



**City of Fairhope
Planning Commission Agenda
5:00 PM
Council Chambers
August 7, 2023**

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

1. Call to Order
2. Approval of Minutes
 - July 6, 2023
3. Old/New Business
 - **SD 21.41** Aldi Subdivision – Request of FST Aldi, Inc. of Alabama, for a one-year extension for Preliminary Approval of Aldi Subdivision, a 5-unit Multiple Occupancy Project
4. Consideration of Agenda Items
 - A. UR 23.08** Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,078 LF of coaxial cable in the City ROW in the Tracery subdivision.
 - B. UR 23.11** Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,369 LF of buried coaxial cable in the City ROW in the Riverhorse Subdivision.
 - C. UR 23.12** Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 4,495 LF of buried coaxial cable in the City ROW in the Trentino Subdivision.

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

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D. SD 23.23 Public hearing to consider the request of the Owners, Robert J. and Renee A. Witt, for approval of North Lot Subdivision, a 2-lot minor subdivision. The property is approximately .59 acres and is located on the northeast corner of N. Bayview St. and Blakeney Ave. **PPIN # 14416**

E. ZC 23.03 Public hearing to consider the request from the City of Fairhope Planning and Zoning Department, for various proposed amendments to the City of Fairhope's Zoning Ordinance.

5. Adjourn

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The Planning Commission met Monday, July 6, 2023, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner, Chairman; Clarice Hall-Black; Harry Kohler; Hollie MacKellar; Erik Cortinas, Building Official; Hunter Simmons, Planning and Zoning Manager; Mike Jeffries, Development Services Manager; Michelle Melton, City Planner; Chris Williams, City Attorney; and Cindy Beaudreau, Planning Clerk.

Absent: Jack Burrell, John Worsham, Rebecca Bryant

Chairman Turner called the meeting to order at 5:01 PM.

Approval of the Minutes June 5, 2023:

Hunter Simmons, Planning and Zoning Director, stated that a correction had been made to the minutes. On page 7, for SD 23.19, Belle Vie, the minutes stated that Staff recommends denial of preliminary and final approval of Belle Vie MOP SD 23.19, based on the following conditions. Mr. Simmons stated that the list was not conditions, it was reasons for denial. That has been changed.

Erik Cortinas made a motion to approve the minutes from the June 5, 2023, meeting as amended.

Clarice Hall-Black seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Clarice Hall-Black, Harry Kohler, Hollie MacKellar, and Erik Cortinas.

NAY: None.

Old/New Business:

- **SD 21.37** The Reserve at Fairhope – Request of the Applicant, Jade Consulting LLC, for an extension of one year for preliminary plat approval.

Summary: Hunter Simmons, Planning and Zoning Director, presented the request for a one-year extension for preliminary plat approval of The Reserve at Fairhope. The project is located on Volanta and Greeno Road. It is fully underway, and staff supports this request.

Trey Jinright, Jade Consulting, LLC, stated that he expects to bring the final approval to the Planning Commission in the next month or two.

Motion:

Eric Cortinas made a motion to approval of SD 21.37, a one-year extension for preliminary plat approval of The Reserve at Fairhope.

Hollie MacKellar seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Clarice Hall-Black, Harry Kohler, Hollie MacKellar, and Erik Cortinas.

NAY: None.

- **SD 23.11** Myrick Place – To discuss installation of sidewalks.

Summary: Hunter Simmons, Planning and Zoning Director, stated that there is not a plan for the sidewalks yet reminding the Planning Commission that this project is on Estella where the sidewalks were discussed to be placed on the other side of the road as a City project. This project is a request for simultaneous preliminary and final approval of a minor subdivision. Mr. Simmons is requesting an extension from the City’s perspective to grant time to work on the sidewalk plan and instead of the typical 120 days, Mr. Simmons is requesting 180 days.

Chairman Turner asked Chris Williams, City Attorney, if the Applicant needed to request this extension. Mr. Williams stated that it is ok for staff to request the extension after consulting with the Applicant but stated that the question may be whether the request is for six months or an additional six months. Mr. Simmons stated that Seth Moore has been working with staff and that the project is still within the time frame.

Erik Cortinas asked whether this extension would be six months from the June 2023 meeting. Mr. Simmons stated that the request would be 120 days plus six months.

Motion:

Erik Cortinas made a motion to approve the extension for final plat by 180 days for SD 23.11, Myrick Place.

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

AYE: Lee Turner, Clarice Hall-Black, Harry Kohler, Hollie MacKellar, and Erik Cortinas.

NAY: None.

- **SD 23.17** Laurelbrooke - Final plat discussion

Summary: Mike Jeffries, Development Services Manager, presented Laurelbrooke, a subdivision off Highway 181 north of County Road 24. Mr. Jeffries showed the aerial of the project stating that the site is not completely stabilized, and the Developer requested that the project be moved to old/new business to discuss the few items that staff has concerns over. Mr. Jeffries showed an aerial from the afternoon of the meeting showing the walking path to the north of the property which is part of Phase II. Staff is concerned with the western portion of the property; Phase I. Mr. Jeffries spoke about the walking trail around the pond. Showing the difference between the two aerials, some of the walking path is no longer there as of the afternoon of the meeting. Mr. Jeffries listed the areas that have been installed so far on the project. One of the common areas that was originally proposed to be undisturbed, was cleared. The Developer proposed adding an additional 4 Crape Myrtles and 128 Loblolly Pine trees for that area. A picture taken this afternoon shows the additional trees installed. Another concern is the detention pond which does not show any additional landscaping. The sod has been washed out from that area. The fire pit area shows areas where the walking trail has been washed out. There are additional trails connecting the pier to the tree house which have also been washed out. The mulch was placed on top of the ground with no channel or edging to help hold the mulch in place. Mr. Jeffries showed a picture of the 10” Live Oak mitigation of removal of the 75” Live Oak with the decking around it, though the slide is missing. Mr. Jeffries discussed the Maintenance Summary that was received from the Landscape Architect,

which states the maintenance required for a Mulch Trail System. Mr. Jeffries continued discussing the common areas and the need for those areas to be sodded and shared an aerial stating that staff is not as concerned with sodding the areas where the lots are located. Mr. Jeffries stated that staff's main concern is the center area of the project that was to be left undisturbed and how to keep that area from washing out. Representatives from D.R. Horton and Dewberry are present for guidance from the Planning Commission on moving forward.

Jason Estes, Dewberry, stated that the contractor was responsible for clearing out the area that should have been undisturbed. Mr. Estes believes that the pines that were planted will make a difference as they grow and that adding seeds should help stabilize the area until construction begins. He believes the area around the pond needs to be put back together but does not believe that sod will hold it. They are looking for another remedy to stabilize that area.

Patrick Resmondo, D.R. Horton, stated that they are looking at geosynthetic reinforcement mats with a spray on seed for the slope of the pond. Mr. Resmondo is working with a landscaper to border all the walking trails with sod, extending the sod up from the pond to the wooded areas to get more sod coverage in the areas where staff has concerns. Mr. Resmondo stated that they are just as concerned about those areas as staff is. Mr. Resmondo reached out to the landscape architect asking how to reforest the area and the Loblolly Pines were recommended. Mr. Simmons asked if there had been an evaluation of the 25 oak trees stating that some of them are lying down and asked the Planning Commission for their recommendations.

Chairman Turner suggested more native plants, like Swamp Hibiscus or Butterfly Weeds to mix in with the pines. Mr. Simmons stated that staff expects the areas to be stabilized prior to approval and seed takes time. Mr. Resmondo stated that he will ask his landscaper about this and stated the common areas will be sodded and the trails will be remulched. Hollie MacKellar asked for confirmation that there will be no border, that the grass will border the mulch. Mr. Resmondo stated yes that the trails are meant to become natural mowable trails. Mr. Jeffries stated that the maintenance plan shows the area needs to be weeded. Ms. MacKellar stated that she believes there needs to be an edge added to keep the grass from growing in the trails and that mulch gets washed away easier than pine straw. Ms. MacKellar also listed a couple of areas to look at for examples. Mr. Resmondo stated that the landscape plan became necessary when issues were found with the original trail design. He continued stating that the original design was for it not to look like a trail, just a designated walking path and the only area that would be contained was where the exercise equipment was. Ms. MacKellar suggested having grass everywhere and just mowing a trail into a walking path. Mr. Resmondo stated that when the mulch stays in the path, it looks very good and he has a 90-day plan where the path gets herbicided to keep the grass from growing into the path. Ms. MacKellar would like to see the original approved plan. Mr. Jeffries stated that there have been a few different attempts to make the walking path, but none match what was originally approved. Mr. Jeffries reminded the Applicant that staff would need a revised landscape plan to approve.

Planning Commission took a brief recess to allow Rebecca Bryant to attend for a quorum.

Erik Cortinas left meeting. Rebecca Bryant joined the meeting

Consideration of Agenda Items:

UR 23.08 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,078 LF of coaxial cable in the City ROW in the Tracery subdivision.

Summary: Hunter Simmons, Planning and Zoning Director, explained that Mediacom is installing coaxial cable which is not able to be buried. Staff asked Mediacom if they could use fiber optic so that the cable could be buried. Mediacom replied that it was too expensive. Mr. Simmons shared a slide showing the pedestals that would be installed above ground for the coaxial cable.

Rebecca Bryant stated that she is not crazy about the big plastic green boxes littering the downtown. Chairman Turner agreed and stated if there was the option to go underground, they should.

Mr. Simmons stated that since Mediacom is not present at the meeting, UR 23.08 will be withheld until the August meeting.

UR 23.09 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,601 LF of buried fiber cable in the City ROW in the River Mill subdivision.

Summary: Hunter Simmons, Planning and Zoning Director, stated that although this is a request from Mediacom, they are using buried fiber cable. Staff recommends approval with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
4. An additional right-of-way permit may be required for the potholing procedures.
5. Follow-up activities below required by staff and the applicant:
6. 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.
7. Provide draft door hanger for approval at time of pre-construction.
8. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
9. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
10. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
11. Utilities boxes shall be concentrated near existing boxes.
12. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Motion:

Clarice Hall-Black made a motion to recommend approval of UR 23.09, subject to staff recommendations.

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

AYE: Lee Turner, Clarice Hall-Black, Rebecca Bryant, Harry Kohler and Hollie MacKellar.

NAY: None.

UR 23.10 Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 5,582 LF of buried fiber optic cable and 1.5” HDPE conduit in the City ROW and easements in the Live Oaks Estates Subdivision.

Summary: Hunter Simmons, Planning and Zoning Director, presented the request of AT&T for a utility review and approval of the proposed installation of approximately 15,391 LF of 1.5” conduit in the City ROW in the Live Oaks Estates Subdivision. Mr. Simmons showed an aerial of the proposed installation with the standard conditions. Staff recommends approval subject to the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City’s horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
4. An additional right-of-way permit may be required for the potholing procedures.
5. Follow-up activities below required by staff and the applicant:
6. 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.
7. Provide draft door hanger for approval at time of pre-construction.
8. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
9. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
10. Applicant shall contact Alabama One Call to locate all existing utilities (750ft max per day).
11. Utilities boxes shall be concentrated near existing boxes.
12. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

Motion:

Hollie MacKellar made a motion to recommend approval of UR 23.10, subject to staff recommendations.

Clarice Hall-Black seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Clarice Hall-Black, Rebecca Bryant, Harry Kohler and Hollie MacKellar.
NAY: None.

UR 23.11 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 3,369 LF of buried coaxial cable in the City ROW in the Riverhorse Subdivision.

Summary: Hunter Simmons, Planning and Zoning Director, stated that UR 23.11 is being withheld until the August meeting.

UR 23.12 Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately 4,495 LF of buried coaxial cable in the City ROW in the Trentino Subdivision.

Summary: Hunter Simmons, Planning and Zoning Director, stated that UR 23.12 is being withheld until the August meeting.

SD 23.18 Public hearing to consider the request of the Applicant, Dewberry Engineers, Inc., acting on behalf of the Owner, FST and Dilworth Development, Inc., for Final Plat approval of Longbranch. The property is approximately 18.71 acres and is located on the north side of Twin Beech Rd., between County Road 13 and Thompson Hall Rd. **PPIN #77788**

Summary: Hunter Simmons, Planning and Zoning Director, presented the request for Longbranch final plat. Staff checked the project prior to the meeting and some of the mulch has washed away on the nature trail. Staff recommends approval with the following conditions:

1. Copy of recorded plat. Final plat must be recorded within 120 days after the date of final approval.
2. Copy of the recorded O&M Agreement.
3. Maintenance and Guaranty Agreement executed by the developer – the mayor signs this agreement to fully execute it.
 - o Remember to include the instrument # from the recorded plat.
 - o Please include 30 days in paragraph 3.
4. An Aerators invoice was submitted and will be installed. After final plat it will be connected once Baldwin EMC provides power.
5. The repairs for the nature trails will be replaced pursuant to the landscape architect.

Mr. Simmons shared a slide showing where several trees were removed with permission from the City's Arborist. Mr. Jeffries stated that the lots had been graded by this time which meant that the trees needed to be removed now rather than when homes were permitted. Mr. Jeffries addressed the e-mails that were received from the public.

Chairman Turner opened the public hearing at 5:45pm, having no one present to speak, the public hearing was closed at 5:45pm.

Motion:

Harry Kohler made a motion to recommend approval of SD 23.18, subject to staff recommendations and adding the repairs to the nature trails.

Clarice Hall-Black seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Clarice Hall-Black, Rebecca Bryant, Harry Kohler and Hollie MacKellar.

NAY: None.

SD 23.22 Public hearing to consider the request of the Applicant, Lieb Engineering Company, acting on behalf of the Owner, Venner LLC, for Venner LLC, a Multiple Occupancy Project. The property is approximately .60 acres and is located west of S. Greeno Road and south of Spring Run Drive. **PPIN #91211**

Summary: Mike Jeffries, Development Services Manager, stated that this property was conditionally annexed in November 2022 and is zoned B-2. The proposed plan is two 1,732sf buildings with two units each. There are 18 spaces provided, which meets the ordinance requirements. An uncovered courtyard is between the buildings. The proposed use is "Clinic Use." BOA approval is necessary for "clinic use" in B-2 zoning. Mr. Jeffries showed the zoning and aerial of the vacant property. There is a verbal commitment from the owners to the north allowing ingress and egress and utility easement from the existing parking lot. The final recorded document will need to reflect that. The owner and Engineer are present. Mr. Simmons stated Mr. Cortinas and the applicant have been working on fire hydrant placement.

Noah Byrd, Lieb Engineering, stated that they are proposing the fire hydrant be placed along Spring Run Drive. Mr. Simmons stated that there is a fire code has the distance from the building and the Subdivision Regulations states the distance from the lot. Some clarification needs to be made, but that does not affect the approval of the project.

Chairman Turner asked if the fire hydrant needs to be a condition. Mr. Simmons replied no, they have agreed to install the fire hydrant. Mr. Jeffries stated that the fire hydrant would have to be installed to build the buildings.

Chairman Turner asked if access to the land needs to be a condition. Mr. Simmons replied no, staff is in possession of the easement documentation from the neighboring property. Lieb Engineering also stated that the neighboring property is 50% owners of the project property and requested a clarification from staff on what is considered clinic use. Was occupational therapy considered clinic use? Chairman Turner stated that he would consider that clinic use. Mr. Jeffries replied that if there are patients walking in and out, what the schedule was and how the business was set up, would all decide whether it would be a clinic use or an office use. Mr. Jeffries explained the next steps for Lieb Engineering following approval.

Ms. Bryant asked if the parking requirements were the same for a clinic as a business. Mr. Simmons replied that Venner LLC had enough parking for either.

Chairman Turner opened the public hearing at 5:54pm, having no one present to speak, the public hearing was closed at 5:54pm.

Motion:

Holly MacKellar made a motion to table SD 23.22.

Clarice Hall-Black seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner, Clarice Hall-Black, Rebecca Bryant, Harry Kohler, and Hollie MacKellar.

NAY: None.

Adjournment

Harry Kohler made a motion to adjourn.

AYE: Lee Turner, Clarice Hall-Black, Rebecca Bryant, Harry Kohler and Hollie MacKellar.

NAY: None.

