

ORDINANCE NO. 1728

**AN ORDINANCE AMENDING ORDINANCE NO. 1253
KNOWN AS THE ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA
as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Silverhill Enterprises, LLC, generally located east and west of Highway 181 near The Waters Subdivision, Fairhope, Alabama.

HARVEST GREEN PUD

PPIN # 17737, 17735, 77776

Legal Description: (Case number ZC 21.10)

WEST:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 56.31 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY 181 FOR THE POINT OF BEGINNING; THENCE, DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2600.01 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE NORTH 89 DEGREES 05 MINUTES 03 SECONDS WEST, A DISTANCE OF 113.47 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 00 DEGREES 25 MINUTES 01 SECONDS WEST, ALONG A WIRE FENCE, A DISTANCE OF 1327.96 FEET TO A POINT (POINT FALLS IN POND) ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 120.88 FEET TO A 3" OPEN END PIPE; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2609.57 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 25 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 530.36 FEET TO A 6"X6" ALDOT (ALABAMA DEPARTMENT OF TRANSPORTATION) CONCRETE MONUMENT; THENCE RUN NORTH 03 DEGREES 16 MINUTES 32 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 140.59 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTHERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7729.44 FEET, AN ARC LENGTH OF 161.60 FEET, (CHORD BEARS NORTH 01 DEGREES 28 MINUTES 24 SECONDS WEST, A DISTANCE OF 161.60 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 52 DEGREES 30 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 31.80 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTHERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7754.44 FEET, AN ARC LENGTH OF 81.12 FEET, (CHORD BEARS NORTH 00 DEGREES 28 MINUTES 54 SECONDS WEST, A DISTANCE OF 81.12 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 22 DEGREES 43 MINUTES 51 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 65.03 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 331.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 82.77 ACRES, MORE OR LESS.

EAST:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 133.72 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF ALABAMA HIGHWAY 181 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1193.19 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 00 DEGREES 15 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1323.34 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 42 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1329.67 FEET TO A 1/2" CAPPED REBAR (LS #19254); THENCE RUN SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1322.14 FEET TO A 1/2" CAPPED REBAR (LS #19254); THENCE RUN NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1330.30 FEET TO A 1/2" CAPPED REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; CONTINUE THENCE NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1079.73 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) AT THE SOUTHEAST CORNER OF LANDS HERETOFORE CONVEYED TO THE STATE OF ALABAMA IN THAT WARRANTY DEED, RECORDED AT INSTRUMENT 1316996, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE, DEPARTING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, RUN NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 242.59 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 63.45 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 970.84 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) TO THE SOUTHWEST CORNER OF SAID STATE OF ALABAMA LANDS; THENCE, DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 76.49 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, ALONG SAID STATE OF ALABAMA LANDS, A DISTANCE OF 113.96 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 76.69 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, A DISTANCE OF 4.81 FEET TO A 6"X6" ALDOT (ALABAMA DEPARTMENT OF TRANSPORTATION) CONCRETE MONUMENT; THENCE RUN NORTH 05 DEGREES 15 MINUTES 51 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 273.24 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 02 DEGREES 09 MINUTES 28 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 261.14 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 09 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 143.91 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7509.44 FEET, AN ARC LENGTH OF 312.96 FEET, (CHORD BEARS NORTH 00 DEGREES 54 MINUTES 06 SECONDS WEST, A DISTANCE OF 312.94 FEET) TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 11 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 143.90 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 110.25 ACRES, MORE OR LESS.

1. **That**, attached as "Exhibit A" is an approved site plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the attached site plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.
2. **That**, attached as "Exhibit B" is an approved Master Development Plan (MDP). The property must develop in substantial conformance with the approved MDP. Any substantial deviation from the attached MDP, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.
3. **That**, the following development regulations shall govern:

Overall Development:

Lots: There shall be 376 lots total.

Use: In general, the project is described as a mixed-use residential community. However, there is no commercial uses proposed. The uses are specifically described within the Site Plan and Master Development Plan that include:

375	Single Family Residential Lots
1	Parcel reserved for future Fire Station

Dimension Standards: Dimensional standards shall follow the layout on the approved site plan.

Density: 1.93 / AC

Sidewalks and Street Trees: All sidewalks and street trees shall be installed prior to submission of Final Plat Approval.

Drainage and Detention: Drainage and detention shall meet the Stormwater Standards in the Fairhope Subdivision Regulations.

Buffers: Buffers shall meet the applicable requirements of all City of Fairhope Regulations.

Single Family Residential Development:

Lots: There shall be 375 single family residential lots.

Use: Lots shall be single family residential.

Setbacks: As shown on "Exhibit A".

Principle Structure Lot Coverage: As shown in the Master Development Plan.

Building Height: Maximum building height shall not exceed 35' for 100' wide lots.
Maximum building height shall not exceed 30' for all others.

Lot Size: Lot size as shown on "Exhibit A".

The property is hereby initially zoned Planned Unit Development (PUD) concurrent with annexation into the City of Fairhope. This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

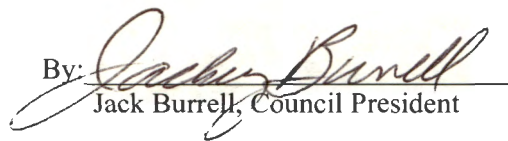
Ordinance No. 1728

Page -4-

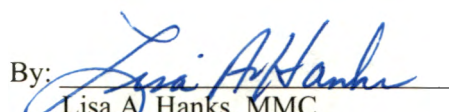
Severability Clause - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

Effective Date – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

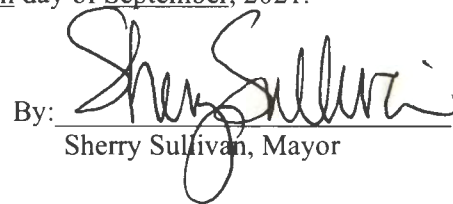
Adopted and approved this 27th day of September, 2021.

By: 
Jack Burrell, Council President

Attest:

By: 
Lisa A. Hanks, MMC
City Clerk

Adopted and approved this 27th day of September, 2021.

By: 
Sherry Sullivan, Mayor

Revised 06/2006



CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
251/928-2136

PETITION FOR ANNEXATION

STATE OF ALABAMA)(
COUNTY OF BALDWIN)(
(

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

This petition is for R-1 Zoning

Planned Unit

X The condition of the Petition is that zoning be established as Development
Concurrent with Annexation. (Zoning Request)

Is this property colony property Yes X No. If this property is colony property the Fairhope Single Tax Office must sign as a petitioner.

Only parcel
05-46-01-02-0-000-001.51
is colony property.

[Signature]
Signature of Petitioner
(for Fairhope Single Tax)

Lee Turner
Print petitioner's name
(for Fairhope Single Tax)

[Signature] 5/21/21
Signature of Petitioner
(for Silverhill Enterprises, L.L.C.)

ERIC GUSTAFSON
Print petitioner's name
(for Silverhill Enterprises L.L.C.)

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: ST HWY 181

Petitioner's Current Physical Address:
112 Bay Circle Drive
Holland, MI 49424

Petitioner's Current Mailing Address:
336 Fairhope Avenue
Fairhope, AL 36532

(tel) 616-403-1191

(tel) 251-928-8162

Telephone Number(s): _____
Home Work

County Tax Parcel Number: 05-46-01-02-0-000-001.508 05-46-01-02-0-000-002.000
05-46-02-03-0-000-001.000

U.S JUSTICE DEPARTMENT INFORMATIONSize of property (acres or square feet) 193.03 AcresIf property is occupied, give number of housing units 1 ResidenceNumber of Persons residing in each unit, and their race 1If property is unoccupied, give proposed use Mixed Use ResidentialIf property is being developed as a subdivision, give subdivision name
Fairhope Farms, A Planned Unit DevelopmentNumber of lots within proposed subdivision 375 Units

I, Jeanne Bishop a Notary Public in and for said State and County, hereby
 certify that Eric Gustafson whose name(s) is/are signed to the forgoing
 Petition and who is/are known to me, this day appeared before me and, being first duly sworn,
 acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 21st day of May, 2021.

(Seal)

Jeanne Bishop
 Notary Public

My commission expires 08/11/2024

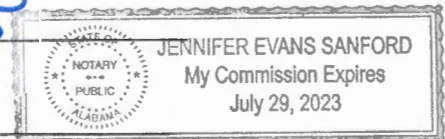
I, Jennifer Evans Sanford a Notary Public in and for said State and County, hereby
 certify that Lee Turner whose name(s) is/are signed to the forgoing
 Petition and who is/are known to me, this day appeared before me and, being first duly sworn,
 acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 25th day of May, 2021.

(Seal)

Jennifer Evans Sanford
 Notary Public

My commission expires _____



I, _____ a Notary Public in and for said State and County, hereby
 certify that _____ whose name(s) is/are signed to the forgoing
 Petition and who is/are known to me, this day appeared before me and, being first duly sworn,
 acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this _____ day of _____, 20____,

(Seal)

 Notary Public

My commission expires _____

City of Fairhope City Council

September 13, 2021



Planning Commission unanimously (9 Ayes-0 Nays) voted to recommend approval of ZC 21.10

ZC 21.10 - Harvest Green



Project Name:

Harvest Green

Site Data:

193.03 acres

Project Type:

Conditional Annexation to Planned Unit Development

Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

Baldwin County RA

PPIN Number:

17737, 17735, and 77776

General Location:

East and west of HWY 181 near the Waters Subdivision

Surveyor of Record:

Engineer of Record:

S.E. Civil, LLC

Owner / Developer:

Silverhill Enterprises, LLC

School District:

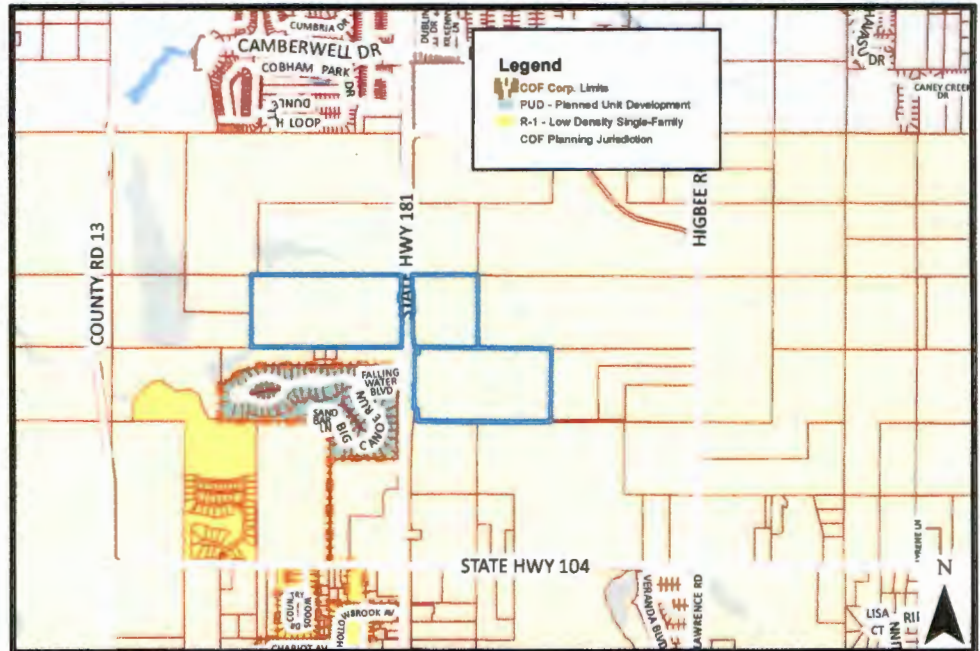
Fairhope East Elementary, Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Hunter Simmons





OWNER
SILVERHILL ENTERPRISES
112 BAY CIRCLE DRIVE
HOLLAND, MI 49424
(Parcel 05-46-01-02-0-000-001.508 is
leased from Fairhope Single Tax)

