



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
September 5, 2019**

1. Call to Order

Karin Wilson
Mayor

2. Approval of Minutes

- August 5, 2019

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, ACMO

Jimmy Conyers

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Michael V. Hinson, CPA
City Treasurer

3. Consideration of Agenda Items:

- A. SD 19.32 Public hearing to consider the request of Edward Loper and Jonathan McMurray for plat approval of South Section Estates, a 4-lot minor division. The property is located on the west side of Section Street just south of Twin Echo Court.
PPIN #: 18512
- B. SD 19.33 Public hearing to consider the request of LA Development, LLC for Final plat approval of Pinewood, Phase 2, a 18-lot subdivision. The property is located on the south side of Manley Road between Saddlewood Subdivision and the City of Fairhope Soccer Complex.
PPIN #: 230553
- C. SD 19.34 Public hearing to consider the request of The Teachers Retirement Systems of Alabama for Final plat approval of Polo Place, a 3-lot subdivision. The property is located on the north side of Polo Ridge Blvd. just west of S. Section Street.
PPIN #: 25387
- D. SD 19.35 Public hearing to consider the request of Keith Glines for plat approval of Glines Subdivision, a 4-lot minor division. The property is located on the north side of Bishop Road between County Road 13 and S. Greeno Road.
PPIN #: 208295
- E. SD 19.36 Public hearing to consider the request of Baldwin 4, LLC for site plan approval of Fairhope Hardware MOP, a 6-unit multiple occupancy project. The property is located at the northeast corner of the intersection of Fairhope Avenue and Church Street, at 301 Fairhope Avenue.
PPIN #: 14359
- F. UR 19.20 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 650 linear foot of underground fiber optic cable. The project will run throughout the Twin Beech Estates subdivision.

161 North Section Street

P O. Drawer 429

Fairhope, Alabama 36535

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper

4. Old/New Business

- ZC 19.08 Greeno Road Corridor Overlay Districts

5. Adjourn



Planning Commission

September 5, 2019

Subdivision Approval

Case: SD 19.32 South Section Estates

Project Name:

South Section Estates

Property Owner /Applicant:

Reid Loper and Cade McMurray

General Location:

On the west side of South Section Street approximately 500' north of Twin Echo Court.

Project Type:

Minor Subdivision inside Fairhope's ETJ

Number of lots:

4

Project Acreage:

Approx. 4.5

Zoning District:

Unzoned

PPIN Number:

18512

Engineer of record:

Seth Moore, PLS
Moore Surveying, Inc.

School District:

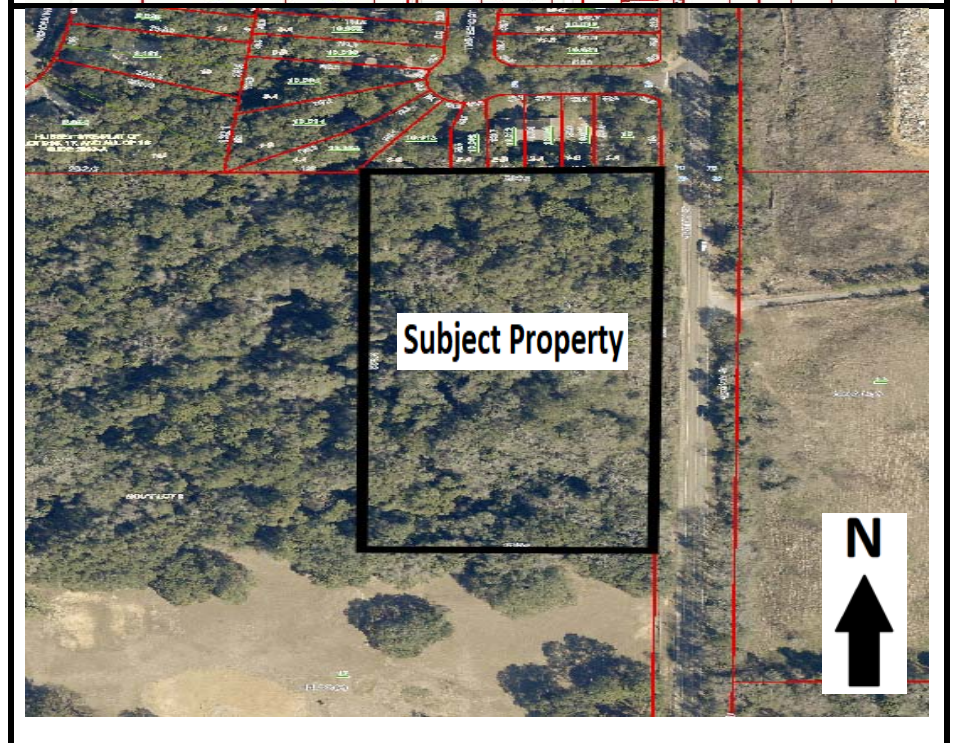
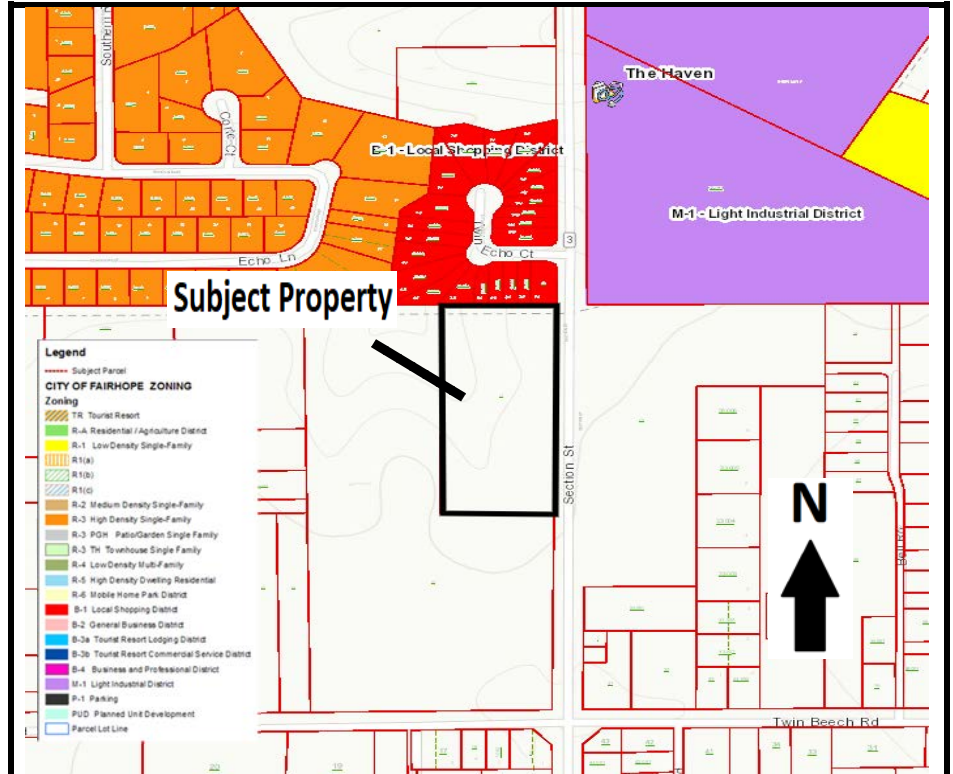
Fairhope Elementary, Intermediate, Middle, and High School

Report prepared by:

Mike Jeffries, QCI
City Planner

Recommendation:

Approve



Summary of Request:

Public hearing to consider the request of Reid Loper and Cade McMurray owners and applicants for a 4-lot minor subdivision. The property is located on the west side of South Section Street approximately 500' south of Twin Echo Court. The subject property is approximately 4.5 acres.

Comments:

The subject property is not zoned by the City of Fairhope but is in Fairhope's Extra Territorial Jurisdiction and therefore must follow Fairhope's Subdivision Regulations. The proposed subdivision according to Fairhope's Subdivision Regulations is a minor subdivision and has been reviewed accordingly.

The proposed subdivision does not include the building of any infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study. Concerning storm water runoff none of the existing flow patterns will be changed by this replat. The proposed subdivision exceeds the minimum lot width and size and provides the appropriate easements and setbacks.

The new lots will be serviced by Fairhope utilities Water, Gas, Sewer, and Power. Riviera has a single phase line in the vicinity of the 4 lots. A mutual agreement between the City of Fairhope and Riviera gives the right to the City of Fairhope to serve power to all 4 lots.

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

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

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

- **Not 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;

- **Not applicable**

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**

Recommendation:

Staff recommends approval of SD 19.32

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

This is to certify that, EDWARD LOPER, JONATHAN McMURRAY the undersigned do hereby certify that we are the Owners of the above described land and that we have consented 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 to the public and private uses as noted on this plat.

EDWARD LOPER Date JONATHAN McMURRAY Date

NOTARY PUBLIC
STATE OF ALABAMA
BALDWIN COUNTY

I, _____, a Notary Public, in and for said State and County, do hereby certify that the foregoing is a true and correct copy of the original as presented to me, and that they voluntarily executed said ACCEPTANCE on this date, _____ day of _____, 20____.

Notary Public - Baldwin County, Alabama
My Commission Expires: _____

TELEPHONE COMPANY CERTIFICATE:
The undersigned, as authorized by _____ hereby approves Baldwin County, Alabama, this the _____ day of _____, 20____.

Authorized representative

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

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

Authorized Representative GAS

Authorized Representative POWER

Authorized Representative WATER & SEWER

LEGAL DESCRIPTION:
That certain old Gun Barrel purported to be the Southeast corner of Section 19, Township 6th South, Range 2 East, 5th Stephens Meridian, Baldwin County, Alabama, run North 00 degrees 20 minutes 30 seconds East, along the East boundary line of said Section 19 a distance of 663.30 feet to a nail and cap in the pavement of Section Street; thence run South 89 degrees 54 minutes 18 seconds West, a distance of 40.0 feet to an iron pin marker lying on the West Right-of-way line of South Section Street for the POINT OF BEGINNING; thence continue South 89 degrees 54 minutes 18 seconds West, a distance of 206.5 feet to an iron pin marker lying on the East boundary line of Section 19; thence run North 00 degrees 20 minutes 30 seconds East, a distance of 663.30 feet to an iron pin lying on the South line of Twin Echo Estates as recorded in Map Book 11, Page 88 in the Judge of Probate's Office, Baldwin County, Alabama, and now Resubdivided as Echo Ridge Subdivision as recorded on Slide 2265-A; thence run North 89 degrees 54 minutes 18 seconds East, along said South boundary of the subdivision, a distance of 295.80 feet to an iron pin marker lying on said West Right-of-way line; thence continue North 00 degrees 20 minutes 30 seconds East, along said West Right-of-way line, a distance of 663.09 feet to the POINT OF BEGINNING.

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

THE FINISH FLOOR ELEVATION IS AS SHOWN OR SHALL BE 16-INCHES HIGHER THAN THE HIGHEST ELEVATION NEXT TO THE RESIDENCE

05-46-04-19-4-000-012.000
BALDWIN CO BOARD OF EDUCATION
2600 HAND AVE N
BAY MINETTE AL 36507

Baldwin County Board of Education

Found Re-bar & Cap (MOORE)

Found Capped 2-inch Pipe 1.2' South & 1.3' East
S 89° 50' 24" W 296.51'
S 89° 54' 18" W 335.80' Deed

05-46-04-19-4-000-012.000
BALDWIN CO BOARD OF EDUCATION
2600 HAND AVE N
BAY MINETTE AL 36507

Found Old Gun Barrel purported to be the SE Corner of Sec. 19

CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING COMMISSION

This plat has been submitted to and considered by the City of Fairhope Planning Commission and is hereby approved.

Dated this the _____ day of _____, 20____.

Secretary or Authorized Representative

COUNTY ENGINEER:

The undersigned, as County Engineer of Baldwin County, Alabama, do hereby certify that the above is a true and correct copy of some of the records in the Probate Office of Baldwin County, Alabama, this the _____ day of _____, 20____.

County Engineer

OWNER - DEVELOPER:

05-46-04-19-4-000-011.000
BALDWIN CO BOARD OF EDUCATION
LOPER, EDWARD
416 WESTERIA ST
FAIRHOPE AL 36532

Jonathan McMurray
15130-B State Hwy 181
Fairhope, Alabama 36532

MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532
PHONE (251) 928 - 6777

Email mooresurveying@bellsouth.net

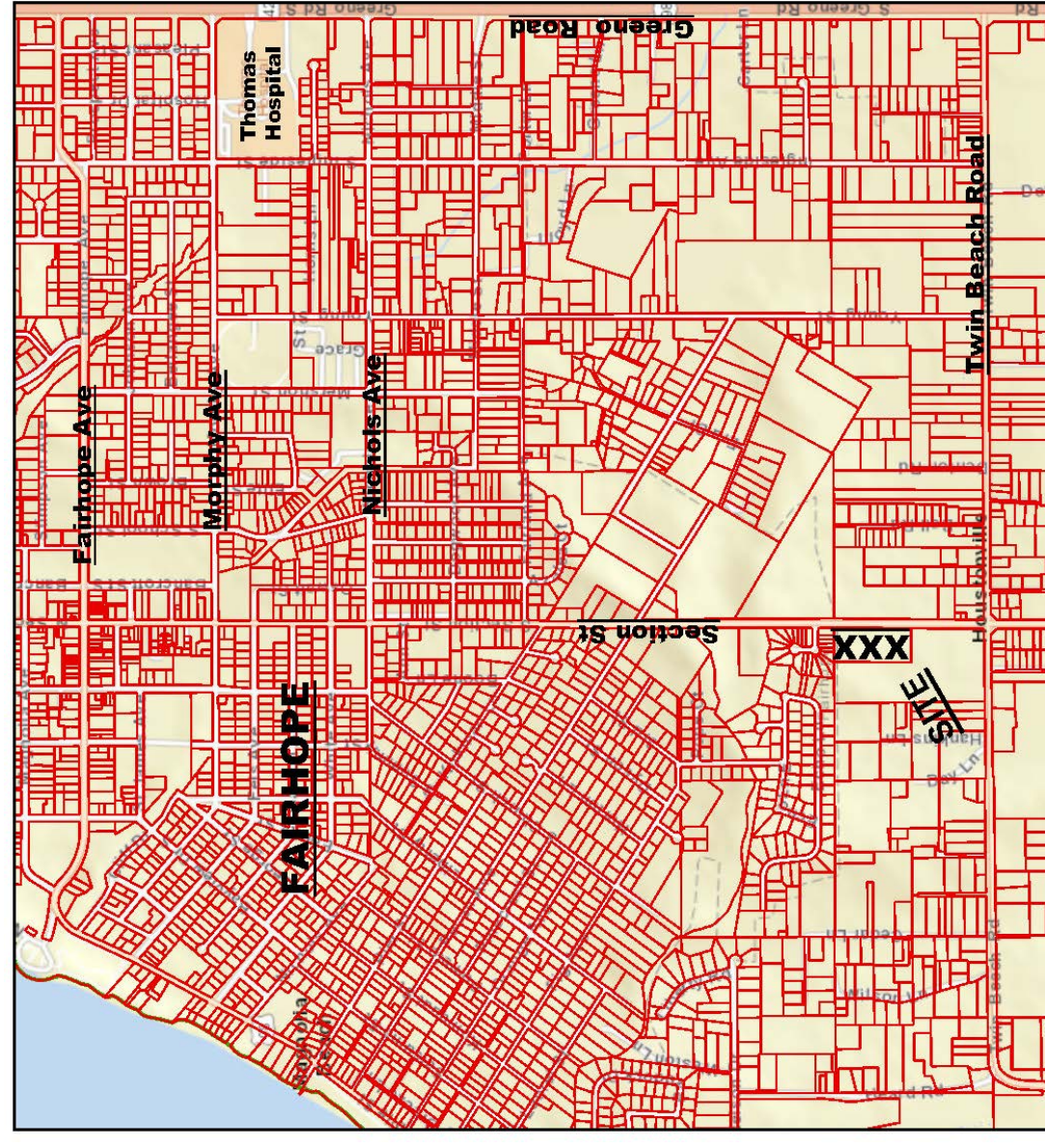
P.P. = Power Pole

CL = Centerline
BG = Background
MSL = Mean Sea Level
CAL = Contained
R = Right-of-Way Corner
R = Right-of-Way
ARS = Arc Length
BM = Bench Mark
LEV = Elevation
FSS = Flood Re-bar & Cap
SP = Spill Re-bar & Cap

NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE OF THE SURVEYOR. ALL COPIES AND FAXES ARE INVALID AND MAY NOT BE USED FOR ANY PURPOSE.

