

**PROJECT NARRATIVE FOR THE RESERVE AT DAPHNE,
A PLANNED RESIDENTIAL DEVELOPMENT
APRIL 3, 2018**

The Reserve at Daphne, a Planned Residential Development (PRD), is a proposed 470 acre subdivision located in Sections 12 and 13, Township 5 South, Range 2 East, Baldwin County, Alabama. More specifically, it is located immediately north of and is a continuation of The Reserve at Daphne Phase One Subdivision, which is located on the north side of County Road 64. It extends to the north and borders the south side of Plantation Hills and Bay Branch Villas, which are located south of US Highway 90. A portion of the PRD fronts on County Road 54 to the west and partially borders or is near to Fish River on the east. The site is located in Baldwin County Zoning Districts 15 and 28 and unzoned District 7. The portions located in Districts 15 and 28 are presently zoned RA, except for a portion recently (August, 2017) rezoned to RSF-2. A rezoning application has been submitted requesting RSF-2 zoning for all of the properties located within the PRD in Districts 15 and 28.

This is a proposed single family development consisting of 612 lots at a density of 1.30 units per acre. There are 162 lots proposed at 52' x 125' (6,500 s.f.) and 289 lots at 60' x 135' (8,100 s.f.) and 161 lots at 100' x 150' (15,000 s.f.). The proposed building setbacks are 25' front and rear with 6' side setbacks on the 52' wide lots, 30' front and rear with 6' side setbacks on the 60' wide lots, and 30' front and rear with 10' side setbacks on the 100' wide lots. The proposed maximum building heights will be 40'/3 story. The proposed maximum building coverage on each lot will be 55% for the 52' lots, 50% for the 60' lots, and 45% for the 100' lots.

Within the 470 acre development approximately 40% of the site is being developed into single family lots and roadways. The remaining property consist of a 17.78 acre (3.8%) school site, 97.76 acres (20.8%) of wetlands, 109.63 acres (23.4%) of passive open space, and 57.54 acres (12.3%) of active open space. These total 282.67 acres or 60.3% of the total site. Some of the detention ponds shown on the master plan are actually lakes that will provide for stormwater detention and have been included in the passive open space area. The wetlands, the passive open space, and active open space will all be located in and designated as common areas. These will be owned and maintained by the property owners association.

Access to this development is by way of the existing roadway to the south, Montelucia Way, in The Reserve at Daphne Phase One which connects to County Road 64. An additional connection will be to the west at County Road 54, which will be part of the Phase 2 development. The proposed school site has frontage and access on County Road 54 and will also have access to the proposed development on the east side of the school site.

All roadways will be designed in accordance to the standards shown on the attached typical roadway section. The roadways are proposed to be public and maintained by Baldwin County. Sidewalks will be constructed on both sides of all roadways and are to be ADA compliant. Sidewalks adjacent to common areas will be installed by the

developer during the construction of the infrastructure for each phase of development. All other sidewalks will be bonded and installed by the home builder at the time of house construction. The bond would be for a 2 year period with an option to extend for 2 more years.

All utilities will be constructed underground and in accordance to the standards of the respective utility companies. The stormwater management system will be designed in accordance with the Baldwin County design standards. All stormwater drainage features located outside of the County right-of-ways will be maintained by the property owners association.

A preliminary landscape plan has been provided with this PRD application. Final landscape plans will be provided as part of the subdivision submittal process for each phase. The required landscaping will be provided in the common areas and installed during construction of the infrastructure adjacent to those common areas.

The existing Covenants and Restrictions for the Reserve at Daphne Phase One will be revised to add each phase of the PRD development as such phase is completed. These revisions will insure that the drainage infrastructure outside of public roadways and common areas will be maintained.

The proposed PRD property owners will be allowed to use the amenities located in Phase One and will also share in the maintenance responsibilities for those facilities. Likewise the property owners in Phase One will have access to and use of the passive/recreational areas in the PRD. The developer reserves the right, in the future, to revise common areas/passive and recreation areas to add any of the following: swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, linear park, public parks, etc.

There are seven phases of development proposed to complete the overall PRD. Upon approval of the PRD by the County Commission, plans are to immediately seek approval of and begin construction on Phase Two. Even though future Phase construction will be market driven, the plans at this time would be to begin construction on each subsequent Phase every two to three years.