Adjourned at 5:55pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary



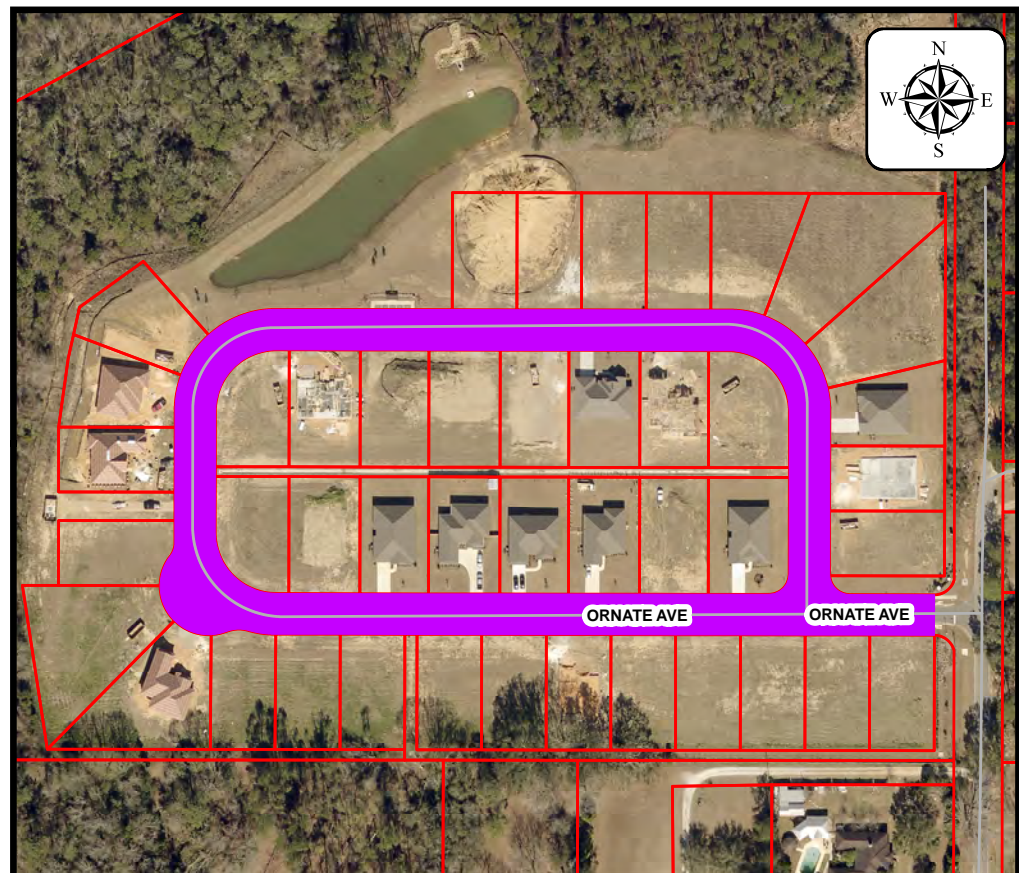
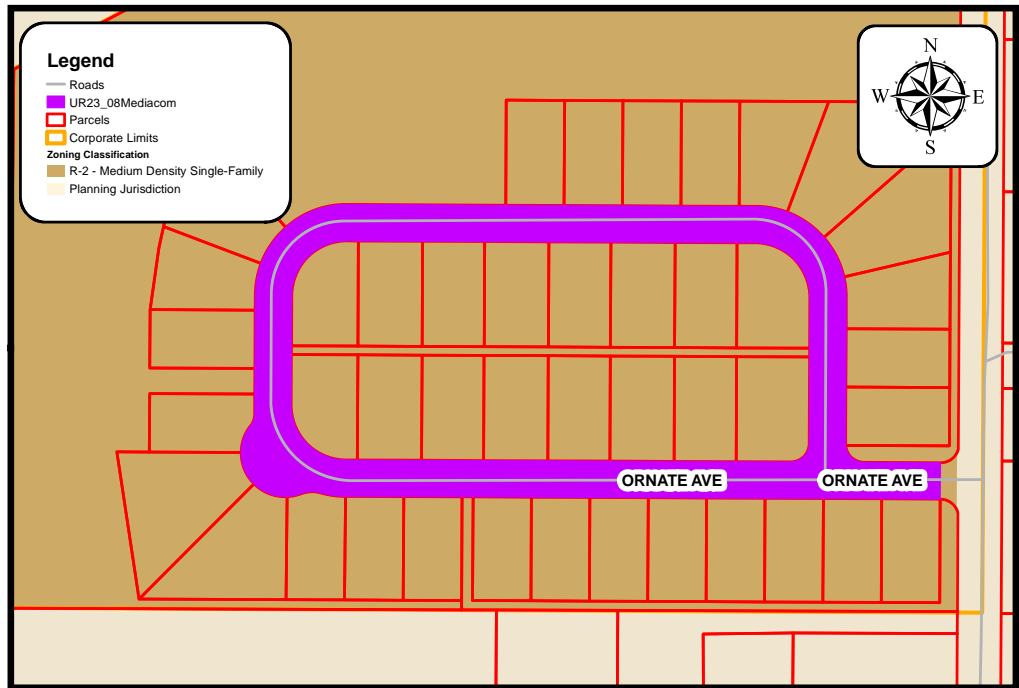
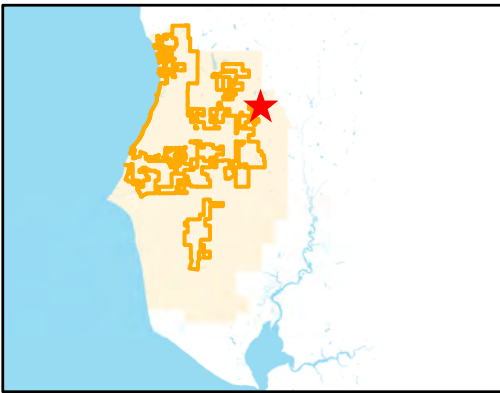
This digital package has been condensed for size and some documents may not contain all the original pages. All submittals were reviewed in full by staff in preparation for the reports prepared for the Planning Commission.

City of Fairhope Planning Commission

August 7, 2023



UR 23.08 - Mediacom Coaxial Cable Installation

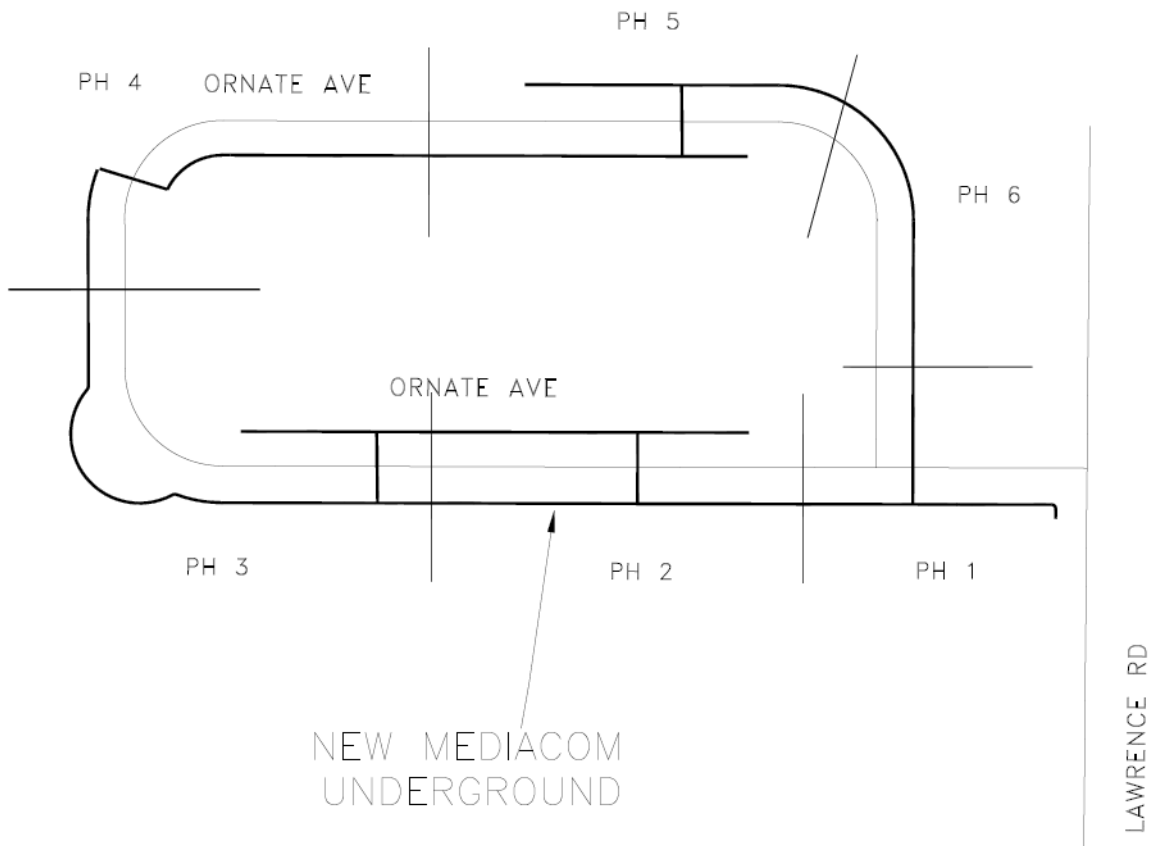


Project Name:	Mediacom Coaxial Cable Installation
Site Data:	3,078 Linear Foot
Project Type:	Mediacom Coaxial Cable Installation
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-2
PPIN Number:	N/A
General Location:	Tracery Subdivision
Surveyor of Record:	Mediacom
Engineer of Record:	Mediacom
Owner / Developer:	Mediacom
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/Conditions
Prepared by:	Chris Ambron

Summary of Request: Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately **3,078 linear feet of coaxial cable** along routes outlined on the below location map.

LOCATION MAP

TRACERY SUBDIVISION

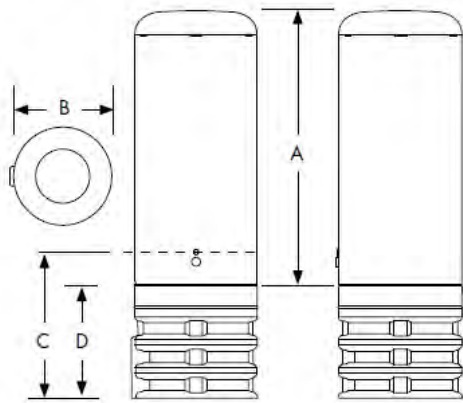


CPH CHALLENGER SERIES PEDESTALS

CPH911, CPH920, CPH1022



DIMENSIONS



	A	B	C	D
CPH 911	13.0" (330mm)	9.5" (240mm)	14.5" (370mm)	10.5" (265mm)
CPH 920	22.0" (560mm)	9.5" (240mm)	14.5" (370mm)	10.5" (265mm)
CPH 1022	24.0" (610mm)	10.75" (275mm)	14.5" (370mm)	10.5" (265mm)

Note: Dimensions in inches (mm)

1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

4. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.
-

6. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

7. Staff Recommendation

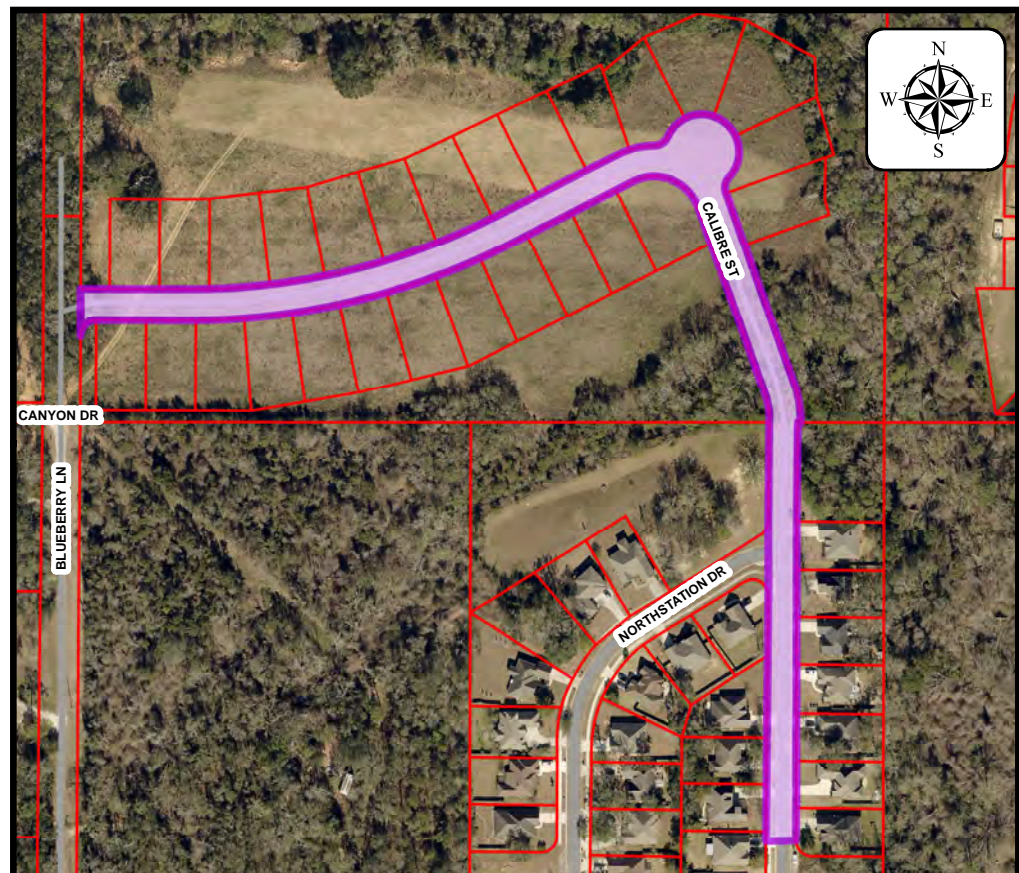
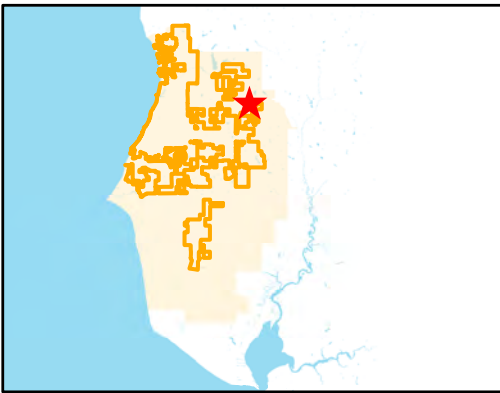
- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (#1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
- Staff Recommendation: **Approval with conditions of UR 23.08**

City of Fairhope Planning Commission

August 7, 2023



UR 23.11 Mediacom Riverhorse

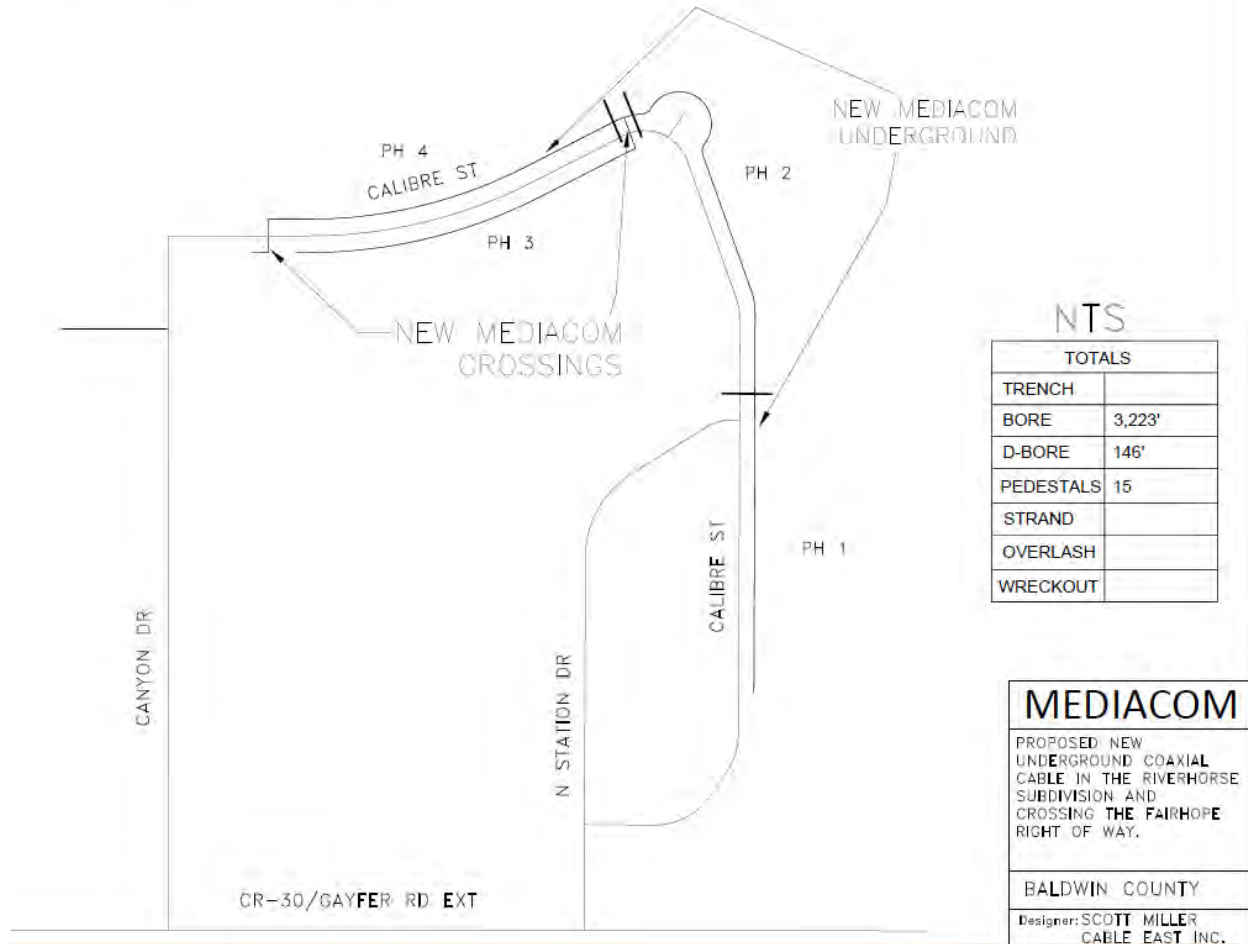


Project Name:	Mediacom Riverhorse
Site Data:	3,369 Linear Footage
Project Type:	Coaxial Cable Installation
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-2
PPIN Number:	N/A
General Location:	East of Blueberry Lane & North of Northstation Subdivision, Calibre Street
Surveyor of Record:	Mediacom
Engineer of Record:	Mediacom
Owner / Developer:	Mediacom
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Chris Ambron

Summary of Request: Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately **3,369 linear feet of coaxial cable** along routes outlined on the below location map.

