



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
June 4, 2018**

1. Call to Order

Karin Wilson
Mayor

2. Approval of Minutes

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, A.C.M.O.

Jimmy Conyers

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Michael V. Hinson, CPA
City Treasurer

- April 2, 2018
- May 7, 2018

3. Consideration of Agenda Items:

- A. SD 18.07 Public hearing to consider the request of Gulf States Engineering, Inc. for plat approval of the Resubdivision of Lot 4, East Fairhope Plaza, a 2-lot minor division. The property is located on the east side of St. Hwy. 181 just south of Fairhope Avenue.
PPIN #: 312284
- B. SD 18.22 Public hearing to consider the request of Dewberry Engineers, Inc. for Final plat approval Phase 4 of Golden Oak at Firethorne, a 31-lot subdivision. The project is located on the north side of Narrowleaf Blvd. and west of Quail Creek Villas.
PPIN #: 202889
- C. UR 18.03 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 670 linear feet of PVC conduit in the City of Fairhope right-of-way. The project will run throughout Old Battles Village, Phase 3.
- D. UR 18.04 Request of Southern Light, LLC for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 2,024 linear feet of fiber optic cable. The project will run along State Hwy. 181 and Quail Creek Drive.

4. Old/New Business

- SD 17.27 Point Clear Village – 180 day plat extension
- Seminar for ADA construction standards in the public right-of-way
 - Tuesday, June 26, 2018 from 10:00 AM – 4:00 PM at the James P. Nix Center

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

5. Adjourn



Planning Commission

June 4, 2018

Case: SD 18.07

Project Name:

Resubdivision of Lot 4, East Fairhope Plaza

Property Owner /Applicant:

Triple "C" Development, Inc

General Location:

1/10 mile south of Fairhope Avenue/CR 48 intersection
With State HWY 181

Project Type:

Major Subdivision

Number of lots:

2

Project Acreage:

2.51

Zoning District:

Unzoned Baldwin County

PPIN Number:

312284

Surveyor of record:

Gulf States Engineering

School District:

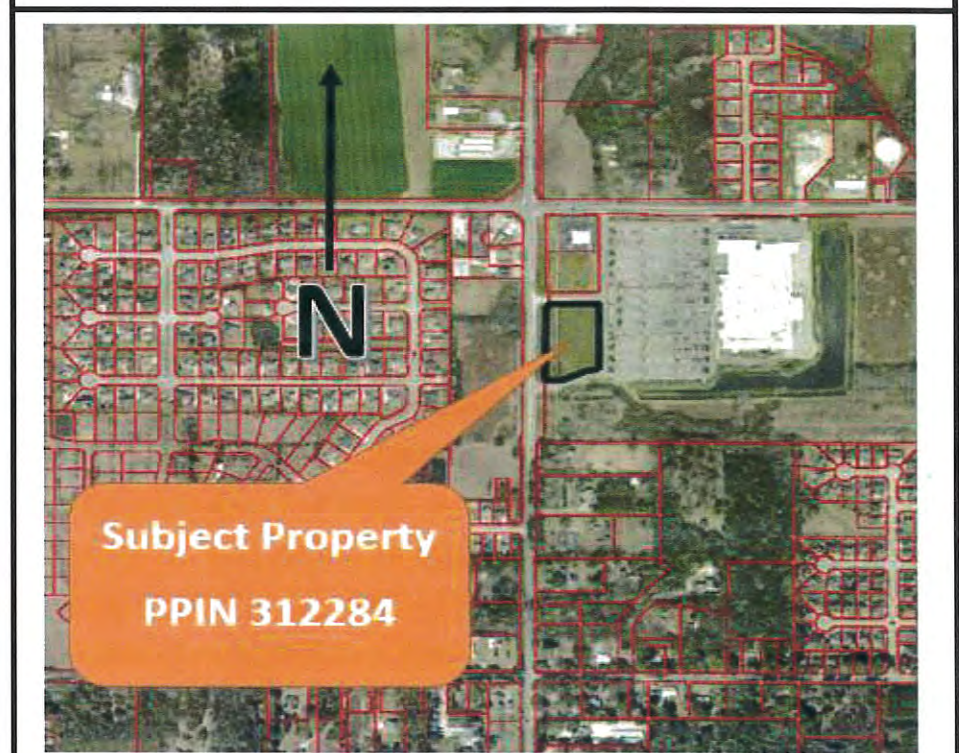
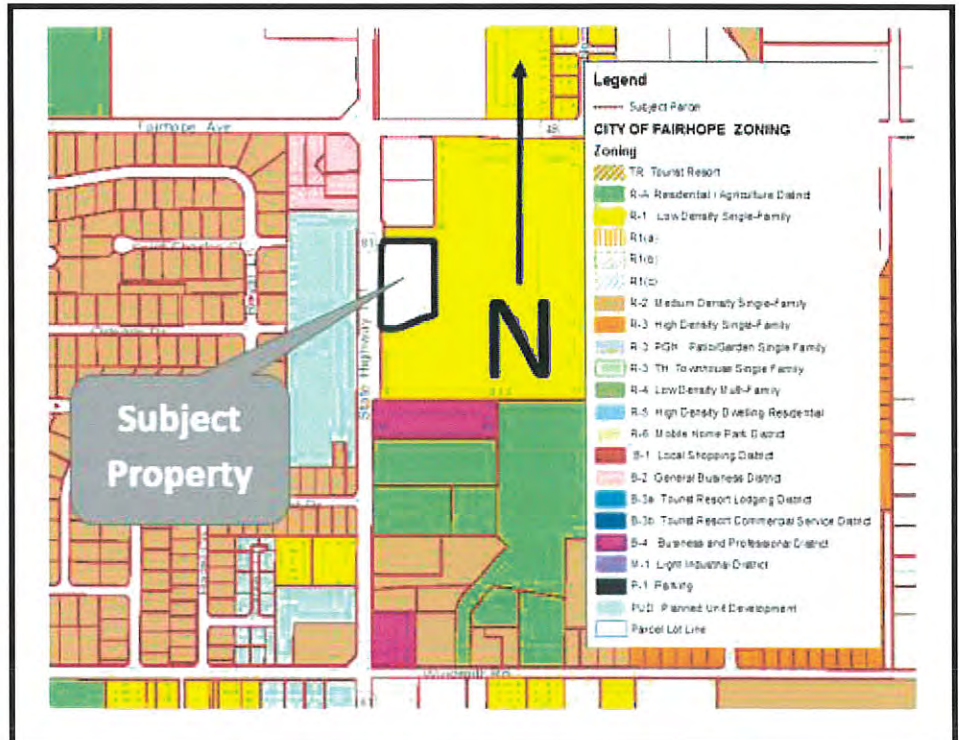
Fairhope Elementary,
Middle, and High Schools

Report prepared by:

J. Buford King, City Planner

Recommendation:

Approval with conditions



Summary of Request:

Public hearing to consider the request of Gulf States Engineering, Inc. on behalf of Triple "C" Development for preliminary plat approval of The Resubdivision of Lot 4 East Fairhope Plaza, a 2-lot major subdivision. The property is located approximately 1/10 mile south of the intersection of State Highway 181 and Fairhope Avenue/County Road 48, along State HWY 181. The subject property is approximately 2.51 acres with 1.138 acres proposed for lot 1 and 1.369 acres proposed for lot 2. Subject property is a former outparcel of the Wal-Mart store located on HWY 181. An Auto Zone auto parts store is currently under construction on the proposed lot 2.

Comments:

The following items are excerpts from the various checklists utilized by staff to evaluate subject application's compliance with the *City of Fairhope Zoning Ordinance*, *City of Fairhope Subdivision Regulations* and other relevant ordinances and are included here to provide relevant background and rationale behind staff's recommendation. Any items initially marked "revise and resubmit" have been cured by the notations in **blue text**. Any items marked in **red text** will be cured by conditions of approval, or in the case of a recommendation for denial of an application, provide rationale for the recommendation of denial. All Article, Section, and Paragraph numbers identified are references to the *City of Fairhope Subdivision Regulations* unless otherwise identified.

<i>Article IV, Section C.1.b.(8) Plan and profiles of all proposed utilities with connections</i> (8) Plan and profiles of all proposed utility with connections to existing utility system and all proposed improvements. Approval of private utility connections for water and sewer shall be subject to the standards of Article VIII, Sections E. and G., respectively of the Fairhope Subdivision Regulations, and Chapter 12 of the Code of Ordinances of the City of Fairhope. The applicant shall submit one copy of utility letters stating availability of service. Utility letters and layout must be submitted from electric, water, sewer, phone, trash provider, and gas (if applicable), stating the property <i>may be adequately served</i> by such utility.		
<input type="checkbox"/> N/A	<input type="checkbox"/> Accepted	<input checked="" type="checkbox"/> Revise and Resubmit per comments
Cross Reference: <i>Approval of private utility connections for water and sewer shall be subject to the standards of Article VIII, Sections E. and G., respectively of the Fairhope Subdivision Regulations, and Chapter 12 of the Code of Ordinances of the City of Fairhope.</i>		
<i>Comments: Not furnished. Please address all requests for availability of Fairhope Public Utilities services to Mr. Richard Peterson, P.E., Director of Operations, Fairhope Public Utilities, 555 S. Section Street, Fairhope, AL 36532 (251) 928-8003. A utility availability letter will also be required from the appropriate electrical provider. Electrical (Baldwin EMC) – furnished. AT&T (telecom) – furnished. Natural Gas (Fairhope Public Utilities) – furnished. Submission of utility availability letters for water and sewer service shall be a condition of approval as well as plans and profiles of all water and sewer infrastructure to be constructed on the site. For the purposes of this application, a new fire hydrant is the only known infrastructure upgrade required for the site.</i>		

<i>Article IV, Section C.1.b.(10) The existing or proposed zoning classification of the subdivision and all contiguous lands. Where there is no zoning in effect, the proposed use of the lots shall be shown on the plat.</i>		
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Accepted with comments	<input checked="" type="checkbox"/> Revise and Resubmit per comments
<i>Comments: Not furnished. A building permit for an auto parts store has been separately-submitted for lot 2. A car wash was mentioned in the correspondence related to the fire flow test, however this proposed use is not identified on Lot 1. Please indicated the proposed uses for each lot as required by Article IV, Section C.1.b.(10) The preliminary plat has been revised to reflect "RETAIL/COMMERCIAL" on each lot.</i>		