JOB NO.	2019 144
DATE	7/5/19
FIELD WORK	5/29
DRAWN BY	SWMT
SCALE	1" = 50'
REVISIONS	

JUDGE OF PROBATE
STAMP



SURVEYOR NOTES:
1. All measurements were made in accordance with U.S. Standards.
2. The survey was conducted in accordance with the standards of the Alabama Board of Surveyors.
3. There may be Unrecorded Deeds, Easements, or other instruments that affect the property.
4. There was no attempt to determine the existence, location, or depth of any underground utilities, including but not limited to electric, gas, water, sewer, and telecommunications lines.
5. From actual field traverses, when terrain was "contoured", the ground surface was established.
6. C.P. = Close of Ties Network, R. = "R", referred to as "Old North" as established by the Alabama Board of Surveyors.
7. There was no attempt made to locate any Environmental bases such as but not limited to Wetlands, Wetlands, Wetlands, etc.
8. The survey was conducted in accordance with the standards of the Alabama Board of Surveyors.
9. Refer to recorded Deeds, Plats, Restrictive Covenants and other instruments for a complete description of the property.
10. Measurements of the residence are exterior dimensions of the residence.
11. The survey was conducted in accordance with the standards of the Alabama Board of Surveyors.
12. Lot areas are based on the current FEMA maps and other available information.
13. Clients are advised that the current FEMA maps and other available information are subject to change and that the proper authorities should be consulted before any construction is begun.
14. The survey was conducted in accordance with the standards of the Alabama Board of Surveyors.
15. This Survey is valid for 30 days from the date of survey.
16. NOT to be used for any other purpose without the consent of Moore Surveying, Inc. or Seth W. Moore, Surveyor.
17. The survey was conducted in accordance with the standards of the Alabama Board of Surveyors.
18. The survey was conducted in accordance with the standards of the Alabama Board of Surveyors.

SITE DATA:

- Total Number of Lots: 4
- Smallest Lot: 6,508 sq. ft.
- Largest Lot: 1,019 +/- ACRES
- Largest Lot: 1,257 +/- ACRES

- The Lots are served by AT & T Communications (BELLSOUTH) - Telephone, Water, Gas, Sewer, Power
- Property lies Outside the City of Fairhope.
- Property is NOT Zoned.
- Building Setbacks: Front 40 Feet, Rear 40 Feet, Side 40 Feet. Unless Otherwise Noted Hereon.

NO NEW Streets or Utility Lines this Project at this time. Easements are as shown hereon.

FLOOD CERTIFICATE: I have examined the current FIA Official Flood Hazard Map, Community Number 015000, Panel Number 0644 M, (0100300780 M) and found referenced lot above lies in Flood Zone X. Map Dated April 19, 2019.

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I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief, this is a true and correct map.

All according to my survey made this the _____ day of _____, 2019.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore, P.L.S.
Ala. Reg. No. 16671

SOUTH SECTION ESTATES

Property lies in Section 19, T-6-S, R-2-E Baldwin County, Alabama.

05-46-04-19-4-000-026.000
BALDWIN CO BOARD OF EDUCATION
C/O DEPT OF REVENUE
MONTGOMERY AL 36132

SOUTH SECTION STREET

East Boundary Line of Sec 19, T-6-S, R-2-E

80' Right-of-way Paved Road

N 00° 20' 30" E 663.30'

S 89° 50' 24" W 40.0'

S 89° 54' 18" W 335.80' Deed

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Planning Commission

September 5, 2019

Final Plat

Case: SD 19.33 Pinewood Phase 2

Project Name:

Pinewood Phase 2 Subdivision

Property Owner / Applicant:

Matt Byrne and Todd Booth

General Location:

South side of Manley Road between Saddlewood Subdivision and the City of Fairhope Soccer Complex.

Project Type:

Major Subdivision

Number of lots: 18 Lots

Project Acreage: 7.42 Acres

Zoning District:

R-2 Medium Density Single Family

PPIN Number:

230553 (parent parcel)

Engineer of record:

Sawgrass Consulting, LLC.
Doug Chaffin, PE

School District:

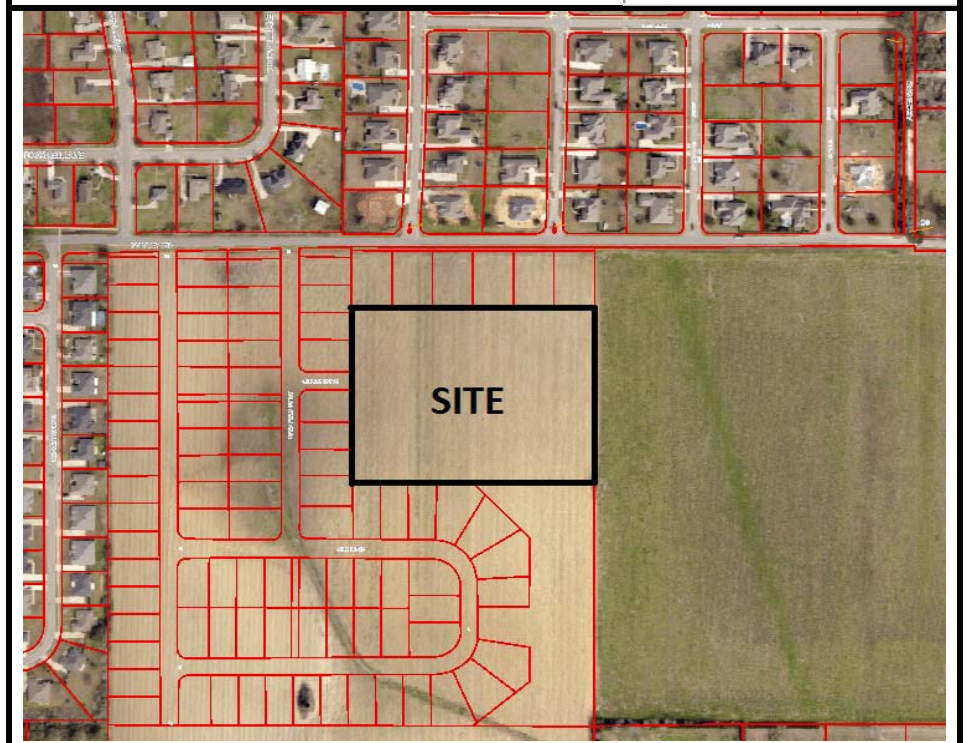
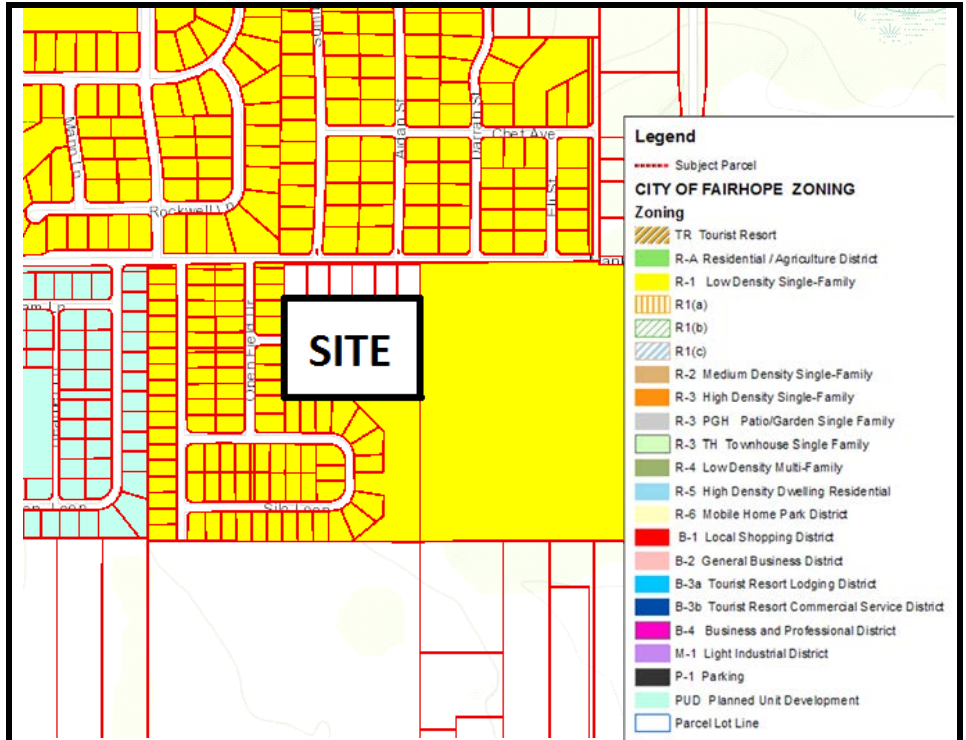
Newton Elementary School
Fairhope Middle School
Fairhope High School

Report prepared by:

J. Buford King,
Development Services Manager

Recommendation:

Approval with conditions

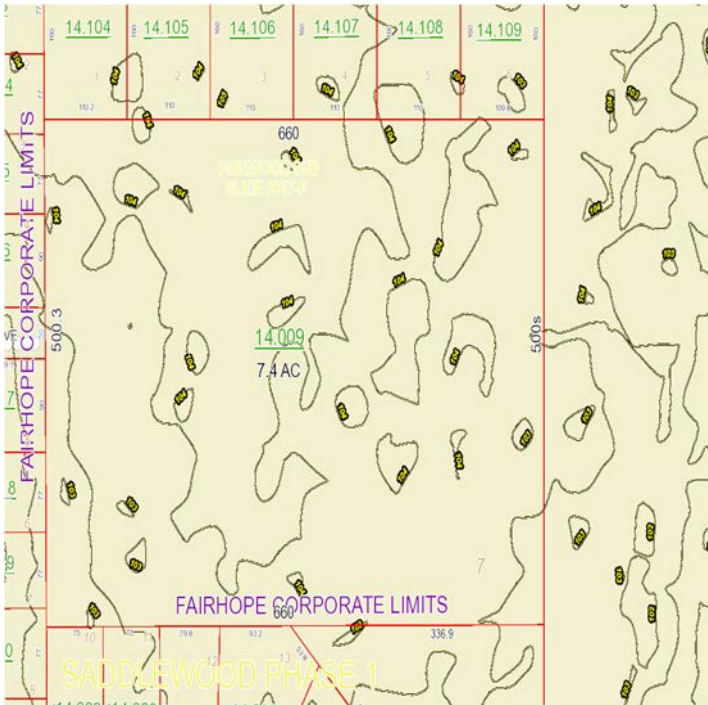


Summary of Request: Public hearing to consider the request of Sawgrass Consulting, LLC for Final Plat Approval of Pinewood, Phase 2, an 18-lot subdivision. The property is located on the south side of Manley Road between Saddlewood Subdivision and the City of Fairhope Soccer Complex.

The property owner is LA Development, LLC (Mr. Matt Byrne and Mr. Todd Booth). Mr. Doug Chaffin, PE, of Sawgrass Consulting, LLC is the applicant’s representative and engineer of record (EOR). The subject property is approximately 7.42 acres and 18 lots are proposed. The largest lot is approximately 12,617 sq. ft. and the smallest lot is approximately 10,500 sq. ft.

Site History

The subject property is approximately 7.42 acres situated between multiple subdivisions and the City of Fairhope Soccer Complex. The subject property is an open field with the topography generally flat with some gentle fall to the east.



Topographic View of Subject Property



Aerial View of Subject Property

The applicant previously submitted case number ZC 18.05 requesting conditional annexation to R-2 medium density single family zoning district for subject property. Case # ZC 18.05 was approved during the Planning Commission meeting on May 7, 2018 and approved by the Fairhope City Council on November 26, 2018. The original arrangement of Pinewood Subdivision is located to the north of the subject property and consists of 6 lots fronting on Manley Road, which are unzoned and lot 7 is the remnant parcel resulting from the previous Pinewood subdivision case. Though subject application is identified as “Pinewood Phase 2” subject application is technically the “Resubdivision of Lot 7 of Pinewood Subdivision” and is not necessarily a formal “phase of development” but a Resubdivision of Lot 7. “Pinewood Phase 2” is the generally accepted name of the Resubdivision of lot 7 so that subject application is more easily identified and distinguished from the original Pinewood Subdivision application as well as surrounding developments. Further, the Resubdivision of lot 7 functions as a second phase of development but must function within the constraints created by the original Pinewood Subdivision. **The final plat correctly labels the development as “Pinewood Subdivision Phase 2, a Resubdivision of Lot 7, Pinewood Subdivision, Phase 1”.**

As stated previously the zoning district of subject development has been established as an R-2 Medium Density Single Family Residential Zoning District and includes the following dimension standards:

- 35' front setbacks
- 35' rear setbacks
- 10' side setbacks
- 20' street side setbacks
- 37% maximum lot coverage
- 30' building height

Comments:

The following items are excerpts from the staff review of Case number SD 19.33. Review comments have been cured by the EOR's responses to staff correspondence, and are noted in **blue text**, which may include conditions of approval.

- *Article IV, Section C.1.b.(2) Name and Location of the Proposed Subdivision* – The Baldwin County Revenue Commission has requested that subdivisions predating the current final plat request be more easily-recognizable. Under the “Pinewood Subdivision, Phase 2” label at the top of the plat, please include appropriate wording that indicates the subject plat is a Resubdivision of Lot 7 of Pinewood Subdivision. **The title of the plat has been revised to reflect the subdivision of Lot 7.**
- *Article IV, Section.D.1.a. Maintenance Bond* – The Maintenance and Guaranty Agreement was not included with the Final Plat Application. Further, the numeric and written cost amounts listed on the bond do not match. **Maintenance and Guaranty Agreement furnished as requested and the numeric and written cost estimates on the bond have been corrected.**
- *Article IV, Section.D.1.b.(17) Maintenance Agreement for maintenance of detention facilities* – Several sections are included in the O&M Plan and Agreement that are not applicable to subject application. (Including, but not limited to green roofs, permeable paving, etc.). Please reflect only applicable sections in the fully-executed O&M Plan and Agreement that is recorded. **The O&M Plan and Agreement has been edited as requested and has been signed by the developer, and is ready to be recorded upon final approval of Case # SD 19.33.**
- *Article V, Section D.6. Street Standards – Pedestrian Area Design Standards* – Please reference Matt Byrne's e-mail of September 20, 2018 regarding sidewalks in common areas. The sidewalks in common areas have not yet been installed. This item will likely be a condition of approval that precludes plat approval. **The EOR's follow-up correspondence indicates the site work contractor will install sidewalks in common areas before August 30, 2019. Due to the publication time of the staff report, the installation of sidewalks shall be a condition of approval, which may be removed upon verbal request by staff of the condition of approval is no longer required at the time of the Planning Commission meeting.**
- *Article VI, Section.B.1.- B.4. Construction Standards* – Jason Christian, PE, noted the pavement wearing surface was not in place at the time asphalt core samples were taken. Mr. Christian noted a final letter of approval will be issued when the core samples of the wearing surface were tested. The final letter of approval from Mr. Christian was not included with the application. **The final letter of approval by the testing engineer was furnished as requested via follow-up correspondence.**
- *Article V, Section.D.6.a.-g. Street Standards – Pedestrian Area Design Standards* – please cross reference Right of Way Inspector Cody Johnson's e-mail of August 9, 2019. Please address each item in this e-mail. Further, this review assumes, by virtue of the engineer's certificate included with the as-built drawings, that the drainage system included with subject development is “as-built as-designed” as thus functioning properly. **Due to the publication time of the staff report, all remaining punch list items shall be a condition of approval, which may**

be removed upon verbal request by staff if the condition of approval is no longer required at the time of the Planning Commission meeting.

- *Article VI, Section G. Construction Standards-Fire Hydrants -the fire hydrant located at the east end of Silage Drive does not contain a blue reflective marker as required by this section. **Due to the publication time of the staff report, the installation of sidewalks shall be a condition of approval, which may be removed upon verbal request by staff of the condition of approval is no longer required at the time of the Planning Commission meeting.***

Site Photos:



Looking northeast toward soccer complex from eastern terminus of Dutch Road



Looking southeast toward soccer complex from eastern terminus of Dutch Road



Looking west along Dutch Road toward Open Field Drive



Looking northwest along Dutch Road toward Open Field Drive

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

Recommendation:

Staff recommends **APPROVAL** of Case # ZC 19.33, Pinewood Subdivision Phase 2, contingent upon the following conditions:

- 1) Installation of sidewalks in common areas as described in "comments", above.
- 2) Completion of punch lists items identified by the Construction Inspector via separate correspondence and also as described in "comments", above.
- 3) The warranty period of the sanitary sewer lift station shall not commence until start-initial start-up of the lift station and upon approval of the Water and Sewer Superintendent.
- 4) Reflect "Silage Drive" in lieu of "Dutch Road" as the street name on the final plat. If the developer desires a street name change, that process may occur after the final plat process.