DEVELOPER
TERRACORE DEVELOPMENT
SERVICES, LLC
29891 WOODCROW LANE, SUITE 300
SPANISH FORT AL 36527

SITE DATA
TOTAL AREA: 193.03 AC
CURRENT ZONING: RA (County)
PROPOSED ZONING: P.U.D.
MAX BLDG HEIGHT: 30 FT
MAX BLDG HEIGHT (100s): 35 FT
MAX COVERAGE:
(PRINCIPAL STRUCT.) 40% (see table)
MINIMUM HOUSE: 1,800 SF
LIN. FT. STREETS: 19,812 LF
TOTAL LOTS: 375
DENSITY: 1.93 / AC
MINIMUM LOT: 7,200 SF
SMALLEST LOT: 7,200 SF
LARGEST SF LOT: 17,800 SF
AVG LOT: 8,997 SF
COMMON AREAS: 92.49 AC (48%)
REQ'D GREENSPACE: 28.96 AC (15%)
PROVIDED: 49.93 AC (25.87%)

LAND USE PERCENTAGES
Single Fam. Lots 77.46 Ac 40%
ROWs 23.08 Ac 12%
Wetlands 6.57 Ac 3.5%
Ponds 10.55 Ac 5.5%
Greenspace 49.93 Ac 26%
Other Open Space 25.44 Ac 13%
TOTAL 193.03 Ac 100%

UTILITY PROVIDERS
WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE (West)
BCSS (East)
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T

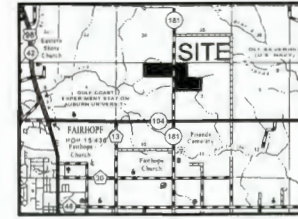
Harvest Green

A Planned Unit Development

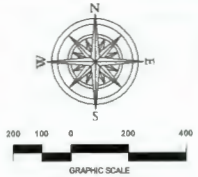
REQUIRED SETBACKS & COVERAGES:

Greenspace Summary

Total Site Area 193.03 Ac
(-) RAW, Ponds, Wetlands 44.81 Ac
Area for G.S. Calculation 148.22 Ac
375 lots / 152.83 Ac 2.53 / Ac
Greenspace Req'd. 15% (28.96 Ac)
Greenspace Open 39.36 Ac
Greenspace (Lake) (30%) 10.55 Ac
Total Greenspace 49.93 Ac (25.87%)



VICINITY MAP
1" = 1 MILE



PARCEL NUMBERS:
05-46-02-03-0-000-001.000
05-46-01-02-0-000-002.000
05-46-01-02-0-000-001.508 (FST)

Summary - West

Total Acres 82.77 ACs
Useable Uplands 77.8 ACs
100'x150' 42
82'x143' 50
56'x140' 56
Total Lots 148
Streets 7,892 LF
Req'd Greenspace 15% (12.42 Ac)
Provided 24.9% (19.54 Ac)



Typical Lot



Typical Lot



Typical Lot



Summary - East

Total Acres 110.26 ACs
Useable Uplands 108.1 Ac +/-
75' x 140' 105
62' x 140' 55
52' x 140' 67
Total Lots 227
Streets 11,720 LF
Req'd Greenspace 15% (16.54 Ac)
Provided 27.6% (30.39 Ac)



Typical Lot



Typical Lot



Typical Lot



P.U.D. NOTES:

1. See Attached Boundary Survey for Legal Description (Sht 2 of 4).
2. All proposed ROW's to be Public and a minimum of 50 feet in width.
3. All sidewalks shown shall be a minimum of 5 feet in width and subject to Fairhope Requirements regarding A.D.A. Compliance.
4. Lot numbering shown is for depicting counts for different Lot Sizes. Actual Lot Numbering will be sequential at Preliminary Plat.

City of Fairhope City Council

September 13, 2021



Planning Commission unanimously (9 Ayes-0 Nays) voted to recommend approval of ZC 21.10

ZC 21.10 - Harvest Green

**Project Name:**

Harvest Green

Site Data:

193.03 acres

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Jurisdiction:

Fairhope Planning Jurisdiction

Zoning District:

Baldwin County RA

PPIN Number:

17737, 17735, and 77776

General Location:

East and west of HWY 181 near the Waters Subdivision

Surveyor of Record:**Engineer of Record:**

S.E. Civil, LLC

Owner / Developer:

Silverhill Enterprises, LLC

School District:

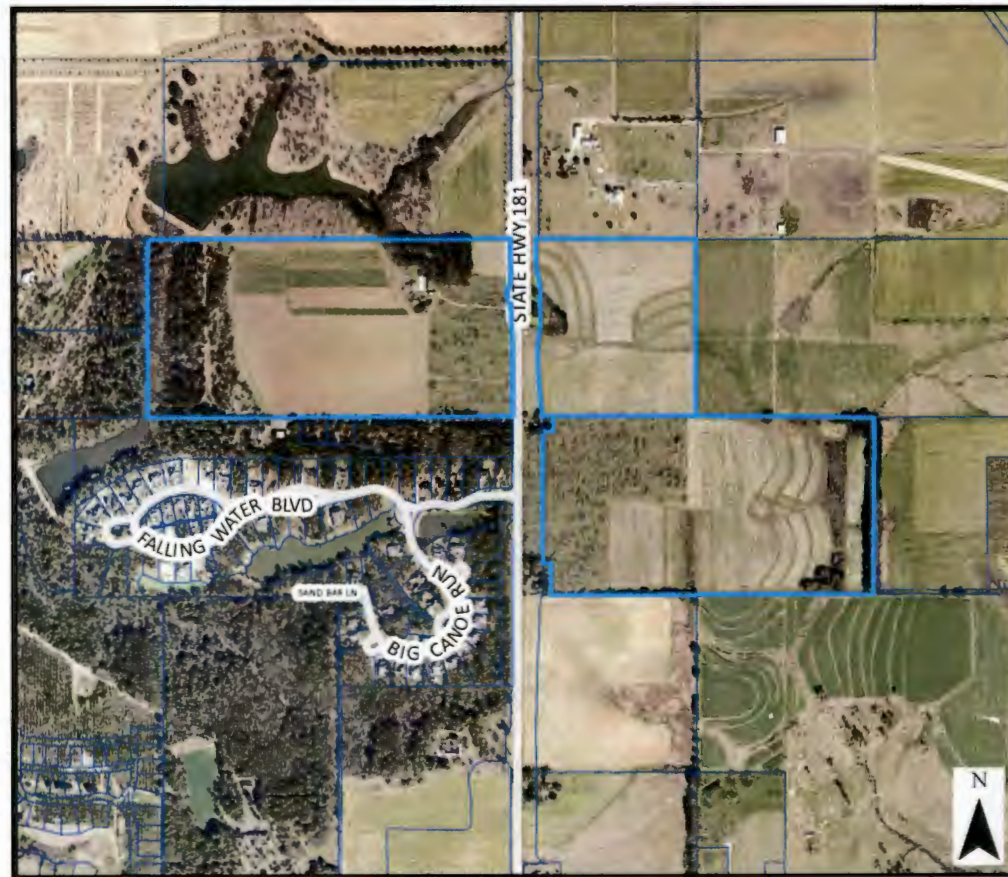
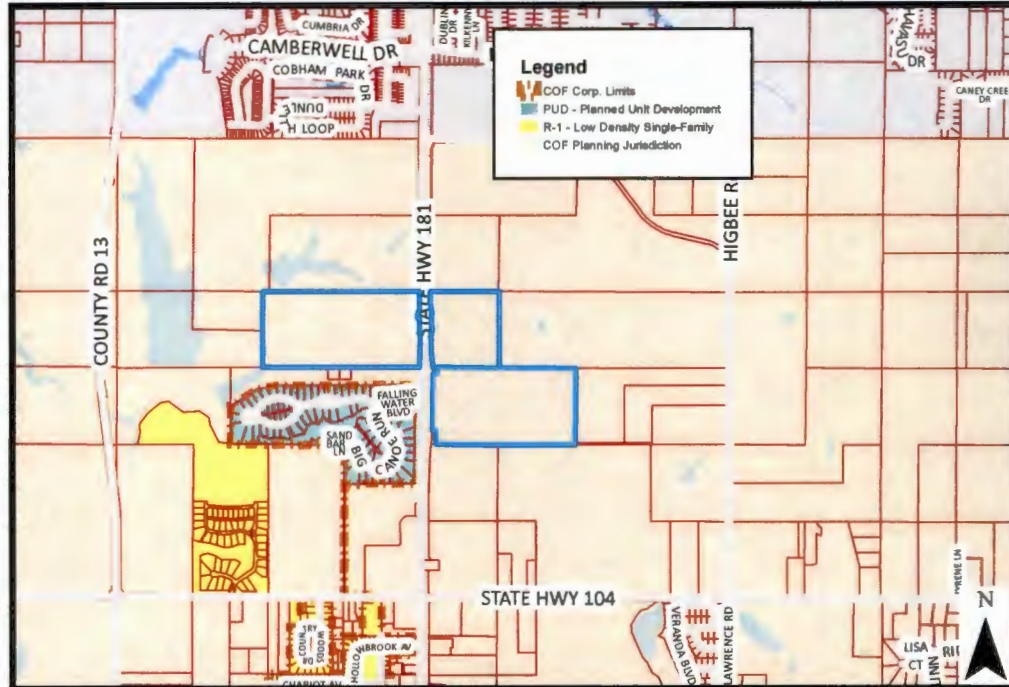
Fairhope East Elementary, Middle and High Schools

Recommendation:

Approved w/ Conditions

Prepared by:

Hunter Simmons



Summary of Request:

The applicant, Silverhill Enterprises, LLC, requests conditional annexation with rezoning to a Planned Unit Development (PUD). The property is approximately 193.03 acres and is located on the east and west side of HWY 181 north of The Waters subdivision. The Developer is Terracore Development Services, LLC. David Diel, with S.E. Civil, represents the applicant.

The applicant describes the project as a mixed-use residential community comprised of 375 Single Family Lots. For clarification, since mixed-use in Fairhope parlane implies commercial use, there is no commercial uses proposed within this PUD. All internal streets will be dedicated to the City of Fairhope.



A lot on the eastern side of HWY 181 will be dedicated to the City of Fairhope for a future fire station as illustrated in the image above.



Lots and Homes

The applicant plans to have all lots ready to build by November 2023. Six years is projected for complete build out. Harvest Green is divided by HWY 181. The two portions are referenced as Harvest Green West and Harvest Green East.