<i>Article IV, Section C.1.b.(11) Flow model data submitted to the standards of the COF Water Department.</i>		
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Accepted with comments	<input type="checkbox"/> Revise and Resubmit per comments
<i>Comments: A flow model was furnished with the application for subdivision, however this flow model is not representative of the fire hydrant that will provide fire protection to subject property. Note the site photos included in the cover letter transmittal related to this checklist for specific comments, as well as mark-ups to the final subdivision plat. The fire hydrant shown in the southeast corner of lot 3 on the preliminary plat (Murphy Oil fuel station) is not existing in the field. Please clarify if this fire hydrant is proposed, and if so, please be advised that installation of infrastructure such as fire protection equipment requires the subdivision to be submitted as a major subdivision requiring a preliminary plat and subsequently a final plat submittal. See conditions of approval referencing Article IV, sections "G" and "H" regarding the utility application required for this subdivision that will address the new fire hydrant required for the site. As stated above the flow model included with the application is insufficient for the site.</i>		

<i>Article IV, Section C.1.d. Drainage plan prepared by professional engineer, including proposed method of storm water detention and means of controlling erosion during construction. Any portion of the land in the proposed subdivision subject to periodic inundation by storm drainage, overflow or ponding shall be clearly identified on the plat. Lands lying within the flood plain, V or A Zones, shall be clearly identified on the plat. Storm-water detention facilities shall be shown in the plans and calculations provided.</i>		
<input type="checkbox"/> N/A	<input type="checkbox"/> Accepted	<input checked="" type="checkbox"/> Revise and Resubmit per comments
Cross Reference: <i>Article V, Section F.3.a., b., and c.</i>		
<i>Comments: The narrative included with the subdivision application indicates the desire to convey drainage from the subject property into the existing drainage system of the Wal-Mart site. Upon advisement of the Public Works Director, staff requests verification that the Wal-Mart site's existing drainage system is as-built as-designed and therefore capable of handling drainage from the subject property. Please provide a narrative stamped by the engineer of record for the Wal-Mart site's drainage system indicating as-built as-designed. See conditions of approval for this item. The information requested by the Public Works Director has not been furnished.</i>		

<i>Article IV, Section C.1.h. Traffic Data and Traffic Study:</i> Applications shall include trip generation data showing the projected average daily traffic (ADT) in a 24-hour period and projected peak-hour traffic generated by the development in the subdivision application.		
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Accepted with comments, no response required.	<input type="checkbox"/> Revise and Resubmit per comments
<i>Comments: Burkhardt Engineering provided a letter stamped by a registered professional engineer in the State of Alabama in lieu of a traffic study. The letter indicates no changes in trip generation are anticipated as a result of the proposed subdivision.</i>		

<i>Article IV, Section C.5. Pre-Construction Conference</i> 5. Pre-construction Conference – An onsite pre-construction conference with City representatives is required prior to initiation of any land disturbance activities. Construction of said improvements shall in no way obligate the Commission to grant Final Approval of the Plat, nor shall it obligate the City Council to accept such improvements for public maintenance. No owner or developer shall proceed with any site work under authority of preliminary plat approval until the completion of the preconstruction conference.		
<input checked="" type="checkbox"/> N/A with comments, no response required.	<input type="checkbox"/> Accepted	<input type="checkbox"/> Revise and Resubmit per comments
<i>Comments: Not applicable at this time. See conditions of approval. At the time of initial review, the application was believed to be a minor subdivision not requiring the installation of infrastructure. However, the installation of a new fire hydrant as well as possible water and sewer mains for lot 1 creates a major subdivision requiring infrastructure installation, and as a result a pre-construction meeting is required.</i>		

Article V, Section E.5.a.- c. Lot Standards – Utility Access and Easements

a. Except where lanes are provided at the rear of lots, easements not less than fifteen feet in width alongside and rear lot lines as required for drainage and utilities. On interior lots, the easement may be designed to lie equally on adjacent lots. On perimeter lots, no part of the required easement shall lie outside the platted lands. Easement placement and widths shall be approved by the Planning Commission. No half easements will be approved unless adjacent property owners dedicate the other half of the easement at time of approval.

b. Where a subdivision is traversed by a watercourse, drainage way, natural channel or stream, there shall be provided an easement conforming substantially to the limits of such water course plus additional width as necessary for maintenance and future construction.

c. Lots and easements shall be so arranged as to eliminate unnecessary jogs or off- sets and to facilitate the use of easements for power distribution, telephone service, drainage, water and sewage collection services

<input type="checkbox"/> N/A	<input type="checkbox"/> Accepted	<input checked="" type="checkbox"/> Revise and Resubmit per comments
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Comments: *Utility access easements are not shown or noted on the plat. See conditions of approval. The 15' drainage and utility easement is shown on lot line dividing lots 1 and 2, but not shown on the northern side lot line of lot 1 and the southern lot line of lot 2, and not depicted on the rear lot lines of lots 1 and 2.*

Article VI, Section E.1.-2. Construction Standards-Storm Water

<input type="checkbox"/> N/A	<input type="checkbox"/> Accepted	<input checked="" type="checkbox"/> Revise and Resubmit per comments
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Cross Reference: *Alabama Department of Transportation Standard Specifications for Highway Constructions, current edition*

Comments: *See Article IV, Section C.1.d. Drainage plan for more information. Upon advisement by the Public Works Director staff requests verification that the Wal-Mart site's existing drainage system is as-built as-designed and therefore capable of handling drainage from the subject property. See conditions of approval. The letter requested by the Public Works Director has not been furnished and is a condition of approval.*

Article VI, Section G. Construction Standards-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. **Blue reflective markers** shall be installed at the street line of streets to indicate the location of fire hydrants.

<input type="checkbox"/> N/A	<input type="checkbox"/> Accepted	<input checked="" type="checkbox"/> Revise and Resubmit per comments
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Comments: *Please see Article IV, Section C.1.b.(11) Flow model data for more information related to the fire hydrant and fire flow model for subject property. See conditions of approval. The fire hydrant shown on the plat is located along CR 48 near the existing medical facility and did not receive a flow model. Further, this hydrant is more than 450' from subject property and as a result a new hydrant must be installed to service the new subdivision. The submitted flow model is of a hydrant located near the intersection of HWY 181 and Margaret Drive, more than 1,000 feet away, also not in compliance with this section.*

Article VI, Section H. Construction Standards-Sanitary Sewerage

1. All subdivisions shall have sanitary sewer service. The sewer service shall be provided by either the Fairhope Public Utilities or an approved sewer service.
2. All sanitary sewer systems constructed within a subdivision and all sanitary sewer systems constructed outside of a subdivision but servicing a subdivision shall be constructed in accordance with those certain "Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities" which is on file at the City of Fairhope Water & Sewer Department.
3. Individual septic tank type systems that have been approved by the Baldwin County Health Department and the Fairhope Public Utilities Sewer Department may be utilized.

<input type="checkbox"/> N/A	<input type="checkbox"/> Accepted	<input checked="" type="checkbox"/> Revise and Resubmit per comments
Cross Reference: <i>Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities</i>		
Comments: <i>Comments: See Article IV, Section C.1.b.(8) Plan and profiles of all proposed utilities with connections for correspondence with the Utilities Director of Operations regarding availability of Fairhope Public Utilities. Also, please see the photos and comments included in the cover letter associated with this checklist. See conditions of approval. Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities not included in application. As stated in the comments related to Article IV, Section C.1.b.(11) the fire hydrant tested for the site is too far away to satisfy the fire protection requirements of the site.</i>		

Site Photos:



Looking south toward subject property from lot 3.



Looking east toward subject property from west side of State HWY 181



Looking west toward subject property from within existing Wal-Mart parking area



Existing fire hydrant along CR48 near existing medical facility

The subdivision regulations contain the following criteria in Article IV.B.2. Approval Standards. Address each of these criteria with either a “meets” or “does not meet”. If any of the criteria is not met, a denial should be recommended.

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

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

- meets

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

- meets

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

- meets

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

- meets

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

- Meets (when conditions of approval are satisfied)

Recommendation:

Staff recommends approval contingent upon the following conditions:

- 1) Prior to land disturbance, the following missing items shall be submitted or the following revise and resubmit conditions described previously must be cured:
 - a. Submission of “will serve” letters, and plans/profiles of water and sewer mains to be installed on the subject property as required by Article IV, Section C.1.b.(8).
 - i. Indicate the location of the new fire hydrant on the preliminary plat as required by Article VI, Section G and provide plans and profiles of the new main servicing the new hydrant.
 - b. Article IV, Section C.1.b.(11) Flow model data submitted to the standards of the COF Water Department. (This will likely be satisfied with the submission of *Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities* as required below.
 - c. Article VI, Section E.1.- 8. Submission of a letter from the Engineer of Record (with PE stamp) of the existing drainage system indicating the existing system is “as-built”, “as-designed”.
 - d. Article IV, Section C.5. Pre-Construction Conference
 - e. Article V, Section E.5.a.- c. Indicate the 15’ drainage and utility easements on the northern lot line of lot 1 and the southern lot line of lot 2, as well as rear lot lines of lots 1 and 2.
 - i. Correctly reflect the drainage and utility easements described above on Plan Note number “7” on the preliminary plat.
 - ii. Edit the “narrative” on the preliminary plat to reflect a “major” subdivision in lieu of a minor subdivision.
 1. If a conflict with the Baldwin County subdivision regulations occurs this item may be required to remain worded as a “minor” subdivision, however, City of Fairhope major subdivision requirements for submission of a final plat will remain in effect.
 - f. Submit the application entitled *Standard Specifications for Constructing Sanitary Sewer Facilities and Water Facilities* as required by Article VI, Section H.



