

**City of Fairhope**  
**Planning Commission Agenda**  
**5:00 PM**  
**Council Chambers**  
**July 8, 2021**

1. Call to Order
2. Approval of Minutes
  - June 7, 2021
3. Consideration of Agenda Items
  - A. UR 21.02** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed underground installation of approximately 7,137 linear foot of Buried Cable and Conduit, as well as, 3,219 linear foot of Overlashed Aerial Cable. The project will run from primarily through N. Summit Street, between Fairhope Avenue and North Avenue.
  - B. SD 21.29** Public hearing to consider the request of FST Provision Investments, LLC for plat approval of Windmill Professional Park, a 2-lot minor division. The property is approximately 1.48 acres and is located at the northwest corner of the intersection of State Highway 181 and Windmill Rd. **PPIN #: 77607**
  - C. SD 21.31** Public hearing to consider the request of FST Ron and Melanie Johnson for plat approval of MELANIES PLACE, a 4-lot minor division. The property is approximately 1.07 acres and is located at the southwest corner of the intersection of Fairhope Ave. and Mershon St. **PPIN #: 15312**
  - D. SD 21.36** Public hearing to consider the request of 68V OBV 2020, LLC for Preliminary plat approval of Old Battles Village, Phase 6, a 36-lot subdivision. The property is approximately 12.37 acres and is located on the north side of phase 5 of the Hamlet At Old Battles Village. **PPIN #: 380062**
  - E. Executive Session-** To discuss pending or potential litigation pursuant to Alabama Code Section 36-25A-7(a)(3).
4. Old/New Business
  - CBD Parking – Committee Additions
5. Adjourn

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

Present: Lee Turner, Chairperson; Art Dyas; Hollie MacKellar; Rebecca Bryant; Clarice Hall; Jimmy Conyers; Harry Kohler; John Worsham; Jason Langley, Water and Sewer Director; Hunter Simmons, Planning and Zoning Manager; Mike Jeffries, Planner; Samara Walley, Planner; Allie Knutson, Secretary; and Chris Williams, City Attorney.

Chairman Turner called the meeting to order at 5:00 PM and announced the meeting is being recorded.

Art Dyas made a motion to appoint Allie Knutson as Secretary.

Jimmy Conyers 2<sup>nd</sup> the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Art Dyas, Hollie MacKellar, Harry Kohler, John Worsham, Jason Langley, Rebecca Bryant, Clarice Hall, and Jimmy Conyers.

NAY: None

**Minutes from May 3, 2021, meeting:**

Motion to approve the minutes as submitted.

AYE: Lee Turner, Art Dyas, Hollie MacKellar, Harry Kohler, John Worsham, Jason Langley, Rebecca Bryant, Clarice Hall, and Jimmy Conyers.

NAY: None

**SD 21.11 Public hearing to consider the request for Preliminary plat approval of Fairhope Downs.**

**Property Owner /Applicant:** Amzi and Eileen Sherling

**General Location:** East side of County Road 3, approximately ½ mile south of County Road 24

**Project Type:** 64-lot Preliminary Subdivision

**Project Acreage:** 51.08 acres

**Zoning District:** Un-zoned

**PPIN Number:** 41065, 41072, 41076, 41088, 51475, 71709, 115704, and 216891

**Engineer of record:** S.E. Civil

**School District:** Newton Elementary, Fairhope Middle School, and Fairhope High School

**Report prepared by:** Mike Jeffries, City Planner

**Comments:**

City Planner, Mike Jeffries, presented and briefly explained the proposed project and summarized the staff report.

This preliminary plat application is for a 64-lot subdivision located on the east side of County Road 3, approximately ½ mile south of County Road 24. The property is currently un-zoned but does fall within the City of Fairhope's Extra Territorial Jurisdiction (ETJ).

The City of Fairhope hired John Cameron, P.E. with Neel Schaffer, Inc, to review the original drainage plans. The applicant submitted and revised plans to address concerns.

Drainage has been reviewed and approved by City of Fairhope's Public Works Director, Richard Johnson, P.E; the site collects onsite and offsite water in a series of inlets and underground drainage that discharges into a proposed pond on the east side of the property that discharges into the stream located on the east end of the property. A drainage swale is proposed along the north property line that will receive the water coming from the adjacent property owners north of the property and direct it into a drainage inlet that goes to the proposed pond on the east.

Adjacent property owners hired an outside engineer to review the revised drainage plans. Comments were sent to Commissioners via email. Staff did not have time to consult with the third-party engineer regarding these concerns.

The Applicant is requesting a waiver from the requirement of a sidewalk down County Road 3 as there is not another sidewalk within three miles of the site. Planning Commission may desire for an easement for a future sidewalk inside the 10-foot area along County Road 3.

**Recommendation:**

Staff recommends **approval** of case number SD 21.11, Preliminary Plat Approval for Fairhope Downs with the following conditions:

- 1. Certain real property, agreed upon between the owner and City of Fairhope, needed for the lift station shall be deeded to the City of Fairhope and all appropriate easements shall be illustrated on the plat.**
- 2. Change General Note #7 regarding FFE to match standalone FFE on plat.**
- 3. Planning Commission approval of Sidewalk Waiver.**
- 4. Fire hydrants must be spaced 450 feet per subdivision regulations.**

Larry Smith, S.E. Civil Engineering, noted four main topics that had been concerns in previous meeting that have since been addressed:

1. Traffic: Had a traffic consultant look at existing traffic to determine that turn lanes are not warranted.
2. Septic: New solution of doing a lift station and running a main to McGowen Drive.
3. Drainage: Addressed County comments that came in last week, Neel Schaffer and Richard Johnson also reviewed the drainage. A majority of the comments have already been addressed through the different reviews that they have had. There is one culvert going under Greeno Road that they could look at further, but ALDOT is fine with it.
4. Grady pond: They are leaving it as is but provided some culverts to drain it.

5. Water pressure: Several people said that they have low water pressure that is below required fire protection. Some issues may be service lines, so updates are needed to be done to get to 1,000 gallons per minute.

Rebecca Bryant was concerned about an overtopping freeboard issue, but Mr. Smith stated that they can add 6 inches around the dam if needed, it should not overtop and there is not any specific guidance on freeboards. Art Dyas asked about the drainage basin calculations, Mr. Smith said that they used the other side of Greeno Road as the study point because Michael Smith with ALDOT did not have any concerns.

Chairman Turner opened the public hearing.

### **Public Hearing:**

**Attorney William Anderson:** Represents various homeowners that are adjacent property owners with concerns about drainage and flooding issues. Some of the properties in the proposed area already flood so they retained an engineer out of Huntsville who reviewed the materials and provided a letter last Thursday.

Article 5.F.7.A states that the intention of stormwater retention and detention is to protect downstream properties from increases in flood heights due to development.

Their calculations suggest that a study is needed for the downflow of water into Turkey Branch, Fish River, and Weeks Bay. There is a berm issue with the berm that will surround the ponds and two culverts, the berm may overtop, resulting in sedimentation that will fill the pond below it.

**Brian Franc, 14748 County Road 3, Fairhope, Alabama 36532:** Brian has lived adjacent to the proposed property for 15 years, he brought a large satellite view of the proposed development with him as well as photos of flooding. The water issues are also causing erosion and there is a current water pressure problem. On April 10, 2021, after heavy rain, he and his wife awoke to no water pressure. Around 8:00 a.m., a house next door got hit by lightning, but firetrucks could not get any water from their waterline. At 8:15 a.m., a water tanker was brought in. He also brought up potential traffic congestion from brining in 64 homes as there are already current congestion problems between dangerous intersections like County Roads 24 and 3 as well as County Road 3 and Highway 98. A sidewalk needs to be considered on County Road 3 due to bicyclists and horses.

Art Dyas responded by asking how the water runs uphill to get onto his property. Brian stated that he can watch the waterflow coming from the development's property to underneath his fence at 5-6 knots. Art Dyas said that the development's drainage plan for water retention and release may be beneficial for the current flooding problems.

**Cathy Alba, 14521 County Road 3, Fairhope, Alabama 36532:** Cathy stated that she has a horse farm on County Road 3 and that it is the duty of the Planning Commission to look after health, welfare, and safety, and that the excess water and water pressure issues are a safety issue. She submitted a Public Records Request to Jason Langley, Water and Sewer Director, that provided details of watermain breaks on County Road 3, there were 13 total (9 in 2020). There is an infrastructure problem of a thin, 6-inch pipe that was meant to serve a rural area but is not meant

to serve this potential level of density. Their nearest station is 815 gallons per minute. She feels that the area is being put at risk for fire protection and that the City of Fairhope will potentially be looking at a higher number of repairs in the future if a line were to collapse.

**Pat Reichley, 14748 B County Road 3, Fairhope, Alabama 36532:** He was told that the property on 98 was not for sale but says that it is. The corner of his property is 44 inches below the top elevation of the development's property. He wanted to know how to drain something 44-inches uphill from 400 feet away and how deep of a pond will be needed. He had to upgrade to a 24-inch culvert to drain his yard and driveway. He wanted to know why they would not connect at Highway 98 instead of County Road 3.

Art Dyas agreed that connecting at Highway 98 is a good idea.

**Audie Wasden, 14031 County Road 3, Fairhope, Alabama 36532:** Audie stated that most people do not want to be zoned because they do not want people from town to tell them what they can do. He wanted to know if the current sewer system can handle more sewage and where it will go as people already do not want to swim in the Mobile Bay.

Chairman Turner said it goes to the Fairhope Sewer Plant and that most of the overflows are being worked on right now.

**Mike Soshea, 14521 County Road 3, Fairhope, Alabama 36532:** Mike stated that he understands the importance of zoning, but that their area is a diamond in the rough for a different type of Fairhope. He restated previous drainage issues, specifically upstream drainage issues and and thought that traffic should be going to Highway 98.

**Chairman Turner closes public hearing.**

Chairman Turner asked Larry Smith, S.E. Civil Engineering, to discuss the most prevalent issues; water pressure on County Road 3, the depth of retention pond and how to get the water to keep from jumping the berm, and if the increased water from having culverts put in on County Road 3 was considered.

Mr. Smith stated that they did fire flow tests and came up with a similar number for what the available fire flow was and is working on coming up with a solution for the water pressure issues. The water pipe on County Road 24 will be a higher class that will meet current specifications and everything in the development will as well. According to the Environmental Engineer that did the septic testing, berms are not required as there is a gravity system for the lift station which is more expensive than septic. It is not a berm that is going along the northern property line, it is a drainage swale so that they do not contribute any water to that property. The runoff that comes off the back of the houses will runoff into the swale and will go into the storm system. There will be cutoff ditches at the northern property line and along the entire southern property line to ensure that water is not going on to other people's property. The existing culverts on County Road 3 would not increase the flow from the development.

Art Dyas clarified that the five acres next to the development are not part of the development because the seller wants to put them to commercial use, but then asked about extending the 50-foot road at the cul-de-sac down the south line and coming in at the south side of the creek.

Chairman Turner's stated that traffic release would be nice to get it off of County Road 3 and asked Planning and Zoning Manager, Hunter Simmons, what it would take for a two-lane ingress and egress.

Planning and Zoning Manager, Hunter Simmons, stated that right of way standard is 50 feet, which is what the internal streets of the subdivision are.

Mr. Smith stated that they could put in an access easement over to the five acres that way when the five acres are developed, they can continue with future thru streets.

Chairman Turner stated that it really needs to connect to Highway 98 and Art Dyas stated that if he moves the utility easement down to the south property line, then you do not have to split the five acres and you still have access to Highway 98.

David Diehl, S.E. Civil Engineering, clarified that they were just wanting to do a 50-foot ingress and egress and if it would have to be a public right of way, Chairman Turner stated yes. The owner of the five acres could share the ingress and egress as well once the commercial properties are developed because ALDOT is not going to allow that many curb cuts there.

Art Dyas asked Richard Johnson, Public Works Director, to talk about the 3-4 engineers involved and any discrepancies. Mr. Johnson stated that Mr. Smith and his team did account for offsite water which is why there are putting in swales (ditches) along the north and south line of the property. Any water that is coming off of the site, is going to fall into the ditches which may correct the drainage problem completely as the water currently has no where to go.

Art Dyas asked Mr. Smith if the water that is going to serve this subdivision is coming in off Highway 98 or County Road 3 and Mr. Smith stated the connections are going to be on County Road 3.

Rebecca Bryant stated that they have a report from the third-party engineer that the Planning Commission has not had time to digest yet and neither has S.E. Civil Engineering and she is uncomfortable passing something when issues have been raised about the freeboard and the culverts. Mr. Smith stated that the previous issues have already been addressed and they are working on finalizing everything and are going to submit a Land Disturbance Permit. If they need to add one more culvert, they will, even though ALDOT already approved it. Chairman Turner thought that they should look at the culvert again.

**Motion:**

Art Dyas made a motion to **approve** Case SD 21.11, Fairhope Downs, with the following conditions:

- 1. Certain real property, agreed upon between the owner and City of Fairhope, needed for the lift station shall be deeded to the City of Fairhope and all appropriate easements shall be illustrated on the plat.**
- 2. Change General Note #7 regarding FFE to match standalone FFE on plat.**
- 3. Planning Commission approval of Sidewalk Waiver for sidewalk along County Road 3, as well as a waiver for the area adjacent to Highway 98 within with the**

**required right-of-way. A sidewalk easement in lieu of sidewalks shall be provided and labeled on the Plat.**

**4. Fire hydrants must be spaced 450 feet per subdivision regulations.**

**5. Provide ingress/egress via a 50-foot right of way to Highway 98.**

Clarice Hall 2<sup>nd</sup> the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Art Dyas, Hollie MacKellar, Harry Kohler, John Worsham, Jason Langley, Rebecca Bryant, Clarice Hall, and Jimmy Conyers.

NAY: None.

**SD 21.32 Public hearing to consider the request for preliminary approval of Windmill Professional Park.**

**Property Owner/Applicant:** FST Provision Investments, LLC and S.E Civil Engineering

**General Location:** Northwest corner of the intersection of State Highway 181 and Windmill Road

**Project Type:** 4-unit Multiple Occupancy Project

**Project Acreage:** 1.48 acres

**Zoning District:** B-4 Business and Professional District

**PPIN Number:** 77607

**Engineer of record:** S.E Civil

**School District:** Fairhope Elementary, Fairhope Middle, and Fairhope High School

**Report prepared by:** Samara Walley (City Planner)

**Recommendation:** Approval

**Summary/Comments**

City Planner, Samara Walley, presented case summary:

Request of Larry Smith of S.E. Civil on behalf of FST Provision Investments, LLC for MOP approval of Windmill Professional Park, a 4-unit project. The subject property is owned by the Fairhope Single Tax. The subject property is zoned B-4 Business and Professional District and approximately 1.48 acres. The property is located at the northwest corner of the intersection of State Highway 181 and Windmill Road. The site plan illustrates parking located on the interior of the lot with a five-foot sidewalk along Windmill Road and Highway 181, and compliant greenspace and greenspace amenity to include a BBQ pit. A Traffic Impact Study was not required. Water, sewer, and gas will be provided by the City of Fairhope. Electrical service will be provided by Baldwin EMC and a fire hydrant is located at the corner of Windmill Road and Highway 181. A detention pond is illustrated in the northwest corner of the property.

It should be noted that the Planning Commission recommended approval to the City Council for the rezoning of the adjacent property at its May 3, 2021, meeting. The case is pending and has not been yet heard by the City Council. Buffers may be required.

Staff finds that the landscape plan has not provided adequate landscaping to screen the parking lot. As a condition of approval, additional parking screening will be required.

**Recommendation:**

Staff recommends **approval** of case SD 21.32, subject to the following conditions:

- 1. Final landscape screening for the parking area along Windmill Road shall be reviewed and approved by the Director of the Planning and Zoning Department prior to the issuance of a Certificate of Occupancy.**
- 2. Current zoning requires a 10-foot buffer where adjacent to residentially zoned property. A buffer has not been provided because the adjacent property has been recommended for approval to B-4 zoning by the Fairhope Planning Commission, (Case ZC 21.07). The re-zoning has yet to be approved by the City Council. A buffer will be required if Case ZC 21.07 fails to get approval by the City Council.**

Larry Smith, S.E. Civil Engineering, stated that this is their office building. There was a lot of undergrowth between the oak trees, but they are saving all the oaks along Windmill Road and are using the existing entrance that was already there, so they do not have to disturb the roots. There will probably take out the undergrowth and will gladly get some additional screening.

Chairman Turner opened the public hearing, no one spoke, the public hearing was closed.

**Motion:**

Jimmy Conyers made a motion to **approve** Case SD 21.32, Windmill Professional Park, with the following conditions:

- 1. Final landscape screening for the parking area along Windmill Road shall be reviewed and approved by the Director of the Planning and Zoning Department prior to the issuance of a Certificate of Occupancy.**
- 2. Current zoning requires a 10-foot buffer where adjacent to residentially zoned property. A buffer has not been provided because the adjacent property has been recommended for approval to B-4 zoning by the Fairhope Planning Commission, (case ZC 21.07). The re-zoning has yet to be approved by the City Council. A buffer will be required if case ZC 21.07 fails to get approval by the City Council.**

Rebecca Bryant 2<sup>nd</sup> the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Art Dyas, Hollie MacKellar, Harry Kohler, John Worsham, Jason Langley, Rebecca Bryant, Clarice Hall, and Jimmy Conyers.

NAY: None

**Old/New Business**

**Parking Committee** - Planning and Zoning Manager, Hunter Simmons, proposed the idea of establishing a CBD Parking Committee, requesting four volunteers to give staff some feedback on if they are going in the right direction with the big decisions that need to be made.

Rebecca Bryant, Clarice Hall, John Worsham, and Harry Kohler volunteer.



Chairman Turner appoints the CBD Parking Committee and John Worsham as the Chair of the committee.

**Adjournment**

Motion to adjourn by Jimmy Conyers. Chairman Turner seconded motion to adjourn. Unanimous.

Adjourned at 6:37 p.m.

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Lee Turner, Chairman

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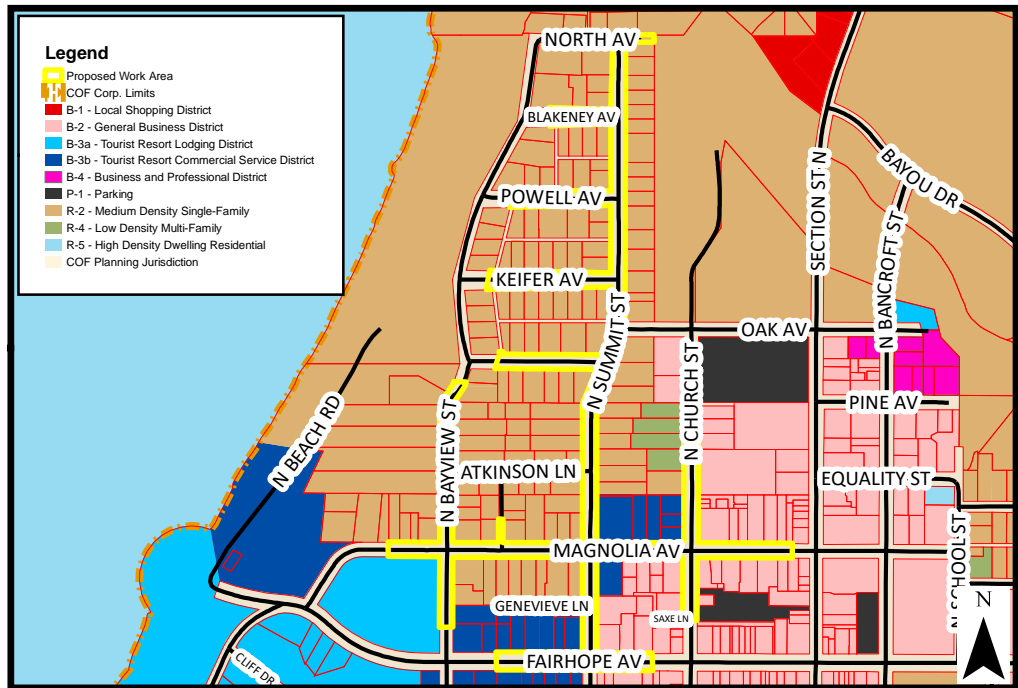
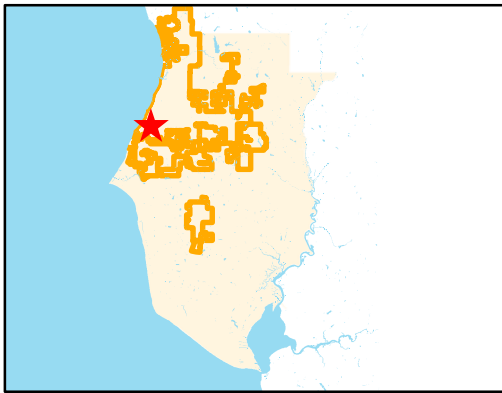
Allie Knutson, Secretary

# City of Fairhope Planning Commission

July 8, 2021



## UR 21.02 - N. Summit Street Area



**Project Name:**

Utility Review 21.02 AT&T

**Site Data:**

3,219 Linear Feet Overlashed Aerial Cable  
7,137 Linear Feet Cable Conduit

**Project Type:**

Overlashed Aerial Cable  
Buried Cable Conduit

**Jurisdiction:**

Fairhope Planning Jurisdiction

**Zoning District:**

R-2

**General Location:**

N. Summit Street, between Fairhope Avenue and North Avenue.

**Owner / Developer:**

AT&T

**School District:**

Fairhope Elementary School  
Fairhope Middle and High Schools

**Recommendation:**

Approved w/ Conditions

**Prepared by:**

Chris Ambron



**Summary of Request:**

Request of AT&T for 11.52.11 Utility Review and approval of the proposed installation of approximately 3,219 linear foot of over lashed aerial cable and approximately 7,137 linear foot of buried cable conduit. The project will run from primarily through N. Summit Street, between Fairhope Avenue and North Avenue.

**Comments:**

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

**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.
- Line locates are to be called in no less than 72 hours prior to commencing work.
- Project is to be broken into phases, maximum of 750' linear foot per phase.
- A pre-construction meeting shall be held prior to commencing work.
- Provide draft door hanger for approval at time of pre-construction.
- All sewer crossings to be videoed or potholed for review by Water Department.
- First phase of construction to be in coordination with City Church Street project.
- No new road cuts. Any road cuts allowed could require additional permit costs and shall be coordinated with Public Works.

***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 sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate work with Richard D. Johnson, PE, Public Works Director, to resolve any potential conflicts.
- All conduit/cable shall be placed at a depth from existing grade per industry and/or County Standards. A minimum horizontal and/or vertical clearance (separation) of 36" must be maintained from stormwater and utility infrastructures. No handholes, boxes, or other above ground infrastructure shall be installed within drainage easements. Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency. No grade change shall result from the utility installation.

- 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.

***Additional Review Comments:***

The applicant is advised of the following:

- Provide a Traffic Control Plan.
- All utility markers shall not exceed 24" in height.
- Provide Erosion Control Plan for large area disturbances.
- Project shall be white lined, or white flagged for locators.
- Contractor shall provide a point of contact for citizen questions/comments.
- Dimensional drawings and specification sheets for all proposed handholes and boxes.
- All contractors/subcontractors are subject to City of Fairhope Business License procedures.
- The ROW permit shall be always kept with the contractor or subcontractor during site work. The ROW permit shall be posted on the job site or in the window of contractor(s) vehicle.

- 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 obtained by contractor).
- A written notice (door hangers) must be distributed to each occupant affected by the proposed construction 5 days prior to any work commencing.
- Contractor shall schedule post construction inspection upon completion to ensure restoration standards have been met.
- No open trenches or pits allowed overnight without proper use of barricades, lighting, and fencing.

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

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

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

The applicant shall provide as-built profiles of the installed lines, showing the exact depth. The applicant shall provide full size plans (24"X36" or 11"x17" to correct scale) for this application and for future applications.

**Recommendation:**

Staff recommends **approval of UR 21.02 subject to the following conditions:**

1. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
2. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
  - a. An additional right-of-way permit may be required for the potholing procedures.
3. Follow-up activities below required by staff and the applicant:
  - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the mapping technician for inclusion in GIS utility maps as needed.
4. Provide draft door hanger for approval at time of pre-construction.

# PROJECT PHASING PLAN



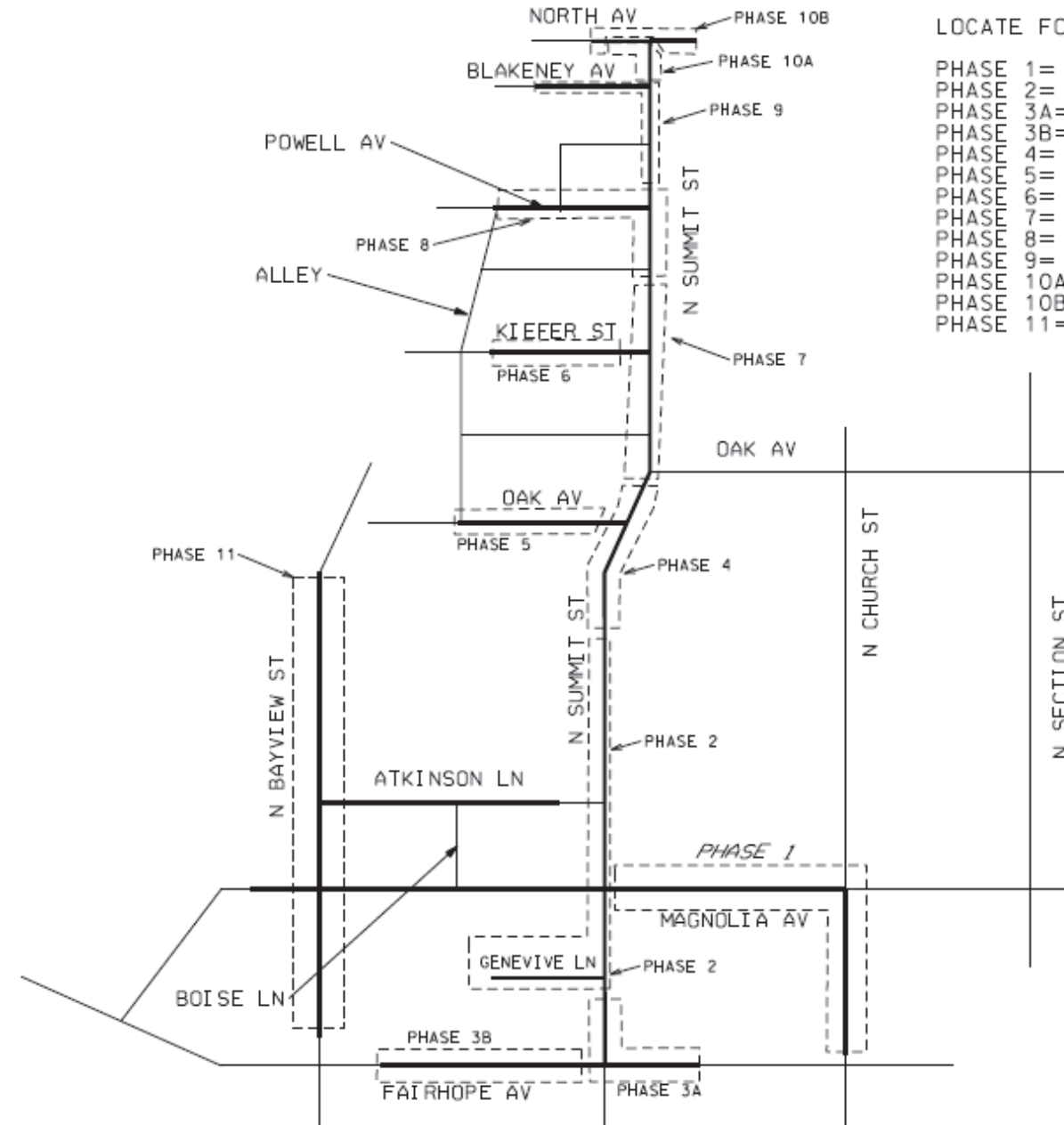
LOCATE FOOTAGES PER PHASE:

- PHASE 1 = 716'
- PHASE 2 = 728'
- PHASE 3A = 448'
- PHASE 3B = 457'
- PHASE 4 = 547'
- PHASE 5 = 549'
- PHASE 6 = 644'
- PHASE 7 = 537'
- PHASE 8 = 741'
- PHASE 9 = 736'
- PHASE 10A = 631'
- PHASE 10B = 230'
- PHASE 11 = 745'

TOTAL FOOTAGE *AERIAL*			DRAWING *
BUBBLE 100	511'	OVERLASHED	7-9
BUBBLE 22	417'	OVERLASHED	3, 10-11
BUBBLE 41	360'	OVERLASHED	11-12, 15
BUBBLE 23	702'	OVERLASHED	11, 21, 23
BUBBLE 29	273'	OVERLASHED	23-24
BUBBLE 24	472'	OVERLASHED	23, 27-28
BUBBLE 24	427'	OVERLASHED	28-30
BUBBLE 55	57'	OVERLASHED	3
TOTAL			3,219'

TOTAL FOOTAGE *BURIED* CABLE *CONDUIT			DRAWING *
BUBBLE 100	289'		3-5
BUBBLE 42	116'		12-13
BUBBLE 43	255'		13-14
BUBBLE 45	99'		15-16
BUBBLE 46	162'		16-17
BUBBLE 47	88'		17-18
BUBBLE 48	194'		16, 19
BUBBLE 49	76'		19-20
BUBBLE 50	114'		20
BUBBLE 51	73'		20
BUBBLE 31	331'		23, 25-26
BUBBLE 102	40'		23
BUBBLE 26	320'		28, 31-32
BUBBLE 27	28'		31
BUBBLE 28	28'		32
BUBBLE 55	425'		3, 33-35
BUBBLE 90	7'		36
BUBBLE 92	7'		36
BUBBLE 93	5'		37
BUBBLE 94	5'		37
BUBBLE 89	910'		11, 35-40

TOTAL FOOTAGE *BURIED* CABLE *CONDUIT			DRAWING *
BUBBLE 84	514'		40-43
BUBBLE 86	5'		41
BUBBLE 87	5'		42
BUBBLE 88	35'		43
BUBBLE 75	5'		46
BUBBLE 77	48'		47
BUBBLE 79	10'		48
BUBBLE 73	596'		46-50
BUBBLE 70	494'		51-54
BUBBLE 67	592'		50-51, 55-57
BUBBLE 69	4'		57
BUBBLE 65	40'		58
BUBBLE 66	51'		59
BUBBLE 62	296'		57-59
BUBBLE 57	5'		60
BUBBLE 61	38'		62
BUBBLE 60	36'		62
BUBBLE 59	30'		63
BUBBLE 56	761'		56
TOTAL			7,137'

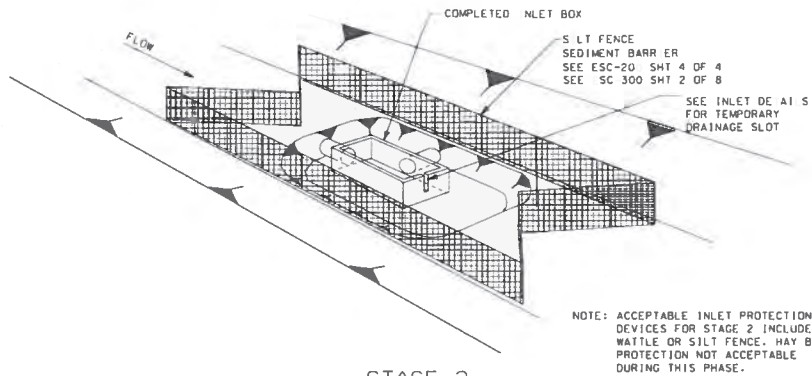


CONTRACTOR NOTE: PROJECT TO BEGIN ON PHASE 1, AS REQUIRED BY CITY OF FAIRHOPE. SUBSEQUENT PHASES TO BE COORDINATED WITH CITY OF FAIRHOPE INSPECTOR, JOHN THOMAS 251-504-1838 AND FAIRHOPE UTILITIES 251-928-8003.