Harvest Green West

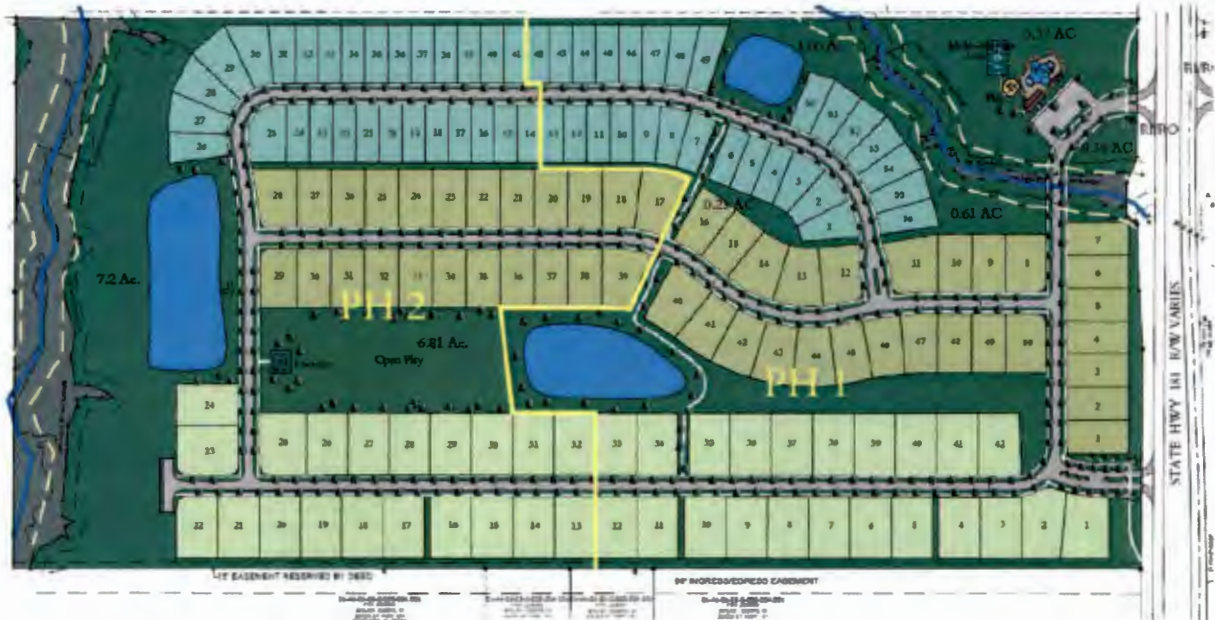


Figure 1: Harvest Green West

Harvest Green West consists of 148 total lots. In general, these are larger lots than those proposed in Harvest Green East. The largest lots are located along the southern boundary adjacent to existing single-family homes. 23 home plans were provided as part of the Master Development Plan, each with alternative elevations to provide variety in housing. Home plans shown for Harvest Green West are from Truland Homes. A few examples are shown below.



ELEVATION A



ELEVATION A



ELEVATION A



ELEVATION A



Harvest Green West does not provide road connectivity outside of this development, but it is worth noting that the property directly north contains a large pond as illustrated on the aerial below, and the south is one large residential parcel. An easement could be required to the south.



Harvest Green East



Figure 2: Harvest Green East

Harvest Green East consists of 227 total lots. The largest lots are located along the southern boundary adjacent to existing single-family homes. 28 home plans were provided as part of the Master Development Plan, each with alternative elevations to provide variety in housing. Home plans shown for Harvest Green East are from D.R. Horton and Express by D.R. Horton. A few examples are shown below.







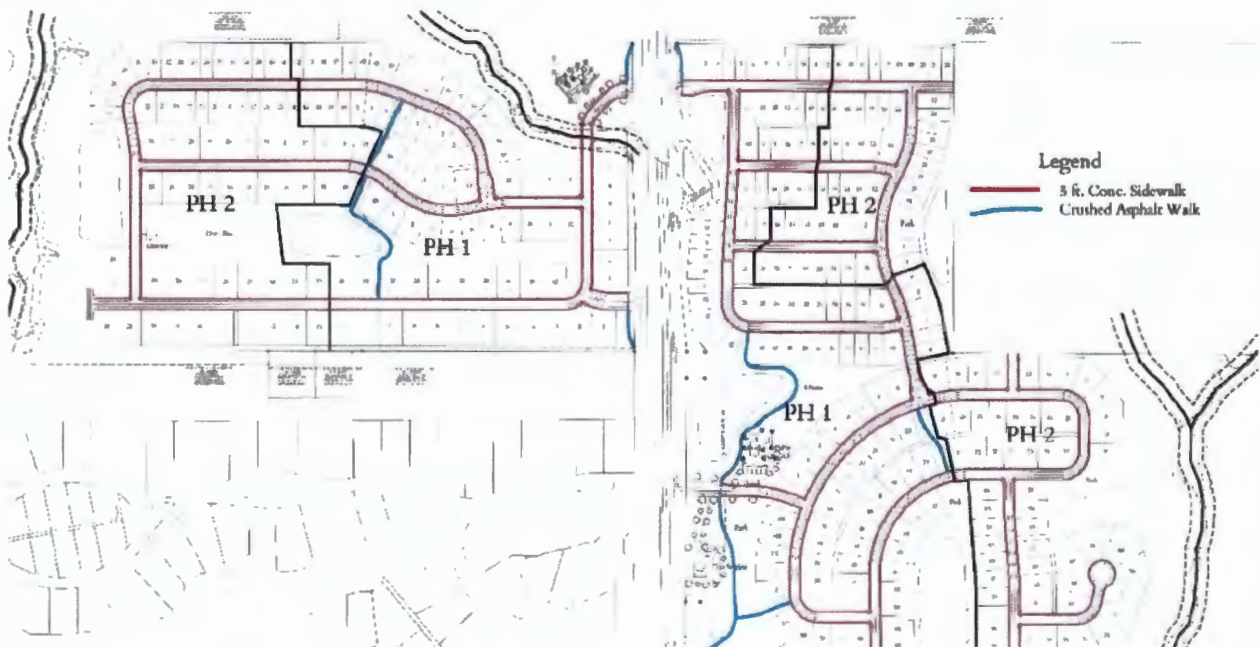
Harvest Green East provides connectivity to adjacent undeveloped properties.

Greenspace/Landscape Plans

The project proposes 49.93 acres of greenspace, or 25.87% of the total site. 15% greenspace is required. Amenities include two swimming pools, two playgrounds, a multi-purpose court, an exercise area, and other areas listed as “park”.

A pedestrian circulation plan was provided and shown below that includes 5’ sidewalks, as well as crushed asphalt walkways. Sidewalk access along HWY 181 is difficult due to wetland crossings. The applicant has provided a combination of crushed asphalt walkways and sidewalks to provide pedestrian connectivity along HWY 181. A public easement will be required at preliminary plat to ensure public access to those portions outside of ROWs.

Staff would like the applicant to consider providing public easements through stream buffers in the hopes of provided a future trail system.



Landscape plans were provided illustrating street trees and minimal other landscape. Landscape plans will be further reviewed during preliminary plat process. Traffic calming islands were added on the site plan but are not included on landscape plans. Landscape plans will also need to define park areas more clearly.

All ponds illustrated on plans are wet ponds.

Per the Engineer's calculations, there are 44.81 acres of wetlands on the site. Our subdivision regulations require 30' buffers around wetlands and 50' buffers around streams. Staff appreciates the proposed layout as most parkland and greenspace are sited near required buffers that increase protection of sensitive ecologies.

Utilities

Based on the application, Water, Sewer and Gas for Harvest Green West, and water and gas for Harvest Green East will be supplied by Fairhope Utilities. BCSS will provide sewer for Harvest Green East. Riviera will provide power and AT&T will provide telecommunications.

Comments:

Not all questions will be answered in this review. Traffic, detailed drainage plans, electrical, and sewer services will need to be reviewed in full during preliminary plats reviews. If the PUD is approved, each phase – four in total – will each have a preliminary and final plat application. Each phase will be subject to the codes and regulations of the City of Fairhope. During that review, staff, as well as the Planning Commission will provide a critical review of those technical systems.

Of note, on July 26, 2021, a Bill sponsored by Senator Elliot went into effect that removes the applicability of City Ordinances on developments outside the city limits of Fairhope. Those ordinances include, but are not limited to, the wetlands protection ordinance, the red soil and clay ordinance, and the sign ordinance. Staff agrees with the common sentiment that farmland should be preserved, but development is a reality along the Hwy 181 corridor, and we appreciate a development willing to annex into the City and develop to our standards.

It is also worth noting that the property is currently zoned Agriculture by Baldwin County. Staff was informed that agriculturally zoned property can be rezoned to RSF-1 administratively by Baldwin County. Baldwin County RSF-1 requires 30,000-s.f. lots, but nothing prevents an applicant from applying for a denser development, or a development that does not meet the intentions of the City of Fairhope Comprehensive Plan, nor our codes and regulations. With the overall density proposed, because the proposed residential PUD meets the intentions of Fairhope's comprehensive plan, and because a PUD dictates an exact site plan, staff recommends approval of Harvest Green.

Criteria – The application shall be reviewed based on the following criteria:

(1) Compliance with the Comprehensive Plan;

Response:

Per the Applicant:

This property and the most of surrounding properties are recommended for Residential use by the “Preferred Land Use Plan” as outlined in the 2015 Comprehensive Plan. An area along our east side is recommended for a Park, where we have provided Open Space on our plan, immediately adjacent to the St. Michaels Catholic School. Our development is ideally located between a Village Node and a Business Node on the Preferred Plan, and is in harmony with the Comprehensive Plan.

Staff believes the proposed use is not in conflict with the comprehensive plan.

(2) Compliance with the standards, goals, and intent of this ordinance;

Response:

The purpose of the PUD District is intended to encourage opportunities for development innovation tailored to a particular site, which while clearly furthering the goals of the comprehensive plan, could not explicitly be established by generally applicable standards or guidelines.

Some of the lot sizes proposed within the PUD are not provided in existing standards. In this case, a site plan driven PUD provides a clear definition of what Harvest Green will become.

(3) The character of the surrounding property, including any pending development activity;

Response: With the widening of HWY 181, we are seeing many developments pop up along the corridor. Fairhope has long desired to keep commercial development near the intersections of major roads. The subject property falls between those intersections, or nodes, as they are referred to in our Comprehensive Plan. A residential development fits within the vision of our comprehensive plan. Both pedestrian and vehicular connectivity are provided for within the proposed plan, including connectivity to the adjacent Rockwell Apartments south of Harvest Green East, which is also on this month’s Planning Commission agenda.

(4) Adequacy of public infrastructure to support the proposed development;

Response: Availability letters have been provided. There will likely be aide to construction costs for some utilities, but those will be reviewed during corresponding subdivision cases.

(5) Impacts on natural resources, including existing conditions and ongoing post-development conditions;

Response: Most of the current site is farmland. As previously stated, approximately 44 acres of wetlands are onsite and are protected per City of Fairhope wetlands ordinances. Wetland delineation and other requirements will be provided during preliminary plat to confirm design details.

(6) Compliance with other laws and regulations of the City;

Response: At the time of development all applicable laws of the City will be applied.

(7) Compliance with other applicable laws and regulations of other jurisdictions;

Response: At the time of development all applicable laws of the City will be applied.

(8) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and,

Response: Staff does not anticipate any significant issues relating to these criteria. A traffic study shall be required for all applications that will generate an average daily traffic (ADT) count of 1,000 trips or more, or which will generate 50 trips or more during any peak hour period and will be a requirement during the preliminary plat review.

Recommendation:

Staff recommends Case: ZC 21.10 *Harvest Green PUD* from R-1 to PUD be **Approved with the following conditions:**

1. A traffic study shall be provided that includes all traffic generated by Harvest Green with the first application for preliminary plat. Please begin communications with ALDOT ASAP.
2. Fairhope utilities provided availability letters, but final plans and aid to construction costs will need to be coordinated with the respective supervisors.
3. Landscape plans shall be revised to include traffic calming islands.
4. If approved by the City Council, two (2) printed and bound copies of the Master Development Plan for the Harvest Green PUD shall be provided to the City.



APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: Silverhill Enterprises, LLC Phone Number: _____
 Street Address: 112 Bay Circle Dr
 City: Holland State: MI Zip: 49424

Applicant / Agent Information

If different from above.

Notarized letter from property owner is required if an agent is used for representation.

Name: David Diehl PLS Phone Number: (251) 990-6566
 Street Address: 880 Holcomb Blvd Suite 2F
 City: Fairhope State: AL Zip: 36532

Current Zoning of Property: R-1
 Proposed Zoning/Use of the Property: Planned Unit Development
 Property Address: _____
 Parcel Number: 05-46-01-02-0-000-001.508 / 05-46-01-02-0-000-002.000
 Property Legal Description: see attached 05-46-02-03-0-000-001.000
 Reason for Zoning Change: To allow for a development of a 375 Lot single family subdivision

Property Map Attached ☒ YES ☐ NO
 Metes and Bounds Description Attached ☒ YES ☐ NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. ☒ YES ☐ NO

Character of Improvements to the Property and Approximate Construction Date: Existing site is undeveloped farmland. Proposed residential neighborhood to be constructed once approvals are granted.