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: 01/23/18

Property Owner / Leaseholder Information
Name of Property Owner: Triple C Development Phone Number: 256-927-4550
Address of Property Owner: 200 Armory Road
City: Centre State: Alabama Zip: 35900

Proposed Subdivision Name: Resubdivision of Lot 4, East Fairhope Plaza
No. Acres in Plat: 2.51 No. Lots/Units: 2
Parcel No: 05-46-06-14-0-000-001.982 Current Zoning: None/Unzoned

Authorized Agent Information
Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: Gulf States Engineering Phone Number: 251-460-4646
Address: 4110 Moffett Road
City: Mobile State: Alabama Zip: 36618
Contact Person: Matthew C. Roberts

Surveyor/Engineer Information
Name of Firm: Gulf States Engineering Phone Number: 251-460-4646
Address: 4110 Moffett Road
City: Mobile State: Alabama Zip: 36618
Contact Person: Matthew C. Roberts

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

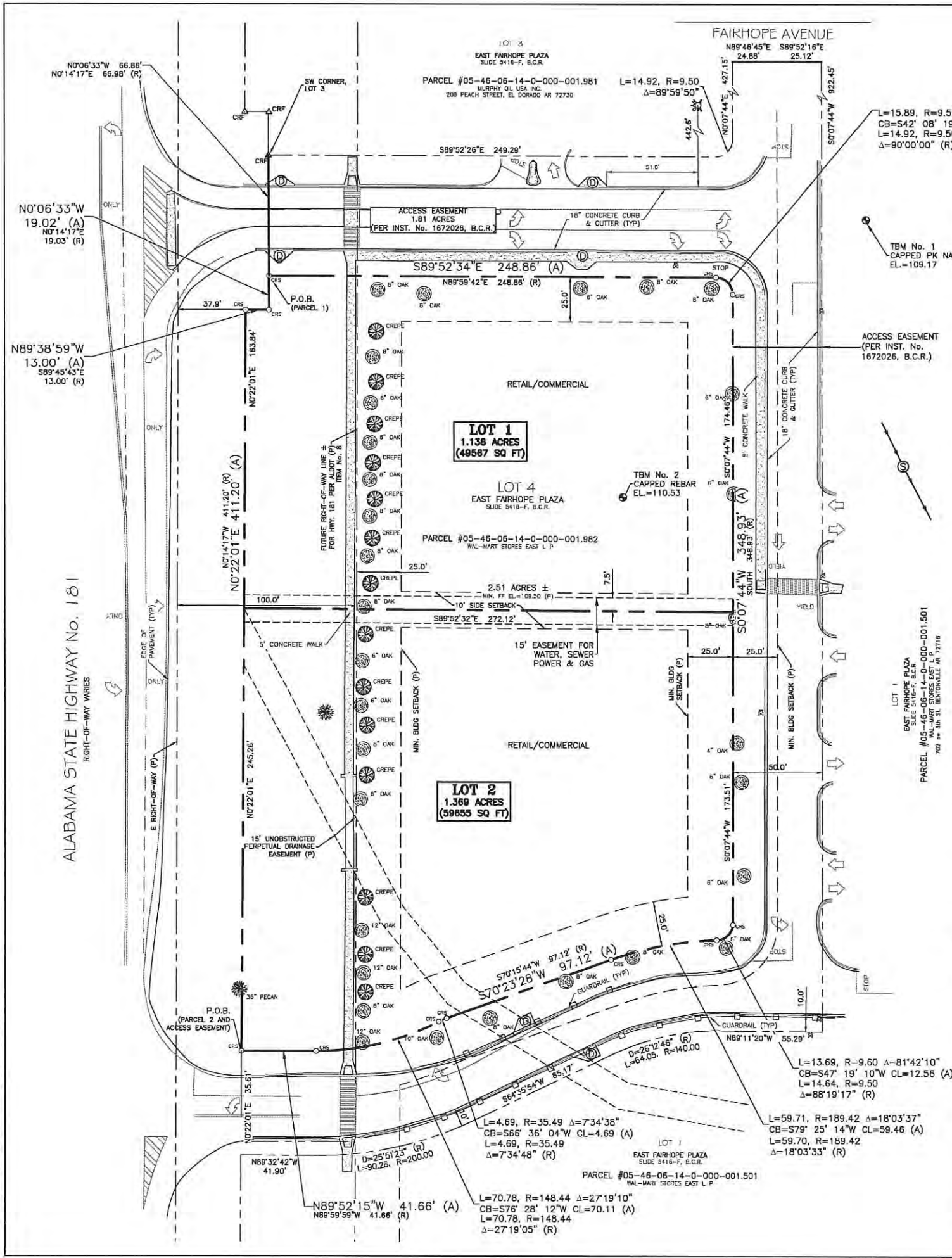
I certify that I am the property owner/leaseholder of the above described property and hereby submit this plat to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Matthew C. Roberts
Property Owner/Leaseholder Printed Name

2018-01-23
Date

[Signature]
Signature
C. Michael Cole, Secretary
Fairhope Single Tax Corp. (If Applicable)

RECEIVED
JAN 23 2018
BY: [Signature]



PROPERTY DESCRIPTION:

LOT 4, EAST FAIRHOPE PLAZA, RECORDED ON SLIDE 2416-F, OF THE PROBATE COURT OF BALDWIN COUNTY, ALABAMA CONTAINING 2.51 ACRES MORE OR LESS.

LANDS CURRENTLY OWNED BY: FAIRHOPE SINGLE TAX CORPORATION 336 FAIRHOPE AVE, FAIRHOPE, AL 36532

PROPOSED LAND USE: RETAIL/COMMERCIAL

CURRENT ZONING: UNZONED

PLAT NOTES:

- THIS PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116). PRESERVATION STATUS IS TO BE GIVEN TO TREES GREATER THAN 24" LOCATED ON LOT 4. ANY WORK ON OR UNDER THESE TREES IS TO BE PERMITTED AND COORDINATED WITH URBAN FORESTRY, REMOVAL TO BE PERMITTED ONLY IN THE CASE OF DISEASE OR IMPENDING DANGER.
- THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES IS REQUIRED FOR ENDANGERED, THREATENED OR OTHERWISE PROTECTED SPECIES, IF ANY, PRIOR TO THE ISSUANCE OF ANY PERMITS OR LAND DISTURBANCE ACTIVITIES.
- DEVELOPMENT TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO FLOODPLAIN DEVELOPMENT.
- THE MAINTENANCE OF ALL COMMON AREAS AND DETENTION AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE DEVELOPMENT OF THIS PROPERTY MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF FAIRHOPE FIRE CODE ORDINANCE (2012 INTERNATIONAL FIRE CODE).
- THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES IS REQUIRED FOR WETLAND ISSUES, IF ANY, PRIOR TO THE ISSUANCE OF ANY PERMITS OR LAND DISTURBANCE ACTIVITIES.
- THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO RIGHT OF WAYS AND A 10 FOOT UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND COMMON AREA SIDE LOT LINES, UNLESS OTHERWISE SHOWN. PER INSTRUMENT # 1679984.

SURVEY NOTES:

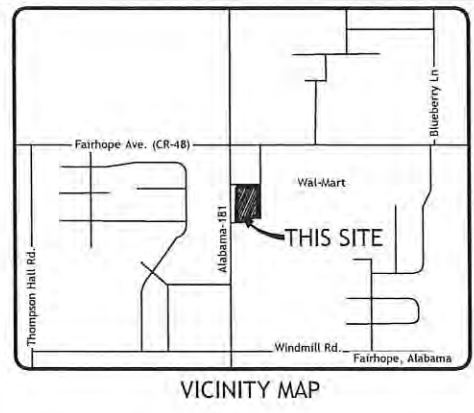
- TYPE OF SURVEY: SUBDIVISION OF LAND (RECORD PLAT).
- THE BEARINGS SHOWN HEREON ARE BASED UPON GPS OBSERVATION.
- LAST FIELD SURVEY DATE: 12/13/2017.
- PROPERTY IS CURRENTLY WITHIN THE CITY OF FAIRHOPE PLANNING JURISDICTION
- DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (UNSHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 01003C0665L, LAST REVISED 7/17/07, BALDWIN COUNTY, ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

LOT SIZE DATA:

LOT 1 AREA = 1.138 ACRES (49,567 S.F.)
 LOT 2 AREA = 1.369 ACRES (59,655 S.F.)
 TOTAL AREA = 2.51 ACRES (109,222 S.F.)
 TOTAL NUMBER OF LOTS = 2
 TOTAL LENGTH OF STREETS = 0'

NARRATIVE:

WE SUBMIT THE RESUBDIVISION OF LOT 4, EAST FAIRHOPE PLAZA (RECORDED ON SLIDE 5416-F, BALDWIN COUNTY RECORDS) FOR YOUR REVIEW AND APPROVAL. THE PROPOSED DEVELOPMENT IS INSIDE THE FAIRHOPE PLANNING JURISDICTION BUT OUTSIDE THE CITY LIMITS. THE PROPERTY IS AN OUT-PARCEL OF THE EXISTING WALMART SHOPPING CENTER LOCATED AT FAIRHOPE AVENUE AND HIGHWAY 181, THUS MUCH OF ITS REQUIREMENTS HAVE BEEN ADDRESSED BY THE PREVIOUS WALMART DEVELOPMENT (AS EXHIBITED BELOW), THIS IS A MINOR SUBDIVISION REQUEST. ACCESS, MAJOR UTILITIES, STORM DRAINAGE AND MAINTENANCE AGREEMENTS ARE CURRENTLY IN PLACE FOR THE WHOLE OF THE EXISTING WALMART DEVELOPMENT. PLANS SHALL BE PROVIDED TO SPETERSON@BALDWINCOUNTY.GOV BY EMAIL IN ADDITION TO THE HARDCOPY & DIGITAL REQUIREMENT INCLUDED HEREIN.