LOCATION MAP

RIVERHORSE SUBDIVISION



1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
- Applicant shall dedicate a Point of Contact to answer citizens questions.

2. Permitting, Locating & Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.
- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City's ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A phasing plan must be submitted with the permit to alleviate confusion for locating.
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

3. Construction

- A minimum horizontal clearance (separation) of 36" must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30".
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not "publicly maintained" (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

4. Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20' from the trunk.

5. Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.
-

6. Project Completion, Punch List Walk, & As Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

7. Staff Recommendation

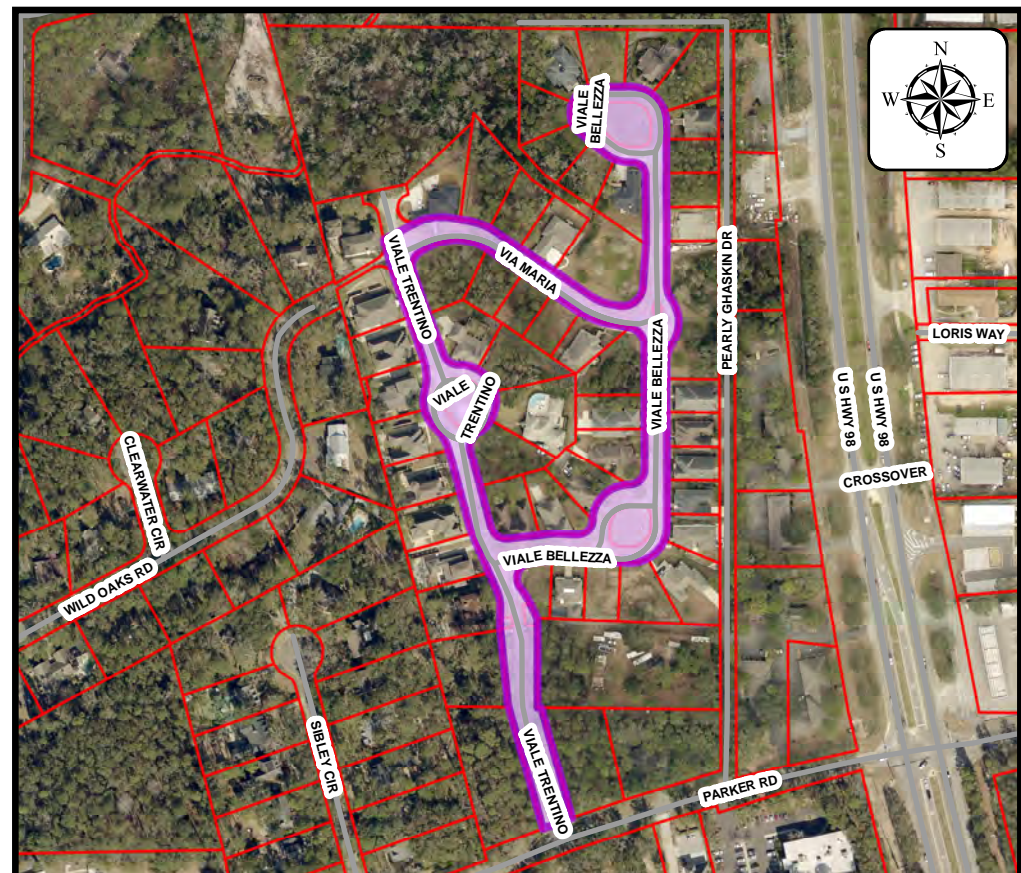
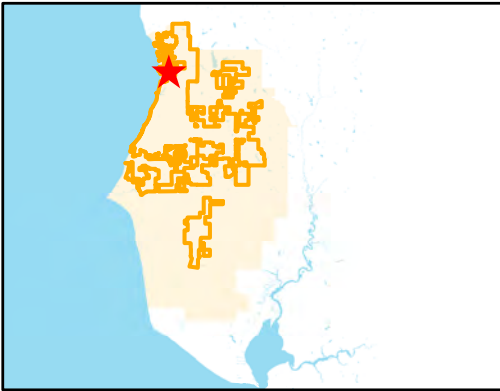
- The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.
- This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:
 - i. City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands.
 - ii. City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas.
 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
- Staff Recommendation: **Approval with Conditions of UR 23.11**

City of Fairhope Planning Commission

August 7, 2023



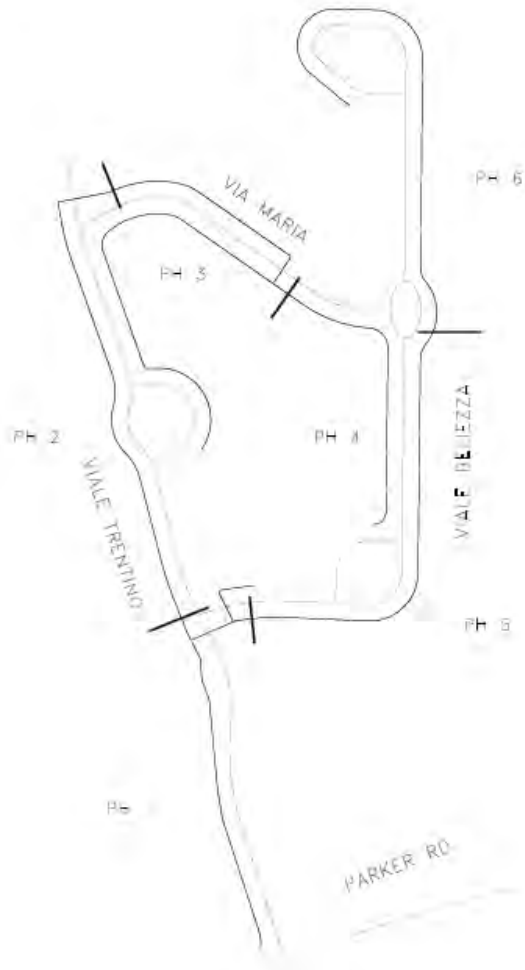
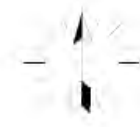
UR 23.12 Mediacom Trentino



Project Name:	Mediacom Trentino
Site Data:	4,495 Linear Footage
Project Type:	Coaxial Cable Installation
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	PUD
PPIN Number:	N/A
General Location:	North of Parker Road, West of U.S. Highway 98
Surveyor of Record:	Mediacom
Engineer of Record:	Mediacom
Owner / Developer:	Mediacom
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Chris Ambron

Summary of Request: Request of Mediacom for an 11.52.11 Utility Review and approval of the proposed installation of approximately **4,495 linear feet of coaxial cable** along routes outlined on the below location map.

LOCATION MAP
TRENTINO SUBDIVISION



NTS

TOTALS	
TRENCH	
BORE	
D-BORE	4,495'
PEDESTALS	27
STRAND	
OVERLASH	
WRECKOUT	

MEDIACOM

PROPOSED NEW UNDERGROUND COAXIAL CABLE IN THE TRENTINO SUBDIVISION AND CROSSING THE FAIRHOPE RIGHT OF WAY.

BALDWIN COUNTY

Designer: SCOTT MILLER
CABLE EAST INC.

Phone: 850-748-1431

1. Citizen Communication & Notification

- Provide Door Hangers at preconstruction meetings which shall be approved prior to distribution and work.
- Use of portable A-frame style signage at the entrance and exit of work sites.
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2. Permitting, Locating & Phasing

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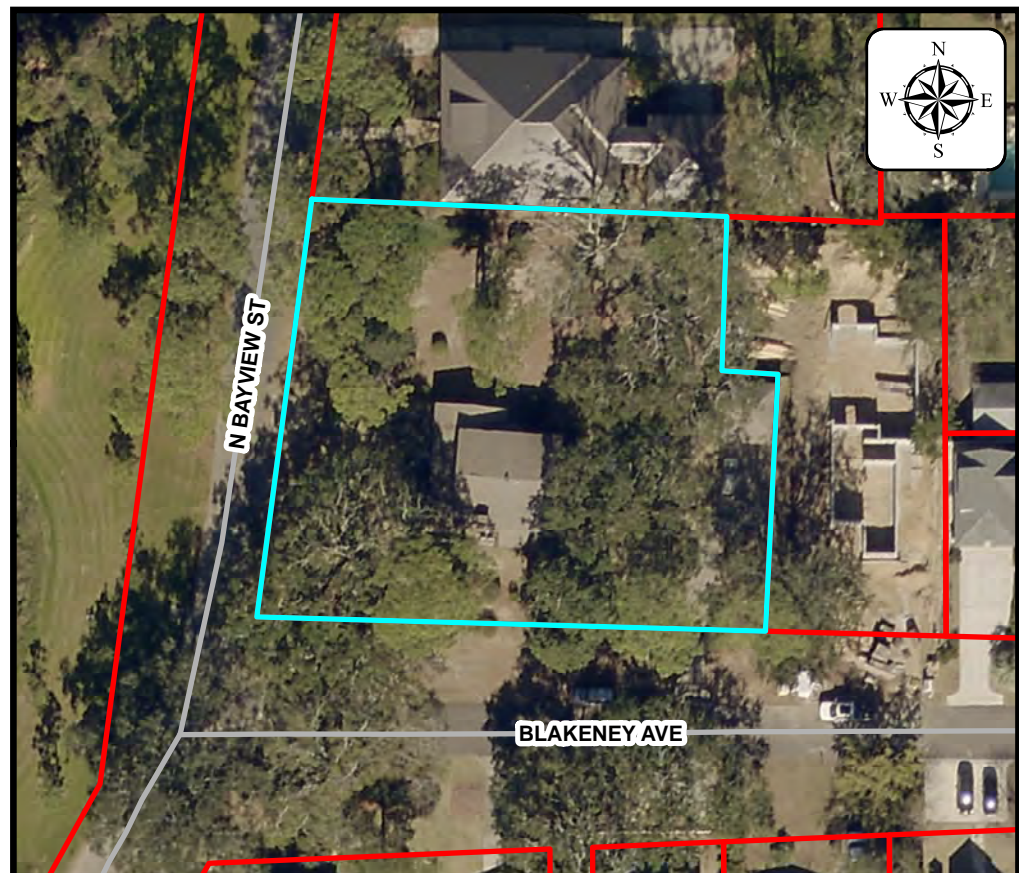
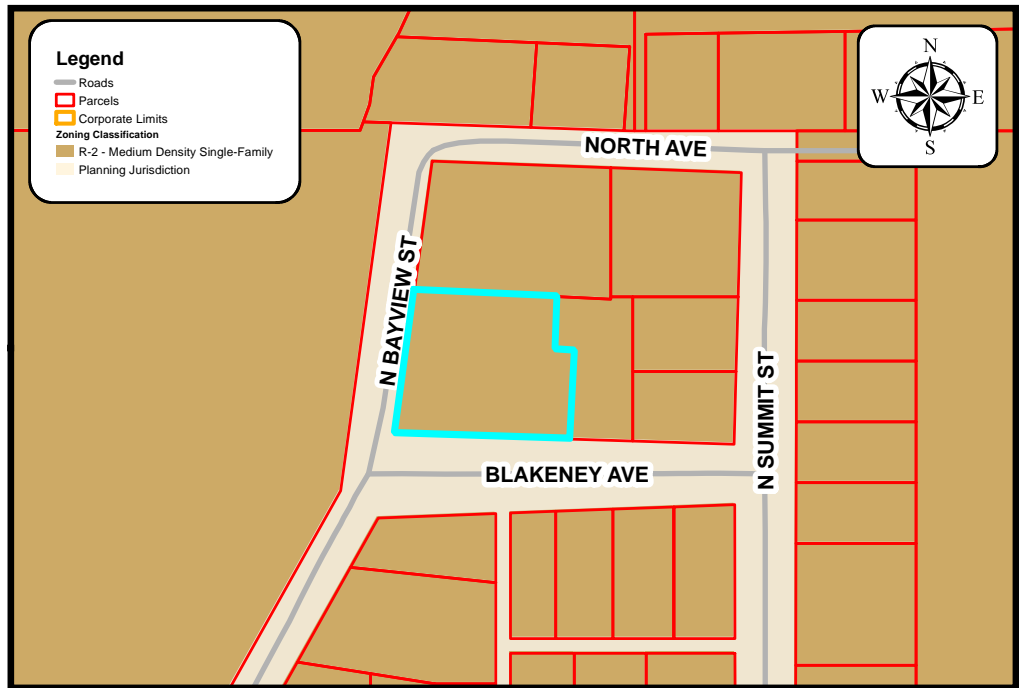
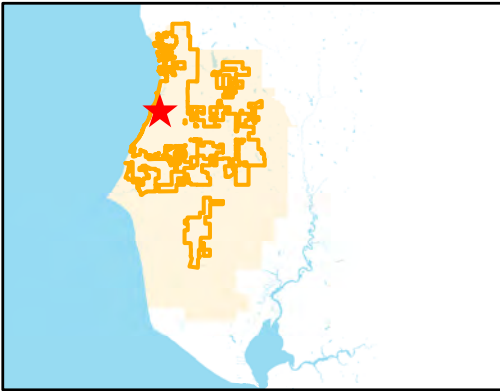
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 - iii. City of Fairhope Erosion and Sediment Control Ordinance (#1398).
 - iv. Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754)
 - v. City of Fairhope Tree and Landscape Ordinance (#1444)
- Staff Recommendation: **Approval with Conditions of UR 23.12**

City of Fairhope Planning Commission

August 7, 2023



SD 23.23 - 350 N. Bayview



Project Name:	350 N. Bayview, Minor
Site Data:	0.59 acres
Project Type:	2-Lot Minor Subdivision
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-2
PPIN Number:	14416
General Location:	East side of North Bayview Street, North side of Blakeney Avenue
Surveyor of Record:	David Lowery Surveying, LLC
Engineer of Record:	N/A
Owner / Developer:	FST, Robert J. Witt & Renee Witt
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approve with Conditions
Prepared by:	Mike Jeffries



APPLICATION FOR SUBDIVISION PLAT APPROVAL

Application Type: Village Subdivision Minor Subdivision Informal (No Fee)
 Preliminary Plat Final Plat Multiple Occupancy Project
 Attachments: Articles of Incorporation or List all associated investors
 Date of Application: _____

Property Owner / Leaseholder Information

Name of Property Owner: Robert J. and Renee A. Witt Phone Number: 832-477-5455
 Address of Property Owner: PO Box 163
 City: Eagles Mere State: PA Zip: 17731-016

Proposed Subdivision Name: North Lot Subdivision
 No. Acres in Plat: 0.59 acres No. Lots/Units: 2
 Parcel No: 05-46-03-37-0-005-0062.000 Current Zoning: R-2

Authorized Agent Information

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

Name of Authorized Agent: N/A Phone Number: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact Person: _____

Surveyor/Engineer Information

Name of Firm: David Lowery Surveying, LLC Phone Number: 251-937-2757
 Address: 55284 Martin Ln
 City: Stockton State: AL Zip: 36579
 Contact Person: David Lowery

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.