ESTIMATED START DATE: 7/21/2021. CONSTRUCTION WILL TAKE APPROX. 30 DAYS TO COMPLETE.

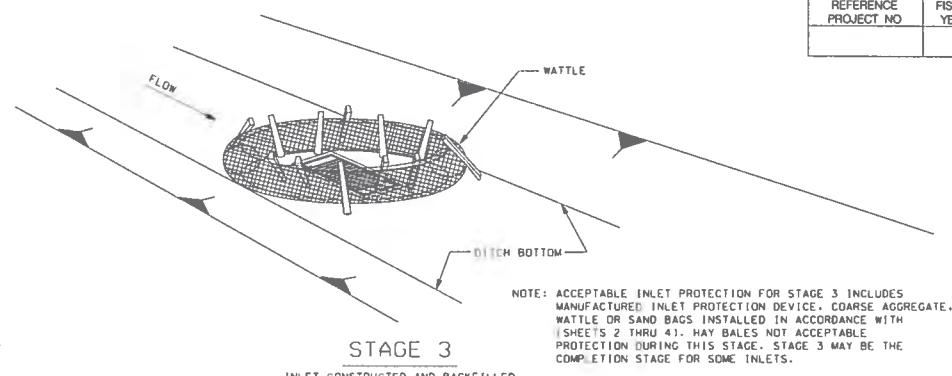
<b>ATTSE</b>	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF City of Fairhope	
MAGNOLIA AVE	
Exchange:	251928
Designer:	Mitchell, Wade
Phone:	251-471-8361
Authorization:	IAN00016N
Dwg. <u>2</u> of <u>67</u>	

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO



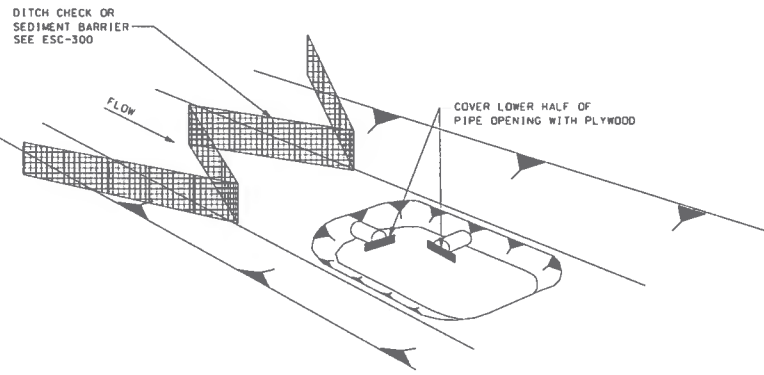
**STAGE 2**

INLET/JUNCTION BOX  
CONSTRUCTED BUT NOT BACKFILLED



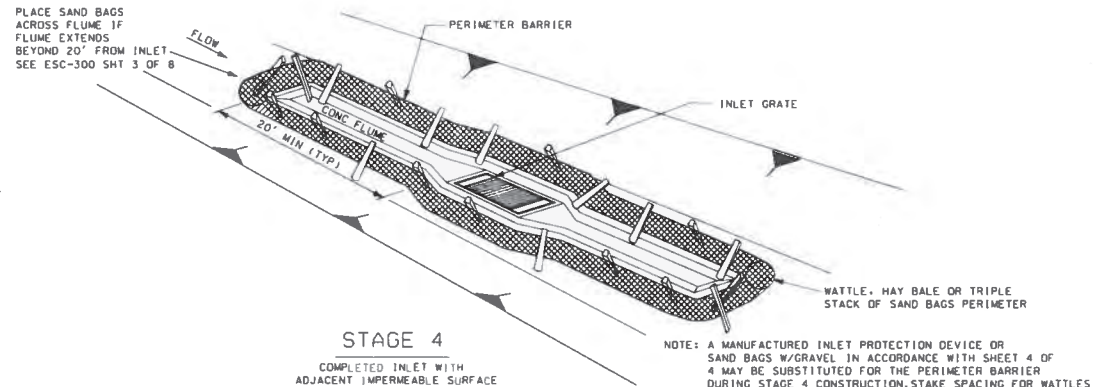
**STAGE 3**

INLET CONSTRUCTED AND BACKFILLED



**STAGE 1**

INLET/JUNCTION BOX LOCATION EXCAVATED



**STAGE 4**

COMPLETED INLET WITH  
ADJACENT IMPERMEABLE SURFACE

## DITCH INLET CONSTRUCTION STAGES

- NOTES:**
- FOUNDATION BACKFILL SHOULD BE PLACED IN STAGE 1 IMMEDIATELY AFTER PIPE INSTALLATION. INLET CONSTRUCTION SHOULD COMMENCE AS SOON AS POSSIBLE AND BE CONTINUOUS THROUGH COMPLETION.
  - CONFIGURATIONS MAY BE ADJUSTED WITH APPROVAL OF THE ENGINEER FOR TRAVELWAY SAFETY, WATER FLOW, SOIL OR INSTALLATION CHALLENGES.
  - DURING STAGE 1 AND STAGE 2, SILT FENCE MAY BE REQUIRED UPSLOPE OF THE INLET EXCAVATION AS DIRECTED BY THE ENGINEER.
  - IF SILT FENCING IS INSTALLED AROUND THE INLET EXCAVATION IT SHOULD BE PLACED IN A CONFIGURATION THAT WILL ALLOW INLET CONSTRUCTION.
  - FOR CURB INLET PROTECTION SEE SHT 3 OF 4 AND SHT 4 OF 4.
  - (SEE ALDOT LIST 11-2) APPROVED FOR MANUFACTURED INLET PROTECTION DEVICES.

### --SPECIFICATIONS--

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- REVISIONS:**
- Revised Note 6 from SHT 3 of 5 and SHT 4 of 4 to SHT 3 of 4 and SHT 4 of 4 and changed Note 6, S.L.T. (unapproved)
  - Revised and added to STAGE 2 and STAGE 3 with new drawing on 10/14/14 09-24-12 by J.F.T.
  - Revised and updated STAGE 2 note and updated STAGE 4 note. Revised note 6 on 06/26/14 by J.F.T.



**ALABAMA DEPARTMENT OF TRANSPORTATION**  
401 COLISEUM BOULEVARD  
MONTGOMERY, AL 36103-3050

DESIGN BUREAU SPECIAL DRAWING

INLET PROTECTION  
TYPICAL APPLICATIONS AND DETAILS

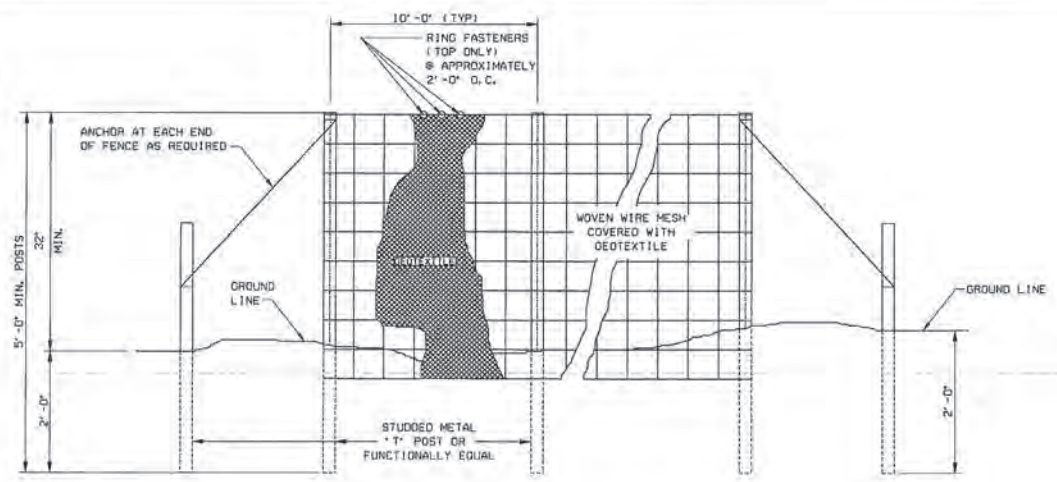
Bureau Std Engr  
DRAWN BY: DATE DRAWN: 2006

SPECIAL DRAWING NO  
ESC-400 (SHEET 1 OF 4)

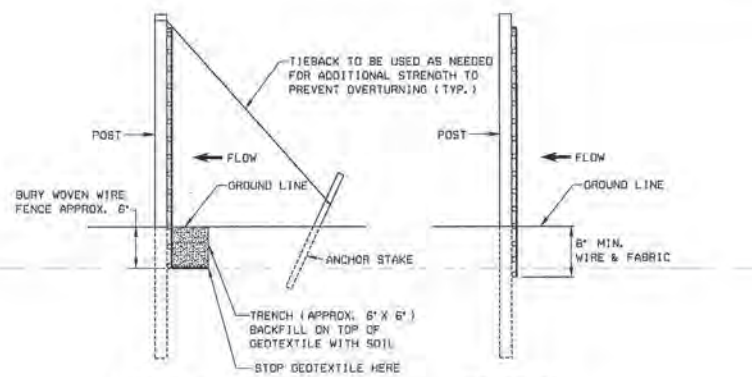
SHEET NO  
1163

NOT TO SCALE

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO



ELEVATION VIEW

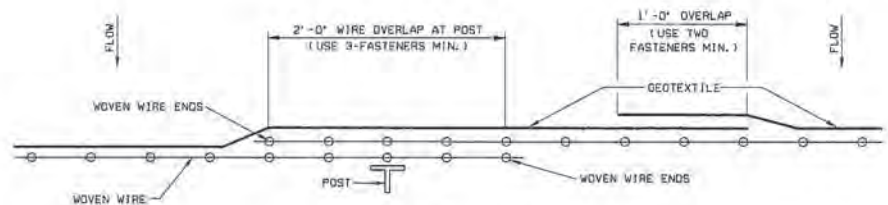


METHOD I

METHOD II  
MECHANICAL INSTALLATION


SIDE VIEW

- NOTES:
- METHOD II FENCE INSTALLATION ALSO TO INCLUDE ANCHORS AND TIEBACKS AS REQUIRED.
  - SILT FENCE SHALL BE USED IN AREAS WHERE FLOW IS LOW TO MODERATE OR AS DIRECTED BY THE ENGINEER.
  - SILT FENCES ARE TEMPORARY SEDIMENT CONTROL ITEMS THAT SHALL BE ERECTED DOWN GRADE OF ERODIBLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
  - SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT-OF-WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR ADDITIONAL BEST MANAGEMENT PRACTICES SUCH AS VEGETATED BUFFERS.
  - WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A LEVEL AREA IN THE SHAPE OF A SMILE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
  - THE CONTRACTOR MAY ELECT TO USE EITHER INSTALLATION METHOD I OR METHOD II.
  - METHOD II INSTALLATION SHALL BE ACCOMPLISHED USING AN IMPLEMENT THAT IS MANUFACTURED FOR THE APPLICATION AND PROVIDES A CONFIGURATION MEETING THE REQUIREMENTS OF THE DETAIL.
  - SEE ADOPT LIST 11-3 FOR APPROVED SILT FENCE GEOTEXTILES.



PLAN VIEW  
REQUIRED LAPPING

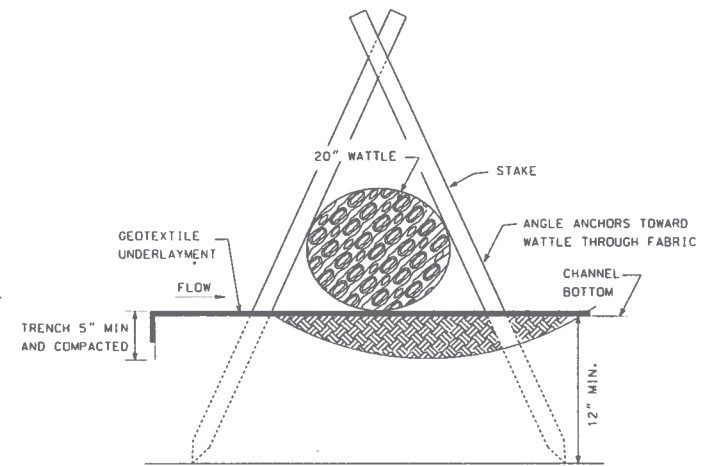
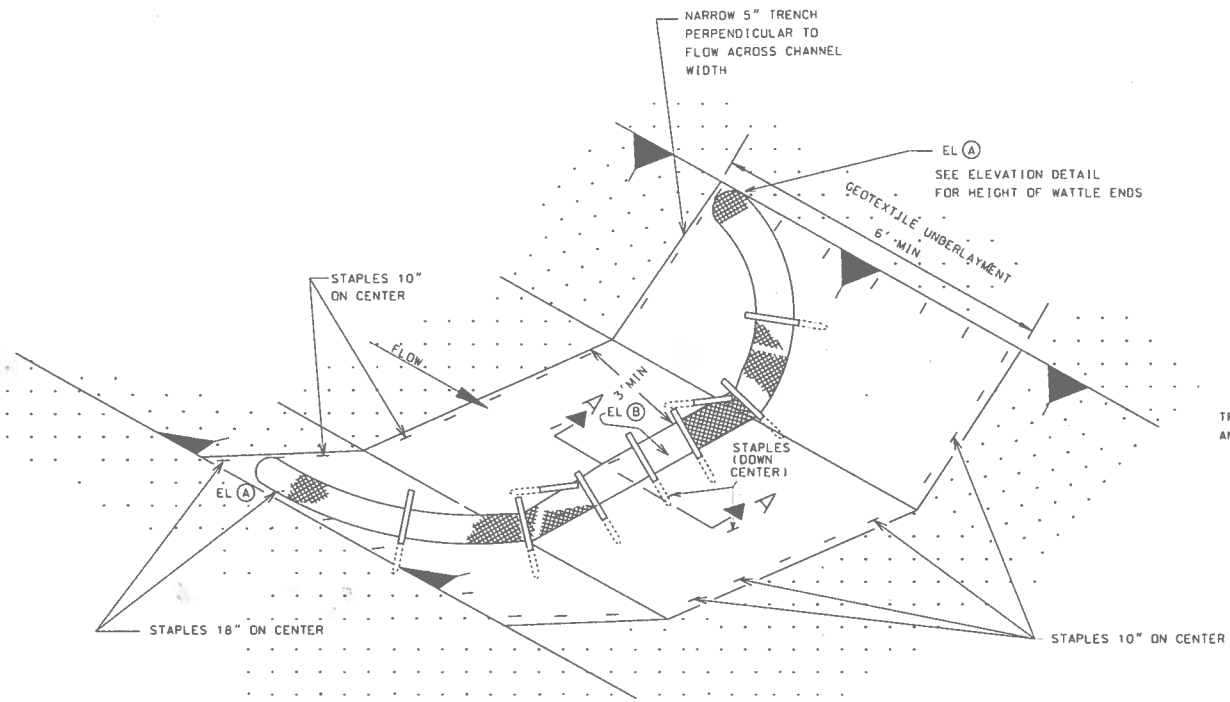
--SPECIFICATIONS--  
CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION

<p>THIS DRAWING REPRESENTS DESIGNS PREPARED FOR USE BY THE ALABAMA DEPARTMENT OF TRANSPORTATION AND IS NOT TO BE COPIED, REPRODUCED, ALTERED OR USED BY ANYONE, OR ANY ORGANIZATION, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ALABAMA DEPARTMENT OF TRANSPORTATION REPRESENTATIVE AUTHORIZED TO APPROVE THIS USE. ANYONE MAKING UNAUTHORIZED USE OF THIS DRAWING MAY BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.</p>		
<p>REVISIONS</p> <p>1. Method I post height and anchor stake Change to 32" for the Silt Fence Description on 07-02-07 by K.A.A. 2. Revised Notes 2, 3, 4, 6 and added Note 4 on 07-02-07 by J.T.</p>	 <p>ALABAMA DEPARTMENT OF TRANSPORTATION 1109 COLISEUM BOULEVARD MONTGOMERY, AL 36103-3000</p>	<p>DESIGN BUREAU SPECIAL DRAWING</p> <p>DETAILS OF SILT FENCE INSTALLATION</p>
<p>Drawn By: _____</p> <p>Date drawn: 2006</p>	<p>SPECIAL DRAWING NO</p> <p>ESC-200 (SHEET 4 OF 4)</p>	<p>PLANS NO</p> <p>1161-C</p>

NOT TO SCALE

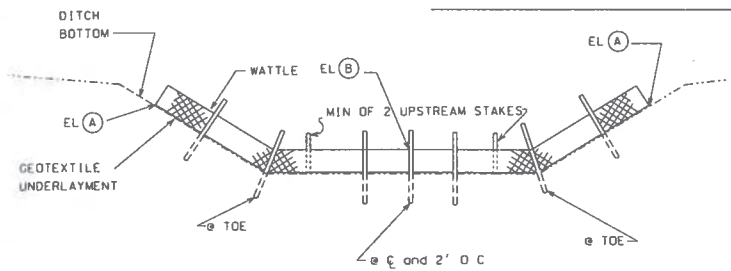


REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
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SECTION A-A

DETAIL (DITCH CHECK)



ELEVATION DETAIL

NOTE: END POINTS (A) MUST BE HIGHER THAN FLOWLINE POINT (B)

NOTES:

1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 100 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER. SEE SPACING GUIDANCE ON SHT 1 OF 8.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. WATTLES SHOULD NOT BE USED IN HARD BOTTOM CHANNELS.
4. STAPLES SPACED 18 INCHES APART, ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. STAPLES SPACED 10 INCHES APART, ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.

WATTLE DITCH CHECK SELECTION GUIDELINES

WATTLE DITCH CHECKS ARE APPROPRIATE FOR VELOCITY REDUCTION AND CONTROL OF SEDIMENT TRANSPORT UNDER LOW TO MEDIUM FLOW CONDITIONS NOT EXCEEDING 1.0 CU FT/SEC.

--SPECIFICATIONS--  
CURRENT ALABAMA DEPARTMENT OF TRANSPORTATION

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SECTION 1. Added to SECTION 4-47 REQUIRED TRENCHING AND GRADING SHALL BE DONE TO ACCORD WITH THIS NOTE BY 12/1/01

2. Revised and corrected "DETAIL, SECTION CHECKS AND SELECTION CRITERIA" - Revised form of "WATTLE DITCH CHECK SELECTION GUIDELINES" and updated and revised by 12/1/01.

3. SECTION 4-47 on 08-24-02 by 12/1/01, Revised Section 4-47 on 08-20-04 by 12/1/01.

ALABAMA DEPARTMENT OF TRANSPORTATION  
1409 COLISEUM BOULEVARD  
MONTICELLO, AL. 36103-5000

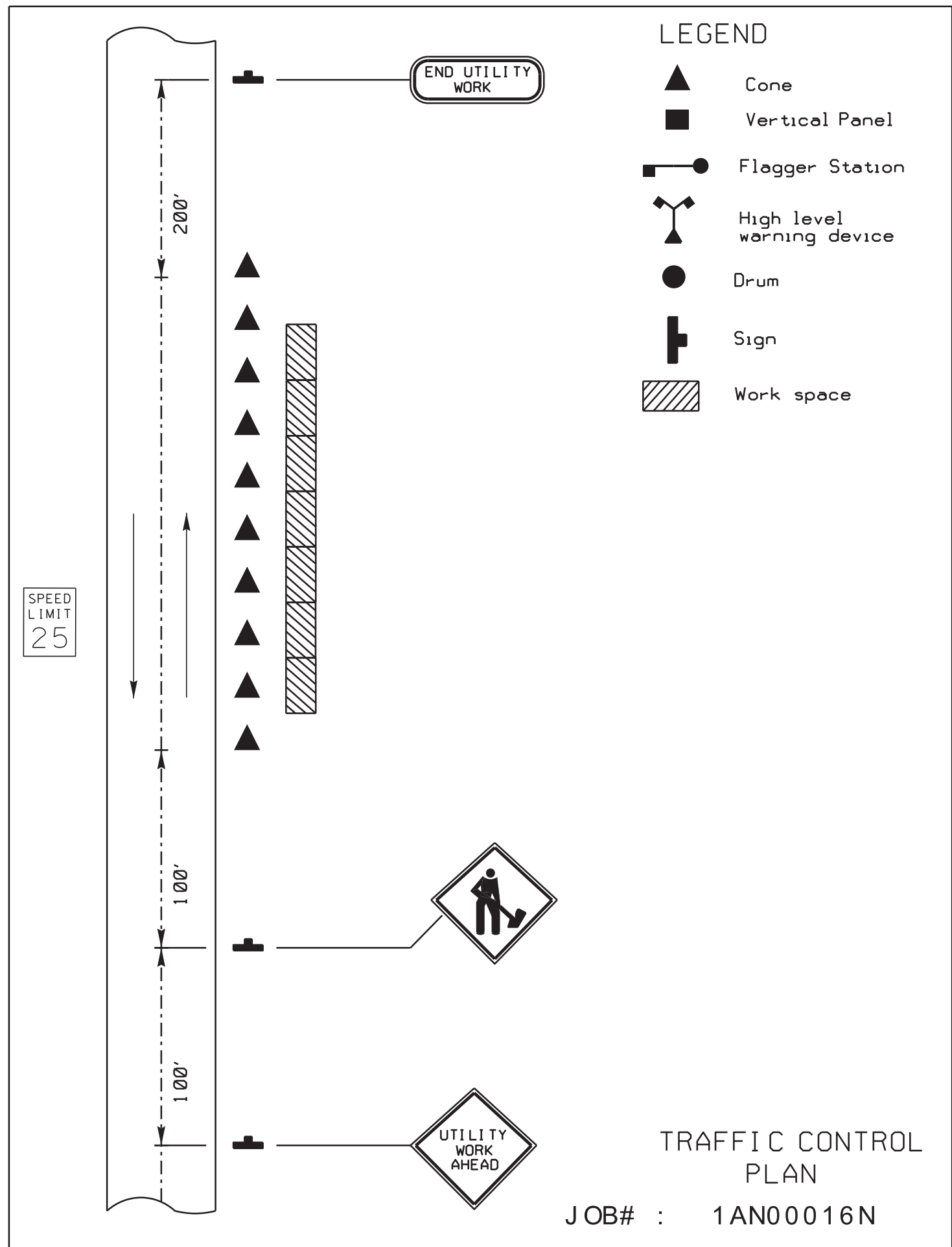
DESIGN BUREAU SPECIAL DRAWING  
DETAILS OF EROSION CONTROL  
WATTLE DITCH CHECK

SPECIAL DRAWING NO  
ESC-300 (SHEET 4 OF 8)

BUREAU STD ENGR  
DRAWN BY: DATE DESIGNED: 2006

SHEET NO  
1162-C

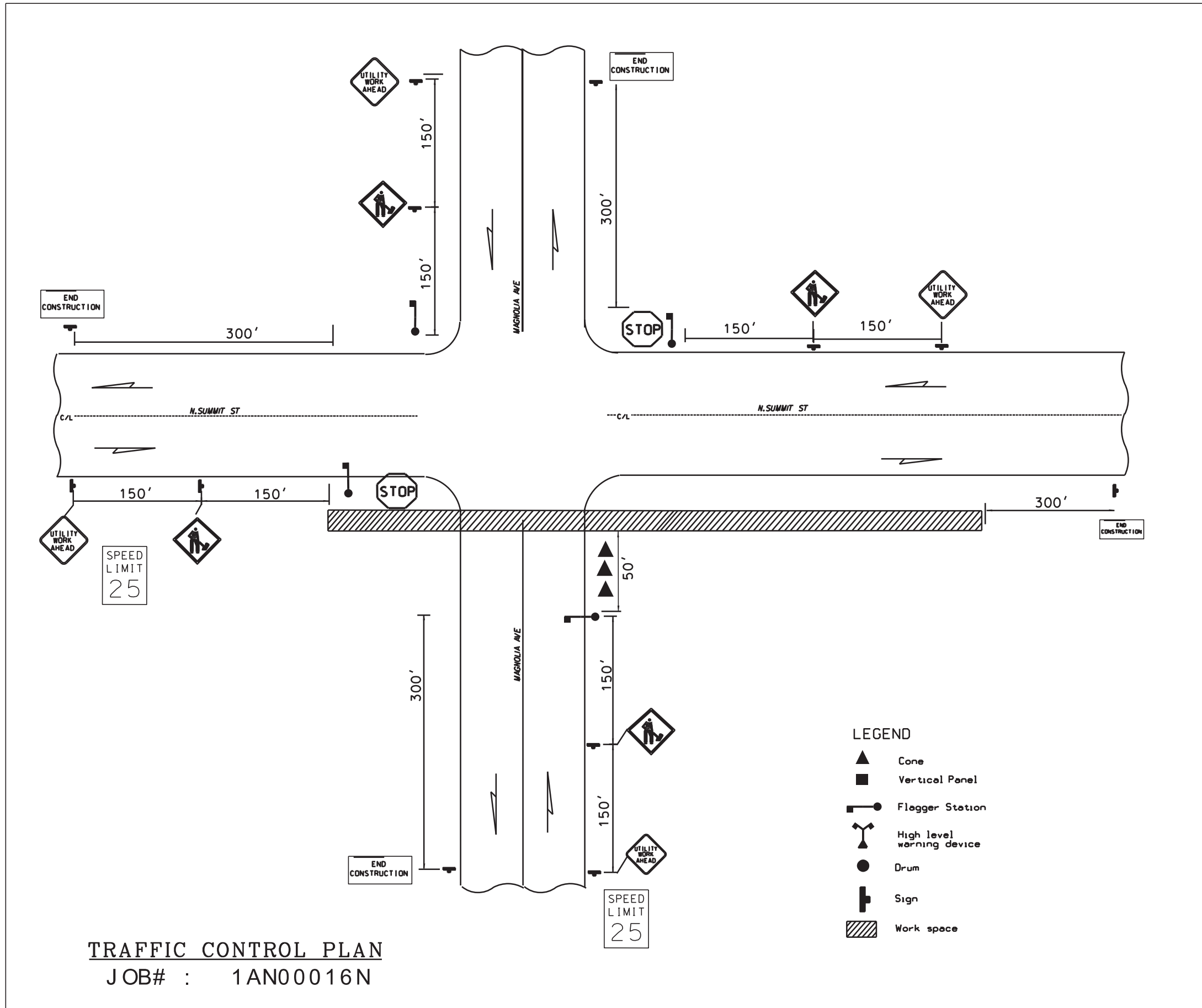
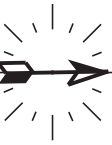
NOT TO SCALE



25MPH TYPICAL - SHOULDER ENCROACHMENT  
(SIDE OF ROAD MAY VARY)

FAIRHOPE AVE, MAGNOLIA AVE, N CHURCH ST,  
N SUMMIT ST, N BAYVIEW ST, ATKINSON LN,  
OAK AVE, KIEFER ST, POWELL AVE, NORTH AVE,  
BLAKENEY AVE AND GENEVIVE LN.