PINWOOD SUBDIVISION, PHASE 2

A RESUBDIVISION OF LOT 7, PINWOOD SUBDIVISION, PHASE 1

SITE DATA

NUMBER OF LOTS: 18 LOTS
 SMALLEST LOT SIZE: 75'x140' (10,500 S.F.)
 TOTAL AREA: 7.42 ACRES±
 PROPOSED ZONING: CITY OF FAIRHOPE, R2
 SETBACKS:
 FRONT = 35 FEET
 REAR = 35 FEET
 SIDE = 10 FEET
 SIDE STREET = 20 FEET

COMMON AREA

TOTAL COMMON AREA = 2.00 ACRES±
 COMMON AREA FOR DETENTION = 0.73 ACRES±
 COMMON AREA FOR GREENSPACE = 1.27 ACRES± (17%)
 GREENSPACE REQUIRED = 0.74 ACRES± (10%)

OWNER

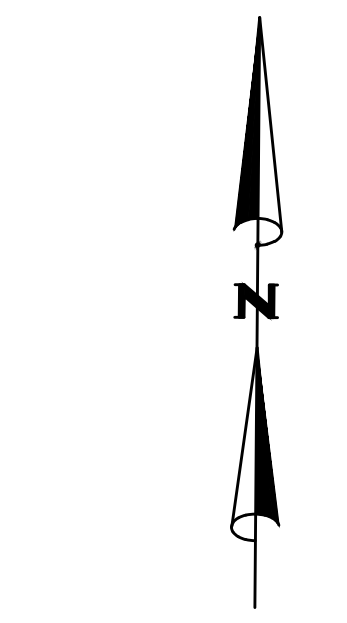
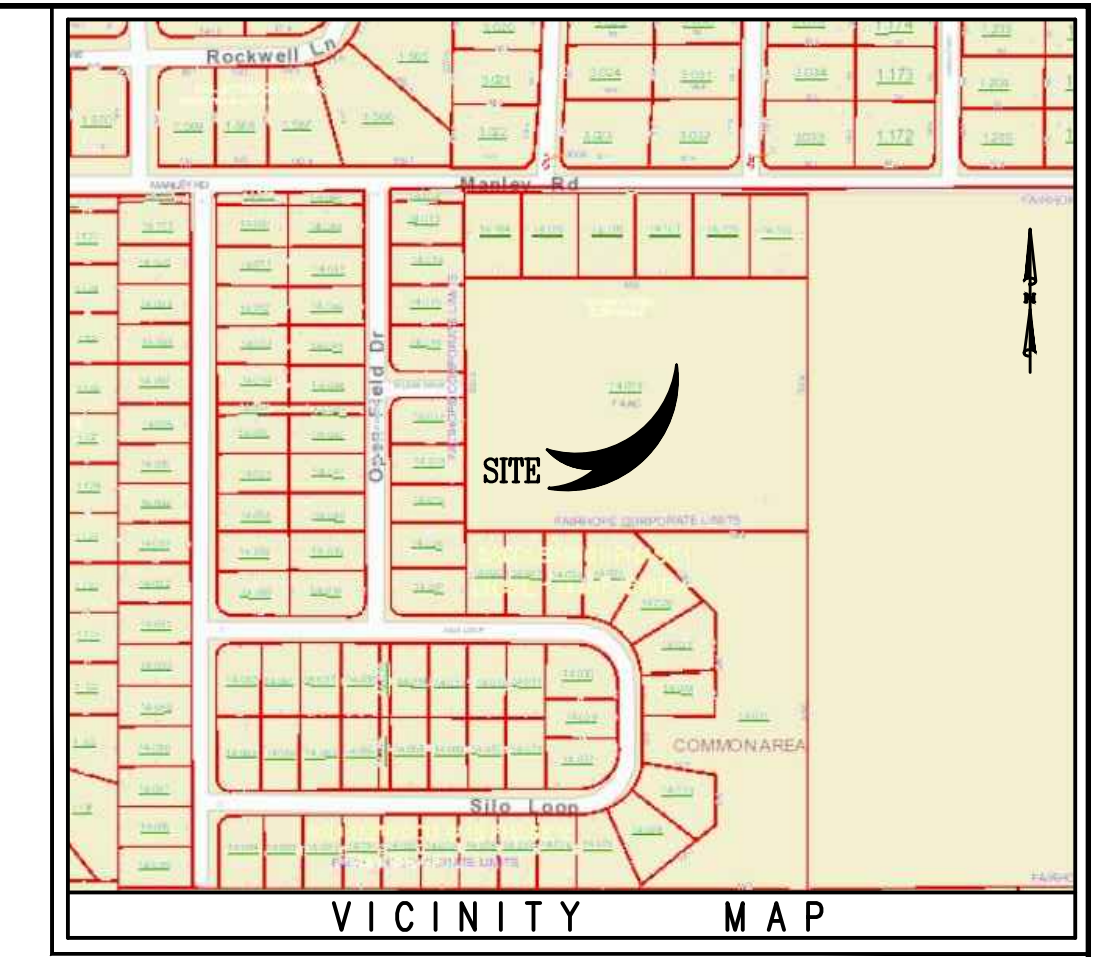
LA DEVELOPMENT, LLC
 C/O MATT BYRNE
 20040 HWY 181
 FAIRHOPE, ALABAMA 36532

SURVEYOR/ENGINEER

SAWGRASS CONSULTING, LLC
 11143 OLD HIGHWAY 31
 SPANISH FORT, AL 36527
 SURVEYOR: ERCIL E. GOWIN, PLS
 ALABAMA LICENSE NUMBER 26621
 ENGINEER: WILLIAM D. CHAFFIN, P.E.
 ALABAMA LICENSE NUMBER 32963

UTILITY PROVIDERS

WATER - CITY OF FAIRHOPE
 SEWER - CITY OF FAIRHOPE
 ELECTRIC - BALDWIN EMC



CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E.M.C. (ELECTRIC)

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

THIS THE _____ DAY OF _____, 2018.

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 _____, 2018.

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY FAIRHOPE WATER & 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 _____, 2018.

(AUTHORIZED SIGNATURE) _____

FAIRHOPE PLANNING COMMISSION

THE WITHIN PLAT OF PINWOOD SUBDIVISION, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY FAIRHOPE CITY PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 2018.

PLANNING DIRECTOR _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
 COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, MATT BYRNE, A MEMBER OF LA DEVELOPMENT, LLC, AND 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 PURPOSE 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 _____, 2018.

WITNESS NAME AND TITLE _____

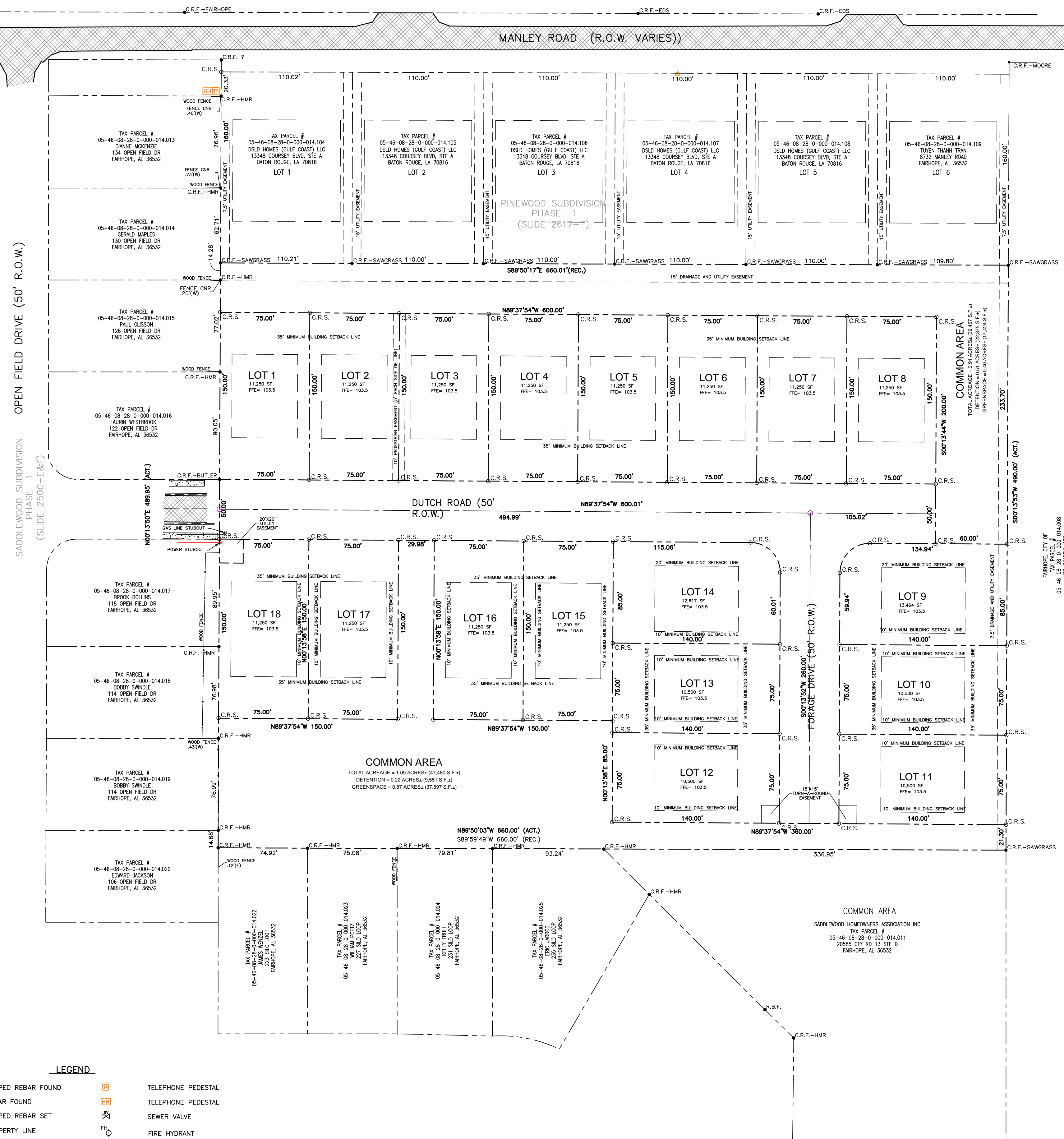
CERTIFICATION BY NOTARY PUBLIC

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 PURPOSE HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____, 2018.

NOTARY PUBLIC _____



LEGEND

- C.R.F. CAPPED REBAR FOUND
- R.B.F. REBAR FOUND
- C.R.S. CAPPED REBAR SET
- PROPERTY LINE
- ⊠ TELEPHONE PEDESTAL
- ⊡ TELEPHONE PEDESTAL
- ⊙ SEWER VALVE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER _____ HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREIN WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST OF MY BELIEF, CONFORMS TO THE REQUIREMENTS OF THE FAIRHOPE SUBDIVISION REGULATIONS AND TO ALL OTHER RULES, REGULATIONS, LAWS, AND ORDINANCES APPLICABLE TO MY DESIGN.

WILLIAM D. CHAFFIN, PE
 PROJECT ENGINEER

DATE _____

GENERAL SURVEYOR'S NOTES:

- 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 FURNISHED AT TIME OF SURVEY.
- ALL BEARINGS ARE BASED ON THE GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COUNTY PANEL NO. 01003C0780L, EFFECTIVE JULY 17, 2007, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN. (REVIEW OF THE PRELIMINARY DATA PROVIDED BY AECOW/WR FOR THE PROPOSED UPDATED FIRM SHOWS THE SUBJECT PROPERTY TO STILL BE WITHIN THE "X" UNSHADED ZONE)
- FIELD WORK FOR THIS SURVEY WAS PERFORMED OCTOBER, 2016 AND FEBRUARY, 2018.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS (SCALED ONLY).
- ALL LOTS ARE SUBJECT TO THE FOLLOWING DRAINAGE AND UTILITY EASEMENTS (UNLESS OTHERWISE SHOWN HEREON):
 FRONT LOT LINES - 15 FEET
 REAR LOT LINES - 15 FEET
 SIDE LOT LINE - 7.5 FEET
 SIDE LOT LINES ABUTTING A RIGHT-OF-WAY - 15 FEET
- 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 ACCEPTED RIGHT-OF-WAY.
- THE GREENSPACE WILL BE A NATURAL OPEN SPACE/GREENWAY USABLE FOR RECREATION AND NON-MOTORIZED TRANSPORTATION. IT WILL INCLUDE FEW CONSTRUCTED IMPROVEMENTS EXCEPT FOR THOSE TO ENHANCE TRAVEL OR RECREATIONAL USE AND PROVIDE CONTINUITY THROUGHOUT THE DEVELOPMENT. ALL REQUIRED GREENSPACE SHALL BE INDICATED AS A PUBLIC ACCESS AND USE EASEMENT. THE PROPERTY IS NOT DEDICATED TO THE CITY OF FAIRHOPE AND THAT THE CITY OF FAIRHOPE IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY OR ALL REQUIRED GREENSPACE.

RECORD DESCRIPTION:

LOT 7, PINWOOD SUBDIVISION, PHASE 1, AS RECORDED ON SLIDE 2617-F, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

I CERTIFY 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.

ERCIL E. GOWIN, PLS
 ALABAMA LICENSE NUMBER 26621

DATE _____

NUMBER:	REVISION:	DATE:

Sawgrass
CONSULTING, LLC
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

11143 Old Highway 31 Spanish Fort, AL 36527 Phone: (251) 544-7900
818 N. McKenzie Street Foley, AL 36535 Phone: (251) 970-7900

FINAL PLAT

PINWOOD SUBDIVISION, PHASE 2

LA DEVELOPMENT, LLC

SCALE:	1" = 50'
DATE:	MARCH, 2018
DRAWN BY:	
CHECKED BY:	
SHEET:	1 OF 1



Planning Commission

September 5, 2019

Subdivision Approval

Case: SD 19.34 Polo Place

Project Name:

Polo Place

Site Data:

Lot 1 – 0.43 acres +/-
 Lot 2 – 0.31 acres +/-
 Lot 3 – 0.33 acres +/-

Project Type:

Final Plat Approval Request

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

Unzoned Baldwin County

PPIN Number:

25387 (Parent Parcel)

General Location:

Polo Ridge BLVD, 3/8 mile south of Battles Road

Engineer:

Goodwyn, Mills, and Cawood

Owner:

Teacher's Retirement System of Alabama (RSA)

School District:

