to require a traffic impact study, a development would require 80 units be constructed. As a result, the engineer concluded a traffic study is not warranted.
- **Other:** The applicant included a supporting letter indicating there are no plans to develop the property at this time. The applicant requested that submission of a landscape plan with a tree protection plan (as required by *City of Fairhope Subdivision Regulations Article V Section D.5.a.(11)*) be postponed until a building permit is requested.

Recommendation:

Staff recommends **APPROVAL** of the subdivision application with the following conditions:

- 1) Wetland buffer signage complying with *City of Fairhope Subdivision Regulations Article V. Section F.4.i.* shall be installed and inspected by staff prior to any land disturbance activities and shall also be noted on the plat prior to recording. The applicant shall coordinate inspection of the wetland buffer signage with staff.
- 2) The applicant shall submit a landscape plan including a tree protection plan complying with *City of Fairhope Subdivision Regulations Article V Section D.5.a.(11)* prior to any land disturbance.

Site Photos:



Subject property looking west along Gayfer Ave.



Subject property looking south



Subject property looking northwest



Subject property looking west from Bishop Rd.



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: R.L. RIVENBARK Phone Number: 928-7317
Address of Property Owner: 5841 RIVENBARK LN
City: FAIRHOPE State: AL Zip: 36532

Proposed Subdivision Name: WILLOW POND ESTATES
No. Acres in Plat: 1.8 No. Lots/Units: 2
Parcel No: _____ Current Zoning: R-4

Authorized Agent Information

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

Name of Authorized Agent: R.L. RIVENBARK Phone Number: 928-7317
Address: 5841 RIVENBARK LN
City: FAIRHOPE State: AL Zip: 36532
Contact Person: _____

Surveyor/Engineer Information

Name of Firm: BAY AREA SURVEYING Phone Number: 928-1122
Address: 20204 ST. HWY 181 cell 605-7776
City: FAIRHOPE State: AL Zip: _____
Contact Person: JENY PEREZ

Plat Fee Calculation:
Reference: Ordinance 1269

Signatures:

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

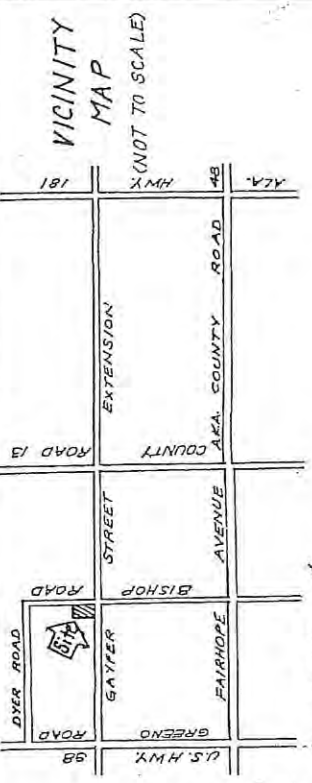
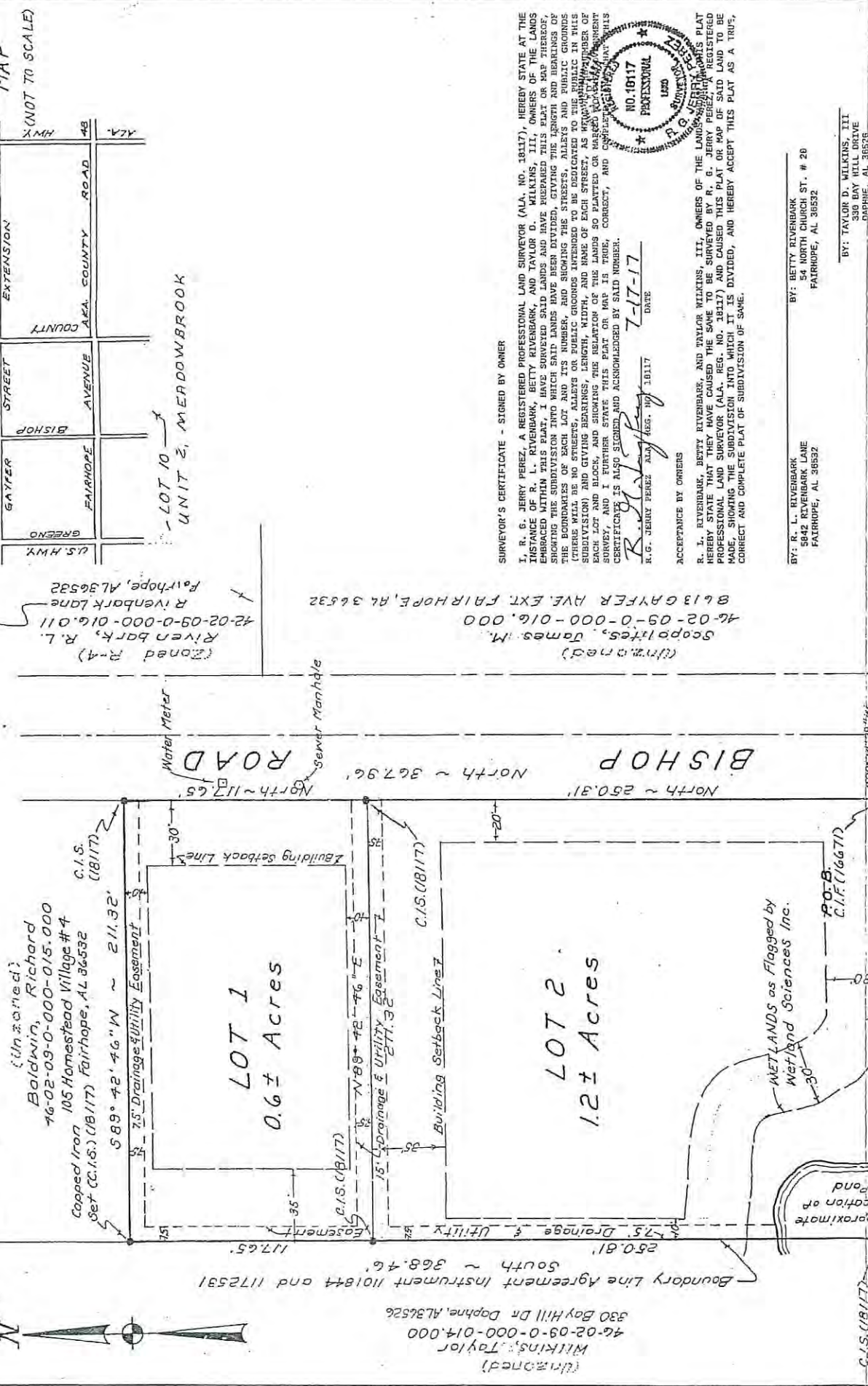
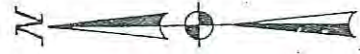
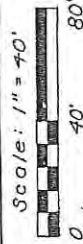
R.L. RIVENBARK
Property Owner/Leaseholder Printed Name

R.L. Rivenbark
Signature

June 12, 2017
Date

Fairhope Single Tax Corp. (If Applicable)





-LOT 10 -
UNIT 2, MEADOWBROOK

(Zoned R-4)
Rivenbark, R.L.
42-02-09-0-000-016.011
Rivenbark Lane
Fairhope, AL 36532

(Witnessed)
Geopolites, James M.
46-02-09-0-000-016.000
813 Gayer Ave. Ext. Fairhope, AL 36532

(Witnessed)
Milkins, Taylor
46-02-09-0-000-014.000
830 Bay Hill Dr. Daphne, AL 36526

(Unzoned)
Baldwin, Richard
46-02-09-0-000-015.000
105 Hameshead Village #4
887 C.C. (S.) (1817) Fairhope, AL 36532
C.I.S. (1817)
589° 42' 46" W ~ 211.32'

LOT 1
0.6± Acres

LOT 2
1.2± Acres

NETLANDS as Flagged by
Wetland Sciences Inc.

(Witnessed)
Taylor, Franklin
46-05-16-0-000-003.002
P.O. Box 677
Fairhope, AL 36533

GAYFER STREET EXTENSION

(Zoned R-1)
Bryars, Jerry
46-05-16-0-000-003.001
20971 Bishop Road
Fairhope, AL 36532

DESCRIPTION:
FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, T6S, R2E, BALDWIN COUNTY, ALABAMA, THE NORTH LINE BEARS N89°34'39"W TO A POINT, THENCE RUN S89°34'39"W, A DISTANCE OF 300.00 FEET TO AN IRON PIN LYING ON THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BISHOP ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF GAYFER STREET EXTENSION, THE POINT OF BEGINNING; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 367.96 FEET TO AN IRON PIN; THENCE RUN S89°42'16"W, A DISTANCE OF 211.32 FEET TO AN IRON PIN; THENCE SUBMERSE RUN A DISTANCE OF 368.46 FEET TO AN IRON PIN LYING ON THE SAID NORTH RIGHT-OF-WAY LINE OF BISHOP ROAD; THENCE RUN N89°34'39"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 211.32 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.0 ACRES, MORE OR LESS.

CITY OF FAIRHOPE PLANNING COMMISSION
THE WITHIN PLAT AND SUBDIVISION APPROVED AND ACCEPTED FOR RECORDING THIS THE ____ DAY OF ____

(SECRETARY)
FLOOD ZONE STATEMENT
I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP AND FOUND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT ACCORDING TO THE MAPS NUMBER 010030642L AND 010030644L THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE X (UNSHADED) FLOOD ZONE.

TELEPHONE COMPANY CERTIFICATE
THE UNDERSIGNED, HEREBY STATES THAT TELEPHONE SERVICE IS AVAILABLE AS PRESCRIBED BY ITS TARIFF TO THE PROPERTY SHOWN ON THIS PLAT, ALSO HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

AUTHORIZED REPRESENTATIVE'S SIGNATURE DATE

FAIRHOPE GAS DEPARTMENT
THE UNDERSIGNED, ROBERT ROHM AS AUTHORIZED BY CITY OF FAIRHOPE GAS DEPARTMENT, HEREBY ACCEPTS THE SERVICE AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA.

AUTHORIZED REPRESENTATIVE'S SIGNATURE DATE

FAIRHOPE PUBLIC UTILITIES (ELECTRIC)

THE UNDERSIGNED, JOE WOLCHINA AS AUTHORIZED BY CITY OF FAIRHOPE PUBLIC UTILITIES (ELECTRIC) HEREBY ACCEPTS THE SERVICE AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA.

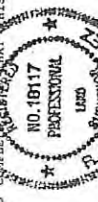
AUTHORIZED REPRESENTATIVE'S SIGNATURE DATE

FAIRHOPE PUBLIC UTILITIES (ELECTRIC)

SURVEYOR'S CERTIFICATE - SIGNED BY OWNER

I, R. G. JERRY PEREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR (ALA. NO. 18117), HEREBY STATE AT THE INSTANCE OF R. L. RIVENBARK, BETTY RIVENBARK, AND TAYLOR D. MILKINS, III, OWNERS OF THE LANDS EMBRACED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND HAVE PREPARED THIS PLAT OR MAP THEREOF, SHOWING THE SUBDIVISION INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS THEREON WHICH HAVE BEEN DEDICATED TO THE PUBLIC USE OF EACH STREET, ALLEY AND PUBLIC GROUND. I HAVE ALSO GIVING BEARINGS, LENGTHS, WIDTHS, AND NAME OF EACH STREET, ALLEY AND PUBLIC GROUND TO EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LOTS TO ADJACENT LOTS AND BLOCKS. MY SURVEY, AND I FURTHER STATE THIS PLAT OR MAP IS TRUE, CORRECT, AND COMPLETELY ACCURATE. THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED BY SAID OWNER.

R. G. JERRY PEREZ July 6th, 2011
7-17-17
DATE



ACCEPTANCE BY OWNERS

R. L. RIVENBARK, BETTY RIVENBARK, AND TAYLOR WILKINS, III, OWNERS OF THE LANDS SHOWN ON THIS PLAT STATE THAT THEY HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT, AND CAUSE THIS PLAT, OR MAP, TO BE MADE AND SUBMITTED TO THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, FOR THE RECORDING OF SAME. WE MAKE AND HEREBY ACCEPT THIS PLAT AS A TRUE, CORRECT AND COMPLETE PLAT OF SUBDIVISION OF SAME.

BY: R. L. RIVENBARK
542 RIVENBARK LANE
FAIRHOPE, AL 36532

BY: BETTY RIVENBARK
54 NORTH CHURCH ST. # 20
FAIRHOPE, AL 36532

BY: TAYLOR D. WILKINS, III
542 RIVENBARK LANE
FAIRHOPE, AL 36532

STATE OF ALABAMA
BALDWIN COUNTY

I, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT R. L. RIVENBARK, WHOSE NAME IS SIGNED TO THE FOREGOING ACCEPTANCE AND IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ACCEPTANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF ____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
BALDWIN COUNTY

I, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BETTY RIVENBARK, WHOSE NAME IS SIGNED TO THE FOREGOING ACCEPTANCE AND IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ACCEPTANCE, SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF ____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
BALDWIN COUNTY

I, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT TAYLOR D. WILKINS, III, WHOSE NAME IS SIGNED TO THE FOREGOING ACCEPTANCE AND IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ACCEPTANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF ____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FAIRHOPE WATER AND SEWER DEPARTMENT

THE UNDERSIGNED, DAN MCCRORY AS AUTHORIZED BY CITY OF FAIRHOPE WATER AND SEWER DEPARTMENT, HEREBY ACCEPTS THE SERVICE AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA.

AUTHORIZED REPRESENTATIVE'S SIGNATURE DATE

FAIRHOPE GAS DEPARTMENT

THE UNDERSIGNED, ROBERT ROHM AS AUTHORIZED BY CITY OF FAIRHOPE GAS DEPARTMENT, HEREBY ACCEPTS THE SERVICE AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA.

AUTHORIZED REPRESENTATIVE'S SIGNATURE DATE

FAIRHOPE PUBLIC UTILITIES (ELECTRIC)

THE UNDERSIGNED, JOE WOLCHINA AS AUTHORIZED BY CITY OF FAIRHOPE PUBLIC UTILITIES (ELECTRIC) HEREBY ACCEPTS THE SERVICE AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA.

AUTHORIZED REPRESENTATIVE'S SIGNATURE DATE

FAIRHOPE PUBLIC UTILITIES (ELECTRIC)

SITE DATA:
Number of Lots: 2
LOT 1 = 26,136 Sq. Ft.
LOT 2 = 52,272 Sq. Ft.
Total Acreage = 1.81
Zoned R-4

JUL 25 2011
E.B.

JOB ORDER	2/3-0/1
SCALE	1" = 40'
FIELD BOOK	
FIELD SURVEY	A-6-17

BAY AREA SURVEYING, INC.
PHONE 928-1122
20204 STATE HIGHWAY 181
FAIRHOPE, ALABAMA 36532

1st Submittal

T-46-09

SD 17.21



City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.22 Battles Trace, Phase 4

Project Name:

Battles Trace, Phase 4

Project Type:

Final Plat

Project Statistics:

Acreage: 8.61 +/-

of Lots: 27

Jurisdiction:

City of Fairhope Planning,
Permit, and Police Jurisdiction

Zoning District:

Tourist Resort (TR) District

PPIN Number:

29244

General Location:

North side of Battles Road and
north of Colony at the Grand

Engineer:

HMR Engineers, LLC

Owner:

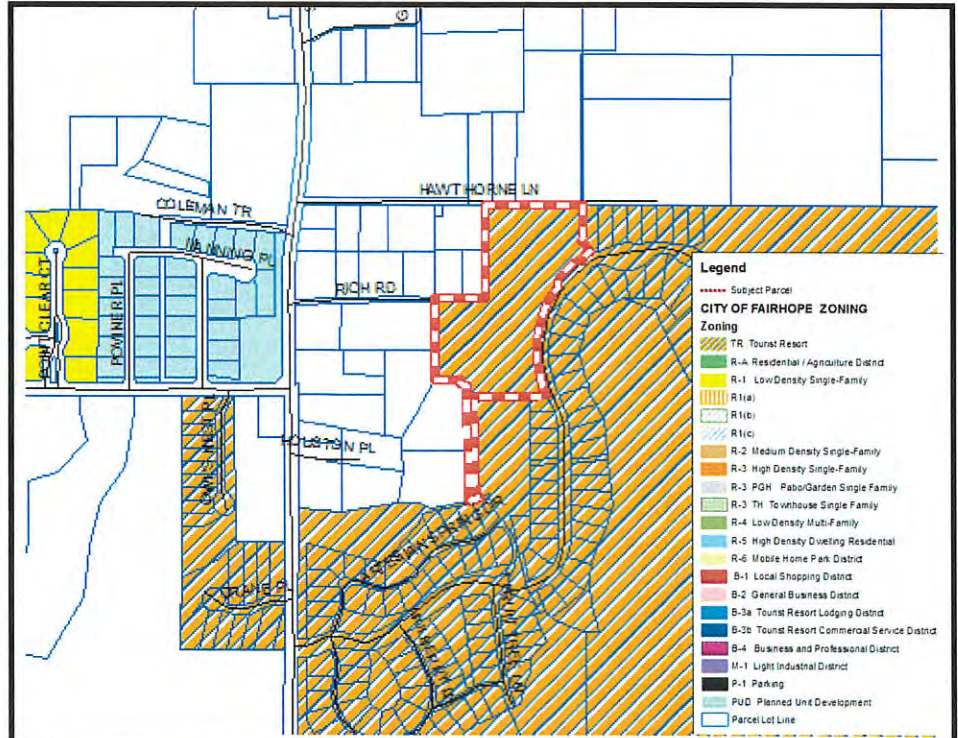
Retirement Systems
of Alabama

School District:

Fairhope Elementary,
Middle, and High School

Recommendation:

Approval with conditions



Summary of Request: Request of HMR, LLC for Final Plat approval of Battles Trace, Phase IV, a 27-lot subdivision. The property is located in Fairhope and is zoned TR (Tourist Resort) District. The total tract of the subject property is approximately 8.61 acres. The largest lot in the subdivision is 19,970 sf and the smallest lot is 7234 sf.

Comments:

Site History: The Tourist Resort District (approximately 186.5 acres with a total allowed density of 637) was approved in 2010 with multiple development zones, including a recreational zone, a low-rise zone, limited commercial zone, a mid-rise zone, and a high-rise zone which were presented in a land use map. In 2016, the applicant requested an amendment to the TR district land use map rearranging the percentages of the various zones and reducing the designated high-rise land use area. At the time of the amendment, the staff cover letter for the amendment reports the applicant anticipates to be well below the maximum allowed 637 units at final build out.

Zoning Cases									
Case Number	PC Date	PC Result	CC Date	Dev. Name	Applicant	Owner	Request	Address	Ordinance Number
ZC 10.04	6/7/10	Approved	8/23/10	Colony At the Grand	Point Clear Partners	Point Clear Partners	Conditional annexation to TR	Battles Road	Approved – Ord. No. 1434
ZC 16.04	4/4/16	Approved	6/27/16	TR District Amendment	HMR	RSA	TR District Amendment	Old Battles Rd	Approved- Ord. No. 1579

The Battles Trace Subdivision Preliminary Plat, first phase of this development, was approved in September 18, 2012 and is considered low-rise residential (not to exceed 35'). The total anticipated number of phases for this overall development has not been determined yet. According to the applicant's engineer, the number of total phases will depend on the market and how the developer will choose to break up the phasing. The preliminary plat for Phase 4 was approved on July 5, 2016. This application is for the final plat of Phase 4 of the Battles Trace Development.