LEGEND:

- SANITARY SEWER
- UNDERGROUND TEL.
- POTABLE WATER
- FIBER OPTIC
- GUARDRAIL
- STORM DRAIN
- EX. INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR
- EX. SPOT ELEVATION
- ACTUAL BEARINGS AND DISTANCE OF RE INFORMATION PER PLAT
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- SIGN
- ELECTRICAL BOX
- EX. DRAINAGE INLET
- TELEPHONE BOX
- WATER VALVE
- IRRIGATION VALVE
- FIRE HYDRANT
- STORM DRAINAGE MANHOLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- CAPPED REBAR FOUND
- CAPPED REBAR SET
- CONCRETE SURFACE

SURVEYOR'S CERTIFICATE:

I MATTHEW C. ROBERTS, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF

MATTHEW C. ROBERTS, PLS
 ALABAMA REGISTRATION No. 30355

APPROVAL:

FAIRHOPE GAS	DATE
FAIRHOPE WATER	DATE
FAIRHOPE SEWER	DATE
BALDWIN EMC	DATE
AT&T	DATE
BALDWIN COUNTY PLANNING	DATE
FAIRHOPE PLANNING DIRECTOR	DATE
COUNTY ENGINEER	DATE
FAIRHOPE SINGLE TAX CORPORATION [OWNER]	DATE
TRIPLE C DEVELOPMENT [LESSEE]	DATE

NOTARY PUBLIC

STATE OF ALABAMA
 COUNTY OF MOBILE

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE COUNTY OF MOBILE, STATE OF ALABAMA, PERSONALLY APPEARED THE AFORENAAMED, _____ ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE ABOVE AND FOREGOING DEDICATION OF PLAT AS THE ACT AND DEED OF SAID LLC, AFTER HAVING BEEN DULY AUTHORIZED TO DO SO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

DATE	BY	DESCRIPTION
05/16/18	ADD. OWNER AND LESSEE SIGNATURE BLOCKS	
05/07/18	REVISED PER COMMENTS	
01/23/18	ISSUED FOR REVIEW	



Resubdivision of Lot 4 East Fairhope Plaza

THK	MCR	MCR
DATE: 01/22/18	SCALE: 1" = 30'	
DRAWING NUMBER: AS16059 P1.0	REV:	

FINAL SUBDIVISION PLAT



Planning Commission

June 4, 2018

Case: SD 18.22

Project Name: Phase 4 of Golder Oak at Firethorne

Property Owner /Applicant:
Ralph Reynolds, Davis Pilot,
Billy Stimpson, Sands Stimpson,
Thomas Gross, and Nathan Cox.

General Location: The project is located on the north side of Narrowleaf Blvd. and west of Quail Creek Villas.

Project Type: Major Subdivision, located inside corporate limits, the permit, police, and planning jurisdictions.

Number of lots: 31

Project Acreage: 14.48

Zoning District: Planned Unit Development

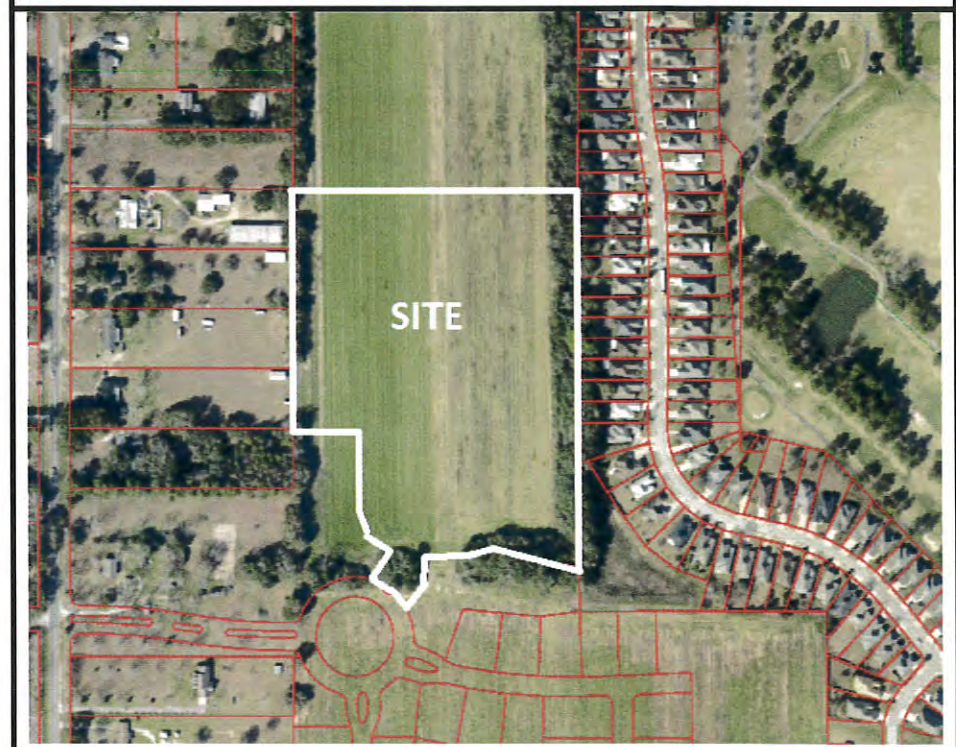
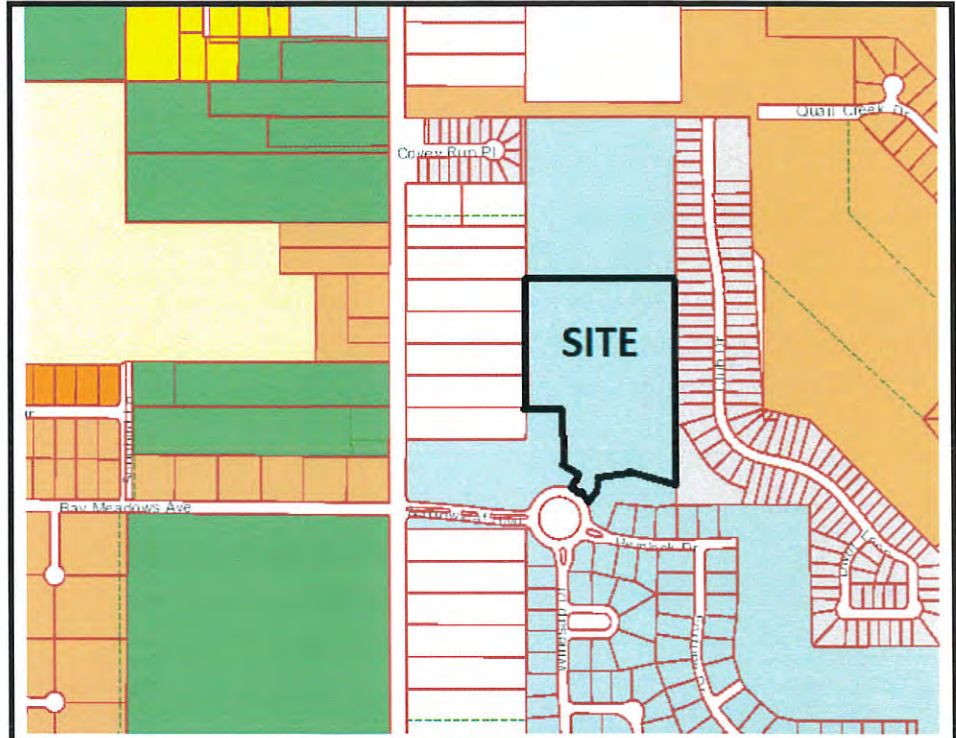
PPIN Number: 202889

Engineer of record:
Dewberry, LLC

School District: Fairhope Elementary, Middle, and High Schools

Report prepared by: Nancy Milford, Staff Planner, EIT, CAPZO Certified

Recommendation: Approval with conditions



Summary of Request: Public Hearing to consider the request of Dewberry Engineers, Inc. for Final Plat approval of Phase 4 of Golden Oak at Firethorne, a 31-lot subdivision. The project is located on the north side of Narrowleaf Blvd. and west of Quail Creek Villas.

The property is owned by Nathan Cox, Ralph Reynolds, Davis Pilot, Billy Stimpson, Sands Stimpson, and Thomas Gross. The applicant’s authorized agent is Dewberry, LLC. The subject property is approximately 14.48 acres and 31 lots are proposed. The smallest lot is approximately 15,000 sq. ft. and the largest lot is approximately 19,795 sq. ft. This proposed project is being addressed as a major subdivision as it consists of more than 4 lots, as per **Article II, Definitions in the City of Fairhope Subdivision Regulations.**

Site History: The existing PUD development, known as Firethorne was originally proposed with 228 lots. The Firethorne PUD is a 126.37 acre residential development is located on the east side of Alabama Highway 181, south of Quail Creek Drive and north of North Village of Stone Creek PUD. The proposed subdivision was a phase that was in the original master plan. The existing Firethorne PUD has had a reduction in the total number of lots and currently stands at 225 lots.

Firethorne Subdivision Cases:

Case Number	Applicant	Case Type	Subdivision Name	No. of Lots	Location	Zoning	PZ Date	PZ Decision
SD-14-09	Preble-Rish, LLC	Preliminary	Firethorne - Phase 1A & 1B	79	Inside	PUD	8/4/2014	Approved
SD-15-21	Preble-Rish, LLC / Firethorne Dev.	Final	Firethorne - Phase 1A & 1B	79	Inside	PUD	9/8/2015	Approved
SD-16-17	Dewberry / Preble-Rish, LLC	Preliminary	Phase 2 of Silverleaf at Firethorne	29	Inside	PUD	8/1/2016	Approved
SD-17-10	Dewberry/ Preble-Rish	Final	Phase 2 of Silverleaf at Firethorne	29	Inside	PUD	4/3/2017	Approved
SD-16-26	Dewberry/ Preble-Rish, LLC	Preliminary	Phase 3 of Greenbriar at Firethorne	30	Inside	PUD	11/10/2016	Approved
SD-17-23	Dewberry/ Preble-Rish, LLC	Final	Phase 3 of Greenbrier at Firethorne	29	Inside	PUD	9/5/2017	Approved
SD-16-35	Dewberry /Preble-Rish, LLC	Preliminary	Phase 4 of Golden Oak at Firethorne	31	Inside	PUD	12/5/2016	Approved
SD-18-15	Dewberry LLC	Preliminary	Phase 5 of Greenbriar at Firethorne	30	Inside	PUD	5/7/2018	Approved
SD-18-16	Dewberry, LLC	Preliminary	Phase 6 of Golden Oak at Firethorne	26	Inside	PUD	5/7/2018	Approved
SD-18-22	Dewberry Engir Inc.	Final	Phase 4 of Golden Oak	31	Inside	PUD	6/4/2018	TBD

Site Photos: Phase 4 of Golden Oak at Firethorne



View of Front Entrance



View to north at entrance.



View looking south toward entrance



View looking north at traffic circle.



View looking to the West at the corner of Nandina Loop and Pampas Lane

School Impact analysis:

The Preliminary Plat for Phase 4 of Golden Oak at Firethorne Subdivision contains 31 single family lots. Applying the student yield factors, the development is expected to generate 12.09 (31x.39) elementary school students, 3.41 (31x.11) middle school students and 5.27(31X.17) high school students.