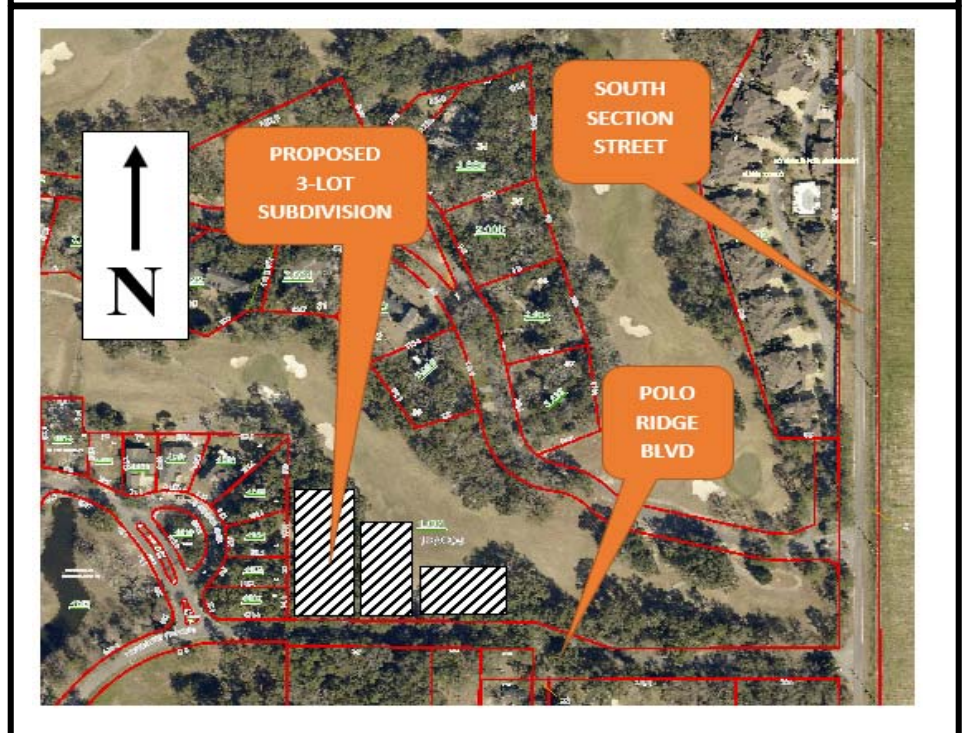
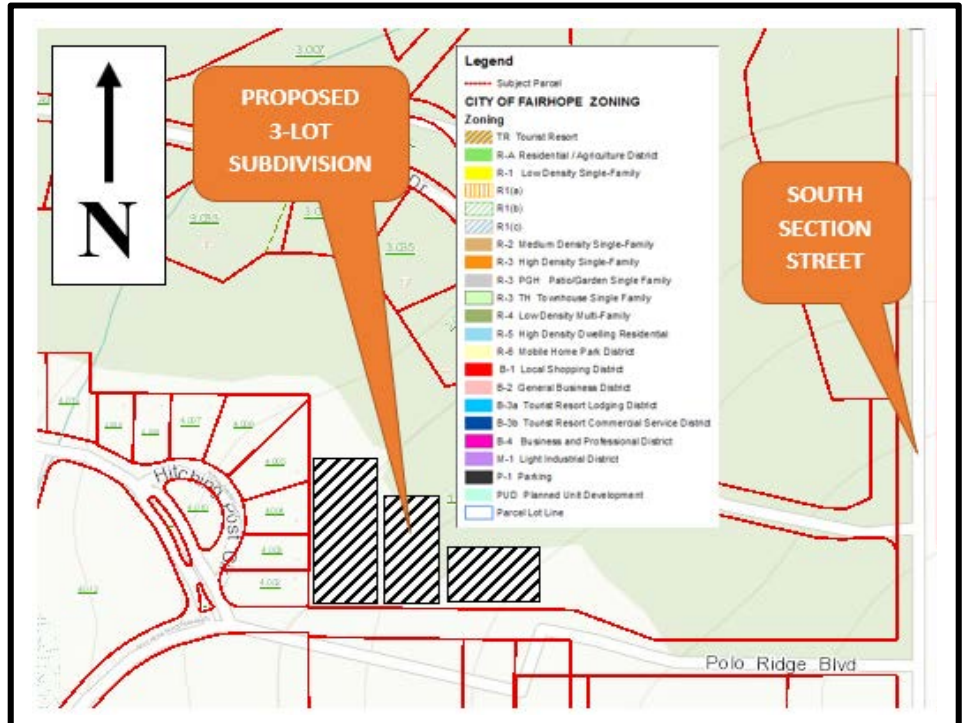
J. Larry Newton Elementary School, Fairhope Middle and High Schools

Recommendation:

Approval

Prepared by:

J. Buford King, Development Services Manager



Summary of Request:

Public hearing to consider the request of Goodwyn, Mills, and Cawood, Inc. (GMC) on behalf of the Retirement Systems of Alabama (RSA) for a request for FINAL PLAT approval of Polo Place Subdivision, a three-lot major subdivision. Subject property is located along Polo Ridge Boulevard approximately 1/10 mile west of South Section Street, located within the City of Fairhope planning jurisdiction within unzoned Baldwin County. Subject property consists of approximately 13 total acres, with the new lot sizes as indicated on the staff report cover page. Mr. Tim Lawley, PE of GMC serves as the engineer of record (EOR) for subject application. (This subdivision was submitted by Mr. Lawley prior to the acquisition of Hutchinson, Moore, and Raugh by GMC).

Comments:

MAJOR SUBDIVISION CRITERIA

The following items are excerpts from the staff review of Case number SD 19.34. Review issues have been cured by the EOR’s responses to staff correspondence, and are noted in **blue text**, which may include conditions of approval.

- *Article IV, Section.D.1.a.* Maintenance Bond – The Maintenance and Guaranty Agreement is included, but not the bond itself. **The EOR clarified via follow-up correspondence that RSA is “self-bonded” and does not obtain a surety for maintenance bond purposes. Should a maintenance issue occur, that maintenance issue will be self-cured by RSA. The Maintenance and Guaranty agreement’s dates of execution shall serve in lieu of the bond expiration date.**
- *Article IV, Section.D.1.b.(18)* Engineer’s Certificate – I have your engineer’s certificate in letter form; however, the subdivision regulations require the certificate to be on the plat and plans. (It can go on the cover page of a set of as-built drawings, but in this case, I’m asking that you place it and your PE stamp on the final plat, as well as on the one as-built drawing for the sake of simplicity). **EOR’s PE stamp and certificate have been furnished as requested.**
- *Article IV, Section.C.1.b.(8)* Condition of approval “1” from Case number SD 19.13 – This condition of approval required Ductile Iron Pipe (DIPS) underneath Polo Ridge BLVD, which appears to have been correctly installed in the field as seen in the sewer inspection videos. Please revise the as-built plans and profiles to reflect DIPS as required. **The EOR clarified via follow-up correspondence the sanitary sewer pipe placed under Polo Ridge BLVD was correctly installed using High Density Polyethylene (HDPE) pipe, however that HDPE pipe was to be furnished in DIPS as far as sizing. The installed material and reference on the as-built drawings are both correct, which satisfies a condition of approval from the preliminary plat approval.**
- *Article IV, Section.C.1.b.(15)* Condition of approval “3” from Case number SD19.13 – please provide the topographic survey for file purposes. **Furnished as requested.**

The subdivision regulations contain the following criteria in Article IV.B.2. “Approval Standards”. Each of these criteria is addressed below with either a “meets” or “does not meet” comment. If any of the criteria is not met, a denial will 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;

- Plat 1 does not meet (lot size and lot width waiver submitted)
- Plat 2 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

Site Photos:



Looking northeast toward subject property from Polo Ridge BLVD



Looking North from Polo Ridge BLVD toward subject property



Looking northwest toward subject property from Polo Ridge BLVD

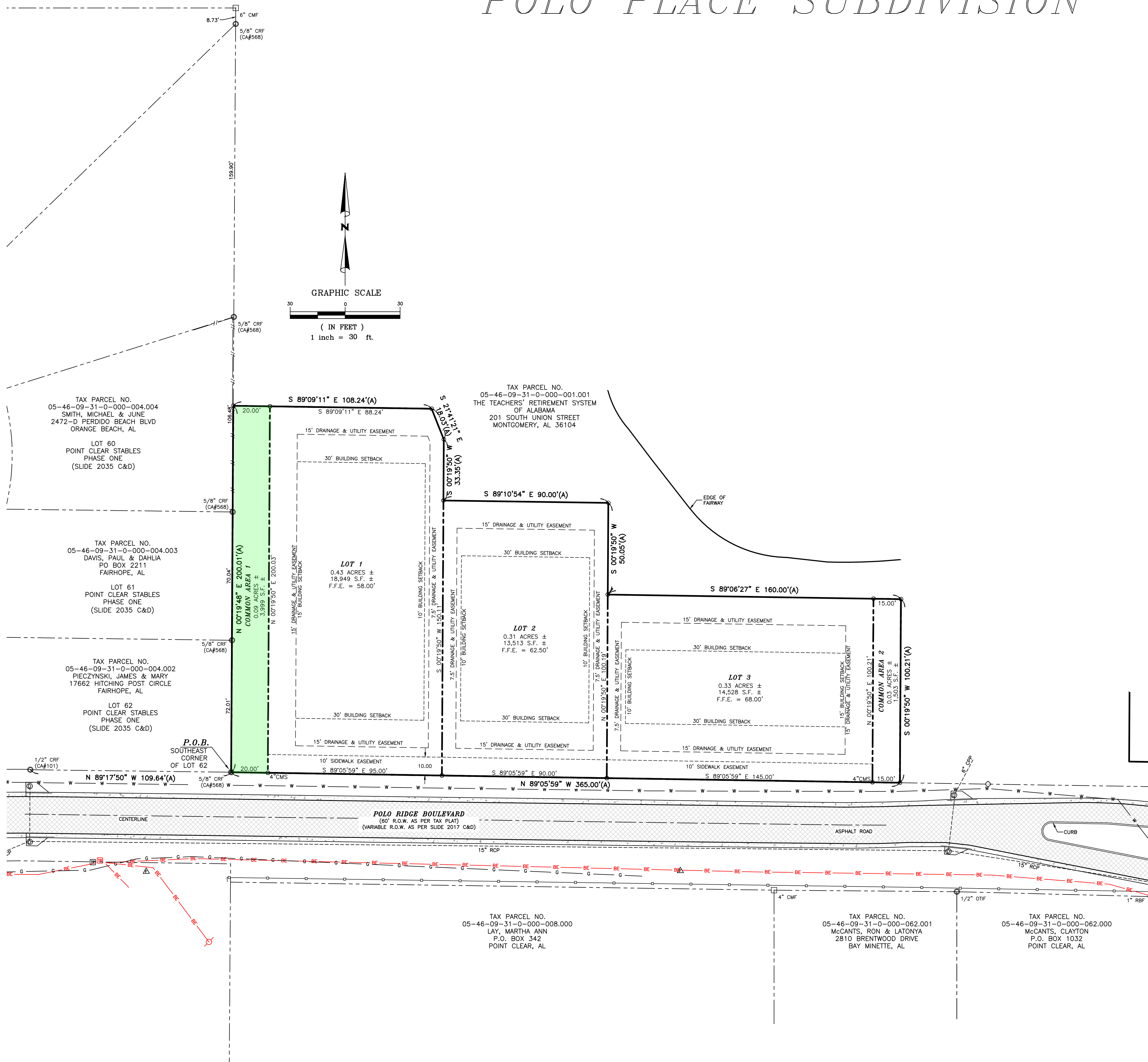
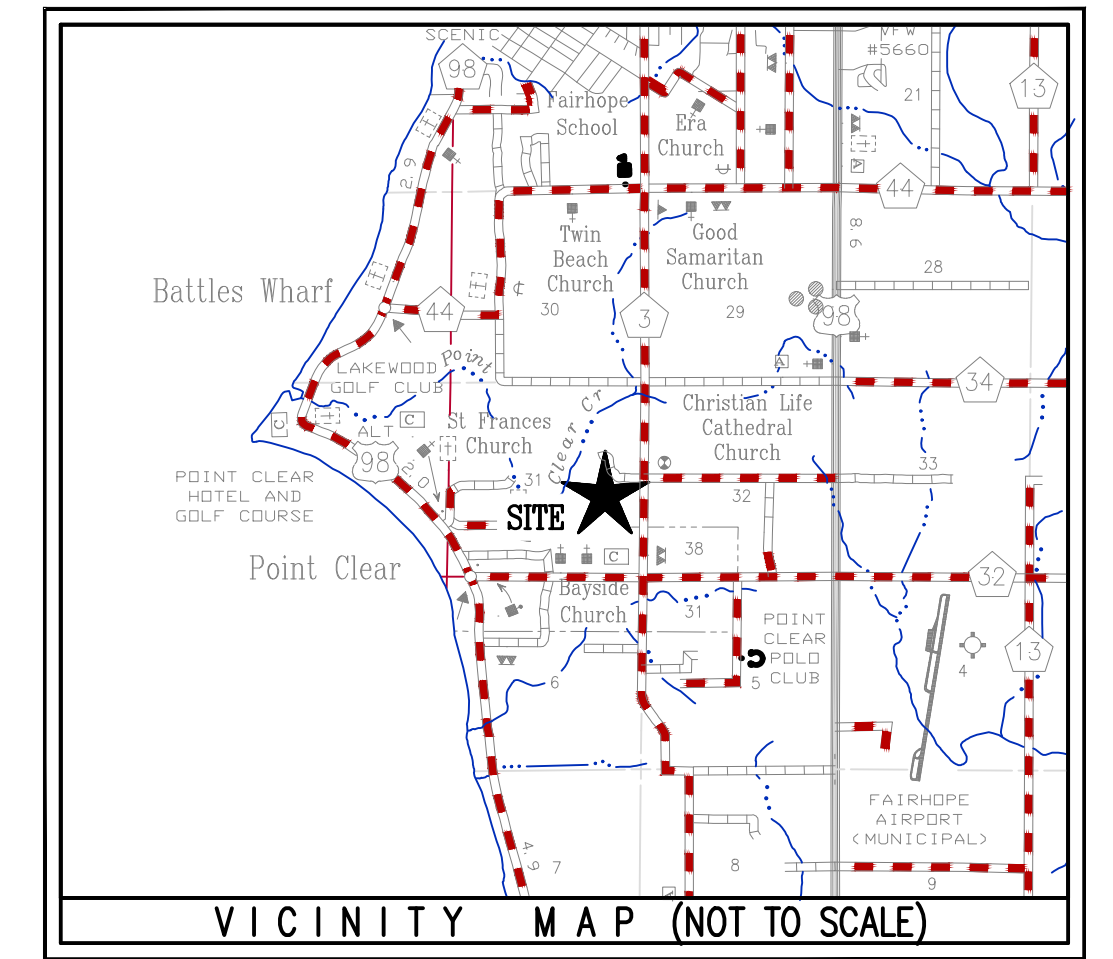


Looking north toward common area between Lot 1 and adjoining properties

Recommendation:

Staff recommends **APPROVAL** of Case number SD 19.34 Polo Place Subdivision FINAL PLAT.

POLO PLACE SUBDIVISION



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

SITE DATA
 TAX PARCEL NO. 05-46-09-31-0-000-001.001
 TOTAL SITE AREA = 1.21 ACRES± (52,497 S.F.±)
 TOTAL NUMBER OF LOTS = 31
 SMALLEST LOT = 0.31 ACRES± (13,513 S.F.±)
 LARGEST LOT = 0.43 ACRES± (18,949 S.F.±)
 DENSITY = 2.48 UNITS PER ACRE

ZONING
 BALDWIN COUNTY DISTRICT 17, UNZONED
 CITY OF FAIRHOPE EXTRA TERRITORIAL JURISDICTION
 PROPOSED USE: RESIDENTIAL

GREENSPACE
 COMMON AREA 1 & 2 = 0.12 ACRES± (5,502 S.F.±)
 GREENSPACE = 10.5%

ZONING REQUIREMENTS
 • 30' FRONT SETBACK
 • 30' REAR SETBACK
 • 10' SIDE SETBACK
 • 100' MINIMUM LOT WIDTH AT THE STREET

NOTE: AS PER THE HIGHWAY CONSTRUCTION SETBACK ENABLING LEGISLATION FOR BALDWIN COUNTY, AL, ACT NO. 94-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 40' ALONG POLO RIDGE BLVD.

DEDICATED EASEMENTS
 • 7.5' UTILITY & DRAINAGE EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.
 • 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES.
 • RIVERA UTILITIES HAS A DEDICATED 10' UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND A 15' UTILITY EASEMENT ALONG ALL ROAD SIDE AND REAR LOT LINES.