Robert J. and Renee A. Witt
 Property Owner/Leaseholder Printed Name
23 Jun 2023
 Date

RJ Witt Renee Witt
 Signature
Lee Turner
 Fairhope Single Tax Corp. (If Applicable)
Lee Turner, FSTC
President



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 Robert J. and Renee A. Witt, (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.

Robert J. Witt Renee A. Witt
Signature of Applicant or Authorized Agent

23 Jun 2023
Date of Application

Summary of Request:

The owners and applicants are Robert J. and Renee A. Witt for the project. This application is for a 2-lot minor subdivision located on the northeast corner of N. Bayview St. and Blakeney Ave. Subject property is zoned R-2 and approximately .59 acres. The site data table is included below:

SITE DATA:

ZONING : R-2
SETBACKS: (UNLESS SHOWN OTHERWISE)
FRONT: 35'
REAR: 35'
SIDE: 10'
SIDE ROAD: 20'

General Comments:

- All lots front on a publicly maintained road and meet the lot size requirements.
- Planning Commission heard a subdivision case SD 23.03 for this property at the March 6, 20223 meeting and voted to approve the case with the following conditions:
 1. The accessory structure is removed.
 2. Easements are granted for the sidewalk, utilities and drainage.
 3. A solution to the fire flow is reached between the City and owner.
 - The approval expired July 4, 2023.
- The differences are outlined below:
 - The accessory structure has been removed and the property is now completely vacant.
 - Drainage plan prepared by an engineer has been submitted for review.

Drainage Comments:

- The applicant has provided an engineered drainage plan provided by Chris Lieb with Lieb Engineering and is requesting a waiver from the standard drainage easements listed in the subdivision regulations. Altered drainage easements are shown on the plat per the drainage plan. The plan includes drainage work in the Blakeney Avenue Rights of Way and has been reviewed by Fairhope Public Works Director, Richard Johnson, PE. Staff supports the waiver with a note on the plat memorializing this case number to reference the drainage plan to be reviewed during future building permits.

Utility Comments:

- Electric, Water, Sewer, and Gas are provided by the City of Fairhope.
 - Fairhope Utilities have indicated there is adequate room in the ROW to service the two proposed lots and support a waiver to not provide the required 15' Utility easements.
- Telephone is provided by AT&T
- Based off the flow model the applicant's engineer has stated that installing an automatic fire sprinkler system meets the current ISO Fire Suppression Rating Schedule Paragraph 340 Exception 1. The city requires fire flow to meet International Fire Code and it does not.
- Currently state law prohibits Building Departments from requiring sprinkler systems in one-family or two-family dwellings.

Connectivity:

- Sidewalks do not exist along either of the existing roads adjacent to this subdivision. The Subdivision Regulations allow for the Planning Commission to allow for a 10' sidewalk easement in lieu of installing sidewalks due to the absence of other sidewalks in the proximity to the subdivision. The applicant is asking for a waiver from installing sidewalks or providing an easement. Waiver requests are included in the Planning Commission packet. Staff does not support the waiver request. Staff is in support of an easement in place of the sidewalk as permitted by the subdivision regulations.

Waiver Requests:

1. Article V Section E.5(a) Utility Access and Easements, which states, "Except where lanes are provided at the rear of lots, easements not less than fifteen feet in width along side and rear lot lines as required for drainage and utilities. On interior lots, the easement may be designed to lie equally on adjacent lots. On perimeter lots, no part of the required easement shall lie outside the platted lands. Easement placement and widths shall be approved by the Planning Commission. No half easements will be approved unless adjacent property owners dedicate the other half of the easement at time of approval."
2. Article V Section D.7(4)(b) Sidewalks, which states, "If so requested, the Commission may waive the requirement to install sidewalks if, in the discretion of the Commission, sidewalks will not serve the intended purposes due to the absence of other sidewalks in proximity to the subdivision or due to topographical conditions. However, in such cases the Commission shall require sidewalk easements along the margin of lots adjacent to the right-of-way to accommodate the installation of sidewalks in the future."

Waiver Standards:

1. *An extraordinary hardship may result from strict compliance with these regulations due to unusual topographic or other physical conditions of the land or surrounding area not generally applicable to other land areas.*
2. *The condition is beyond the control of the sub-divider.*
3. *The requested waiver will not have the effect of nullifying the purpose and intent of the regulations, the Zoning Ordinance, or the Comprehensive Plan.*
4. *The waiver is the minimum deviation from the required standard necessary to relieve the hardship;*
5. *The waiver shall not have an adverse effect on adjacent landowners, or future landowners, or the public;*
6. *The waiver is necessary so that substantial justice is done.*

Comments:

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

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

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

- **Meets**

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

- **Meets**

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

- **Meets with approval of requested waivers**

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:

Waiver Request for providing altered Utility or Drainage Easements.
Staff supports.

Waiver Request for not providing sidewalks or sidewalk easement.
Staff **does not** support.

Staff recommends **approval** of SD 23.01 350 N. Bayview with the following conditions:

1. Planning Commission approval of the Drainage/Utility Easement modification Waiver
2. Adding a 10’ sidewalk pedestrian easement along the property lines adjacent to the ROW’s.
3. A solution to the fire flow is reached between the City and owner.
4. Add note to the plat “At time of permitting refer to Planning Commission Case SD 23.23 for drainage requirements.”

NORTH LOT SUBDIVISION

NOTES

- All bearings shown herein are relative to GRID NORTH, GRID NORTH was obtained by G.P.S. observations.
- Corner monuments shown as set iron pins are 5/8" reinforcing bars with a double plastic cap stamped 200223.
- Only Select Final Interior Improvements shown herein.
- This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from the surveyor.
- No instruments of record reflecting easements, right of ways, and/or ownership were furnished this survey, except as shown or noted.
- No underground installations or improvements have been located, except as shown or noted.
- This survey was prepared without the benefit of an abstract of title or a title search unless stated herein. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or title judgment rendered on the property.
- Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.

NOTE

- The finished floor elevation for Lot 1 & 2 shall be a minimum of 6'6" and 6'7" respectively.
- Where a driveway is in the side, and abuts past the front of the principal structure, the side setback shall be 15 feet. Driveways shall not be within 3 feet of the side lot line. The area between the side lot line and driveway shall be unimproved and remain prairie.

Description as surveyed
 Lots 1 & 2, the portion of the vacated alley East of and adjacent to aforementioned lots, a portion of Lot 10 in Block 5 of Division 3 of the lands of the Fairhope Single Tax Colony as shown on the Plat of Record recorded in Map Book 1 on pages 320-321 in the Probate Records of Baldwin County, AL, all being more particularly described as follows:
 Beginning at a 5/8" CAPPED REBAR at the SW corner of Lot 1 of Block 5, Division 3 of the lands of the Fairhope Single Tax Colony in the City of Fairhope as recorded in Map Book 1 pages 320-321, said point being the intersection of the North R-O-W of Blakeney Ave and the East R-O-W of North Bayview Street; thence NORTH 71° 00' 00" E, along the East R-O-W of North Bayview Street a distance of 155.00 feet to a 1/2" CAPPED REBAR (GEO); thence NORTH 32° 49' 00" E, a distance of 145.97 feet to a 1/2" CAPPED REBAR (LEGISL); thence SOUTH 50° 00' 00" W, a distance of 56.50 feet to a 1/2" REBAR; thence SOUTH 52° 23' 00" E, a distance of 20.95 feet to a 1/2" REBAR; thence SOUTH 11° 34' 00" E, a distance of 95.19 feet to a 1/2" CAPPED REBAR (COUNT); on the North R-O-W of Blakeney Ave thence NORTH 22° 35' 00" W, a distance of 185.76 feet to the POINT OF BEGINNING, said parcel containing 0.59 acres, more or less and is situated in Fractional Section 10 T-6-S R-2-E Baldwin County AL.

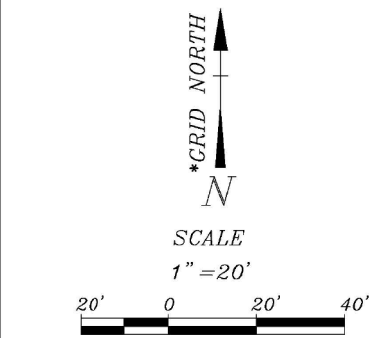
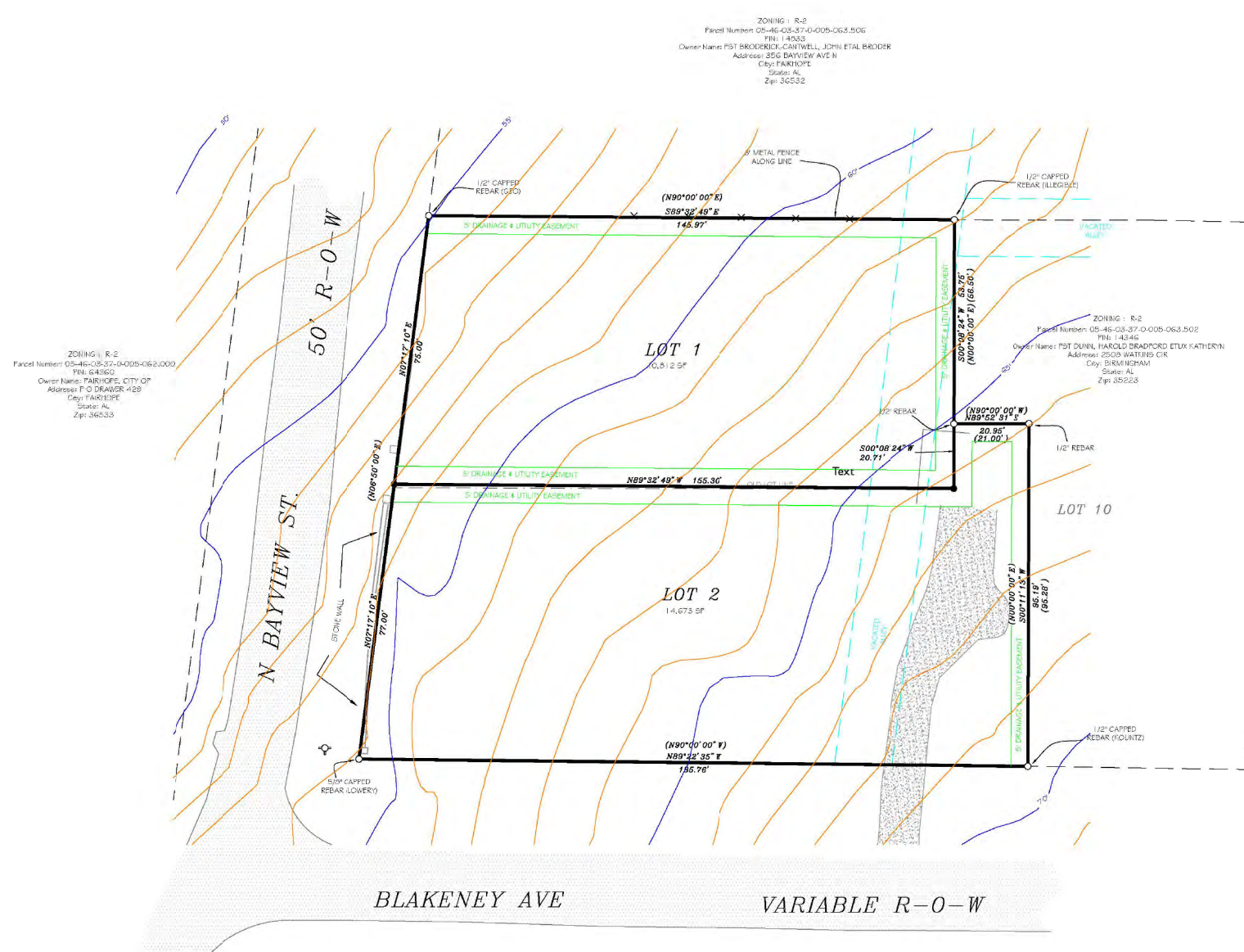
RECORD DESCRIPTION
 Lots 1 & 2, and subject to a easement to the City for electric and water lines, that portion of the platted alley, and a part of Lot 10 recorded by the following: here at the SE corner of Lot 1, thence back to a point 38.92 feet West of the SE corner of Lot 10; thence North 05° 28' West 21 feet; North 56° 55' West more or less to the extended North line of Lot 2; West to the NE corner of Lot 2 and Southeast to the "back of Beginning Block 5, Division 3, of the land of the colony in the City of Fairhope, Alabama as per to Plat thereof recorded September 13, 1911 and Council Action February 7, 1922.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1985 CONTIGUOUS AC FROM COUNTY LEAK

CERTIFICATE OF APPROVAL BY FAIRHOPE GAS
 THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE GAS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.
 THIS THE ____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY FAIRHOPE WATER & SEWER
 THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE WATER & SEWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.
 THIS THE ____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY FAIRHOPE POWER
 THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE POWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.
 THIS THE ____ DAY OF _____, 20____.



THIS PARCEL IS ZONED R-2 MEDIUM DENSITY SINGLE FAMILY.

PRELIMINARY-FINAL PLAT PREPARED FOR
BOB WRITT BALDWIN CO., AL.
DAVID LOWERY SURVEYING, L.L.C.
 56284 MARTIN LN. STOCKTON, AL 36579
 251-937-2757 ph. 251-937-2756 fax
 dlsurvey25@hotmail.com

LEGEND AND SYMBOLS

- (*) RECORD BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ~ NOT TO SCALE
- FENCE
- ✕ FENCE CORNER POST
- CONCRETE MONUMENT

SURVEYORS CERTIFICATION
 I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify that I have surveyed property shown hereon and all parts of this survey and plat 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.
 All according to my survey made this the ____ day of _____, 20____.
 The certification on this Plat does not reflect any title search unless otherwise shown or noted herein.
 David Lowery P.L.S.
 Ala. License # 26623

ZONING: R-2
 Parcel Number: 05-46-03-37-0-005-064.510
 PIN: 14512
 Owner Name: FST AND CLAY, ROYAL L
 Address: 301 HOURS AVE NE STE 301
 City: FAIRHOPE
 State: AL
 Zip: 36501

ZONING: R-2
 Parcel Number: 05-46-03-37-0-005-064.511
 PIN: 14520
 Owner Name: FST AND MCALLEN, CAROLYN T
 Address: 108 BLAKENEY AVE
 City: FAIRHOPE
 State: AL
 Zip: 36532

ZONING: R-2
 Parcel Number: 05-46-03-37-0-005-064.510
 PIN: 14416
 Owner Name: FST AND DE GUTZ, DONALD M ETAL DE GUTZ, COL AND ZEN A
 Address: 110 BLAKENEY AVE
 City: FAIRHOPE
 State: AL
 Zip: 36532

CERTIFICATION OF BALDWIN COUNTY E-911 ADDRESSING
 I, THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 ADDRESSING BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL. THIS THE ____ DAY OF _____, 20____.