<b>ATTSE</b>	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF City of Fairhope	
Traffic Control Plan	
Exchange:	251928
Designer:	Mitchell, Wade
Phone:	251-471-8361
Authorization:	1AN00016N
Dwg. <u>64</u> of <u>67</u>	

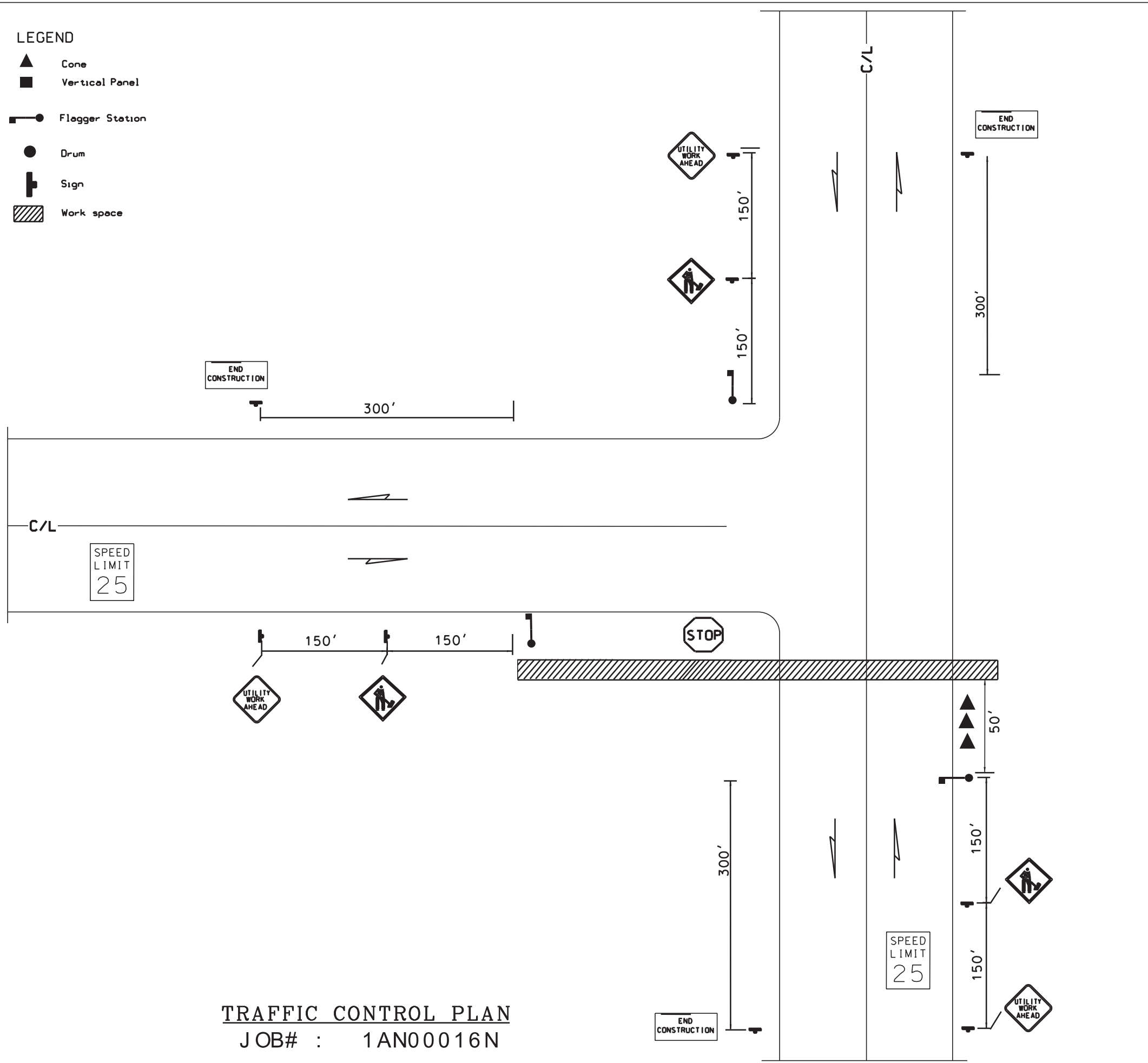


<b>ATTSE</b>	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF City of Fairhope	
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Dwg. <u>65</u> of <u>67</u>	



LEGEND

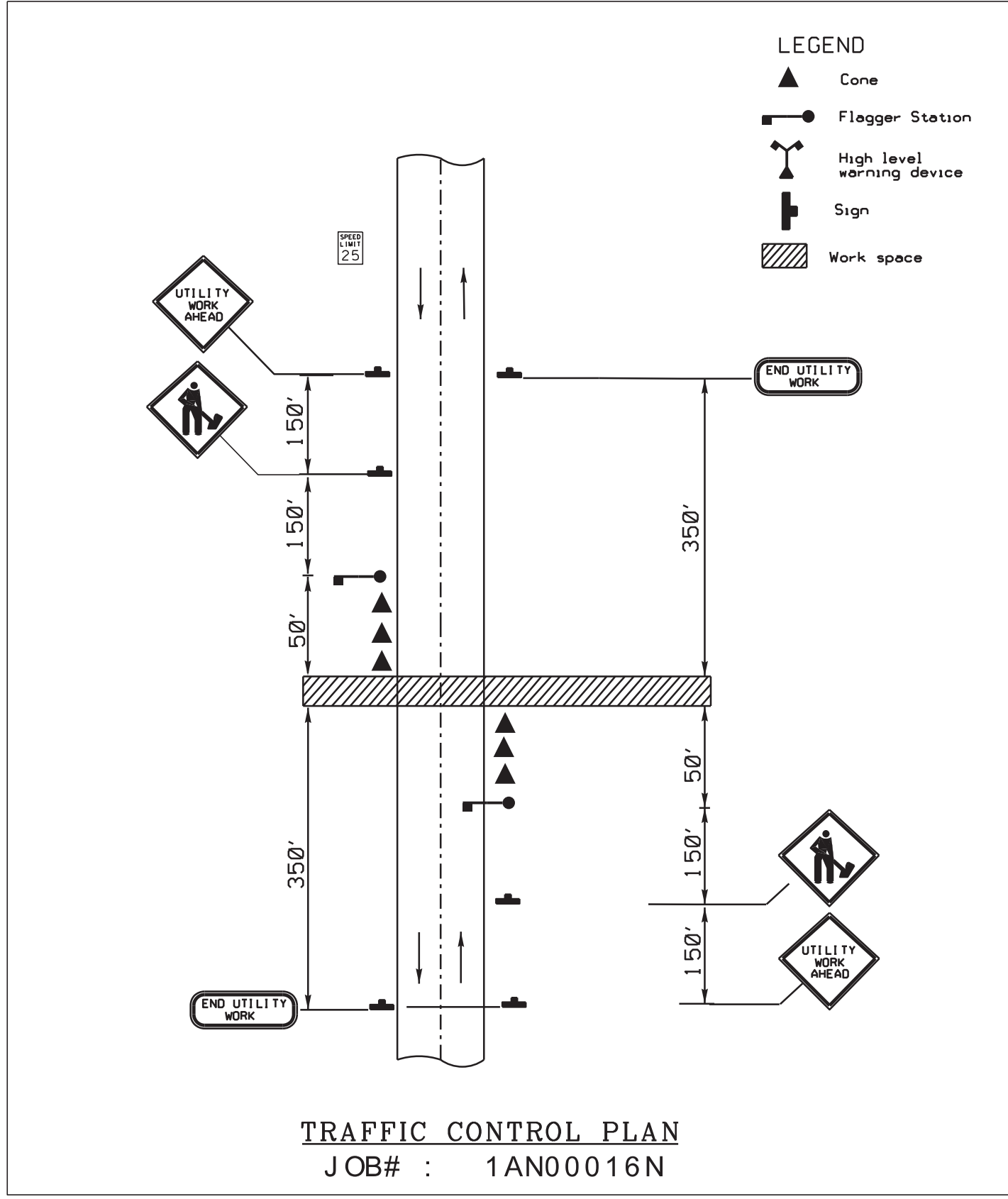
- ▲ Cone
- Vertical Panel
- Flegger Station
- Drum
- ⊥ Sign
- ▨ Work space



ROADWAY CROSSING AT SIDE STREET - TYPICAL  
25 MPH - SEE DWG(S) 40, 46, 51 & 57

TRAFFIC CONTROL PLAN  
JOB# : 1AN00016N

<b>ATTSE</b>	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF City of Fairhope	
Traffic Control Plan	
Exchange:	251928
Designer:	Mitchell, Wade
Phone:	251-471-8361
Authorization:	IAN00016N
Dwg. <u>66</u> of <u>67</u>	



ROADWAY CROSSING - TYPICAL  
 25MPH THROUGHOUT PROJECT AREA

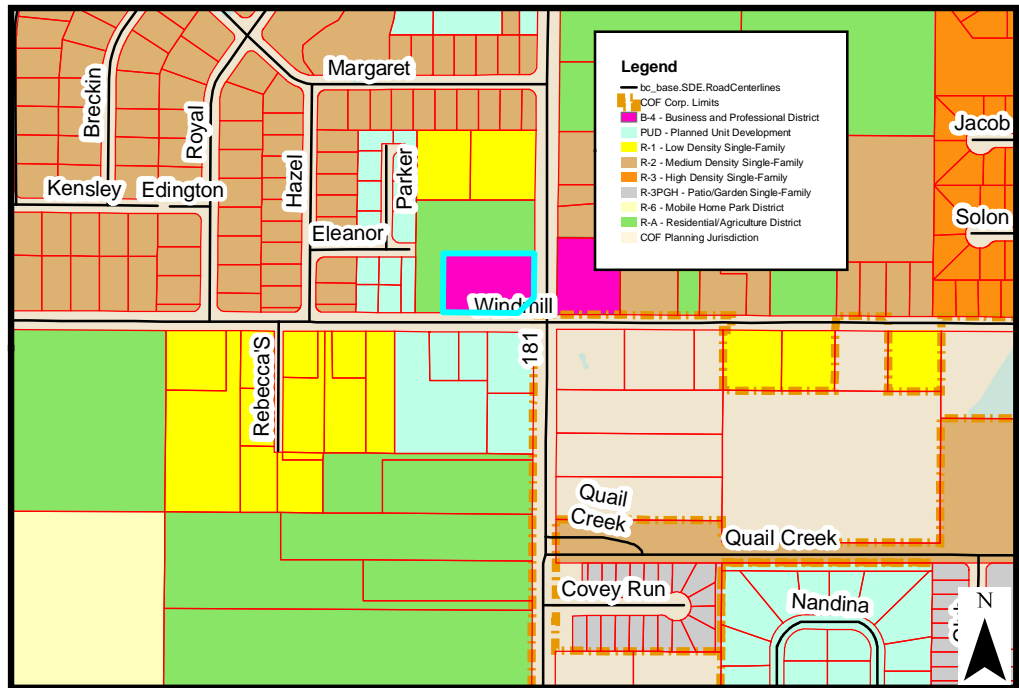
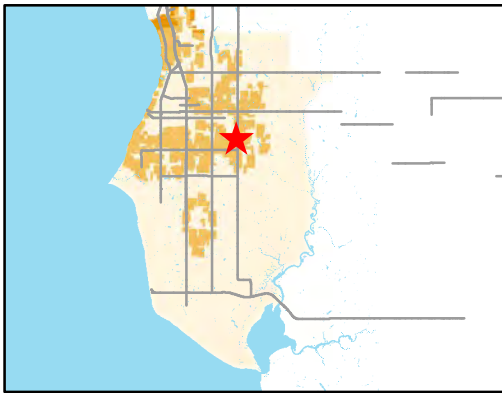
<b>ATTSE</b>	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF City of Fairhope	
Traffic Control Plan	
Exchange:	251928
Designer:	Mitchell, Wade
Phone:	251-471-8361
Authorization:	IAN00016N
Dwg. <u>67</u> of <u>67</u>	

# City of Fairhope Planning Commission

July 8, 2021



## SD 21.29 - Windmill Professional Park Minor



<b>Project Name:</b>	Windmill Minor Subdivision
<b>Site Data:</b>	1.48 acres
<b>Project Type:</b>	2-Lot Minor Subdivision
<b>Jurisdiction:</b>	Fairhope Planning Jurisdiction
<b>Zoning District:</b>	B-4
<b>PPIN Number:</b>	77607
<b>General Location:</b>	Northwest corner of the intersection of State Highway 181 and Windmill Road
<b>Surveyor of Record:</b>	
<b>Engineer of Record:</b>	S.E. Civil
<b>Owner / Developer:</b>	FST Provision Investments, LLC
<b>School District:</b>	Fairhope Elementary School Fairhope Middle and High Schools
<b>Recommendation:</b>	Approved w/ Conditions
<b>Prepared by:</b>	Samara Walley





**APPLICATION FOR SUBDIVISION PLAT APPROVAL**

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

Attachments:  Articles of Incorporation or List all associated investors  
Date of Application: 3/23/21

**Property Owner / Leaseholder Information**

Name of Property Owner: FST Provision Investments, LLC Phone Number: (251) 929-9006  
Address of Property Owner: 2210 Main Street, Unit H  
City: Daphne State: AL Zip: 36526

Proposed Subdivision Name: Windmill Professional Park  
No. Acres in Plat: 1.48 No. Lots/Units: 2  
Parcel No: 05-46-05-15-0-000-003.545 Current Zoning: B-4

**Authorized Agent Information**

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

Name of Authorized Agent: SE Civil, LLC Phone Number: (251) 990-6566  
Address: 880 Holcomb Blvd, Suite 2F  
City: Fairhope State: AL Zip: 36532  
Contact Person: Larry Smith

**Surveyor/Engineer Information**

Name of Firm: SE Civil, LLC Phone Number: (251) 990-6566  
Address: 880 Holcomb Blvd, Suite 2F  
City: Fairhope State: AL Zip: 36532  
Contact Person: Larry Smith

Plat Fee Calculation:

**Reference: Ordinance 1269**

Signatures:

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

GEORGE LANE  
Property Owner/Leaseholder Printed Name

3-12-2021  
Date

[Signature]  
Signature

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

**ARTICLES OF ORGANIZATION**  
**OF**  
**PROVISION INVESTMENTS, LLC**



**THE UNDERSIGNED** Organizer desires to form a Limited Liability Company pursuant to the provisions of the "Alabama Limited Liability Company Act" as codified in Chapter 12 of Title 10 of the Code of Alabama (1997), as amended (the "Act"), and does hereby adopt the following Articles of Organization:

**ARTICLE ONE**

**NAME OF COMPANY:** The name of the limited liability company is PROVISION INVESTMENTS, LLC (the "Company").

**ARTICLE TWO**

**DURATION:** The Company shall continue in existence until it is dissolved in accordance with the provisions of the operation agreement of the Company (The "Operating Agreement"), or, if there is no Operating Agreement or no provision in the Operating Agreement governing the duration of the Company, then in accordance with the Alabama Limited Liability Company Act (the "Act").

**ARTICLE THREE**

**PURPOSES:** The purposes for which the Company is organized are:

- (a) To purchase, own, hold, control, use, develop, improve, exchange, mortgage, lease, rent, sell, convey, or otherwise acquire and dispose of and deal generally in and with, real property, both improved and unimproved, all timber located or to be cultivated thereon, and any and all oil, gas and other minerals and mineral rights of every kind and any easement or other interest therein, wherever situate; to erect, or cause to be erected, on any lands owned, held or occupied by the Company, houses, buildings, or other structures, with their appurtenances; to manage, operate, lease, rebuild, enlarge, alter or improve any buildings or other structures, now or hereafter erected on lands so owned, held or occupied; to encumber, sell or otherwise dispose of any lands or interests in lands, timber located or hereafter cultivated thereon, and any buildings or other structures, at any time owned or held by the Company; and



- (b) To acquire in any manner, subscribe for, purchase and invest in for cash or on margin, receive, hold, own, assign, transfer, sell or otherwise dispose of, endorse, create a security interest in, pledge, or otherwise deal in or with shares of stock (whether publicly or privately held) and bonds, mortgages, debentures, notes and other securities, obligations, contracts, and evidences of indebtedness of any corporation, association, firm, individual, or government or subdivision thereof; to make payment therefore in any lawful manner; to possess and exercise in respect therefore all the rights, powers, and privileges of individual owners or holders thereof, including the right to vote upon any thereof; and to do anything for the preservation, protection, improvement, or enhancement of the value of any such shares, bonds, mortgages, debentures, notes, or other obligations, and to do anything designed for any such purpose; and
- (c) In general, to take any and all actions, and to exercise any and all powers which it might now or hereafter be lawful for a limited liability company to do or exercise under the Act, or any act amendatory thereof or supplemental thereto that may be now or hereafter in force.

#### **ARTICLE FOUR**

**REGISTERED OFFICE AND AGENT:** The address of the initial registered office of the Company is as follows:

105 Willow Lake Drive  
Fairhope, AL 36532

And the name of the initial registered agent of the Company at said address is as follows:

GEOFF LANE

#### **ARTICLE FIVE**

**INITIAL MEMBERS:** The names and mailing addresses of the Initial Members of the Company are as follows:

Alise C. Lane  
105 Willow Lake Drive  
Fairhope, AL 36532

**ORGANIZER:** The name and mailing address of the Organizer of the Company, who has been authorized to execute this document in connection with the formation of the Company, is as follows:

Leo L. Crain, Esq  
103 Clubhouse Drive  
Fairhope, Al. 36532

#### **ARTICLE SIX**

**ADDITIONAL MEMBERS:** The initial members of the Company may admit additional members at such times and upon such terms and conditions as may be mutually agreed by the Company and the additional members.

#### **ARTICLE SEVEN**

**DISSOLUTION OF THE COMPANY:** The legal existence and business of the Company may be continued by the written consent of all the remaining members within 90 days after an event of dissociation of a member.

#### **ARTICLE EIGHT**

**MANAGEMENT:** The Company shall be managed by one (1) or more Managers. The names and mailing addresses of the initial Managers who shall serve until their successors are elected and begin serving are as follows:

Geoff Lane  
105 Willow Lake Drive  
Fairhope, AL 36532

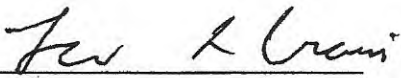
The manager(s) of the Company shall have exclusive authority to operate the Company and conduct its business and affairs, including but not limited to exclusive authority to (I) execute binding contracts and acquire and convey assets in the name of the Company (all such contracts, acquisitions and/or conveyances to be binding upon and enforceable against the Company regardless of whether such contracts, acquisitions and/or conveyances are, or are not, apparently for the carrying on in the usual way the business of the Company), (II) compensate individuals and/or entities for services rendered to or for the benefit of the

Company. (III) distribute such amounts to the members of the Company as such manager(s) shall determine from time to time, and/or (IV) retain (rather than distribute) such amounts of income or other assets as such manager(s) shall deem to be in the best interest of the Company. Such authority shall at all times adhere to any fiduciary obligations or other duties of loyalty or care which the manager(s) may have to the members of the Company; provided, however, the no third party (meaning a party which is neither a member nor manager of the Company) conducting a transaction with the Company shall have an obligation to confirm that the manager(s) of the Company are complying with such fiduciary obligations or other duties to the Company's members, and no such fiduciary obligation or other duty to the Company's members shall adversely affect the enforcement by such third party or the binding nature of any contract entered into or transaction conducted by such manager(s). The manager(s) shall be designated, appointed, elected, removed and/or replaced by a vote, approval, or consent of the member(s) having at least a majority of the membership interests in the Company.

#### ARTICLE NINE

**NO LIABILITY:** the Members of the Company shall not have any liability for any debt, obligation, or liability of the Company, as provided in the Act.

IN WITNESS WHEREOF, the undersigned Organizer has hereunto affixed his signature on this 2<sup>nd</sup> day of JULY, 2010.

  
\_\_\_\_\_  
Leo L. Crain

THIS INSTRUMENT PREPARED BY:

Leo L. Crain, Esquire  
103 Clubhouse Drive  
Fairhope, Al 36532

**Summary of Request:**

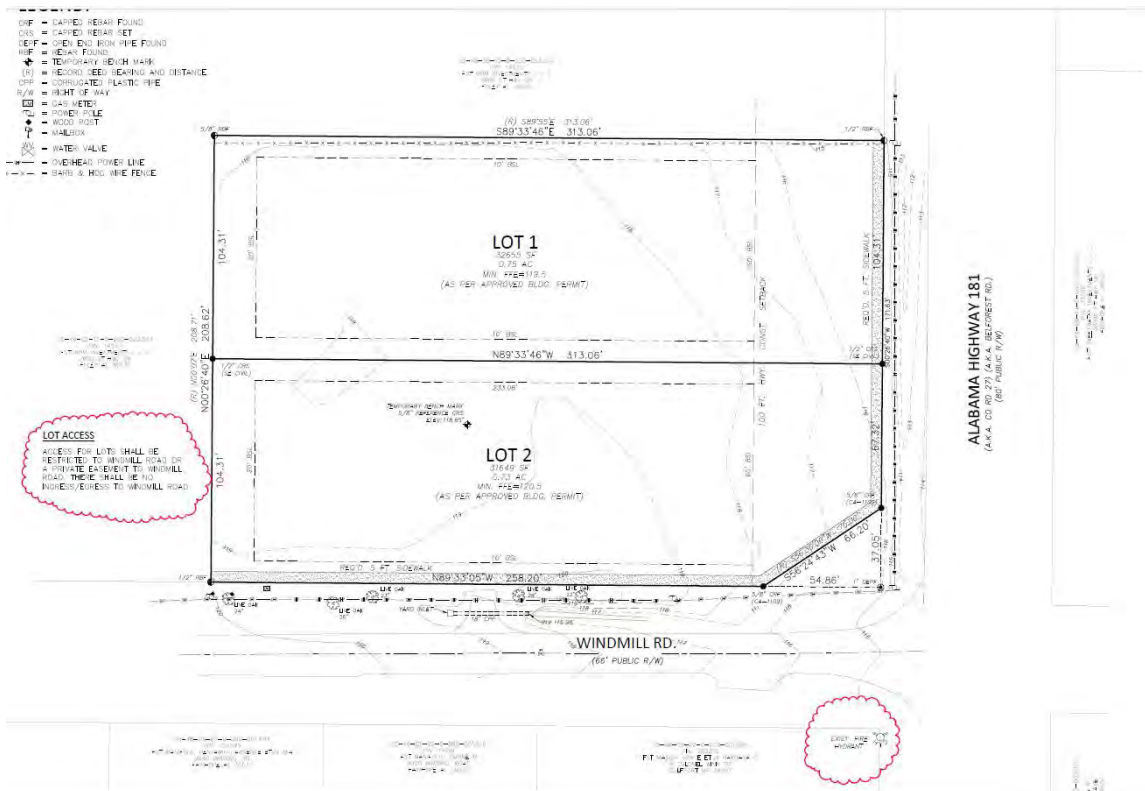
Public hearing to consider the request of FST Provision Investments LLC for plat approve of Windmill Professional Park Subdivision, a 2-lot minor subdivision. The property is approximately 1.48 acres and is located at the northwest corner of the intersection of State Highway 181 and Windmill Road.

**Comments:**

The subject property is in Fairhope’s corporate limits 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. It should be noted that the Planning Commission voted to approve an MOP (Multiple Occupancy Project) at this location at its June 7, 2021 Planning Commission meeting. The MOP will include 4 office buildings and parking on the 1.48 acre lot.

The proposed subdivision does not include the building of any additional infrastructure or improvements therefore a tree protection plan, landscape plan, and other criteria required for a major subdivision is not applicable. The proposed subdivision did not trigger a traffic study. Concerning storm water runoff none of the existing flow patterns will be changed. Water, sewer, and gas is provided by the City of Fairhope. Baldwin EMC will provide electrical service.

The plat illustrates the 2-lot subdivision at the corner of Windmill Road and Highway 181. A 5’ sidewalk has been illustrated along both street frontages. An existing fire hydrant is located just south of the subject properties. There is a 100’ highway construction setback along Highway 181. A note on the plat states the following, “Access for lots shall be restricted to Windmill Road or a private easement to Windmill Road. There shall be no ingress/egress to Windmill Road.” The note should be revised to state the following, “Access for lots shall be restricted to Windmill Road or a private easement to Windmill Road. There shall be no ingress/egress to **Highway 181.**”



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

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

- a. The proposed subdivision is not consistent with the City’s Comprehensive Plan, and/or the City’s Zoning ordinance, where applicable;***
  - Meets
- b. The proposed subdivision is not consistent with the City’s Comprehensive Plan or any other plan or program for the physical development of the City including but not limited to a Master Street Plan, a Parks Plan, a Bicycle Plan, a Pedestrian Plan, or the Capital Improvements Program;***
  - 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 21.29 Windmill Professional Park Subdivision **subject to the following conditions:**

1. The lot access note shall be revised to state the following: *“Access for lots shall be restricted to Windmill Road or a private easement to Windmill Road. There shall be no ingress/egress to Highway 181.”*

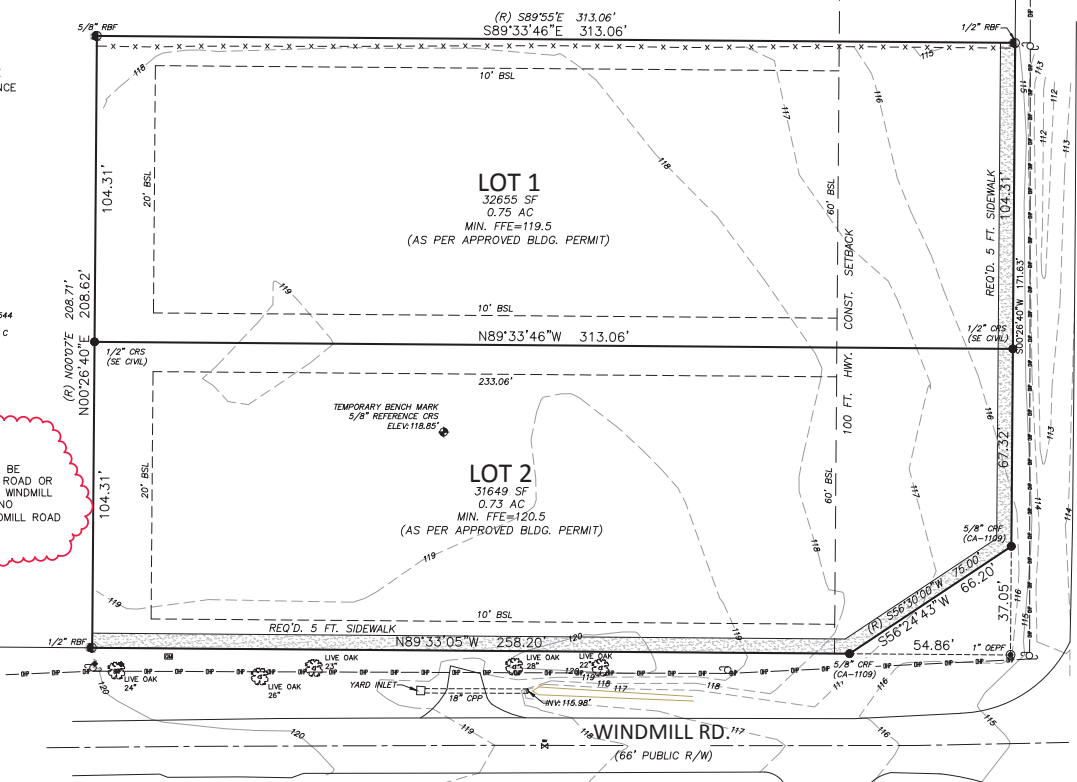
**LEGEND:**

- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET
- OEFP = OPEN END IRON PIPE FOUND
- RBF = REBAR FOUND
- ⊕ = TEMPORARY BENCH MARK
- (R) = RECORD DEED BEARING AND DISTANCE
- CPP = CORRUGATED PLASTIC PIPE
- R/W = RIGHT OF WAY
- ⊕ = GAS METER
- ⊕ = POWER POLE
- ⊕ = WOOD POST
- ⊕ = MAILBOX
- ⊕ = WATER VALVE
- — — — — = OVERHEAD POWER LINE
- - - - - = BARB & HOG WIRE FENCE

05-46-05-15-0-000-003.544  
PIN: 14033  
FST MPW INVESTMENTS L L C  
7685 ST HWY 59  
FOLEY AL 36535

05-46-05-15-0-000-003.544  
PIN: 14033  
FST MPW INVESTMENTS L L C  
7685 ST HWY 59  
FOLEY AL 36535

**LOT ACCESS**  
ACCESS FOR LOTS SHALL BE RESTRICTED TO WINDMILL ROAD OR A PRIVATE EASEMENT TO WINDMILL ROAD. THERE SHALL BE NO INGRESS/EGRESS TO WINDMILL ROAD



ALABAMA HIGHWAY 181  
(A.K.A. CO RD 27) (A.K.A. BELFOREST RD.)  
(60' PUBLIC R/W)

05-46-05-15-0-000-003.533  
PIN: 72000  
FST SWEETLAND INVESTMENTS L L C  
8800 MARSHY AVE  
FAIRHOPE AL 36532

05-46-05-15-0-000-003.000  
PIN: 29203  
FST MANIFOLD INVESTMENTS L L C  
8800 MARSHY AVE  
FAIRHOPE AL 36532

05-46-05-22-0-000-001.694  
PIN: 254642  
FST MANIFOLD, BENJAMIN LAWRENCE ETUX MA  
5940 WINDMILL RD  
FAIRHOPE AL 36532

05-46-05-22-0-000-001.516  
PIN: 14891  
FST MANIFOLD, SIMONE M  
5950 WINDMILL ROAD  
FAIRHOPE AL 36532

05-46-05-22-0-000-001.695  
PIN: 262315  
FST MASON, DON E ETUX BARBARA G  
5 COLONEL WINK DR  
SULLYPORT MS 39507

EXIST. FIRE HYDRANT

**OWNER**  
FAIRHOPE SINGLE TAX CORP.  
336 FAIRHOPE AVE.  
FAIRHOPE AL 36532

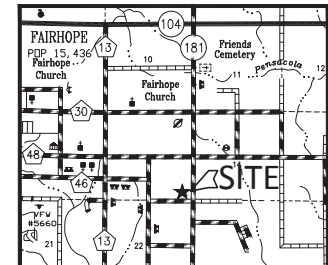
**LESSEE / DEVELOPER**  
PROVISION INVESTMENTS, LLC  
2210 MAIN ST. UNIT H  
DAPHNE, AL 36526

**PARCEL NO.:**  
05-46-05-15-0-000-003.545

**SITE DATA**  
CURRENT ZONING: B-4  
LIN. FT. STREETS: EXIST.  
NUMBER OF LOTS: 2  
MINIMUM LOT: NONE  
SMALLEST LOT: 31,649 SF  
LARGEST LOT: 32,655 SF  
COMMON AREAS: NONE  
TOTAL AREA: 1.48 AC.