Battles Trace Subdivision Cases

Case No.	Applicant	Case Type	Subdivision Name	No. of Lots	Location	Zoning	Submittal Date	PZ Date	PZ Decision	Recorded Plat
SD 06-05	Volkert/Daniel Corp	Minor	Colony at the Grand-triangle	2	outside	N/A		2/6/2006	Approved	5/15/2006, 5/15/2006, 5/15,2006
SD 13-12	HMR/Point Clear Partners	Minor Replat2, Replat 1	Colony at the Grand Sub., Ph 1A	3	Inside	TR	7/23/2013	9/3/2013	Approved	12/17/12 3/5/2014
SD 10-03	HMR, LLC	Minor	Colony at the Grand	2	Inside	TR	9/28/2010	11/1/2010	Approved	5/3/2011 11/22/2011
SD-12-05	Point Clear Partners/HMR	Preliminary	Battles Trace at the Colony	66	Inside	TR	7/24/2012	9/18/2012	Approved	N/A
SD-13-18	HMR	Final	Battles Trace at the Colony, Phase 1	42	Inside	TR	10/22/2013	12/2/2013	Approved	6/3/2014
SD-16-02	HMR, LLC	Final	Battles Trace, Phase 2	24	Inside	TR	11/24/2015	1/4/2016	Approved	1/29/2016
SD-15-25	HMR / RSA	Preliminary	Battles Trace, Phase 3	43	Inside	TR	9/22/2015	11/2/2015	Approved	N/A
SD-16-31	HMR, LLC	Final	Battles Trace, Phase 3	43	Inside	TR	9/27/2016	11/10/2016	Approved	1/20/2017
SD-16-15	HMR	Preliminary	Battles Trace, Phase 4	27	Inside	TR	5/24/2016	7/5/2016	Approved	N/A
SD-17-22	HMR	Final	Battles Trace, Phase 4	27	Inside	TR	7/25/2017	9/5/2017	TBD	-----

Site Photos:



Battles Trace Ph. 4 View north on Colony Dr.



Battles Trace Ph. 4 looking north, Colony Drive on right.



Battles Trace Ph. 4 view of Boundary Drive

School Impact analysis: The student yield factor (SYF) is calculated by dividing the number of students by dwelling type by the total number of dwelling units in an attendance. For example, if we have 1,000 students occupying single family dwellings (SFD) in an attendance zone for elementary school, and the attendance zone has 2,500 total dwelling units, we divide that by the number of single family dwellings by the number of students residing in single family homes.

1,000 students ÷ 2,500 total number homes in the attendance zone = .40 students per single family home.

Using these numbers, we can estimate the number of students a new 100-unit single family subdivision could expect to generate would be 40 students. The same formula can be used to determine the SYF for mobile home units, apartments etc.

The Baldwin County student yield factors for single family detached are:

K-6 – 0.39 per unit

7-8 – 0.11 per unit

9-12 – 0.17 per unit

The Final Plat for Battles Trace, Phase 4 contains 27 single family lots. Applying the student yield factors, the development is expected to generate 10.53 (27x.39) elementary school students, 2.97 (27x.11) middle school students and 4.59 (27X.17) high school students.

Development Name	Application Type	Housing Type	Total Units	Attendance Zone	SYF	Expected Number students
Battles Trace Phase 4	Final Plat	SF	27	Fairhope Elementary	.39	10.53
				Fairhope Middle	.11	2.97
				Fairhope High	.17	4.59
				Total		18.09

Lot Standards: Lot standards are per the approved preliminary plat.

Streets and Drainage: No storm sewer video was submitted as the roads, storm sewer, and rain gardens are privately owned. This is noted on the plat. The City will not be responsible for the development’s private infrastructure.

The LID was approved by the previous Planning Director in an earlier phase and the overall development has 11 LID that have been pre-approved. This phase includes grass swales, rain gardens, and gravel paths.

Operations and Maintenance Plan: The applicant is amending the overall development Operations and Maintenance Plan to include Battles Trace Phase 4.

Water and Sewer: This subdivision has a low-pressure sewer system; therefore, no sewer video was submitted. Dan McCrory has reviewed and approved the water and sewer submittals.

Landscaping: Jennifer Fidler signed off on the landscaping plan on June 8, 2016. The rain gardens have been planted.

Greenspace: The applicant states that 1.09 acres of greenspace is platted in this phase. Relative to the total acreage of this phase (8.61 acres), that is 12.7%. The addition of the 1.09 acres brings the current greenspace within the development to 55.7 acres of the total 182 acres, or 30%.

Lighting Plan: No street light was submitted. According to the engineer of record, light is not proposed at this time. Any lighting installed will be privately maintained.

Pedestrian Paths: Pedestrian circulation movement is allowed behind lots as a multi-use easement has been provided for along the back of lots 113-127. Pedestrian paths will not be constructed at this time. Due to the TR District allowances, the developer has discretion for installation on private infrastructure.

Financial Guaranty: The Maintenance package that has been provided is incomplete. The following are missing:

- Section 3 of the maintenance guaranty agreement is not completed.
- The Exhibit A, Improvements, that goes with the agreement was not provided. This section should be in narrative format.
- The date was not filled out on the Maintenance Bond form.
- Staff has not been given the agreement from the developer.

Final Inspection: On August 9, 2017, staff attended a final inspection on this subdivision. Some minor items were found that shall be completed. The applicant is in process for completing these items. The applicant shall call for an inspection of the punch list.

Recorded Plats: At the time of final plat, the applicant shall have all items completed so that the plat may be recorded within a 60-day time frame, per the City of Fairhope Subdivision Regulations.

Other: Any applicable outside agency permits shall be provided.

Recommendation:

Staff recommends approval contingent upon the following conditions:

- 1) The submittal of a satisfactory financial guaranty packets being submitted.
- 2) The final punch list shall be completed and satisfied to the approval of the City of Fairhope Superintendents.



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: 7/25/17

Property Owner / Leaseholder Information

Name of Property Owner: Retirement Systems of Alabama Phone Number: 334-264-2345
 Address of Property Owner: 135 South Union Street, Suite 228
 City: Montgomery State: AL Zip: 36104

Proposed Subdivision Name: Battles Trace at the Colony Phase 4
 No. Acres in Plat: 8.6 No. Lots/Units: 27
 Parcel No: 05-46-09-30-0-000-078.000 Current Zoning: TR

Authorized Agent Information

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

Name of Authorized Agent: Hutchinson, Moore & Rauch, LLC Phone Number: 251-380-8746
 Address: PO Box 1127
 City: Daphne State: AL Zip: 36526
 Contact Person: Tim Lawley

Surveyor/Engineer Information

Name of Firm: Hutchinson, Moore & Rauch, LLC Phone Number: 251-380-8746
 Address: PO Box 1127
 City: Daphne State: AL Zip: 36526
 Contact Person: Tim Lawley

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.

Timothy D. Lawley - Authorized Agent
 Property Owner/Leaseholder Printed Name

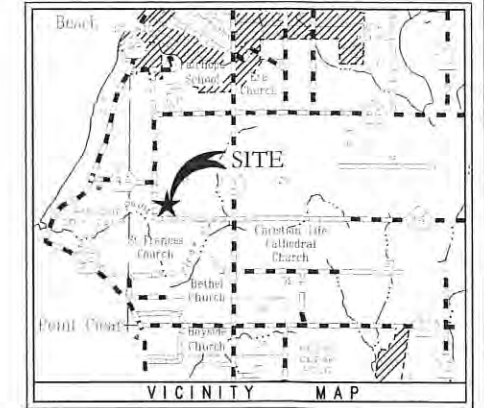
Tim Lawley
 Signature

7/25/17
 Date

Fairhope Single Tax Corp. (If Applicable)

RECEIVED
 JUL 25 2017
 EB
 BY:

BATTLES TRACE AT THE COLONY PHASE 4



SITE DATA
 TOTAL ACRES = 8.61 ACRES
 TOTAL NUMBER OF LOTS (PH 4) = 27
 SMALLEST LOT = 0.17 ACRES (7,234 S.F.±)
 COMMON AREA/OPEN SPACE (PH 4) ACRES = 1.09 ACRES (47,257 S.F.±) (12.7%)
 LINEAR FEET OF ROADWAY = 1,147 L.F.

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

SURVEYOR
 STUART L. SMITH, P.L.S.
 A.L.A. REG. NO. 27403

ENGINEER
 SCOTT A. HUTCHINSON, P.E.
 A.L.A. REG. NO. 21830

ZONING
 TOURISM-RESORT DISTRICT

SETBACKS
 FRONT
 10 FEET

SEC
 NONE

REAR
 15 FEET (LOTS 109 THRU 122)
 20 FEET (LOTS 123 THRU 126)

ALL OTHER LOTS SHALL CONFORM TO ISO REQUIREMENTS (REFER TO NOTE #9)

UTILITY PROVIDERS
 WATER - FAIRHOPE WATER AND SEWER
 SEWER - FAIRHOPE WATER AND SEWER
 POWER - RIVERA UTILITIES
 TELEPHONE - AT&T
 GAS - FAIRHOPE GAS

EASEMENTS
 • ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ROADSIDE LOT LINES.
 • MULTI-USE EASEMENT SHOWN ALONG THE REAR OF LOTS 113 THRU 127 SHALL INCLUDE DRAINAGE, UTILITY & PEDESTRIAN ACCESS.

LEGEND
 P.O.B. POINT OF BEGINNING
 P.O.E. POINT OF ENDING
 (A) ACTUAL
 (R) RECORD DEED
 (P) PLAT OF RECORD
 (O) OPEN TOP IRON PIPE FOUND
 (PF) IRON PIN FOUND
 (CF) CAPTOP IRON PIPE FOUND
 (CR) CAPPED REBAR FOUND
 (RF) 1/2" REBAR FOUND
 (CS) 1/2" CAPPED REBAR SET STAMPED CA#604
 (CM) CONCRETE MONUMENT FOUND
 (CNS) CONCRETE MONUMENT SET
 (LS) LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 (CA#) CERTIFICATE OF AUTHORIZATION NUMBER
 (DST) DISTURBED
 (REF) REFERENCE CORNER SET ON LINE
 (LNS) UNREACHABLE
 (INST #) INSTRUMENT NUMBER
 (SECT.) SECTION
 T- TOWNSHIP
 R- RANGE
 -O- POWER POLE
 -G- GUY WIRE
 R/W RIGHT-OF-WAY
 R.O.W. RIGHT-OF-WAY
 ○ FIRE HYDRANT
 EL./ELEV. ELEVATION
 INV INVERT
 NOTE: ALL PROPERTY CORNERS SET OR FOUND ARE HMR (CA#604LS) UNLESS OTHERWISE STATED.

GENERAL SURVEYORS NOTES:
 1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT PROVIDED AT TIME OF SURVEY.
 2. BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE STATE PLANE GRID. NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP PANEL NO. 01000C0266, REVISED JULY 17, 2007.
 4. FIELD WORK FOR THIS SURVEY WAS PERFORMED JULY, 2015.
 5. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND ENERGY COSTS OF ANY STREET LIGHTS.
 6. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.
 7. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY.
 8. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
 9. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE BATTLES TRACE AT THE COLONY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN BALDWIN COUNTY, ALABAMA (THE "DECLARATION"), INCLUDING THE VARIOUS EASEMENTS, USE RESTRICTIONS AND THE CREATION OF LENS FOR THE PAYMENT OF ANNUAL ASSESSMENTS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
 10. A MINIMUM 12 FOOT SEPARATION SHALL BE ESTABLISHED BETWEEN ALL STRUCTURES TO MEET ISO REQUIREMENTS.
 11. ALL LOTS SHALL BE ACCESSED OFF OF LUPINE DRIVE AND BOUNDARY DRIVE.

SURVEYOR'S CERTIFICATION

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

STUART L. SMITH, P.L.S. DATE: 8/15/2017
 ALABAMA LICENSE NUMBER 27403

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



DESCRIPTION OF BATTLES TRACE AT THE COLONY - PHASE 4
 A NORTHWEST PORTION OF LOT 1, THE COLONY AT THE GRAND REPLAT 2, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2453 IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHEAST CORNER OF COMMON AREA "D", BATTLES TRACE PHASE 1, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2507-D IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 80°00'00" WEST A DISTANCE OF 289.54 FEET TO A POINT; THENCE RUN NORTH 01°39'22" WEST A DISTANCE OF 47.83 FEET TO A POINT; THENCE RUN NORTH 78°43'35" WEST A DISTANCE OF 20.93 FEET TO A POINT; THENCE RUN NORTH 00°16'02" EAST A DISTANCE OF 16.88 FEET TO A POINT; THENCE RUN NORTH 89°49'56" WEST A DISTANCE OF 88.14 FEET TO A POINT; THENCE RUN NORTH 78°24'00" WEST A DISTANCE OF 18.35 FEET TO A POINT; THENCE RUN NORTH 03°23'08" EAST A DISTANCE OF 341.24 FEET TO A POINT; THENCE RUN SOUTH 89°47'36" EAST A DISTANCE OF 186.60 FEET TO A POINT; THENCE RUN NORTH 00°08'41" EAST A DISTANCE OF 434.97 FEET TO A POINT; THENCE RUN SOUTH 89°55'58" EAST A DISTANCE OF 478.57 FEET TO A POINT; THENCE RUN SOUTH 00°03'47" WEST A DISTANCE OF 140.14 FEET TO A POINT; THENCE RUN SOUTH 33°33'21" WEST A DISTANCE OF 20.35 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 114.93 FEET, AN ARC LENGTH OF 45.28 FEET, A CHORD BEARING SOUTH 42°31'32" EAST, AND A CHORD DISTANCE OF 44.99 FEET TO A POINT; THENCE RUN SOUTH 31°14'48" EAST A DISTANCE OF 24.01 FEET TO A POINT; THENCE RUN SOUTH 59°54'28" WEST A DISTANCE OF 30.01 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 28.49 FEET, A CHORD BEARING SOUTH 23°09'38" WEST, AND A CHORD DISTANCE OF 24.39 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 154.00 FEET, AN ARC LENGTH OF 173.41 FEET, A CHORD BEARING SOUTH 45°18'25" WEST, AND A CHORD DISTANCE OF 184.40 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET, AN ARC LENGTH OF 13.42 FEET, A CHORD BEARING SOUTH 23°26'26" WEST, AND A CHORD DISTANCE OF 13.35 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 488.00 FEET, AN ARC LENGTH OF 276.06 FEET, A CHORD BEARING SOUTH 17°37'39" WEST, AND A CHORD DISTANCE OF 272.39 FEET TO A POINT; THENCE RUN SOUTH 02°05'04" EAST A DISTANCE OF 59.68 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 488.00 FEET, AN ARC LENGTH OF 149.76 FEET, A CHORD BEARING SOUTH 14°22'55" EAST, AND A CHORD DISTANCE OF 149.17 FEET TO A POINT; THENCE RUN SOUTH 84°13'21" WEST A DISTANCE OF 71.45 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 8.61 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF ALABAMA
 COUNTY OF BALDWIN
 THIS IS TO CERTIFY THAT THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN, 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 FOR UTILITY USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
 DATED THIS THE ____ DAY OF ____ 20__

THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA

NOTARY FOR TEACHERS' RETIREMENT SYSTEM OF ALABAMA

STATE OF ALABAMA
 COUNTY OF MONTGOMERY
 I, _____, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT DAVID G. BRONNER, WHOSE NAME AS SECRETARY-TREASURER OF THE TEACHERS' RETIREMENT SYSTEM OF ALABAMA, AN INSTRUMENTALITY OF THE STATE OF ALABAMA, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH SECRETARY-TREASURER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PUBLIC CORPORATION.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF ____ 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

STATE OF ALABAMA
 COUNTY OF BALDWIN
 THIS IS TO CERTIFY THAT THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA IS THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREIN, 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 FOR UTILITY USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
 DATED THIS THE ____ DAY OF ____ 20__

THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA

NOTARY FOR EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA

STATE OF ALABAMA
 COUNTY OF MONTGOMERY
 I, _____, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT DAVID G. BRONNER, WHOSE NAME AS SECRETARY-TREASURER OF THE EMPLOYEES' RETIREMENT SYSTEM OF ALABAMA, AN INSTRUMENTALITY OF THE STATE OF ALABAMA, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH SECRETARY-TREASURER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PUBLIC CORPORATION.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF ____ 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATION OF ENGINEER

STATE OF ALABAMA
 COUNTY OF BALDWIN
 CITY OF DAPHNE
 I, SCOTT A. HUTCHINSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR HUTCHINSON, MOORE AND RAUCH, LLC, HOLDING CERTIFICATE NUMBER 21830, HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREON WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE FAIRHOPE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS AND ORDINANCES APPLICABLE TO MY DESIGN.
 DATED THIS THE ____ DAY OF ____ 20__

SCOTT A. HUTCHINSON, P.E.
 A.L.A. REG. NO. 21830

CERTIFICATE OF APPROVAL BY AT&T

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

THE UNDERSIGNED, AS AUTHORIZED BY THE RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 THIS THE ____ DAY OF ____ 20__

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL OF THE CITY OF FAIRHOPE PLANNING COMMISSION

THE WITHIN PLAT OF BATTLES TRACE AT THE COLONY, PHASE 4, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY FAIRHOPE CITY PLANNING COMMISSION.
 THIS THE ____ DAY OF ____ 20__

SECRETARY

NO.	REVISION	DATE	ENCR.
1	REMOVED ONE LOT AND RENUMBERED LOTS	04/14/16	

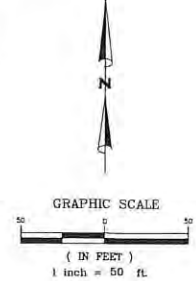


HUTCHINSON, MOORE & RAUCH, LLC
 2039 MAIN STREET
 DAPHNE, ALABAMA 36526
 ENGINEERS • SURVEYORS
 LAND PLANNERS
 TEL (251) 626-2626
 FAX (251) 626-6934
 daphne@hmrengineers.com



FINAL PLAT BATTLES TRACE AT THE COLONY PHASE 4 RETIREMENT SYSTEM OF ALABAMA			
SCALE NOT TO SCALE	DATE 08/15/2017	DRAWN BY SLS	CHECKED BY SLS
SHEET 1 OF 2			

BATTLES TRACE AT THE COLONY PHASE 4



SITE DATA
 TOTAL ACRES = 8.61 ACRES
 TOTAL NUMBER OF LOTS (PH 4) = 27
 SMALLEST LOT = 0.17 ACRES (7,254 S.F.)
 TOTAL ACRES OF COMMON AREA (PH 4) = 1.09 ACRES (47,257 S.F.)
 LINEAR FEET OF ROADWAY = 1,147 LF.