CERTIFICATION OF LEASEHOLDER AND DEDICATION
 I, KENEA A WRITT, AS LEASEHOLDER OF THE LANDS ENCOMPASSED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE SHOWN AS "NORTH LOT SUBDIVISION, A PART OF SECTION 37, T-6-S, R-2-E, BALDWIN COUNTY, ALABAMA."
 KENEA A WRITT DATE _____
 CERTIFICATION BY NOTARY PUBLIC STATE OF ALABAMA COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY KENEA A WRITT, AS THE LEASEHOLDER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.
 NOTARY
 MY COMMISSION EXPIRES: _____

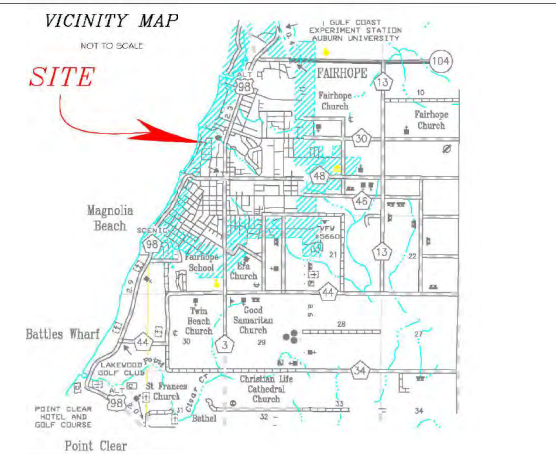
CERTIFICATION OF LEASEHOLDER AND DEDICATION
 I, ROBERT J WRITT, AS LEASEHOLDER OF THE LANDS ENCOMPASSED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS "NORTH LOT SUBDIVISION, A PART OF SECTION 37, T-6-S, R-2-E, BALDWIN COUNTY, ALABAMA."
 ROBERT J WRITT DATE _____
 CERTIFICATION BY NOTARY PUBLIC STATE OF ALABAMA COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY ROBERT J WRITT, AS THE LEASEHOLDER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.
 NOTARY
 MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP
 WE, THE FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNER OF THE LANDS DESCRIBED HEREON.
 WE, LEE TURNER AND REUBEN E. DAVIDSON, II, WHOSE NAMES AS PRESIDENT AND SECRETARY OF THE FAIRHOPE SINGLE TAX CORPORATION, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME ABOVE UNDER THE DESIGN AND TITLE HEREON INDICATED.
 DATED THIS THE ____ DAY OF _____, 2021.
 FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION
 BY: _____
 LEE TURNER, ITS PRESIDENT
 BY: _____
 REUBEN E. DAVIDSON, II, ITS SECRETARY

CERTIFICATION BY NOTARY PUBLIC STATE OF ALABAMA COUNTY OF BALDWIN
 I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY LEE TURNER AND REUBEN E. DAVIDSON, II, WHOSE NAMES AS PRESIDENT AND SECRETARY OF THE FAIRHOPE SINGLE TAX CORPORATION, WHOSE NAMES ARE SIGNED ABOVE AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE, THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.
 NOTARY
 MY COMMISSION EXPIRES: _____

SITE DATA:
 ZONING: R-2
 SETBACKS: (UNLESS SHOWN OTHERWISE)
 FRONT: 35'
 REAR: 35'
 SIDE: 10'
 SIDE ROAD: 20'
SEC 37-T6S-R2E
 Parcel Number: 05-46-03-37-0-005-063.501
 PIN Number: 14416
 TOTAL # OF LOTS: 2
 TOTAL AREA: 28,485 SF
OWNER:
 ROBERT J AND KENEA A WRITT
 PO BOX 163
 ENGLES MERG, PA 17731
 PROPERTY LINES ARE IN THE CORPORATE LIMITS OF THE CITY OF FAIRHOPE.
NOTES:
 ANY AND ALL STRUCTURES ON THESE LOTS IS TO BE REMOVED OR DEMOLISHED AT A FUTURE DATE.
 DAVID LOWERY SURVEYING LLC
 56284 MARTIN LN.
 STOCKTON, AL 36579
 DAVID LOWERY, PLS. LIC. NO. 26623



DAVID LOWERY SURVEYING, L.L.C.

NORTH LOT SUBDIVISION

- NOTES**
- All bearings shown hereon are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
 - Corner monuments shown as set iron pins are 5/16" reinforcing bars with a durable plastic cap stamped "26623".
 - Only Select Two Interior Improvements shown hereon.
 - This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
 - No instruments of record reflecting easements, right of ways, and/or ownership were furnished the surveyor, except as shown or noted.
 - No underground installations or improvements have been located, except as shown or noted.
 - This survey was prepared without the benefit of an abstract of title or a title search unless stated herein. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgment rendered on the property.
 - Liability of the undersigned for the survey shown shall not exceed the amount paid for the survey.

- "NOTICE"**
- The finished floor elevation for lot 1 & 2 shall be a minimum of 65' and 67' respectively.
 - Where an driveway is in the side and extends past the front of the principle structure, the side setback shall be 15 feet. Driveways shall not be within 3 feet of the side lot line. The area between the side lot line and driveway shall be vegetated and remain pervious.

Description as surveyed:
Lots 1 & 2, the portion of the vacated alley East of and adjacent to aforementioned lots, a portion of Lot 10 in Block 5 of Division 3 of the Lands of the Fairhope Single Tax Colony as shown on the Plat of Record recorded in Mac Book 1 on pages 320-321 in the Probate Records of Baldwin County, AL, all being more particularly described as follows:
Beginning at a SET 5/16" CAPPED REBAR at the SW corner of Lot 1 of Block 5, Division 3 of the Lands of the Fairhope Single Tax Colony in the City of Fairhope as recorded in Mac Book 1 pages 320-321, said point being the intersection of the North R.O.W. of Blakeney Ave and the East R.O.W. of North Bayview Street; thence NORTH 71°10'00" WEST, along the East R.O.W. of North Bayview Street a distance of 155.00 feet to a 1/2" CAPPED REBAR (RED); thence NORTH 24°48'00" WEST, a distance of 145.97 feet to a 1/2" CAPPED REBAR (ILLEGIBLE); thence SOUTH 69°02'00" WEST, a distance of 56.50 feet to a 1/2" CAPPED REBAR; thence NORTH 72°00'00" WEST, a distance of 20.25 feet to a 1/2" CAPPED REBAR; thence SOUTH 11°33'00" WEST, a distance of 95.19 feet to a 1/2" CAPPED REBAR (KOUNTZ) on the North R.O.W. of Blakeney Ave; thence NORTH 22°33'00" WEST, along the North R.O.W. a distance of 105.76 feet to the POINT OF BEGINNING, said parcel containing 0.59 acres, more or less and is situated in Fractional Section 10 T-6-S R-2-E Baldwin County AL.

RECORD DESCRIPTION
Lots 1 & 2 and, subject to a easement to the City for electric and water lines, that portion of the platted alley, and a part of Lot 10 enclosed by the following: begin at the SE corner of Lot 1, thence East to a point 38.02 feet West of the SE corner of Lot 10; thence North 95.26 feet, West 21 feet, North 56.55 feet more or less to the extended North line of Lot 2; West to the NE corner of Lot 2 and Southwesterly to "Point Of Beginning, Block 5, Division 3, of the land of the town in the City of Fairhope, Alabama as per its Plat thereof recorded September 13, 1911 and Council Acton February 7, 1952.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1985
CONTOURS ARE FROM COUNTY LIDAR.

ZONING: R-2
Parcel Number: 05-46-03-37-0-005-062.000
PIN: 64360
Owner Name: FAIRHOPE, CITY OF
Address: P O DRAWER 429
City: FAIRHOPE
State: AL
Zip: 36533

CERTIFICATE OF APPROVAL BY FAIRHOPE GAS
THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE GAS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.
THIS THE _____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY FAIRHOPE WATER & SEWER
THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE WATER & SEWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.
THIS THE _____ DAY OF _____, 20____.

CERTIFICATE OF APPROVAL BY FAIRHOPE POWER
THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE POWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL.
THIS THE _____ DAY OF _____, 20____.



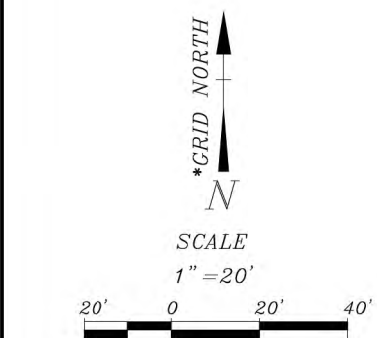
ZONING: R-2
Parcel Number: 05-46-03-37-0-005-063.506
PIN: 14833
Owner Name: FST BRODERICK-GANTWELL, JOHN ETAL BRODER
Address: 3516 BAYVIEW AVE N
City: FAIRHOPE
State: AL
Zip: 36532

ZONING: R-2
Parcel Number: 05-46-03-37-0-005-063.502
PIN: 14846
Owner Name: FST DUNN, HAROLD BRADFORD ETUX KATHERIN
Address: 2508 WATKENS CIR
City: BIRMINGHAM
State: AL
Zip: 35223

ZONING: R-2
Parcel Number: 05-46-03-37-0-005-064.511
PIN: 14512
Owner Name: FST AND CLAY, RICHARD L
Address: 301 HOWARD AVE NE STE 301
City: HUNTSVILLE
State: AL
Zip: 35801

ZONING: R-2
Parcel Number: 05-46-03-37-0-005-064.511
PIN: 14538
Owner Name: FST AND MCGAUGHIN, CAROLYN T
Address: 106 BLAKENEY AVE
City: FAIRHOPE
State: AL
Zip: 36532

ZONING: R-2
Parcel Number: 05-46-03-37-0-005-064.510
PIN: 14443
Owner Name: FST AND DE GUTZ, DONALD M ETAL DE GUTZ, COLL AND ZEN A
Address: 1110 BLAKENEY AVE
City: FAIRHOPE
State: AL
Zip: 36532



**THIS PARCEL IS ZONED R-2
MEDIUM DENSITY SINGLE FAMILY.**

PRELIMINARY-FINAL PLAT
PREPARED FOR
**BOB WRITT
BALDWIN CO., AL.**
DWS: NO. 21-11-004
MAY DATE: NOV, 2021
SCALE: 1"=20'
DRAWN BY: R. TULLMAN
CHECKED BY: D. LOWERY

**DAVID LOWERY
SURVEYING, L.L.C.**
55284 MARTIN LN.
STOCKTON, AL 36579
251-937-2757 ph. 251-937-2756 fax
dlsurvey25@hotmail.com

- LEGEND AND SYMBOLS**
- (M) RECORD BEARING/DISTANCE
 - OE OVERHEAD ELECTRIC
 - SET IRON PIN
 - FOUND IRON PIN
 - △ PIN NOT SET
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - NOT TO SCALE
 - FENCE
 - ✕ FENCE CORNER POST
 - CONCRETE MONUMENT

SURVEYORS CERTIFICATION
I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify that I have surveyed property shown hereon and all parts of this survey and plat 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.
All according to my survey made this the _____ day of _____, 20____.
The certification on this Plat does not reflect any title search unless otherwise shown or noted hereon.
David Lowery P.L.S.
Ala. License # 26623

CERTIFICATION OF BALDWIN COUNTY E-911 ADDRESSING
I, THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 ADDRESSING BOARD, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE RECORDS OF BALDWIN COUNTY, AL THIS THE _____ DAY OF _____, 20____.
BALDWIN COUNTY E-911 ADDRESSING

CERTIFICATION OF LEASEHOLDER AND DEDICATION:
I, RENEE A WRITT, AS LEASEHOLDER, OF THE LANDS EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS "NORTH LOT SUBDIVISION", A PART OF SECTION 37, T-6-S, R-2-E, BALDWIN COUNTY, ALABAMA.
RENEE A WRITT DATE _____
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY RENEE A WRITT, AS THE LEASEHOLDER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.
NOTARY
MY COMMISSION EXPIRES: _____

CERTIFICATION OF LEASEHOLDER AND DEDICATION:
I, ROBERT J WRITT, AS LEASEHOLDER, OF THE LANDS EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS "NORTH LOT SUBDIVISION", A PART OF SECTION 37, T-6-S, R-2-E, BALDWIN COUNTY, ALABAMA.
ROBERT J WRITT DATE _____
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY ROBERT J WRITT, AS THE LEASEHOLDER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.
NOTARY
MY COMMISSION EXPIRES: _____

CERTIFICATION OF OWNERSHIP:
WE, THE FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION, HEREBY STATE THAT WE ARE THE OWNER OF THE LANDS DESCRIBED HEREON.
WE, LEE TURNER AND REUBEN E. DAVIDSON, III, WHOSE NAMES AS PRESIDENT AND SECRETARY OF THE FAIRHOPE SINGLE TAX CORPORATION, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME ABOVE UNDER THE DESIGN AND TITLE HEREON INDICATED.
DATED THIS THE _____ DAY OF _____, 2021.
FAIRHOPE SINGLE TAX CORPORATION, AN ALABAMA CORPORATION
BY: _____
LEE TURNER, ITS PRESIDENT
BY: _____
REUBEN E. DAVIDSON, III, ITS SECRETARY

CERTIFICATION BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY LEE TURNER AND REUBEN E. DAVIDSON, III, WHOSE NAMES AS PRESIDENT AND SECRETARY OF THE FAIRHOPE SINGLE TAX CORPORATION, WHOSE NAMES ARE SIGNED ABOVE AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE ABOVE, THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.
NOTARY
MY COMMISSION EXPIRES: _____

SITE DATA:

ZONING:	R-2
SETBACKS: (UNLESS SHOWN OTHERWISE)	
FRONT:	35'
REAR:	35'
SIDE:	10'
SIDE ROAD:	20'

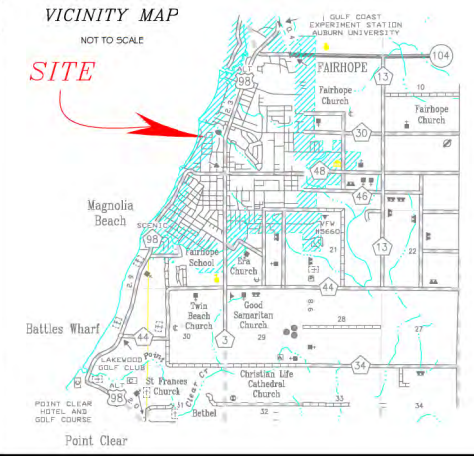
SEC 37-T6S-R2E

Parcel Number: 05-46-03-37-0-005-063.501
PIN Number: 14416
TOTAL # OF LOTS: 2
TOTAL AREA: 25,485 SF

OWNER:
ROBERT J AND RENEE A WRITT
PO BOX 163
EAGLES MERE, PA 17731

PROPERTY LINES ARE IN THE CORPORATE LIMITS OF THE CITY OF FAIRHOPE.

NOTE:
ANY AND ALL STRUCTURES ON THESE LOTS IS TO BE REMOVED OR DEMOLISHED AT A FUTURE DATE.
DAVID LOWERY SURVEYING LLC
55284 MARTIN LN.
STOCKTON, AL 36579
DAVID LOWERY, PLS. LIC. NO. 26623



DAVID LOWERY SURVEYING, L.L.C.



LIEB ENGINEERING
C O M P A N Y

1290 Main Street
Suite E
Daphne, AL 36526
Phone: 251.978.9779

July 17, 2023

City of Fairhope Planning and Zoning
Attn: Staff

Re: **Bob Witt Subdivision - Drainage Letter**

Staff,

The proposed subdivision is a two lot single family residential subdivision. It has been requested to shrink the drainage easement to be 5' on the perimeter of the lots. I have evaluated the drainage that will reach the easements on the east side of the property, running to the north to the north line of the two lot subdivision and then west to the N Bayview ROW as a worst case scenario.

The 25 year storm was used to size the drainage swale or pipe. The maximum runoff rate is 8.88 CFS. The hydrology report attached.

A ditch with a 1' wide bottom, 3:1 side sloped and 9" deep @ 10% grade (this matches existing grade) will safely convey the 25 year storm. The channel report is attached.

A 24" round culvert with a slope of 10% will safely convey the 25 year storm. The culvert report is attached.

Therefore the 5' wide drainage easements are sufficient to convey the 25 year storm.