**REQUIRED SETBACKS:**  
FRONT: 60 FEET (H.C.S.)  
REAR: 20 FEET  
SIDE: 10 FEET  
SIDE STREET: 10 FEET

**WATER SERVICE:** CITY OF FAIRHOPE  
**SEWER SERVICE:** CITY OF FAIRHOPE  
**ELECTRIC SERVICE:** CITY OF FAIRHOPE  
**TELEPHONE SERVICE:** AT&T



VICINITY MAP  
1" = 1 MILE

**SURVEYOR'S NOTES:**

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- 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.
- SURVEY WAS CONDUCTED ON MARCH 25TH, 2021; AND IS RECORDED IN FIELD BOOK #322, AT PAGE 53, AND IN AN ELECTRONIC DATA FILE.
- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.
- 

**SURVEYOR'S CERTIFICATE:**

STATE OF ALABAMA  
COUNTY OF BALDWIN  
  
WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

LOT ONE (1), UNIT THREE (3), PECAN ORCHARD SUBDIVISION, AS PER ITS PLAT FILED FOR RECORD IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA IN MAP BOOK 11, PAGE 70; SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT LANDS HERETOFORE CONVEYED TO BALDWIN COUNTY, ALABAMA BY THAT RIGHT-OF-WAY DEED, RECORDED IN DEED BOOK 149, PAGE 263, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

LANDS SURVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, UNIT 3, PECAN ORCHARD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 11, PAGE 70, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00°26'40" EAST, A DISTANCE OF 208.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°33'46" EAST, A DISTANCE OF 313.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00°26'40" WEST, ALONG THE WEST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, A DISTANCE OF 171.63 FEET; THENCE RUN SOUTH 56°24'43" WEST, A DISTANCE OF 66.20 FEET TO THE NORTH RIGHT-OF-WAY OF WINDMILL ROAD; THENCE RUN NORTH 89°33'05" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID WINDMILL ROAD, A DISTANCE OF 258.20 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.48 ACRES, MORE OR LESS, AND LIES IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

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

*[Signature]* 03-04-2021  
S E CIVIL, LLC DATE  
DAVID E. DIEHL AL P.L.S. NO. 26014  
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

**FLOOD CERTIFICATE:**

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0663M, COMMUNITY NUMBER 010006, PANEL NUMBER 0663, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

**GENERAL NOTES:**

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- STORMWATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERETHWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
- THERE IS DEDICATED HERETHWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS (UNLESS SHOWN OTHERWISE) AND A 10 FOOT DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES (5 FOOT OFF EACH SIDE). NO FENCES OR STRUCTURES SHALL BE PLACED IN DRAINAGE OR UTILITY EASEMENTS.
- A PROPERTY OWNERS' ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

**CERTIFICATE OF APPROVAL BY BALDWIN E.M.C.**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**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 \_\_\_\_ DAY OF \_\_\_\_ 2021.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (SEWER):**

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY CITY OF FAIRHOPE UTILITIES (WATER):**

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

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

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

THE CITY OF FAIRHOPE PLANNING COMMISSION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

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

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION

BY: \_\_\_\_\_ AS ITS: PRESIDENT

BY: \_\_\_\_\_ AS ITS: SECRETARY

**CERTIFICATE OF NOTARY PUBLIC:**

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF LEASEHOLD OWNERSHIP**

WE, THE UNDERSIGNED, \_\_\_\_\_ AS MANAGER OF PROVISION INVESTMENTS, LLC, PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS WINDMILL PROFESSIONAL PARK, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

PRINT NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_

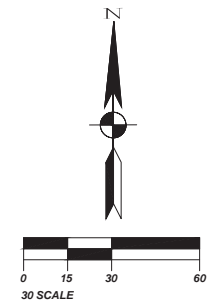
**CERTIFICATE OF NOTARY PUBLIC:**

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



**WINDMILL PROFESSIONAL PARK**  
A RESUBDIVISION OF LOT 1, UNIT THREE  
PECAN ORCHARD SUBDIVISION, MAPBOOK 11, PAGE 70

<b>BOUNDARY &amp; PLAT OF SUBDIVISION</b>  <b>PROVISION INVESTMENTS, LLC</b>		DRAWN DED CHKD. DED PROJ MGR DED SCALE 1"=30' PROJECT 20200768 FILE 2 Lot Sub.dwg SHEET 1 OF 1
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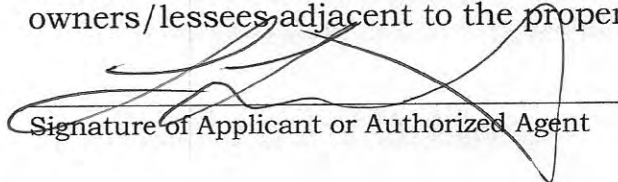


**CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST**  
As Required by the City of Fairhope

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

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

  
Signature of Applicant or Authorized Agent

3/23/21  
Date of Application

## Windmill Professional Park

### Adjacent Property Owners

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-46-05-15-0-000-003.544	14533	FST MPM INVESTMENTS L L C	7685 ST HWY 59	FOLEY	AL	36535
05-46-05-15-0-000-003.545	77607	FST PROVISION INVESTMENTS L L C	19947 ST HWY 181	FAIRHOPE	AL	36532
05-46-05-22-0-000-001.516	14991	FST MANIFOLD, SIMONE M	9950 WINDMILL ROAD	FAIRHOPE	AL	36532
05-46-05-22-0-000-001.694	254645	FST MANIFOLD, BENJAMIN LAWRENCE ETUX MIA	9940 WINDMILL RD	FAIRHOPE	AL	36532
05-46-05-22-0-000-001.695	262315	FST MASON, DON E ETUX BARBARA G	5 COLONEL WINK DR	GULFPORT	MS	39507
05-46-06-14-0-000-001.533	77292	FST SWEETWATER INVESTMENTS L L C	20040 ST HWY 181 Suite D	FAIRHOPE	AL	36532
05-46-06-23-0-000-009.000	29835	WALKER, LINDA R	8800 MORPHY AVE	FAIRHOPE	AL	36532





March 23, 2021

**Mr. Jason Langley**  
**Fairhope Public Utilities**  
**555 S. Section Street**  
**Fairhope, Alabama 36532**

**Re: Windmill Professional Park - Fire Flow Test**

Dear Jason:

We have historical data for the fire flow at the corner of Windmill and SR 181 for a previous project we did in this area. Below are the results from that test. The static and residual hydrant is the hydrant at the SW corner of Windmill Road and SR 181. The flow hydrant was located on Windmill Road.

Static Pressure – 52 psi  
Residual Pressure – 48 psi  
Pitot Pressure – 25 psi  
Flow – 840 gpm

The standard condition for Determining Fire Flow available in a system is calculating the flow available at a residual pressure of 20 psi. This can be done by the following equation:

$$Q_r = Q_f \times (h_r^{0.54} / h_f^{0.54}), \text{ where}$$

$Q_r$  = the flow available at the desired residual pressure, gpm

$Q_f$  = the sum of the flows from all hydrants, gpm

$h_r$  = the difference in pressure between the static pressure measured at the residual hydrant and the desired residual pressure, psi

$h_f$  = the difference in pressure between the static pressure and the residual pressure measured at the residual hydrant, psi

$Q_r$  = unknown

$Q_f$  = 840 gpm

$h_r$  = 52 psi – 20 psi = 33 psi

$h_f$  = 52 psi – 48 psi = 4 psi

$h_r^{0.54} = 6.50$

$h_f^{0.54} = 2.11$

$$Q_r = 840 \text{ gpm} \times (6.50/2.11) = 2581 \text{ gpm}$$

Based on the above calculations, the calculated fire flow at a residual pressure of 20 psi is 2581 gpm. The minimum allowable suggested fire flow is 1000 gpm. Based on this requirement, the existing fire flow IS adequate.

Sincerely,



Larry Smith, PE  
larry@secivil.pro





April 21, 2021

**Hunter Simmons**  
**Fairhope Planning Department**  
**555 S. Section Street**  
**Fairhope, AL 36532**

**Re: Windmill Professional Park – Traffic Letter**

Dear Hunter:

This letter is to serve as back up information as to why a Traffic Impact Study is not warranted for this project. According to the subdivision regulations a traffic impact study is required if a project will increase the average daily traffic by 1,000 trips or generate 50 trips or more during any peak hour period. Attached is the ITE Trip Generation Report. The overall development consists of four office buildings totaling 8,344 sf. When plugging this size office into the ITE Trip Generation Report, we come up with 92 daily trips and 12 peak hour trips. This does not meet the threshold for a traffic study. Please refer to the attached ITE Trip Generation Report.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Smith', written in a cursive style.

**Larry Smith, PE**  
larry@secivil.pro

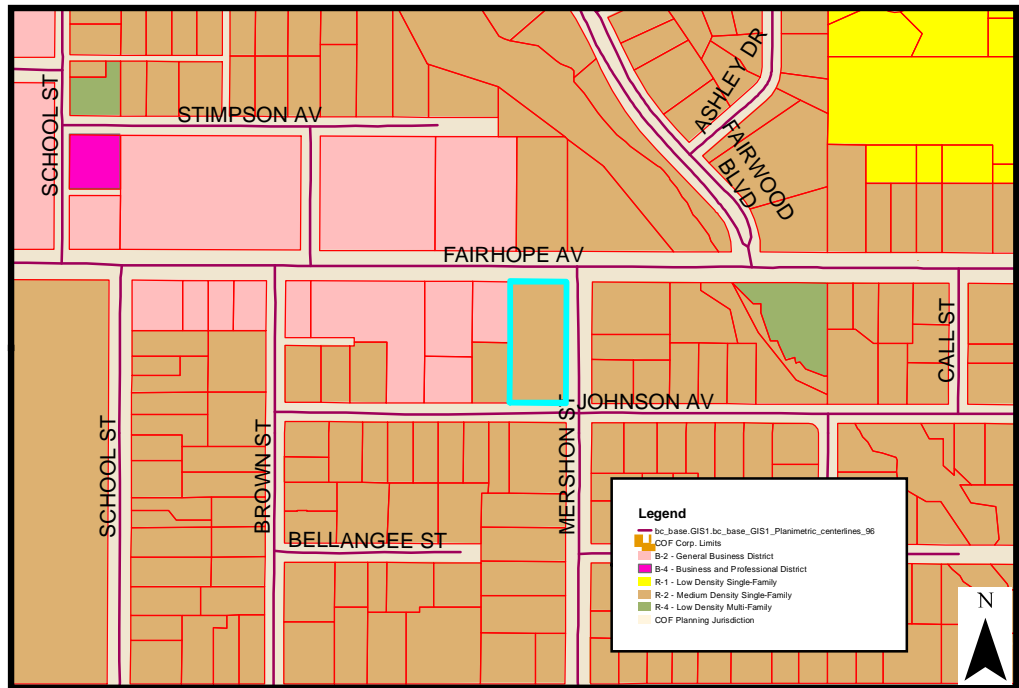
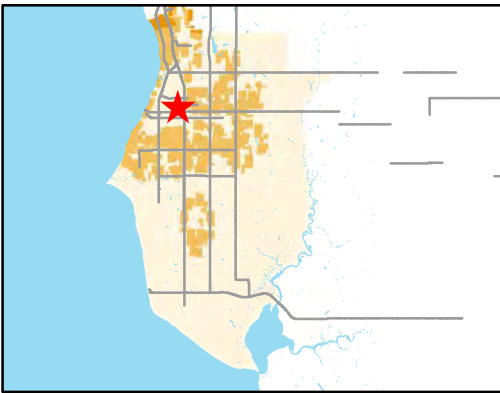


# City of Fairhope Planning Commission

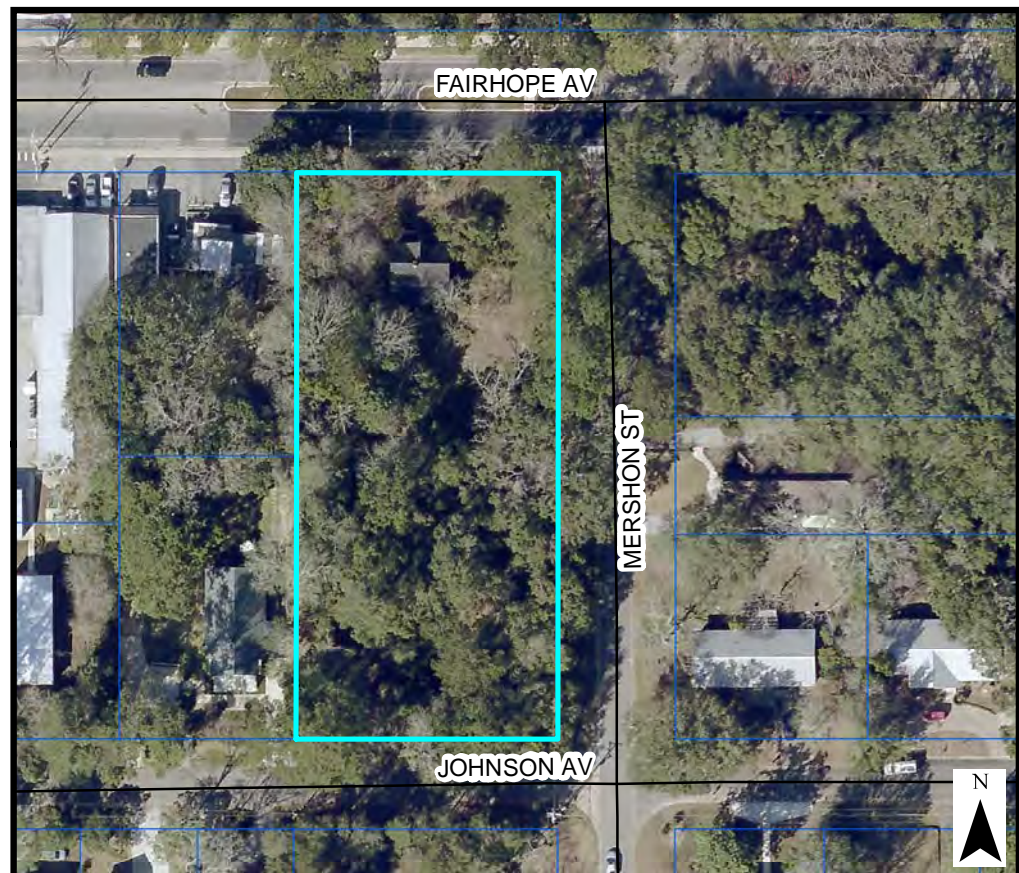
July 8, 2021



## SD 21.31 - Melanies Place



<b>Project Name:</b>	MELANIES PLACE
<b>Site Data:</b>	1.07 acres
<b>Project Type:</b>	4-Lot Minor Subdivision
<b>Jurisdiction:</b>	Fairhope Planning Jurisdiction
<b>Zoning District:</b>	R-2
<b>PPIN Number:</b>	15312
<b>General Location:</b>	Southwest corner of the intersection of Fairhope Ave. and Mershon St.
<b>Surveyor of Record:</b>	Seth Moore
<b>Engineer of Record:</b>	N/A
<b>Owner / Developer:</b>	Ron and Melanie Johnson
<b>School District:</b>	Fairhope West Elementary, Middle and High Schools
<b>Recommendation:</b>	Approved w/ Conditions
<b>Prepared by:</b>	Mike Jeffries



**Summary of Request:**

The owner is FST Ron and Melanie Johnson. Seth Moore with Moore Surveying, Inc is the authorized agent for the project. This application is for a 4-lot minor subdivision located on the southwest corner of the intersection of Fairhope Ave. and Mershon St. The property is currently zoned R-2 and has been reviewed for compliance with the City of Fairhope’s Subdivision Regulations and applicable ordinances.

**General Comments:**

- Sidewalks are required to be built along Mershon St. and Johnson Ave.
  - o Plat shall not be signed until sidewalk is completed and inspected by Building Department.
- Lot 4 has restricted access and is noted on the plat.
- Staff recommends an extension to record the final plat due to current delays in materials.

**Drainage Comments:**

- The existing flow patterns are not being changed.

**Utility Comments:**

- Water, Sewer, Gas, and Electrical Utilities are provided by Fairhope.

SITE DATA:

1. Total Number of Lots 4,  
Project Size 1.07+/- Acres  
Lot Size 11,096+/- Square Feet  
Largest Lot 13,496+/- Square Feet
2. The Lots are served by  
AT & T Communications (BELLSOUTH) – Telephone,  
City of Fairhope Water, Gas, Power, Sewer
3. Property lies Inside the City of Fairhope.
4. Property is Zoned R-2.  
Minimum Building Setbacks  
FRONT 35 Feet  
REAR 35 Feet  
SIDE 10 Feet  
Unless Otherwise Noted Hereon.
5. There is a 15-foot wide Drainage & Utility Easement  
Being 7.5-feet on each side of side lot lines.

NO NEW Streets or Utility Lines this Project at this time.

Easements are as shown hereon.

FLOOD CERTIFICATE:

I also state that I have examined the current FIA Official Flood Hazard Map, Community Number 010006, Panel Number 0644 M, (01003C0644 M) and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2019.

LOT 4 SHALL ONLY BE  
ACCESSED FROM MERSHON STREET

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

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

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

- **Meets**

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

- **Meets**

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

- **Meets**

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

- **Meets**

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

- **Meets**

**Staff Recommendation:**

Approve with the following conditions:

1. Inspection and approval of completed sidewalks along Mershon St. and Johnson Ave by City of Fairhope Building Department.
2. Extension of recording the Final Plat from 60 days to 180 days to allow for completion of sidewalk.

OWNERS CERTIFICATE:  
STATE OF ALABAMA)  
BALDWIN COUNTY)  
CITY OF FAIRHOPE)

We, Fairhope Single Tax Corporation, hereby state that we are the owners of the within described lands. I, Lee O. Turner, II, whose name as President and Ruben E. (Ed) Davidson, III, whose name as SECRETARY, do hereby acknowledge and adopt the same under the design and title hereon indicated; and grant all easements and dedicate all streets, alleys, walls, parks, and other open spaces to public or private use as noted, together with such restrictions and covenants noted below or attached in a separate legal document. Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

FAIRHOPE SINGLE TAX CORPORATION

Lee O. Turner, II, PRESIDENT Ruben E. (Ed) Davidson, III, SECRETARY

NOTARY CERTIFICATE:  
I, \_\_\_\_\_, a Notary Public in and for said State and County, hereby certify that Lee O. Turner, II, whose name as President and Ruben E. (Ed) Davidson, III, whose name as SECRETARY, of FAIRHOPE SINGLE TAX CORPORATION, an Alabama Corporation, as signed to the foregoing certificate, and who are known to me, acknowledged before me on this day, that being informed of the contents of the certificate, that they as such officers and with full authority executed the same voluntarily for and as an act of said corporation. Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public Baldwin County, Alabama

My Commission Expires \_\_\_\_\_

LESSEE S CERTIFICATE OF ACCEPTANCE:  
STATE OF ALABAMA)  
COUNTY OF BALDWIN)

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

Ronald E. Johnson Date: \_\_\_\_\_

Melanie C. Johnson Date: \_\_\_\_\_

NOTARY PUBLIC:  
STATE OF ALABAMA)  
COUNTY OF BALDWIN)

I, \_\_\_\_\_, a Notary Public, in and for said State and County, do hereby certify that the above name/s signed to the within LESSEES ACCEPTANCE and who is known to me, that they voluntarily executed said ACCEPTANCE on this date. Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public - Baldwin County, Alabama.

My Commission Expires: \_\_\_\_\_

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

The undersigned, as authorized by The City of Fairhope, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Authorized Representative GAS

Authorized Representative POWER

Authorized Representative WATER & SEWER

TELEPHONE COMPANY CERTIFICATE:  
The undersigned, as authorized by \_\_\_\_\_, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Authorized representative \_\_\_\_\_

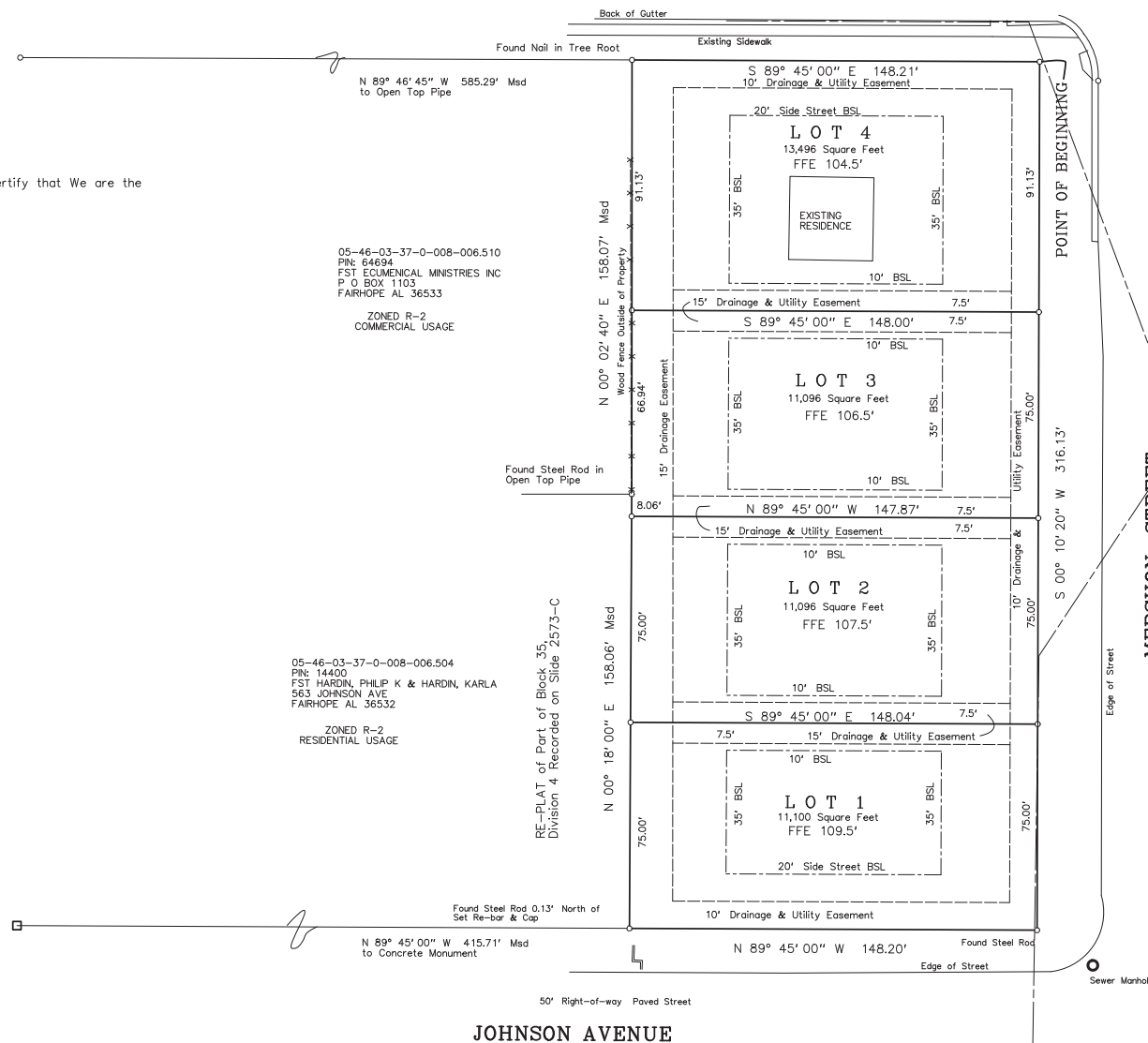
A DRAINAGE PLAN, BY AN ALABAMA REGISTERED ENGINEER, SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF FAIRHOPE ORDINANCES AND ALABAMA DEPARTMENT ENVIRONMENTAL MANAGEMENT REQUIREMENTS AS PER THE 2016 HANDBOOK (ADEM) OR LATEST VERSION.

BUILDING SETBACKS ARE DETERMINED BY THE CITY OF FAIRHOPE ZONING ORDINANCE, THE PRESENT ZONING IS R-2

THE FINISH FLOOR ELEVATION IS AS SHOWN OR SHALL BE NO LESS THAN 15-INCHES HIGHER THAN THE HIGHEST ELEVATION NEXT TO THE RESIDENCE.

FAIRHOPE AVENUE

80' Right-of-way Paved 3-lane Street



- SITE DATA:
- Total Number of Lots 4, Project Size 1.07 +/- Acres, Lot Size 11,096 +/- Square Feet, Largest Lot 13,496 +/- Square Feet
  - The Lots are served by AT & T Communications (BELLSOUTH) - Telephone, City of Fairhope - Water, Gas, Power, Sewer
  - Property lies inside the City of Fairhope.
  - Property is Zoned R-2. Minimum Building Setbacks: FRONT 35 Feet, REAR 35 Feet, SIDE 10 Feet. Unless Otherwise Noted Hereon.
  - There is a 15-foot wide Drainage & Utility Easement Being 7.5-feet on each side of side lot lines.

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

FLOOD CERTIFICATE:  
I also state that I have examined the current FIA Official Flood Hazard Map, Community Number 010006, Panel Number 0644 M, (01003C0644 M) and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2019.

LOT 4 SHALL ONLY BE ACCESSED FROM MERSON STREET

LEGAL DESCRIPTION:  
BEGINNING at the intersection of the South Right-of-way line of Fairhope Avenue and the West Right-of-way line of Mershon Street in the City of Fairhope, Alabama, run South 00 degrees 10 minutes 20 seconds West, along said West Right-of-way line a distance of 300.16 feet to an iron pin marker at the intersection of said West Right-of-way with the North Right-of-way line of Johnson Avenue; thence run North 89 degrees 45 minutes 00 seconds West, a distance of 148.20 feet to an iron pin marker on the East property line of the Re-plat of part of Block 35 as per its plat recorded on Slide 2573-C in the Judge of Probate's Office, Baldwin County, Alabama; thence run North 00 degrees 18 minutes 00 seconds East, along said East property line a distance of 158.06 feet to an iron pin marker; thence run North 00 degrees 02 minutes 40 seconds East, a distance of 158.07 feet to a nail in a tree root lying on the South Right-of-way line; thence run South 89 degrees 45 minutes 00 seconds East, along said South Right-of-way line a distance of 148.21 feet to the POINT OF BEGINNING.

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 \_\_\_\_\_, 2021.

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



- SURVEYORS NOTES:
- All measurements were made in accordance with U.S. Standards.
  - Description as furnished by Client.
  - There may be Recorded or Unrecorded Deeds, Easements, Right-of-ways, or other instruments that could affect the Boundaries of said properties.
  - There was NO attempt to determine the existence, location or extent of any Sub-surface features such as Septic Tanks, Underground Utilities, Footings, etc.
  - Bearings and Distances shown hereon were "Computed" from actual field traverses.
  - The Basis of Bearings for this Survey are Based on Grid North as established by G. P. S. Real Time Network R. I. K., referenced to NAD 1983, Alabama West Zone.
  - There was NO attempt made to locate any Environmental issues such as but not limited to Wetlands, Fuel Tanks, etc.
  - Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
  - Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
  - Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
  - Flood Zones are scaled from the current FEMA maps.
  - Limits of proposed Residence to be staked are as per clients instructions.
  - Verify any Building Setbacks and Building Location with the proper authorities before any construction can begin.
  - This Plat or Map is the property of Moore Surveying Inc. and Seth Moore. It is Solely for the use of the Client Named hereon and may not be used by a Third Party.
  - This Survey is Valid for 30 days from the date of survey and it is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying Inc. or Seth Moore.
  - This Survey is based upon existing monumentation found as hereon states and does not purport to represent a retracement of the Government Survey.