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

SURVEYOR
 STUART L. SMITH, P.L.S.
 AL L.C. NO. 27403

ENGINEER
 SCOTT A. HUTCHINSON, P.E.
 AL L.C. NO. 21830

ZONING
 TOURISM-RESORT DISTRICT

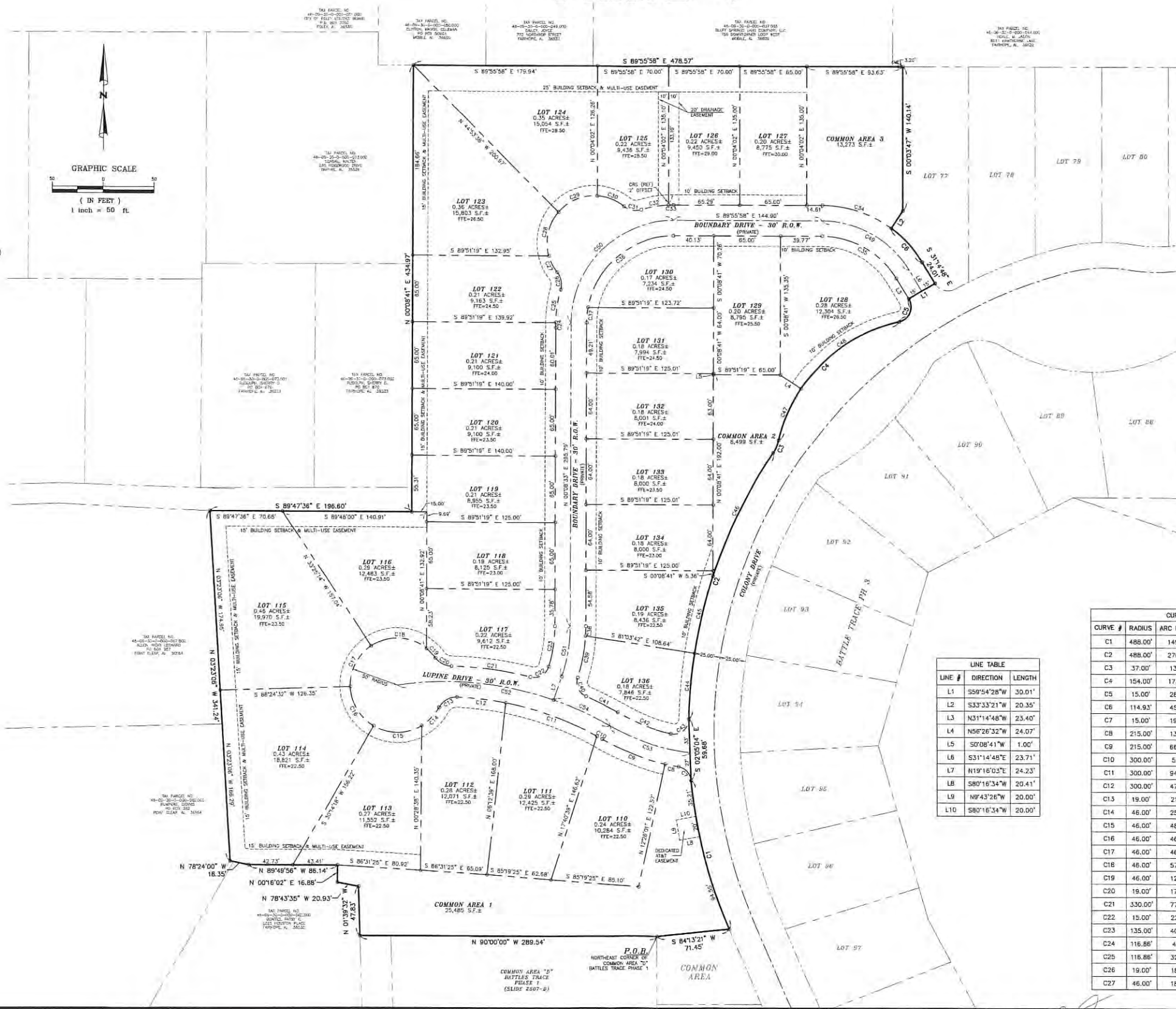
SETBACKS
 FRONT
 10 FEET

SIDE
 NONE

REAR
 15 FEET (LOTS 129 THRU 122)
 20 FEET (LOTS 123 THRU 126)
 ALL OTHER LOTS SHALL CONFORM TO
 ISO REQUIREMENTS (REFER TO NOTE #3)

UTILITY PROVIDERS
 WATER - FAIRHOPE WATER AND SEWER
 SEWER - FAIRHOPE WATER AND SEWER
 POWER - RIVERA UTILITIES
 TELEPHONE - AT&T
 GAS - FAIRHOPE GAS

EASEMENTS
 ALL LOTS ARE SUBJECT TO A 10' UTILITY
 EASEMENT ALONG ROADSIDE LOT LINES.
 MULTI-USE EASEMENT SHOWN ALONG THE REAR OF
 LOTS 113 THRU 127 SHALL INCLUDE DRAINAGE,
 UTILITY & PEDESTRIAN ACCESS.



LEGEND
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 (A) ACTUAL
 (R) RECORD DEED
 (P) PLAT OF RECORD
 O.I.F. OPEN TOP IRON PIPE FOUND
 I.P.F. IRON PIN FOUND
 C.T.F. CRIMP TOP IRON PIPE FOUND
 C.R.F. CAPPED REBAR FOUND
 R.B.F. 1/2" REBAR FOUND
 C.R.S. 1/2" CAPPED REBAR SET STAMPED CA#604
 C.M.F. CONCRETE MONUMENT FOUND
 C.M.S. CONCRETE MONUMENT SET
 L.S.F. LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 C.A.# CERTIFICATE OF AUTHORIZATION NUMBER
 (DST) DISTURBED
 (R.F.T) REFERENCE CORNER SET ON LINE
 (U.N.R) UNREADABLE
 INST # INSTRUMENT NUMBER
 SECT. SECTION
 T. TOWNSHIP
 R. RANGE
 P. POWER POLE
 E. EASY WIRE
 R/W RIGHT-OF-WAY
 R.O.W. RIGHT-OF-WAY
 C. FIRE HYDRANT
 EL/ELEV ELEVATION
 INV INVERT
 NOTE: ALL PROPERTY CORNERS SET OR FOUND ARE HMR
 (CA#604/S) UNLESS OTHERWISE STATED.

GENERAL SURVEYOR'S NOTES:
 1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT PROVIDED AT TIME OF SURVEY.
 2. BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE, STATE PLANE GRID NORTH, DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP PANEL NO. 1100300756L, REVISED JULY 17, 2007.
 4. FIELD WORK FOR THIS SURVEY WAS PERFORMED JULY, 2015.
 5. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND ENERGY COSTS OF ANY STREET LIGHTS.
 6. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.
 7. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
 8. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE BATTLES TRACE AT THE COLONY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED IN BALDWIN COUNTY, ALABAMA (THE "DECLARATION"), INCLUDING THE VARIOUS EASEMENTS, USE RESTRICTIONS AND THE CREATION OF LEASES FOR THE PAYMENT OF ANNUAL ASSESSMENTS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.
 9. A MINIMUM 12 FOOT SEPARATION SHALL BE ESTABLISHED BETWEEN ALL STRUCTURES TO MEET ISO REQUIREMENTS.
 10. ALL LOTS SHALL BE ACCESSED OFF OF LUPINE DRIVE AND BOUNDARY DRIVE.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S59°54'28"W	30.01'
L2	S33°33'21"W	20.35'
L3	N31°14'48"W	23.40'
L4	N56°26'32"W	24.07'
L5	S07°41'7"W	1.00'
L6	S31°14'48"E	23.71'
L7	N19°16'03"E	24.23'
L8	S80°16'34"W	20.41'
L9	N9°43'26"W	20.00'
L10	S80°16'34"W	20.00'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C1	488.00'	149.76'	S14°22'56"E	148.17'
C2	488.00'	276.06'	S17°37'38"W	272.39'
C3	37.00'	13.42'	S23°28'26"W	13.35'
C4	154.00'	173.41'	S45°18'25"W	164.40'
C5	15.00'	28.49'	S23°09'38"W	24.39'
C6	114.93'	45.28'	S42°31'32"E	44.99'
C7	15.00'	19.78'	S43°22'18"E	18.38'
C8	215.00'	13.60'	S79°20'25"E	13.60'
C9	215.00'	66.56'	S88°38'30"E	66.30'
C10	300.00'	5.68'	S60°19'54"E	5.68'
C11	300.00'	94.95'	S69°56'27"E	94.55'
C12	300.00'	47.86'	S83°34'40"E	47.81'
C13	19.00'	21.21'	N59°52'26"E	20.12'
C14	46.00'	25.09'	N43°31'10"E	24.78'
C15	46.00'	48.95'	N89°37'45"E	46.67'
C16	46.00'	46.60'	S30°51'54"E	44.63'
C17	46.00'	46.79'	S27°17'41"W	44.80'
C18	46.00'	57.88'	N87°31'17"W	54.13'
C19	46.00'	12.86'	N43°28'00"W	12.82'
C20	19.00'	17.84'	N62°21'08"W	17.19'
C21	330.00'	77.83'	N82°29'29"W	77.85'
C22	15.00'	22.81'	S60°42'09"W	20.67'
C23	135.00'	40.04'	S08°36'32"W	39.90'
C24	116.86'	4.99'	S00°49'48"E	4.99'
C25	116.86'	32.43'	S08°20'44"W	32.33'
C26	19.00'	18.12'	S11°01'28"E	17.44'
C27	46.00'	18.00'	S27°08'12"E	17.88'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C28	46.00'	45.47'	S12°23'20"W	43.64'
C29	46.00'	42.65'	S87°16'06"W	41.14'
C30	46.00'	27.88'	N66°48'23"W	27.44'
C31	19.00'	18.12'	N78°45'48"W	17.44'
C32	115.00'	27.71'	S80°49'05"W	27.64'
C33	115.00'	4.71'	S88°53'37"W	4.71'
C34	115.00'	72.51'	N71°52'07"W	71.32'
C35	85.00'	87.06'	N60°35'23"W	83.31'
C36	85.00'	118.54'	S30°07'01"W	109.16'
C37	85.00'	14.87'	S05°09'20"W	14.85'
C38	164.95'	9.42'	S01°46'42"W	9.42'
C39	164.95'	41.55'	S10°37'52"W	41.44'
C40	15.00'	21.89'	S23°57'14"E	20.00'
C41	329.73'	34.35'	S82°46'16"E	34.33'
C42	184.95'	56.28'	S68°30'14"E	56.06'
C43	15.00'	26.54'	N52°06'06"E	23.21'
C44	488.00'	64.43'	N05°12'22"E	64.39'
C45	488.00'	77.42'	N13°31'57"E	77.34'
C46	488.00'	134.20'	N25°57'14"E	133.78'
C47	154.01'	55.13'	N23°18'16"E	54.83'
C48	154.01'	118.29'	N55°33'41"E	115.40'
C49	100.00'	102.43'	S60°35'23"E	98.01'
C50	100.00'	156.95'	N45°06'22"E	141.33'
C51	150.00'	50.06'	N09°42'22"E	49.83'
C52	315.00'	214.65'	S79°18'39"E	210.52'
C53	200.00'	83.99'	S71°49'11"E	83.37'
C54	315.00'	60.16'	N65°15'39"W	60.07'

		HUTCHINSON, MOORE & RAUCH, LLC 2039 MAIN STREET DAPHNE, ALABAMA 36526	ENGINEERS • SURVEYORS LAND PLANNERS	TEL (251) 626-2626 FAX (251) 626-6934 daphne@hmrengineers.com		FINAL PLAT BATTLES TRACE AT THE COLONY PHASE 4 RETIREMENT SYSTEM OF ALABAMA		
NO.	REVISION	DATE	ENGR.	SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
				1"=50'	08/15/2017	SLS	SLS	2 OF 2



City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.23 Phase 3 of Greenbrier at Firethorne

Project Name:

Phase 3 of Greenbrier at Firethorne

Project Type:

Final Plat

Project Statistics:

Acreage: 16.27
Number of Lots: 29

Jurisdiction:

City of Fairhope Planning, Police,
and Permit Jurisdictions

Zoning District:

PUD (Planned Unit Development)

PPIN Number:

362656

General Location:

West of Quail Creek Villas and
north of Stone Creek Villas

Engineer:

Dewberry/Preble-Rish, LLC

Owner:

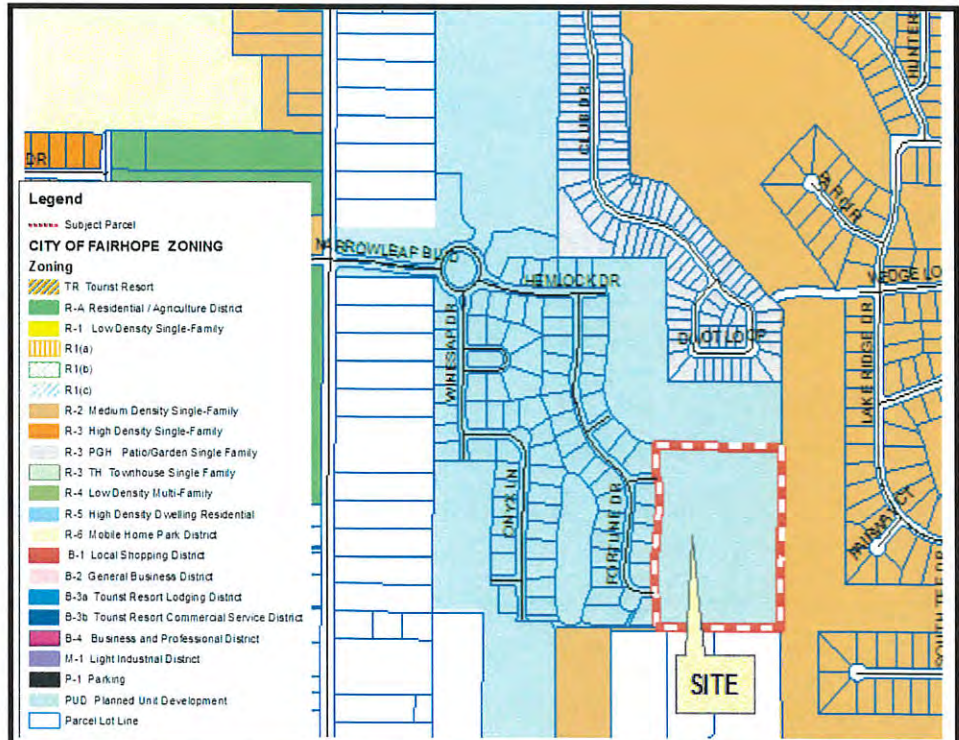
Ralph Reynolds, Davis Pilot,
Billy Stimpson, Sands Stimpson,
Thomas Gross, and Nathan Cox.

School District:

Fairhope Elementary, Middle,
and High School

Recommendation:

Approve with conditions



Summary of Request:

Request of Dewberry Preble Rish, LLC for Final Plat approval of Phase 3 of Greenbrier at Firethorne, a 29-lot subdivision. Attached with this report is a PUD layout with the subdivision section names for purposes of clarification and visualization. The largest lot is approximately 28,028 sf and the smallest lot is 15,000 sf.

Site History: The Firethorne PUD application received approval through Planning Commission on May 5, 2014. City Council heard the application on June 9, 2014 and approved the PUD on June 23, 2014. The City Council voted unanimously to approve the PUD contingent upon the following conditions:

- 1) All setback lines shall be no less than the utility easement line on lots.
- 2) A 20-foot tree preservation buffer shall be shown on lots 25-39 (Phase 4 & 6).
- 3) The maximum building height shall be 35 feet.
- 4) A traffic study shall be required at the time a preliminary plat is submitted.

Zoning Case										
Case No.	PC Date	PC Result	CC Date	Dev. Name	Applicant	Owner	Request	Address	Legal	Ordinance Number
ZC 14.05	5/5/2014	Approved	6/9/2014	Firethorne	Preble-Rish, LLC	Firethorne Dev. LLC	Conditional Annexation to PUD	St Hwy 181	05-46-06-23-0-000-022.001	Ord. No. 1515

Site Photos:



View to the South on Hemlock Drive



View on Hemlock Dr. South

View of the Detention Pond



Phase 3 of Firethorne at Greenbrier, Preliminary Plat application was heard by Planning Commission on November 10, 2017. At the time, staff recommended denial due to a lack of sewer capacity for the subdivision, per the Water and Sewer Superintendent. The applicant requested the application be tabled until the issues regarding sewer could be addressed. The application was passed by Planning Commission on January 3, 2017.

School Impact analysis: The student yield factor (SYF) is calculated by dividing the number of students by dwelling type by the total number of dwelling units in an attendance. For example, if we have 1,000 students occupying single family dwellings (SFD) in an attendance zone for elementary school, and the attendance zone has 2,500 total dwelling units, we divide that by the number of single family dwellings by the number of students residing in single family homes.

1,000 students ÷ 2,500 total number homes in the attendance zone = .40 students per single family home.

Using these numbers, we can estimate the number of students a new 100-unit single family subdivision could expect to generate would be 40 students. The same formula can be used to determine the SYF for mobile home units, apartments etc.

The statistical factors below were based on county-wide analysis specific to Baldwin County.

The Baldwin County student yield factors for single family detached are:

K-6 – 0.39 per unit

7-8 – 0.11 per unit

9-12 – 0.17 per unit

The Final Plat for Phase 3 of Firethorne at Greenbrier contains 29 single family lots. Applying the student yield factors, the development is expected to generate 11.31 (29x.39) elementary school students, 3.19 (29x.11) middle school students and 4.93 (29X.17) high school students.

Development Name	Application Type	Housing Type	Total Units	Attendance Zone	SYF	Expected number students
Phase 3 of Greenbrier at Firethorne	Final Plat	SF	29	Fairhope Elementary	.39	11.31
				Fairhope Middle	.11	3.19
				Fairhope High	.17	4.93
				Total		19.43

All Associated Investors: The investors in the project include Ralph Reynolds, Davis Pilot, Billy Stimpson, Sands Stimpson, Thomas Gross, and Nathan Cox.

Building Setbacks: The proposed setbacks appear to be consistent with the approved Preliminary Plat approval.

Traffic: A traffic study (dated July 17, 14) for the entire development was conducted at the time of the Phase 1A of Greenbrier at Firethorne and Phase 1B of Silverleaf at Firethorne approval in August 2014. According to the report, the Phase 3 build out was anticipated in 2021. The primary entrance (Narrowleaf Blvd.) to the site is off of Hwy181 and the secondary access drive (Onyx Lane) is at the southern end of the subdivision near Highway 44 and the Stone Creek Villas Subdivision. The study intersections for the Traffic Impact Study were as follows:

1. SR 181 @ Bay Meadows Avenue
2. SR 181 @ Holcomb Blvd (renamed Onyx Blvd. to be consistent with the Stone Creek Villas Development road names.)
3. SR 181 @ CR 44.

The conclusion of the Traffic Study was that turn lanes are warranted:

- A southbound left turn lane on SR 181 at the Site Access 1 (Narrowleaf Blvd. entrance) upon full build-out of Construction of Phase 1;
- A northbound right turn lane on SR 181 at Site Access 1 (Narrowleaf Blvd. entrance) upon full build-out of Construction Phase 4.

A traffic signal warrant analysis was conducted, but did not meet the side street volume requirements for any point, including full build-out. A letter from ALDOT was submitted to the City of Fairhope in December 2016, when this project was approved, stating the signal warrant analysis was to be performed and submitted prior to the approval of the 139th constructed home which is in Phase 4.

Street Lighting: *Article V Section D F 3 (f) requires “Street lights are to be paid for or installed by the developer at the time of development.”* The applicant has provided proof of payment for the street lights. Previous policy dictates that the City of Fairhope only accepts LED, dark sky friendly, acorn style-street lights for monthly maintenance cost.

Water and Sewer: Water and Sewer shall be in compliance with the City of Fairhope Water and Sewer Specifications. The applicant has submitted the required tests, video and GIS as-builts. Dan McCrory has reviewed and approved the GIS as-builts and required tests.

Signage: Per Kim Burmeister, subdivision signs will require separate permitting

Storm Water: Signed sealed drainage calculations were submitted by the Engineer of Record at the time of Preliminary Plat. The applicant has provided the engineer’s certification letter for the storm water system.

Operations and Maintenance Plan: As per Article V Section F, 3 a. 3, the applicant has submitted a draft Operations and Maintenance Agreement and Plan, during the preliminary plat phase of development. The Operations and Maintenance Agreement and Plan shall be executed and recorded at the time of plat recording.