Development Name	Application Type	Housing Type	Total Units	Attendance Zone	SYF	Expected Number Of Students
Phase 4 of Golden Oak at Firethorne	Final Plat	SF	31	Fairhope Elementary	.39	12.09
				Fairhope Middle	.11	3.41
				Fairhope High	.17	5.27
				Total		20.77

Comments:

Building Setbacks: The proposed setbacks appear to be consistent with the PUD approval.

Traffic and streets: A traffic study was performed in the original phase of the overall project. The recommendation applying to Phase 2 is as follows: Based on the heavy traffic volumes on this 2-lane, high-speed roadway, it is recommended that this intersection be re-evaluated (for signal warrant purposes) at the full build-out of construction Phase 2, Phase 4 & Phase 6, so that once the traffic volumes at this intersection reach the required minimum levels, a signal can be promptly installed. This signal warrant analysis will be take place after the 139th home has been built. According to the Engineer of record, the traffic widening improvements along 181 at Firethorne Subdivision has been completed and they have requested a final inspection from ALDOT.

Easements: The applicant has corrected note 5 so that it is consistent with the wording in **Article V. Section E, Lot Standards.**

Article V Section E

5. Utility Access and Easements -

a. Except where lanes are provided at the rear of lots, easements not less than fifteen feet in width along side and rear lot lines as required for drainage and utilities. On interior lots, the easement may be designed to lie equally on adjacent lots. On perimeter lots, no part of the required easement shall lie outside the platted lands. Easement placement and widths shall be approved by the Planning Commission. No half easements will be approved unless adjacent property owners dedicate the other half of the easement at time of approval.

Water and Sewer: Water and Sewer specifications and requirements of the City of Fairhope shall be met. The GIS As Builts were given to David Powell on May 24, 2018 as per Richard Peterson’s direction. Mr. Peterson’s review of the Sanitary Sewer Video is pending.

Drainage: The storm water ponds (ponds 1 & 2) were developed during Firethorne Phases 1 & 3. A signed, sealed drainage plan from the engineer of record was provided at the time of preliminary plat for Phase 4. This particular phase of Firethorne of Golden Oak Phase 4 has no actual drainage ponds; therefore, no pond certification letter was required.

Operations and Maintenance Plan: A copy of the recorded Operations and Maintenance Plan has been submitted. The master Operations and Maintenance Plan was prepared in Phase 1 of the Firethorne Development and the Operations and Maintenance Plan was a master for entire development and the plan has been previously recorded.

LID Requirements: Staff's understanding is that the applicant worked with the previous Director of Planning and it was determined no lid review would be required as the master plan was in process prior to the establishment of the LID ordinance.

Landscaping: The applicant has submitted a landscape plan which has been approved by Paul Merchant, City of Fairhope Horticulturist. The installed landscaping was inspected on May 16, 2018 by Paul Merchant. The landscaping that has been installed has been approved. With regards to future street trees, no trees shall block site visibility (25' within any intersection).

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

Fire hydrants: Fire hydrants shall be placed at every intersection and every 450 feet.

Pedestrian Connections and Streets: All sidewalks shall be ADA compliant and tactile strips are required. The Building Official did have final inspection comments regarding pedestrian connections. The applicant has this list and the plat will not be signed until all punch list items are completed.

Lighting: The applicant has provided proof that the street light invoice has been has been paid. If the development wishes for the City of Fairhope to assume the monthly service charges for the roadway lighting, the fixtures to be installed must be L.E.D "acorn style" fixtures. The applicant shall verify the requirements from the Director of Operations, Mr. Richard Peterson.

Completion of Improvements: A final inspection was held on May 9th, 2018 for the Phase 4 of Golden Oak at Firethorne subdivision. The applicant was provided with a copy of the punch list items and shall call the City of Fairhope for a re-inspection when the punch list items are completed.

Financial Guaranty's: The applicant has submitted a maintenance agreement and bond for improvements in the right of way and a subdivision agreement and bond for sidewalks and street trees. The engineer has provided the signed sealed schedule of values for the bonds. Staff provided a copy of the schedule of values to the Public Works Director (Mr. Richard Johnson, PE) and to the Director of Operations (Mr. Richard Peterson, PE). No changes were received by staff.

Recording: As per **Article 7, Section D.7** of the City of Fairhope Subdivision Regulations:

Applicant is responsible for recording of Plat and approval shall be null and void if the Plat is not recorded within sixty days after the date of final approval; provided, however, that the Commission may, on finding of good cause, extend that sixty-day period. The applicant shall provide a copy of the recorded plat; failure to do so shall result in the denial of the issuance of the building permits within the subdivision.

Other: Any applicable outside agency permits shall be obtained.

Approval Standards:

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

"2. Consistency with Plans, Regulations and Laws - The Planning Commission shall

not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:

- a. The proposed subdivision is not consistent with the City's Comprehensive Plan, and/or the City's Zoning ordinance, where applicable;***
- b. The proposed subdivision is not consistent with the City's Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;***
- c. The proposed subdivision is not consistent with these Regulations;***
- d. The proposed subdivision is not consistent with other applicable state or federal laws and regulations; or***
- e. The proposed subdivision otherwise endangers the health, safety, welfare or property within the planning jurisdiction of the City."***

The project does not appear to be inconsistent with the applicable criteria of the City of Fairhope.

Recommendation:

Staff recommends approval contingent upon the following conditions:

- 1) The final punch list shall be completed to the satisfaction of the City of Fairhope Department Supervisors prior to plat recording.
- 2) Mr. Richard Peterson's approval of the sanitary sewer video.
- 3) As per **Article 7, Section D.7** of the City of Fairhope Subdivision Regulations Applicant is responsible for recording of Plat and approval shall be null and void if the Plat is not recorded within sixty days after the date of final approval.



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project

Attachments: Articles of Incorporation or List all associated investors
Date of Application: 4-24-18

Property Owner / Leaseholder Information
Name of Property Owner: Firethorne Development, LLC Phone Number: 625-1198
Address of Property Owner: 29891 Woodrow Lane, Suite 300
City: Spanish Fort State: AL Zip: 36527

Proposed Subdivision Name: Phase 4 of Golden Oak at Firethorne
No. Acres in Plat: 14.48 No. Lots/Units: 31
Parcel No: 05-46-06-23-0-000-022.001 Current Zoning: PUD

Authorized Agent Information
Plat must be signed by the property owner before acceptance by the City of Fairhope
Name of Authorized Agent: Dewberry Phone Number: 929-9797
Address: 9949 Bellaton Avenue
City: Daphne State: AL Zip: 36526
Contact Person: Steven Pumphrey

Surveyor/Engineer Information
Name of Firm: Dewberry 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
Property Owner/Leaseholder Printed Name
4-23-18
Date

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

RECEIVED
APR 24 2018
BY: [Signature]



Planning Commission

June 4, 2018

Case: UR 18.03 AT&T

Project Name:

Conduit Installation
Old Battles Village
Phase 3

Project Type:

Utility Review

Project Scope:

Directional bore
Conduit Installation

Jurisdiction:

City of Fairhope

Zoning District:

PUD – Planned Unit Development

General Location:

Old Battles Road
Approximately 1/2 mile
West of Greeno Road

Applicant:

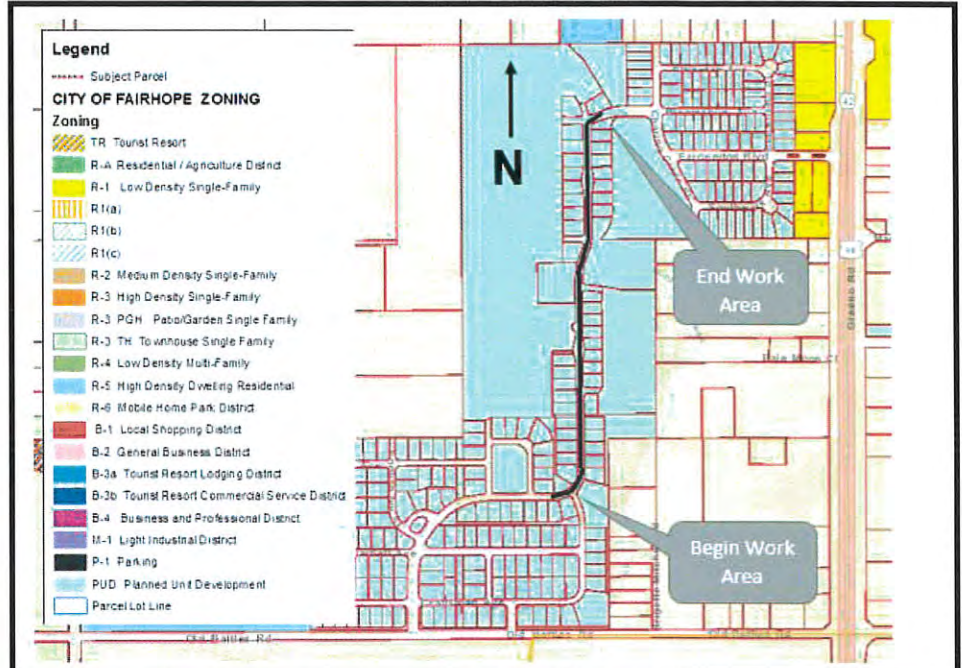
AT&T Deviney
Construction

Owner:

City of Fairhope
Right-of-Ways within
Old Battles Village
Phase 3

Recommendation:

Approve with Conditions



Summary of Request: Request of AT&T / Deviney for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 670 linear feet of PVC conduit within Phase 3 of Old Battles Village, consisting of various street crossings within Phase 3. The conduit installations are necessary for providing new AT&T service to Phase 3. All other work above and beyond the ROW will occur in the utility easement.

Comments:

The proposed utility construction falls within the Corporate limits of the City of Fairhope. The comments below are typical general comments for City of Fairhope right-of-way projects. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the Baldwin County Highway Department or ALDOT.

AT&T / Deviney proposes construction of the project utilizing directional boring. Various directional bores will occur as street crossings beginning near the intersection of Garrison BLVD and Craftsman Ave, terminating near the intersection of Bloomsbury AVE and Garrison BLVD. Street crossings occur in various locations along Garrison BLVD and crossings also occur on Burnside AVE, MacArthur LN, Dunker AVE, and Bloomsbury AVE. No handholes are requested for this project and conduit sizes vary from 1-1/2" to 4" in size. Conduit depth shall be a minimum of 36" and clearance around storm drainage structures is shown on the utility drawings. No homes are currently located in the area affected by this application.