Zoning Fee Calculation:

Reference: Ordinance 1269

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

ERIC GUSTAFSON
 Property Owner/Leaseholder Printed Name

Date

Signature

Fairhope Single Tax Corp. (If Applicable)



OWNER

SILVERHILL ENTERPRISES
112 BAY CIRCLE DRIVE
HOLLAND, MI 49424
(Parcel 05-48-01-02-0-000-001.508 is
leased from Fairhope Single Tax)

DEVELOPER

TERRACORE DEVELOPMENT
SERVICES, LLC
29891 WOODROW LANE, SUITE 300
SPANISH FORT AL 36527

SITE DATA

TOTAL AREA: 193.03 AC
CURRENT ZONING: RA (County)
PROPOSED ZONING: P.U.D.
MAX BLDG HEIGHT: 30 FT
MAX BLDG HEIGHT (100s): 35 FT
MAX COVERAGE:
(PRINCIPAL STRUCT) 40% (see table)
MINIMUM HOUSE: 1,600 SF
LIN. FT. STREETS: 19,983 LF
TOTAL LOTS: 375
DENSITY: 1.93 / AC.
MINIMUM LOT: 7,200 SF
SMALLEST LOT: 7,200 SF
LARGEST SF LOT: 17,800 SF
AVG LOT: 8,997 SF
COMMON AREAS: 92.49 AC (48%)
REQ'D GREENSPACE: 28.96 AC (15%)
PROVIDED: 49.93 AC (25.87%)

LAND USE PERCENTAGES

Single Fam. Lots	77.46 Ac	40%
ROWs	23.08 Ac	12%
Wetlands	6.57 Ac	3.5%
Ponds	10.55 Ac	5.5%
Greenspace	49.93 Ac	26%
Other Open Space	25.44 Ac	13%
TOTAL	193.03 Ac	100%

UTILITY PROVIDERS

WATER SERVICE: CITY OF FAIRHOPE
SEWER SERVICE: CITY OF FAIRHOPE (West)
BCSS (East)
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: AT&T

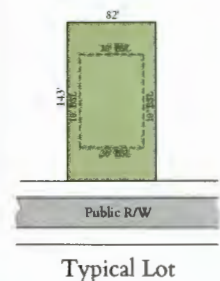
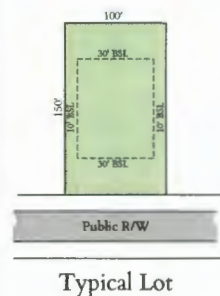
Harves

A Planned U

REQUIRED SETBA

Summary- West

Total Acres	82.77 AC±
Useable Uplands	77.8 AC±
100'x150'	42
82'x143'	50
56'x140'	56
Total Lots	148
Streets	8,263 LF
Req'd. Greenspace	15% (12.42 Ac.)
Provided	24.9% (19.54 Ac.)





Harvest Green

A Planned Unit Development
Master Development Plan



Developed by:

TERRACORE

DEVELOPMENT SERVICES

29892 Woodrow Lane, Suite 300
Spanish Fort, AL 36527

Site Map



FIGURE 2A

Overall Summary

Harvest Green is a proposed Mixed-Use residential community located on the West and East sides of Alabama Highway 181 near The Waters subdivision. It will consist of 375 Single Family Lots on 193 Acres for a density of 1.94 units per acre. All lots will be accessed by proposed standard streets that will be dedicated to The City of Fairhope. A Parcel on the east side of the development will be dedicated to the City for use as a Fire Station.

Project Legal Description

WEST:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 56.31 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY 181 FOR THE POINT OF BEGINNING: THENCE, DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2600.01 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE NORTH 89 DEGREES 05 MINUTES 03 SECONDS WEST, A DISTANCE OF 113.47 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 00 DEGREES 25 MINUTES 01 SECONDS WEST, ALONG A WIRE FENCE, A DISTANCE OF 1327.96 FEET TO A POINT (POINT FALLS IN POND) ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 120.88 FEET TO A 3" OPEN END PIPE; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2609.57 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 25 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 530.36 FEET TO A 6"X6" ALDOT (ALABAMA DEPARTMENT OF TRANSPORTATION) CONCRETE MONUMENT; THENCE RUN NORTH 03 DEGREES 16 MINUTES 32 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 140.59 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTHERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7729.44 FEET, AN ARC LENGTH OF 161.60 FEET, (CHORD BEARS NORTH 01 DEGREES 28 MINUTES 24 SECONDS WEST, A DISTANCE OF 161.60 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 52 DEGREES 30 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 31.80 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTHERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7754.44 FEET, AN ARC LENGTH OF 81.12 FEET, (CHORD BEARS NORTH 00 DEGREES 28 MINUTES 54 SECONDS WEST, A DISTANCE OF 81.12 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 22 DEGREES 43 MINUTES 51 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 65.03 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 331.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 82.77 ACRES, MORE OR LESS.

EAST:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 133.72 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF ALABAMA HIGHWAY 181 FOR THE POINT OF BEGINNING: THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1193.19 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 00 DEGREES 15 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1323.34 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 42 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1329.67 FEET TO A 1/2" CAPPED REBAR (LS #19254); THENCE RUN SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1322.14 FEET TO A

1/2" CAPPED REBAR (LS #19254); THENCE RUN NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1330.30 FEET TO A 1/2" CAPPED REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; CONTINUE THENCE NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1079.73 FEET TO A 1/2 CAPPED REBAR (SE CIVIL) AT THE SOUTHEAST CORNER OF LANDS HERETOFORE CONVEYED TO THE STATE OF ALABAMA IN THAT WARRANTY DEED, RECORDED AT INSTRUMENT 1316996, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE, DEPARTING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, RUN NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 242.59 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 63.45 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 970.84 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) TO THE SOUTHWEST CORNER OF SAID STATE OF ALABAMA LANDS; THENCE, DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 76.49 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, ALONG SAID STATE OF ALABAMA LANDS, A DISTANCE OF 113.96 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 76.69 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181; THENCE RUN NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, A DISTANCE OF 4.81 FEET TO A 6"X6" ALDOT (ALABAMA DEPARTMENT OF TRANSPORTATION) CONCRETE MONUMENT; THENCE RUN NORTH 05 DEGREES 15 MINUTES 51 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 273.24 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 02 DEGREES 09 MINUTES 28 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 261.14 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 09 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 143.91 FEET TO A 1/2" CAPPED REBAR (SE CIVIL); THENCE RUN NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7509.44 FEET, AN ARC LENGTH OF 312.96 FEET, (CHORD BEARS NORTH 00 DEGREES 54 MINUTES 06 SECONDS WEST, A DISTANCE OF 312.94 FEET) TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 11 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 143.90 FEET TO A 6"X6" ALDOT CONCRETE MONUMENT; THENCE RUN NORTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 110.25 ACRES, MORE OR LESS.

Ownership/Developer

The property is currently owned by:
Silverhill Enterprises, LLC
112 Bay Circle Drive
Holland, MI 49424

The property is being developed by:
Terracore Development Services, LLC
29892 Woodrow Lane, Suite 300
Spanish Fort, AL 36527

The property will be conveyed to developer upon approval of Preliminary Plat and Plans.

Neighborhood Character

Within one mile of the Harvest Green development, you will find a number of uses: Single Family Residential (R-1 and PUD), A Publix Site under construction, the proposed USA Health Facility, a corner gas station / convenience store, and a range of other commercial and office uses. In addition, in our immediate area, there are a number of commercial uses and a multi-family use, all which fall outside of the Corporate Limits of the City of Fairhope, in Baldwin County's District 14, which elected not to enact zoning. The proposed mixed residential development proposed with our Harvest Green plan is a suitable use considering these surrounding uses.

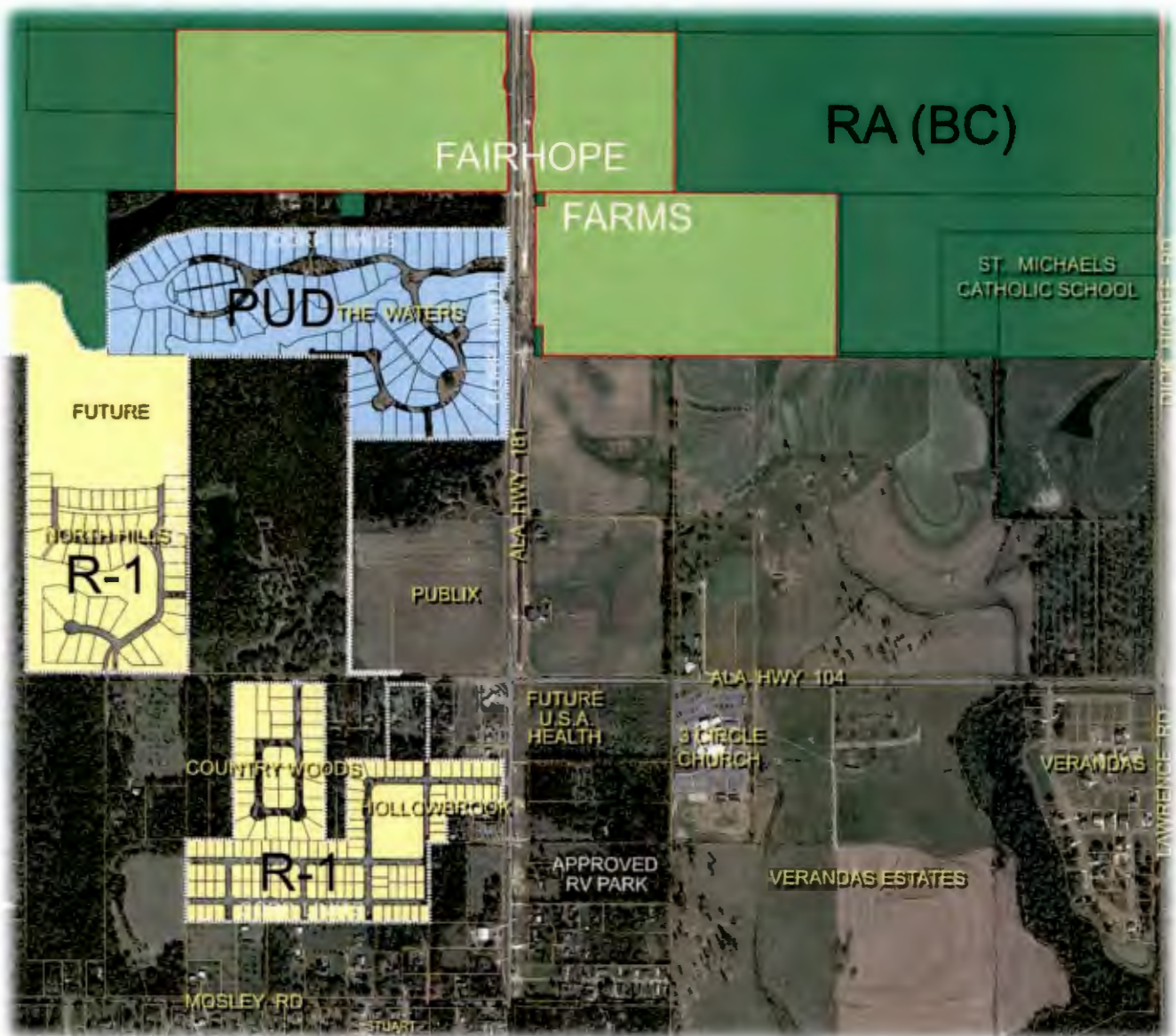


FIGURE 5A

Relative Density

With an overall concept similar to Firethorne and Old Battles Village, the proposed single family lots in Harvest Green consist of lots ranging from 52 feet wide to 100 feet wide. Similarly, the lots withing one mile of Harvest Green range from 50 feet wide to 100 foot wide, with neighborhoods ranging in density from 1.0 to 2.27 units per acre and an average density of 1.7 units per acre. Our proposed density is 1.9 units per acre which is in keeping with the overall trend of the area.