Landscaping: A landscape plan has been submitted and approved during the preliminary plat phase.

A financial guarantee and agreement has been provided for street trees and sidewalks in front of lots that were not completed at the time of final inspection.

Currently, the applicant has been planting live oak trees between the sidewalk and the curb in the Firethorne development. This tree species is too large for the space it is being planted. Staff requests the applicant work with City of Fairhope Public Works to select a tree better suited for the small space between the sidewalk and the curb in the future phases of this development. According to the City of Fairhope Horticulturist on October 20, 2016, large species trees cannot be approved unless there is at least 7 feet between the sidewalk and the curb.

Completion of Improvements: The final inspection was conducted on July 26, 2017. The final punch list shall be completed to the City of Fairhope's satisfaction prior to plat signature and recording. Staff requests a letter of verification that the applicant's engineer has reviewed and approved the road tests.

Financial Guaranty: The Maintenance package has been submitted to the City of Fairhope Planning Department. A performance bond package has been submitted for the sidewalks and street trees. The Maintenance Bond Package and the Subdivision Package appears complete.

Recorded Plats: At the time of final plat, the applicant shall have all items completed so that the plat may be recorded within a 60- day time frame, per the City of Fairhope Subdivision Regulations.

Other: Any applicable outside agency permits shall be obtained.

Recommendation:

Staff recommends approval of the subdivision contingent upon the following conditions:

- 1) The Final Inspection Punch list shall be completed to the satisfaction of the City of Fairhope Superintendents.
- 2) The Operations and Maintenance Agreement and Plan shall be executed and recorded.



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: FIRETHORNE DEVELOPMENT, LLC Phone Number: 625-1198
 Address of Property Owner: 29891 WOODROW LANE, STE. 300
 City: SPANISH FORT State: AL Zip: 36527

Proposed Subdivision Name: PHASE 3 OF GREENBRIER AT FIRETHORNE
 No. Acres in Plat: 16.27 AC No. Lots/Units: 29
 Parcel No: 05-46-06-23-0-000-022.098 Current Zoning: P.U.D.

Authorized Agent Information

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

Name of Authorized Agent: Dewberry | PREBLE-RISH Phone Number: 990-9950
 Address: 9949 BELLATON AVENUE
 City: DAPHNE State: AL Zip: 36526
 Contact Person: STEVEN PUMPHREY

Surveyor/Engineer Information

Name of Firm: Dewberry | PREBLE-RISH Phone Number: 990-9950
 Address: 9949 BELLATON AVENUE
 City: DAPHNE State: AL Zip: 36526
 Contact Person: DAVID DIEHL / JASON ESTES

Plat Fee Calculation:
Reference: Ordinance 1269

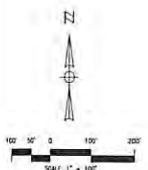
Signatures:
 I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Nathan Cox, Manager
 Property Owner/Leaseholder Printed Name
7/19/17
 Date

[Signature]
 Signature
 Fairhope Single Tax Corp. (If Applicable)

JUL 25 2017

EB



SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, PREBLE-RISH, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF BALDWIN COUNTY, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAN OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCED AT THE NORTHWEST CORNER OF LOT 14-A OF FAIRHOPE ACRES SUBDIVISION, AS SHOWN BY MAP OF PLAT THEREOF RECORDED IN BOOK 210-B, BALDWIN COUNTY PUBLIC RECORDS, EAST FROM BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG THE EAST WAGON OF SAID FAIRHOPE ACRES, AND THE EAST WAGON OF SAID SUBDIVISION, AS SHOWN BY MAP OF PLAT THEREOF RECORDED AT SLIDE 1775-A, A DISTANCE OF 1,000.00 FEET TO A POINT ON THE SOUTH WAGON OF SAID WAGON; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH WAGON, A DISTANCE OF 730.79 FEET TO A POINT ON THE NORTHWEST CORNER OF QUAIL CREEK LANE, PHASE 1, HEREIN SHOWN ALONG THE WEST AND SOUTH WAGON OF QUAIL CREEK LANE, PHASE 1-PART B, PHASE 1, PHASE 4-PART B, PHASE 4, PHASE 5, AND PHASE 6, THE FOLLOWING DESCRIBED COURSE:

SOUTH 02 DEGREES 18 MINUTES 12 SECONDS WEST, A DISTANCE OF 480.00 FEET;
 SOUTH 00 DEGREES 37 MINUTES 35 SECONDS WEST, A DISTANCE OF 211.83 FEET;
 SOUTH 00 DEGREES 40 MINUTES 54 SECONDS WEST, A DISTANCE OF 428.58 FEET;
 SOUTH 88 DEGREES 28 MINUTES 58 SECONDS EAST, A DISTANCE OF 844.44 FEET;
 SOUTH 88 DEGREES 28 MINUTES 58 SECONDS EAST, A DISTANCE OF 880.00 FEET;
 THENCE BEING THE EAST CORNER BETWEEN THE WAGON, RUN SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,330.20 FEET; THENCE RUN SOUTH 88 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 1,346.39 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 184.25 FEET; THENCE RUN NORTH 88 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 432.50 FEET; THENCE RUN NORTH 00 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 1,000.00 FEET TO THE NORTHWEST CORNER OF LOT 27 OF THE SUBDIVISION FAIRHOPE ACRES SUBDIVISION, THENCE RUN FAIRHOPE ACRES SUBDIVISION, A DISTANCE OF 800.00 FEET TO A POINT ON THE EAST WAGON OF LOT 15 THEREOF; THENCE RUN NORTH 88 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 420.00 FEET TO A POINT ON THE EAST WAGON OF FAIRHOPE ACRES SUBDIVISION.

(DESCRIPTION COMPILED FROM THE PREBATE RECORDS AND AN ACTUAL FIELD SURVEY)

WE FURTHER STATE THAT WE HAVE DIVIDED THE PROPERTY AT THE INSTANCE OF THE OWNER THEREOF.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

PREBLE-RISH, LLC
DAVID C. RISH, L.S.
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

PLAT CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "R" (UNZONED) AS SCALED FROM THE FEDERAL BUREAU OF SURVEY AND MAPPING AGENCY'S 7.5-MINUTE QUAD MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 21000000A, MAP REVISED DATE: JULY 17, 2007.

SITE DATA

TOTAL LOTS	227 (1.8/AC)
TYP. LOT SIZE	1000/180'
TOTAL ACRES	126.17 AC
OPEN SPACE	15.55 AC (12%)
L.F. OF STREETS	10,303 L.F.



VICINITY MAP
1" = 1 MILE

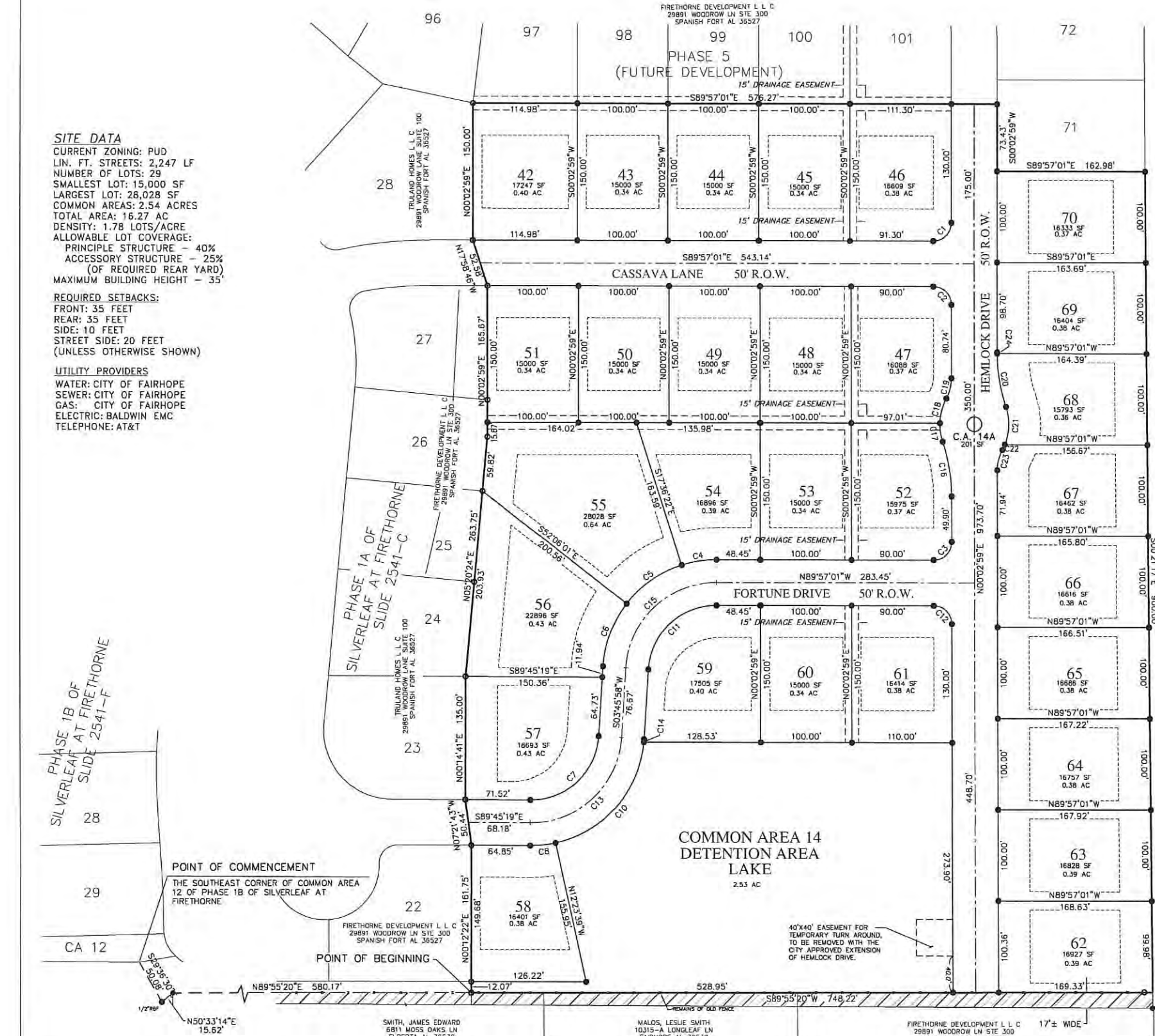
FIRETHORNE
A PLANNED UNIT DEVELOPMENT

04-20-204 - SHEET 1 OF 1 SHEETS
REVISED 1/2008 TO S.U.C.

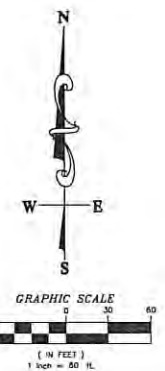
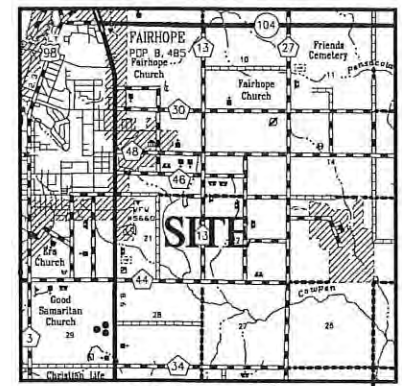
DESIGN	D.E.D.	DRAWN	D.E.D.	CHECKED	D.E.D.
ENG.	NAME	SURV/DOR	D.E.D.	PRD/ MGR	J.S.A.

SCALE 1"=100'
 PREBLE-RISH, LLC
 CONSULTING ENGINEERS & SURVEYORS
 INC., BALDWIN COUNTY, ALABAMA
 FILE: 200805-0063
 SHEET 1 of 1





PROPERTY IS LOCATED IN SECTION 23, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



SITE DATA
CURRENT ZONING: PUD
LIN. FT. STREETS: 2,247 LF
NUMBER OF LOTS: 29
SMALLEST LOT: 15,000 SF
LARGEST LOT: 28,028 SF
COMMON AREAS: 2.54 ACRES
TOTAL AREA: 16.27 AC
DENSITY: 1.78 LOTS/ACRE
ALLOWABLE LOT COVERAGE:
PRINCIPLE STRUCTURE - 40%
ACCESSORY STRUCTURE - 25%
(OF REQUIRED REAR YARD)
MAXIMUM BUILDING HEIGHT - 35'

REQUIRED SETBACKS:
FRONT: 35 FEET
REAR: 35 FEET
SIDE: 10 FEET
STREET SIDE: 20 FEET
(UNLESS OTHERWISE SHOWN)

UTILITY PROVIDERS
WATER: CITY OF FAIRHOPE
SEWER: CITY OF FAIRHOPE
GAS: CITY OF FAIRHOPE
ELECTRIC: BALDWIN EMC
TELEPHONE: AT&T

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____

AUTHORIZED REPRESENTATIVE _____

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (WATER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (SEWER)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (GAS)
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS DAY OF _____

AUTHORIZED REPRESENTATIVE _____

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF, _____ OF _____ THE OWNER OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREunto DULY AUTHORIZED ON THIS THE _____ DAY OF _____ 20____.

CERTIFICATION BY NOTARY PUBLIC:
STATE OF _____
COUNTY OF _____

I, _____ NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF _____ HEREBY CERTIFY THAT _____ IS SIGNED TO _____ WHOSE NAME AS OWNERS OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, 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 _____ 20____.

NOTARY PUBLIC _____

ENGINEER'S CERTIFICATE
I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS FOR THIS DEVELOPMENT IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE FAIRHOPE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE AS-BUILTS PROVIDED TO THE CITY OF FAIRHOPE ARE A TRUE AND ACCURATE REPRESENTATION OF THE IMPROVEMENTS AS INSTALLED AND THAT SAID IMPROVEMENTS ARE HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FAIRHOPE, ALABAMA.

JASON N. ESTES, ENGINEER DATE _____
DEWBERRY | PREBLE-RISH
9949 BELLATAVE AVE, DAPHNE, AL 36526
JOHN G. AVENT, PLS LIC. NO. 27393
AL P.L.S. NO. 27393
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	S45°02'59"W	28.28'
C2	20.00'	31.42'	N44°57'01"E	28.28'
C3	20.00'	31.42'	S45°02'59"W	28.28'
C4	125.00'	38.52'	N81°13'19"E	38.37'
C5	125.00'	75.25'	N55°08'48"E	74.12'
C6	125.00'	74.47'	N20°49'59"E	73.37'
C7	75.00'	113.20'	N47°00'20"E	102.78'
C8	125.00'	31.42'	N44°57'01"E	28.28'
C9	125.00'	75.25'	N55°08'48"E	74.12'
C10	125.00'	74.47'	N20°49'59"E	73.37'
C11	75.00'	113.20'	N47°00'20"E	102.78'
C12	100.00'	150.93'	S47°00'20"W	137.01'
C13	125.00'	3.37'	S04°32'15"W	3.36'
C14	100.00'	150.93'	N46°54'29"E	138.78'
C15	125.00'	75.25'	N55°08'48"E	74.12'
C16	59.00'	80.87'	S09°19'29"E	60.60'
C17	59.00'	20.65'	S08°40'13"E	20.55'
C18	59.00'	28.32'	N15°08'43"E	28.05'
C19	46.00'	23.13'	N14°27'22"E	22.89'
C20	186.00'	60.87'	S09°19'29"E	60.60'
C21	59.00'	42.44'	S01°34'29"W	41.53'
C22	59.00'	6.54'	S29°41'25"W	6.53'
C23	46.00'	23.13'	S14°27'22"W	22.89'
C24	186.00'	1.30'	N00°08'59"W	1.30'

CERTIFICATION OF OWNERSHIP AND DEDICATION:
THIS IS THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE DIVIDED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS FOR THE PURPOSES NOTED HEREON; AND DEDICATE ALL STREETS TO PUBLIC USE, AND ALL COMMON AREAS AND EASEMENTS TO PRIVATE USE, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____ 20____.

OWNER (PRINT) _____

OWNER (SIGNATURE) _____

CITY OF BALDWIN
COUNTY OF BALDWIN

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA, HEREBY CERTIFY THAT _____ IS SIGNED TO _____ WHOSE NAME AS OWNER OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, 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 _____ 20____.

NOTARY PUBLIC _____

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE PLAT PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. 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.
6. SURVEY WAS CONDUCTED ON APRIL 12TH-15TH, 2013, AND IS RECORDED IN FIELD BOOK #277, AT PAGES 9-11, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM ACTUAL FIELD TRAVERSES.
8. BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM ACTUAL FIELD TRAVERSES.
9. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (MVD 88), USING GEOID 03.
10. ALL GPS OBSERVATIONS WERE TAKEN USING REAL-TIME KINEMATIC GPS.
11. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
12. ALABAMA ONE CALL CONTACTED FOR UNDERGROUND UTILITY LOCATES.

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-WAY AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREAS, UNLESS OTHERWISE NOTED.
5. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS UNLESS SHOWN OTHERWISE AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE).
6. NO TRENCHES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE THE FAIRHOPE BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENT.
8. ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET".
9. A PROPERTY OWNER'S 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.

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
DATE: _____
SECRETARY: _____

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA. MAP NUMBER DROCD0556L. COMMUNITY NUMBER 015000, PANEL NUMBER 0955, SUFFIX L, MAP REVISED DATE JULY 17, 2007.