UTILITIES
 POWER - RIVERA UTILITIES
 SEWER - FAIRHOPE WATER & SEWER
 WATER - FAIRHOPE WATER & SEWER
 PHONE - AT&T
 GAS - FAIRHOPE GAS

LEGEND

P.O.C.	POINT OF COMMENCEMENT	☒	TELEPHONE BOX (VAULT)
P.O.B.	POINT OF BEGINNING	☒	WATER METER
(A)	ACTUAL	☒	SANITARY SEWER VALVE
(R)	RECORD DEED	☒	WATER VALVE
(P)	PLAT OF RECORD	☒	GAS VALVE
(C)	COMPUTED	☒	TRANSFORMER BOX
OTF	OPEN TOP IRON PIPE FOUND	☒	LIGHT POLE
IPF	IRON PIN FOUND	☒	CABLE TV BOX
CTF	CRIMP TOP IRON PIPE FOUND	☒	ELECTRIC BOX
CRF	CAPPED REBAR FOUND	☒	ELECTRIC PANEL
RBF	1/2" REBAR FOUND	☒	IRRIGATION CONTROL VALVE
CRS	1/2" CAPPED REBAR SET STAMPED CA#604	☒	SANITARY SEWER MANHOLE
CMF	CONCRETE MONUMENT FOUND	☒	STORM DRAIN MANHOLE
CMS	CONCRETE MONUMENT SET	☒	TELEPHONE MANHOLE
LS#	LICENSED PROFESSIONAL SURVEYOR'S NUMBER	☒	SEWER CLEANOUT
CAF	CERTIFICATE OF AUTHORIZATION NUMBER	☒	SEWER GRINDER PUMP
(DST)	DISTURBED	☒	GREASE TRAP
(REF)	REFERENCE CORNER SET ON LINE	☒	FLAG POLE
(UNR)	UNREADABLE	☒	GAS LINE SIGN MARKER
INST #	INSTRUMENT NUMBER	☒	TELEPHONE SIGN MARKER
SECTION	SECTION	☒	WATERLINE MARKER
T	TOWNSHIP	☒	FIBER OPTIC LINE MARKER
R	RANGE	☒	EXCEPTION
-O-	POWER POLE	☒	UNDERGROUND FIBER OPTIC LINE
-E-	GLY WIRE	☒	OVERHEAD ELECTRIC
R/W	RIGHT-OF-WAY	☒	BURIED ELECTRIC LINE
R.O.W.	RIGHT-OF-WAY	☒	UNDERGROUND TELEPHONE LINE
☒	FIRE HYDRANT	☒	UNDERGROUND SEWER LINE
-W-	UNDERGROUND WATERLINE	☒	UNDERGROUND WATERLINE
-G-	UNDERGROUND GAS LINE	☒	UNDERGROUND GAS LINE
-TV-	UNDERGROUND TELEVISION	☒	UNDERGROUND TELEVISION
☒	ELECTRIC METER BOX	☒	AIR CONDITIONER
☒	JUNCTION BOX (VAULT)	☒	SPOT GRADE ELEVATIONS
☒	ELEVATION	☒	CORRUGATED METAL PIPE
☒	INVERT	☒	RCF REINFORCED CONCRETE PIPE
☒		☒	CPP CORRUGATED PLASTIC PIPE

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 12/11/2018.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0756L, WITH A REVISED DATE OF IDENTIFICATION OF JULY 17, 2007, FOR COMMUNITY NO. 015000, IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 12/05/2018 (TICKET # 183391049). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD.
- THIS IS A BOUNDARY SURVEY FOR SUBDIVISION.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 EAST.

LEGAL DESCRIPTION

A PORTION OF TAX PARCEL NUMBER 05-46-09-31-0-000-001.001 LYING WITHIN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON REBAR WITH CAP (CA#568) AT THE SOUTHEAST CORNER OF LOT 62 OF POINT CLEAR STABLES, PHASE ONE, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2035 C & D IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF POLO RIDGE BOULEVARD AS SHOWN ON SAID SLIDE 2035 C & D; THENCE RUN NORTH 00°19'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 200.01 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE LEAVING SAID EAST LINE SOUTH 89°09'11" EAST A DISTANCE OF 108.24 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 21°41'21" EAST A DISTANCE OF 18.03 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 00°19'50" WEST A DISTANCE OF 33.35 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°10'54" EAST A DISTANCE OF 90.00 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 00°19'50" WEST A DISTANCE OF 50.05 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°06'27" EAST A DISTANCE OF 160.00 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 00°19'50" WEST A DISTANCE OF 100.21 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604) ON SAID NORTH RIGHT-OF-WAY; THENCE RUN NORTH 89°05'59" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.21 ACRES, MORE OR LESS AND LYING WITHIN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATION

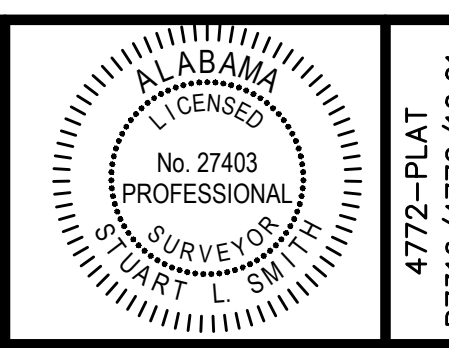
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
 ALABAMA LICENSE NUMBER 27403
 DATE _____
 *DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

NO.	REVISION	DATE	ENGR.



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



CLIENT		RSA	
SCALE	DATE	DRAWN BY	CHECKED BY
1"=30'	AUGUST 2019	TBS	SLS
SHEET		1 OF 2	

POLO PLACE SUBDIVISION

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 PURPOSE 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 PURPOSE 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: _____

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 RIVIERA UTILITIES

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

THIS THE _____ DAY OF _____, 20

AUTHORIZED SIGNATURE _____

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.

THIS _____ DAY OF _____, 20

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, 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 OF THE CITY OF FAIRHOPE PLANNING COMMISSION

THE WITHIN PLAT OF POLO PLACE SUBDIVISION, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY FAIRHOPE CITY PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20

SECRETARY _____

CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 30859, 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.

TIMOTHY D. LAWLEY, P.E.
AL. LICENSE #30859

DATE _____

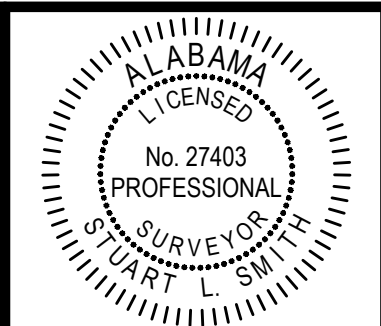
NO.	REVISION	DATE	ENGR.



HUTCHINSON, MOORE & RAUCH, LLC
ENGINEERS ♦ SURVEYORS

2039 MAIN STREET
DAPHNE, ALABAMA 36526

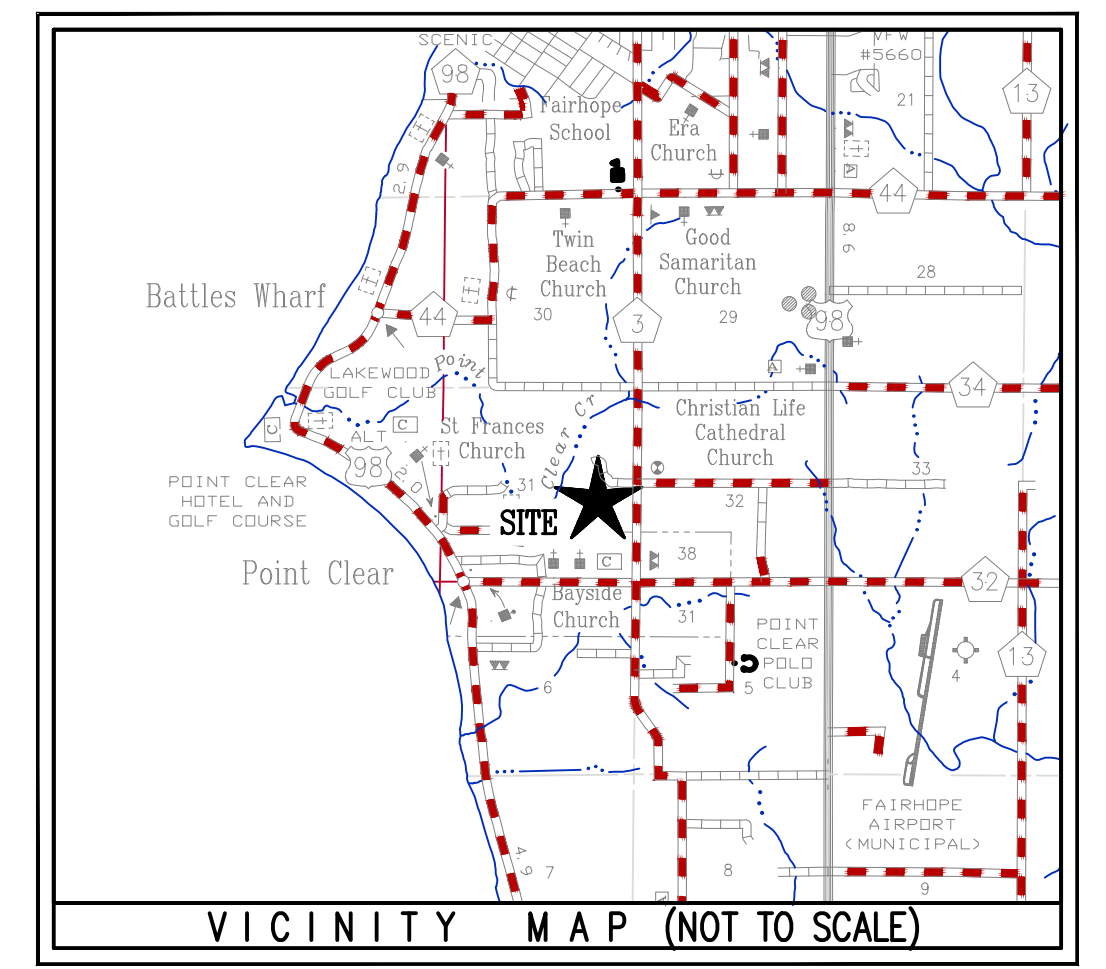
TEL (251) 626-2626
(251) 626-6934
daphne@hmrengineers.com



4772-PLAT
R7316/4772/10.01

POLO PLACE SUBDIVISION FINAL PLAT				
CLIENT		RSA		
SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
N/A	AUGUST 2019	SLS	SLS	2 OF 2

POLO PLACE SUBDIVISION



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

SITE DATA
 TAX PARCEL NO. 05-46-09-31-0-000-001.001
 TOTAL NUMBER OF LOTS = 3
 TOTAL SITE AREA = 1.21 ACRES± (52,497 S.F.±)
 SMALLEST LOT = 0.31 ACRES± (13,513 S.F.±)
 LARGEST LOT = 0.43 ACRES± (18,949 S.F.±)
 DENSITY = 2.48 UNITS PER ACRE

ZONING
 BALDWIN COUNTY DISTRICT 17, UNZONED
 CITY OF FAIRHOPE EXTRA TERRITORIAL JURISDICTION
 PROPOSED USE: RESIDENTIAL

GREENSPACE
 COMMON AREA 1 & 2 = 0.12 ACRES± (5,502 S.F.±)
 GREENSPACE = 10.5%

ZONING REQUIREMENTS
 • 30' FRONT SETBACK
 • 30' REAR SETBACK
 • 10' SIDE SETBACK
 • 100' MINIMUM LOT WIDTH AT THE STREET

NOTE: AS PER THE HIGHWAY CONSTRUCTION SETBACK ENABLING LEGISLATION FOR BALDWIN COUNTY, AL, ACT NO. 94-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 40' ALONG POLO RIDGE BLVD.

DEDICATED EASEMENTS
 • 7.5' UTILITY & DRAINAGE EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.
 • 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES.
 • RIVERA UTILITIES HAS A DEDICATED 10' UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND A 15' UTILITY EASEMENT ALONG ALL ROAD SIDE AND REAR LOT LINES.

UTILITIES
 POWER - RIVERA UTILITIES
 SEWER - FAIRHOPE WATER & SEWER
 WATER - FAIRHOPE WATER & SEWER
 PHONE - AT&T
 GAS - FAIRHOPE GAS

LEGEND

P.O.C. POINT OF COMMENCEMENT	TELEPHONE BOX (VAULT)
P.O.B. POINT OF BEGINNING	WATER METER
(A) ACTUAL	SANITARY SEWER VALVE
(R) RECORD DEED	WATER VALVE
(P) PLAT OF RECORD	GAS VALVE
(C) COMPUTED	TRANSFORMER BOX
OTF OPEN TOP IRON PIPE FOUND	ELECTRIC BOX
IPF IRON PIN FOUND	ELECTRIC PANEL
CTF CRIMP TOP IRON PIPE FOUND	CABLE TV BOX
CRF CAPPED REBAR FOUND	IRRIGATION CONTROL VALVE
RBF 1/2" REBAR FOUND	SANITARY SEWER MANHOLE
CRS 1/2" CAPPED REBAR SET STAMPED CA#604	STORM DRAIN MANHOLE
CMF CONCRETE MONUMENT FOUND	TELEPHONE MANHOLE
CMS CONCRETE MONUMENT SET	SEWER CLEANOUT
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER	SEWER GRINDER PUMP
CA# CERTIFICATE OF AUTHORIZATION NUMBER	GREASE TRAP
(DIST) DISTURBED	FLAG POLE
(REF) REFERENCE CORNER SET ON LINE	GAS LINE SIGN MARKER
(UNR) UNREADABLE	TELEPHONE SIGN MARKER
INST # INSTRUMENT NUMBER	WATERLINE MARKER
SECTION	FIBER OPTIC LINE MARKER
T- TOWNSHIP	(EX) EXCEPTION
R- RANGE	-FO- UNDERGROUND FIBER OPTIC LINE
-O- POWER POLE	-OE- OVERHEAD ELECTRIC
-G- GUY WIRE	-BE- BURIED ELECTRIC LINE
R/W RIGHT-OF-WAY	-UE- UNDERGROUND TELEPHONE LINE
R.O.W. RIGHT-OF-WAY	-US- UNDERGROUND SEWER LINE
○ FIRE HYDRANT	-UW- UNDERGROUND WATERLINE
-W- SIGN	-UG- UNDERGROUND GAS LINE
□ TELEPHONE PEDESTAL	-UT- UNDERGROUND TELEVISION
□ ELECTRIC METER BOX	SPOT GRADE ELEVATIONS
□ AIR CONDITIONER	CM# CORRUGATED METAL PIPE
□ JUNCTION BOX (VAULT)	RCP REINFORCED CONCRETE PIPE
□ ELEVATION	CPP CORRUGATED PLASTIC PIPE
□ INV INVERT	

***NOTE:**
 ALL CORNERS ARE "CRS" UNLESS OTHERWISE STATED.

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 12/11/2018.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0756L, WITH A REVISED DATE OF IDENTIFICATION OF JULY 17, 2007, FOR COMMUNITY NO. 015000, IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 12/05/2018 (TICKET # 183391049). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD.
- THIS IS A BOUNDARY SURVEY FOR SUBDIVISION.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 EAST.

LEGAL DESCRIPTION

A PORTION OF TAX PARCEL NUMBER 05-46-09-31-0-000-001.001 LYING WITHIN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON REBAR WITH CAP (CA#568) AT THE SOUTHEAST CORNER OF LOT 62 OF POINT CLEAR STABLES, PHASE ONE, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2035 C & D IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF POLO RIDGE BOULEVARD AS SHOWN ON SAID SLIDE 2035 C & D; THENCE RUN NORTH 00°19'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 200.01 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE LEAVING SAID EAST LINE SOUTH 89°09'11" EAST A DISTANCE OF 108.24 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 21°41'21" EAST A DISTANCE OF 18.03 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 00°19'50" WEST A DISTANCE OF 33.35 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°10'54" EAST A DISTANCE OF 90.00 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 00°19'50" WEST A DISTANCE OF 50.05 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 89°06'27" EAST A DISTANCE OF 160.00 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 00°19'50" WEST A DISTANCE OF 100.21 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604) ON SAID NORTH RIGHT-OF-WAY; THENCE RUN NORTH 89°05'59" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.21 ACRES, MORE OR LESS AND LYING WITHIN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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.

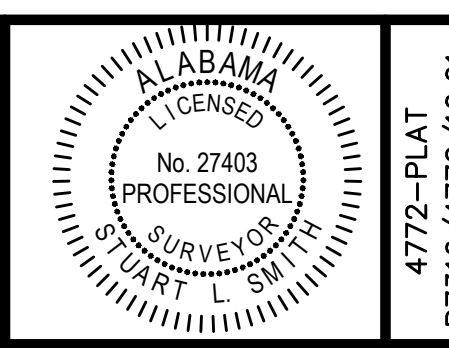
STUART L. SMITH, PLS. ALABAMA LICENSE NUMBER 27403. DATE: _____

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

NO.	REVISION	DATE	ENGR.



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 daphne@hmrengineers.com



CLIENT		POLO PLACE SUBDIVISION FINAL PLAT		
SCALE		RSA		
DATE	DRAWN BY	CHECKED BY	SHEET	
AUGUST 2019	TBS	SLS	1 OF 2	



Planning Commission

September 5, 2019

Subdivision Approval

Case: SD 19.35 Glines Subdivision

Project Name:

Glines Subdivision

Property Owner /Applicant:

Keith Glines

General Location:

The property is located on the north side of Bishop Road between County Road 13 and S. Greeno Road.

Project Type:

Minor Subdivision inside Fairhope's ETJ

Number of lots:

3

Project Acreage:

5

Zoning District:

Unzoned

PPIN Number:

208259

Engineer of record:

Dewberry Engineers Inc.