GENERAL COMMENTS

No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

SUPERINTENDENT AND DEPARTMENT HEAD COMMENTS

The applicant shall contact Alabama One Call to locate all existing utilities.

Public Works Standard Comments:

- Handholes shall not be located within driplines of Heritage Trees (as defined by the Tree Ordinance).
 - *No handholes requested for this project*
- Any proposed trenching shall not be within the dripline of trees.
 - *No trenching is proposed for this application.*
- If within a tree dripline, consult with the City of Fairhope Horticulturist before proceeding with earth work.
 - *Not expected to occur on this project*
- Trees shall not be negatively impacted.
 - *Not expected to occur on this project*
- The applicant shall provide drawings locating their utilities with other utilities and the sidewalks. Any boxes/handholes cannot be placed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate work with Richard D. Johnson, PE, Public Works Director, to resolve any potential conflicts.
 - *No sidewalks are expected to be impacted by this project*
- All conduit/cable shall be placed at a depth from existing grade per industry and/or County Standards. A minimum horizontal and/or vertical clearance (separation) of 36" must be maintained from stormwater and utility infrastructures. No handholes, boxes, or other above ground infrastructure shall be installed within drainage easements. Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency. No grade change shall result from the utility installation.
 - *Utility drawings indicate the depth of bore/conduit installation shall be at least 3' and clearance around existing drainage structures is shown. See "Conditions of Approval" for corrections to details on various drawings.*

- The material under the sidewalk shall be compacted and the repair work shall be to the satisfaction of the Building Official or his designated representative. The applicant shall contact the Building Department for inspection prior to placing concrete.
 - *No sidewalks are expected to be impacted by this project*

Code Enforcement Officer's Standard Comments:

- The applicant, or subcontractor, shall obtain a ROW 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 shall have a copy of the ROW permit available for review at all times, and shall be posted on site or in the window of contractor's vehicles.
- Any ROW cuts shall be stabilized (covered) at the end of each day and disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project.
- Mulch / seed shall only be acceptable as temporary cover.
- Sod shall be watered as needed to ensure survival.
- Inlets shall be protected.
- If site is within 100' of a critical area (wetland, etc.), no red soils/clay are allowed as fill material, per the City's Red Clay/Soil Ordinance.

Building Official's Standard Comments:

- BMP's shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- All plans and permits shall be available for review at all times along with the City of Fairhope permit application.
- If required, appropriate ALDOT or Baldwin County Highway Department permits shall be obtained prior to the issuance of a right-of-way (ROW) permit.
- Contractor is advised to review and comply with the Building Official's best practices flyer.
 - *A copy of the flier is attached. The Building Official may provide supplements to the flier at the time of ROW permit issuance for which the applicant shall comply.*

Water and Sewer Standard Comments:

- All existing utilities must be located, and proper separation shall be maintained between utilities.
- All mechanical equipment shall be screened by painting the equipment Munsell Green.
 - *Not expected to occur on this project*

Natural Gas Standard Comments:

- Contractor shall provide proper separation from the gas main and all other utilities.

Additional Review Comments:

The applicant is advised of the following:

- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department or other applicable jurisdiction (permit not valid until paid for and picked up by contractor).
- The ROW permit shall be kept with the contractor or subcontractor at all times during site work. The ROW permit shall be posted on the job site or in the window of contractor(s) vehicle.
- All contractors/subcontractors are subject to City of Fairhope Business License procedures.

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

1. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.

2. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
3. City of Fairhope Erosion and Sediment Control Ordinance (#1398).

State and Federal permits shall be on file with the City of Fairhope Building Department, prior to the issuance of City of Fairhope permits.

The applicant shall provide as-built profiles of the installed lines, showing the exact depth. The applicant shall provide full size plans (24"X36") for this application and for future applications.

Recommendation:

To approve with the following conditions:

- 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 *as applicable*.
- 3) Areas of proposed construction requiring utility location by City of Fairhope Public Utilities shall be marked with white paint prior to requesting a locate ticket from Alabama One Call.
 - a. Applicant shall comply with any utility locate phasing requirements of the Building Official.
- 4) Applicant and applicant's contractor shall follow the *Right of Way Installation Permitting and Work Procedures* document provided by the Building Official (attached) including any supplements provided by the Building Official at the time of ROW permit issuance.
- 5) A minimum clearance around stormwater infrastructure as stated previously. As a condition approval minor edits are required as follows to the construction drawings prior to issuance of a ROW permit:
 - a. Drawing 2 of 11 revise the conduit separation from 26" to 36"
 - b. Drawing 10 of 11 revise the Bloomsbury Avenue detail from 32" to 36" conduit separation
 - c. Drawing 10 of 11 revise the Garrison BLVD detail from 24" to 36" conduit separation



Right of Way / Utility Installation Application

WHERE Property Address OLD BATTLES VILLAGE SUB PH 3
ROW Location _____

Owner of Property Truland Homes LLC.
Contractor Doing Work Name DEVINEY CONTRACTING
Address 3036 DIAL ST, MOBILE, AL. 36612
WHO Contact email/phone 251-457-3760
(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 06/10/2018
Date of completion 09/30/2018

WHY Reason for disturbance Install Repair Remove

WHAT Linear feet installing 670'
of Handholes/ Peds 0
Discription of work PLACE A TOTAL OF 670' OF PVC CONDUIT IN R.O.W. FOR ROAD CROSSINGS TO PROVIDE SERVICE TO NEW PHASE OF SUBDIVISION. THE REMAINING PLACEMENT WILL TAKE PLACE IN THE UTILITY EASEMENT. OLD BATTLES VILLAGE SUB PH 3

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 Garrison Blvd, Burnside Av, Sharpsburg Av, Dunker Av, McCarthur Ln, or Bloomsbury Av.



Waide Mitchell 4/10/2018
WAIDE Mitchell
OSP Engineer

JOINT USE/OTHER UTILITIES INFORMATION:

TYPE	UTILITY NAME	EMERGENCY PHONE	CONTACT NAME/PHONE	NOTES: BURIED
ELECTRIC	RIVIERA UTILITIES	1-251-943-5001		301V TO 15KV PHASE TO GROUND
CATV	MEDIACOM	855-633-4226		
WATER	CITY OF FAIRHOPE	1-251-928-8003		
GAS	CITY OF FAIRHOPE	1-251-928-8003		
SEWER	CITY OF FAIRHOPE	1-251-928-8003		

LOCATION MAP:

NOTE: SOME ROADS OMITTED FOR CLARITY



SYMBOL LEGEND

Proposed	Existing	Description
	N/A	PIPE/CONDUIT
	N/A	DEPTH
	N/A	BORE

LOCATION OF R.O.W.: GARRISON BLVD., BURNSIDE AVE, MCCARTHUR LN DUNKER AVE, AND BLOOMSBURY AVE; OLD BATTLES VILLAGE SUBD. PHASE 3.

SCOPE: DIRECTIONAL BORE A TOTAL OF 670' OF PVC CONDUIT IN R.O.W. FOR ROAD CROSSINGS IN OLD BATTLES VILLAGE SUBDIVISION PHASE 3. ALL BORES WILL BE A MINIMUM OF 36" DEEP. ALL REMAINING PLACEMENT WILL TAKE PLACE IN THE UTILITY EASEMENT.

DRAWINGS NOT TO SCALE

PERMIT DRAWING

NOTE:
PLACEMENT IN EASEMENT NOT SHOWN.

CITY OF FAIRHOPE
PERMIT REQUIRED

CAUTION

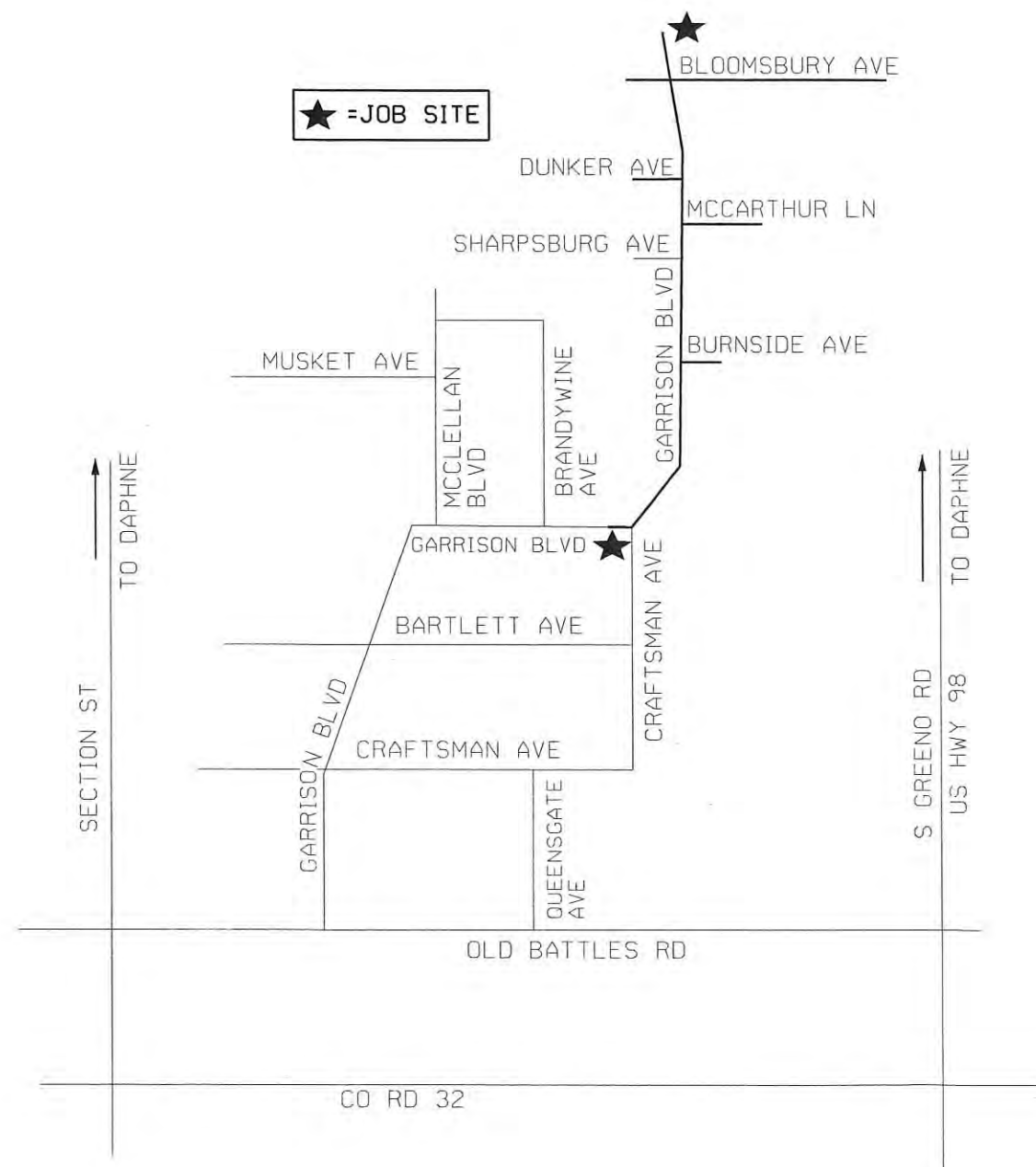
Volts to Ground
RIVIERA UTILITIES
301V TO 15KV BURIED

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 CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.