SURVEYOR/ENGINEER:
DEWBERRY | PREBLE-RISH
9949 BELLATAVE AVE, DAPHNE, AL 36526
JOHN G. AVENT, PLS LIC. NO. 27393
JASON ESTES, PE LIC. NO. 22714

OWNER/DEVELOPER:
FIRETHORNE DEVELOPMENT LLC
29891 WOODROW LANE, STE. 300
SPANISH FORT, AL 36527

PHASE 3 OF GREENBRIER AT FIRETHORNE
FINAL PLAT
AUGUST 8, 2017 - SHEET 1 OF 1

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	D.E.D.
ENG	J.N.E	SURVEYOR	J.G.A.	PROJ MGR	J.G.A.
Dewberry		PREBLE-RISH		SCALE 1"=60'	
PROJ. NO. 50085826					
FILE 50085826FINAL_PH3					
SHEET 1 OF 1					





City of Fairhope Planning Commission

September 5, 2017

Case: SD 17.24 Retreat at Fairhope Village

Project Name:
Retreat at Fairhope Village

Site Data:
Smallest Lot – 1.84 acres
Largest Lot – 21.73 acres
Total Area – 38.96 acres

Project Type:
Multiple Occupancy Project

Jurisdiction:
Fairhope Corporate Limits

Zoning District:
PUD – Planned Unit
Development

PPIN Number:
369506 (Lot 6)

General Location:
End of Parker Road East of
U.S. HWY 98

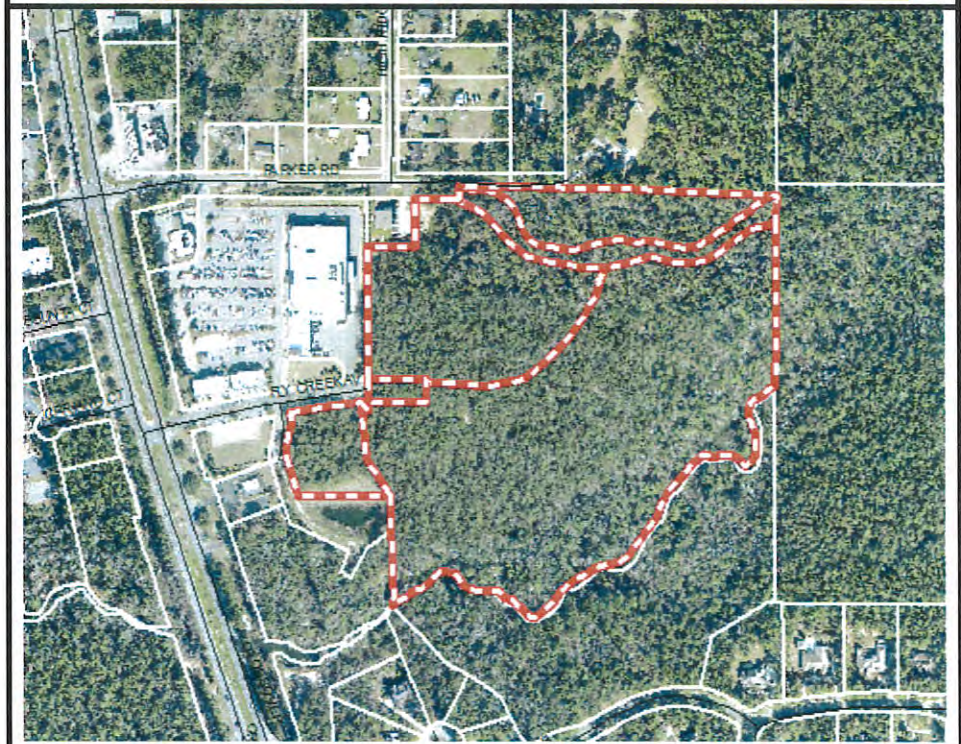
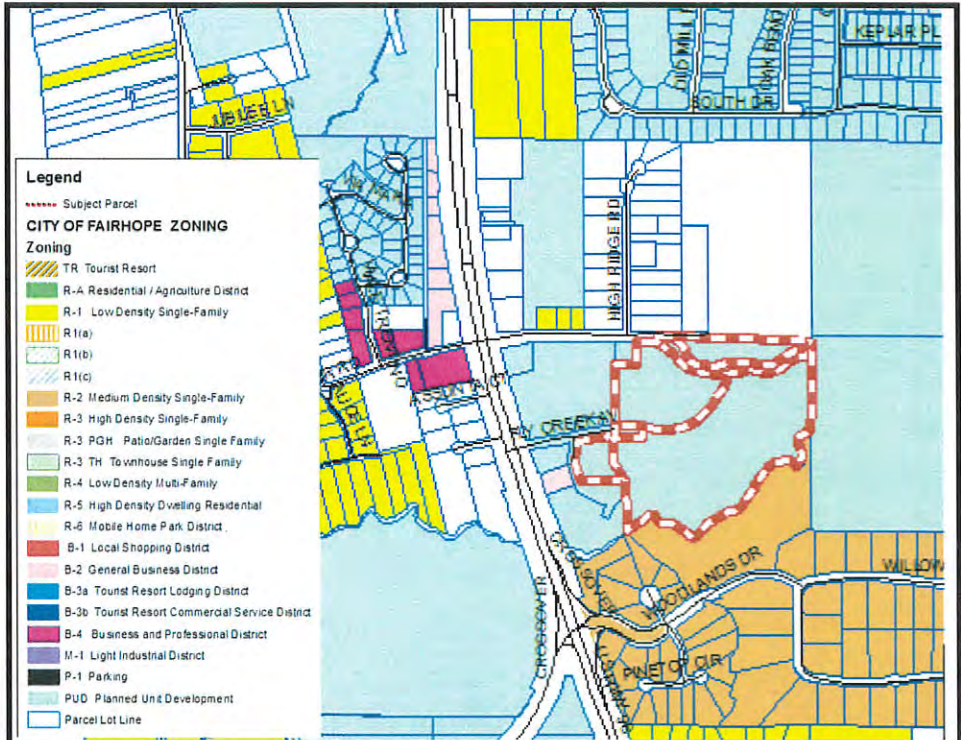
Engineer:
Dewberry/Preble-Rish, LLC

Owner:
Angelo A. Corte

Developer:
Leaf River Group

School District:
Fairhope Elementary, Middle
and High School

Recommendation:
Approve



Summary of Request:

Public hearing to consider the request of Dewberry/Preble-Rish, LLC for Multiple Occupancy Project site plan approval for the Resubdivision of Lot 6, Phase 2 of Fairhope Village, a PUD (Retreat at Fairhope Village). Comments below reflect general review comments by staff as well as comments specific to provisions of PUD Amendment ZC 16.02.

Comments:

- 1) **All associated Investors:** Articles of formation of Leaf River Group, LLC are included in the Site Plan Review application.
- 2) **Lot standards:** The subject property is currently zoned PUD. Setbacks related to subject application as depicted on recorded plat dated October 21, 2016 are as follows: 10' front, 20' rear 0' side, 10' side on end units.
- 3) **Wetlands/Creek Buffer:** 30' to 50' wetlands/creek buffer along Fly Creek are reflected on the site plan, as required by ZC 16.02 PUD Amendment Exhibit "A" and Exhibit "B". The south and southwest portions of the site along Fly Creek generally contain a 50' wetland buffer and the east and northeast areas along Fly Creek generally contain a 30' wetland buffer as depicted on the boundary survey/plat as well as various civil drawings.
- 4) **Traffic Study:** A Traffic Impact Analysis prepared by Neel-Schafer is included in the site plan approval package. Improvements to US HWY 98 at Parker Road are depicted on drawing 27 of the construction plans.
- 5) **Lot Access:** Lots will be accessed from Parker Road. A future right-of-way is reserved at the location Fly Creek Avenue currently terminates. Fly Creek Avenue and Parker Road are each paved, publicly-maintained right-of-way.
- 6) **Structures:** No existing structures exist on subject property. Proposed structures relative to MOP SD17.24 are apartment buildings 3 stories high at the front, 4 stories high at the rear, with proposed building height at the front of the building of 35' measured from finished grade to building eave height. Mixed-Use/Commercial building height is 40', also measured from the finished floor of the first full floor to the eave of the building. Building heights of subject application are reflected on architectural drawings A3.10 and A3.30.
- 7) **Natural Features:** The applicant included a copy of a Baseline Environmental Assessment prepared by Goodwyn, Mills, and Cawood (GM&C) dated March 2016. A separate executive summary of the Baseline Environmental Assessment was provided by GM&C and the executive summary indicated wetland/stream habitat assessments were conducted and the wetlands and streams were determined to be "high quality". The executive summary further recommended monitoring during and after construction to avoid indirect impacts to adjacent wetlands and Fly Creek by utilizing Construction Best Management Practices.
- 8) **Storm water Standards:** A non-point source drainage system has been included in the site plan review package. A third-party engineer has reviewed the drainage system and verified the system as submitted is in compliance with PUD Amendment ZC16.02.
- 9) **BMP Plan:** A phased BMP plan illustrating BMP's to be used on the project is included with the Site Plan approval package. A post-construction BMP Operation and Maintenance (O&M) Plan and Agreement is included in the Site Plan approval package, and the O&M Plan reflects ten (10) Low Impact Development techniques.
- 10) **Fire Flow:** Dan McCrory, Water and Sewer Superintendent, requested an updated fire flow model for the project. An updated fire flow model was submitted with SD 17.24

and was reviewed with no comments by Fairhope Public Utilities Operations Manager Richard Peterson, PE.

- 11) **Utilities:** Applicant verified in Exhibit "B" of PUD Amendment ZC 16.02 the following utility providers for the project:
 - Electrical – Riviera Utilities
 - Updated utility availability letter included with SD 17.24
 - Water, Sewer, Gas – City of Fairhope Public Utilities
 - Telephone – AT&T
 - Updated utility availability letter included with SD 17.24
- 12) **Use:** 240 Apartment units and 90 flat/townhome and live/work units are reflected in the site plan.
- 13) **Insurance Requirements:** Navigators Specialty Insurance Company form NAV ECP-O TLKT II (03/13) by Axon Underwriting is included in the MOP site plan approval package.
- 14) **Low Impact Development (LID):** Applicant provided a supporting document describing ten (10) LID techniques to be used on the project as well as a drawing depicting the locations and types of LID techniques.
- 15) **ADEM Correspondence:** Applicant indicated in a supporting document that an ADEM permit has been requested related to site drainage and that permit is required prior to land disturbance.
- 16) **ALDOT Correspondence:** As stated above improvements to US HWY 98 at Parker Road are depicted on drawing 27 of the construction plans. The applicant indicated in a supporting document that an ALDOT permit is pending for referenced improvements and the ALDOT permit must be in place prior to land disturbing activities.

Site Photos:



Fly Creek Avenue Looking East at future ROW



End of Fly Creek Avenue looking northeast



Parker Road looking south toward FVFD station

Parker Road looking east toward ROW terminus

Additional Background Information:

The zoning case history of the Fly Creek PUD / Fairhope Village development is summarized in the chart below:

Case Number	PC Date	PC Result	CC Date	Development Name	Applicant	Owner	Request
ZC 06.12	8/7/2006	Approved	10/23/2006	Fly Creek PUD (initial approval)	Volkert	Kevin Milvid	Conditional Annexation to PUD
ZC 15.01	1/5/2015	Withdrawn by Applicant		Fly Creek PUD Amendment	Preble-Rish, LLC	PEM Investments, LLC	PUD Amendment
ZC 15.16	12/7/2015	Denied		Fly Creek PUD Amendment	Preble-Rish, LLC	Arthur Corte & Fred Corte	PUD Amendment
ZC 16.02	2/1/2016	Approved	4/11/2016	Fly Creek PUD	Preble-Rish, LLC	Angelo Corte & Fred Corte	PUD Amendment

The subdivision case history of the Fly Creek PUD / Fairhope Village development is summarized in the chart below:

Case Number	Applicant	Case Type	Subdivision Name	Number of Lots	Zoning	Submittal Date	PZ Date	PZ Decision
SD 07.41	Volkert	Preliminary	Fairhope Village (Fly Creek Commercial)	5	PUD	10/23/2007	12/3/2007	Approved
SD 08.05	Volkert	Minor	Fairhope Village	2	PUD	2/26/2008	4/7/2008	Approved
SD 08.06	Volkert	Final	Fairhope Village, Phase II	3	PUD	3/25/2008	5/5/2008	Approved
SD 09.09	Volkert	Minor/Final	Resub Replat PH 1 Fairhope Village PUD	4	PUD	6/23/2009	8/3/2009	Approved
SD 15.28	Preble-Rish, LLC	Preliminary / Final	Resub Lot 6, Ph 2, Fairhope Village	6	PUD	10/27/2015	12/7/2015	Approved
SD 16.14	Dewberry Preble-Rish, LLC	Multiple Occupancy Project	The Retreat at Fairhope Village	240	PUD	4/26/2016	8/1/2016	Denied

As summarized in the tables above, the original Planned Unit Development (PUD), case number ZC 06.12 related to the subject application was approved by the City of Fairhope Planning Commission on August 7, 2006 with subsequent approval by the Fairhope City Council on October 23, 2006. The original PUD ZC 06.12 proposed a combination of commercial, retail, condominiums, town-homes, and single family residential lots. PUD ZC 06.12 included 132 condominium units, 181 town-home units, 11 live/work units, and 511 single family units for a total of 835 residential units and 108,000 square feet of commercial development. Also summarized above are a series of subdivision applications approved by the Planning Commission in the years following the initial approval of PUD ZC 06.12. Most notable is Lot 1 of Phase 1 of Fairhope Village which became the site of the Publix grocery store and Lot 3 of Phase 1 which became the site of Iberia Bank.

Case number ZC 16.02 was considered by the Planning Commission on February 1, 2016. Case number ZC 16.02 was a request to amend approximately 39.46 acres of the original PUD ZC 06.12 with the remaining 175 acres to continue in compliance with the original PUD. Amendments to the original PUD ZC 06.12 by PUD Amendment ZC 16.02 are summarized below:

- 240 apartment units
- 90 flat/townhome and live/work units
- 675 parking spaces

The staff recommendation for the February 1, 2016 Planning Commission meeting noted the density of the 39.46 acres under consideration by the PUD amendment would essentially remain unchanged, but the overall site density would reduce from 835 units to 806 units. Further, the afore-mentioned staff recommendation noted that a wetland buffer varying from 30' to 50' along Fly Creek is proposed rather than the 30' setbacks along Fly Creek included in the original PUD ZC 06.12. The staff recommendation of ZC 16.02 was for approval with the following conditions:

- 1) A formal site plan/Multiple Occupancy Project Review shall be conducted.
- 2) A tree preservation/grading plan shall be submitted at the time of site plan review.
- 3) The proper measures shall be taken to protect Fly Creek from run-off and any other environmentally sensitive aspects, which may come from a project of this size and nature. Any outside agency permits shall be obtained from the appropriate authorities (USACOE, ADEM, ADCNR, etc.).
- 4) The "wilderness area" shown on the plans shall be fenced off, prior to any land disturbance activity. Accommodations shall be made to ensure the "wilderness area" remains in its natural state.
- 5) A traffic study shall be submitted at the time of the Site Plan Review.
- 6) An environmental study shall be submitted at the time of the Site Plan Review.

The Planning Commission approved PUD Amendment ZC 16.02 on February 1, 2016 and the City council adopted PUD Amendment ZC 16.02 on April 11, 2016 via Ordinance 1572.

Multiple Occupancy Project (MOP) Case number SD16.14 was initially considered by the Planning Commission on September 6, 2016. The MOP site plan approval request depicted four apartment buildings consisting of 240 apartment units encompassing approximately 21.45 acres of the 214-acre Fly Creek PUD. The staff recommendation of SD 16.14 recommended approval with the following conditions summarized below:

- 1) Completion of review of drainage plans by a third-party engineer
- 2) Fencing off the "wilderness area" prior to any land disturbance activities
- 3) Approval of a landscape plan by the City Horticulturalist

Following a public hearing the Planning Commission tabled the MOP SD16.14 to the October 3, 2016 Planning Commission Meeting.

Jade Consulting, LLC provided third-party engineering review services to the Planning Commission and

staff for MOP SD16.14. On September 29, 2016 Jade Consulting submitted a letter to staff related to MOP SD16.14 and advised that the point-source drainage system in the proposed MOP site plan is not in compliance with Ordinance 1572/ PUD Amendment ZC16.02 related to the Fly Creek PUD. Specifically, PUD Amendment ZC 16.02 self-imposes a requirement that the development utilize a non-point source drainage system.

The staff recommendation for the October 3, 2016 Planning Commission meeting indicated the three conditions of approval included in the September 6, 2016 staff recommendation related to MOP SD16.14 had been satisfied, and the written staff recommendation was for approval. However, due to receipt of the September 29, 2016 letter from Jade Consulting, staff verbalized into the record a recommendation of denial of MOP SD16.14 due to non-compliance of the ZC 16.02 PUD Amendment requirement for a non-point source drainage system. As a result, the Planning Commission denied approval of MOP SD16.14. Because of the denial of MOP SD 16.14 the applicant re-submitted a new site plan approval package with case number SD 17.24.

The non-point source drainage system included with MOP SD 17.24 consists of eight (8) outfall structures constructed of gabion stone and located in various locations along the southern and southwestern areas of the subject property. Each gabion stone outfall structure is a Low Impact Development (LID) technique known as a "level spreader". The non-point source drainage system included in MOP SD 17.24 has been found by the third-party engineering review firm, S.E. Civil Engineering, to be in compliance with PUD Amendment ZC 16.02.

Recommendation:

Staff recommends **APPROVAL** of the Multiple Occupancy Project.

ORDINANCE NO. 1591

**AN ORDINANCE AMENDING ORDINANCE NO. 1572:
FLY CREEK PUD SUNSET PROVISION**

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

WHEREAS, Section 3(a) of Ordinance 1572 contains a sunset provision requiring the developer to apply for a building permit within one year from City Council approval of Ordinance 1572 which the City Council construes and shall mean one year from the effective date of Ordinance 1572, which was April 27, 2016;

Upon City Council approval, Paragraph 3(a) of Ordinance No. 1572 is repealed in its entirety and replaced by the following in lieu thereof:

3. That, Lot 6B (the apartment site) and associated road work of the Fly Creek PUD is subject to the following self-imposed condition by Developer:

- a. Following the expiration of the current moratorium, the developer is required to make application to the Planning Commission for Multiple Occupancy Project site plan approval as soon as is practicable. If the developer has not applied for a building permit for the project on or before 120 days following approval by the Fairhope Planning Commission of the Multiple Occupancy Project site plan, then the ordinance amendment will terminate, and the property will revert back to being governed by the existing PUD ordinance. If the Multiple Occupancy Project site plan is denied, the property will revert back to being governed by the existing PUD ordinance. If the moratorium on subdivision applications is extended beyond its current time limit or if another moratorium on subdivision applications is enacted, this project shall be exempt from any such moratorium.

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

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

ADOPTED THIS 10TH DAY OF APRIL, 2017


Jack Burrell, Council President

ATTEST:


Lisa A. Hanks, MMC
City Clerk

Ord. No. 1591 Published in
FAIRHOPE COURIER
on Wednesday, May 3, 2017
Lisa Hanks City Clerk



APPLICATION FOR SITE PLAN APPROVAL

Application Type: [X] Site Plan
Attachments: [] Articles of Incorporation or List all associated investors

Date of Application: 4-26-16

Property Owner / Leaseholder Information
Name of Property Owner: ANGELO A. CORTE Phone Number: 251-421-2031
Address of Property Owner: 23100 STATE HWY. 181
City: FAIRHOPE State: AL Zip: 36532

Proposed Site Plan Name: RETREAT AT FAIRHOPE VILLAGE
Site Acreage: 21.45 ACRES Sq. Footage: 357,454 SF
Parcel No: 05-46-03-08-0-000-002.000 Current Zoning: PUD

Authorized Agent Information
Name of Authorized Agent: DEWBERRY/PREBLE-RISH Phone Number: 251-990-9950
Address: 9949 BELLATON AVENUE
City: DAPHNE State: AL Zip: 36526
Contact Person: JASON ESTES

Engineer/Architect Information
Name of Firm: DEWBERRY/PREBLE-RISH Phone Number: 251-990-9950
Address: 9949 BELLATON AVENUE
City: DAPHNE State: AL Zip: 36526
Contact Person: JASON ESTES

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

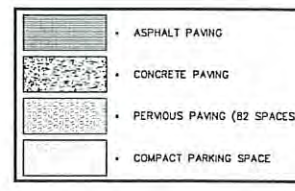
ANGELO A. CORTE
Property Owner/Leaseholder Printed Name

[Handwritten Signature]
Signature

04-26-2016
Date

NA
Fairhope Single Tax Corp. (If Applicable)

JUL 25 2017
BY: EB



SITE DATA:

CURRENT ZONING - PUD
 LOT SIZE - 21.45 ACRES
 PROPOSED BUILDING HEIGHT - 30'-6"
 TOTAL GROSS FLOOR AREA - 357,454 SF
 PROPOSED BUILDING COVERAGE - 119,485 SF
 PERCENTAGE OF IMPERVIOUS AREA (EXCL. BLDG.) - 38%
 PERCENTAGE OF PROPOSED LANDSCAPING - 62%
 PERCENTAGE OF PROPOSED GREEN SPACE - 50%
 PROPOSED NUMBER OF PARKING SPACES - 438 SPACES

CLUBHOUSE PARKING:

STANDARD SPACES:	20
HANDICAP SPACES (VAN ACCESSIBLE):	2
TOTAL:	22

APARTMENTS PARKING:

GARAGE SPACES:	40
OPEN (STANDARD):	230
OPEN HANDICAP SPACES (VAN ACCESSIBLE= 2 SPACES):	16
OPEN (COMPACT):	130
TOTAL:	416

REQUIRED NUMBER OF PARKING SPACES - 438 SPACES

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.