School District:

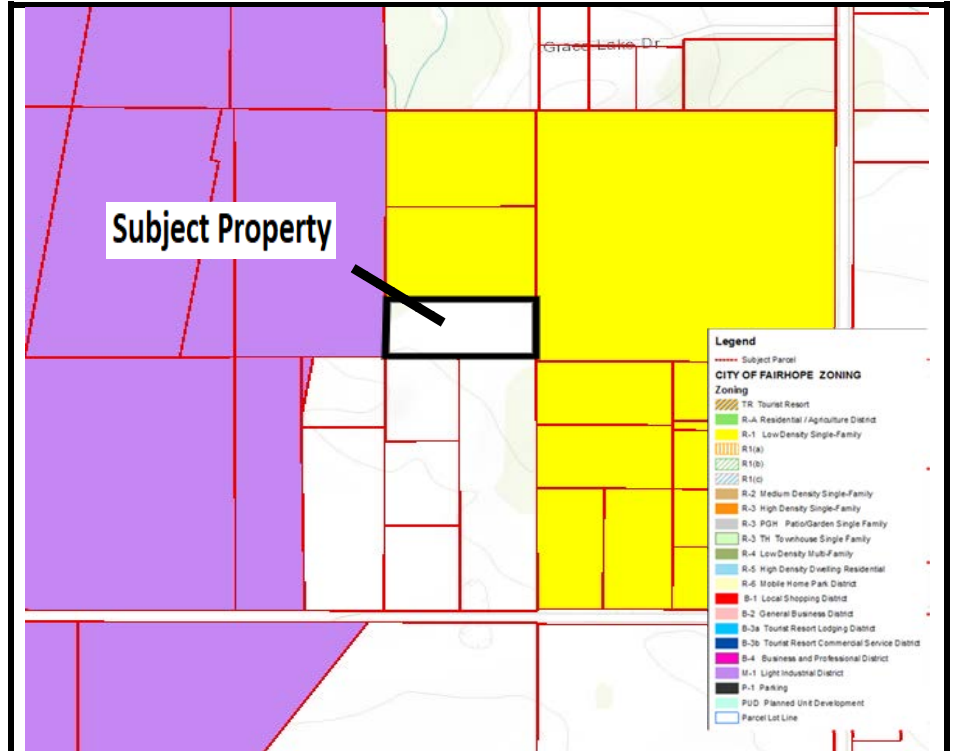
J Larry Newton, Fairhope Middle, Fairhope High School

Report prepared by:

Mike Jeffries, QCI
City Planner

Recommendation:

Approve with conditions



Summary of Request:

Public hearing to consider the request of Keith Glines owner and applicant for a 3-lot minor subdivision. The property is located on the north side of Bishop Road between County Road 13 and S. Greeno Road near the Fairhope Airport. The subject property is approximately 5 acres and the applicant wishes to divide the property into three residential lots with one common area around the existing lake. The applicant has provided a letter from Baldwin County exempting it from the County’s Subdivision Regulations.

Comments:

Baldwin County has an exemption in their regulations for family subdivisions if a certain criteria is met. The City of Fairhope’s Subdivision Regulations does not recognize this exemption. The subject property is in Fairhope’s Extra Territorial Jurisdiction and therefore must follow Fairhope’s Subdivision Regulations. The proposed subdivision according to Fairhope’s Subdivision Regulations is a minor subdivision and has been reviewed accordingly. The applicant has received approval for this subdivision, and it meets the County’s requirements for the family exemption which includes that “Each parcel shall have its own ingress/egress and utility access of not less than 30 feet in width”. Fairhope’s Subdivision Regulations Article V Section E.3.a states that all lots shall front upon a paved, publicly maintained street. The proposed subdivision does not front on a paved, publicly maintained street and the applicant has requested a waiver.

The proposed subdivision does not include the building of any infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study. Concerning storm water runoff none of the existing flow patterns will be changed by this replat. The lots will be serviced by private wells for water and septic tanks for sewer. Power is supplied by Riviera Utilities.

The subdivision is in the Airport Overlay Zone and it is noted on the plat.

Waiver Request:

Article V Section E.3.a states “except as provided in Section D.6., all lots shall front upon a paved, publicly maintained street. Double frontage lots are prohibited, except where lots consist of more than 66% of a block”.

The applicants wish to subdivide the property utilizing a 30.02’ ingress/egress & drainage/utility easement to access lots 1, 2, & 3 as approved by Baldwin County for an Exempt Family Subdivision. They have requested a waiver from this requirement and provided documentation for why it is necessary. (Letter attached)

A. WAIVER STANDARDS: (Staff response in red)

Waivers may be granted where the Planning Commission finds that the following conditions exist:

1. An extraordinary hardship may result from strict compliance with these regulations due to unusual topographic or other physical conditions of the land or surrounding area not generally applicable to other land areas.
 - The waiver standards contemplate more, areas that are currently zoned. Therefore, an extraordinary hardship requirement based on unusual topography or physical characteristics for this site is not appropriate. The hardship would be the crossing of jurisdictions between the City of Fairhope and Baldwin County. The parcel being divided is also landlocked between other parcels with its only access being an easement to Bishop Road.
2. The condition is beyond the control of the sub-divider.
 - Not applicable for this individual case.
3. The requested waiver will not have the effect of nullifying the purpose and intent of the regulations, the Zoning Ordinance, or the Comprehensive Plan.

- The subject property lies outside of the corporate limits of Fairhope therefore, nullifying this standard. Any building or land disturbance would have to be permitted through Fairhope's Building Department.

4. The waiver is the minimum deviation from the required standard necessary to relieve the hardship;

- The minimum deviation of the requested waiver from each lot fronting upon a paved, publicly maintained road is compliance with Baldwin County's requirement of a minimum of 30' ingress/egress easement. This is a continuation of an existing easement providing access to Bishop Road.

5. The waiver shall not have an adverse effect on adjacent landowners, or future landowners, or the public;

- The proposed subdivision is a family subdivision and the lots have access via an easement that is required by Baldwin County and will not have an adverse effect.

6. The waiver is necessary so that substantial justice is done.

- Staff is neutral on this standard. There is not substantial justice to be done. This is a jurisdiction difference and Baldwin County whom will have final jurisdiction has approved the subdivision with the 32.03.' easement.

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

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

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

- **Not 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;

- **Not applicable**

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."

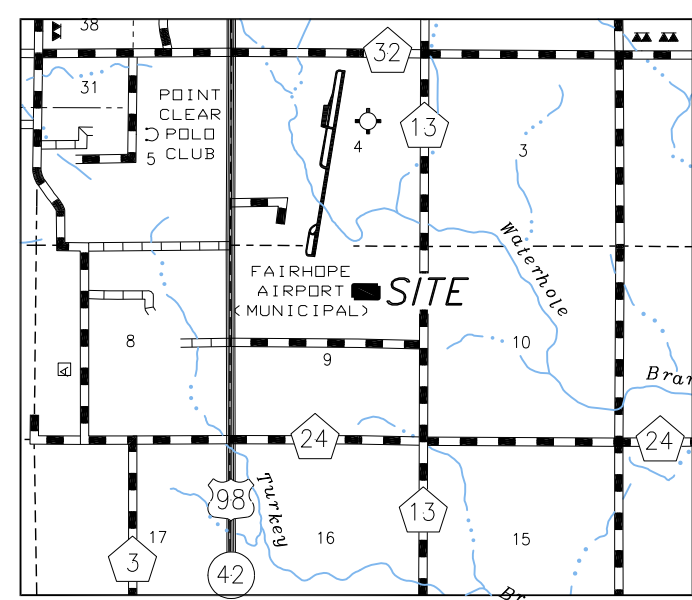
- **Meets**

Recommendation:

Staff recommends approval of SD 19.35 conditional upon the following:

1. Recommendation of approval of Waiver request from the Subdivision Regulation Article V Section E.3.a be approved.
2. Amend general note 1 on the plat to also reflect a 15' rear utility easement per Riviera Utilities requirements.

PROPERTY IS LOCATED IN SECTION 9, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



- LEGEND: CRF = CAPPED IRON PIN FOUND IN PLACE RBF = REBAR FOUND OEPF = OPEN END PIPE FOUND CRS = CAPPED REBAR SET (CA-1109-LS) (R) = RECORDED BEARING AND DISTANCE CA = CERTIFICATE OF AUTHORIZATION LS = LAND SURVEYOR R/W = RIGHT OF WAY W = WOOD FENCE X = WIRE FENCE FFE = FINISHED FLOOR ELEVATIONS

SURVEYOR: DEWBERRY 25353 FRIENDSHIP ROAD DAPHNE, AL 36526 VICTOR L GERMAIN, PLS LIC. NO. 38473

OWNER: GLINES, KEITH AUSTIN 16081 GRACE LAKE DR FAIRHOPE, AL 36532

SITE DATA

CURRENT ZONING: UNZONED BALDWIN COUNTY MINIMUM LOT SIZE: 0.92 AC LIN. FT. STREETS: 0 NUMBER OF LOTS: 3 TOTAL AREA: 5.01AC LAKE: 0.73AC

SETBACKS:

FRONT: 30 FT (UNLESS OTHERWISE NOTED) REAR: 30FT SIDE: 10 FT

WATER SERVICE: PRIVATE WELLS SEWER SERVICE: SEPTIC TANKS ELECTRIC SERVICE: RIVIERA UTILITIES TELEPHONE SERVICE: AT&T

GENERAL NOTES:

- 1. THERE IS DEDICATED HEREWITH A 15 FOOT (7.5 FOOT EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES. 2. THE 32.03' INGRESS, EGRESS, AND UTILITY EASEMENT IS FOR LOTS 1, 2, & 3. 3. THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY AND SHALL FOLLOW THE REQUIREMENTS OUTLINED IN THE CITY OF FAIRHOPE'S ZONING ORDINANCE, ARTICLE V, SECTION E.

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0759M, COMMUNITY NUMBER 015000, PANEL NUMBER 0759, SUFFIX M, AND MAP NUMBER 01003C0778M, COMMUNITY NUMBER 015000, PANEL NUMBER 0778, SUFFIX M, MAPS REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

- 1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS. 2. DESCRIPTION AS FURNISHED BY CLIENT. 3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID 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 JULY 2ND, 2019; AND IS RECORDED IN FIELD BOOK #326, AT PAGE 20, AND IN AN ELECTRONIC DATA FILE. 7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES. 8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM). 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.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA COUNTY OF BALDWIN WE, DEWBERRY, 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: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY ALABAMA; RUN THENCE NORTH 89°48'36" WEST, A DISTANCE OF 331.80 FEET TO A 1 INCH OPEN END PIPE; THENCE RUN NORTH 89°39'25" WEST, A DISTANCE OF 333.75 FEET TO A 1/2 INCH CAPPED REBAR; THENCE RUN NORTH 00°12'25" EAST, A DISTANCE OF 328.12 FEET TO A 1/2 INCH CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 89°41'41" EAST, A DISTANCE OF 665.16 FEET TO A 5/8 INCH REBAR; THENCE RUN SOUTH 00°08'20" WEST, A DISTANCE OF 327.67 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°48'36" WEST, A DISTANCE OF 32.03 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 5.01 ACRES MORE OR LESS. (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

TOGETHER WITH A NON-EXCLUSIVE 32.03 FOOT WIDE PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY ALABAMA; RUN THENCE NORTH 89°48'36" WEST, A DISTANCE OF 299.77 FEET FOR THE POINT OF BEGINNING; RUN THENCE NORTH 00°12'25" EAST, A DISTANCE OF 218.92 FEET TO A POINT; THENCE RUN NORTH 89°41'41" WEST, A DISTANCE OF 32.03 FEET TO A POINT; THENCE RUN SOUTH 00°12'25" WEST, A DISTANCE OF 218.98 FEET TO A POINT; THENCE RUN SOUTH 89°48'36" EAST, A DISTANCE OF 32.03 FEET TO THE POINT OF BEGINNING.

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.

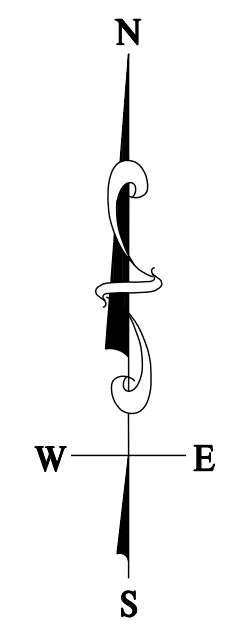
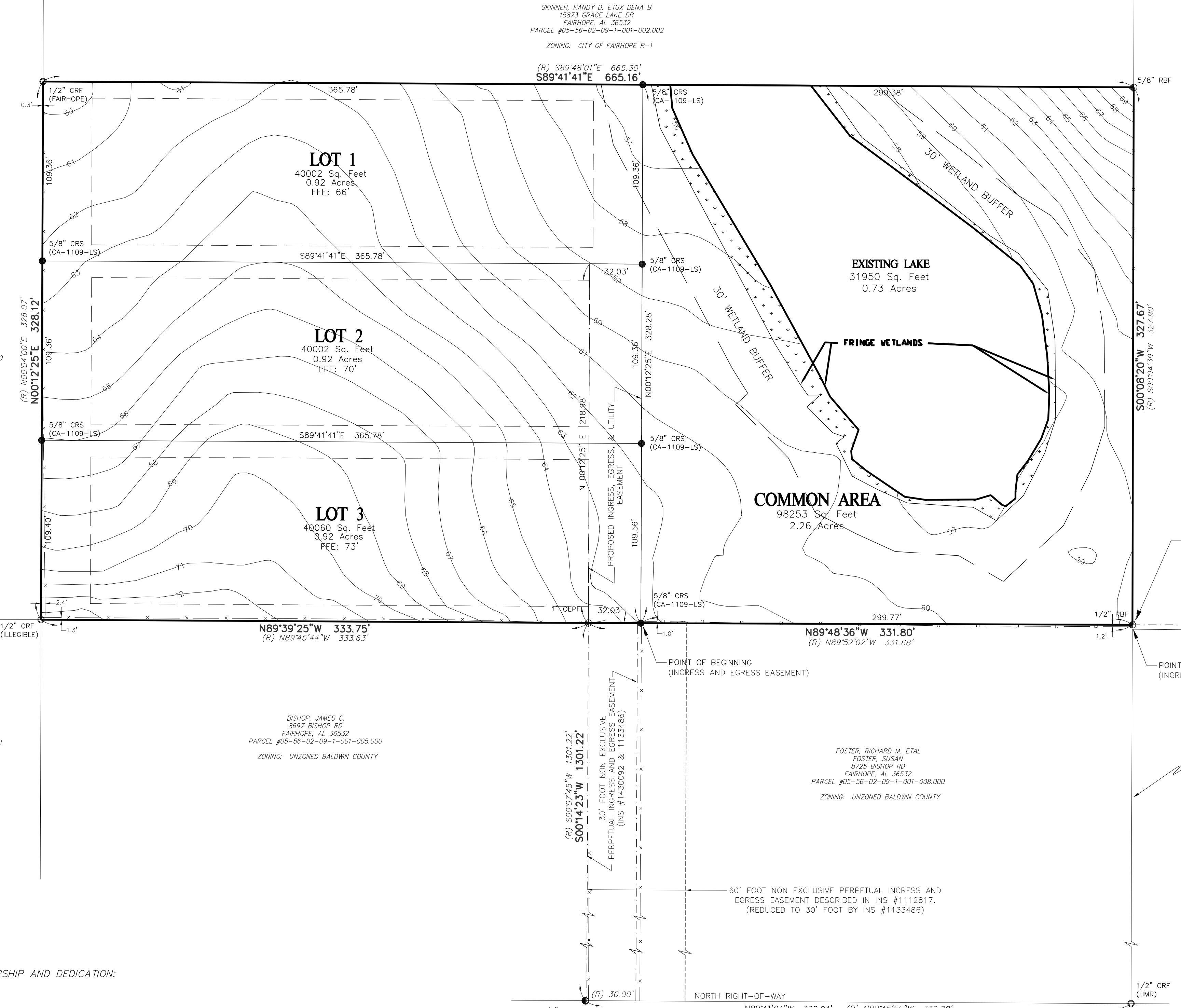
DEWBERRY DATE VICTOR L. GERMAIN AL P.L.S. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



GLINES SUBDIVISION JULY 22, 2019 - SHEET 1 OF 1 SHEETS

Table with 5 columns: DESIGN, C.K.H., DRAWN, C.K.H., CHKD., M.S.P. and 5 rows: ENG, J.N.E., SURVEYOR, V.L.G., PROJ MGR, J.N.E., SCALE 1"=40', PROJ. NO. 50115926, FILE 50115926 MINOR, SHEET 1 OF 1



CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA CITY OF DAPHNE COUNTY OF BALDWIN GLINES, KEITH AUSTIN ETUX LORA ABIGAIL, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HERON INDICATED, AND DEDICATES ALL EASEMENTS FOR THE PURPOSES HEREIN SET FORTH, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREIN OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF _____, 20__

SIGNATURE PRINTED

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA COUNTY OF BALDWIN I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT _____ AS OWNER IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON, SAID INSTRUMENT AT HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

BALDWIN COUNTY HEALTH DEPARTMENT APPROVAL

ACCORDING TO 420-3-1-.16(1), THIS DIVISION OF LAND IS EXEMPT FROM THE ALABAMA DEPARTMENT OF PUBLIC HEALTH RULES REGARDING BUILDING DEVELOPMENT. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE TREATMENT SYSTEM.