ATTSE	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF CITY OF FAIRHOPE	
OLD BATTLES VILL PH3	
Exchange:	251928
Designer:	Mitchell, Wade
Phone:	251-471-8361
Authorization:	81N01212N
Dwg. <u> 1 </u> of <u> 11 </u>	

RECEIVED
APR 11 2018
BY: *EB*



City of Fairhope Planning Commission

June 4, 2018

Case: UR 18.04

Project Name:

Fiber optic cable installation
HWY 181 and Quail Creek Dr.

Project Type:

Utility Review

Project Scope:

Directional bore to install
Conduit for Fiber Optic Cable

Jurisdiction:

City of Fairhope

Zoning District:

Various, as shown on inset map

General Location:

State HWY 181 approx. ¼ mile
south of CR 48 / Fairhope Ave.
to Quail Creek Drive

Applicant:

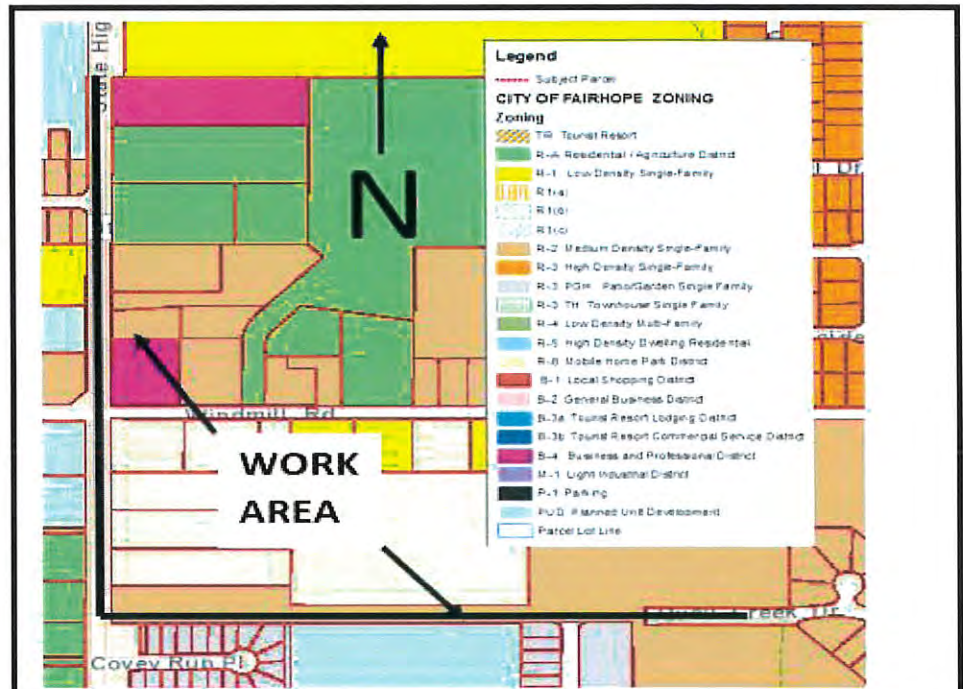
Southern Light / Uniti Fiber

Owner:

City of Fairhope ROW along
Quail Creek Dr.
ALDOT ROW along Hwy. 181

Recommendation:

Approve with conditions



Summary of Request: Request of Southern Light/Uniti Fiber for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 4,503 linear feet of fiber optic cable along the ALDOT HWY 181 ROW as well as along Quail Creek Drive terminating near the Quail Creek golf course clubhouse at 19841 Quail Creek Drive.

Comments:

The proposed utility construction falls within the Corporate limits of the City of Fairhope. The comments below are typical general comments for City of Fairhope right-of-way projects. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the Baldwin County Highway Department or ALDOT.

Southern Light / Uniti Fiber proposes construction of the project utilizing directional boring. The direction bore will follow the east side of State HWY 181, crossing under the HWY 181/Quail Creek Drive connectors to HWY 181, and continuing east along the south side of Quail Creek Drive terminating as described in the summary. The Right of Way Utility / Utility Application references the 2,024 lf installation along Quail Creek Drive, however the total project including the HWY 181 portion encompasses 4,503 linear feet as stated in the summary above. A new handhole will be installed along Quail Creek Drive. Two, 1-1/4" HDPE conduits will be installed including required locate wires. Bore pits to be excavated prior to initiating the directional bore will be approximately 4' x 4', and 24" deep occurring at each end of the directional bores.

GENERAL COMMENTS

No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

SUPERINTENDENT AND DEPARTMENT HEAD COMMENTS

The applicant shall contact Alabama One Call to locate all existing utilities.

Public Works Standard Comments:

- Handholes shall not be located within driplines of Heritage Trees (as defined by the Tree Ordinance).
 - *Not expected to occur on this project*
- Any proposed trenching shall not be within the dripline of trees.
 - *No trenching is proposed for this application.*
- If within a tree dripline, consult with the City of Fairhope Horticulturist before proceeding with earth work.
 - *The horticulturalist was furnished with the project plans and is aware that a directional bore will occur along the south side of Quail Creek Drive, the depth of bore shall be 5' as shown on the utility drawings.*
- Trees shall not be negatively impacted.
 - *Not expected to occur on this project*
- The applicant shall provide drawings locating their utilities with other utilities and the sidewalks. Any boxes/handholes cannot be placed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate work with Richard D. Johnson, PE, Public Works Director, to resolve any potential conflicts.
 - *No sidewalks are expected to be impacted by this project*
- All conduit/cable shall be placed at a depth from existing grade per industry and/or County Standards. A minimum horizontal and/or vertical clearance (separation) of 36" must be maintained from stormwater and utility infrastructures. No handholes, boxes, or other above ground infrastructure shall be installed within drainage easements. Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency. No grade change shall result from the utility installation.
 - *Utility drawings indicate the depth of bore/conduit installation shall be 5'.*

- The material under the sidewalk shall be compacted and the repair work shall be to the satisfaction of the Building Official or his designated representative. The applicant shall contact the Building Department for inspection prior to placing concrete.
 - *No sidewalks are expected to be impacted by this project*

Code Enforcement Officer's Standard Comments:

- The applicant, or subcontractor, shall obtain a ROW 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 shall have a copy of the ROW permit available for review at all times, and shall be posted on site or in the window of contractor's vehicles.
- Any ROW cuts shall be stabilized (covered) at the end of each day and disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project.
- Mulch / seed shall only be acceptable as temporary cover.
- Sod shall be watered as needed to ensure survival.
- Inlets shall be protected.
- If site is within 100' of a critical area (wetland, etc.), no red soils/clay are allowed as fill material, per the City's Red Clay/Soil Ordinance.

Building Official's Standard Comments:

- BMP's shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- All plans and permits shall be available for review at all times along with the City of Fairhope permit application.
- If required, appropriate ALDOT or Baldwin County Highway Department permits shall be obtained prior to the issuance of a right-of-way (ROW) permit.
- Contractor is advised to review and comply with the Building Official's best practices flyer.
 - *A copy of the flier is attached. The Building Official may provide supplements to the flier at the time of ROW permit issuance for which the applicant shall comply.*

Water and Sewer Standard Comments:

- All existing utilities must be located, and proper separation shall be maintained between utilities.
- All mechanical equipment shall be screened by painting the equipment Munsell Green.
 - *Not expected to occur on this project*

Natural Gas Standard Comments:

- Contractor shall provide proper separation from the gas main and all other utilities.

Additional Review Comments:

The applicant is advised of the following:

- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department or other applicable jurisdiction (permit not valid until paid for and picked up by contractor).
- The ROW permit shall be kept with the contractor or subcontractor at all times during site work. The ROW permit shall be posted on the job site or in the window of contractor(s) vehicle.
- All contractors/subcontractors are subject to City of Fairhope Business License procedures.

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

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

State and Federal permits shall be on file with the City of Fairhope Building Department, prior to the issuance of City of Fairhope permits.

The applicant shall provide as-built profiles of the installed lines, showing the exact depth. The applicant shall provide full size plans (24"X36") for this application and for future applications.

Recommendation:

To approve with the following conditions:

- 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 as applicable.
- 3) Areas of proposed construction requiring utility location by City of Fairhope Public Utilities shall be marked with white paint prior to requesting a locate ticket from Alabama One Call.
 - a. Applicant shall contact the Building Official and comply with any utility locate phasing requirements of the Building Official.
- 4) Applicant and applicant's contractor shall follow the *Right of Way Installation Permitting and Work Procedures* document provided by the Building Official (attached) including any supplements provided by the Building Official at the time of ROW permit issuance.

1 800583



Right of Way / Utility Installation Application

WHERE Property Address 19849 Quail Creek 99018
ROW Location City of Fairhope Quail Creek Drive

Owner of Property Southern Light, LLC.
Contractor Doing Work Name Southern Light, LLC.
Address 107 St. Francis Street Suite 1800 Mobile, AL 36602
WHO Contact email/phone Ms. Avein Thompson avein.thompson@unite.com
(provide copy of Alabama General Contractors License) (251) 445-8650

Utilities Name Southern Light, LLC. 21543
Utility being worked on Phone Cable Electric Gas
Water Sewer Other Fiber optics

WHEN Date to begin ASAP
Date of completion _____

WHY Reason for disturbance Install Repair Remove

WHAT Linear feet installing Approximately 2,024' of directional boring with the
of Handholes/ Peds placement of (1) handhole.
Discription of work _____

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 19849 Quail Creek,





Southern Light Outside Plant

Scope of Work (SOW)
City of Fairhope Quail Creek Drive
19849 Quail Creek Dr.