CURVE DATA:
PARKER ROAD

C1 PRC Station	11+00.150
Radius Length	323.000'
Tangent	75.760'
Arc Length	148.630'
Delta Angle	282°4'01"
Chord Length	147.517'
Chord Bearing	S76°47'59"E
PRC Station	12+48.979
C2 PRC Station	12+48.979
Radius Length	160.000'
Tangent	22.896'
Arc Length	45.484'
Delta Angle	161°17'16"
Chord Length	45.331'
Chord Bearing	S71°44'37"E
PRC Station	12+94.463
C3 PRC Station	12+94.463
Radius Length	131.268'
Tangent	76.201'
Arc Length	138.102'
Delta Angle	60°13'58"
Chord Length	131.530'
Chord Bearing	S49°45'16"E
PRC Station	14+32.565
C4 PRC Station	14+32.565
Radius Length	100.000'
Tangent	33.371'
Arc Length	64.417'
Delta Angle	36°54'30"
Chord Length	63.309'
Chord Bearing	S38°08'32"E
PRC Station	14+96.982
C5 PRC Station	14+96.982
Radius Length	225.000'
Tangent	50.333'
Arc Length	99.035'
Delta Angle	25°13'09"
Chord Length	98.238'
Chord Bearing	S69°10'21"E
PT Station	15+96.017
C6 PRC Station	16+70.070
Radius Length	185.000'
Tangent	31.457'
Arc Length	62.318'
Delta Angle	19°18'01"
Chord Length	62.024'
Chord Bearing	N88°34'04"E
PRC Station	17+32.387
C7 PRC Station	17+32.387
Radius Length	1227.425'
Tangent	74.412'
Arc Length	148.642'
Delta Angle	08°55'19"
Chord Length	148.551'
Chord Bearing	N82°23'13"E
PRC Station	18+81.029
C8 PRC Station	18+81.029
Radius Length	700.000'
Tangent	18.670'
Arc Length	37.731'
Delta Angle	03°05'18"
Chord Length	37.726'
Chord Bearing	N84°18'43"E
PRC Station	19+18.760
C9 PRC Station	19+18.760
Radius Length	175.000'
Tangent	41.278'
Arc Length	81.075'
Delta Angle	26°32'40"
Chord Length	80.355'
Chord Bearing	S83°57'35"E
PRC Station	19+99.835
C10 PRC Station	19+99.835
Radius Length	167.000'
Tangent	63.784'
Arc Length	155.313'
Delta Angle	63°17'10"
Chord Length	149.776'
Chord Bearing	N82°40'09"E
PT Station	21+55.148
C11 PRC Station	22+75.495
Radius Length	200.000'
Tangent	21.770'
Arc Length	43.369'
Delta Angle	12°25'27"
Chord Length	43.284'
Chord Bearing	N62°14'18"E
PT Station	23+18.854

NOTE:
 ALL HANDICAP ACCESS AREAS SHALL COMPLY WITH ADA REGULATIONS

SITE NOTES:
 * PARKING LOT DIMENSIONS ARE TO FACE OF CURB/SIDEWALK.
 * STANDARD PARKING SPACES ARE 10' WIDE x 20' LONG.
 * COMPACT PARKING SPACES ARE 8' WIDE x 15' LONG.
 * HANDICAP PARKING SPACES ARE 8' WIDE x 20' LONG WITH A 5' WIDE x 20' LONG ACCESS AISLE (8' WIDE ACCESS AISLE FOR VAN ACCESSIBLE SPACES).
 * SEE SHEET 6 FOR CALLOUTS FOR CURB, SIDEWALK, HANDICAP SPACES & RAMPS.

9949 BELLATCH AVENUE
 DAPHNE, AL 36526
 251.960.9950

THE RETREAT AT FAIRHOPE VILLAGE
 LOT 6B, PHASE 2 OF FAIRHOPE VILLAGE, A PUD
 aka FLY CREEK PUD
 LEAF RIVER GROUP
 CITY OF FAIRHOPE



SCALE
 1"=60'

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	CBB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	JULY, 2017

TITLE
OVERALL SITE PLAN

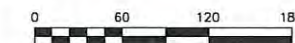
PROJECT NO. 50095199

ZONED: RSF-2 (COUNTY)

ZONED: RSF-2 (COUNTY)

ZONED: RA (COUNTY)

ZONED: RA (COUNTY)



Dowberry PREBLE-RISH

1940 BELLATCH AVENUE
DAPHNE, AL 36526
251.690.1950

THE RETREAT AT FAIRHOPE VILLAGE
LOT 6B, PHASE 2 OF FAIRHOPE VILLAGE, A PUD
aka FLY CREEK PUD
LEAF RIVER GROUP
CITY OF FAIRHOPE

SEAL



SCALE

1"=60'

NO.	DESCRIPTION	DATE

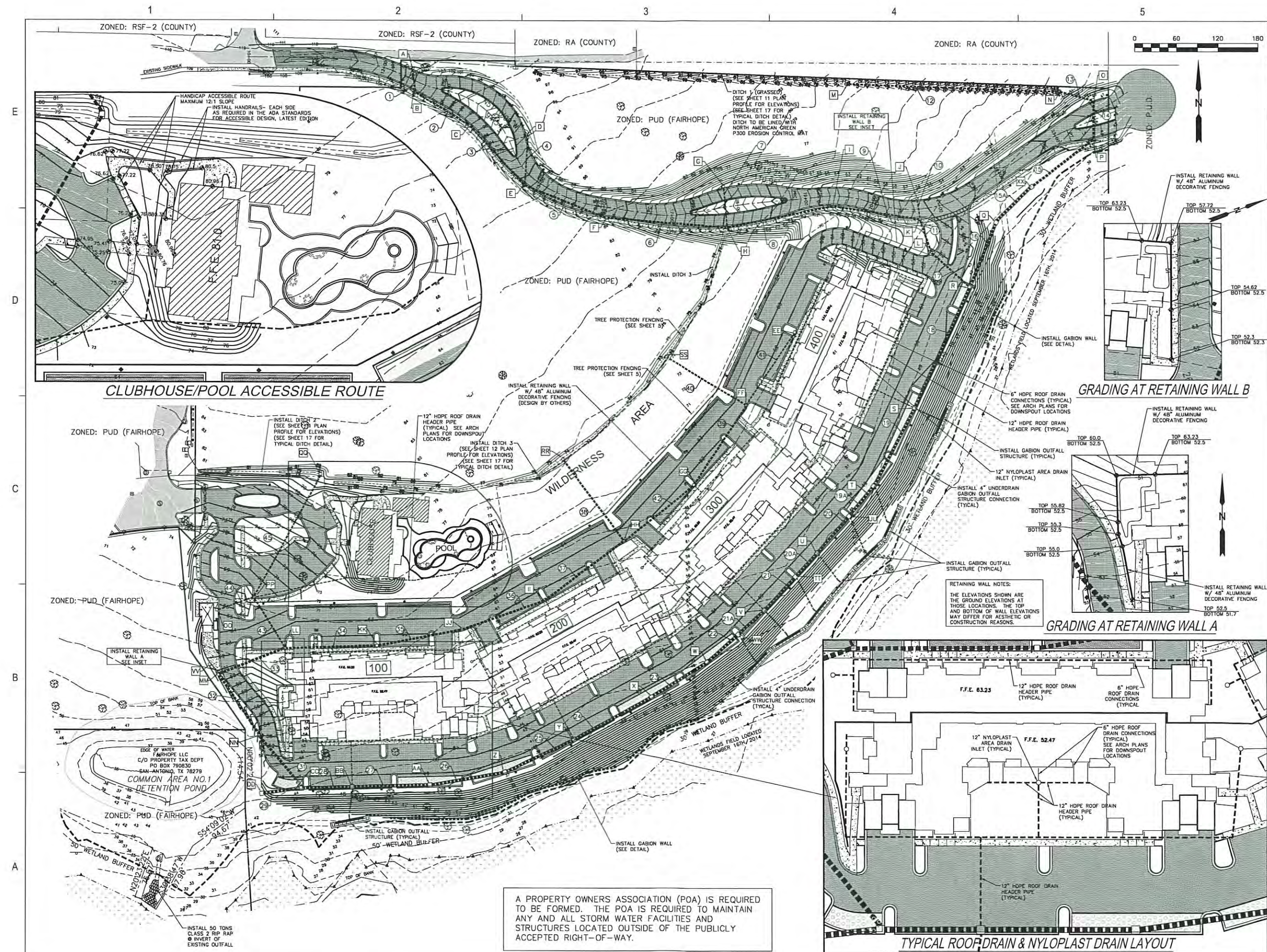
REVISIONS	
DRAWN BY	CBB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	JULY, 2017
TITLE	

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NO. 50095199

7

SHEET NO.

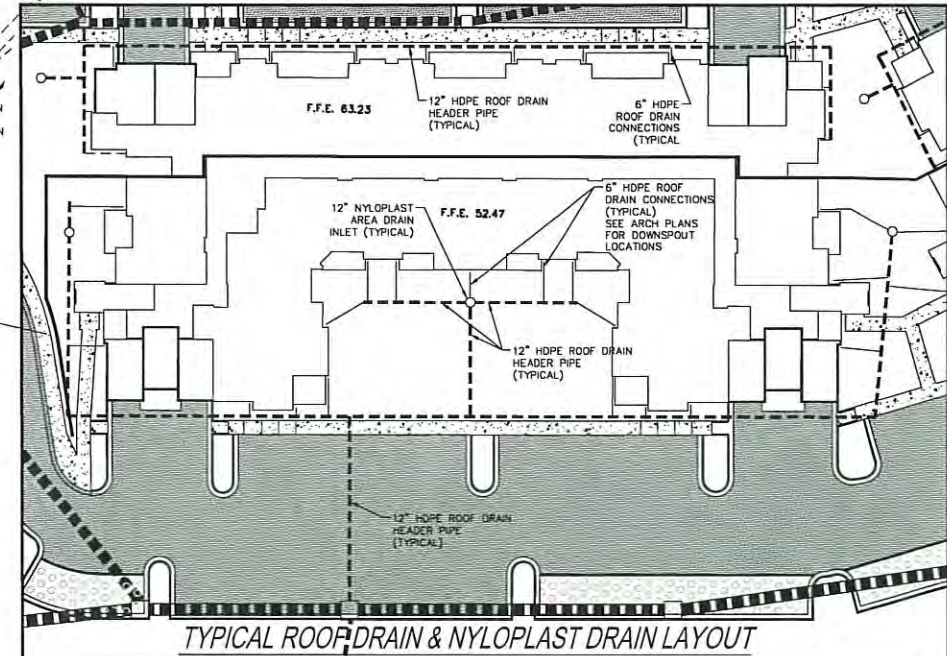


CLUBHOUSE/POOL ACCESSIBLE ROUTE

GRADING AT RETAINING WALL B

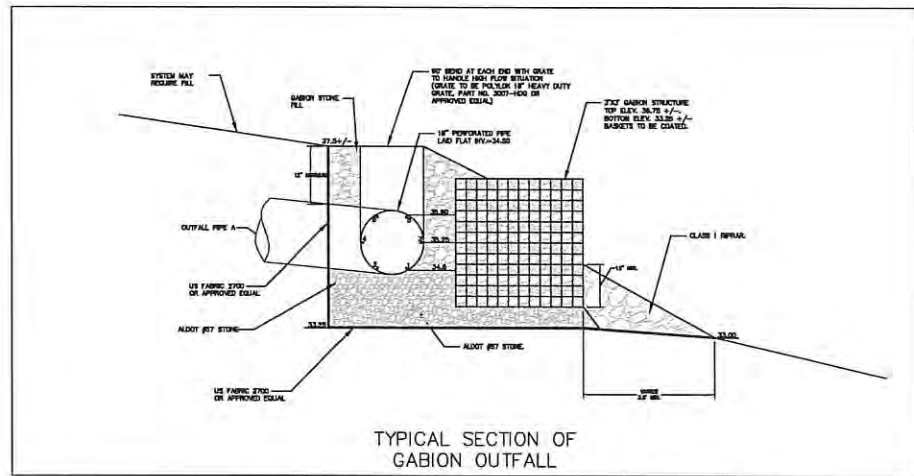
GRADING AT RETAINING WALL A

RETAINING WALL NOTES:
THE ELEVATIONS SHOWN ARE THE GROUND ELEVATIONS AT THOSE LOCATIONS. THE TOP AND BOTTOM OF WALL ELEVATIONS MAY DIFFER FOR AESTHETIC OR CONSTRUCTION REASONS.



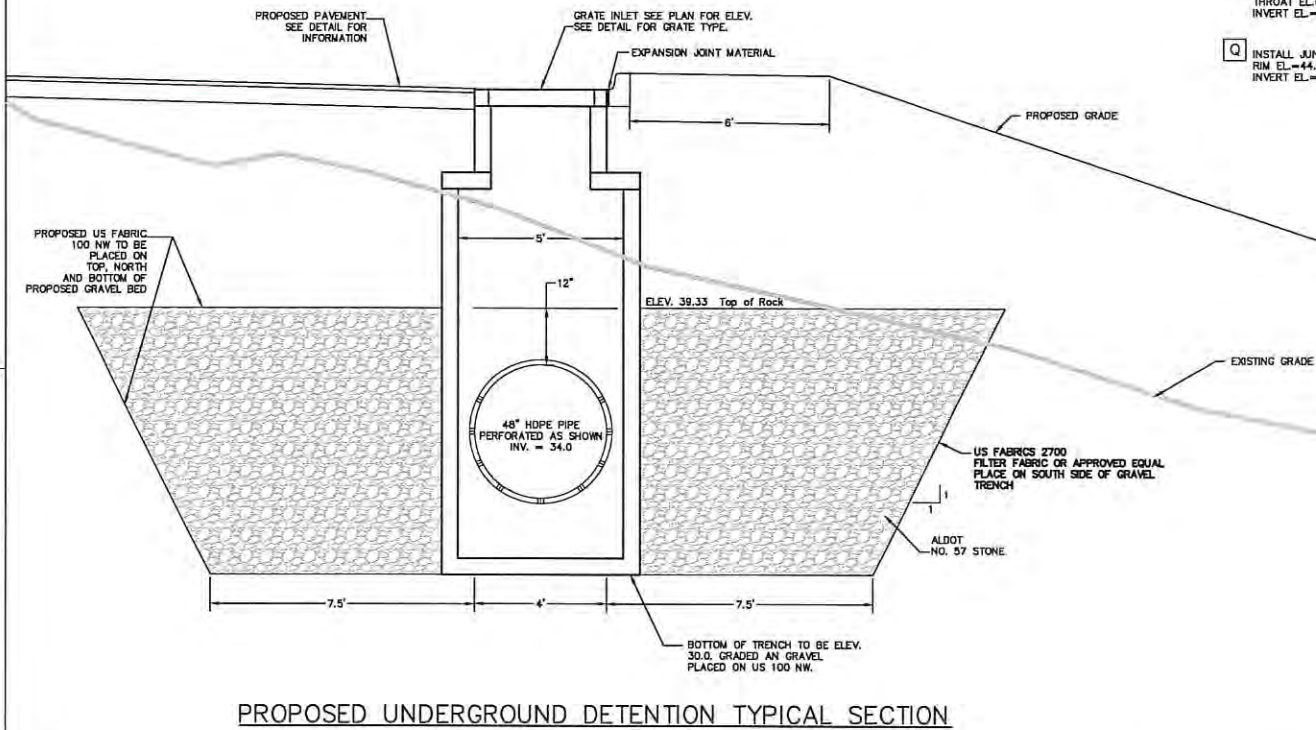
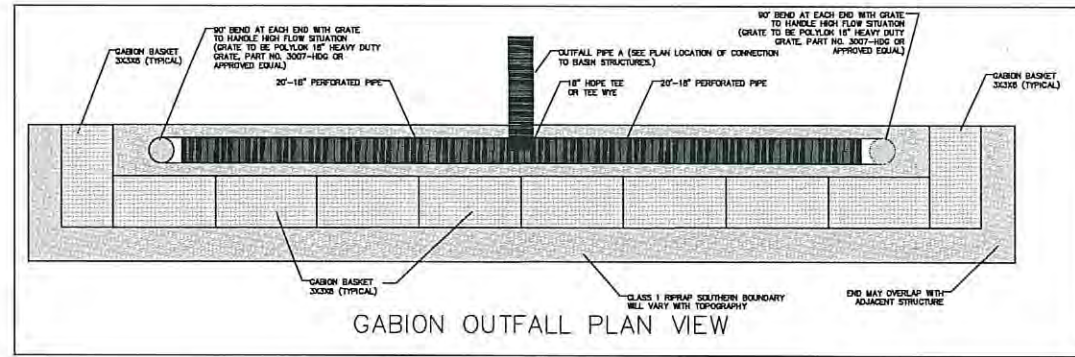
TYPICAL ROOF DRAIN & NYLOPLAST DRAIN LAYOUT

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.