THIS THE ____ DAY OF _____, 2019.

ENVIRONMENTALIST

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 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 PROBATED OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__

AUTHORIZED SIGNATURE

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 _____

COUNTY ENGINEER

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 _____, 20__

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA 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



Planning Commission

September 5, 2019

Multiple Occupancy Project Approval

Case: SD 19.36 Fairhope Hardware MOP

Project Name:

Fairhope Hardware MOP

Property Owner /Applicant:

FSTC/Baldwin 4, LLC

General Location:

Northeast corner of Fairhope Avenue and North Church Street at 301 Fairhope Avenue

Project Type:

Multiple Occupancy Project

Number of units:

6

Project Acreage:

.20 acres

Zoning District:

B-2 General Business District
Inside the Central Business District

PPIN Number:

14359

Engineer of record:

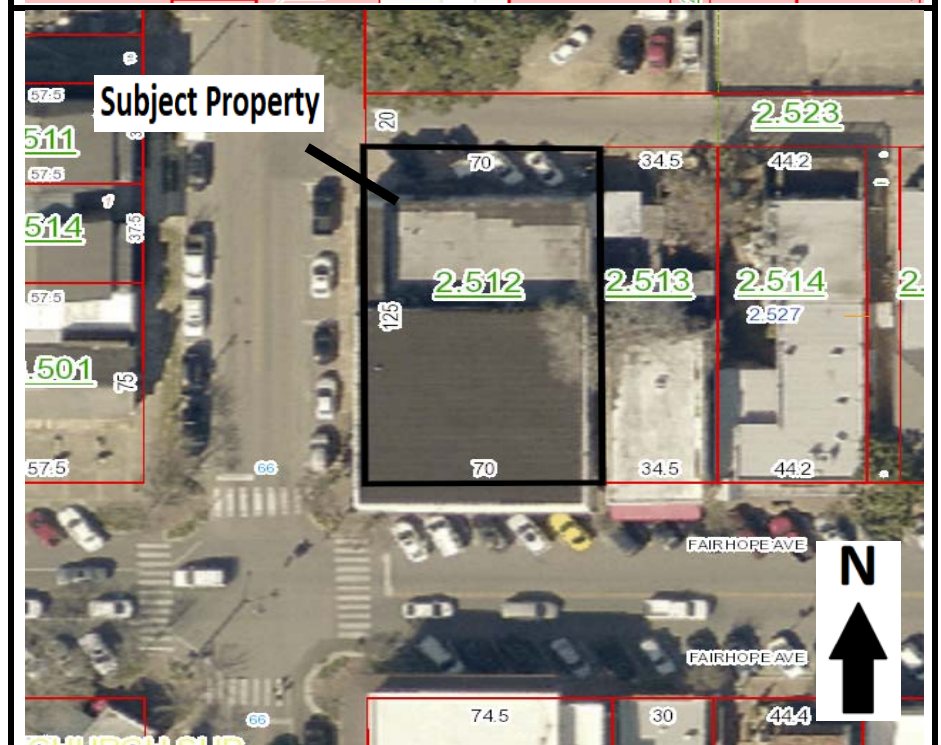
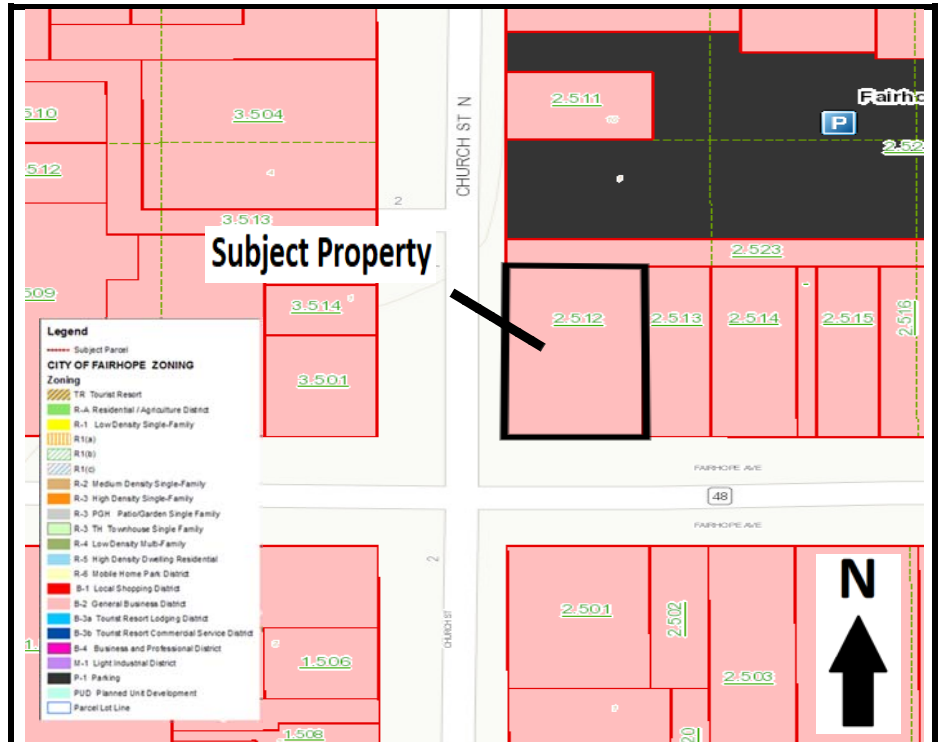
Larry Smith
S.E. Civil Engineering and Surveying

Report prepared by:

Mike Jeffries, QCI
City Planner

Recommendation:

Approve with conditions



Summary of Request:

Public hearing to consider the request of S.E. Civil on behalf of Baldwin 4, LLC owner and applicant for a six-unit Multiple Occupancy Project approval. The project is remodeling an existing historic building to house up to six units. The property is located at the northeast corner of Fairhope Avenue and North Church Street at 301 Fairhope Avenue. The subject property is .20 acres.

Comments:

The proposed project is a multiple Occupancy Project (MOP) which falls under Fairhope’s Subdivision Regulations. An MOP is not a traditional subdivision requiring the division of property into separate lots but rather uses one property to accommodate multiple units. Therefore, not all requirements for preliminary and final plat approval are applicable. Every MOP is unique in its design and function and are reviewed accordingly. This project is also located in the Central Business District Overlay allowing for different standards and requirements.

The proposed project is working to retain the historical standing of the current structure. The majority of the work on the outside is to restore the original façade and the intent for the remodel work on the inside is to convert the space into two floors. The bottom floor is to be used for commercial/retail and the second floor is to be used for office space in accordance with Fairhope’s current Comprehensive Plan. The request is for a total of 6 units. The current intent is to have 4 units on the bottom floor and 1 unit on the second floor. The tenants are not known at this point and the request for six units allows for the possibility to split the second floor into two office units if needed.

Below is an excerpt from a checklist used to review the application and is also noted as a condition of approval.

<i>Article IV, Section C.6. a. and b. Expiration and Revocation</i>		
6. <u>Expiration and Revocation</u> -		
a. Any substantial deviation from the approved submittals during construction or failure to provide for traffic control, safety, environmental protection controls and/or best management practices and restoration of the site shall be grounds for the immediate suspension of the Preliminary Plat Approval and/or issuance of a stop work order. The Planning Commission shall have the power to reinstate Preliminary Approval when it is satisfied that conditions resulting in suspension have been mitigated.		
b. If a final plat is not submitted within <u>two years or less after preliminary approval has been given</u> , the preliminary approval shall expire and the preliminary plat shall be null, void and of no force or effect.		
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Accepted with comments	<input type="checkbox"/> Revise and Resubmit per comments
<i>Comments: For the applicant’s information please note the expiration and revocation requirements above. Though subject project is an MOP and does not require separate approval of a final plat, the requirements of paragraph “a” are a condition of approval.</i>		

Additional Comments:

- Parking and greenspace are not required subject property is in the CBD
 - o No dwelling units to require parking
 - o Preexisting building and CBD require build to lines to the right-of-way line
- Sidewalk widths are met
- Storm water and drainage is to remain the same and drain via sheet flow to the alley. Improvements to the gutter system are being made to bring the water to ground level. Currently dropping down the wall.
- Adequate utilities can be provided. Fairhope will service the building with water, electric, and sewer. Gas is available but not desired for the proposed project and not being designed for it at this time.
 - o Applicant is working with all utilities for placement of meters and areas where service is available from the right-of-way.
 - o Locations will be finalized during the Building Permit Review and checked for building code compliance.
- The applicant, Richard Peterson Director of Operations, and Richard Johnson Public Works Director are working together to coordinate this project with City projects in the vicinity.

Approval Standards

Address each of these criteria with either a “meets” or “does not meets”. 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

Recommendation:

Staff recommends approval of SD 19.36 Fairhope Hardware MOP with the following conditions:

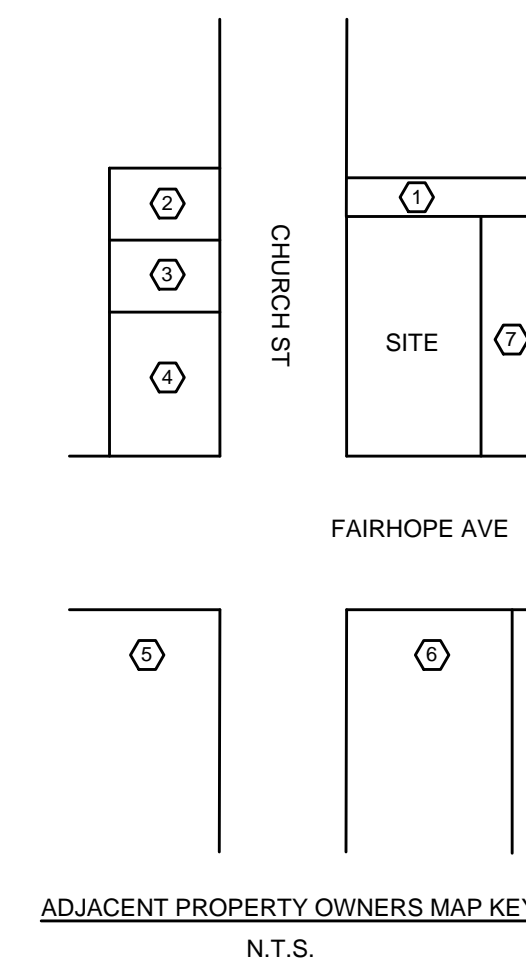
1. *Article IV, Section C.6. a.* Expiration and Revocation
 - a. Any substantial deviation from the approved submittals during construction or failure to provide for traffic control, safety, environmental protection controls and/or best management practices and restoration of the site shall be grounds for the immediate suspension of the Preliminary Plat Approval and/or issuance of a stop work order.

SITE ANALYSIS		
SITE ACREAGE (PROPOSED) ±0.20 AC (8,737 SF)	BUILDING HEIGHT ±30 FT	BUILDING (UNDER ROOF) 7,474 SF
REQUIRED PARKING 0 SPACES	GROSS FLOOR AREA 12,407 SF	PROVIDED PARKING 0 SPACES
JURISDICTION FAIRHOPE	ZONING B-2 (CBD)	
IMPERVIOUS AREA 0.20 AC (100.0%)	PERVIOUS AREA 0.00 AC (0.0%)	
BUILDING SETBACKS:	REQUIRED:	
FRONT YARD:	0 FT	
SIDE YARD:	0 FT	
REAR YARD:	0 FT	
MAXIMUM BUILDING HEIGHT:	40'	
MAX. GROUND COVERAGE RATIO:	N/A	
PROPOSED BUILDING COVERAGE:	7,474 SF (85.5%)	
PROPOSED GREEN SPACE:	0.00 AC	

LAND USAGE		
DESCRIPTION	AREA	% OF PROPERTY AREA
PROPERTY AREA	0.20 ACRES	--
BUILDING AREA (UNDER ROOF)	0.17 AC	--
IMPERVIOUS PAVING (EXCLUSIVE OF BLDG.)	0.03 ACRES	100.0%
PERVIOUS PAVING	0.00 ACRES	0.0%
GRASSED/LANDSCAPED AREA	0.00 ACRES	0.0%

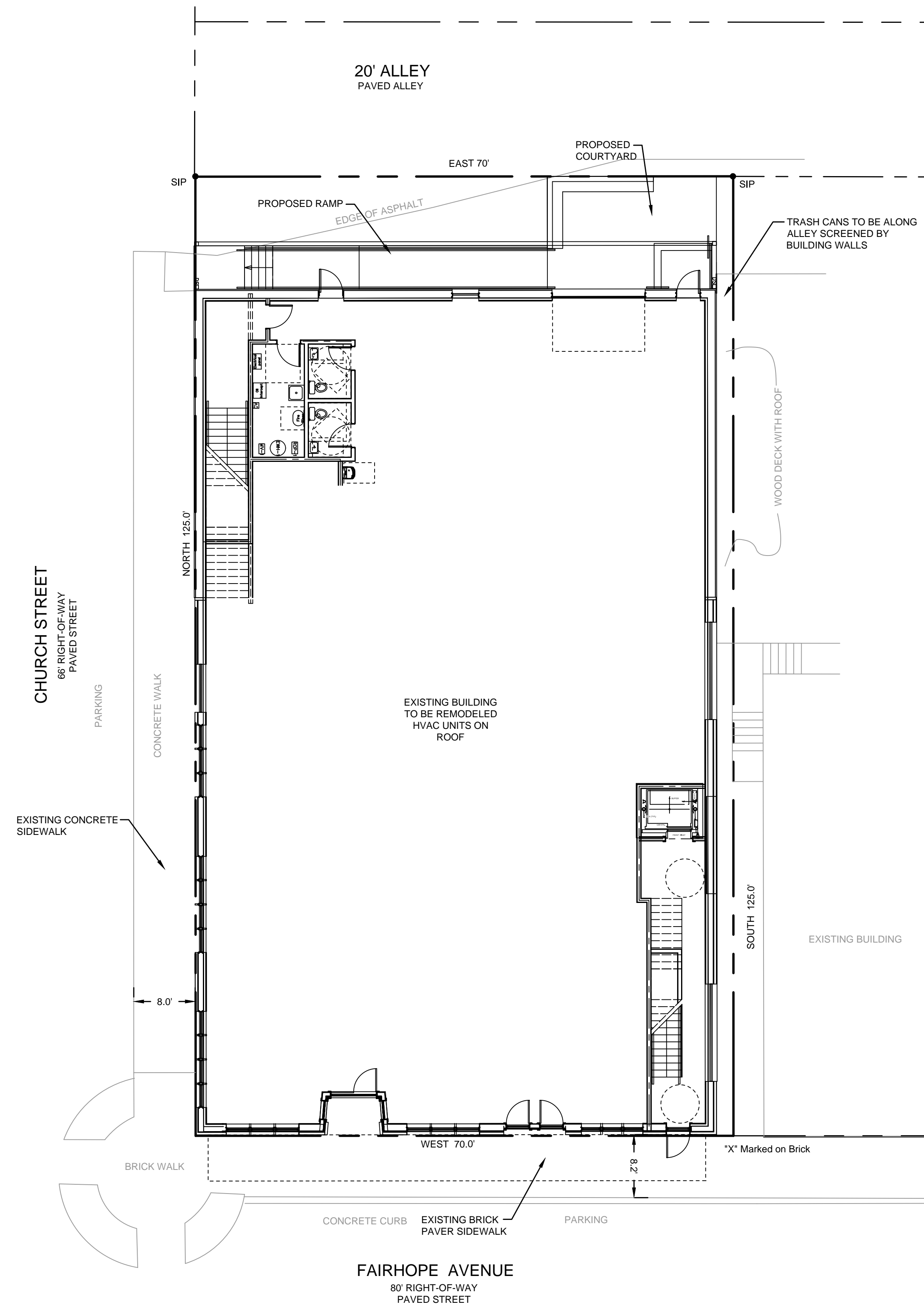
SPACE USAGE	
1ST FLOOR - 4 UNITS - COMMERCIAL / RETAIL - 7,371 SF	
2ND FLOOR - 2 UNITS - OFFICE - 5,036 SF	