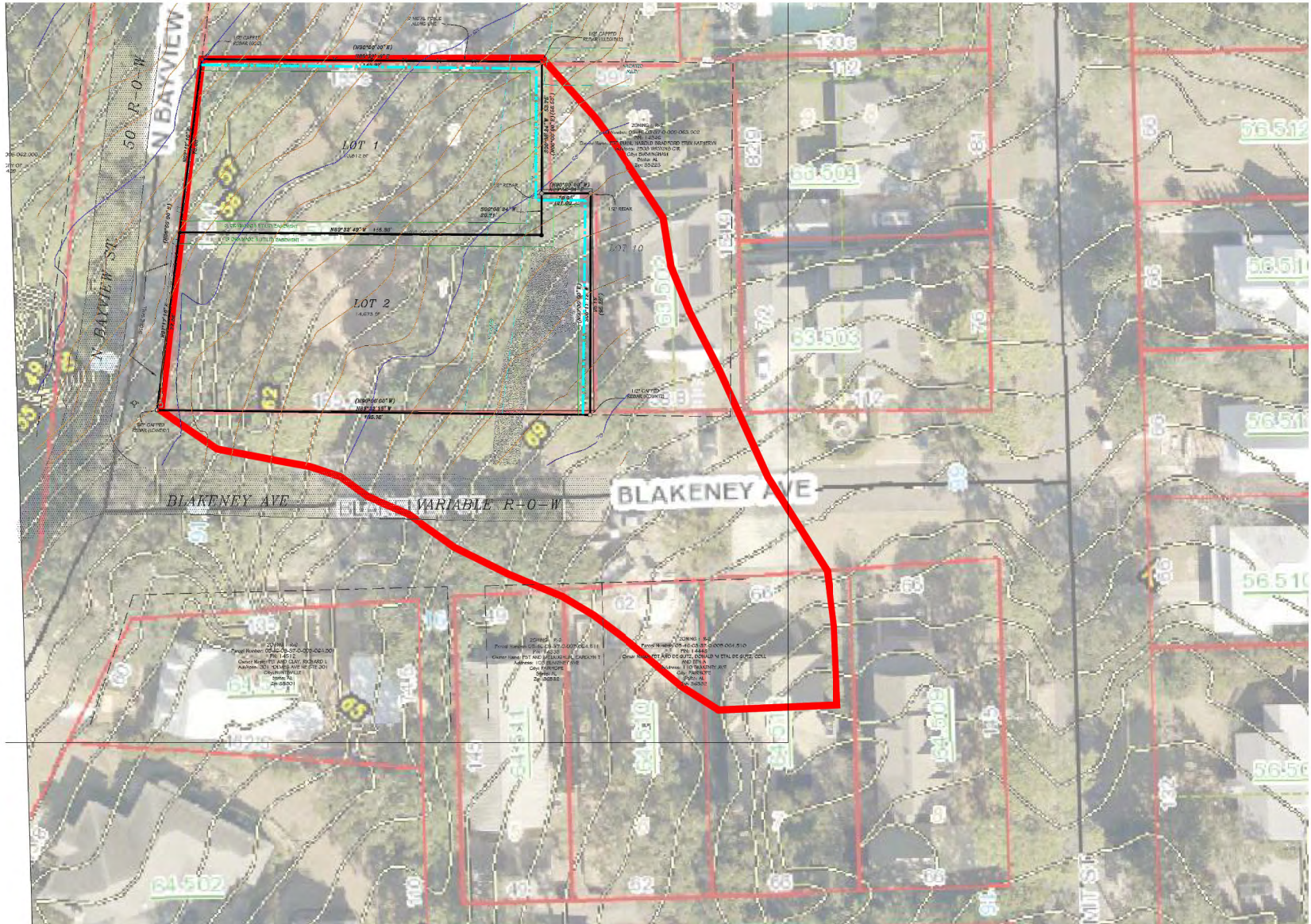
Please note, if the need to use the drainage easements were to arise, a solution that should be considered would be a swale/ditch to be installed on the north side of Blakeney Drive that cuts off the storm water from the road and leads it to the weir inlet located in the ROW. If additional drainage were needed, the east easements of lots 1 and 2 could be utilized to catch and convey the water that is south/southeast of its location and turn it to the west along the north easement of Lot 1.

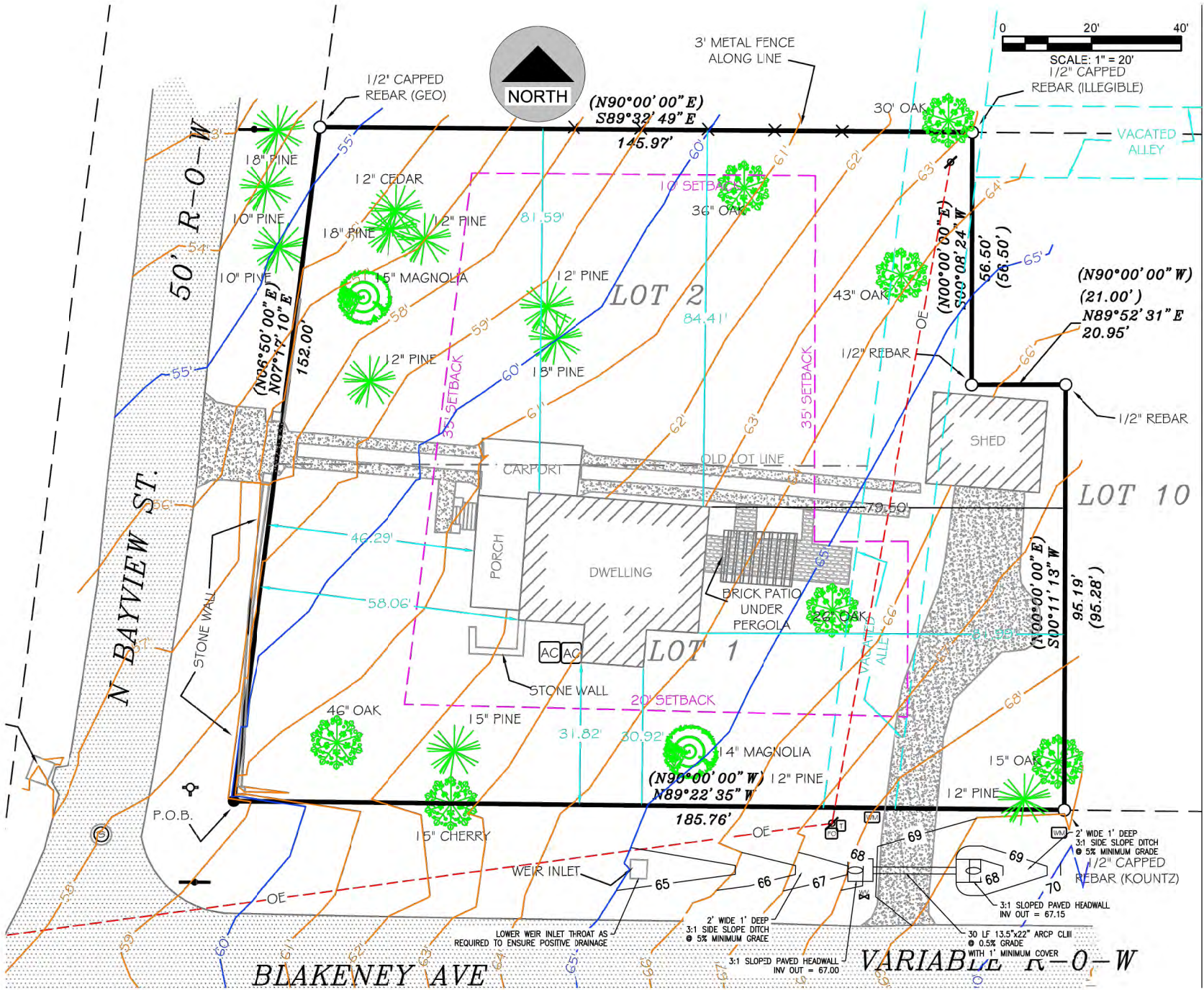
Let me know if you have any questions or comments.

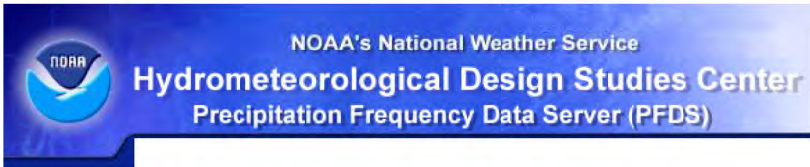
Sincerely,

Christopher Jay Lieb, PE

LIEB ENGINEERING
C O M P A N Y







Search WWS All NOAA

General Information

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: AL

Data description

Data type: Units: Time series type:

Precipitation Frequency

Select location

1) Manually:

a) By location (decimal degrees, use "-" for S and W): Latitude: Longitude:

b) By station ([list of AL stations](#)):

c) By address

Probable Maximum Precipitation

2) Use map:

Miscellaneous

Contact Us



Map
 Terrain

a) Select location
Move crosshair or double click

b) Click on station icon
 Show stations on map

Location information:
 Name: Fairhope, Alabama, USA*
 Latitude: 30.5283°
 Longitude: -87.9065°
 Elevation: 82 ft **

* Source: ESRI Maps
** Source: USGS

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	7.25 (5.92-8.75)	8.22 (6.70-9.94)	9.84 (7.99-11.9)	11.2 (9.05-13.6)	13.1 (10.3-16.4)	14.6 (11.2-18.5)	16.2 (11.9-20.8)	17.7 (12.5-23.4)	19.9 (13.5-26.8)	21.5 (14.2-29.4)
10-min	5.30 (4.33-6.41)	6.02 (4.91-7.28)	7.21 (5.85-8.73)	8.21 (6.63-9.98)	9.61 (7.51-12.0)	10.7 (8.18-13.5)	11.8 (8.72-15.2)	13.0 (9.17-17.1)	14.5 (9.88-19.6)	15.7 (10.4-21.5)
15-min	4.32 (3.52-5.21)	4.90 (3.99-5.92)	5.86 (4.76-7.10)	6.68 (5.39-8.11)	7.82 (6.10-9.75)	8.71 (6.65-11.0)	9.62 (7.09-12.4)	10.6 (7.46-13.9)	11.8 (8.03-15.9)	12.8 (8.46-17.5)
30-min	3.14 (2.56-3.79)	3.59 (2.92-4.33)	4.32 (3.51-5.23)	4.94 (3.99-6.00)	5.80 (4.53-7.24)	6.48 (4.94-8.18)	7.17 (5.28-9.23)	7.87 (5.56-10.4)	8.82 (5.99-11.9)	9.55 (6.32-13.0)
60-min	2.14 (1.74-2.58)	2.43 (1.98-2.94)	2.94 (2.39-3.56)	3.37 (2.72-4.10)	3.98 (3.12-4.98)	4.47 (3.42-5.66)	4.98 (3.67-6.42)	5.50 (3.89-7.26)	6.21 (4.22-8.39)	6.77 (4.48-9.25)
2-hr	1.35 (1.11-1.62)	1.54 (1.26-1.84)	1.86 (1.52-2.23)	2.14 (1.74-2.58)	2.53 (2.00-3.15)	2.85 (2.20-3.58)	3.18 (2.37-4.08)	3.53 (2.52-4.63)	4.01 (2.74-5.38)	4.38 (2.92-5.95)
3-hr	1.03 (0.850-1.23)	1.17 (0.967-1.40)	1.42 (1.17-1.70)	1.64 (1.34-1.97)	1.96 (1.56-2.43)	2.22 (1.72-2.79)	2.50 (1.86-3.20)	2.79 (2.00-3.65)	3.20 (2.20-4.29)	3.52 (2.35-4.76)
6-hr	0.629 (0.524-0.745)	0.718 (0.597-0.850)	0.877 (0.727-1.04)	1.02 (0.844-1.22)	1.25 (1.00-1.55)	1.44 (1.12-1.80)	1.64 (1.24-2.10)	1.86 (1.34-2.43)	2.18 (1.51-2.9')	2.43 (1.64-3.27)
12-hr	0.367 (0.309-0.432)	0.422 (0.354-0.496)	0.525 (0.439-0.618)	0.622 (0.517-0.736)	0.775 (0.631-0.962)	0.907 (0.717-1.13)	1.05 (0.802-1.34)	1.21 (0.884-1.58)	1.44 (1.01-1.92)	1.63 (1.10-2.18)
24-hr	0.212 (0.179-0.247)	0.247 (0.209-0.288)	0.313 (0.264-0.366)	0.377 (0.316-0.443)	0.477 (0.392-0.590)	0.565 (0.450-0.702)	0.661 (0.508-0.838)	0.767 (0.564-0.994)	0.921 (0.649-1.22)	1.05 (0.714-1.39)
2-day	0.121 (0.103-0.140)	0.142 (0.121-0.165)	0.183 (0.155-0.212)	0.222 (0.187-0.258)	0.282 (0.234-0.346)	0.334 (0.269-0.413)	0.392 (0.303-0.493)	0.455 (0.337-0.586)	0.547 (0.388-0.720)	0.623 (0.427-0.821)
3-day	0.088 (0.076-0.101)	0.103 (0.088-0.118)	0.130 (0.111-0.151)	0.157 (0.133-0.182)	0.199 (0.168-0.244)	0.236 (0.191-0.291)	0.277 (0.215-0.347)	0.322 (0.239-0.413)	0.388 (0.276-0.508)	0.442 (0.304-0.580)
4-day	0.071 (0.061-0.081)	0.082 (0.070-0.094)	0.103 (0.088-0.118)	0.123 (0.105-0.142)	0.155 (0.130-0.189)	0.183 (0.149-0.225)	0.215 (0.167-0.269)	0.249 (0.186-0.319)	0.300 (0.214-0.392)	0.342 (0.236-0.447)
7-day	0.046 (0.040-0.053)	0.053 (0.046-0.061)	0.066 (0.057-0.075)	0.078 (0.067-0.090)	0.097 (0.081-0.117)	0.113 (0.092-0.138)	0.131 (0.103-0.163)	0.151 (0.113-0.192)	0.180 (0.129-0.234)	0.204 (0.141-0.265)
10-day	0.036 (0.031-0.041)	0.041 (0.036-0.047)	0.051 (0.044-0.058)	0.060 (0.051-0.068)	0.073 (0.061-0.087)	0.084 (0.069-0.102)	0.097 (0.076-0.119)	0.110 (0.083-0.139)	0.130 (0.093-0.168)	0.146 (0.101-0.189)
20-day	0.024 (0.021-0.027)	0.027 (0.023-0.030)	0.032 (0.028-0.036)	0.037 (0.032-0.042)	0.043 (0.037-0.051)	0.049 (0.040-0.058)	0.055 (0.043-0.067)	0.061 (0.046-0.076)	0.070 (0.050-0.089)	0.077 (0.054-0.099)
30-day	0.019 (0.017-0.021)	0.021 (0.019-0.024)	0.025 (0.022-0.029)	0.029 (0.025-0.032)	0.033 (0.028-0.039)	0.037 (0.030-0.044)	0.041 (0.032-0.049)	0.045 (0.034-0.055)	0.050 (0.036-0.064)	0.054 (0.038-0.070)
45-day	0.015 (0.014-0.017)	0.017 (0.015-0.019)	0.020 (0.018-0.023)	0.023 (0.020-0.026)	0.026 (0.022-0.031)	0.029 (0.024-0.034)	0.032 (0.025-0.038)	0.034 (0.026-0.042)	0.038 (0.027-0.047)	0.040 (0.028-0.051)
60-day	0.013 (0.012-0.015)	0.015 (0.013-0.017)	0.018 (0.016-0.020)	0.020 (0.017-0.022)	0.023 (0.019-0.026)	0.025 (0.020-0.029)	0.027 (0.021-0.032)	0.029 (0.022-0.035)	0.031 (0.023-0.039)	0.033 (0.023-0.042)