Area Neighborhoods

North Hills	Acreage	Lots	Density
Phase 1	47.47	48	1.01
Phase 2	49.3	64	1.30
TOTAL	96.77	112	1.16

The Waters	Acreage	Lots	Density
Phase 1	92.8	93	1.00
TOTAL	92.8	93	1.00

Oldfield	Acreage	Lots	Density
Phase 1	83.04	151	1.82
Phase 2A	18.63	30	1.61
Phase 2B	34.56	76	2.20
Phase 3A	14.16	40	2.82
Phase 3B	25.77	90	3.49
Phase 4	17.38	53	3.05
TOTAL	193.54	440	2.27

Dunmore	Acreage	Lots	Density
Phase 1	95.01	151	1.59
Phase 2A	6.63	26	3.92
Phase 2B	10.47	28	2.67
Phase 2C	25.1	47	1.87
TOTAL	137.21	252	1.84

Cumulative Totals	520.3	897	1.72

FIGURE 6A

Comprehensive Plan

This property and the most of surrounding properties are recommended for Residential use by the “Preferred Land Use Plan” as outlined in the 2015 Comprehensive Plan. An area along our east side is recommended for a Park, where we have provided Open Space on our plan, immediately adjacent to the St. Michaels Catholic School. Our development is ideally located between a Village Node and a Business Node on the Preferred Plan, and is in harmony with the Comprehensive Plan.

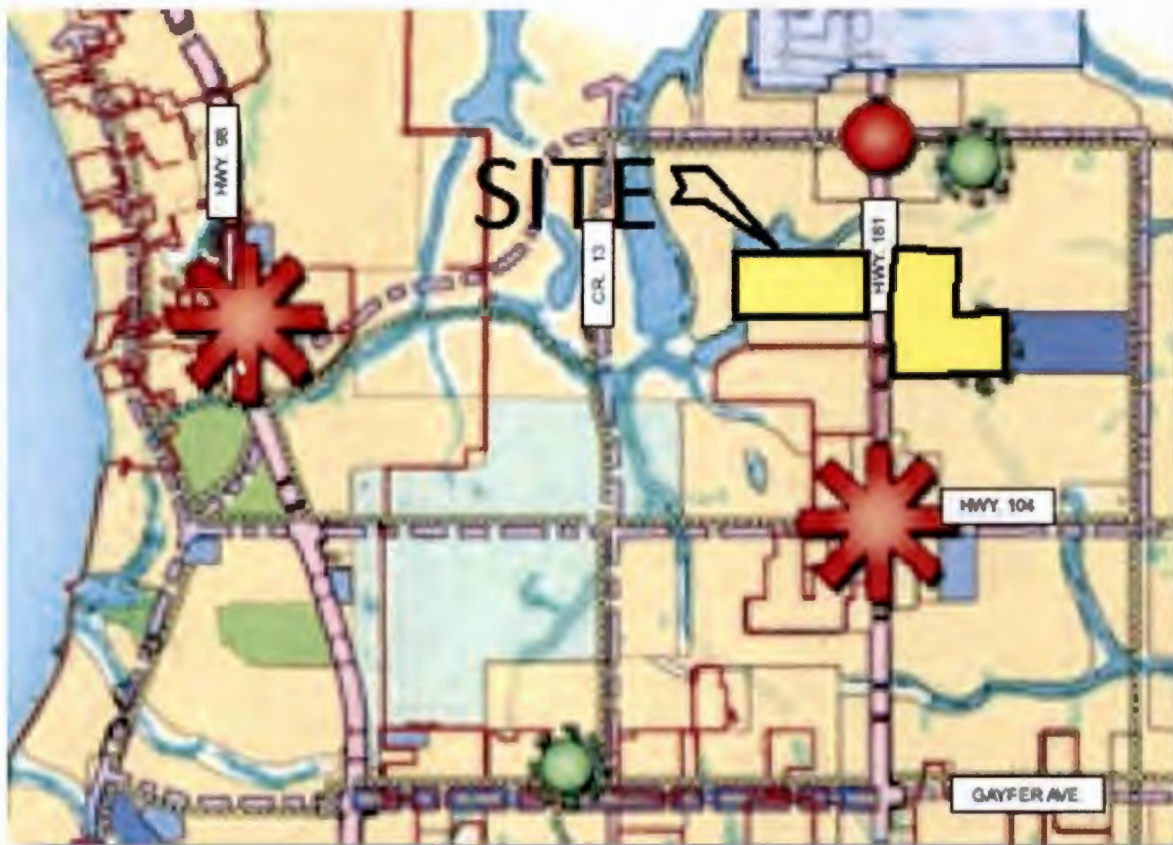


FIGURE 7A

Preferred Comprehensive Plan

Development Timeline

Developer hopes to obtain approvals for Planned Unit Development by September, and Preliminary Plat for Phase One by November 2021. Phase One will consist of approximately half the development, and will have an estimated construction completion time of 12 months, with anticipated build-ready lots by November 2022. Phase Two will follow with lots ready to build by November 2023. A five to six year build out is projected.

Home Ownership

Homes will be privately owned with no anticipated leasing. However, should an owner choose to lease their property, a one (1) year minimum lease, in writing, is required. Only residential use is permitted on each property. No commercial activities of any kind whatsoever shall be conducted in any Home, any other building located on a Lot, or any portion of any Lot; provided, however, that (a) an Owner may conduct a business entirely within his Home so long as (i) such business uses only ten percent (10%) of the total square footage of such Home, (ii) such business does not result in parking of additional vehicles on the Subdivision streets or Common Areas, (iii) such business is secondary to the use of the Lot for residential purposes, (iv) such business shall not violate any applicable zoning ordinances, and (v) such business does not create a nuisance or unreasonably interfere with any other Owner, Home, or Lot, and (b) Builders shall have the right to use a House as a "model home" and to operate a sales office from such model home with the prior written approval of the Architectural Review Committee.

Land Use

100% of the single family lots will be privately owned, single family residential. The Common Areas will remain private and will be solely for the use and enjoyment of the Harvest Green residents. Maintenance of the Common Areas shall be the responsibility of the Home Owners Association. Streets within the single family section will be constructed to City Standards and will be dedicated to the City upon final inspection and acceptance. A one-half acre parcel along the east side of Highway 181 will be dedicated to the City for a much needed Fire Station.

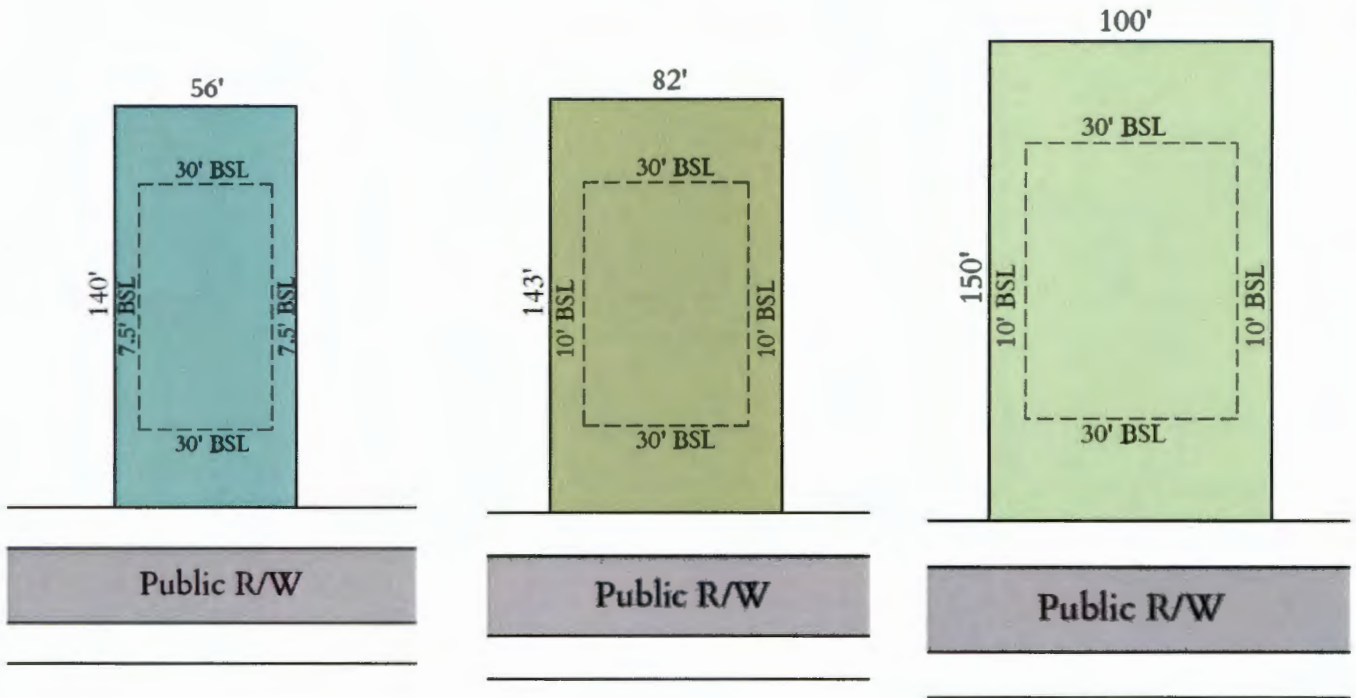
Lots

Typical lots in Harvest Green will range from 52 feet wide to 100 feet wide. Building Setbacks, minimum square footage, and maximum buildable area are listed in the chart below:

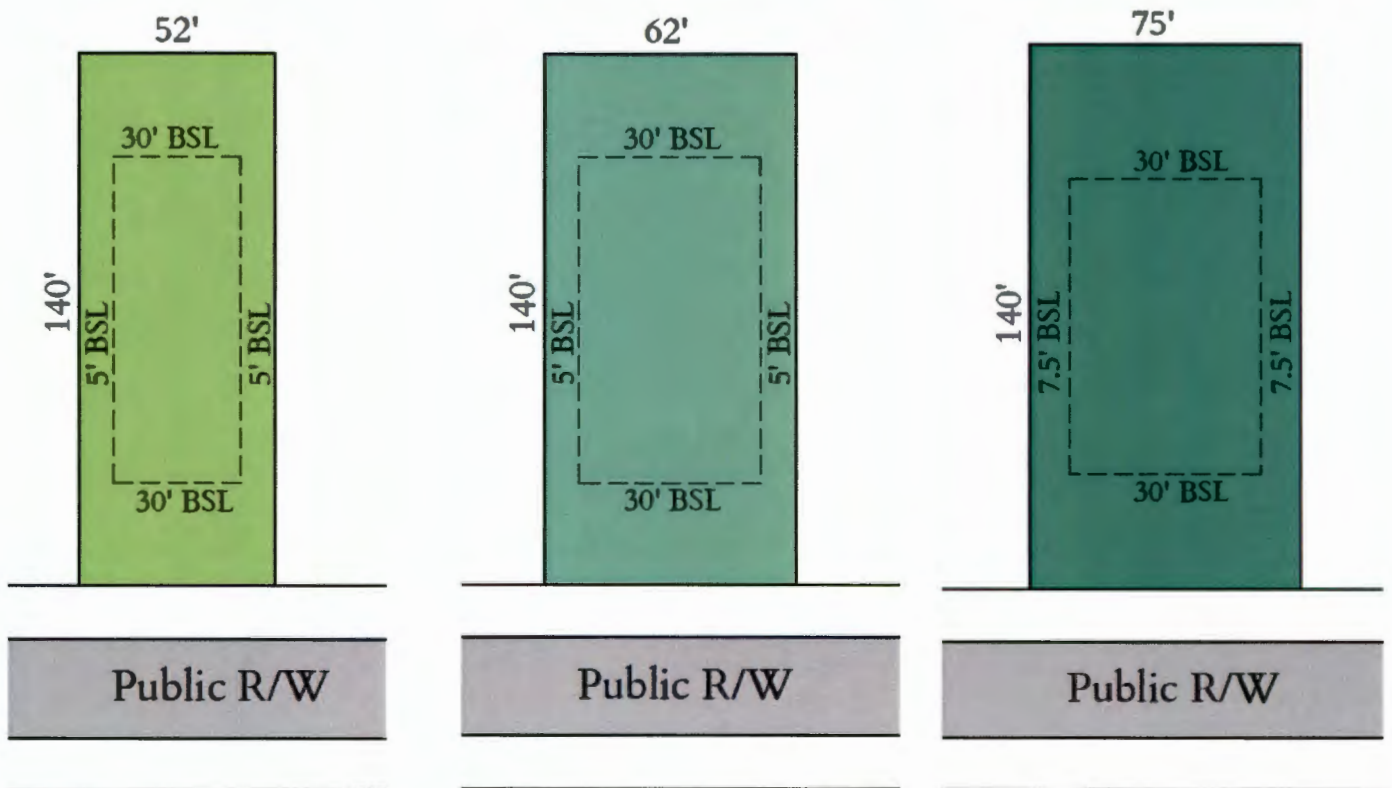
Lot		Min	Building Setbacks				Max. Bldg	Max. Bldg
Width	Depth	Sq Ft	Front	Rear	Side	Side Street	Area %	Area Sq Ft
52	140	7280	30	30	5	20	35%	2548
56	140	7840	30	30	7.5	20	40%	3136
62	140	8680	30	30	5	20	35%	3038
75	140	10500	30	30	7.5	20	37%	3885
82	143	11726	30	30	10	20	37%	4339
100	150	15000	30	30	10	20	40%	6000