ADJACENT PROPERTY OWNERS	
①	N/F 05-46-03-37-0-601-002-523 FST PARKING AUTHORITY OF THE CITY OF FAIRHOPE 336 FAIRHOPE AVENUE FAIRHOPE, AL 36532
②	N/F 05-46-03-37-0-601-003-511 FST BETHEA, JOHN W PO BOX 205 FAIRHOPE, AL 36533
③	N/F 05-46-03-37-0-601-003-514 FST, REID, JAMES H JR ETAL REID, BEVERLY PO BOX 638 MONTROSE, AL 36559
④	N/F 05-46-03-37-0-601-003-501 FST, GRIFFIN FAMILY LLC PO BOX 1710 DAPHNE, AL 36526
⑤	N/F 05-46-03-37-0-602-001-501 FST BETHEA, JOHN W PO BOX 205 FAIRHOPE, AL 36533
⑥	N/F 05-46-03-37-0-602-002-501 FST BETHEA, JOHN W PO BOX 205 FAIRHOPE, AL 36533
⑦	N/F 05-46-03-37-0-601-002-513 FST BETHEA, JOHN W PO BOX 205 FAIRHOPE, AL 36533



SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF FAIRHOPE REGULATIONS AND CODES AS WELL AS O.S.H.A. AND ALDOT STANDARDS.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR SITE WORK. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- THIS SITE IS ZONED B-2 (CBD) (CITY OF FAIRHOPE).
- TOTAL SITE ACREAGE = ±0.20 ACRES.
- NOTIFY CITY OF FAIRHOPE INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS USED ON THE SITE WILL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION. REFERENCE THE SIGN CODES CONTAINED IN THE MUTCD FOR ALL TRAFFIC CONTROL SIGNS. NOTE THE COLOR AND SIZE OF ALL PAVEMENT MARKINGS. REFERENCING DETAILS IN ALDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS WHERE APPLICABLE.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OF THE EXISTING CONDITIONS AT THE SITE, INCLUDING UTILITIES, SURFACES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES THEY CAUSE TO NEW AND EXISTING CONSTRUCTION, PROPERTY AND ANY UNAUTHORIZED DISRUPTION TO UTILITIES ON SITE AND TO ADJACENT PROPERTIES.
- PRIOR TO CONSTRUCTION, EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATIONS, ELEVATION AND SIZE. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DEVIATIONS OR CONFLICTS.
- CONTRACTOR SHALL REFER TO THE ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES; PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DIMENSIONS SHOWN ARE TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE SIGN ORDINANCE.
- THE CONTRACTOR SHALL PROVIDE THE CITY OF FAIRHOPE A STAGING PLAN FOR CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. COORDINATION WITH THE BUILDING DEPARTMENT WILL BE NECESSARY DURING DEMOLITION AND CONSTRUCTION.
- ALL SITE LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE ZONING ORDINANCE. SITE LIGHTING SHALL BE ARRANGED AS TO NOT NEGATIVELY EFFECT ADJACENT PROPERTIES.

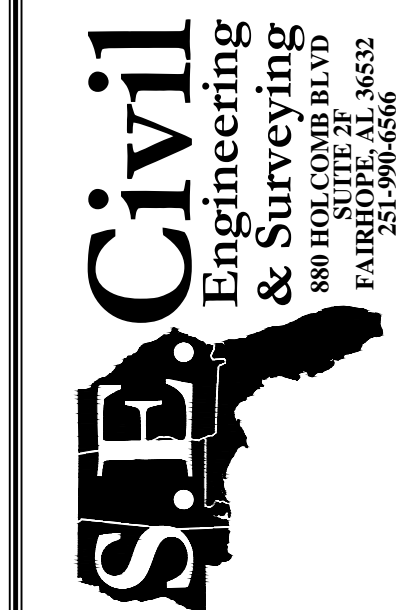


SITE PLAN LEGEND		
EXISTING		PROPOSED
	TRAFFIC CONTROL ARROW	
	CURB & GUTTER	
	HEADER CURB	
	RIBBON CURB	
	STANDARD PARKING QUANTITY	
	ACCESSIBLE PARKING SPACE	
	PERVIOUS CONCRETE PAVING	
	CONCRETE PAVING	
	MEDIUM DUTY ASPHALT PAVING	

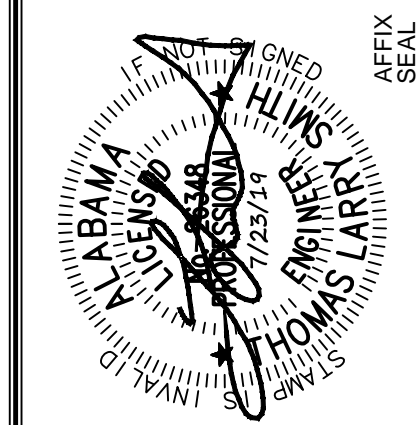
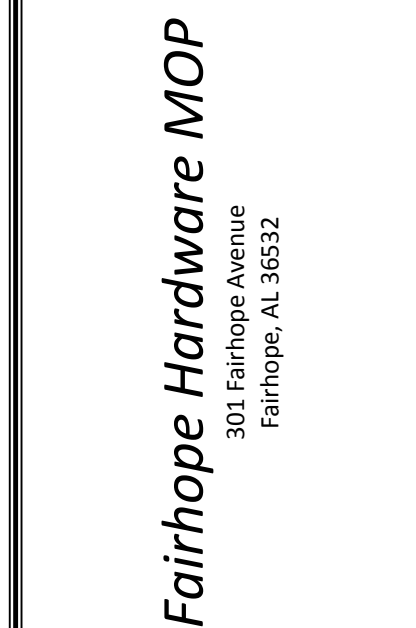
X' SYSL - X' WIDE SINGLE YELLOW SOLID LINE
 X' DYSL - X' WIDE DOUBLE YELLOW SOLID LINE
 X' SWSL - X' WIDE SINGLE WHITE SOLID LINE



REVISION	
DATE	



SITE PLAN & PEDESTRIAN CIRCULATION



JOB No. 20190516	DATE 7/23/19
DRAWN GPW	SCALE 1"=10'

SHEET
C01



Planning Commission

September 5, 2019

Utility Review

Case: UR 19.20 AT&T

Project Name:

AT&T Fiber Optic Installation throughout Fairhope's ROW

Project Type:

Utility Review

Project Scope:

Install 650' of Fiber Optic Cable Via Directional bore.

Jurisdiction:

City of Fairhope

Zoning District:

ROW

General Location:

Twin Beach Estates Subdivision

Applicant:

AT&T

Owner:

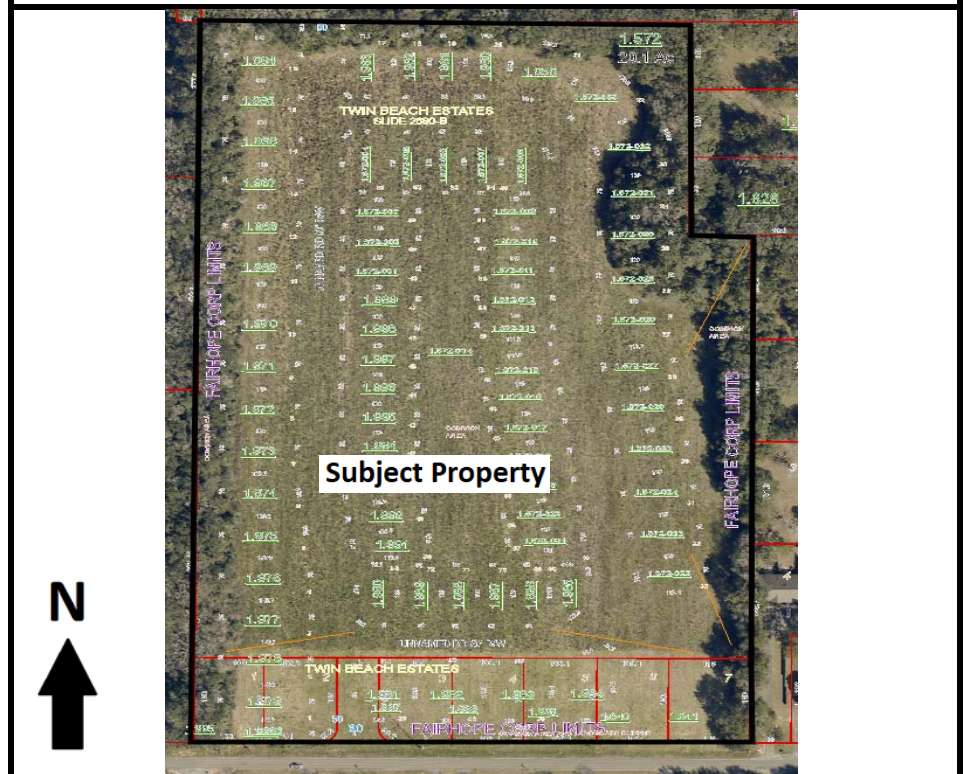
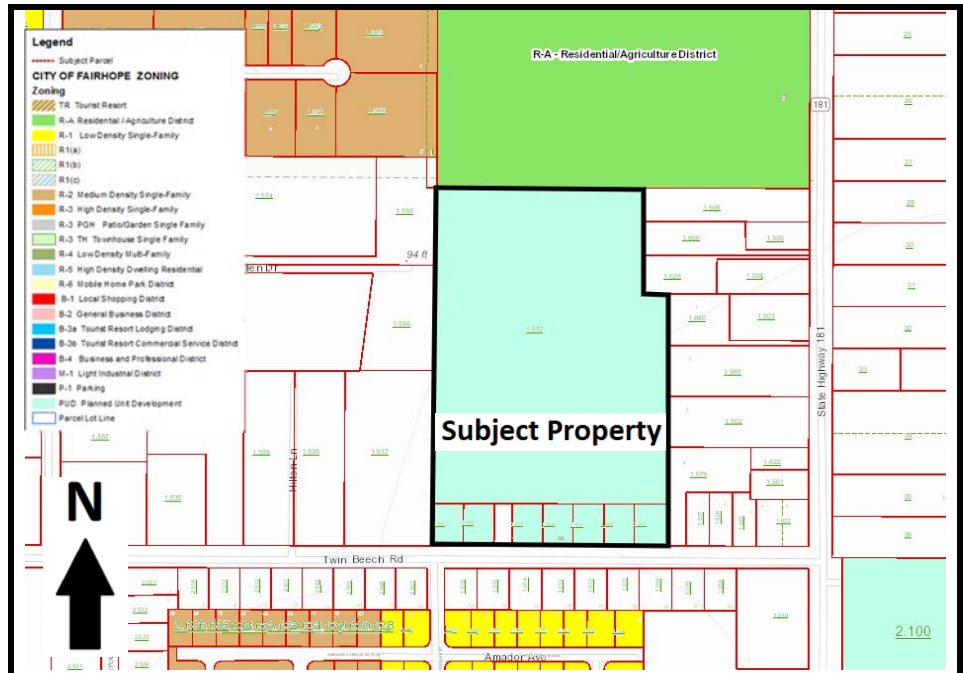
City of Fairhope Right-of-Ways

Prepared by:

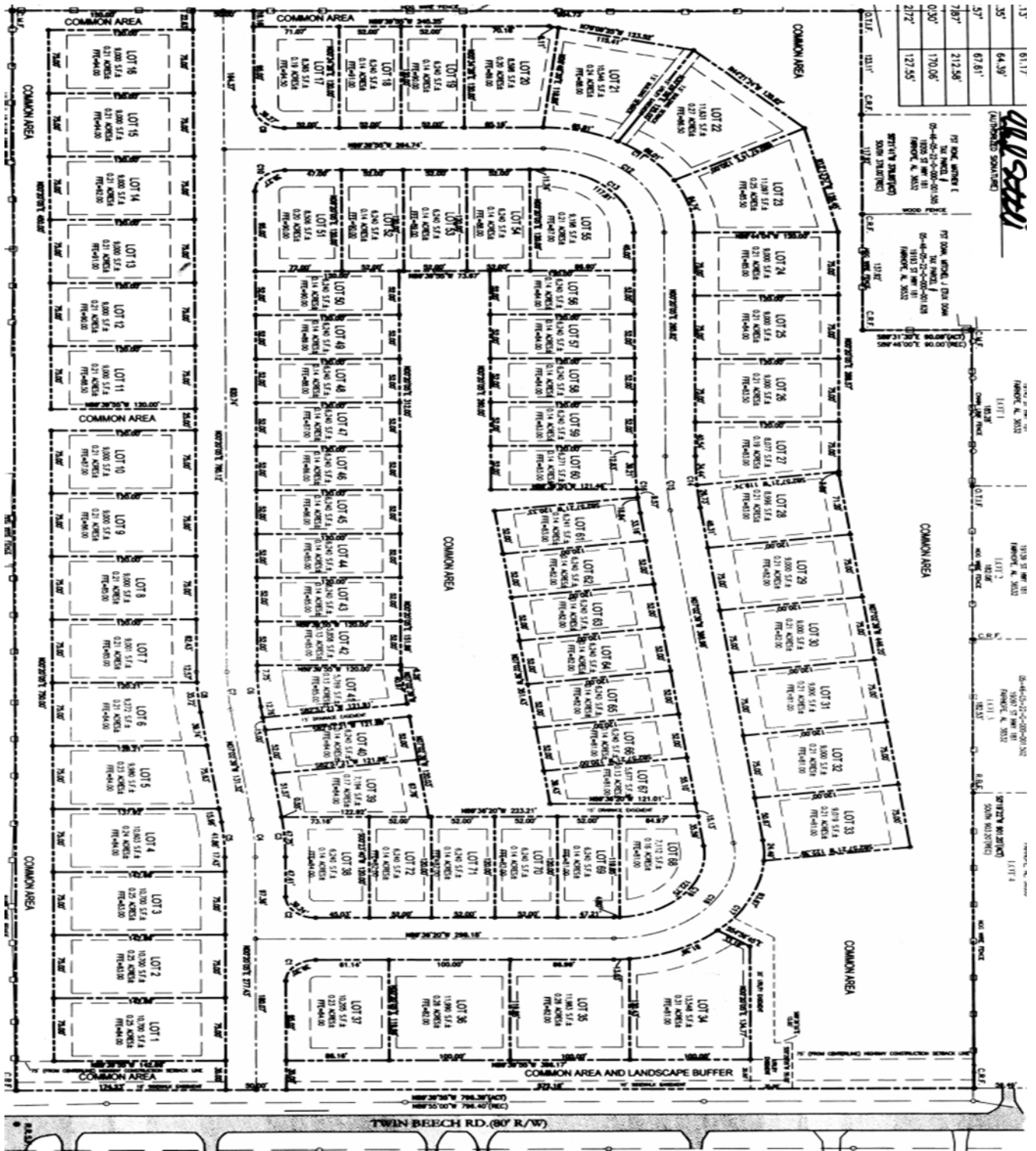
Mike Jeffries, QCI
City Planner

Recommendation:

Approve with Conditions



Twin Beech Estates



Summary of Request: Request of AT&T for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 650 linear feet of fiber optic cable or drop and 1.5" and 2" HDPE conduit within the City of Fairhope's ROW's. The installation will be a directional bore where indicated on drawings in the Twin Beech Estates Subdivision. The project will require the boring under the road in Twin Beech Estates in various locations as indicated on the drawings provided to provide service.

Comments:

The proposed utility construction falls within the Corporate limits 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.

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).
- Any proposed trenching shall not be within the dripline of trees.
- If within a tree dripline, consult with the City of Fairhope Horticulturist before proceeding with earth work.
- Trees shall not be negatively impacted.

The applicant shall provide drawings locating their utilities with other utilities and the sidewalks. Any boxes/handholes cannot be placed in the sidewalk. 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.

All conduit/cable shall be placed at 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. The applicant is to avoid any tree drip lines with handholes and equipment.

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.

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.

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.

Natural Gas Standard Comments:

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

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.

Recommendation:

Staff recommends approval of UR 19.20 conditional upon the following:

- 1) The applicant shall follow the general comments related to utility work, as stated above.
- 2) Applicant and applicant's contractor shall follow the *Right of Way Installation Permitting and Work Procedures* document provided by the Building Official.