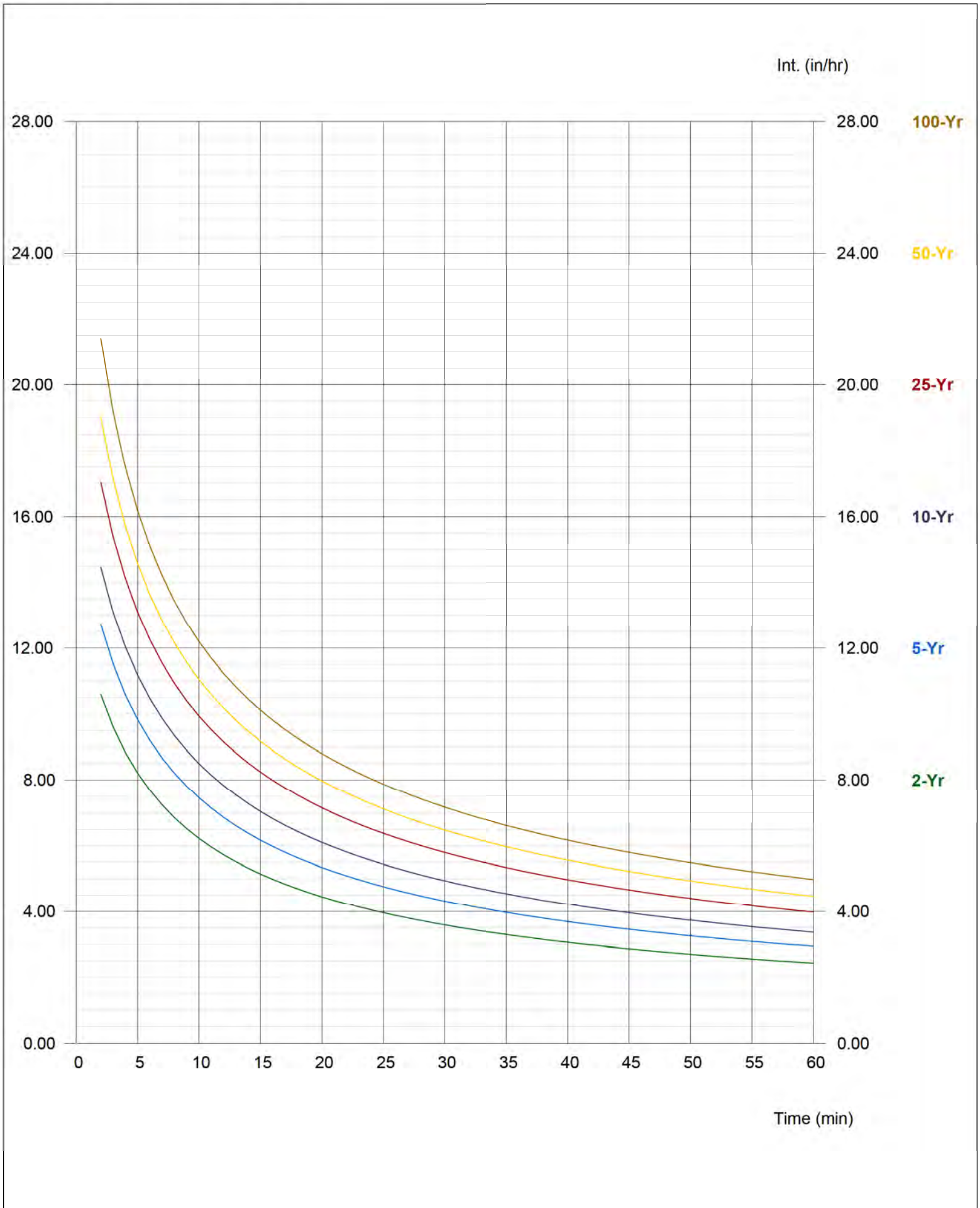
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

Estimates from the table in CSV format:

Main Link Categories:
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1325 East West Highway
Silver Spring, MD 20910
Page Author: [HDSC webmaster](#)
Page last modified: April 21, 2017

Hydraflow IDF Curves



Hydrology Report

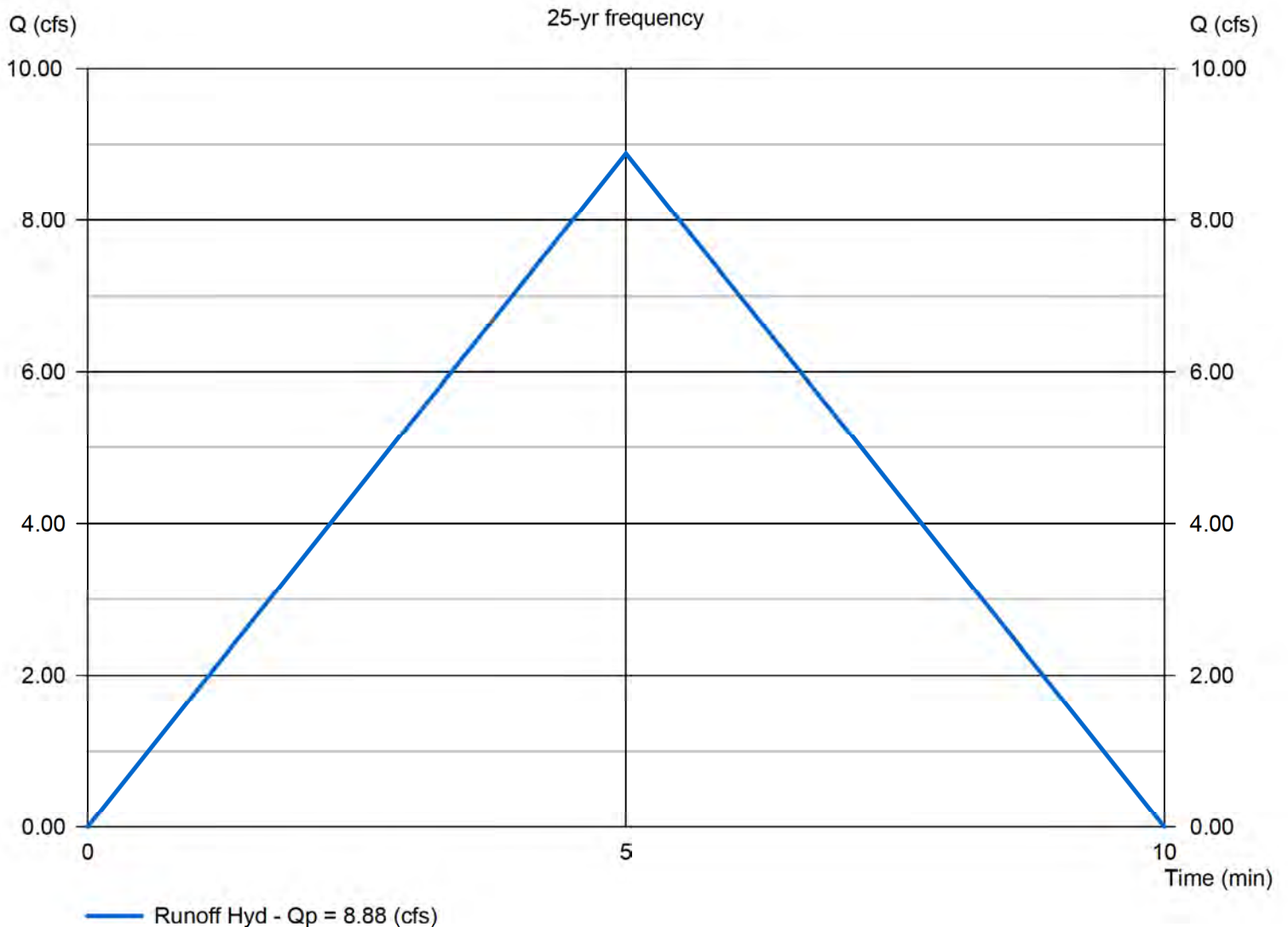
Drainage to Lot

Hydrograph type = Rational
Storm frequency (yrs) = 25
Drainage area (ac) = 1.130
Rainfall Inten (in/hr) = 13.097
IDF Curve = 2023-005.IDF

Peak discharge (cfs) = 8.880
Time interval (min) = 1
Runoff coeff. (C) = 0.6
Tc by User (min) = 5
Rec limb factor = 1.00

Hydrograph Volume = 2,664 (cuft); 0.061 (acft)

Runoff Hydrograph



Channel Report

Ditch Between Lots

Trapezoidal

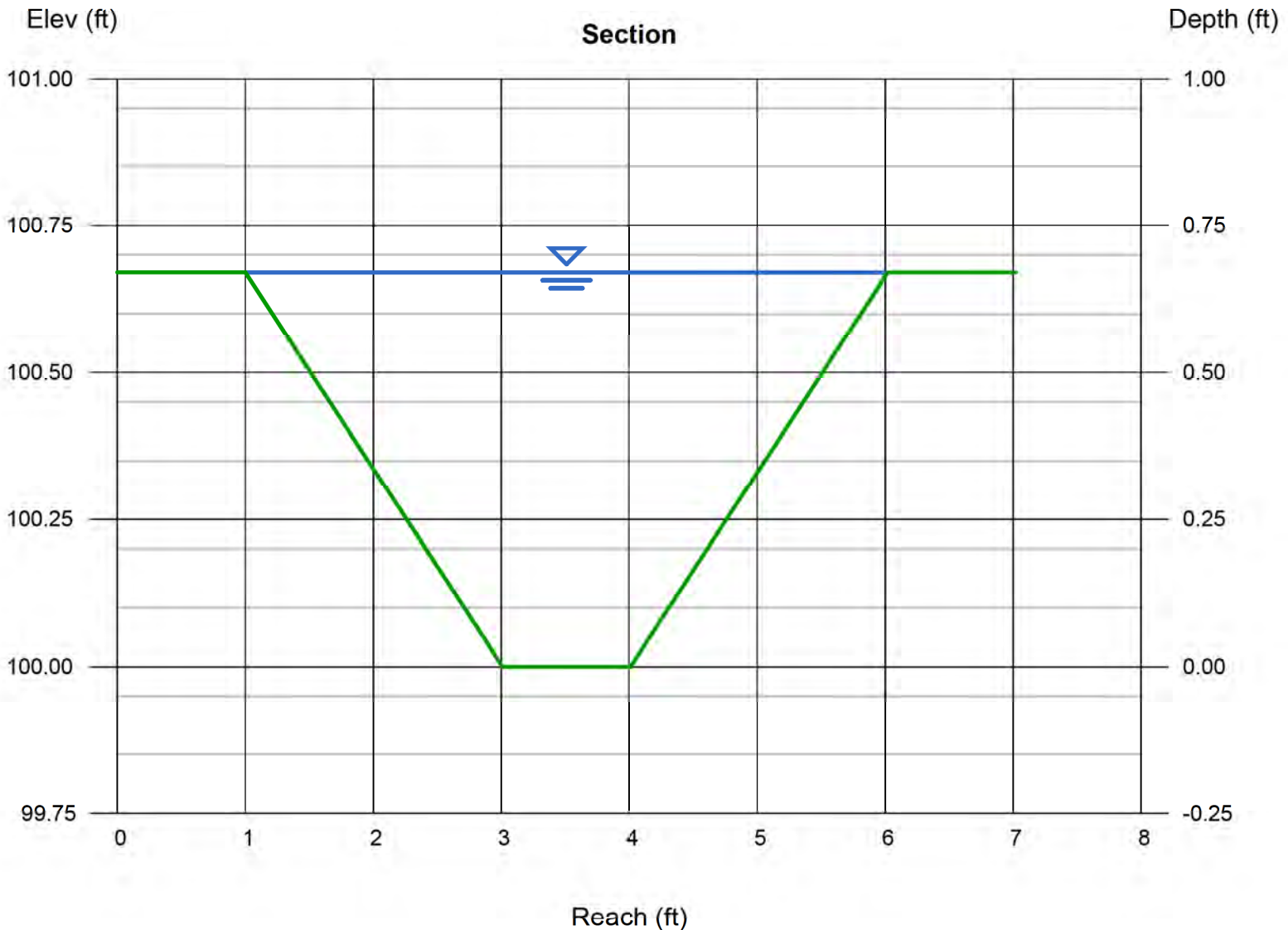
Bottom Width (ft) = 1.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 0.67
Invert Elev (ft) = 100.00
Slope (%) = 10.00
N-Value = 0.050

Highlighted

Depth (ft) = 0.67
Q (cfs) = 10.03
Area (sqft) = 2.02
Velocity (ft/s) = 4.97
Wetted Perim (ft) = 5.24
Crit Depth, Yc (ft) = 0.67
Top Width (ft) = 5.02
EGL (ft) = 1.05

Calculations

Compute by: Q vs Depth
No. Increments = 10



Culvert Report

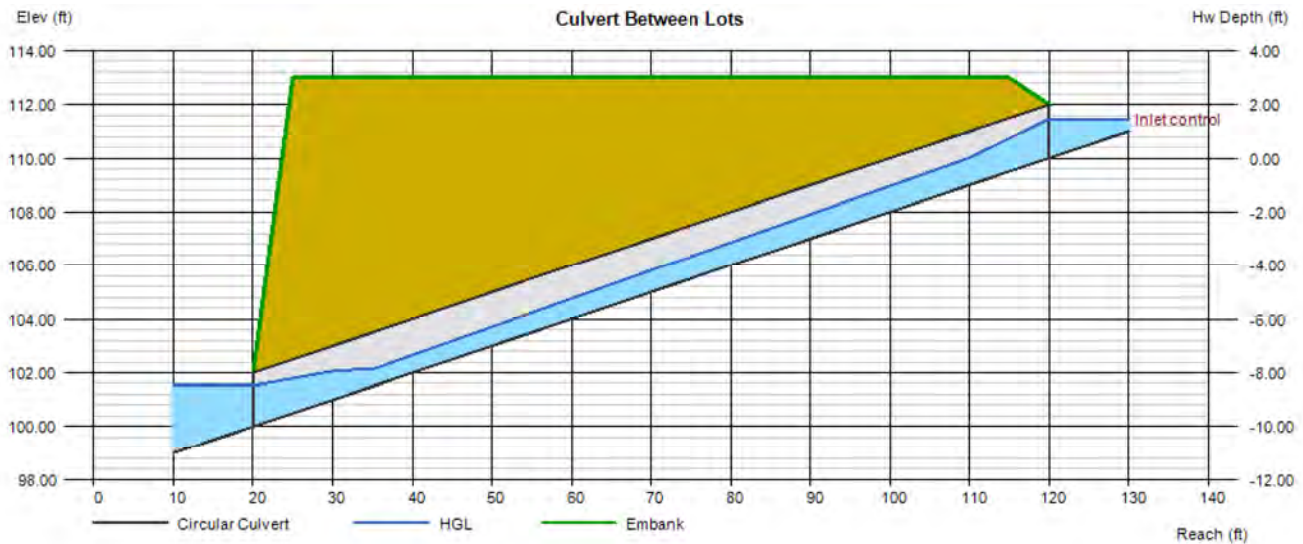
Culvert Between Lots

Invert Elev Dn (ft)	=	100.00
Pipe Length (ft)	=	100.00
Slope (%)	=	10.00
Invert Elev Up (ft)	=	110.00
Rise (in)	=	24.0
Shape	=	Circular
Span (in)	=	24.0
No. Barrels	=	1
n-Value	=	0.012
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Square edge w/headwall (C)
Coeff. K,M,c,Y,k	=	0.0098, 2, 0.0398, 0.67, 0.5

Embankment	
Top Elevation (ft)	= 113.00
Top Width (ft)	= 90.00
Crest Width (ft)	= 5.00

Calculations	
Qmin (cfs)	= 8.88
Qmax (cfs)	= 8.88
Tailwater Elev (ft)	= (dc+D)/2

Highlighted	
Qtotal (cfs)	= 8.88
Qpipe (cfs)	= 8.88
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 3.44
Veloc Up (ft/s)	= 5.24
HGL Dn (ft)	= 101.53
HGL Up (ft)	= 111.06
Hw Elev (ft)	= 111.47
Hw/D (ft)	= 0.73
Flow Regime	= Inlet Control



19 July 2023

City of Fairhope
Mr. Mike Jefferies
555 S. Section Street
Fairhope, AL 36533

Re: Your letter dated 13 Jul 2023

Minor Subdivision – 350 N. Bayview Fairhope, AL 36532

Dear Mr. Jefferies,

Per your request, please find below the two waivers requested:

- 1) *Provide a waiver request to modify the required drainage and utility easements.*

We are requesting a waiver to reduce the 15' utility and drainage easements to 5'.

Utilities are available along N. Bayview to service Lot 1 and along Blakeney and N. Bayview to service Lot 2. Adjacent parcels having existing homes and do not require utility access across Lots 1 & 2.

A drainage study was performed by Lieb Engineering Company. The study concluded a 5' drainage easement is sufficient to convey the 25-year storm water.