FIGURE 8A

Typical Lots in Harvest Green West:



Typical Lots in Harvest Green East:



Greenspace

The site will have 49.93 acres of greenspace, or 25.87% of total site. This exceeds the 15 % required based on Greenspace Density Calculations as shown on our plan.

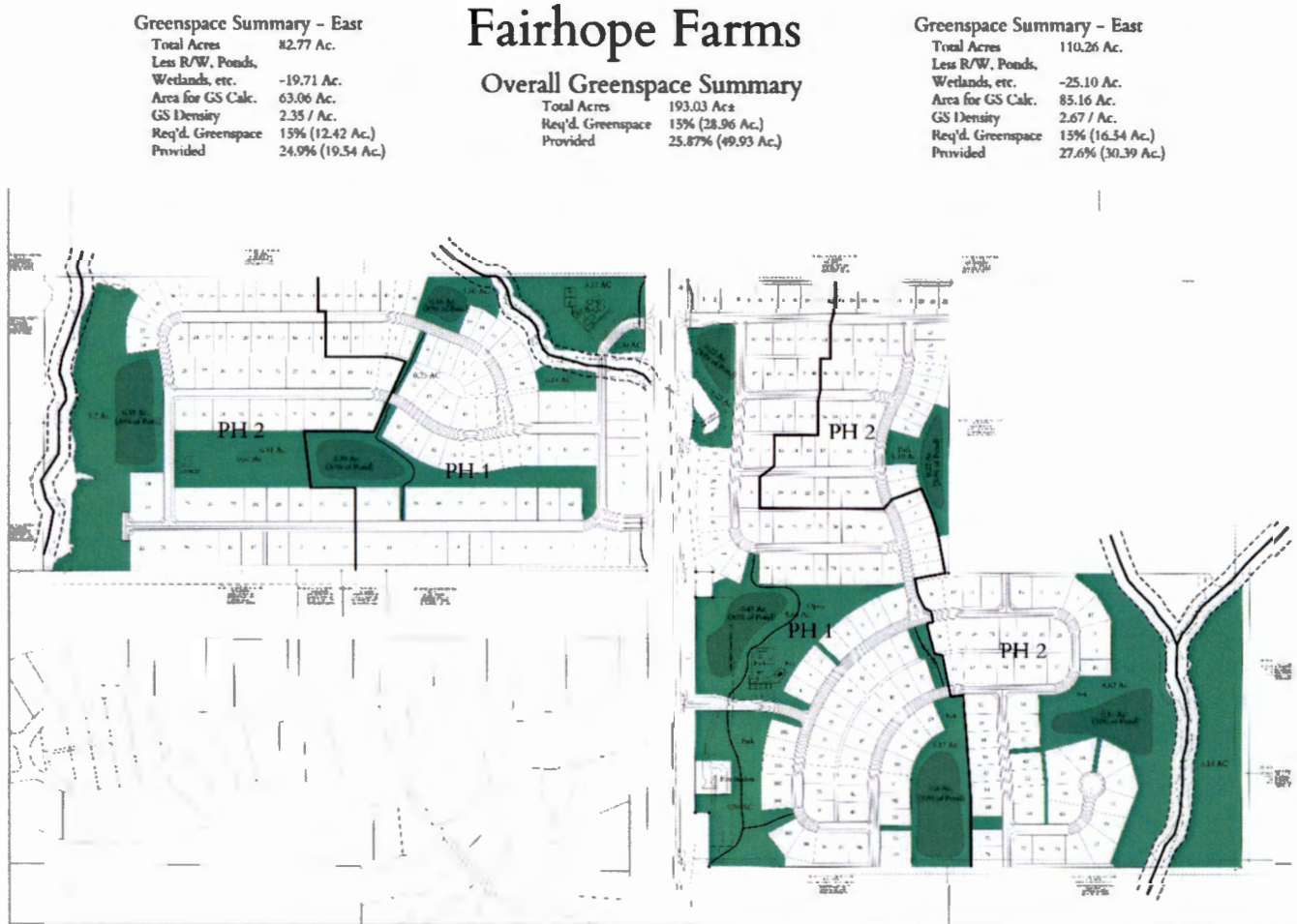


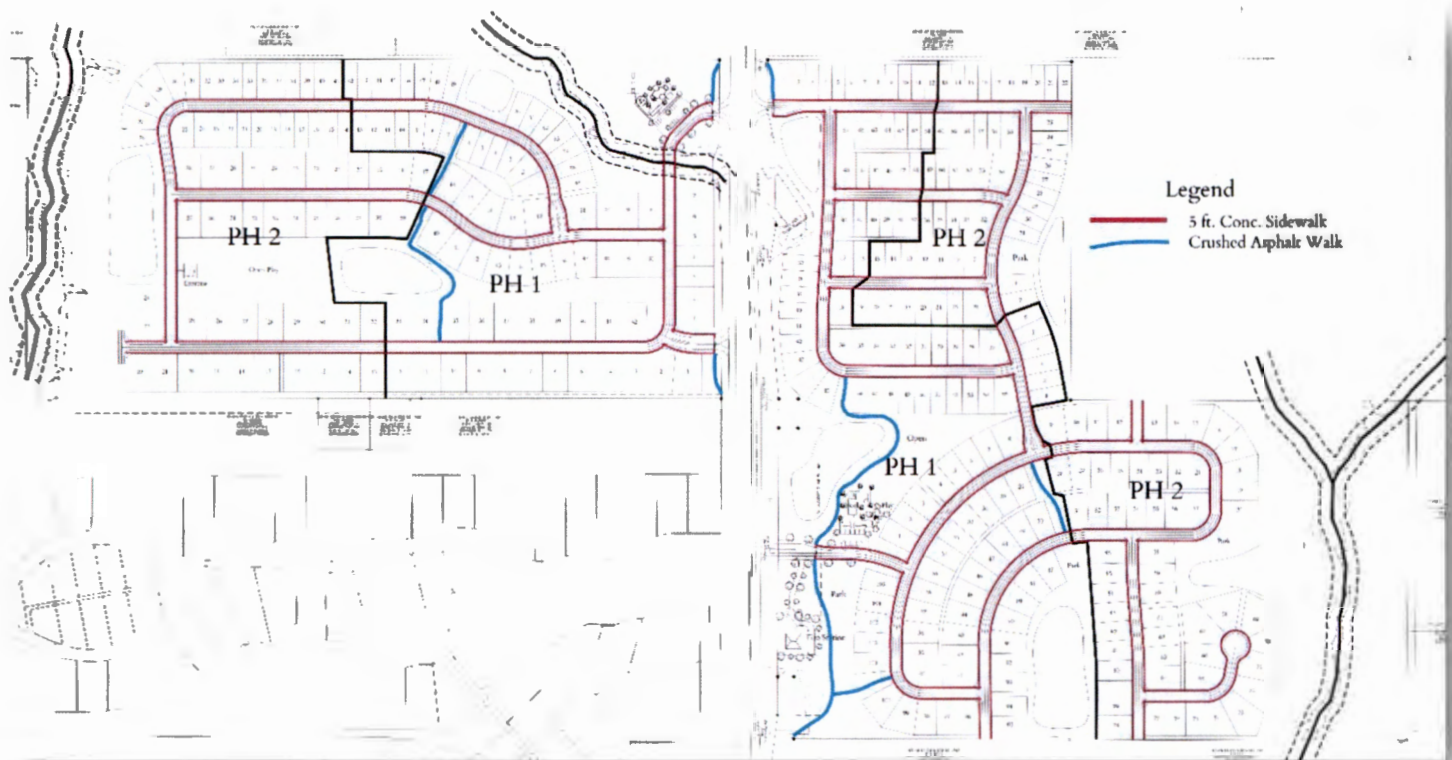
FIGURE 10A

Utilities

Based on conversations with Fairhope Utilities, they will provide Water, Sewer and Gas services for Harvest Green West, and Water and Gas for Harvest Green East. Baldwin County Sewer Service will provide Sewer to Harvest Green East. Riviera will provide Power and AT&T will provide telecommunications for the entire development.

Pedestrian Circulation

Sidewalks, 5 feet wide, will be constructed on both sides of all streets. A crushed asphalt trail system for accessing Open Space will be constructed as shown below. An interior pedestrian access is provided along Highway 181 using a combination of trails and street-side walkways.



Lighting

Streetlights will be standard Acorn style lights, 18 feet high, at a maximum of 300 foot spacing along sidewalks.

Accessory Structures / Equipment

Accessory structures will be permitted as per standard residential zoning regulations regarding location, percentage of coverage, and setbacks from property lines. Exterior AC units and generators (if elected) will be screened from street by landscaping.

Fencing

Fencing will not be constructed with initial construction. Individual Owners may elect to install fencing. Walls or fences constructed or erected on any Lot shall be of ornamental iron, wood, black painted metal or masonry construction. No wall or fence shall be constructed from the front property line to the rear corners of the House. No fences may be constructed without the prior written approval of the Architectural Control Committee.

Typical Homes

Single Family Houses

Maximum building height will be 30 feet as per standard City of Fairhope requirements for all lots except the 100 foot lots, which will have a maximum building height of 35 feet. Maximum lot coverage by principal structure will range from 33% to 40% based on relative requirements in the Fairhope Zoning Ordinance (see Figure 8A). Sample house plans and elevations are included as Appendix A to provide an overall sense of the quality of the homes proposed. These house plans, elevations, and materials may be slightly modified to ensure uniqueness of each home in the neighborhood. Exterior materials will consist of brick, hardie board, wood and vinyl eaves. Driveways will be concrete. Minimum house size will be 1600 square feet with a 2 car garage as outlined in the attached Draft covenants.

Parking

Parking will be provided for each residence with construction of the homes. A minimum of 3 spaces shall be provided for each residence including driveways and garages.