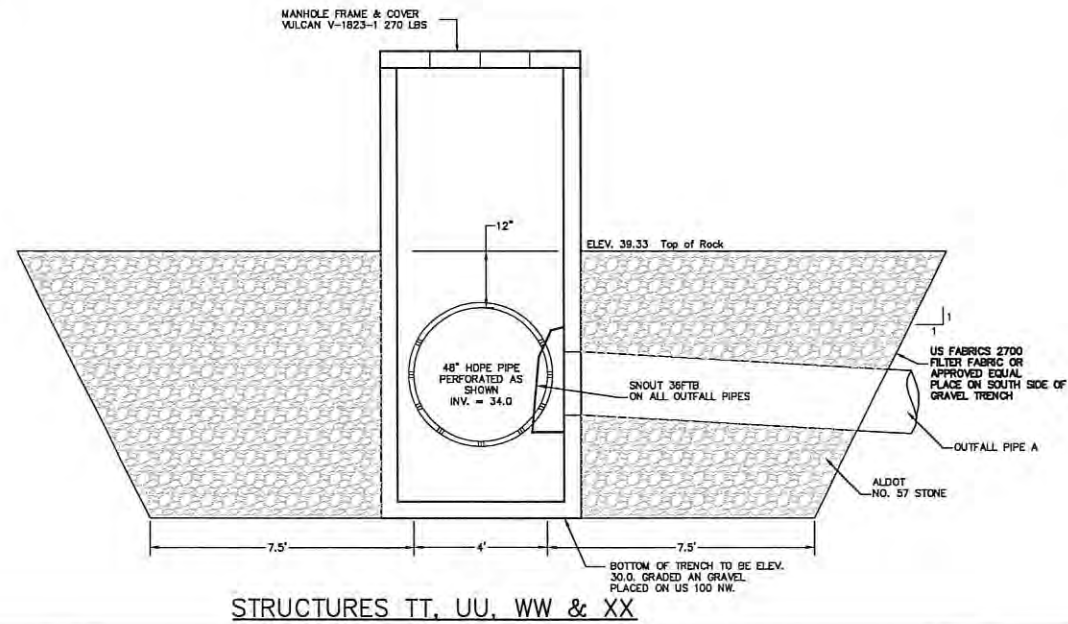
OUTFALL PIPE "A" SCHEDULE

STRUCTURE	MATERIAL	DIA.	LENGTH	INV. UPSTREAM	INV. DOWN STREAM
WW	HP DRAINAGE PIPE	18	50	35.5	34.5
V	HP DRAINAGE PIPE	18	50	35.5	34.5
TT	HP DRAINAGE PIPE	18	60	35.5	34.5
U	HP DRAINAGE PIPE	18	55	35.5	34.5
UU	HP DRAINAGE PIPE	18	60	35.5	34.5
T	HP DRAINAGE PIPE	12	60	35.5	34.5
BB	HP DRAINAGE PIPE	12	50	35.5	34.5
S	HP DRAINAGE PIPE	15	40	35.5	34.5



PROPOSED UNDERGROUND DETENTION TYPICAL SECTION

- A INSTALL S1 INLET STA. 12+39.03 THROAT EL.=103.97 INVERT EL.=99.97
- B INSTALL S1 INLET STA. 12+56.17 THROAT EL.=102.94 INVERT EL.=94.0
- C INSTALL S1 INLET STA. 13+58.10 THROAT EL.=96.52 INVERT EL.=89.34
- D INSTALL S1 INLET STA. 14+25.48 THROAT EL.=92.38 INVERT EL.=88.38
- E INSTALL S1 INLET STA. 14+82.51 THROAT EL.=89.02 INVERT EL.=79.02
- F INSTALL S1 INLET STA. 16+06.02 THROAT EL.=81.19 INVERT EL.=71.19
- G INSTALL S1 INLET STA. 17+83.79 THROAT EL.=68.87 INVERT EL.=65.23
- H INSTALL S1 INLET STA. 17+79.57 THROAT EL.=69.05 INVERT EL.=65.05
- I INSTALL S1 INLET STA. 19+40.80 THROAT EL.=57.94 INVERT EL.=47.94
- J INSTALL S1 INLET STA. 20+88.07 THROAT EL.=50.03 INVERT EL.=48.03
- K INSTALL S1 INLET STA. 20+70.23 THROAT EL.=49.92 INVERT EL.=44.65
- L INSTALL X INLET THROAT EL.=51.0 INVERT EL.=44.5
- M INSTALL YARD INLET RIM EL.=77.0 THROAT EL.=75.82 INVERT EL.=64.0
- N INSTALL YARD INLET RIM EL.=53.0 THROAT EL.=51.37 INVERT EL.=41.37
- O INSTALL S1 INLET STA. 23+71.87 THROAT EL.=42.88 INVERT EL.=38.88
- P INSTALL S1 INLET STA. 23+51.57 THROAT EL.=43.15 INVERT EL.=39.50
- Q INSTALL JUNCTION BOX RIM EL.=44.0 INVERT EL.=30.50
- R INSTALL 33 LF 24\"/>
- S INSTALL 91 LF 24\"/>
- T INSTALL 116 LF 24\"/>
- U INSTALL 68 LF 18\"/>
- V INSTALL 128 LF 30\"/>
- W INSTALL 177 LF 30\"/>
- X INSTALL 58 LF 18\"/>
- Y INSTALL 156 LF 30\"/>
- Z INSTALL 127 LF 30\"/>
- AA INSTALL 28 LF 18\"/>
- BB INSTALL 50 LF 30\"/>
- CC INSTALL 308 LF 24\"/>
- DD INSTALL 50 LF 30\"/>
- EE INSTALL 96 LF 30\"/>
- FF INSTALL 112 LF 42\"/>
- GG INSTALL 112 LF 42\"/>
- HH INSTALL 70 LF 48\"/>
- II INSTALL 98 LF 48\"/>
- JJ INSTALL 73 LF 30\"/>
- KK INSTALL 191 LF 48\"/>
- LL INSTALL 126 LF 48\"/>
- MM INSTALL 53 LF 48\"/>
- NN INSTALL 67 LF 48\"/>
- OO INSTALL 43 LF 48\"/>
- PP INSTALL 48 LF 48\"/>
- QQ INSTALL 56 LF 48\"/>
- RR INSTALL 83 LF 48\"/>
- SS INSTALL 125 LF 48\"/>
- TT INSTALL 108 LF 48\"/>
- UU INSTALL 108 LF 48\"/>
- VV INSTALL 110 LF 48\"/>
- WW INSTALL 89 LF 48\"/>
- XX INSTALL 54 LF 48\"/>
- YY Omitted
- ZZ Omitted
- AAA Omitted
- BBB Omitted
- CCC Omitted
- DDD Omitted
- EEE Omitted
- FFF Omitted
- GGG Omitted
- HHH Omitted
- III Omitted
- JJJ Omitted
- KKK Omitted
- LLL Omitted
- MMM Omitted
- NNN Omitted
- OOO Omitted
- PPP Omitted
- QQQ Omitted
- RRR Omitted
- SSS Omitted
- TTT Omitted
- UUU Omitted
- VVV Omitted
- WWW Omitted
- XXX Omitted
- YYY Omitted
- ZZZ Omitted



STRUCTURES TT, UU, WW & XX

THE RETREAT AT FAIRHOPE VILLAGE
LOT 6B, PHASE 2 OF FAIRHOPE VILLAGE, A PUD
aka FLY CREEK PUD
LEAF RIVER GROUP
CITY OF FAIRHOPE

SEAL



SCALE

N/A

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	CBB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	JULY, 2017

TITLE

DRAINAGE STRUCTURES

PROJECT NO. 50095199

7A

SHEET NO.



City of Fairhope Planning Commission

September 5, 2017

Case: UR 17.02 AT&T – 550 Fairwood Blvd

Project Name:
550 Fairwood Blvd.

Project Type:
Utility Review

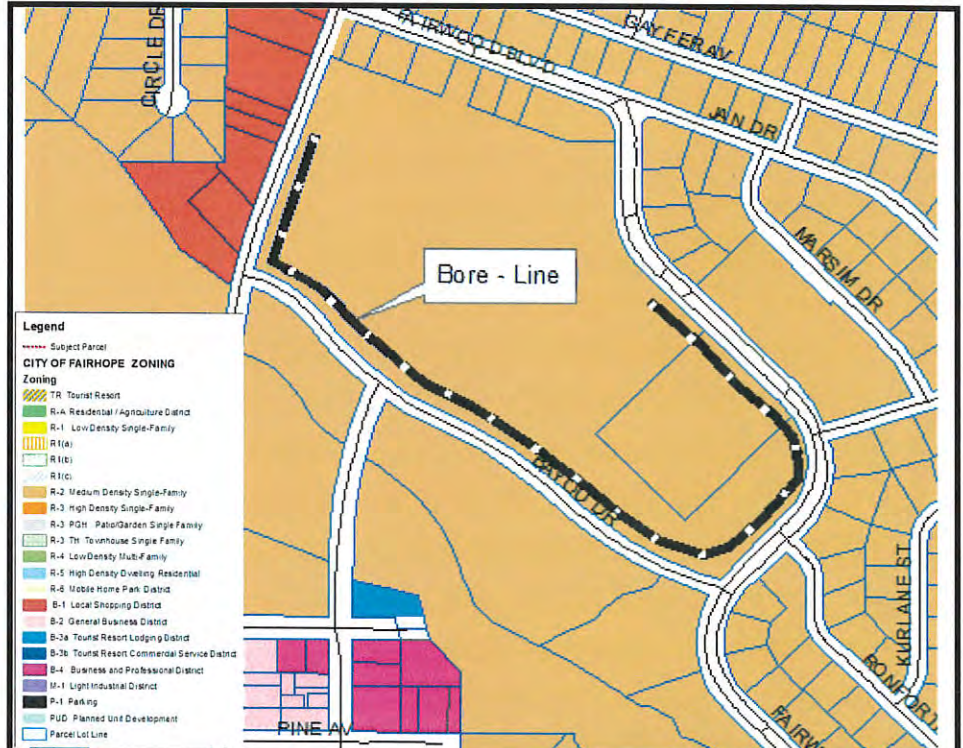
Project Scope:
2,420 linear feet of cable
4 handholes

General Location:
Along Section St., Bayou Dr., and
Fairwood Blvd.

Applicant:
AT&T

Owner:
City of Fairhope – Right-of-way

Recommendation:
Approve with conditions



Summary of Request:

AT&T requests an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 2,420 linear feet of fiber optic cable. The project will commence at 408 N. Section Street and run along the east side of N. Section Street, to the north side of Bayou Drive, and the west side of Fairwood Blvd. to service 550 Fairwood Blvd.

Comments:

AT&T will be placing approximately 2,420 linear feet of 1.5" HDPE conduit, equipped with a fiber optic cable to service the US National Guard Armory at 550 Fairwood Blvd. The applicant is also proposing to install 4 – 30"x48" handholes. All work proposed will be in the City of Fairhope right-of-way. The entire project shall be directionally bored; no trenching is allowed.

Comments from the City of Fairhope Utility Superintendents and Department Heads are listed below:

Arthur Bosarge, Interim Public Works Director had the following comments:

- Boxes/handholes and pedestals cannot be placed in the sidewalks. The applicant shall review the sidewalks for conflicts and contact Arthur Bosarge.
- Handholes/pedestals shall not be located within the dripline of significant trees (as defined by the Tree ordinance).
- Trees shall not be negatively impacted.
- If work is intended within a tree dripline, consult with the City of Fairhope Landscape Supervisor, prior to any work being done.
- All conduits shall be placed a minimum of at least 7' deep and shall maintain 3' of clearance under all drainage structures.
- No handholes, boxes, or other above ground infrastructure shall be located in drainage easements. Pedestals shall be placed in a manner as to not block site visibility and to allow cars to get off of the roadway during an emergency.
- The applicant shall not change elevations of ditches with any work installation.
- The applicant is to stay out of any tree drip lines with handholes and equipment.
- There shall be no open trenches.

Kim Burmeister, Code Enforcement Officer, had the following comments:

- The applicant or subcontractor shall obtain a Right-of-way permit from the City of Fairhope Building Department prior to beginning work.
- Subcontractors shall have a current business license with the City of Fairhope and must have a copy of the Right-of-way permit with them at all times, posted on site or in the window of a vehicle on site.
- Any right-of-way cuts or disturbed areas shall be stabilized (covered) at the end of each day and disturbed areas should be re-vegetated with sod upon completion.
- Mulch/seed shall only be acceptable as temporary cover.
- Sod shall be installed on disturbed areas of the right-of-way as final cover within 10 days of the completion of the project.
- Sod shall be watered to ensure survival.
- Inlets shall be protected.

Erik Cortinas, Building Official, had the following comments:

- Ground conditions in the right-of-ways shall be returned to original preconstruction condition(s) or better.
- All plans and permits need to be presented along with the City of Fairhope Right-of-way permit application.
- If required, appropriate ALDOT permits shall be obtained, prior to the issuance of a Right-of-way permit.

Dan McCrory, Water and Sewer Superintendent, had the following comments:

- All existing utilities shall be located and proper separation shall be maintained between utilities.
- All mechanical equipment should be screened by painting the equipment Munsell Green.

The applicant shall be aware of the following:

- The applicant shall contact Alabama One Call in order to locate all existing utilities. This project is being proposed in an established neighborhood with major utilities in place.
- No work shall begin until a Right-of-way permit is issued by the City of Fairhope Building Department (permit not valid until paid for and picked up).

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

- Wetland Ordinance (# 1370), which regulates activity within 20' of wetlands.
- Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil/clay within 100' of critical areas.
- Erosion and Sediment Control Ordinance (#1398).

Recommendation:

To approve conditional upon the following:

1. The applicant shall follow the general comments related to utility work as stated above.
2. All mechanical and locator equipment shall be painted munsell green.



Right of Way / Utility Installation Application

WHERE Property Address 550 FAIRWOOD BLVD
ROW Location N. Section St., Bayou Dr. and Fairwood Blvd.

Owner of Property US NATIONAL GUARD
Contractor Doing Work Name Deviney Construction Co Inc
Address 3036 DIAL ST MOBILE, AL 36612
Contact email/phone 251-457-3760
(provide copy of Alabama General Contractors License)

WHO Utilities Name AT&T Alabama
Utility being worked on Phone Cable Electric Gas
 Water Sewer Other _____

WHEN Date to begin 09/10/2017
Date of completion 10/30/2017

WHY Reason for disturbance Install Repair Remove

WHAT Linear feet installing 2420'
of Handholes/ Peds 4 HAND HOLES
Discription of work DIRECTIONAL BORING 2420' OF 1.5" HDPE CONDUIT, EQUIPPED WITH A FIBER OPTIC CABLE, ALONG THE RIGHT OF WAY OF N. SECTION ST., BAYOU DR, AND FAIRWOOD BLVD. ALSO PLACING 4- 30"X48" HANDHOLES. CABLE TO BE PLACED AT LEAST 36" DEEP.

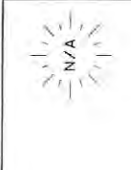
I agree to hold the City of Fairhope harmless from any and all liability, claims, costs and expenses whatsoever arising out of or related to any loss, damage, or injury, that may be sustained by work commencing in the Right of Way at or near

550 FAIRWOOD AVE

RECEIVED
JUL 25 2017
BY: EB

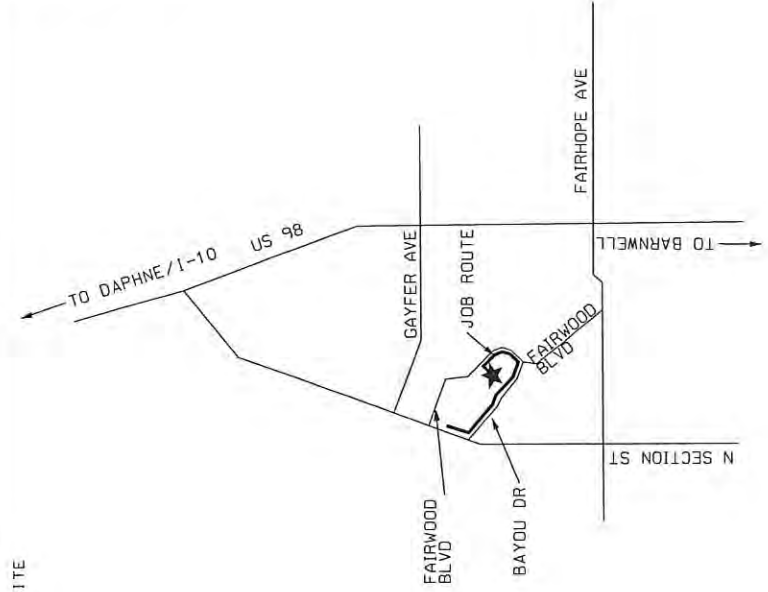
Wade Mitchell
WADE Mitchell
OSP Engineer

7/20/2017



LOCATION MAP:

★ #550 FAIRWOOD BLVD/JOB SITE



JOINT USE/OTHER UTILITIES INFORMATION:

TYPE	UTILITY NAME	EMERGENCY PHONE	CONTACT NAME/PHONE
ELECTRIC	CITY OF FAIRHOPE	251-928-2136	
DATA	MEDIA/COM	895-633-4226	
WATER	CITY OF FAIRHOPE	251-928-2136	
GAS	CITY OF FAIRHOPE	251-928-2136	
SEWER	CITY OF FAIRHOPE	251-928-2136	

WORKSITE CONTACT/ACCESS INFORMATION:

NAME	MAIN TELEPHONE	ALTERNATE TELEPHONE
CONTACT 1: JEREMY DILLIAND	334-271-7249	
CONTACT 2: JEFF WEBB		

LOCK/ACCESS CODE/MISC INSTRUCTIONS:

SYMBOL LEGEND		Description
	Existing	CONDUIT
	B	BURIED CABLE
		BST POLE
	*	POWER POLE
		ENCLOSURE
		MANHOLE
		HAND HOLE
	N/A	BORE
	36"	DEPTH

CONSTRUCTION NOTES:

ALL PERMIT WORK WILL MEET OR EXCEED CITY OF FAIRHOPE SPECIFICATIONS. ALL DISTURBED AREAS WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION UPON COMPLETION OF CONSTRUCTION WITH AT LEAST A GOOD STAND OF GRASS, SILT FENCE, HAY, ETC.. IN ORDER TO PREVENT EROSION.

AN ONSITE REPRESENTATIVE WILL HAVE ON HAND AT THE JOB SITE: AND PLAN
 A. AN APPROVED PERMIT AND PLAN
 B. AN EROSION CONTROL PLAN
 C. AN EROSION CONTROL PLAN
 ALL TRAFFIC CONTROL TO BE IN ACCORDANCE WITH PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
 LOCATE ALL UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. MINIMUM 48 HOURS NOTIFICATION FOR LOCATES IS REQUIRED.

FAIRHOPE CITY PERMIT REQUIRED

DRAWINGS NOT TO SCALE

CALL BEFORE YOU DIG

ALABAMA
 DIAL 811 OR
 1-800-292-8525
 www.call811.com

TWO FULL BUS DAYS BEFORE YOU DIG
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE LOCATION OF UTILITIES BEFORE ANY DIGGING OPERATIONS TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

SCOPE OF WORK:
 PLACING APPROX. 2420' OF BURIED FIBER CABLE ALONG SECTION ST. BAYOU DR. ANY FAIRWOOD BLVD. THERE WILL BE A 30" X 48" HAND POLES ALONG THIS ROUTE. ALL CABLES WILL BE 36" DEPTH. BORED AND BE 36" MINIMUM DEPTH.

PROFESSIONAL
 JUL 25 2017
 BY: [Signature]

ATTSE
 PROPOSED TELEPHONE FACILITIES
 ON RIGHT OF WAY OF
 CITY OF FAIRHOPE

FAIRWOOD BLVD
 Exchange: 251928
 Designer: Mitchell Wade
 Phone: 251-471-8361
 Authorizations: 71ND0336N

Page 1 of 9

1st Submitted IIR 17.02



City of Fairhope Planning Commission

September 5, 2017

Case: UR 17.03 AT&T – Fox Hollow subdivision

Project Name:

Fox Hollow subdivision

Project Type:

Utility Review

Project Scope:

- 4,837 linear feet of cable
- 18 road crossings
- 11 handholes
- 4 pedestals

General Location:

Windmill Rd., Thompson Hall Rd., Morphy Ave., Pecan Trace, and Fox Hollow subdivision

Applicant:

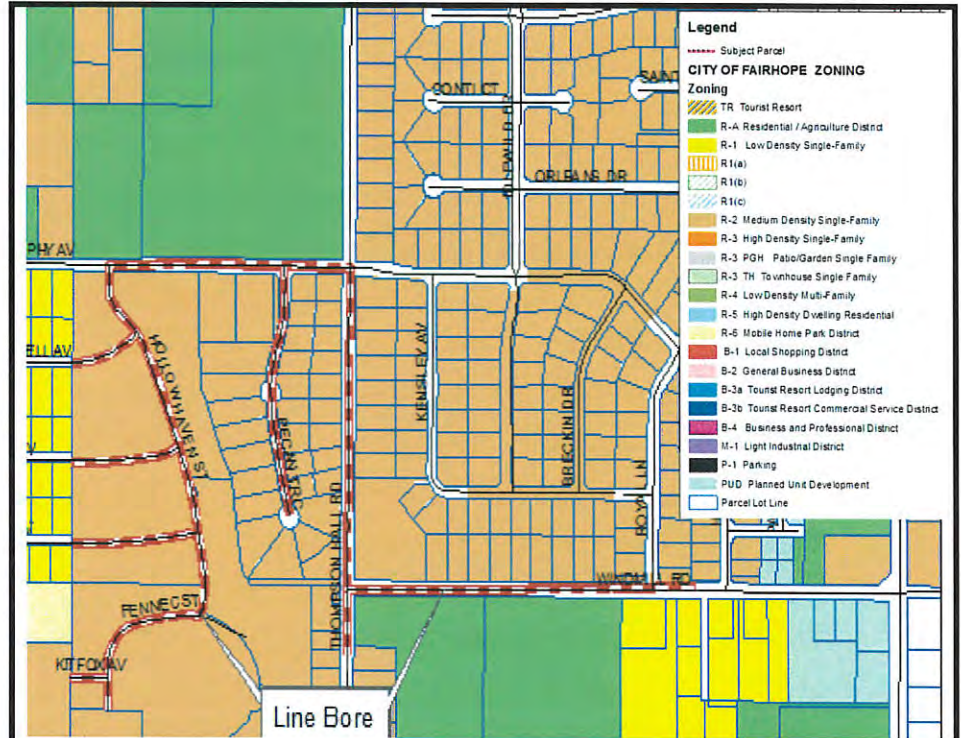
AT&T

Owner:

City of Fairhope – Right-of-way

Recommendation:

Approve with conditions



Summary of Request:

AT&T requests an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 4,837 linear feet of fiber optic cable. The project will commence at 9940 Windmill Road and run along the south side of Windmill Road to the intersection of Thompson Hall Road; along the west side of Thompson Hall Road to the intersection of Morphy Avenue; along the south side of Morphy Avenue to Hollow Haven Street; and throughout Pecan Trace and Fox Hollow, Phase 1 subdivisions.