BSL = Building Setback Line

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

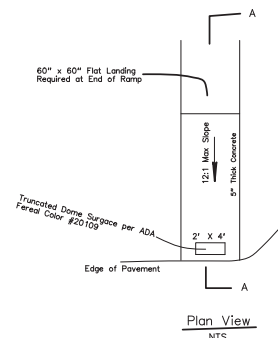
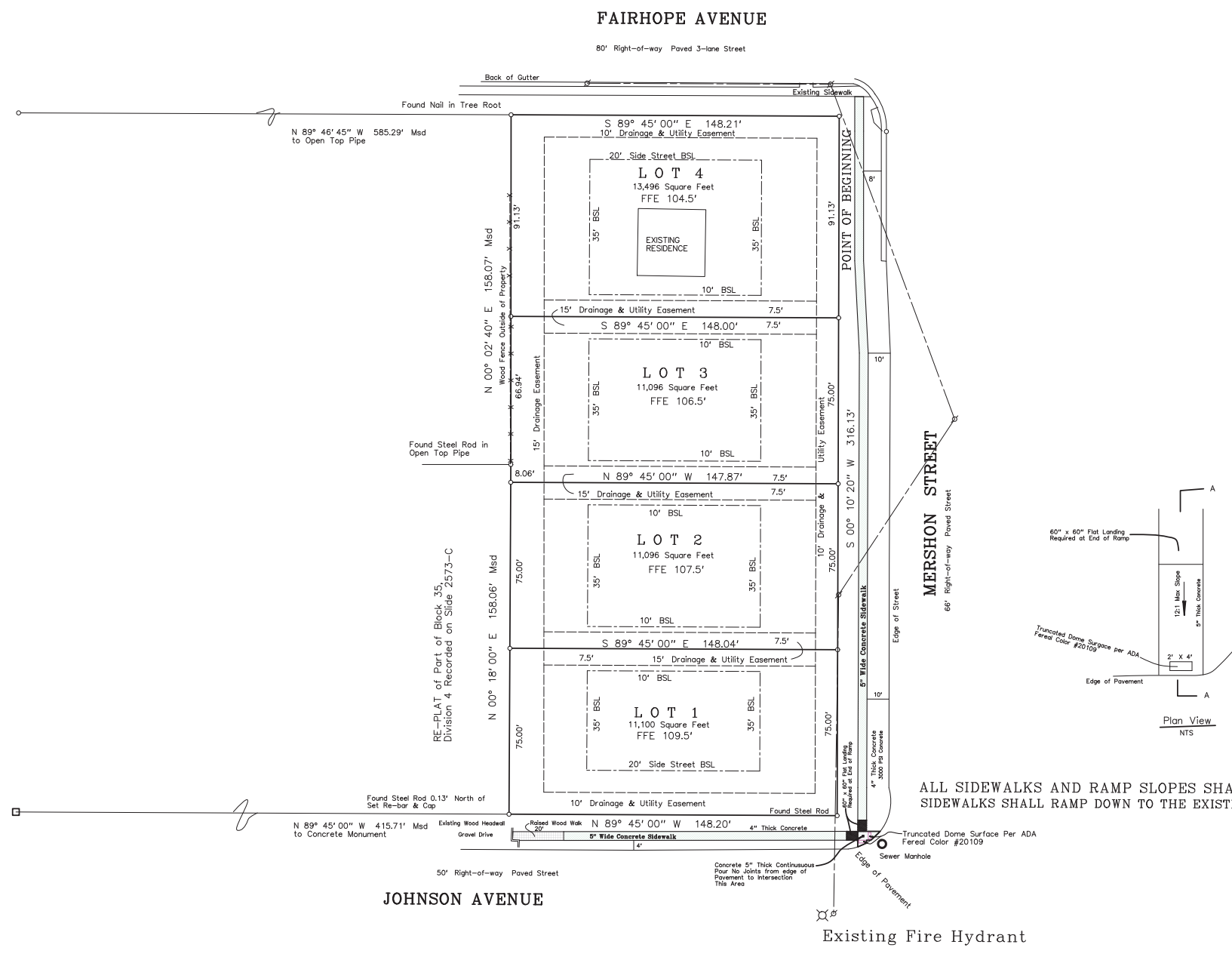
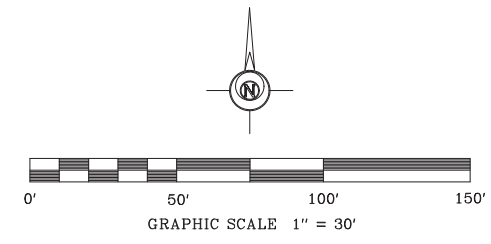


MOORE SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING  
555 NORTH SECTION STREET,  
FAIRHOPE, ALABAMA 36532  
PHONE (251) 928 - 6777  
Email mooresurveying@bellsouth.net

<p>LEGEND</p> <ul style="list-style-type: none"> <li>PP - Power Pole</li> <li>CL - Centerline</li> <li>SD - Sidewalk</li> <li>BS - Board</li> <li>MS - Measured</li> <li>CS - Calculated</li> <li>CC - Close Corner</li> <li>B - Balise</li> <li>ML - Iron Length</li> <li>ML - Iron</li> <li>ML - Bench Mark</li> <li>LEV - Elevation</li> <li>FM - Found Re-bar &amp; Cap</li> <li>SP - Found Iron Pin</li> <li>SP - Set Re-bar &amp; Cap</li> </ul>	<p>JOB NO. 2021 93</p> <p>DATE 4/12/2021</p> <p>FIELD WORK 4/09</p> <p>DRAWN BY SWM</p> <p>SCALE 1" = 30'</p> <p>REVISIONS</p>
--	--

MELANIES PLACE  
A RE-PLAT OF PART OF BLOCK 35, DIVISION 4  
FAIRHOPE SINGLE TAX CORPORATION LANDS

Property Lies in Block 35, Division 4, in Section 17, T-6-S, R-2-E



SIDEWALK PLAN



**MOORE SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING  
 555 NORTH SECTION STREET,  
 FAIRHOPE, ALABAMA 36532  
 PHONE (251) 928 - 6777  
 Email mooresurveying@bellsouth.net

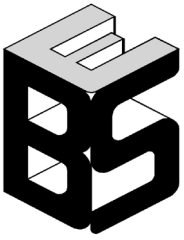
REVISIONS	FF = Power Pole	JOB NO.	2021 93
	CL = Centerline	DATE	4/12/2021
	CG = Centerline	FIELD WORK DATE	4/09
	MC = Feature	DRAWN BY	SWM
	WD = Wooded	SCALE	1" = 30'
	CS = Culvert	REVISIONS	
	FC = Fence Corner		
	B = Bench Mark		
	ARC = Arc Length		
	SL = Station		
SP = Set Re-bar & Cap			

**MELANIES PLACE**  
 A RE-PLAT OF PART OF BLOCK 35, DIVISION 4  
 FAIRHOPE SINGLE TAX CORPORATION LANDS

Property Lies in Block 35, Division 4, in Section 17, T-6-S, R-2-E

2021 MOORE SURVEYING, INC. Copying this Survey is strictly prohibited. This Survey is copyright.





May 17, 2021


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

RE: Melanie's Place Subdivision

This subdivision consists of four (4) lots with access to Mershon Street between Fairhope Avenue and Johnson Avenue. Due to the scale of this project, current level of traffic along Mershon Street in this location, and the number of peak hour trips generated, this development will not adversely impact the traffic and a traffic study is not warranted.

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

Respectfully Submitted,  
**BARTON & SHUMER ENGINEERING, LLC**

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

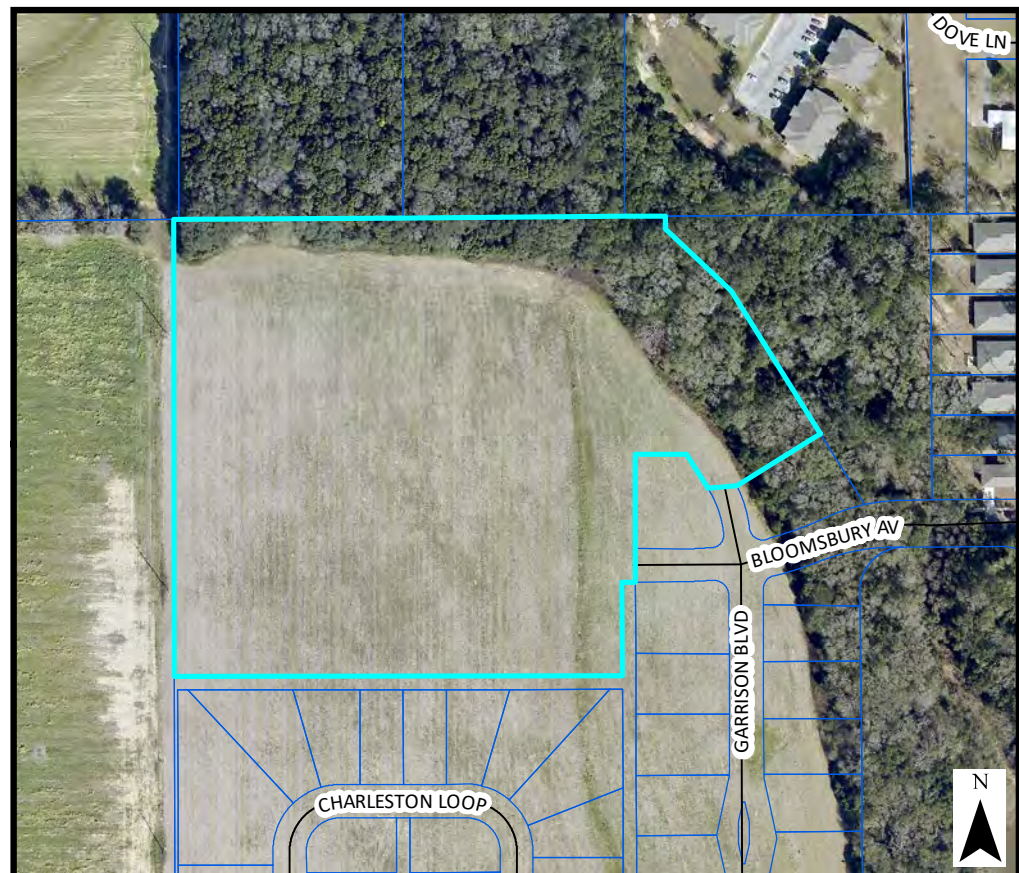
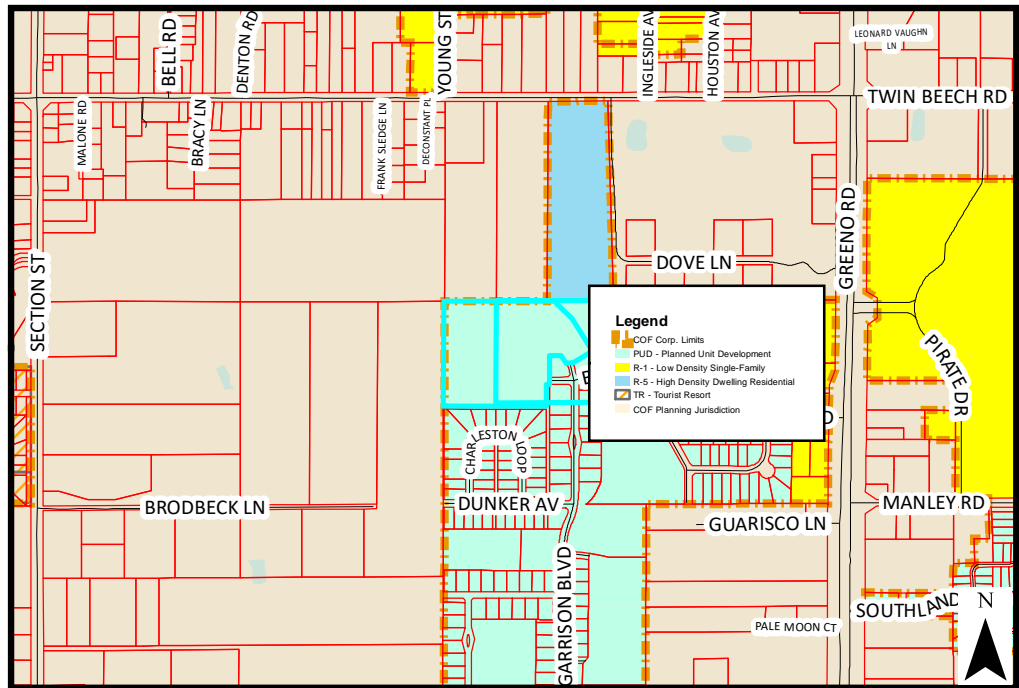
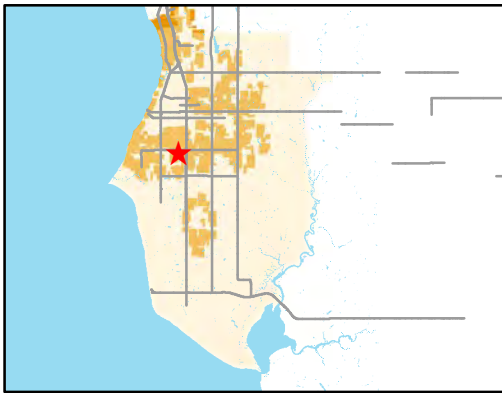


# City of Fairhope Planning Commission

July 8, 2021



## SD 21.36 - Old Battles Village, Phase 6



<b>Project Name:</b>	Old Battles Village Phase 6
<b>Site Data:</b>	12.37 acres
<b>Project Type:</b>	36-lot Subdivision
<b>Jurisdiction:</b>	Fairhope Planning Jurisdiction
<b>Zoning District:</b>	PUD
<b>PPIN Number:</b>	380062
<b>General Location:</b>	North side of Phase 5 of the Hamlet At Old Battles Village
<b>Surveyor of Record:</b>	
<b>Engineer of Record:</b>	Dewberry
<b>Owner / Developer:</b>	68V OBV 2020, LLC
<b>School District:</b>	Fairhope Elementary School Fairhope Middle and High Schools
<b>Recommendation:</b>	Approved w/ Conditions
<b>Prepared by:</b>	Samara Walley



RECEIVED

MAY 25 2021

BY: [Signature]

**APPLICATION FOR SUBDIVISION PLAT APPROVAL**

Application Type:     Village Subdivision                       Minor Subdivision                       Informal (No Fee)

Preliminary Plat                                       Final Plat                                       Multiple Occupancy Project

Attachments:                       Articles of Incorporation or List all associated investors

Date of Application: \_\_\_\_\_

**Property Owner / Leaseholder Information**

Name of Property Owner: KJC Investments, LLC Phone Number: \_\_\_\_\_

Address of Property Owner: 29891 WOODROW LANE, STE. 300

City: SPANISH FORT State: AL Zip: 36527

Proposed Subdivision Name: OLD BATTLES VILLAGE, PHASE SIX SUBDIVISION

No. Acres in Plat: 1 2.37 AC No. Lots/Units: 36

Parcel No: 46-09-29-0-000-055.054 Current Zoning: PUD

**Authorized Agent Information**

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

Name of Authorized Agent: DEWBERRY Phone Number: 929-9809

Address: 25353 FRIENDSHIP RD

City: DAPHNE State: AL Zip: 36526

Contact Person: MELISSA A. CURRIE

**Surveyor/Engineer Information**

Name of Firm: DEWBERRY Phone Number: 929-9789

Address: 25353 FRIENDSHIP RD

City: DAPHNE State: AL Zip: 36526

Contact Person: JASON N. ESTES

Plat Fee Calculation:

Reference: Ordinance 1269

Signatures:

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

Kimberly J. Cox

Property Owner/Leaseholder Printed Name

5/24/21

Date

[Signature]

Signature

\_\_\_\_\_

Fairhope Single Tax Corp. (If Applicable)

**Summary of Request:**

The owner and applicant is 68V OBV 2020, LLC. Dewberry is the authorized agent and Engineer of Record for the project. This a preliminary plat application is for a 36-lot subdivision located on the north side of phase 5 of the Hamlet At Old Battles Village. Phase 6 must be built in substantial conformance to the approved PUD site plan for this property. Phase 6 of the original PUD (ZC 16.03) included 46 lots. The PUD was later amended (ZC 18.06) and Phase 6 now includes 36-lots.



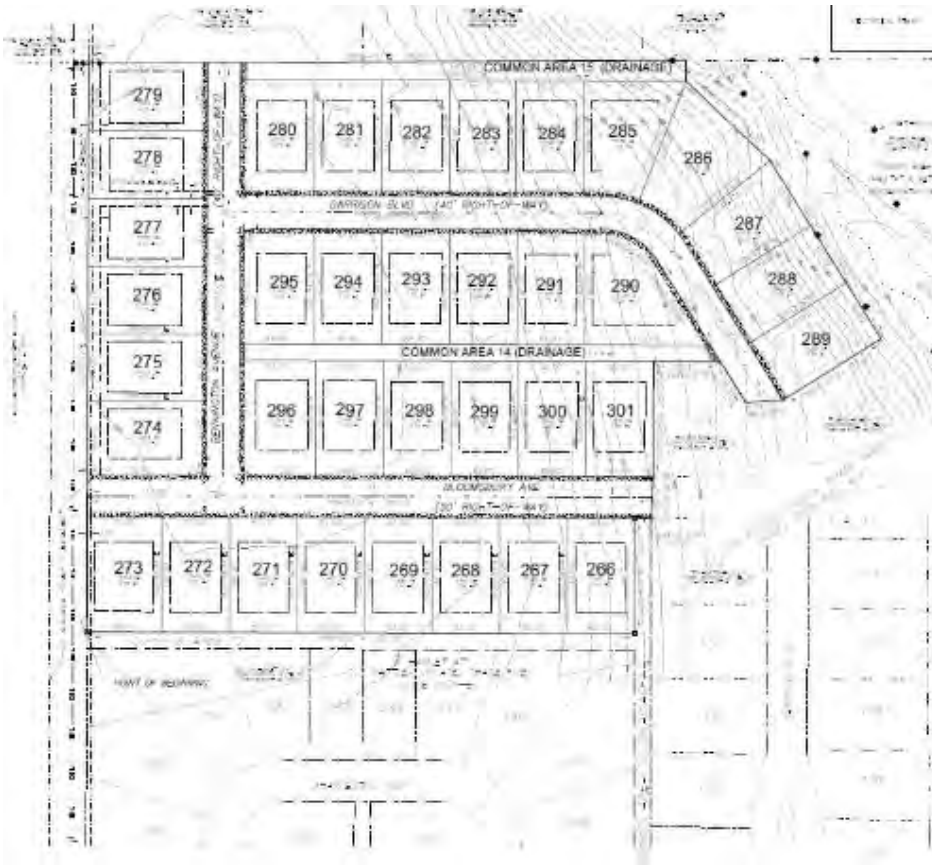
**Original PUD**



**Amended PUD**

**Comments:**

The applicant has submitted plans illustrating the 36- lot division. Phase 6 directly connects to Phase 3 to the east and directly abuts Phase 5, The Hamlet, to the south. Interior sidewalks are illustrated on the preliminary plat for the subject. Two common areas are illustrated. One common area abuts lots 280-285 to the north. The other common area is located in the center of the development between lots 290-301. Wetlands and wetland buffer signage is located along the northeast corner of Phase 6 development. It was determined by Staff that a wetland delineation or wetland report was not required for this phase.



All infrastructure, including roadways, drainage, and utilities, shall be constructed in accordance to the most restrictive standards of the County and the City of Fairhope and/ or the respective utility companies. Phase 6 of this development has gas, water, and sewer service availability through the City of Fairhope. Electrical service is available through Riviera Utilities.

A landscape plan was provided illustrating street trees. The final approval of the landscape plan shall be required by the Director of Planning and Zoning.

Below is the site data table.

SITE DATA	
ZONED: PUD	ACCESSORY BUILDING STANDARDS
LIN. FT. STREETS: 1,986 L.F.	BUILDING HEIGHT: 30'
NUMBER OF LOTS: 36	MAX. TOTAL LOT COVERAGE:
SMALLEST LOT: 11,208 SF	25% OF THE REQUIRED REAR YARD
LARGEST LOT: 14,928 SF	REQUIRED SETBACKS:
COMMON AREAS: 0.55 AC.	(LOCATED IN REAR YARD ONLY)
TOTAL AREA: 12.37 AC.	REAR: 5 FEET (SEE GENERAL NOTE 9)
DENSITY: 2.91 DU/AC	SIDE: 10 FEET
PRINCIPAL BUILDING STANDARDS	STREET SIDE: 20 FEET
BUILDING HEIGHT: 30'	WATER SERVICE: CITY OF FAIRHOPE
MAX. ALLOWABLE LOT COVERAGE: 37%	SEWER SERVICE: CITY OF FAIRHOPE
REQUIRED SETBACKS:	ELECTRIC SERVICE: RIVIERA UTILITIES
FRONT: 30 FEET	TELEPHONE SERVICE: AT&T
REAR: 25 FEET	GAS SERVICE: CITY OF FAIRHOPE
SIDE: 10 FEET	
STREET SIDE: 20 FEET	

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

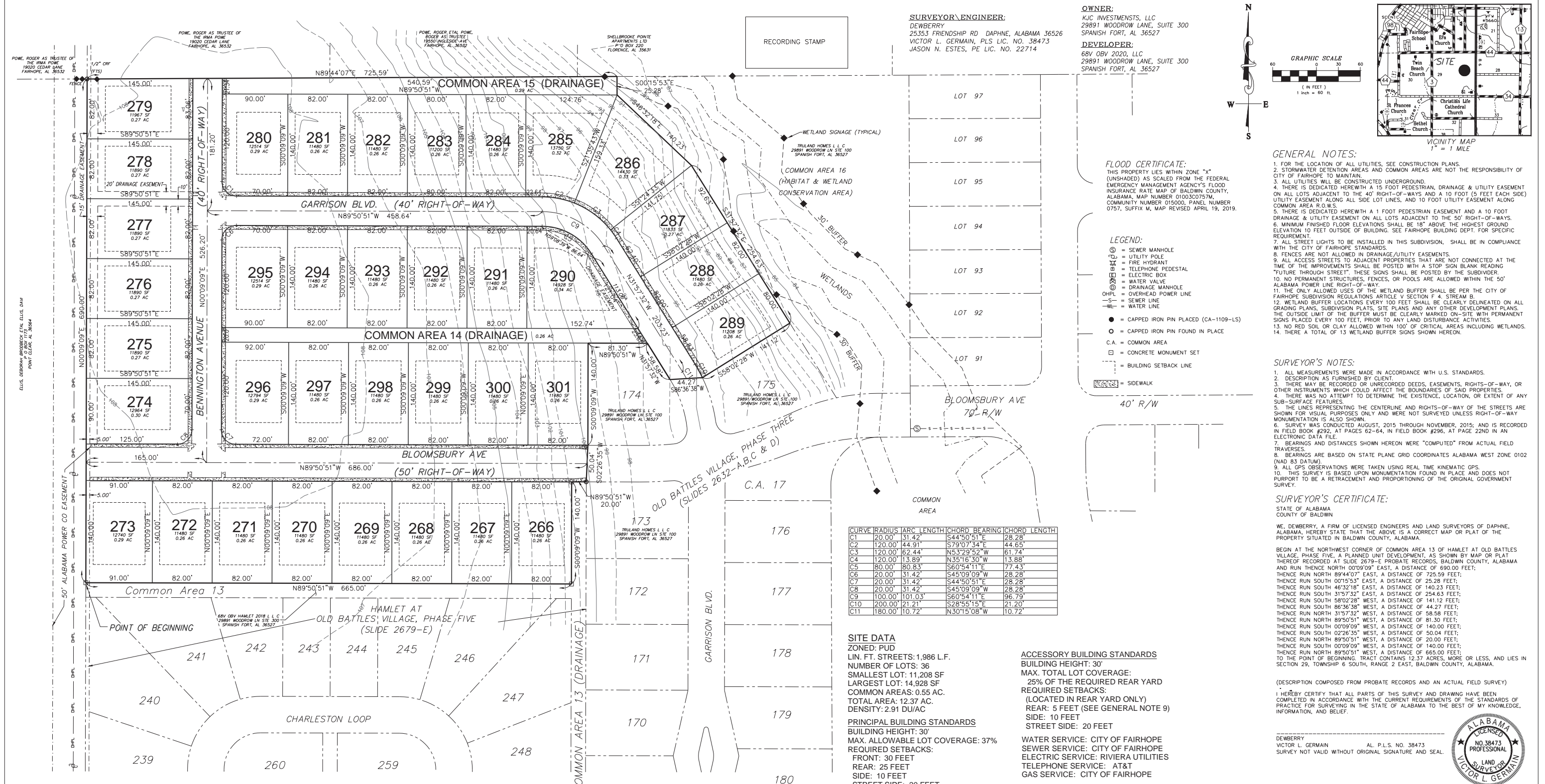
**“2. Consistency with Plans, Regulations and Laws - The Planning Commission shall not approve the subdivision of land if the Commission makes a finding that such land is not suitable for platting and development as proposed, due to any of the following:**

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

**Recommendation:**

Staff recommends **APPROVAL** SD 21.36 Old Battles Village Phase 6 Preliminary Plat **subject to the following conditions:**

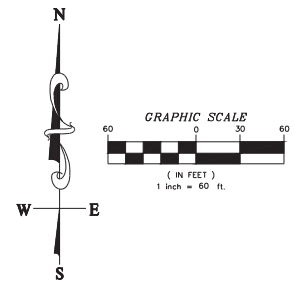
1. Updated O&M plan shall be required at Final Plat that considers phases 2-6.
2. All infrastructure, including roadways, drainage, and utilities, shall be constructed in accordance to City of Fairhope standards.
3. Prior to scheduling of a pre-construction meeting, construction documents shall be submitted to Fairhope Building Department along with permit application.



**SURVEYOR/ENGINEER:**  
 DEWBERRY  
 25353 FRIENDSHIP RD DAPHNE, ALABAMA 36526  
 VICTOR L. GERMAIN, PLS LIC. NO. 38473  
 JASON N. ESTES, PE LIC. NO. 22714

**OWNER:**  
 KJC INVESTMENTS, LLC  
 29891 WOODROW LANE, SUITE 300  
 SPANISH FORT, AL 36527

**DEVELOPER:**  
 68V OBV 2020, LLC  
 29891 WOODROW LANE, SUITE 300  
 SPANISH FORT, AL 36527



**FLOOD CERTIFICATE:**  
 THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100300757M, COMMUNITY NUMBER 015000, PANEL NUMBER 0757, SUFFIX M, MAP REVISED APRIL 19, 2019.

**LEGEND:**  
 (S) = SEWER MANHOLE  
 (U) = UTILITY POLE  
 (F) = FIRE HYDRANT  
 (E) = TELEPHONE PEDESTAL  
 (B) = ELECTRIC BOX  
 (V) = WATER VALVE  
 (D) = DRAINAGE MANHOLE  
 OHPL = OVERHEAD POWER LINE  
 (S) = SEWER LINE  
 (W) = WATER LINE  
 ● = CAPPED IRON PIN PLACED (CA-1109-LS)  
 ○ = CAPPED IRON PIN FOUND IN PLACE  
 C.A. = COMMON AREA  
 □ = CONCRETE MONUMENT SET  
 --- = BUILDING SETBACK LINE  
 [Pattern] = SIDEWALK

- GENERAL NOTES:**
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
  - STORMWATER DETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
  - ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
  - THERE IS DEDICATED HERewith A 15 FOOT PEDESTRIAN, DRAINAGE & UTILITY EASEMENT ON ALL LOTS ADJACENT TO THE 40' RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND 10 FOOT UTILITY EASEMENT ALONG COMMON AREA R.O.W.S.
  - THERE IS DEDICATED HERewith A 1 FOOT PEDESTRIAN EASEMENT AND A 10 FOOT DRAINAGE & UTILITY EASEMENT ON ALL LOTS ADJACENT TO THE 50' RIGHT-OF-WAYS.
  - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION 10 FEET OUTSIDE OF BUILDING. SEE FAIRHOPE BUILDING DEPT. FOR SPECIFIC REQUIREMENTS.
  - ALL STREET LIGHTS TO BE INSTALLED IN THIS SUBDIVISION, SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE STANDARDS.
  - FENCES ARE NOT ALLOWED IN DRAINAGE/UTILITY EASEMENTS.
  - ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET". THESE SIGNS SHALL BE POSTED BY THE SUBDIVIDER.
  - NO PERMANENT STRUCTURES, FENCES, OR POOLS ARE ALLOWED WITHIN THE 50' ALABAMA POWER LINE RIGHT-OF-WAY.
  - THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE IV SECTION F 4. STREAM B.
  - WETLAND BUFFER LOCATIONS EVERY 100 FEET SHALL BE CLEARLY DELINEATED ON ALL GRADING PLANS, SUBDIVISION PLATS, SITE PLANS AND ANY OTHER DEVELOPMENT PLANS. THE OUTSIDE LIMIT OF THE BUFFER MUST BE CLEARLY MARKED ON-SITE WITH PERMANENT SIGNS PLACED EVERY 100 FEET, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
  - NO RED SOIL OR CLAY ALLOWED WITHIN 100' OF CRITICAL AREAS INCLUDING WETLANDS.
  - THERE A TOTAL OF 13 WETLAND BUFFER SIGNS SHOWN HEREON.

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
  - DESCRIPTION AS FURNISHED BY CLIENT.
  - THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
  - THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
  - THE LINES REPRESENTING THE CENTERLINE AND RIGHTS-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
  - SURVEY WAS CONDUCTED AUGUST, 2015 THROUGH NOVEMBER, 2015; AND IS RECORDED IN FIELD BOOK #292, AT PAGES 62-64, IN FIELD BOOK #296, AT PAGE 22ND IN AN ELECTRONIC DATA FILE.
  - BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
  - BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
  - ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
  - 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 PLAN OF THE PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

BEGIN AT THE NORTHWEST CORNER OF COMMON AREA 13 OF HAMLET AT OLD BATTLES VILLAGE, PHASE ONE, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MAP OR PLAN THEREOF RECORDED AT SLIDE 2679-E PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00°09'09" EAST, A DISTANCE OF 690.00 FEET;  
 THENCE RUN NORTH 89°44'07" EAST, A DISTANCE OF 725.59 FEET;  
 THENCE RUN SOUTH 00°15'53" EAST, A DISTANCE OF 25.28 FEET;  
 THENCE RUN SOUTH 46°32'18" EAST, A DISTANCE OF 140.23 FEET;  
 THENCE RUN SOUTH 31°57'32" EAST, A DISTANCE OF 254.63 FEET;  
 THENCE RUN SOUTH 58°02'28" WEST, A DISTANCE OF 141.12 FEET;  
 THENCE RUN SOUTH 86°36'38" WEST, A DISTANCE OF 44.27 FEET;  
 THENCE RUN NORTH 31°57'32" WEST, A DISTANCE OF 58.58 FEET;  
 THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 81.30 FEET;  
 THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET;  
 THENCE RUN SOUTH 02°26'35" WEST, A DISTANCE OF 50.04 FEET;  
 THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 20.00 FEET;  
 THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET;  
 THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 665.00 FEET;  
 TO THE POINT OF BEGINNING. TRACT CONTAINS 12.37 ACRES, MORE OR LESS, AND LIES IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

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  
 VICTOR L. GERMAIN AL. PLS. NO. 38473  
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	S44°50'51"E	28.28'
C2	120.00'	44.91'	S79°07'34"E	44.65'
C3	120.00'	62.44'	N53°29'52"W	61.74'
C4	120.00'	13.89'	N35°16'30"W	13.88'
C5	80.00'	80.83'	S60°54'11"E	77.43'
C6	20.00'	31.42'	S45°09'09"W	28.28'
C7	20.00'	31.42'	S44°50'51"E	28.28'
C8	20.00'	31.42'	S45°09'09"W	28.28'
C9	100.00'	101.03'	S60°54'11"E	96.79'
C10	200.00'	21.21'	S28°55'15"E	21.20'
C11	180.00'	10.72'	N30°15'08"W	10.72'

**SITE DATA**  
 ZONED: PUD  
 LIN. FT. STREETS: 1,986 L.F.  
 NUMBER OF LOTS: 36  
 SMALLEST LOT: 11,208 SF  
 LARGEST LOT: 14,928 SF  
 COMMON AREAS: 0.55 AC  
 TOTAL AREA: 12.37 AC.  
 DENSITY: 2.91 DU/AC

**PRINCIPAL BUILDING STANDARDS**  
 BUILDING HEIGHT: 30'  
 MAX. ALLOWABLE LOT COVERAGE: 37%  
 REQUIRED SETBACKS:  
 FRONT: 30 FEET  
 REAR: 25 FEET  
 SIDE: 10 FEET  
 STREET SIDE: 20 FEET

**ACCESSORY BUILDING STANDARDS**  
 BUILDING HEIGHT: 30'  
 MAX. TOTAL LOT COVERAGE: 25% OF THE REQUIRED REAR YARD  
 REQUIRED SETBACKS:  
 (LOCATED IN REAR YARD ONLY)  
 REAR: 5 FEET (SEE GENERAL NOTE 9)  
 SIDE: 10 FEET  
 STREET SIDE: 20 FEET

**WATER SERVICE:** CITY OF FAIRHOPE  
**SEWER SERVICE:** CITY OF FAIRHOPE  
**ELECTRIC SERVICE:** RIVIERA UTILITIES  
**TELEPHONE SERVICE:** AT&T  
**GAS SERVICE:** CITY OF FAIRHOPE

**CERTIFICATE OF OWNER'S ACCEPTANCE**  
 THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 OWNER: 68V OBV 2020, L.L.C.  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_

**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 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 THE CITY OF FAIRHOPE: (WATER)**  
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

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

**CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (GAS)**  
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF NOTARY PUBLIC:**  
 STATE OF ALABAMA  
 COUNTY OF BALDWIN

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE \_\_\_\_\_ WHOSE NAME AS \_\_\_\_\_ OF 68V OBV 2020, L.L.C IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ENGINEER'S CERTIFICATE**  
 I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 22714, 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.