=====

APPENDIXES

A1 Typical Homes – Harvest Green West

A2 Typical Homes – Harvest Green East

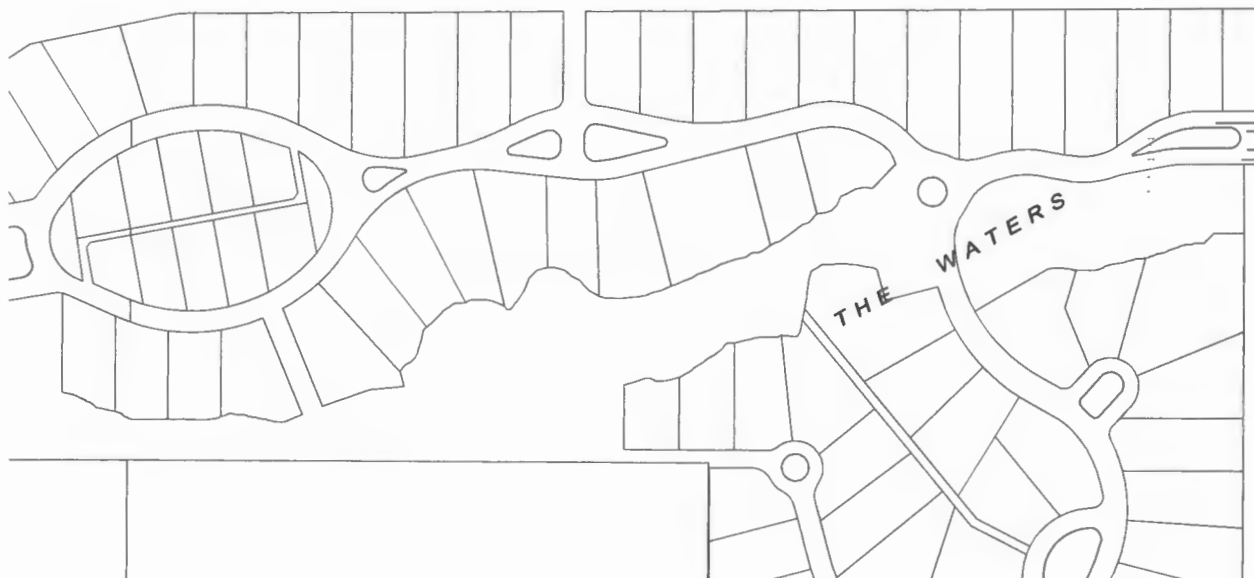
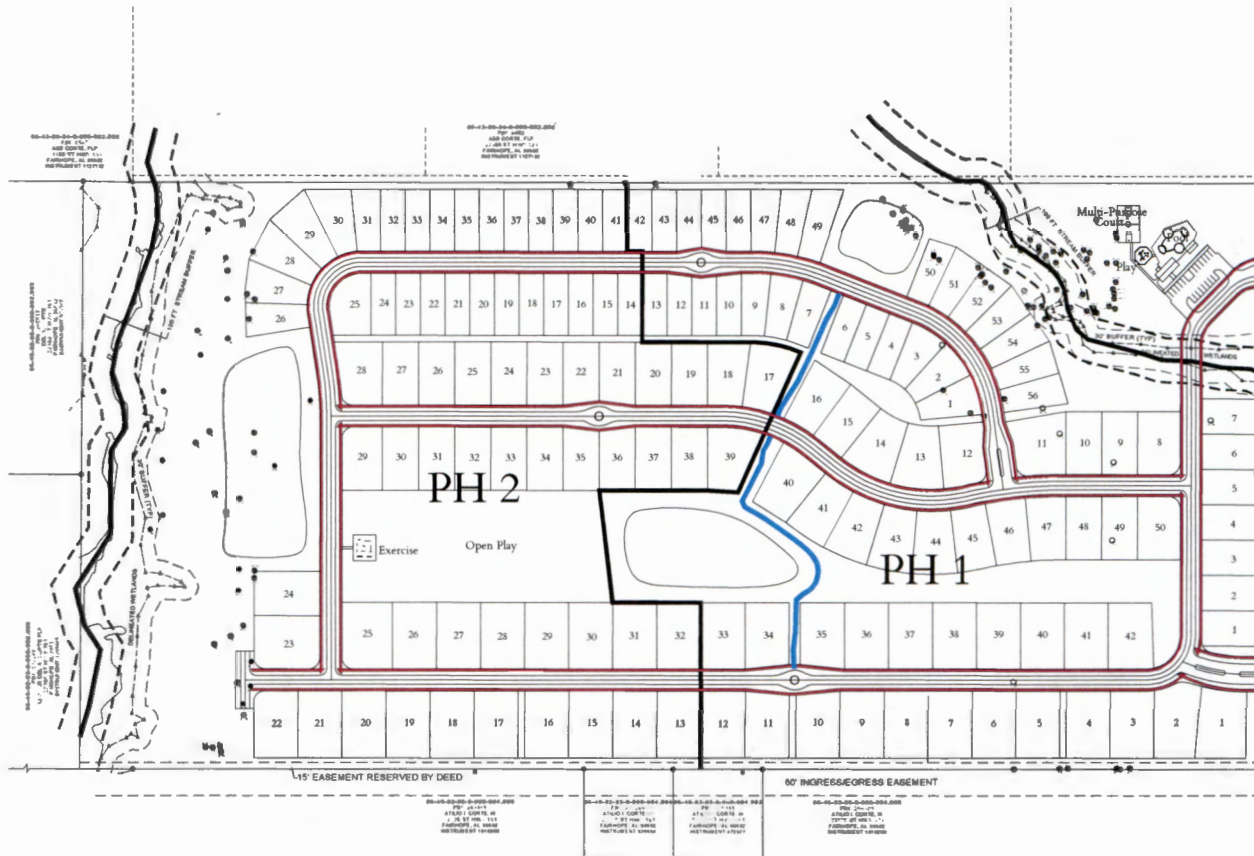
B Landscape Plans

C Restrictive Covenants

=====


ATTACHMENTS

Sht 1 of 4	PUD Master Plan
Sht 2 of 4	Boundary Survey
Sht 3 of 4	Pedestrian Plan
Sht 4 of 4	Greenspace Plan

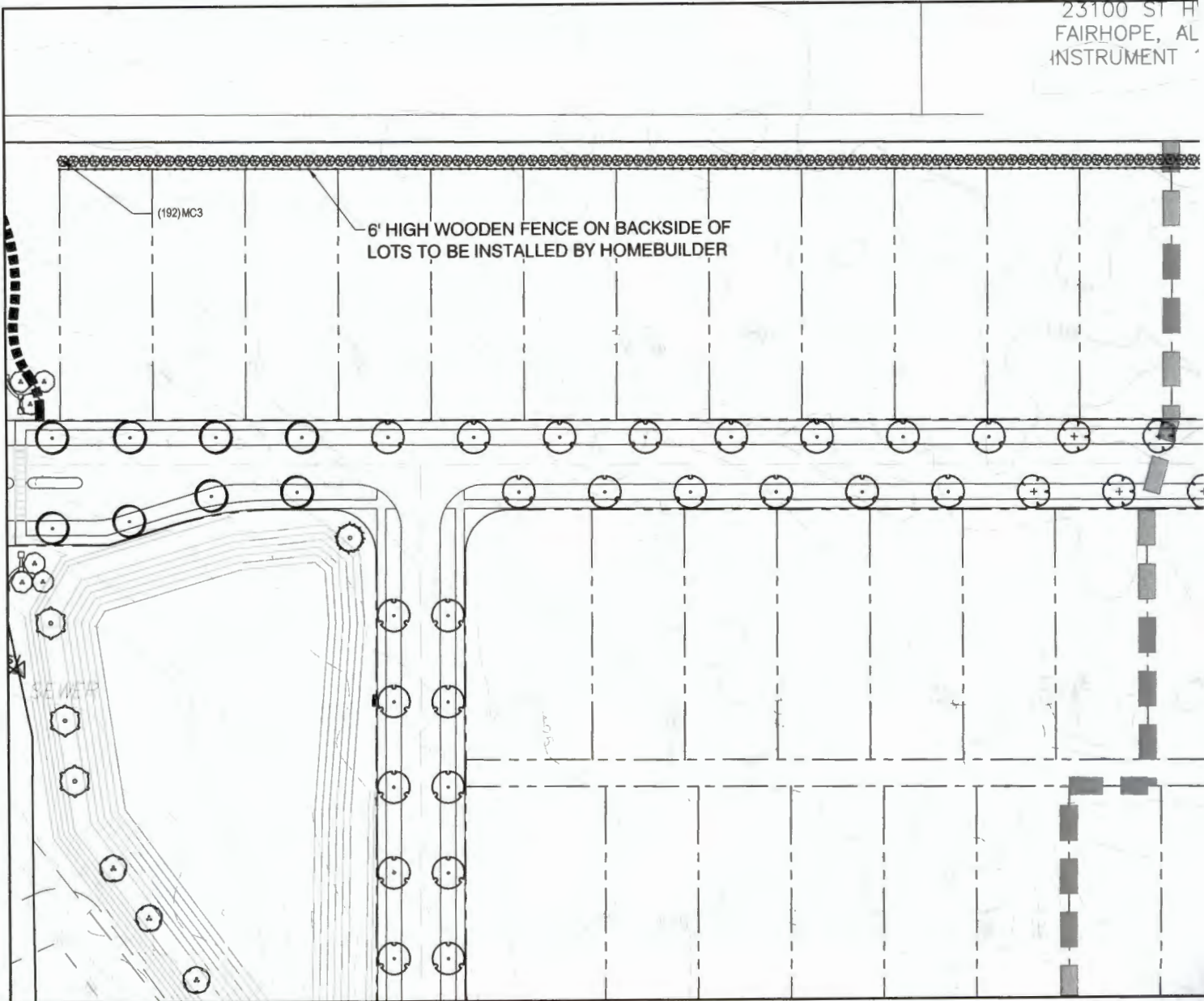




PLANT SCHEDULE EAST NORTH BUFFER

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MC3	Myrica cerifera / Common Wax Myrtle Shrub form, full to ground	3 gal	192