Comments:

AT&T will be placing approximately 4,837 linear feet of HDPE conduit, equipped with a fiber optic cable to service Fox Hollow, Phase 1 subdivision. The applicant is also proposing to install 4 pedestals and 11 – 30"x48" handholes. All work proposed will be in the City of Fairhope right-of-way with 18 road crossings. The entire project shall be directionally bored; no trenching is allowed. All remaining placement will be in utility easements.

Comments from the City of Fairhope Utility Superintendents and Department Heads are listed below:

Arthur Bosarge, Interim Public Works Director had the following comments:

- Boxes/handholes and pedestals cannot be placed in the sidewalks. The applicant shall review the sidewalks for conflicts and contact Arthur Bosarge.
- Handholes/pedestals shall not be located within the dripline of significant trees (as defined by the Tree ordinance).
- Trees shall not be negatively impacted.
- If work is intended within a tree dripline, consult with the City of Fairhope Landscape Supervisor, prior to any work being done.
- All conduits shall be placed a minimum of at least 7' deep and shall maintain 3' of clearance under all drainage structures.
- No handholes, boxes, or other above ground infrastructure shall be located in drainage easements. Pedestals shall be placed in a manner as to not block site visibility and to allow cars to get off of the roadway during an emergency.
- The applicant shall not change elevations of ditches with any work installation.
- The applicant is to stay out of any tree drip lines with handholes and equipment.
- There shall be no open trenches.

Kim Burmeister, Code Enforcement Officer, had the following comments:

- The applicant or subcontractor shall obtain a Right-of-way permit from the City of Fairhope Building Department prior to beginning work.
- Subcontractors shall have a current business license with the City of Fairhope and must have a copy of the Right-of-way permit with them at all times, posted on site or in the window of a vehicle on site.
- Any right-of-way cuts or disturbed areas shall be stabilized (covered) at the end of each day and disturbed areas should be re-vegetated with sod upon completion.
- Mulch/seed shall only be acceptable as temporary cover.
- Sod shall be installed on disturbed areas of the right-of-way as final cover within 10 days of the completion of the project.

- Sod shall be watered to ensure survival.
- Inlets shall be protected.

Erik Cortinas, Building Official, had the following comments:

- Ground conditions in the right-of-ways shall be returned to original preconstruction condition(s) or better.
- All plans and permits need to be presented along with the City of Fairhope Right-of-way permit application.
- If required, appropriate ALDOT permits shall be obtained, prior to the issuance of a Right-of-way permit.

Dan McCrory, Water and Sewer Superintendent, had the following comments:

- All existing utilities shall be located and proper separation shall be maintained between utilities.
- All mechanical equipment should be screened by painting the equipment Munsell Green.

The applicant shall be aware of the following:

- The applicant shall contact Alabama One Call in order to locate all existing utilities. This project is being proposed in an established neighborhood with major utilities in place.
- No work shall begin until a Right-of-way permit is issued by the City of Fairhope Building Department (permit not valid until paid for and picked up).

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

- Wetland Ordinance (# 1370), which regulates activity within 20' of wetlands.
- Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil/clay within 100' of critical areas.
- Erosion and Sediment Control Ordinance (#1398).

Recommendation:

To approve conditional upon the following:

1. The applicant shall follow the general comments related to utility work as stated above.
2. All mechanical and locator equipment shall be painted munsell green.



Right of Way / Utility Installation Application

WHERE Property Address FOX HOLLOW, PHASE 1
ROW Location WINDMILL RD, THOMPSON HALL RD, MORPHY AV & FOX HOLLOW

WHO Owner of Property _____
Contractor Doing Work Name Deviney Construction
Address 3036 Dial St., Mobile, AL 36612
Contact email/phone 251-457-3760 / tracygreenhill@deviney.com
(provide copy of Alabama General Contractors License)

Utilities Name AT&T
Utility being worked on Phone Cable Electric Gas
 Water Sewer Other _____

WHEN Date to begin 09/21/2017
Date of completion 12/30/2017

WHY Reason for disturbance Install Repair Remove

WHAT Linear feet installing 4,837'
of Handholes/ Peds 4 PEDS & 11 HANDHOLES
Discription of work PLACING FIBER OPTIC CABLE, VIA DIRECTIONAL BORING, TO PROVIDE SERVICE TO FOX HOLLOW, PHASE 1. BEGIN PROJECT ON WINDMILL RD, FROM ADDRESS 9940, 1275' TO INTERSECTION OF THOMPSON HALL RD. THEN SOUTH FOR 630' AND NORTH FOR 67'. THEN ON SOUTH SIDE OF MORPHY AV HEADING WEST FOR 1161' TO ENTRANCE OF FOX HOLLOW SUB. ALSO DIRECTIONAL BORING ROAD CROSSINGS IN PECAN TRACE AND FOX HOLLOW SUBDIVISIONS. ALL REMAINING PLACEMENT WILL BE IN UTILITY EASEMENTS. SEE ATTACHED DRAWINGS.

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

RECEIVED
JUL 25 2017
BY: *EB*

Waide Mitchell

7/25/17

WAIDE Mitchell
OSP Engineer

JOINT USE/OTHER UTILITY INFORMATION:

TYPE	UTILITY NAME	EMERGENCY PHONE	CONTACT NAME/PHONE	NOTES: BURIED 30"V TO 15KV PHASE TO GROUND
ELECTRIC	RIVERIA UTILITIES	251-626-5000		
GAS	MEMPHIS	888-633-4226		
WATER	CITY OF FAIRHOPE	251-928-8003		
SEWER	CITY OF FAIRHOPE	251-928-8003		

SYMBOL LEGEND

Proposed	Existing	Description
—	N/A	PIPE/CONDUIT
- - -	N/A	BORE
(36")	N/A	DEPTH
□	N/A	HANDHOLE
N/A	*	POWER POLE
—B	N/A	BURIED CABLE
⌋	N/A	ENCLOSURE

LOCATION OF R.O.W.: WINDMILL RD, THOMPSON HALL RD, MORPHY AVE, PECAN TRACE AND FOX HOLLOW SUBD, PH 1

SCOPE: DIRECTIONAL BORE A TOTAL OF 2,304' ON SOUTH SIDE WINDMILL RD FROM 9940 WINDMILL RD TRAVELING WEST TO INTERSECTION OF THOMPSON HALL RD WITH 2 ROAD CROSSINGS. DIRECTIONAL BORE SOUTH ON WEST SIDE OF THOMPSON HALL RD FOR 630'. DIRECTIONAL BORE TRAVELING NORTH ON WEST SIDE OF THOMPSON HALL RD FROM INTERSECTION OF WINDMILL RD. DIRECTIONAL BORE FROM INTERSECTION OF MORPHY AVE AND THOMPSON HALL RD WEST ON MORPHY AVE ON SOUTH SIDE FOR APPROXIMATELY 1,161'. DIRECTIONAL BORE IN PECAN TRACE SUBD AND FOX HOLLOW SUBD FOR ROAD CROSSINGS. ALL REMAINING PLACEMENT WILL BE IN THE UTILITY EASEMENTS.

CALL BEFORE YOU DIG



ALABAMA
DIAL 811 OR
1-800-292-8525
www.call811.com

TWO FULL BUS. DAYS BEFORE YOU DIG
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT
UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND
APPROPRIATE AND POSSIBLY INCOMPLETE THEREFORE
UTILITIES IS WITHHELD. LOCATION OF ALL UNDERGROUND

CAUTION
Volts to Ground
RIVERIA UTILITIES
30"V TO 15KV AERIAL
AND BURIED

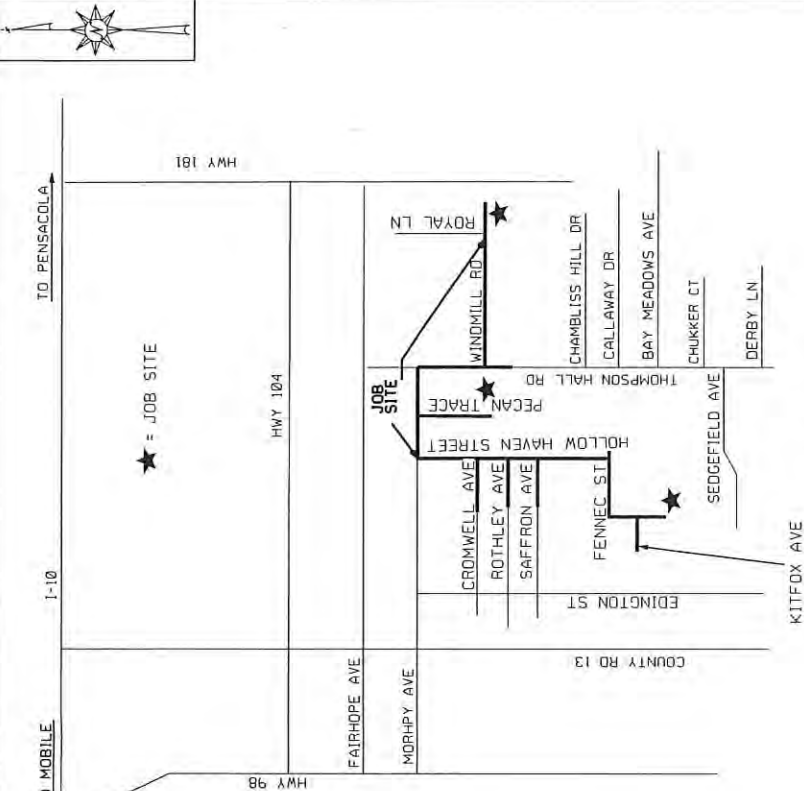
BORE DEPTH OF 36" DUE TO
EXISTING UTILITIES IN THE AREA

DRAWINGS NOT TO SCALE

PERMIT DRAWING

NOTE:
PLACEMENT IN EASEMENT NOT SHOWN.

LOCATION MAP:



**CITY OF FAIRHOPE
PERMIT REQUIRED**

CONSTRUCTION NOTES:

- ALL PERMIT WORK WILL MEET OR EXCEED CITY OF FAIRHOPE SPECIFICATIONS.
- ALL DISTURBED AREAS WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION UPON COMPLETION OF CONSTRUCTION WITH AT LEAST A GOOD STAND OF GRASS SILT FENCE, HAY, ETC., IN ORDER TO PREVENT EROSION.
- AN ONSITE REPRESENTATIVE WILL HAVE ON HAND AT THE JOB SITE:
 1. AN APPROVED PERMIT AND PLAN
 2. A TRAFFIC CONTROL PLAN, IF REQUIRED.
 3. AN EROSION CONTROL PLAN.
- ALL TRAFFIC CONTROL TO BE IN ACCORDANCE WITH PART 6 OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. MINIMUM 48 HOURS NOTIFICATION FOR UTILITY LOCATES IS REQUIRED.

JUL 25 2017
SJB

1st Submission 11/17/17

ATTSE

PROPOSED TELEPHONE FACILITIES
ON RIGHT OF WAY OF
City of Fairhope

Fox Hollow Subd

Exchange: 251928

Designer: Mitchell, Wade

Phone: 251-471-8361

Authorization: BIND0972N

Dwg. 1 of 24

11/17/17





City of Fairhope Planning Commission

September 5, 2017

Case: IR 17.04 Clay Properties

Project Name:

Clay Properties

Project Type:

Informal Review of subdivision request

Jurisdiction:

City of Fairhope Planning Jurisdiction

Zoning District:

Unzoned Baldwin County

PPIN Number:

367451

General Location:

Approximately ¼ mile north of The intersection of County Road 3 and County Road 13

Engineer:

N/A

Owner:

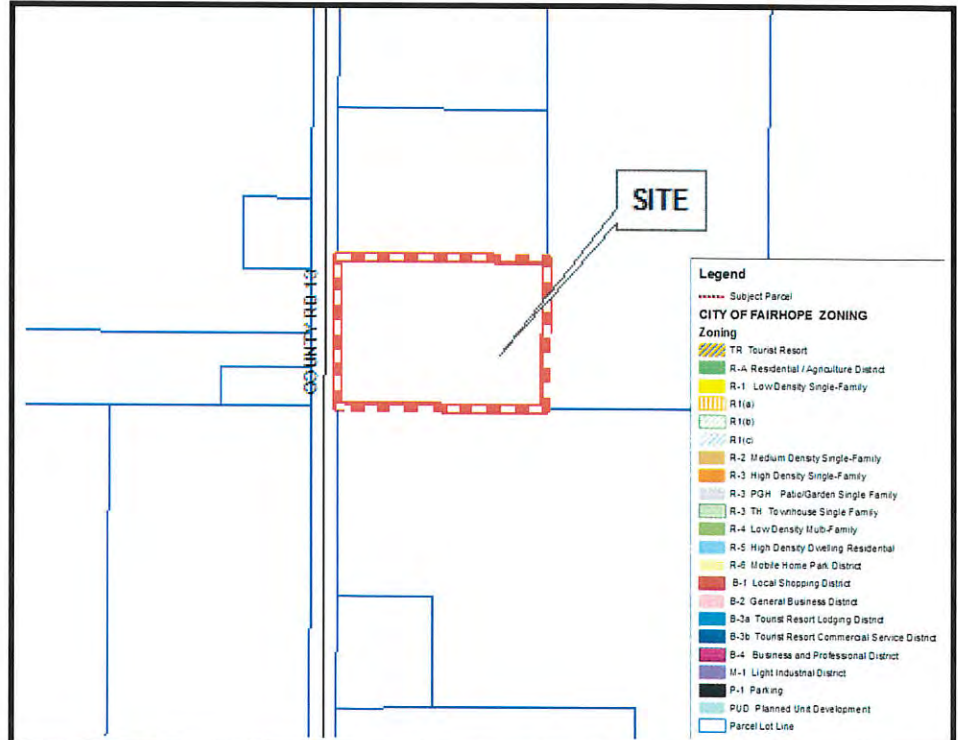
James M. Jackson

School District:

Fairhope Elementary School
Fairhope Middle School
Fairhope High School

Recommendation:

Informal Review



Summary of Request:

Informal review to discuss the request of James M. Jackson for a subdivision of Tax Parcel 05-56-05-15-0-000-013.020. Mr. Jackson is considering submission of a subdivision application that will include a variance of the requirement for a 100' wide minimum lot width. The minimum lot width for unzoned areas within the City of Fairhope Planning Jurisdiction is described in Article V, Section E.2.b.(1) of the *City of Fairhope Subdivision Regulations*.

Site Photos:



Subject property looking NE from CR 13



Subject property looking East from CR 13



Subject Property looking SE from CR 13



Subject property looking NE from ROW



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 M Jackson Phone Number: 251 769 1727
 Address of Property Owner: P O Box 1832
 City: Fairhope State: AL Zip: 36533

Proposed Subdivision Name: Clay Properties
 No. Acres in Plat: 6.3 No. Lots/Units: 4
 Parcel No: 367451 Current Zoning: unzoned
Pinn

Authorized Agent Information

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

Name of Authorized Agent: James M Jackson Phone Number: 251 769 1727
 Address: P O Box 1832
 City: Fairhope State: AL Zip: 36533
 Contact Person: _____

Surveyor/Engineer Information

Name of Firm: _____ Phone Number: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact Person: _____

Plat Fee Calculation:
 Reference: Ordinance 1269

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

James M Jackson
 Property Owner/Leaseholder Printed Name

JAMES M JACKSON
 Signature

 Date

 Fairhope Single Tax Corp. (If Applicable)

RECEIVED
 JUL 25 2017
 BY: EB

To Whom It May Concern;

I am writing this letter on behalf of Mr Jim Jackson, the owner of parcel 05-56-05-15-0-000-013.020 in Baldwin County. Per the attached satellite images and maps, you will see that the property in question fronts County Road 13 (approximately 440 feet) and is roughly 630 feet deep. There is a deeded access driveway on the south line that services not only the next parcel to the east, 20 acres owned by Claire McKenzie, but also provides access to a 29 acre parcel owned by Elroy McKenzie and a one acre lot owned by the McKenzie Family Trust. This access has been used for decades by the property owners as well as technicians servicing the cell tower.

While the current rules and regulations would require Mr. Jackson to provide 100' of frontage on County Road 13 if he wanted to subdivide his acreage into 4 small, equal parcels, it would seem appropriate to grant a variance that allows Mr. Jackson to make a more logical subdivision of the property that incorporates the use of the deeded access. While we understand the intent of the regulations, in this case the regulations will result in oddly shaped or atypical lots that will be hard to use for homesites.

Please consider the option of a variance when looking at the proposed division of this parcel. We hope you will agree that it does not create any additional or unreasonable burden on streets, drainage, access, traffic or other infrastructure, and will provide the County and the City of Fairhope with four evenly sized, functional lots.

Thank you for you consideration,

Randy Niemeyer



MEMO

Date: August 30, 2017

To: Fairhope Planning Commission

From: J. Buford King, City Planner

Re: SD 17.18 Kirkman Lane Minor Subdivision

The August 7, 2017 City of Fairhope Planning Commission meeting agenda included case number SD 17.18, a minor subdivision related to Tax Parcel 05-46-03-37-0-014-057.000 located at the intersection of Kirkman Lane and Summit Street. Staff's recommendation was approval of the minor subdivision with the following conditions:

- BMP plan requirement prior to issuance of a building permit shall be noted on the plat prior to recording.
- Individual certificate of approval blocks for water & sewer, power, and natural gas shall be included on the plat prior to recording.
- Letters of availability for water & sewer, power, and natural gas shall be submitted for file purposes prior to recording. AT&T (telephone) was submitted and included with the application.
- Submission and approval of a fire flow model for the subject property. Fire flow model was scheduled for July 21, 2017, but the report from the fire flow test was not available at the time of Planning Commission agenda preparation.

In addition to the conditions of approval stated in the staff report, staff verbalized an additional condition of approval that added "drainage" to the condition of approval requiring a BMP plan to be prepared prior the issuance of a building permit and BMP and drainage plan requirement to be noted on the plat.

Staff was contacted by the legal counsel representing the property owner, Fairborne Holdings, LLC. Fairborne Holdings has requested that the BMP and drainage requirements not be noted on the plat of the approved minor subdivision, but acknowledged that both BMP and drainage requirements for the site are subject to *City of Fairhope Ordinance number 1398, Erosion and Sediment Control*.

Staff requests the Planning Commission amend their motion and second of their motion for approval of case number SD 17.18 to no longer reflect BMP and drainage plan requirements prior to issuance of a building permit be noted on the plat prior to recording.

BMP and drainage requirements for the site shall be in compliance with Ordinance number 1398, Erosion and Sediment Control as well as applicable City of Fairhope regulations related to land disturbance and building permits.