JASON N. ESTES, PROJECT ENGINEER DATE \_\_\_\_\_  
 OLD BATTLES VILLAGE, PHASE SIX PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES \_\_\_\_\_ THRU \_\_\_\_\_ EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

# Old Battles Village Phase Six

## A Planned Unit Development

JUNE 10, 2021 - SHEET 1 OF 1 SHEETS  
 PRELIMINARY PLAT - NOT FOR FINAL RECORDING

PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.
			SCALE 1"=60'		
			PROJ. NO. 50125058		
			FILE 50125058_PH 6		
			SHEET 1 of 1		

# CONSTRUCTION PLANS FOR OLD BATTLES VILLAGE PHASE 6

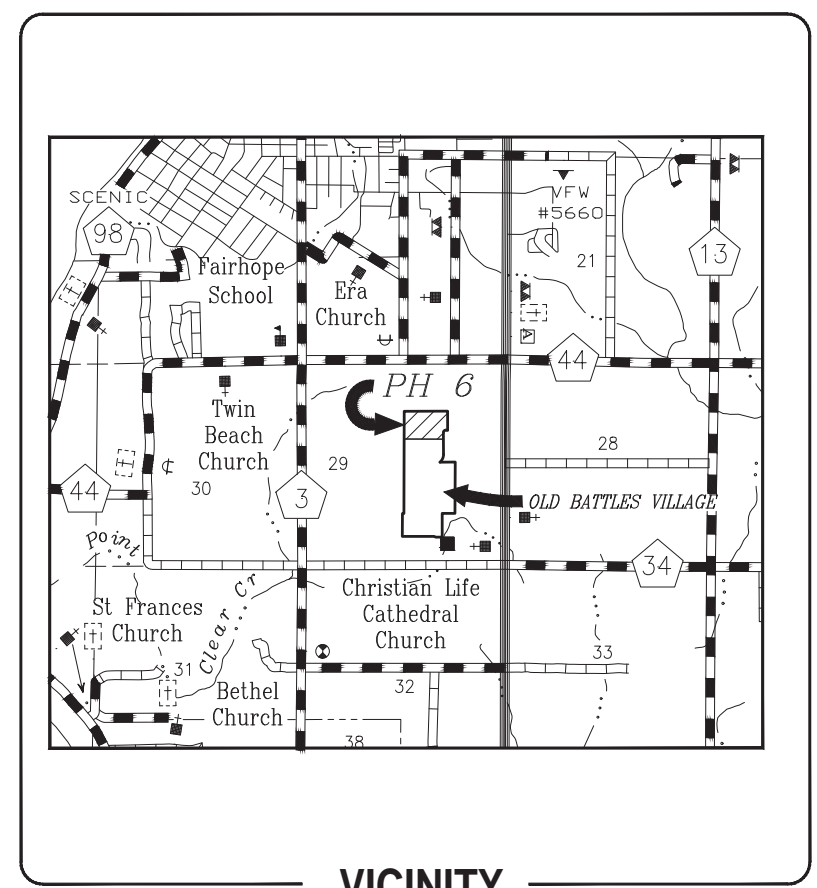
Prepared For:  
68V OBV 2020, LLC  
Fairhope, AL

**"ENGINEER'S CERTIFICATE"**

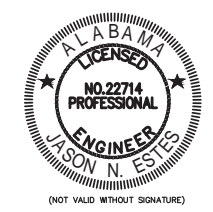
I, JASON N. ESTES, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR DEWBERRY, HOLDING CERTIFICATE NUMBER 22714, HEREBY CERTIFY THAT I HAVE REVIEWED THE DESIGN HEREIN WHICH WAS DONE UNDER MY DIRECT CONTROL AND SUPERVISION AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND TO THE BEST 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.

\_\_\_\_\_  
DATE:

OLD BATTLES VILLAGE, PH 6  
SUBDIVISION  
PLANS WHICH ARE CERTIFIED CONSIST OF PAGE A1 THRU X3, WHICH BEARS MY SEAL AND SIGNATURE.



**VICINITY  
MAP**



Signature	Date:
JASON N. ESTES	22714
Project Engineer	Reg. No.

SHEETS:	
A1	TITLE SHEET
B1	GENERAL NOTES
B2	TYPICAL ROADWAY SECTIONS & DETAILS
	SUBDIVISION LAYOUT
C1	CLEARING & GRUBBING PLAN
C2	STORMWATER BEST MANAGEMENT PRACTICES PLAN
C3	OVERALL DRAINAGE PLAN, STRUCTURE & PIPES CALLOUTS
C4	OVERALL WATER & SEWER PLAN
C5	SIDEWALK, SIGNAGE & LIGHTING PLAN
PP1-PP3	PLAN & PROFILE SHEET (ROADWAYS)
PP4-PP5	PLAN & PROFILE SHEETS (DITCHES)
D2	BMP DETAILS
D3	DRAINAGE DETAILS
D4	WATER DETAILS
D5	SEWER DETAILS
X1-X3	CROSS SECTIONS

**INDEX**

Prepared By:



Date: MAY 2021  
Project Number: 50125058  
**PRELIMINARY- NOT  
FOR CONSTRUCTION**

REVISIONS:			
#	DATE	BY	DESCRIPTION

**REVISIONS**

ROAD CLASSIFICATION: LOCAL  
POSTED SPEED LIMIT: 20 MPH

**SPECIFICATIONS**



# GENERAL NOTES

## ROADWAY

1. TEMPORARY BENCHMARKS HAVE BEEN ESTABLISHED ON THIS PROPERTY WHICH SHOULD BE USED BY THE CONTRACTOR DURING CONSTRUCTION. IF NOT FOUND IN THESE PLANS, CONTACT DEWBERRY FOR BENCHMARK INFORMATION.
2. CLEARING AND GRUBBING SHALL BE LIMITED TO THE ROADWAY RIGHT OF WAY, DRAINAGE EASEMENTS, AND DETENTION PONDS. OTHER CLEARING REQUIRED FOR CONSTRUCTION SHALL BE PRE-APPROVED BY THE OWNER.
3. THE ENGINEER MAY PERFORM CONSTRUCTION STAKING FOR THIS PROJECT INCLUDING CENTERLINE STAKING, CURVE P.C.s AND P.T.s, AND TEMPORARY FRONT LOT CORNERS. THIS WORK SHALL BE AT THE OWNER OR CONTRACTOR'S EXPENSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAINING STAKING THROUGHOUT CONSTRUCTION. RE-STAKING WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
4. PAYMENT FOR ROADBED PROCESSING WILL BE MADE ONLY WHERE ROADWAY IS IN A CUT SECTION WHERE UNDERCUTTING IS NOT REQUIRED.
5. UNDER DRAINS SHALL BE INSTALLED AT LOCATIONS IDENTIFIED BY THE SOILS ENGINEER.
6. DRAINAGE PIPE LENGTHS ARE APPROXIMATE, AND MAY REQUIRE ADJUSTMENT DEPENDING ON FINAL GRADING AND SLOPES.
7. ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO CURB AND BASE CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE SOILS ENGINEER. PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. SPOT ELEVATIONS SHOWN IN THE PLANS REPRESENT EDGE OF ASPHALT ELEVATIONS UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL ADJUST ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL SURFACE ELEVATIONS.
11. THE SUB-BASE AND BASE SHALL BE TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND APPROVED PRIOR TO LAYING ASPHALT.
12. ALL CURBING SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS PRIOR TO LAYING ASPHALT.
13. CLEARING LIMITS AT THE ENTRANCE OF THE PROJECT WILL BE FLAGGED, THE CONTRACTOR SHALL CONTACT THE DEVELOPER PRIOR TO CLEARING THE ENTRANCE.
14. THE CONTRACTOR SHALL HAVE COPIES OF THE FOLLOWING PUBLICATIONS FOR REFERENCE:
  - STATE OF ALABAMA HIGHWAY DEPARTMENT, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MOST CURRENT EDITION
  - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART VI
15. ALL SIGNAGE SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM STANDARDS:
  - STOP SIGN- HIGH INTENSITY R1-1 SIGN 36" (DIAMOND GRADE REFLECTIVE SIGN)
  - POST FOR STOP SIGN - 12' U-CHANNEL #2 (GALVANIZED)
  - STREET NAME SIGN - 9" EXTRUDED BLADE, HIGH INTENSITY, W/6" LETTERS
16. EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE AT LOCATIONS APPROVED BY THE ENGINEER/OWNER. PAYMENT FOR STRIPPING TOPSOIL IS MADE UNDER UNCLASSIFIED EXCAVATION. FOLLOWING ROADWAY CONSTRUCTION, THE TOPSOIL SHALL BE TAKEN FROM STOCKPILES AND SPREAD OVER THE DISTURBED AREAS OF THE PROJECT. THE FINISHED GRADE OF THE TOPSOIL SHALL MATCH THE FINISHED GRADES SHOWN IN THESE PLANS. PAYMENT FOR SPREADING THE TOPSOIL SHALL BE MADE UNDER TOPSOIL FROM STOCKPILES. ANY REMAINING STOCKPILED TOPSOIL SHALL BE WASTED ON SITE. NO ADDITIONAL PAYMENT WILL BE MADE TO WASTE THE REMAINING TOPSOIL.

## UTILITIES

1. THE LOCATION OF THE UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (HORIZONTALLY & VERTICALLY) OF ALL UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFICATION SHOULD BE GIVEN AT LEAST 24 HOURS PRIOR TO APPROACHING THE AFFECTED UTILITY.
3. ALL WATER MAINS SHALL BE OF A PIPE CLASS APPROVED BY THE UTILITY OWNER.
4. WATER MAIN VALVES AND WATER SERVICE TAPS SHALL NOT BE LOCATED UNDER THE PROPOSED PAVEMENT.
5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY BEFORE ATTEMPTING TO TAP THE LINE.
6. UTILITY COMPANIES
  - POWER- RIVIERA UTILITIES
  - WATER- CITY OF FAIRHOPE
  - SEWER- CITY OF FAIRHOPE
  - TELEPHONE- BELLSOUTH
  - GAS- CITY OF FAIRHOPE
7. ALL PVC PIPE SHALL BE MARKED USING A 12 GAUGE COATED COPPER WIRE BURIED BETWEEN 3 AND 6 INCHES ABOVE THE TOP OF THE PIPE.
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE COORDINATES (NORTHING & EASTING) AND ELEVATIONS (z) OF ALL WATER & SEWER LATERALS & MECHANICAL FITTINGS. THIS INFORMATION SHALL BE IN AN ELECTRONIC FORMAT THAT CAN BE IMPORTED INTO A CAD FILE OR OTHER SUITABLE FORMAT AS AGREED ON BY THE ENGINEER.
10. THE CONTRACTOR SHALL SUBMIT A MATERIALS LIST TO THE UTILITY OWNER FOR APPROVAL. SAID APPROVAL SHALL BE FORWARDED TO THE ENGINEER OF RECORD OR HIS REPRESENTATIVE.
11. THE UTILITY OWNER'S CURRENT SPECIFICATIONS SHALL SUPERSEDE ANY DETAILS SHOWN HEREIN.



25363 FRIENDSHIP ROAD  
DAPHNE, AL 36526  
251.990.9950

**OLD BATTLES VILLAGE**  
 PHASE 6  
 68V OBV 2020, LLC  
 FAIRHOPE, AL

SEAL



SCALE

N/A

NO.	DESCRIPTION	DATE

### REVISIONS

DRAWN BY \_\_\_\_\_ CCB | CAH  
 APPROVED BY \_\_\_\_\_ JNE  
 CHECKED BY \_\_\_\_\_ CCB  
 DATE \_\_\_\_\_ MAY 2021

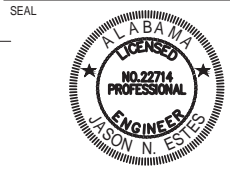
TITLE  
**GENERAL NOTES**

PROJECT NO. \_\_\_\_\_ 50125058

**B1**

PRELIMINARY- NOT FOR CONSTRUCTION

SHEET NO.



SCALE  
N/A

NO.	DESCRIPTION	DATE

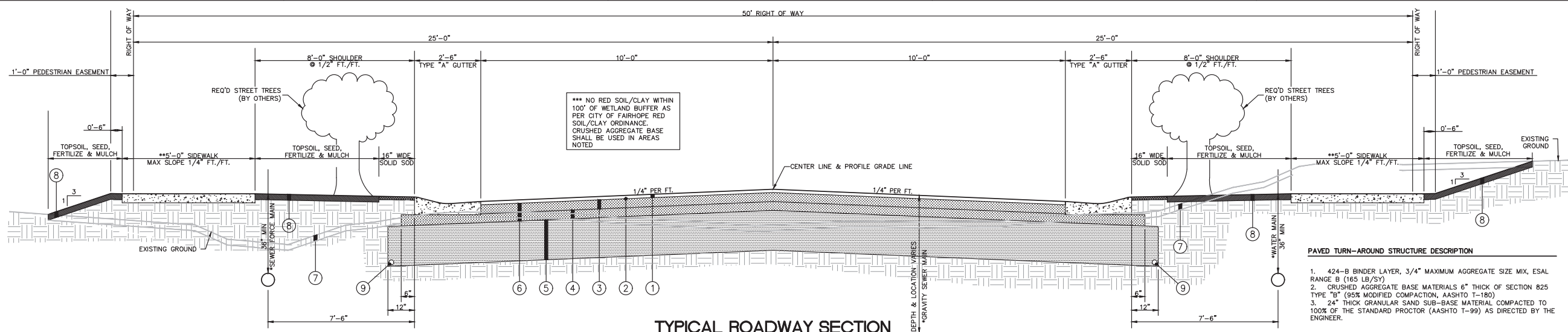
REVISIONS  
DRAWN BY \_\_\_\_\_ CCB | CAH  
APPROVED BY \_\_\_\_\_ JNE  
CHECKED BY \_\_\_\_\_ CCB  
DATE \_\_\_\_\_ MAY 2021

TITLE  
**TYPICAL ROADWAY SECTIONS & DETAILS**

PROJECT NO. \_\_\_\_\_ 50125058

**B2**

SHEET NO.

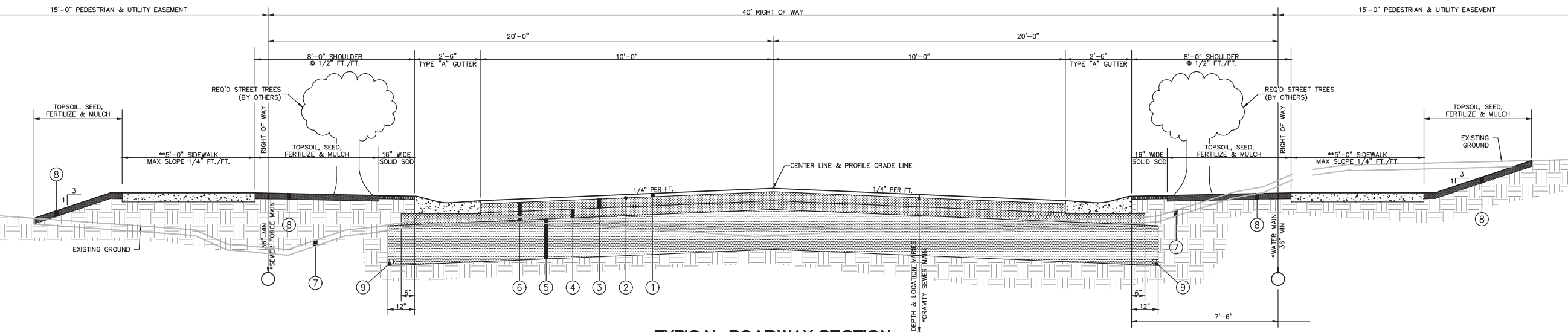


**TYPICAL ROADWAY SECTION**  
BLOOMSBURY AVE (STA 10+00.00 - STA 16+85.00)

- PAVED TURN-AROUND STRUCTURE DESCRIPTION**
- 424-B BINDER LAYER, 3/4" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE B (165 LB/5Y)
  - CRUSHED AGGREGATE BASE MATERIALS 6" THICK OF SECTION 825 TYPE "B" (95% MODIFIED COMPACTION, AASHTO T-180)
  - 24" THICK GRANULAR SAND SUB-BASE MATERIAL COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99) AS DIRECTED BY THE ENGINEER.

\*WATER & SEWER MAINS MAY BE ON OPPOSITE SIDE OF ROADWAY. SEE WATER & SEWER PLAN FOR LOCATIONS.

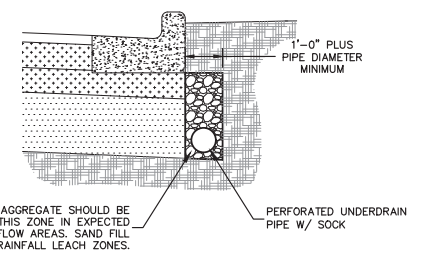
\*LOCATION OF SIDEWALK MAY VARY FROM EDGE OF PAVEMENT. SEE SIDEWALK PLAN LOCATIONS.



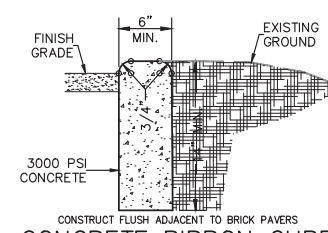
**TYPICAL ROADWAY SECTION**  
GARRISON BLVD (STA 45+00.00 - STA 52+03.73)  
BENNINGTON AVE (STA 10+00.00 - STA 15+21.20)

**ROADWAY STRUCTURE DESCRIPTION**

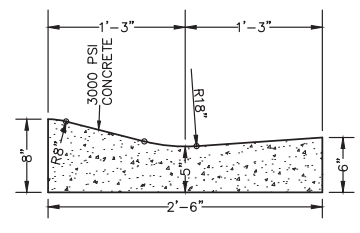
- HOT PLANT SURFACE COURSE 1 1/2" THICK, 165 LBS. PER SQ. YARD OF SECTION 424 A HOT BITUMINOUS PAVEMENT MIX 2.
- PRIME 0.25 GAL. PER SQ. YARD MINIMUM OF BITUMINOUS TREATMENT TYPE "A" PRIME COAT OF SECTION 401 BITUMINOUS TREATMENT
- SAND/CLAY BASE MATERIAL 4" THICK, UPPER COURSE, SECTION 821 GRANULAR SOIL MATERIAL, TYPE "A", 100% COMPACTION AASHTO T-180, METHOD "A".
- SAND/CLAY BASE MATERIAL 4" THICK, LOWER COURSE, SECTION 821 GRANULAR SOIL MATERIAL, TYPE "A", 100% COMPACTION AASHTO T-180, METHOD "A".
- 24" THICK GRANULAR SAND SUB-BASE MATERIAL COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99) AS DIRECTED BY THE ENGINEER.
- CRUSHED AGGREGATE BASE, 6" THICK, SECTION 825, TYPE B, 100% COMPACTION AASHTO T-180 \*\*\* (NO RED SOIL/CLAY WITHIN 100' OF WETLAND BUFFER AS PER CITY OF FAIRHOPE RED SOIL & CLAY ORDINANCE)
- STRIP EXISTING TOPSOIL, THICKNESS VARIES
- TOPSOIL FROM STOCKPILE, 4" MIN. THICKNESS
- 6" PERFORATED UNDERDRAIN PIPE W/ SOCK (AS DIRECTED BY GEOTECHNICAL ENGINEER) SEE DETAIL.



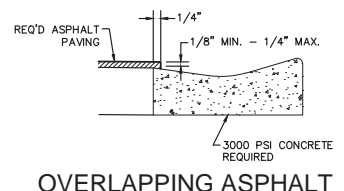
**TYPICAL UNDERDRAIN INSTALLATION**



**CONCRETE RIBBON CURB TYPE 'D'-6"**



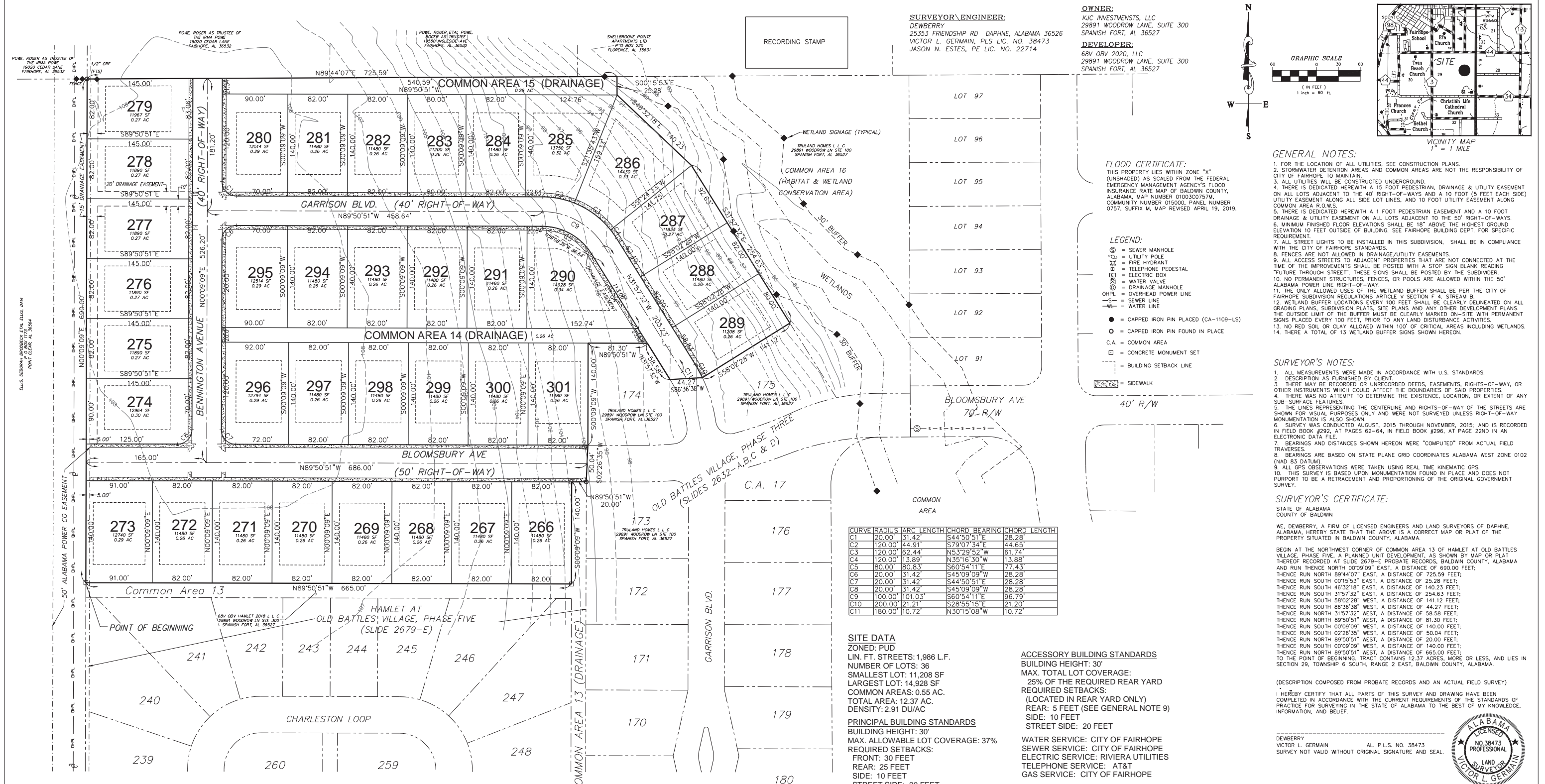
**CONCRETE VALLEY GUTTER TYPE 'A'**



**OVERLAPPING ASPHALT N.T.S.**

- ADDITIONAL CURB INFORMATION**
- 3,000 P.S.I. CONCRETE
  - EXPANSION JOINTS REQUIRED AT MAXIMUM SPACING OF 80 L.F. AND ALL CURB P.T.'S AND P.C.'S.
  - CONSTRUCTION JOINTS REQUIRED AT A MAXIMUM SPACING OF 10 L.F.

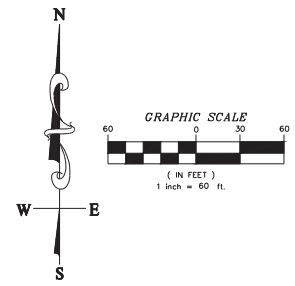
PRELIMINARY- NOT FOR CONSTRUCTION



**SURVEYOR/ENGINEER:**  
 DEWBERRY  
 25353 FRIENDSHIP RD DAPHNE, ALABAMA 36526  
 VICTOR L. GERMAIN, PLS LIC. NO. 38473  
 JASON N. ESTES, PE LIC. NO. 22714

**OWNER:**  
 KJC INVESTMENTS, LLC  
 29891 WOODROW LANE, SUITE 300  
 SPANISH FORT, AL 36527

**DEVELOPER:**  
 68V OBV 2020, LLC  
 29891 WOODROW LANE, SUITE 300  
 SPANISH FORT, AL 36527



**FLOOD CERTIFICATE:**  
 THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100300757M, COMMUNITY NUMBER 015000, PANEL NUMBER 0757, SUFFIX M, MAP REVISED APRIL 19, 2019.

**LEGEND:**  
 (S) = SEWER MANHOLE  
 (U) = UTILITY POLE  
 (F) = FIRE HYDRANT  
 (E) = TELEPHONE PEDESTAL  
 (B) = ELECTRIC BOX  
 (V) = WATER VALVE  
 (D) = DRAINAGE MANHOLE  
 OHPL = OVERHEAD POWER LINE  
 (S) = SEWER LINE  
 (W) = WATER LINE  
 ● = CAPPED IRON PIN PLACED (CA-1109-LS)  
 ○ = CAPPED IRON PIN FOUND IN PLACE  
 C.A. = COMMON AREA  
 □ = CONCRETE MONUMENT SET  
 --- = BUILDING SETBACK LINE  
 [Pattern] = SIDEWALK

**GENERAL NOTES:**

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- STORMWATER DETENTION AREAS AND COMMON AREAS ARE NOT THE RESPONSIBILITY OF CITY OF FAIRHOPE TO MAINTAIN.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERewith A 15 FOOT PEDESTRIAN, DRAINAGE & UTILITY EASEMENT ON ALL LOTS ADJACENT TO THE 40' RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AND 10 FOOT UTILITY EASEMENT ALONG COMMON AREA R.O.W.S.
- THERE IS DEDICATED HERewith A 1 FOOT PEDESTRIAN EASEMENT AND A 10 FOOT DRAINAGE & UTILITY EASEMENT ON ALL LOTS ADJACENT TO THE 50' RIGHT-OF-WAYS.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE HIGHEST GROUND ELEVATION TO FEET OUTSIDE OF BUILDING. SEE FAIRHOPE BUILDING DEPT. FOR SPECIFIC REQUIREMENTS.
- ALL STREET LIGHTS TO BE INSTALLED IN THIS SUBDIVISION, SHALL BE IN COMPLIANCE WITH THE CITY OF FAIRHOPE STANDARDS.
- FENCES ARE NOT ALLOWED IN DRAINAGE/UTILITY EASEMENTS.
- ALL ACCESS STREETS TO ADJACENT PROPERTIES THAT ARE NOT CONNECTED AT THE TIME OF THE IMPROVEMENTS SHALL BE POSTED WITH A STOP SIGN BLANK READING "FUTURE THROUGH STREET". THESE SIGNS SHALL BE POSTED BY THE SUBDIVIDER.
- NO PERMANENT STRUCTURES, FENCES, OR POOLS ARE ALLOWED WITHIN THE 50' ALABAMA POWER LINE RIGHT-OF-WAY.
- THE ONLY ALLOWED USES OF THE WETLAND BUFFER SHALL BE PER THE CITY OF FAIRHOPE SUBDIVISION REGULATIONS ARTICLE IV SECTION F 4. STREAM B.
- WETLAND BUFFER LOCATIONS EVERY 100 FEET SHALL BE CLEARLY DELINEATED ON ALL GRADING PLANS, SUBDIVISION PLATS, SITE PLANS AND ANY OTHER DEVELOPMENT PLANS. THE OUTSIDE LIMIT OF THE BUFFER MUST BE CLEARLY MARKED ON-SITE WITH PERMANENT SIGNS PLACED EVERY 100 FEET, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- NO RED SOIL OR CLAY ALLOWED WITHIN 100' OF CRITICAL AREAS INCLUDING WETLANDS.
- THERE A TOTAL OF 13 WETLAND BUFFER SIGNS SHOWN HEREON.