- 2) *Need your confirmation of your intentions for the sidewalk:*
 - *Install now,*
 - *Show 10' pedestrian easement, or*
 - *Request a waiver for providing easement.*

We respectfully request a waiver from installing sidewalks now for the following reasons:

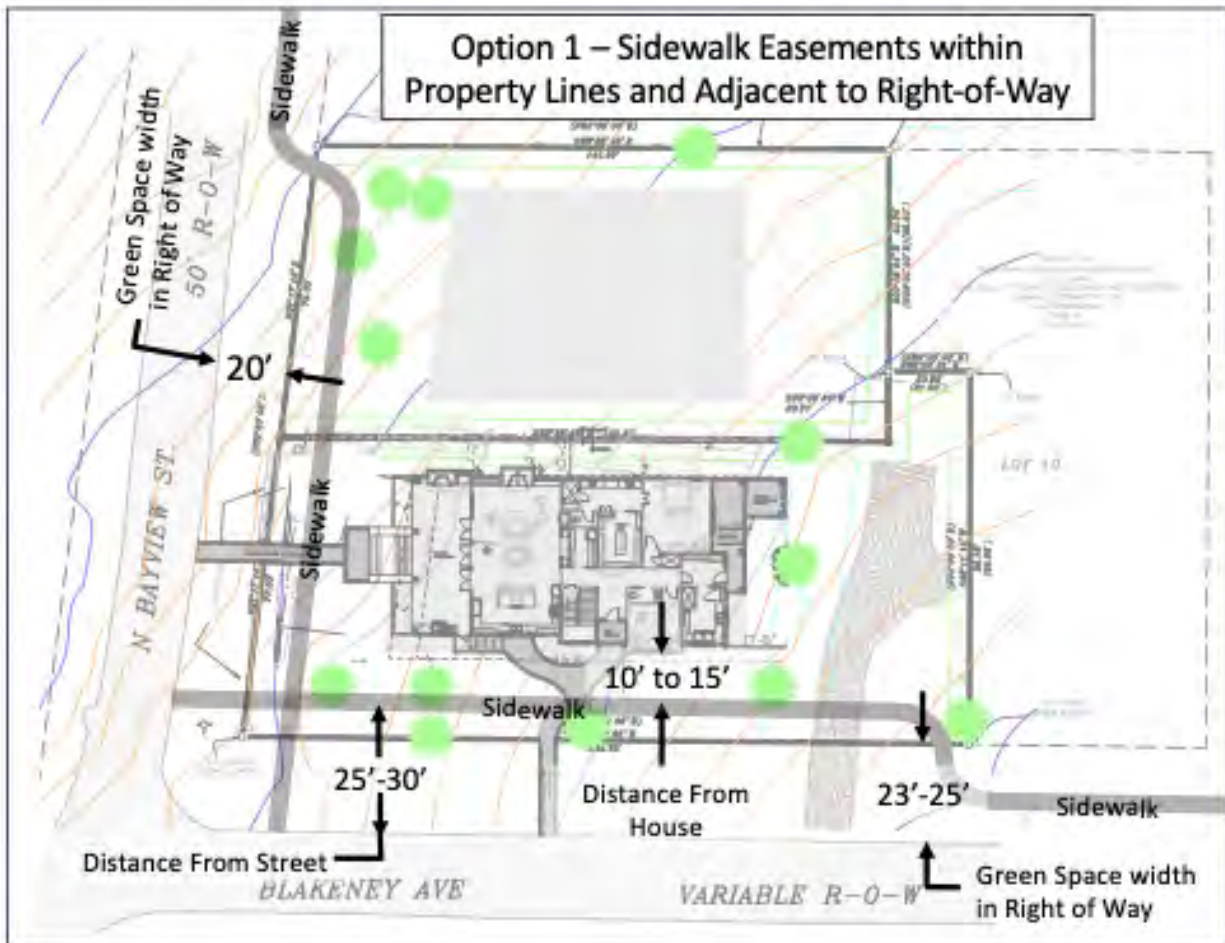
- a) The Bluff currently does not have sidewalks,
- b) Adjoining plats do not have sidewalks, and
- c) Sidewalks will not serve the intended purpose due to the absence of other sidewalks in proximity to the minor subdivision.

The Planning Department at the July 12th DRC meeting offered two options for not installing sidewalks now:

Option 1 - A 10' pedestrian easement within the lot boundaries and adjacent to the Right-of-Ways.

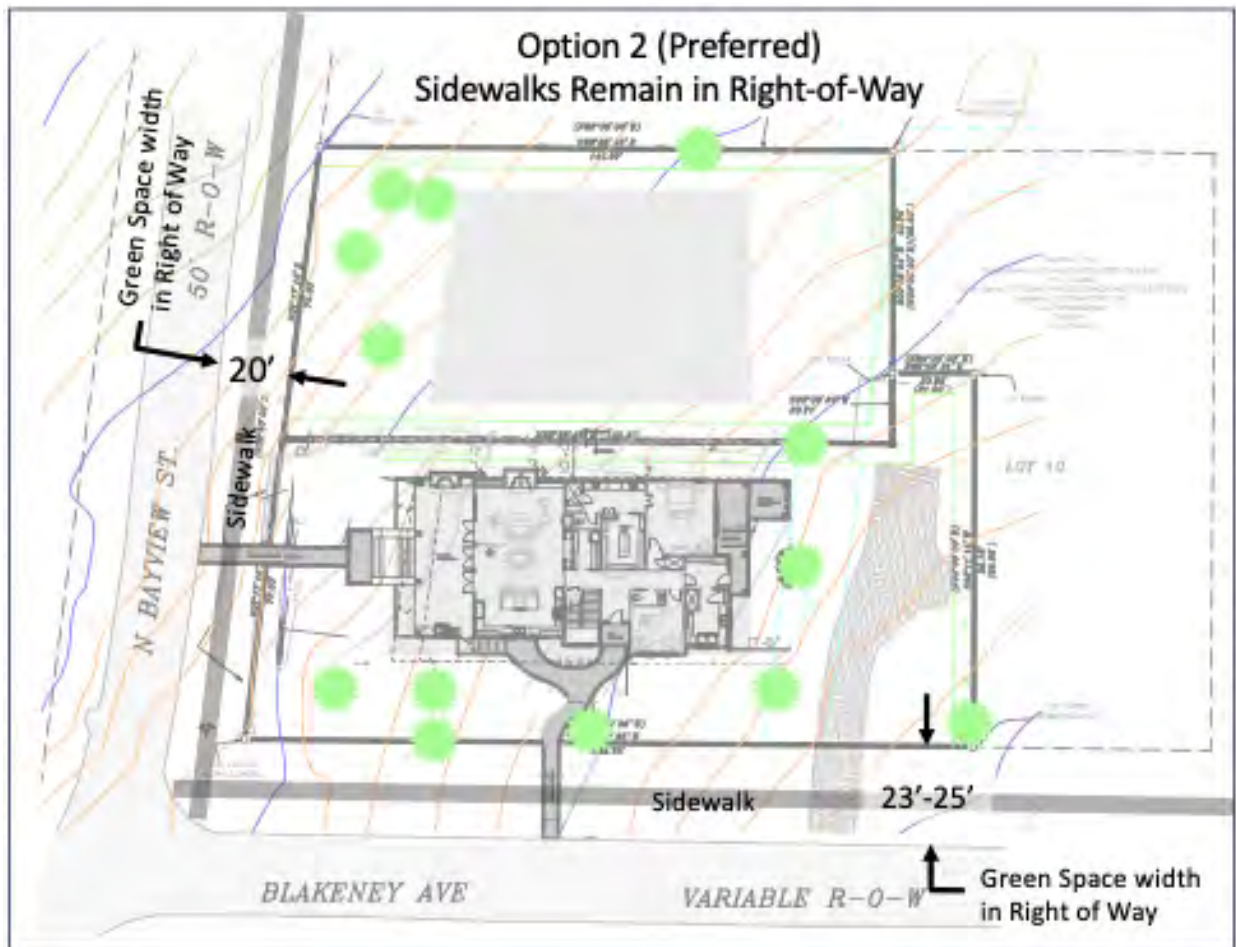
Option 2 – Future sidewalks to remain in existing Right-of-Ways.

Below the two options are depicted graphically with the benefits and concerns highlighted for each option.



Option 1 – Placing the sidewalk easements within the property lines and adjacent to the Right-of-Ways results in the following concerns:

- a) Tree Preservation – Sidewalks placed in this easement would endanger the root system of numerous Heritage Trees (46” live oak tree, two 15” live oaks, 15” cherry tree and two 14” magnolias). Our tree arborist recommends no construction within a 10’ to 20’ radius (depending on tree size), thus advising against a sidewalk easement in this area.
- b) Atheistic Appeal on Bayview - The sidewalks if ever installed would be 20’ to 30’ from the streets and 25’ from the house frontage. This would create the appearance of the sidewalk being in the middle of the front yards along Bayview.
- c) Proximity to House along Blakeney - The Blakeney sidewalk if ever installed would be 10’ to 15’ from the house and 25’ to 30’ from the street, which would be aesthetically unappealing.
- d) Inconsistency with Neighboring Homes - The sidewalks if installed would have to jaunt back into the Right-of-Way as adjacent parcels would not have sidewalk easements within their property boundaries.
- e) Non-compliance to Subdivision Regulations - The sidewalks if ever installed would be noncompliant with the Fairhope Subdivision Regulations (Article V C.6. Pedestrian Design Standards and Table 5.3, Appendices A and B)



Option 2 – Sidewalks remaining within the Right-of-Way results in the following:

- a) Right-of-Ways are Adequate Width for Sidewalks – The Right of Ways have adequate width (20' to 25'), green space, to accommodate future sidewalks, making Option 1 unnecessary.
- b) Complies with Fairhope Subdivision Regulations - The sidewalks built in the future will comply Fairhope Subdivision Regulations (including Article V C.6. Pedestrian Design Standards and Table 5.3 Appendices A&B)

Therefore, we are advocating for Option 2. Accordingly, we respectfully request a waiver not to install the sidewalks now. Also, we are requesting a separate waiver not to place sidewalk easements within property line and adjacent to the Right-of-Way (as shown in Option 1).

Please do not hesitate to contact me at 832-477-5455 or email me at bob.writt@icloud.com if you require any further information.

Sincerely,

Robert J. Writt

City of Fairhope Planning Commission

August 7, 2023



ZC 23.03 Zoning Amendments

The following is a proposed amendment to change and alter the City of Fairhope Zoning Ordinance. The City of Fairhope Planning Department may add or amend proposed language prior to the August 7 meeting. If language is altered a revised packet will be uploaded to the City of Fairhope website by August 4, 2023.

The Planning Commission will review the proposed language and take one of the following actions:

- (a) Recommend approval to the City Council;
- (b) Recommend approval to the City Council, conditioned on specific revisions;
- (c) Recommend denial to the City Council; or
- (d) Continue discussion of the proposed amendments for further study.

Any zoning amendment must be approved by the City Council. During the Planning Commission Hearing, as well as the City Council Hearing, all persons shall have an opportunity to be heard in opposition to or in favor of the proposed amendment. Comments may also be emailed to planning@fairhopeal.gov.

2. Residential Accessory Structures

- a. Residential Accessory Structures located within a required rear yard may be attached to the principle structure by means of a covered, open breezeway that is no wider than eight (8) feet, is not enclosed (contains no more than 2 walls), and is not heated or cooled. A breezeway shall be perpendicularly attached to the principle structure and shall fall within the required side setbacks for the principle structure.
- b. Private swimming pools in residential districts:
 - (1) Swimming pools, whether below grade or wholly or partially above grade level (and related mechanical appurtenances) shall not be located closer than ten (10) feet to any property line. Pool-related mechanical appurtenances shall be located or screened so as not to be visible from any public street.
 - (2) Swimming pools shall be located to the rear of the principal structure.
 - (3) Swimming pools shall not count against the maximum total lot coverage by accessory structures in Table 3-3.
- c. Other private recreational facilities in residential districts:
 - (1) Tennis courts, basketball courts, batting cages and other recreational facilities shall be located behind the rear building line of the principle structure (does not apply to freestanding or wall mounted basketball hoops in/above driveways or on patios).
- d. Lighting for Residential Accessory Structures shall be located and installed so that no direct light is visible from adjoining properties.

Notwithstanding the foregoing, Table 3-3 indicates dimension requirements for residential accessory structures.

Table 3-3: Dimension Table - Residential Accessory Structures

Dimension District or use	Setbacks				Max. total lot coverage by accessory structure	Max. height	Min. structure separation from principle structure	Min. separation between structures
	Front	Rear	Side	Street side				
R/A	Behind front building line of principle structure	15'	15'	50'	30% of required rear yard	30'	50' for agriculture structures; 10 feet for all other accessory structures	5'
R-3 PGH*	Behind rear building line of principle structure	none required	same as principle structure	same as principle structure	25% of required rear yard*	20' but no taller than the principle structure	5'	5'
All other residential districts	Behind rear building line of principle structure	5'	5'	no nearer than principle structure	25% of required rear yard	30' but no taller than the principle structure	10'	5'

*one detached garage up to 600 square feet shall be allowed for Patio/garden homes in addition to the maximum total lot coverage for other accessory structures, subject to all other accessory structure dimension standards.

**in an attempt to preserve historic one-story structures, on lots where the principal structure is one-story, an administrative approval may be given to allow an accessory structure to be taller than the principal structure, but in no case more than 5' taller than the principal structure as measured from the tallest roof peak of the principal structure, excluding chimneys, cupola, spires, and other architectural features. In no case shall an accessory structure exceed the height limit of the district.

B. Screening, Lighting and Landscape Material

1. Intent

The screening, lighting, and landscape material sections are intended to create a quality community image, minimize the impact of development on adjacent sites, allow property owners to create comfortable and appropriate private environments, and integrate all development into the overall community plan.

2. Screening

- a. In any district, all mechanical or operating equipment, materials, or activities not contained within a building, such as drive-through equipment, outdoor storage of materials, stationary machinery, and outdoor servicing activities, shall be enclosed by a wall or fence of solid appearance or tight evergreen hedge not less than six feet in height. If the owner elects to build a wall or fence of bare or severe appearance it shall be enhanced with the planting of shrubs.
- b. ~~In any district where~~ Where a commercial/industrial ~~use district~~ abuts a residential ~~use district~~, screening/buffering shall be required. Acceptable screening/buffering shall include a wall or fence of solid appearance, or tight evergreen hedge not less than six feet (6') in height and a twenty foot (20') landscaped buffer containing at least one (1) overstory tree and five (5) shrubs per every twenty-five linear feet (25').

3. Parking Lot/Open Area Lighting

Parking lots with 50 or fewer spaces and open area requiring lighting for general purposes shall have light poles that do not exceed 10 feet overall height. Parking lots having more than 50 spaces shall have light poles that do not exceed 20 feet overall height. Luminaries of a sharp cut off design to shield light source above 72 degrees from vertical and providing 1.0 average maintained foot-candles with the following uniformity ratios: 3:1 average/minimum * (.33 FC minimum), 12:1 maximum/minimum * (4.0 FC maximum) are required in all cases. Public facilities such as lighted ball fields are excluded. A photometric grid shall be furnished by developer at time of building permit application.

* maximum or minimum foot-candle level at any point lighted area.

4. Landscape Materials

All un-built yards and open space required by this ordinance, and all natural screening material, shall be planted according to the specifications of the City landscape ordinance.

5. Fencing and/or Walls

- a. Fences and/or walls are permitted in every zoning district. A building permit shall be obtained prior to construction of any fence. Fences and/or walls may be permitted on the property lines or anywhere else on the lot provided that:
 - (1) Fences and/or walls shall not be constructed in a drainage easement, floodway, or other watercourse; and
 - (2) Fences and/or walls shall not be constructed in any required clear sight distance.
 - (3) ~~Fences and/or walls constructed at or near property lines shall not disturb neighboring properties without the express written consent of the affected neighboring property owner.~~
- b. Fences and/or walls in all residential zoning districts are subject to the following requirements:
 - (1) No fence and/or walls shall be higher than eight (8') feet. Any fence and/or walls forward of the front building line, ~~or located in a Street Side Yard~~, shall not be higher than four (4') feet;

Site Design Standards

Screening, Lighting, and Landscape Material

- (2) No corrugated metal sheets, solid sheets of metal, plywood, particleboard, or similar materials shall be allowed; and
 - (3) No barbed wire, razor wire, or similar materials shall be allowed except for fences used for agricultural purposes in the R-A – Residential/Agriculture zone.
- c. Fences and/or walls in all non-residential zoning districts are subject to the following:
- (1) No fence and/or walls shall be higher than 12 feet. Any fence and/or walls in front of the front building line shall be limited to between two and one-half and four feet high and shall have a design style consistent with the architectural elements of the buildings on the site.
 - (2) No corrugated metal sheets, solid sheets of metal, plywood, particleboard, barbed wire, razor wire, or similar materials shall be allowed.