Project: City of Fairhope Quail Creek Drive - New Fiber Optic Line Construction

Description of Work:

SOW:

Southern Light (SL) proposes an Underground build along the south side of Quail Creek Drive for Two Thousand and Twenty-Four feet (2,024') to City of Fairhope Quail Creek Drive. Southern Light will bore for a total distance of Two Thousand and Twenty-Four feet (2,024'). **Two Thousand and Twenty- Four feet (2,024')**.

SL proposes to dig four (2) four foot (4') and four-foot-wide (4') and twenty-four-inch-deep (24") pit for bore machine and handhole placement. The pit will be dug manually.

SL proposes that two (2) –one and one quarter inch (1 ¼") HDPE SDR 11 conduits or better. Fiber optic cable proposed in one (1) of two (2) conduits and a twelve (12) gauge copper locate wire shall be placed in the remaining conduit. SL will close any open trenches or holes overnight and properly flag/cone them during construction.

This total build will consist of Underground fiber optic cable construction of Two Thousand and Twenty-Four feet (2,024').

SL requests (2) full days of on-site construction.

SL will provide all current insurance documentation necessary prior to construction and will notify the property supervisor at least 24 hours prior to construction.

Grounds conditions will be restored to existing, or better, condition after project completion.

Note: Fiber Optic extension and/or installation will not affect current services at existing premises.

Prior to beginning any excavation work, SL will notify the appropriate Alabama One Call (811) center and wait the standard forty eight hours (48hrs.) before digging. Other known utilities shall be contacted prior to construction if they are not on the 811 grid for notification.

SL will provide appropriate insurance documentation as required by building owner.

Ground conditions shall be returned to original or preconstruction condition(s) or better for private property and ROW grounds.

SL will meet with Water and Sewer Superintendent, Dan McCrory before proposed work begins, to verify locates and distances from current water and sewer facilities.

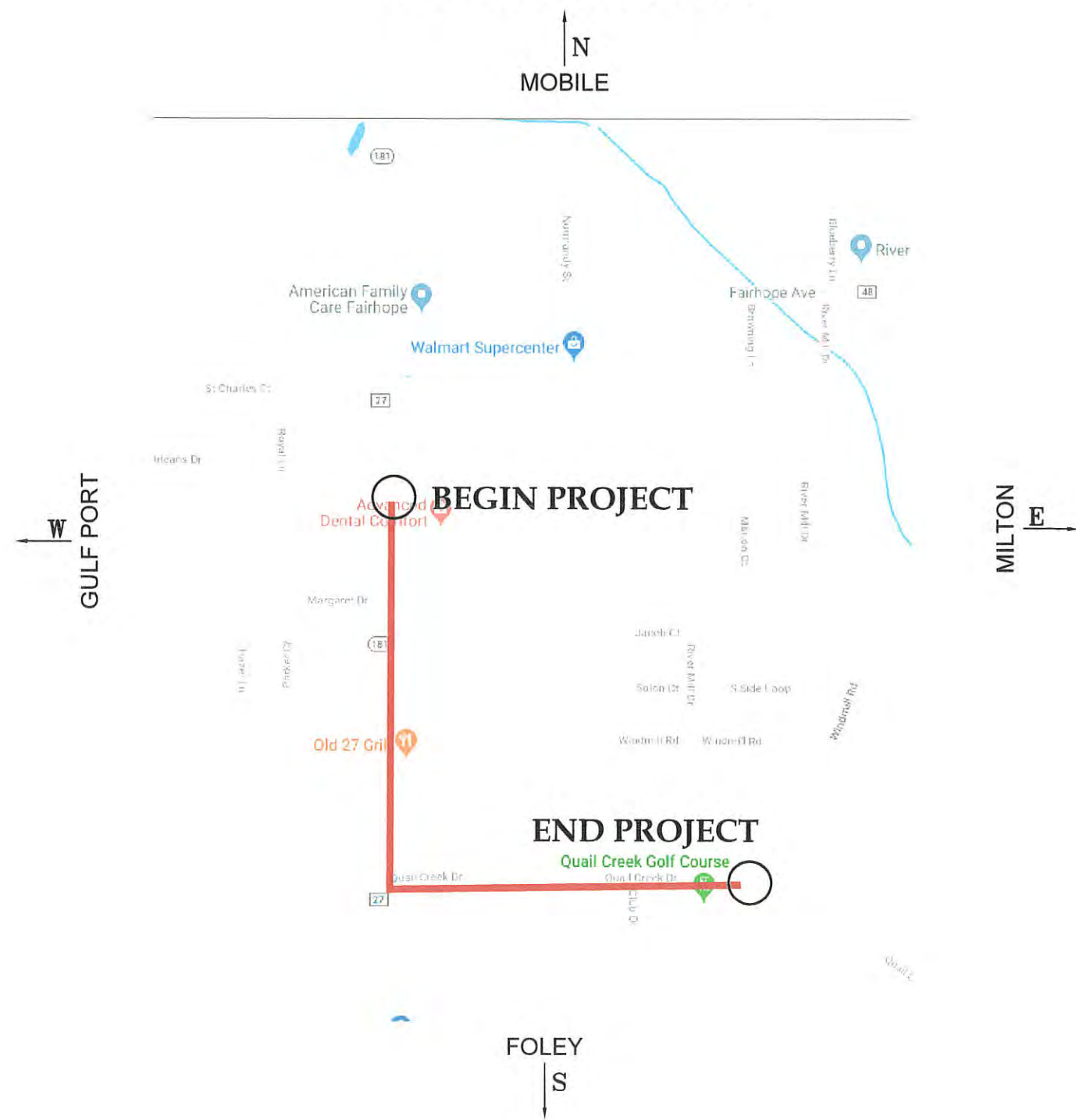




CITY OF FAIRHOPE QUAIL CREEK DRIVE

19849 QUAIL CREEK - FAIRHOPE, AL

PLANS FOR PROPOSED PROJECT: FIBER OPTIC INSTALLATION MILE MARKER 6.98 to 6.57



Emily Boyett

From: Nancy Milford
Sent: Friday, May 04, 2018 3:09 PM
To: Emily Boyett
Subject: FW: Point Clear Village Subdivision

Importance: High

Please see the information below.

Thanks.

Nancy

From: Scott Hutchinson <sah@hmreengineers.com>
Sent: Friday, May 04, 2018 2:31 PM
To: Nancy Milford <nancy.milford@cofairhope.com>
Cc: Wayne Dyess <wayne.dyess@fairhopeal.gov>; Jeff Barnes <jbarnes@stirlingprop.com>
Subject: RE: Point Clear Village Subdivision

Nancy,

Please accept this email as a new request to be placed on next month's PC agenda for another 180 day Final Plat extension. The County has apparently decided, instead of just signing the plat, to revise their regulations to remove the 3:1 lot length-to-width requirement. Apparently, this will take a couple of months and we don't want our Final Plat Approval to expire.

Thank you for your consideration.

Sincerely,

Scott A. Hutchinson, P.E.
President



HUTCHINSON, MOORE & RAUCH, LLC

ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS

P.O. Box 1127 Daphne, AL 36526

Tel: 251.626.2626 Fax: 251.626.6934

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From: Scott Hutchinson [<mailto:sah@hmreengineers.com>]

Sent: Tuesday, January 02, 2018 11:46 AM

To: 'Nancy Milford'
Cc: 'Wayne Dyess'
Subject: RE: Point Clear Village Subdivision

Yes on 11/6,
And thank you,
Scott

From: Nancy Milford [<mailto:nancy.milford@cofairhope.com>]
Sent: Tuesday, January 02, 2018 10:36 AM
To: Scott Hutchinson
Cc: Wayne Dyess
Subject: FW: Point Clear Village Subdivision

Hi Scott,

It looks like this site got its approval on 11/6/17, correct??

If so, you will need to be on this Thursday's agenda and only Wayne can approve that. I will go talk with him.

Thanks.

Nancy

From: Scott Hutchinson [<mailto:sah@hmengineers.com>]
Sent: Thursday, December 28, 2017 12:28 PM
To: Nancy Milford <nancy.milford@cofairhope.com>
Cc: Jeff Barnes <jbarnes@stirlingprop.com>; Wayne Dyess <wayne.dyess@fairhopeal.gov>
Subject: Point Clear Village Subdivision

Nancy,

Thank you for returning the signed plat for the Point Clear Village subdivision. Unfortunately, some property owners in the area have filed a lawsuit against the County for their granting of the variance from the 3:1 Depth to Width ratio. The County will not sign the plat until they receive legal counsel. Since we anticipate the County signing the plat after the 60 days from Fairhope PC approval is past, we need to receive a time extension. On behalf of Point Clear 98, LLC, please accept this email as our request for a 180 day extension while we wait. Hopefully, it will be handled much quicker, but I didn't want to have to ask again. If you or Wayne have any questions, please call.

Sincerely,

Scott A. Hutchinson, P.E.
President



HUTCHINSON, MOORE & RAUCH, LLC

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ADA for the Public Right-of-Way Incorporating PROWAG

Sponsored by:
The City Of Fairhope
&



Compliance Support Associates Inc.

This seminar is open to the general public, licensed architects, engineers, site contractors, building code officials and design professionals interested in learning topics on:

- ◆ Responsibilities of Local Agencies Under The ADA
- ◆ Design and Construction of Sidewalks, Curb Ramps, Detectable Warnings and Other Pedestrian Facilities within the Public Rights of Way
- ◆ Other Building Site Requirements for Public Parking and Internal Walkways



Date: Tuesday, June 26, 2018. 100pm-400pm

Location: James P Nix Center; 1 Bayou Drive, Fairhope, Alabama

Name: _____

Company: _____

Phone / email: _____

Registration Fee: \$25.00 (payable at registration the day of event)

Checks Payable to: City of Fairhope, AL

RSVP to erikc@fairhopeal.gov to confirm attendance (seating is limited)