**SURVEYOR'S NOTES:**

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- DESCRIPTION AS FURNISHED BY CLIENT.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHTS-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED AUGUST, 2015 THROUGH NOVEMBER, 2015; AND IS RECORDED IN FIELD BOOK #292, AT PAGES 62-64, IN FIELD BOOK #296, AT PAGE 22ND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- 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 PLAN OF THE PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

BEGIN AT THE NORTHWEST CORNER OF COMMON AREA 13 OF HAMLET AT OLD BATTLES VILLAGE, PHASE ONE, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MAP OR PLAN THEREOF RECORDED AT SLIDE 2679-E PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00°09'09" EAST, A DISTANCE OF 690.00 FEET;  
 THENCE RUN NORTH 89°44'07" EAST, A DISTANCE OF 725.59 FEET;  
 THENCE RUN SOUTH 00°15'53" EAST, A DISTANCE OF 25.28 FEET;  
 THENCE RUN SOUTH 46°32'18" EAST, A DISTANCE OF 140.23 FEET;  
 THENCE RUN SOUTH 31°57'32" EAST, A DISTANCE OF 254.63 FEET;  
 THENCE RUN SOUTH 58°02'28" WEST, A DISTANCE OF 141.12 FEET;  
 THENCE RUN SOUTH 86°36'38" WEST, A DISTANCE OF 44.27 FEET;  
 THENCE RUN NORTH 31°57'32" WEST, A DISTANCE OF 58.58 FEET;  
 THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 81.30 FEET;  
 THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET;  
 THENCE RUN SOUTH 02°26'35" WEST, A DISTANCE OF 50.04 FEET;  
 THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 20.00 FEET;  
 THENCE RUN SOUTH 00°09'09" WEST, A DISTANCE OF 140.00 FEET;  
 THENCE RUN NORTH 89°50'51" WEST, A DISTANCE OF 665.00 FEET;  
 TO THE POINT OF BEGINNING. TRACT CONTAINS 12.37 ACRES, MORE OR LESS, AND LIES IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

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  
 VICTOR L. GERMAIN AL. PLS. NO. 38473  
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	S44°50'51"E	28.28'
C2	120.00'	44.91'	S79°07'34"E	44.65'
C3	120.00'	62.44'	N53°29'52"W	61.74'
C4	120.00'	13.89'	N35°16'30"W	13.88'
C5	80.00'	80.83'	S60°54'11"E	77.43'
C6	20.00'	31.42'	S45°09'09"W	28.28'
C7	20.00'	31.42'	S44°50'51"E	28.28'
C8	20.00'	31.42'	S45°09'09"W	28.28'
C9	100.00'	101.03'	S60°54'11"E	96.79'
C10	200.00'	21.21'	S28°55'15"E	21.20'
C11	180.00'	10.72'	N30°15'08"W	10.72'

**SITE DATA**  
 ZONED: PUD  
 LIN. FT. STREETS: 1,986 L.F.  
 NUMBER OF LOTS: 36  
 SMALLEST LOT: 11,208 SF  
 LARGEST LOT: 14,928 SF  
 COMMON AREAS: 0.55 AC.  
 TOTAL AREA: 12.37 AC.  
 DENSITY: 2.91 DU/AC

**PRINCIPAL BUILDING STANDARDS**  
 BUILDING HEIGHT: 30'  
 MAX. ALLOWABLE LOT COVERAGE: 37%  
 REQUIRED SETBACKS:  
 FRONT: 30 FEET  
 REAR: 25 FEET  
 SIDE: 10 FEET  
 STREET SIDE: 20 FEET

**ACCESSORY BUILDING STANDARDS**  
 BUILDING HEIGHT: 30'  
 MAX. TOTAL LOT COVERAGE:  
 25% OF THE REQUIRED REAR YARD  
 REQUIRED SETBACKS:  
 (LOCATED IN REAR YARD ONLY)  
 REAR: 5 FEET (SEE GENERAL NOTE 9)  
 SIDE: 10 FEET  
 STREET SIDE: 20 FEET

**WATER SERVICE:** CITY OF FAIRHOPE  
**SEWER SERVICE:** CITY OF FAIRHOPE  
**ELECTRIC SERVICE:** RIVIERA UTILITIES  
**TELEPHONE SERVICE:** AT&T  
**GAS SERVICE:** CITY OF FAIRHOPE

**CERTIFICATE OF OWNER'S ACCEPTANCE**  
 THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 OWNER: 68V OBV 2020, L.L.C.  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_

**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 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 THE CITY OF FAIRHOPE: (WATER)**  
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

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

**CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE: (GAS)**  
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FAIRHOPE HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF NOTARY PUBLIC:**  
 STATE OF ALABAMA  
 COUNTY OF BALDWIN

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT THE ABOVE \_\_\_\_\_ WHOSE NAME AS \_\_\_\_\_ OF 68V OBV 2020, L.L.C. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ENGINEER'S CERTIFICATE**  
 I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF ALABAMA HOLDING CERTIFICATE NUMBER 22714, 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.

JASON N. ESTES, PROJECT ENGINEER DATE \_\_\_\_\_  
 OLD BATTLES VILLAGE, PHASE SIX PLANS, WHICH ARE CERTIFIED, CONSIST OF PAGES \_\_\_\_\_ THRU \_\_\_\_\_ EACH OF WHICH BEARS MY SEAL AND SIGNATURE.

# Old Battles Village Phase Six

## A Planned Unit Development

JUNE 10, 2021 - SHEET 1 OF 1 SHEETS  
 PRELIMINARY PLAT - NOT FOR FINAL RECORDING

PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	V.L.G.
ENG	J.N.E	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.
			SCALE 1"=60'		
			PROJ. NO. 50125058		
			FILE 50125058_PH 6		
			SHEET 1 of 1		

**OLD BATTLES VILLAGE  
PHASE 6**

68V OBV 2020, LLC  
FAIRHOPE, ALABAMA

SEAL



SCALE




NO. DESCRIPTION DATE

REVISIONS

DRAWN BY \_\_\_\_\_ CCB | CAH  
APPROVED BY \_\_\_\_\_ JNE  
CHECKED BY \_\_\_\_\_ CCB  
DATE \_\_\_\_\_ MAY 2021

TITLE

**CLEARING &  
GRUBBING PLAN**

PROJECT NO. 50125058

**C1**

SHEET NO.

1 2 3 4 5

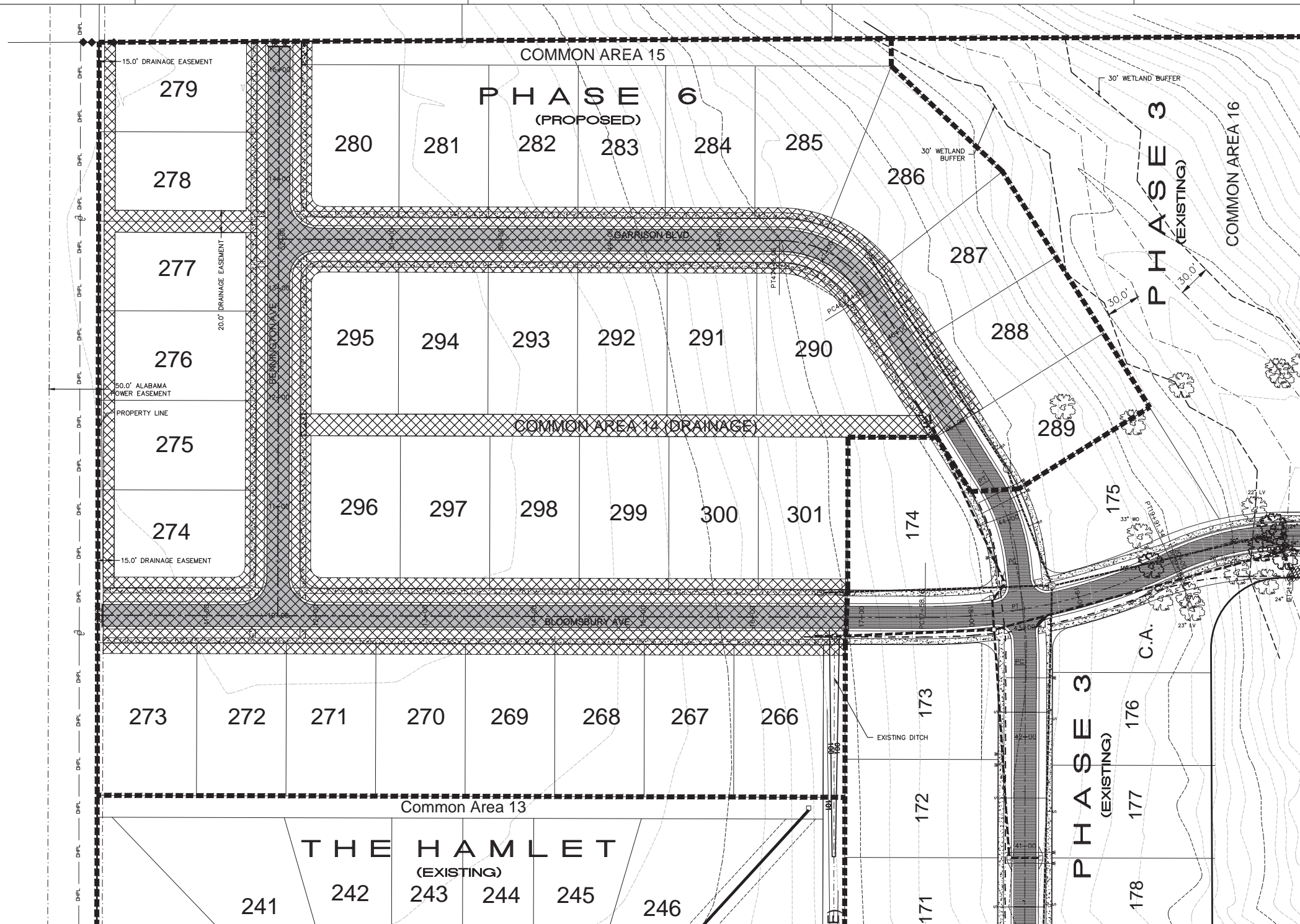
E

D

C

B

A



**LEGEND:**

LIMITS OF CLEARING & GRUBBING

EXISTING GRADE CONTOUR

**DISTURBED AREA:**  
3.12ACRES

A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

PRELIMINARY- NOT FOR CONSTRUCTION

**BMP PHASING SEQUENCE:**

CONTRACTOR SHALL FOLLOW THE PHASING SEQUENCE BELOW:

PHASE 1: SEDIMENT CONTROL DEVICE & WETLAND BUFFER SIGN INSTALLATION (PRIOR TO ANY LAND DISTURBANCE ACTIVITY)

PHASE 2: DETENTION POND INSTALLATION

PHASE 3: LAND CLEARING (OTHER THAN FOR SEDIMENT CONTROL AND DETENTION POND)

**NOTES:**

- THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SHOWN ON THE CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN THAT ACCOMPANIES THE ADEM NPDES PERMIT.
- ALL DISTURBED AREAS (INCLUDING UTILITY WORK) SHALL BE PERMANENTLY STABILIZED PRIOR TO FINAL INSPECTION. SEED AND MULCH WILL NOT BE ACCEPTED.
- DETENTION AREAS SHALL HAVE SOLID SOD AS FINAL COVER.

**LEGEND (BMPs)**

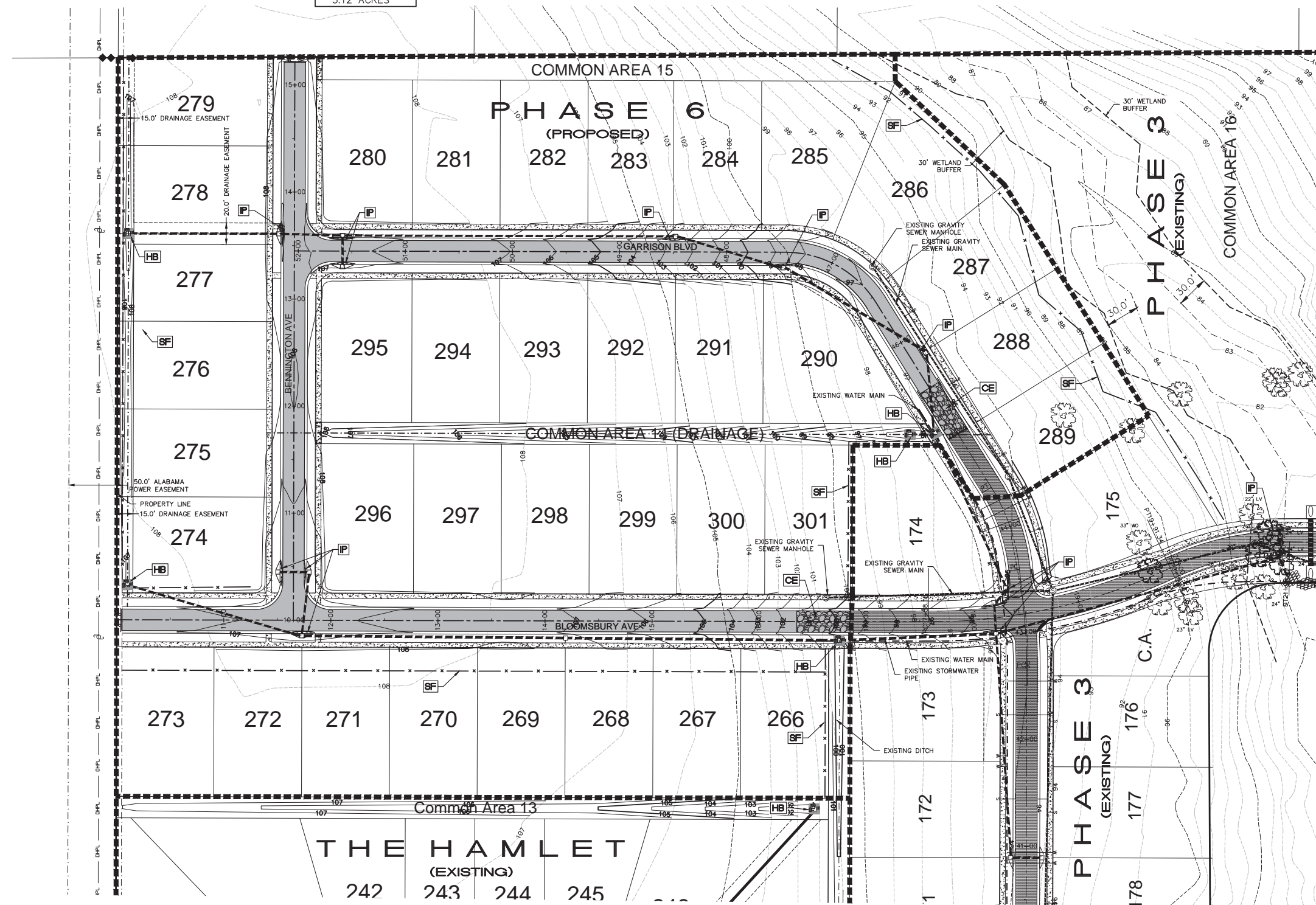
- CE** CONSTRUCTION EXIT (20'x50' MINIMUM)
- IP** CURB INLET PROTECTION
- SF** SILT FENCE (TYPE "A")
- SW** STRAW WATTLES
- HB** HAYBALES

**TYPICAL PRACTICES AND MAINTENANCE: (TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR)**

- CONSTRUCTION EXIT** - INSTALL PRIOR TO LAND DISTURBING ACTIVITIES. GRADE, COMPACT AND ADD ROCK AS NEEDED TO MAINTAIN ADEQUATE GROUND COVER, REDUCING VEHICLE TRACKING.
- TYPE "A" SILT FENCE** - INSTALL AS INDICATED ALONG PERIMETER OF DISTURBED AREAS. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF FENCE. REPAIR OR REPLACE DAMAGED AREAS IMMEDIATELY TO MAINTAIN ADEQUATE RETENTION OF SEDIMENT AND PROTECTION OF SENSITIVE AREAS.
- INLET PROTECTION** - INSTALL PRE-ROAD PROTECTION CURB INLET PROTECTION IN A TIMELY MANNER. REPAIR OR REPLACE DAMAGED OR SEDIMENT LADEN DEVICES. REMOVE SEDIMENT THAT SETTLES NEAR INLETS IMMEDIATELY.
- REMOVE SEDIMENT** THAT LEAVES DISTURBED AREAS IMMEDIATELY TO PREVENT OR REDUCE OFFSITE IMPACTS, ESPECIALLY IN ROADWAYS.
- SEED AND MULCH OR PERMANENT VEGETATION** - APPLY TEMPORARY SEED AND MULCH TO AREAS LEFT DISTURBED FOR LONGER THAN 10 DAYS. PLANT SEASONALLY APPROPRIATE VEGETATION. REPLANT AS NEEDED IF VEGETATION FAILS. INSTALL PERMANENT VEGETATION AS SOON AS FINAL GRADING COMPLETE.

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DISTURBED AREA:  
3.12 ACRES



2535 FRIENDSHIP ROAD  
DAPHNE, AL 36526  
251.990.9950

**OLD BATTLES VILLAGE  
PHASE 6**

68V OBV 2020, LLC  
FAIRHOPE, ALABAMA

SEAL



SCALE



NO.	DESCRIPTION	DATE

**REVISIONS**

DRAWN BY	CCB   CAH
APPROVED BY	JNE
CHECKED BY	CCB
DATE	MAY 2021

TITLE  
**BEST MANAGEMENT PRACTICES PLAN**

PROJECT NO. 50125058

**C2**

PRELIMINARY- NOT FOR CONSTRUCTION

SHEET NO.

**OLD BATTLES VILLAGE  
PHASE 6**

68Y OBV 2020, LLC  
FAIRHOPE, ALABAMA

SEAL



SCALE




NO. DESCRIPTION DATE

REVISIONS

DRAWN BY \_\_\_\_\_ CCB | CAH  
APPROVED BY \_\_\_\_\_ JNE  
CHECKED BY \_\_\_\_\_ CCB  
DATE \_\_\_\_\_ MAY 2021

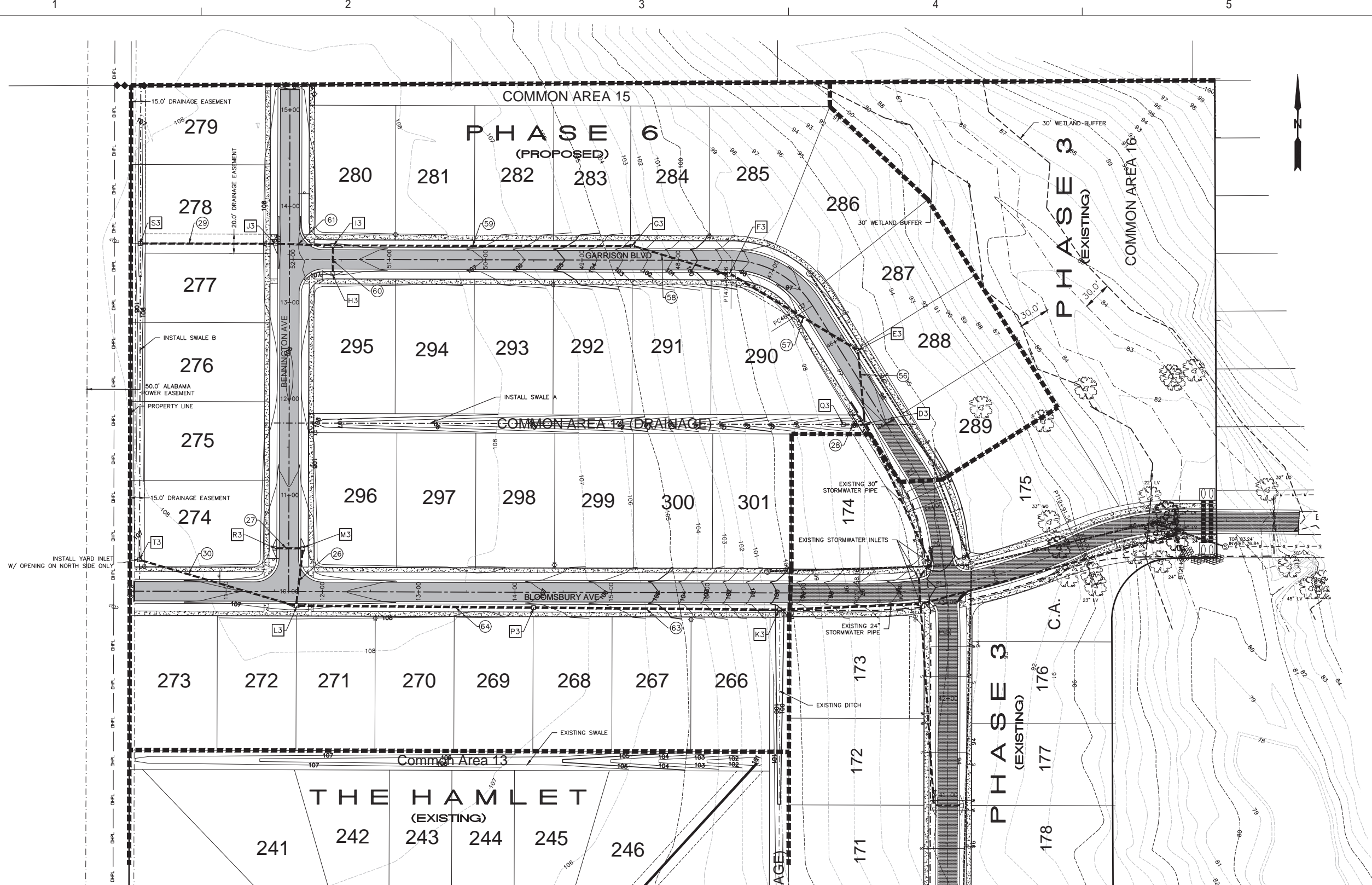
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**OVERALL DRAINAGE  
PLAN**

PROJECT NO. \_\_\_\_\_ 50125058

**C3**

SHEET NO.



**DRAINAGE STRUCTURES**

- D3** MODIFY EXISTING YARD INLET TO JUNCTION BOX  
RIM ELEV 96.26  
INVERT ELEV 91.17±  
FIELD VERIFY
- E3** INSTALL S1 INLET  
THROAT ELEV 95.71  
INVERT ELEV 91.71
- F3** INSTALL S1 INLET  
THROAT ELEV 98.01  
INVERT ELEV 93.00
- G3** INSTALL S1 INLET  
THROAT ELEV 101.91  
INVERT ELEV 97.91
- H3** INSTALL S2 INLET  
THROAT ELEV 106.68  
INVERT ELEV 102.68
- I3** INSTALL S2 INLET  
THROAT ELEV 106.68  
INVERT ELEV 101.50
- J3** INSTALL S2 INLET  
THROAT ELEV 106.98  
INVERT ELEV 102.20
- K3** EXISTING YARD INLET  
THROAT ELEV 99.00±  
INVERT ELEV 95.00±  
FIELD VERIFY
- L3** INSTALL S2 INLET  
THROAT ELEV 106.06  
INVERT ELEV 101.00
- M3** INSTALL S2 INLET  
THROAT ELEV 105.72  
INVERT ELEV 101.42
- P3** INSTALL JUNCTION BOX  
RIM ELEV 107.59  
INVERT ELEV 99.50
- Q3** INSTALL YARD INLET  
RIM ELEV 95.37  
INVERT ELEV 91.37
- R3** INSTALL S2 INLET  
THROAT ELEV 105.72  
INVERT ELEV 101.72
- S3** INSTALL YARD INLET  
THROAT ELEV 105.95  
INVERT ELEV 103.45
- T3** INSTALL YARD INLET  
THROAT ELEV 106.91  
INVERT ELEV 102.00

**DRAINAGE PIPES**

- 26** INSTALL 56 LF OF 24" RCP  
THROAT ELEV 106.68  
INVERT IN 101.42  
INVERT OUT 101.00
- 27** INSTALL 25 LF OF 18" RCP  
THROAT ELEV 101.72  
INVERT IN 101.42  
INVERT OUT 101.42
- 28** INSTALL 20 LF OF 18" RCP  
THROAT ELEV 91.37  
INVERT IN 91.17  
INVERT OUT 91.17
- 29** INSTALL 139 LF OF 18" RCP  
THROAT ELEV 103.45  
INVERT IN 103.45  
INVERT OUT 102.98
- 30** INSTALL 166 LF OF 18" RCP  
THROAT ELEV 105.72  
INVERT IN 101.00  
INVERT OUT 101.00
- 56** REMOVE PLYWOOD & FILTER FABRIC AND TIE TO END OF EXISTING PIPE  
INSTALL 65 LF OF 30" RCP  
INVERT IN 91.71  
INVERT OUT 91.17
- 57** INSTALL 152 LF OF 24" RCP  
THROAT ELEV 106.98  
INVERT IN 93.00  
INVERT OUT 91.71
- 58** INSTALL 101 LF OF 24" RCP  
THROAT ELEV 97.91  
INVERT IN 97.91  
INVERT OUT 94.60
- 59** INSTALL 307 LF OF 24" RCP  
THROAT ELEV 101.50  
INVERT IN 101.50  
INVERT OUT 97.91
- 60** INSTALL 25 LF OF 18" RCP  
THROAT ELEV 102.68  
INVERT IN 102.68  
INVERT OUT 102.25
- 61** INSTALL 56 LF OF 18" RCP  
THROAT ELEV 102.20  
INVERT IN 102.20  
INVERT OUT 101.50
- 63** REMOVE PLYWOOD & FILTER FABRIC AND TIE TO END OF EXISTING PIPE  
INSTALL 236 LF OF 24" RCP  
INVERT IN 99.50  
INVERT OUT 95.00
- 64** INSTALL 243 LF OF 24" RCP  
THROAT ELEV 101.00  
INVERT IN 101.00  
INVERT OUT 99.50

A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

**PRELIMINARY- NOT FOR CONSTRUCTION**

**OLD BATTLES VILLAGE  
PHASE 6**  
68V OBV 2020, LLC  
FAIRHOPE, ALABAMA

SEAL



SCALE




NO. DESCRIPTION DATE

REVISIONS

DRAWN BY	CCB	CAH
APPROVED BY		JNE
CHECKED BY		CCB
DATE		MAY 2021

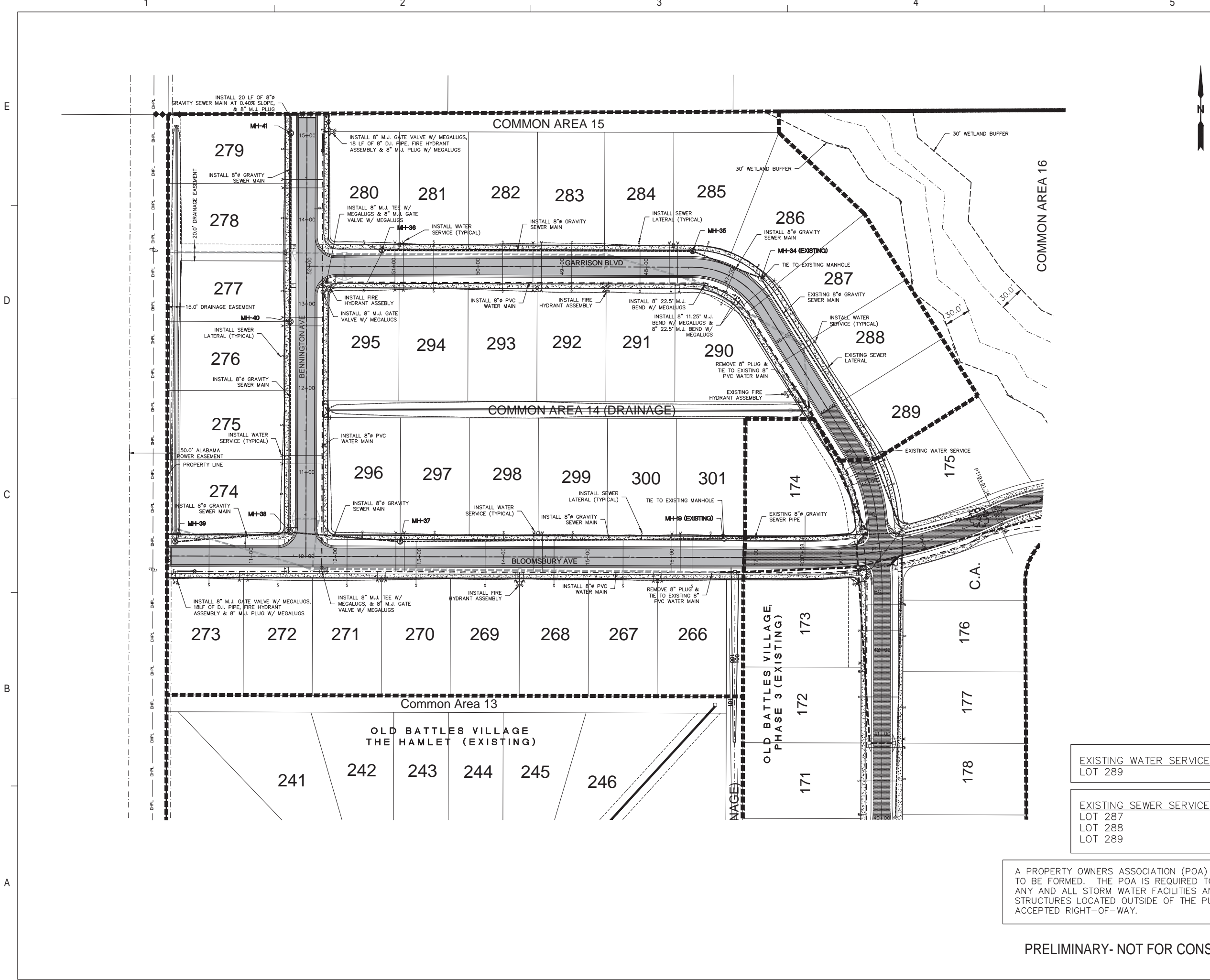
TITLE

**OVERALL WATER &  
SEWER PLAN**

PROJECT NO. 50125058

**C4**

SHEET NO.



EXISTING WATER SERVICE  
LOT 289

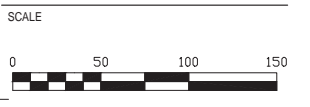
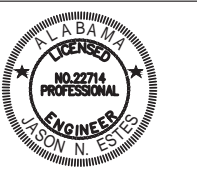
EXISTING SEWER SERVICES  
LOT 287  
LOT 288  
LOT 289

A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.

PRELIMINARY- NOT FOR CONSTRUCTION

**OLD BATTLES VILLAGE  
PHASE 6**

68V OBV 2020, LLC  
FAIRHOPE, ALABAMA



NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

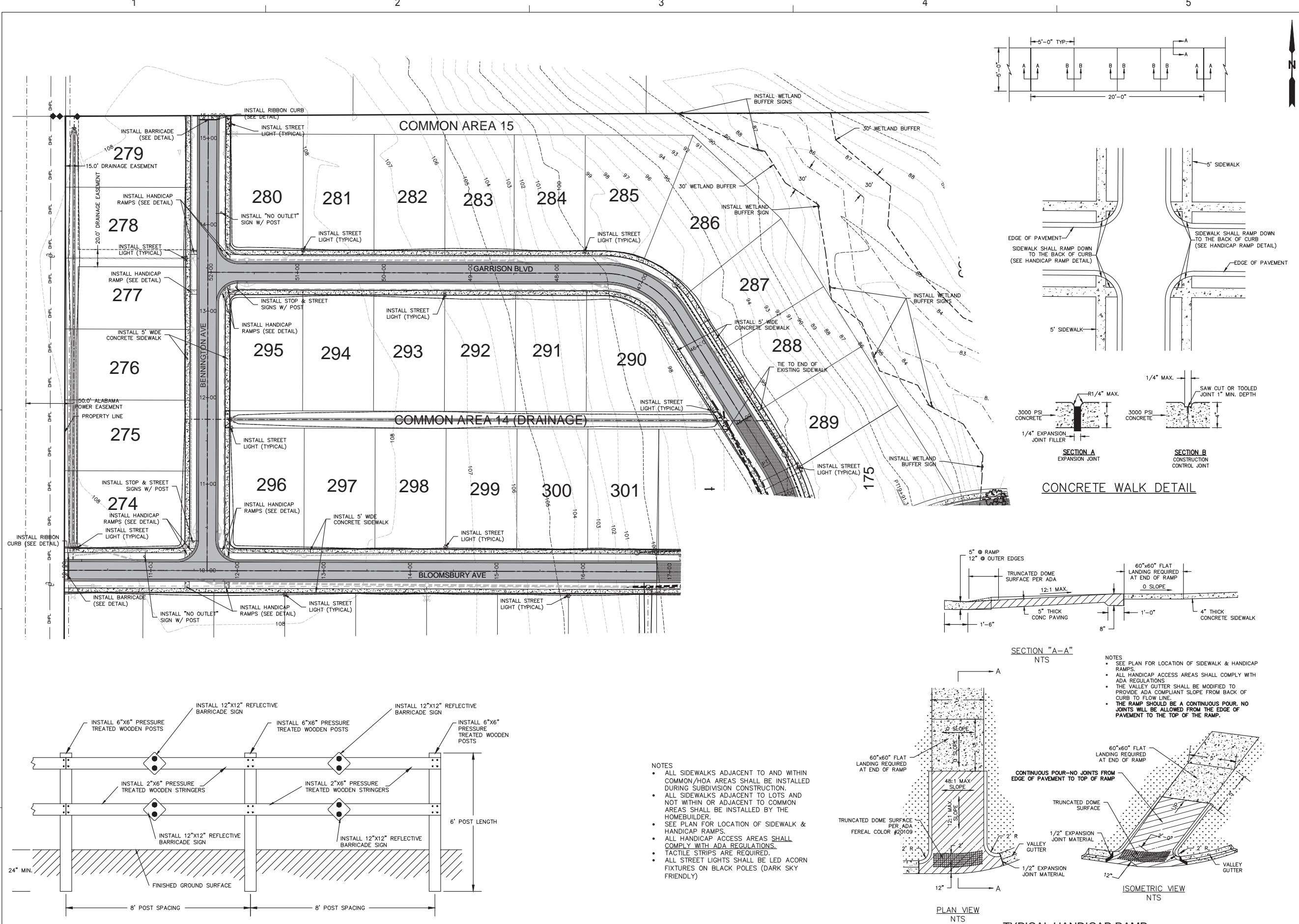
DRAWN BY: CCB | CAH  
APPROVED BY: JNE  
CHECKED BY: CCB  
DATE: MAY 2021

**SIDEWALK, SIGNAGE  
& LIGHTING PLAN**

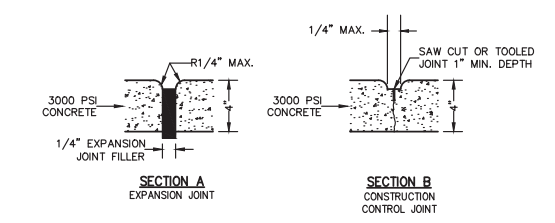
PROJECT NO. 50125058

**C5**

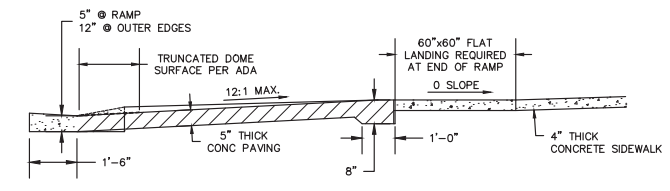
SHEET NO.



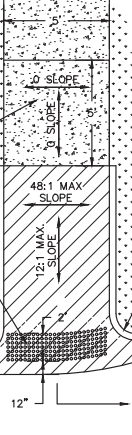
**CONCRETE WALK DETAIL**



**SECTION "A-A"**



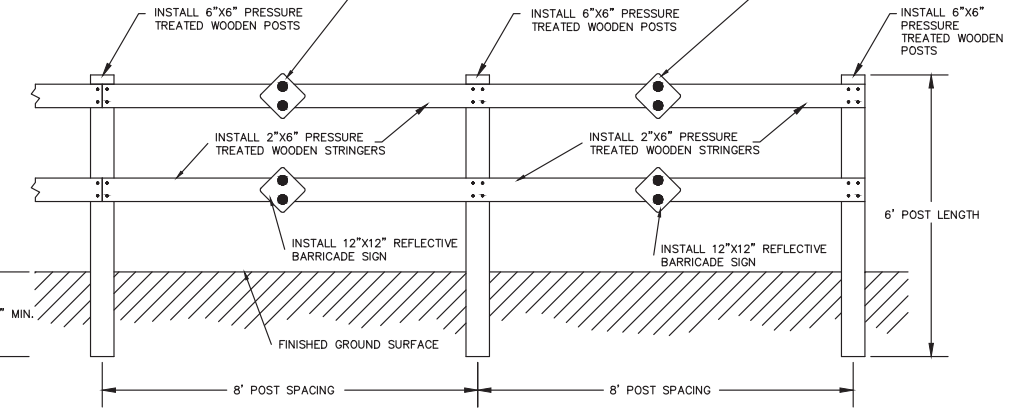
**PLAN VIEW**



- NOTES
- SEE PLAN FOR LOCATION OF SIDEWALK & HANDICAP RAMP.
- ALL HANDICAP ACCESS AREAS SHALL COMPLY WITH ADA REGULATIONS.
- THE VALLEY GUTTER SHALL BE MODIFIED TO PROVIDE ADA COMPLIANT SLOPE FROM BACK OF CURB TO FLOW LINE.
- THE RAMP SHOULD BE A CONTINUOUS POUR. NO JOINTS WILL BE ALLOWED FROM THE EDGE OF PAVEMENT TO THE TOP OF THE RAMP.

**TYPICAL HANDICAP RAMP**

\*ALL RAMP SLOPES SHALL MEET ADA REQUIREMENTS



**TYPICAL HEAVY BARRICADE WITH REFLECTORS**

- NOTES
- ALL SIDEWALKS ADJACENT TO AND WITHIN COMMON/POA AREAS SHALL BE INSTALLED DURING SUBDIVISION CONSTRUCTION.
- ALL SIDEWALKS ADJACENT TO LOTS AND NOT WITHIN OR ADJACENT TO COMMON AREAS SHALL BE INSTALLED BY THE HOMEOWNER.
- SEE PLAN FOR LOCATION OF SIDEWALK & HANDICAP RAMP.
- ALL HANDICAP ACCESS AREAS SHALL COMPLY WITH ADA REGULATIONS.
- TACTILE STRIPS ARE REQUIRED.
- ALL STREET LIGHTS SHALL BE LED ACORN FIXTURES ON BLACK POLES (DARK SKY FRIENDLY).

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**PRELIMINARY- NOT FOR CONSTRUCTION**



# DRAINAGE NARRATIVE & CALCULATIONS

---

## OLD BATTLES VILLAGE, PHASE 6



Dewberry Engineers Inc. | 251.990.9950  
25353 Friendship Road | 251.990.9910 fax  
Daphne, AL 36526 | www.dewberry.com

**May 24, 2021**

## ENGINEER'S CERTIFICATION

I, the undersigned, a Registered Professional Engineer in the State of Alabama holding Certificate Number 22714, 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 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.

---

Jason N. Estes, P.E.

May 24, 2021

OLD BATTLES VILLAGE, PHASE 6

Plans which are certified consist of Page \_\_\_\_ thru \_\_\_\_, each of which bears my seal and signature.

Drainage calculations were designed in conjunction with construction plans for Old Battles Village, Phase 6. Additional construction information concerning drainage can be found in the referenced construction plans.

## PROJECT INFORMATION

### Site Address:

No site address available for parcel, please see vicinity map and legal description of property.

### Owner/Developer Information:

68V OBV 2020, LLC  
29891 Woodrow Lane, Ste. 300  
Spanish Fort, AL 36527  
251-625-1198  
251-650-1643 (fax)

### Engineer Information:

Jason N. Estes, P.E.  
25353 Friendship Road  
Daphne, Alabama 36526  
251-990-9950  
251-990-9910 (fax)

### Surveyor Information:

Victor L. Germain, P.L.S.  
25353 Friendship Road  
Daphne, Alabama 36526  
251-990-9950  
251-990-9910 (fax)

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## **INTRODUCTION**

The proposed project is located in Fairhope, Alabama and contains approximately 12.37 acres and 36 single-family residential lots. The location is in Section 29 of Township 6 South, Range 2 East. The property is bordered to the north and west by undeveloped property, to the south by Old Battles Village Phase Three & The Hamlet, and to the east by an existing lake. The subdivision ties to Old Battles Village Phase Three. The property is currently undeveloped. A vicinity map has been included in **Appendix A**

## **EXISTING DRAINAGE CONDITIONS**

The terrain of the site falls from the west to east with elevations ranging from 108 ft. to 86 ft. The runoff sheet flows to the east into an existing lake.

On the east side of the existing lake is Huntington Place subdivision. Originally this phase of Old Battles Village was designed to be part of Huntington Place. The aforementioned existing lake was designed to detain runoff from a portion of Old Battles Village. A map showing drainage basin may be seen in **Appendix A**.

## **PROPOSED DRAINAGE CONDITIONS**

The proposed roadway on the site will have gutters, which will convey runoff into a closed drainage system. This closed system terminates in the existing lake located along the east side of the property.

## **DRAINAGE DESIGN**

### **DESIGN CRITERIA**

These drainage calculations and plans were prepared in accordance with the City of Fairhope Subdivision Regulations dated 2007. Runoff coefficients were obtained from the City of Fairhope Subdivision Regulations Appendix E as directed by Section F-4.b (ALDOT Hydraulics Manual).

### **POND SUMMARY**

The SCS method was used to analyze the watershed for the existing Huntington Place lake. Pond Pack V8i hydraulics software was used to design and analyze the detention facilities.

The watershed for the existing lake at Huntington Place is 120.0 acres. The drainage area from Huntington Place is 24 acres and the watershed from Old Battles Village is 17.74 acres. The lake was analyzed with the predeveloped and post-developed conditions to determine a release

rate of 280.52 and design high water elevation of 80.12. The Pond Pack calculations may be seen in **Appendix B**.

### **CLOSED SYSTEM CALCULATIONS**

Stormcad was used to analyze the closed drainage systems for the proposed project. Curbs, gutters, and grass swales channel stormwater from the roadways and lots. The stormwater is then collected into wing and yard inlets and piped to the existing closed drainage system that eventually terminates at the existing lake. Please see Appendix D for calculations from StormCad. Flowmaster was used to design the grass swales. Please see **Appendix C** for calculations from Flowmaster.

### **DRAINAGE SWALES**

Drainage swales are located throughout the development behind interior lots inside a common area. The swales will route runoff into yard inlets and to the proposed ponds. A bottom width of 3.0 ft. was used for all with side slopes of 3:1. Bentley's FlowMaster was used to analyze the channels. FlowMaster utilized the Manning's equation for open channel flow to check the design inside the channel. Please see **Appendix D** for calculations.

As per the City of Fairhope subdivision regulations, a property owners association (POA) is required to be formed. The POA is required to maintain any and all storm water facilities and structures located outside of the publicly accepted right-of-way.

# Waterline Narrative and Calculations

Old Battles Village



PREPARED BY:



**Dewberry**<sup>®</sup>

PREBLE-RISH

October 2016

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## **INTRODUCTION**

The purpose of this report is to provide an analysis of the proposed water distribution system for Old Battles Village (a residential subdivision). The system was designed to provide sufficient domestic demand during average daily flows, while providing adequate fire flow demand to each hydrant. The system was analyzed using Bentley's computer modeling software, WaterCAD V8i.

## **SITE DESCRIPTION**

Old Battles Village is a development located to the north of Old Battles Road on the west side of Highway 98 in Baldwin County, Alabama. The masterplan for the future development consists of 86.76 ± acres with a total of 177 residential lots. A vicinity map of the site can be found in *Appendix A*.

## **EXISTING WATER DISTRIBUTION SYSTEM**

There is an existing 8 inch water main located along Garrison Boulevard (Old Battles Village) that is maintained by the City of Fairhope that will supply water to the development. Fire hydrants, one located on the corner of Garrison Boulevard and Atwater Avenue and the other located on the corner of Garrison Boulevard and Bartlett Avenue, were tested in order to obtain the available flow and pressure. The resulting flow and pressure from the flow test are as follows:

Fire Hydrant Flow, Qf	= 775 gallons per minute
Static Pressure, Ps	= 56 psi
Residual Pressure, Pr	= 30 psi

There is also an existing water main located along Bloomsbury Avenue (Huntington Woods) that is maintained by the City of Fairhope that will supply water to the future development. Fire hydrants, one located on Bloomsbury Avenue and the other located on the corner of Bloomsbury Avenue and Charing Cross Street, were tested in order to obtain the available flow and pressure. The resulting flow and pressure from the flow test are as follows:

Fire Hydrant Flow, Qf	= 1,160 gallons per minute
Static Pressure, Ps	= 59 psi
Residual Pressure, Pr	= 45 psi

## PROPOSED WATER DISTRIBUTION SYSTEM

The proposed water distribution system will connect to the existing 8 inch mains located on Musket Avenue, Garrison Boulevard, and Craftsman Avenue. The future development will eventually tie into Bloomsbury Avenue, located in Huntington Woods on Highway 98. Domestic water services for each lot and fire hydrant are connected to the main throughout the development.

## WATER SYSTEM DEMANDS

The following design parameters were used to determine the demands for the proposed water distribution system.

1. Average Daily Residential Demand per Lot = 350 gallons/day/residential lot = 0.24 gpm/lot
2. Fire Flow Demand = 1,000 gallons/minute
3. All while maintaining a minimum of 20 psi.

The required fire flow demand was obtained through the latest edition of the International Fire Code for single and two family dwellings. Once the full development is complete the demand on the proposed water main was determined as follows:

Average Daily Residential Demand

$$\begin{aligned} &= 0.24 \text{ gpm/lot} * 51 \text{ lots (see drawing)} \\ &= \mathbf{12.24 \text{ gallons per minute}} \end{aligned}$$

Total Fire Flow Demand

$$= \mathbf{1000 \text{ gallons per minute}}$$

**Total Demand**

$$\begin{aligned} &= 12.24 \text{ gpm} + 1,000 \text{ gpm} \\ &= \mathbf{1012.24 \text{ gallons per minute}} \end{aligned}$$

## WATER MODEL ANALYSIS

WaterCAD V8i was used to model the proposed water distribution system. A Hazen Williams roughness factor "C" of 150 for PVC pipes was used. The elevations for the water main and various hydrants were obtained utilizing GIS contours and field verified elevations. The pipe sizes and lengths of the distribution system were obtained from the required flows and pressures throughout the system.

Available fire flows are based on what a hydrant can provide when the pressure is at a minimum of 20 psi. In order to obtain the available fire flow at the hydrant the following Hazen Williams formula was utilized.

Location 1 – Garrison Boulevard/Atwater Avenue Intersection

Q<sub>r</sub> = Available Fire Flow

Actual Flow, Q<sub>f</sub> = 775 gpm

Static Pressure, P<sub>s</sub> = 56 psi

Residual Flow, P<sub>r</sub> = 30 psi

Desired Pressure, P<sub>d</sub> = 20 psi

$$Q_r = Q_f \left[ \frac{(P_s - P_d)^{0.54}}{(P_s - P_r)^{0.54}} \right] = 775 \left[ \frac{(56 - 20)^{0.54}}{(56 - 30)^{0.54}} \right]$$

**Q<sub>r</sub> = 924 gpm @ 20 psi**

Location 2 – Bloomsbury Avenue/Charing Cross Street Intersection

Q<sub>r</sub> = Available Fire Flow

Actual Flow, Q<sub>f</sub> = 1160 gpm

Static Pressure, P<sub>s</sub> = 59 psi

Residual Flow, P<sub>r</sub> = 45 psi

Desired Pressure, P<sub>d</sub> = 20 psi

$$Q_r = Q_f \left[ \frac{(P_s - P_d)^{0.54}}{(P_s - P_r)^{0.54}} \right] = 1160 \left[ \frac{(59 - 20)^{0.54}}{(59 - 45)^{0.54}} \right]$$

**Q<sub>r</sub> = 2,017 gpm @ 20 psi**

The water source for the development was modeled in WaterCAD as a pump and reservoir located at the north end of Garrison Boulevard for Location 1 and along Bloomsbury Avenue for Location 2. A pump curve for each location was determined by using the flow test information.

A water model was developed to analyze the Phase Two addition of Old Battles Village, independently from the entire future development. A steady state analysis was performed to determine the fire flow at each hydrant with a minimum pressure of 20 psi. The fire flow for the 4 fire hydrants located in Phase Two ranged from 874 gpm to 886 gpm. The domestic demand was also included in the steady state analysis for each hydrant to ensure the domestic demands were being met. *Appendix B* shows the water model data for Phase Two.

A water model was also developed to analyze the entire future development of Old Battles Village, including Phase Two. A steady state analysis was performed to determine the fire flow at each hydrant with a minimum pressure of 20 psi. The fire flow for the entire 32 fire hydrants in the future development ranged from 1,633 gpm to 2,344 gpm. The domestic demand was also included in the steady state analysis for each hydrant to ensure the domestic demands were being met. *Appendix C* shows the water model data for the entire future development.

## **SUMMARY**

Based on the water model, the proposed water distribution system will provide the required average daily demand and a fire flow demand of approximately 880 gpm for Phase Two and 2,000 gpm for future development at the Old Battles Village subdivision, while maintaining a pressure above 20 psi. For more detailed information refer to the computer model in the Appendices.

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

A Landscape Development Plan for  
**Old Battle's Ph. 6**  
Fairhope, Alabama

Revisions	
No.	Date
00.00.00	REVISION

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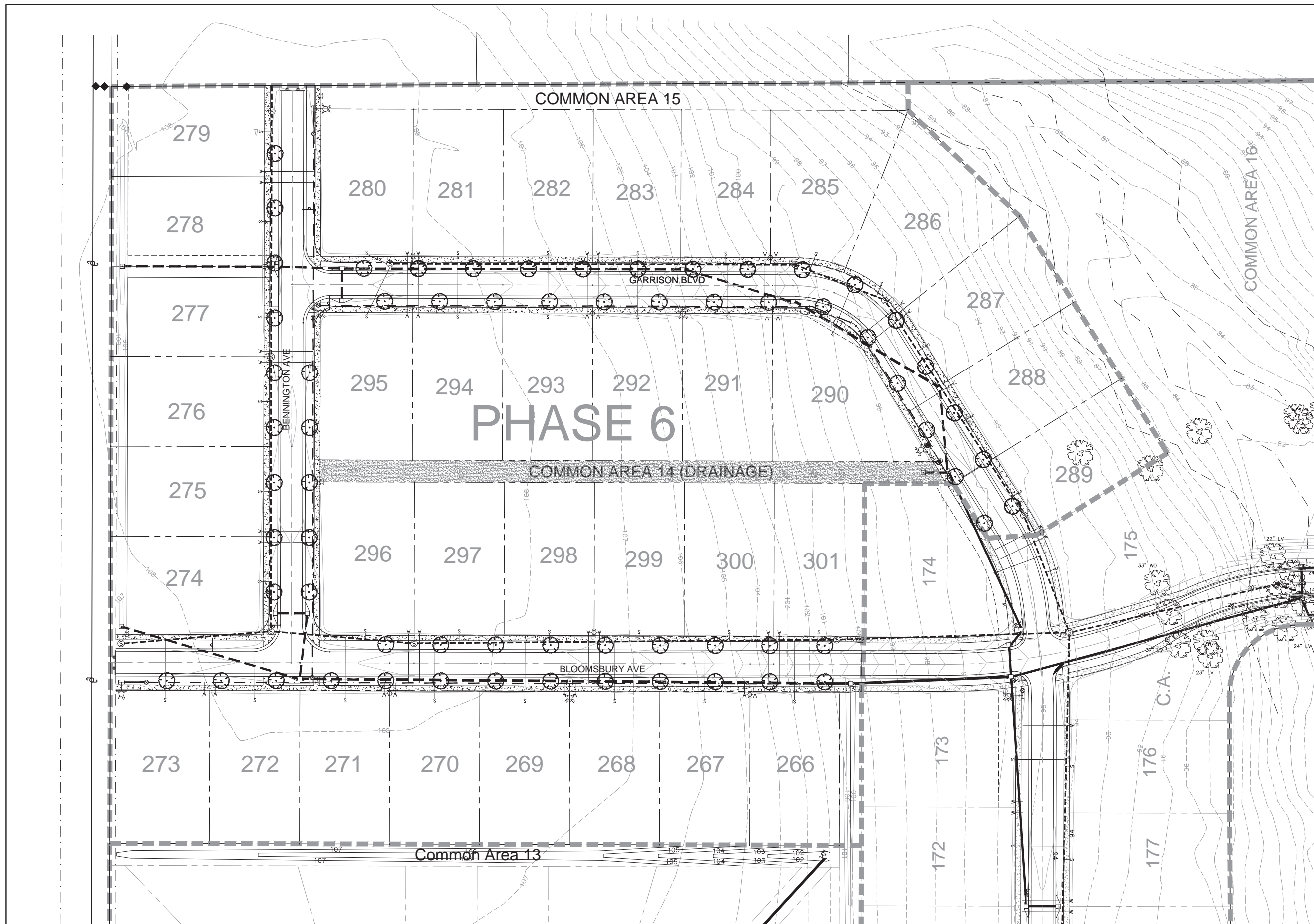
VTW	Drawn	
VTW	Project Manager	
CW	Principal	
213163-126	Project No.	
05.25.21	Date	

Sheet Title

**LANDSCAPE  
PLANTING PLAN**

Sheet No.


**LP200**



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

A Landscape Development Plan for  
**Old Battle's Ph. 6**  
Fairhope, Alabama

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	QN	79	QUERCUS NUTTALLII	NUTTALL OAK	B&B OR CONT	1.5"-2.5"	8'-10'	FULL HEAD, SPECIMEN QUALITY
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	SOD	11,301 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			

**GENERAL NOTES**

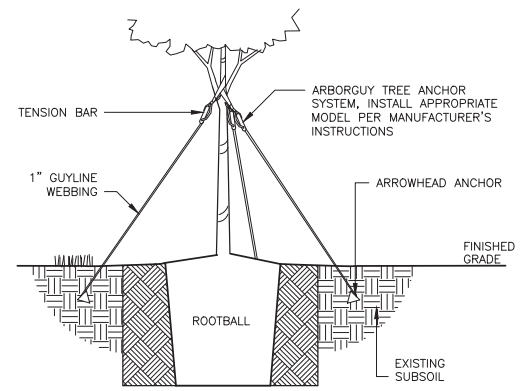
- TREE PLACEMENT NOTES:**
- 1.) ALL TREES SHALL BE 15 GAL AND/OR 1.5"-2.5" DIA AT THE TIME OF PLANTING.
  - 2.) TREES SHALL BE PLANTED EVERY 25' FROM INTERSECTIONS. A TREE SHALL BE PLANTED ONE PER LOT OR AT LEAST EVERY 50 FEET, BUT NO CLOSER THAN 10'. DEVELOPER RESERVES THE RIGHT TO UTILIZE EXISTING TREES TO MEET THIS REQUIREMENT.
  - 3.) TREE SPECIES AND TREE PLACEMENT SHALL BE APPROVED BY THE CITY HORTICULTURIST.
  - 4.) ALL TREES SHALL BE PRUNED SO THAT NOT FOLIAGE, LIMBS OR OTHER OBSTRUCTIONS EXISTING BETWEEN 2.5 AND 10 FEET FROM ADJACENT STREET GRADE.
  - 5.) IN AREAS WHERE PLANTING STRIPS ARE OPTIONAL AND NOT PROVIDED, SIDEWALKS TEN FEET OR GREATER SHALL PROVIDE 4'X4' TREE WELLS ALONG THE CURB SO THE TREES MAY BE PLANTED IN CONFORMANCE WITH THESE REQUIREMENTS.
  - 6.) PER TREE ORDINANCE, SMALL TREES WILL BE PLANTED IN BETWEEN WALK AND CURB AREAS LESS THAN 5 FEET. MEDIUM TREES CAN BE PLANTED BETWEEN 5-7 FEET AND LARGE GROWING TREES CAN BE PLANTED IF AREA BETWEEN WALK AND CURB IS 7 FEET OR MORE (SEE ORDINANCE FOR LIST).
  - 7.) DEVELOPER SHALL BE RESPONSIBLE FOR WATERING TREES PRIOR TO SUBDIVISION ACCEPTANCE AND DURING 2-YEAR MAINTENANCE PERIOD.
- TREE PROTECTION NOTES:**
- 1.) TREES IN EXCESS OF 20" IN DIAMETER ARE CONSIDERED PROTECTED AND SHALL RECEIVE THE TREE PROTECTION AS DETAILED ON THIS SHEET. NO DIGGING, TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.
  - 2.) TREES SHALL NOT BE REMOVED PRIOR TO ISSUANCE OF PERMIT TO DO SO. THE CITY OF FAIRHOPE UTILIZED THE FOLLOWING RESTITUTION REQUIREMENTS FOR TREES THAT ARE REMOVED WITHOUT A PERMIT.
  - 3.) ANY PERSON WISHING TO REMOVE OR RELOCATE A SIGNIFICANT TREE SHALL MAKE A WRITTEN APPLICATION WITH THE CITY HORTICULTURIST. THE APPLICATION SHALL INCLUDE A LANDSCAPE PLAN. THE CITY HORTICULTURIST MUST APPROVE OR DENY THE PERMIT WITHIN 14 WORKING DAYS AFTER RECEIPT OF APPLICATION.
- DISTURBED AREA NOTES:**  
ANY DISTURBED AREAS SHALL RECEIVE APPROPRIATE SOIL STABILIZATION MATERIAL AS NECESSARY.

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

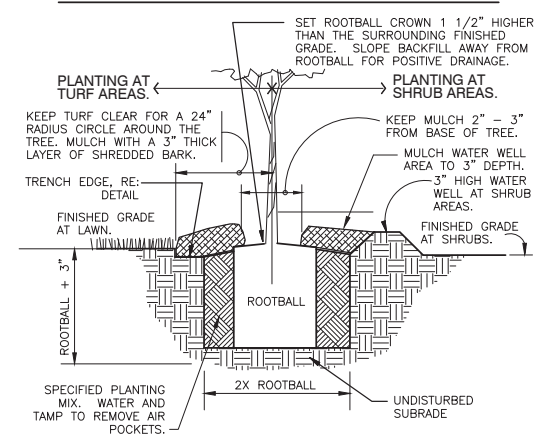
**1 GENERAL PLANTING NOTES**

1" = 1"

329399-05



STAKING DETAIL



PLANT PIT DETAIL

**2 TREE PLANTING - GUY STRAP**

1" = 1'-0"

329343.26-02


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

Revisions

No.	Date	Revisions / Submissions
00.00.00		REVISION

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VTW  
Drawn  
VTW  
Project Manager  
CW  
Principal  
213163-126  
Project No.  
05.25.21  
Date

Registration  


Sheet Title

**LANDSCAPE PLANTING DETAILS**

Sheet No.  
**LP500**



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

---

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

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

Al Finley, Sr.  
Signature of Applicant or Authorized Agent

5/19/21  
Date of Application

**RECEIVED**

MAY 25 2021

BY: [Signature]

# ADJACENT PROPERTY OWNERS FOR OBV PHASE SIX

Parcel Number	Owner Name	Address	City	State	Zip
05-46-09-29-0-000-003.002	POWE, ROGER AS TRUSTEE OF THE IRMA POWE	19020 CEDAR LANE	FAIRHOPE	AL	36532
05-46-09-29-0-000-003.003	POWE, ROGER ETAL POWE, ROGER AS TRUSTEE	19550 INGLESIDE AVE	FAIRHOPE	AL	36532
05-46-09-29-0-000-003.012	SHELLBROOKE POINTE APARTMENTS LTD	P O BOX 220	FLORENCE	AL	35631
05-46-09-29-0-000-048.000	POWE, ROGER AS TRUSTEE OF THE IRMA POWE	19020 CEDAR LANE	FAIRHOPE	AL	36532
05-46-09-29-0-000-055.023	TRULAND HOMES L L C	29891 WOODROW LN STE 100	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.024	TRULAND HOMES L L C	29891 WOODROW LN STE 100	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.025	TRULAND HOMES L L C	29891 WOODROW LN STE 100	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.026	TRULAND HOMES L L C	29891 WOODROW LN STE 100	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.027	TRULAND HOMES L L C	29891 WOODROW LN STE 100	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.053	68V OBV HAMLET 2018 L L C	29891 WOODROW LN STE 300	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.054	KJC INVESTMENTS L L C (90% INT) ETAL SIS	29891 WOODROW LN 300	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.057	68V OBV HAMLET 2018 L L C	29891 WOODROW LN STE 300	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.058	68V OBV HAMLET 2018 L L C	29891 WOODROW LN STE 300	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.059	68V OBV HAMLET 2018 L L C	29891 WOODROW LN STE 300	SPANISH FORT	AL	36527
05-46-09-29-0-000-055.060	68V OBV HAMLET 2018 L L C	29891 WOODROW LN STE 300	SPANISH FORT	AL	36527
05-46-09-29-0-000-060.000	ELLIS, DEBORAH BRODBECK ETAL ELLIS, DAVI	P O BOX 1173	POINT CLEAR	AL	36564

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MAY 25 2021

BY: 



KJC INVESTMENTS, LLC  
29891 WOODROW LANE SUITE 300  
SPANISH FORT, AL 36527

To Whom It May Concern:

DEWBERRY is hereby authorized as my agent to represent me before the City of Fairhope Planning Commission/City Council on the OLD BATTLES VILLAGE, PHASE SIX, A Planned Unit Development..

Sincerely,

Kimberly J. Cox  
Signature

5/25/2001  
Date

Kimberly J. Cox  
Print Name