23100 ST H
FAIRHOPE, AL
INSTRUMENT



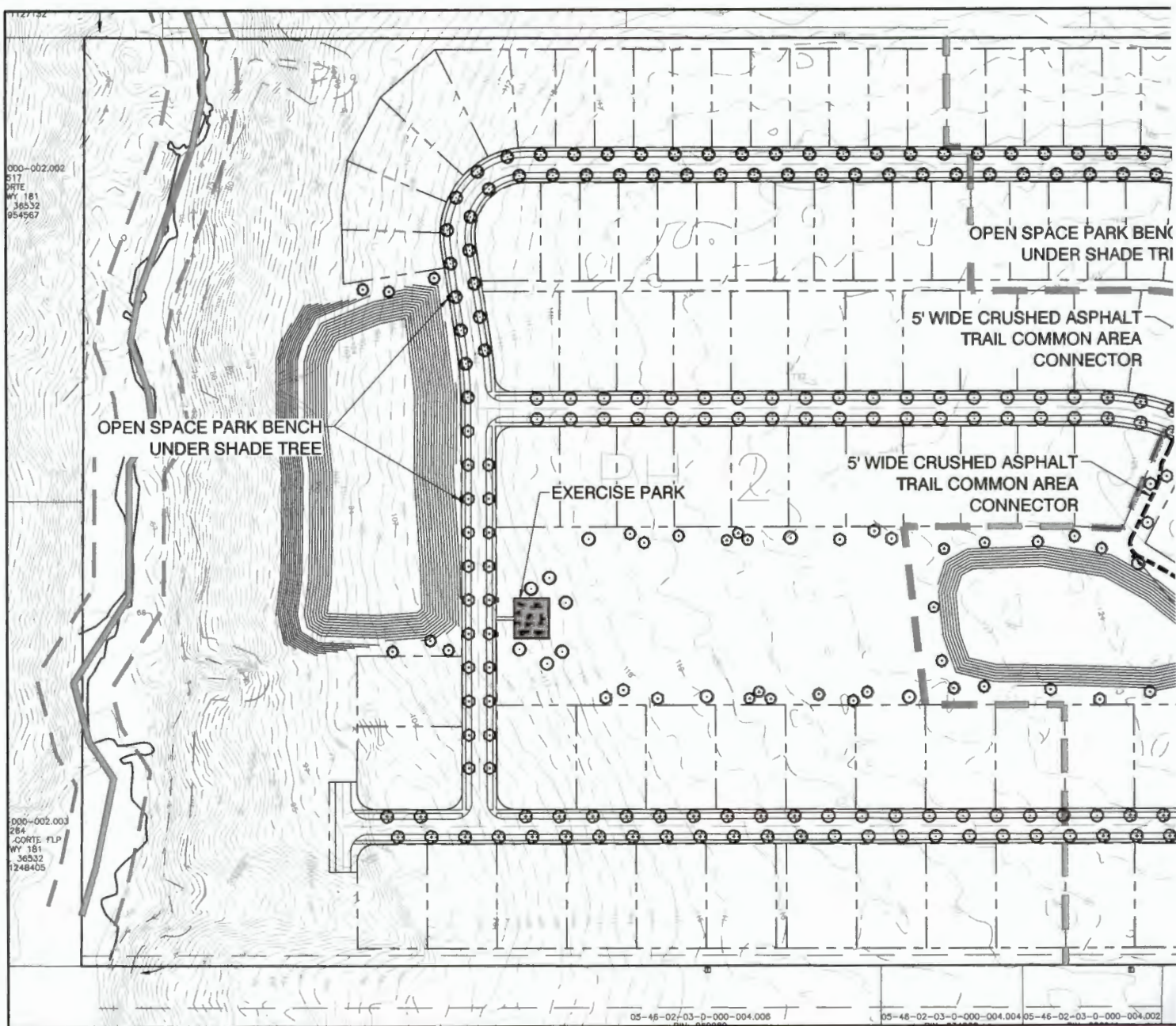
1

HARVEST GREEN EAST - NORTH BUFFER SKETCH

Scale: 1" = 40'

PLANT SCHEDULE FAIRHOPE FARMS WEST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS	
	BH	18	BETULA NIGRA	RIVER BIRCH	15 GAL		8'-10'	MINIMUM 3 TRUNKS; FULL HEAD	
	LN	18	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL		8'-10'	MINIMUM 3 TRUNKS; FULL HEAD	
	LT	36	LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY	
	CW	3	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	CLAUDIA W. MAGNOLIA	30 GAL		8'-10'	FULL TO GROUND	
	QN	91	QUERCUS NUTTALLII	NUTTALL OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY	
	QS	126	QUERCUS SHUMARDII	SHUMARD RED OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY	
	QV	64	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY	
	TD	25	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY	
	CP2	35	ULMUS AMERICANA 'FLORIDANA'	FLORIDA ELM	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS	
	SP	14	SABAL PALMETTO	SABAL PALM	FG		14-16' H	CLEAR-TRUNK HEIGHT NOTED	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	SB	142	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL			80" o.c.	

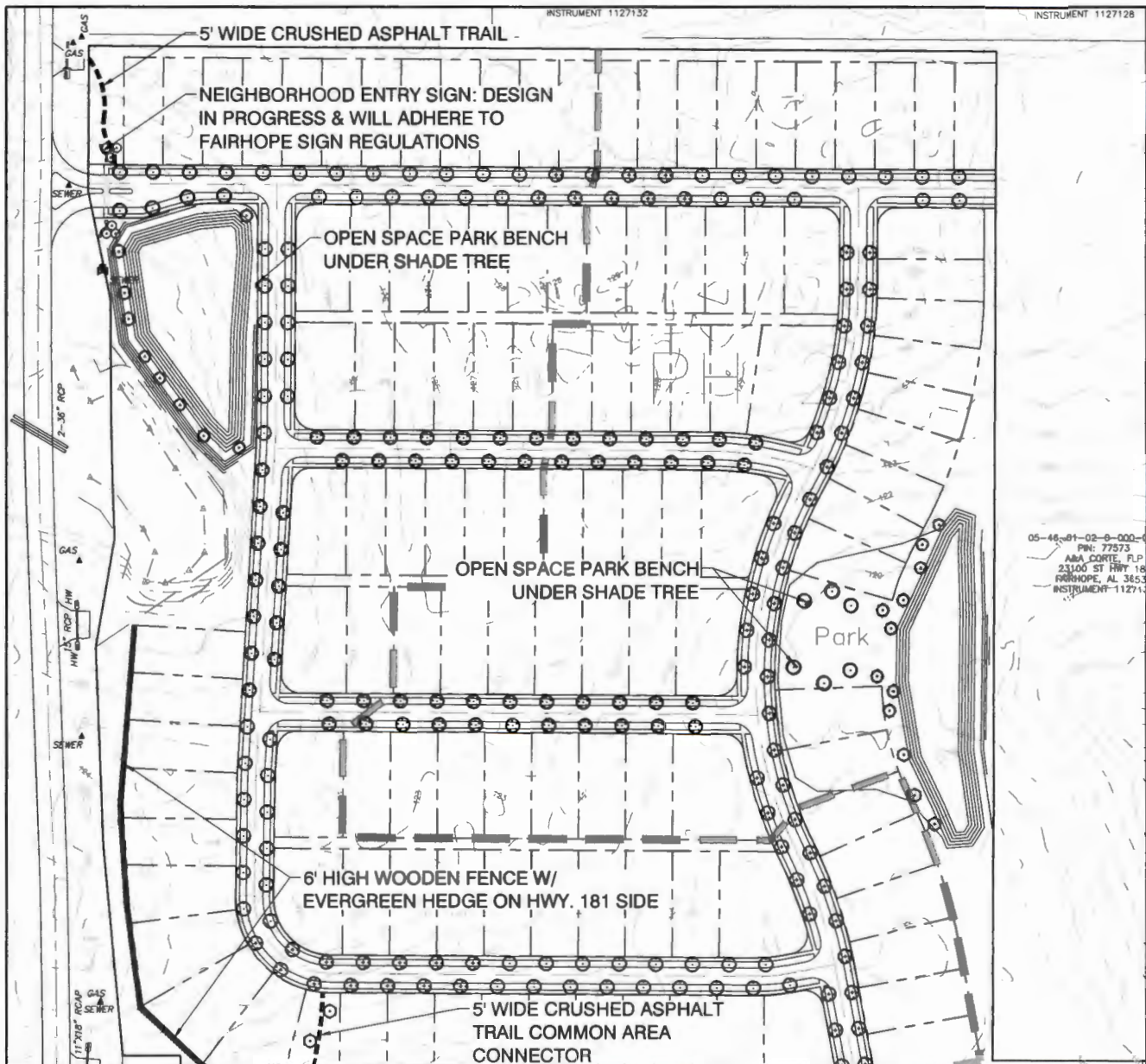


PLANT SCHEDULE FAIRHOPE FARMS EAST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	REMARKS
	BH	27	BETULA NIGRA	RIVER BIRCH	15 GAL		8'-10'	MINIMUM 3 TRUNKS, FULL HEAD
	LN	20	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' GRAPE MYRTLE	30 GAL		8'-10'	MINIMUM 3 TRUNKS, FULL HEAD
	LT	89	LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QN	110	QUERCUS NUTTALLII	NUTTALL OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QS	141	QUERCUS SHUMARDII	SHUMARD RED OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	QV	40	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	TD	32	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY
	CP2	99	ULMUS AMERICANA 'FLORIDANA'	FLORIDA ELM	15 GAL	1.5" - 2"	10'-12'	FULL HEAD, SPECIMEN QUALITY

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	REMARKS
	SP	17	SABAL PALMETTO	SABAL PALM	FG		14-16' H	CLEAR-TRUNK HEIGHT NOTED

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	SB	148	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL			60" o.c.	



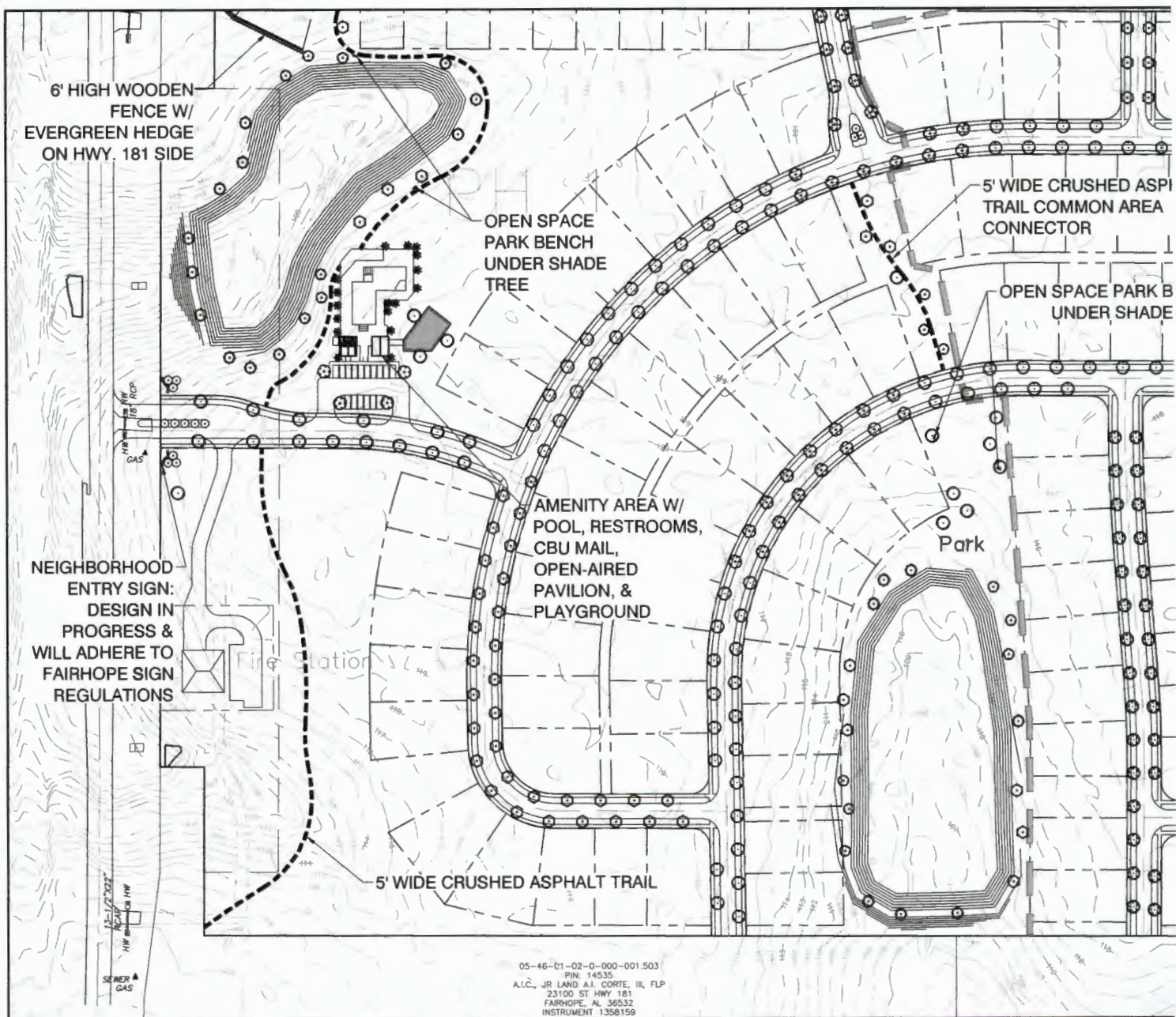
1

FAIRHOPE FARMS EAST ENLARGEMENT PLAN

Scale: 1" = 100'

0 100' 200'





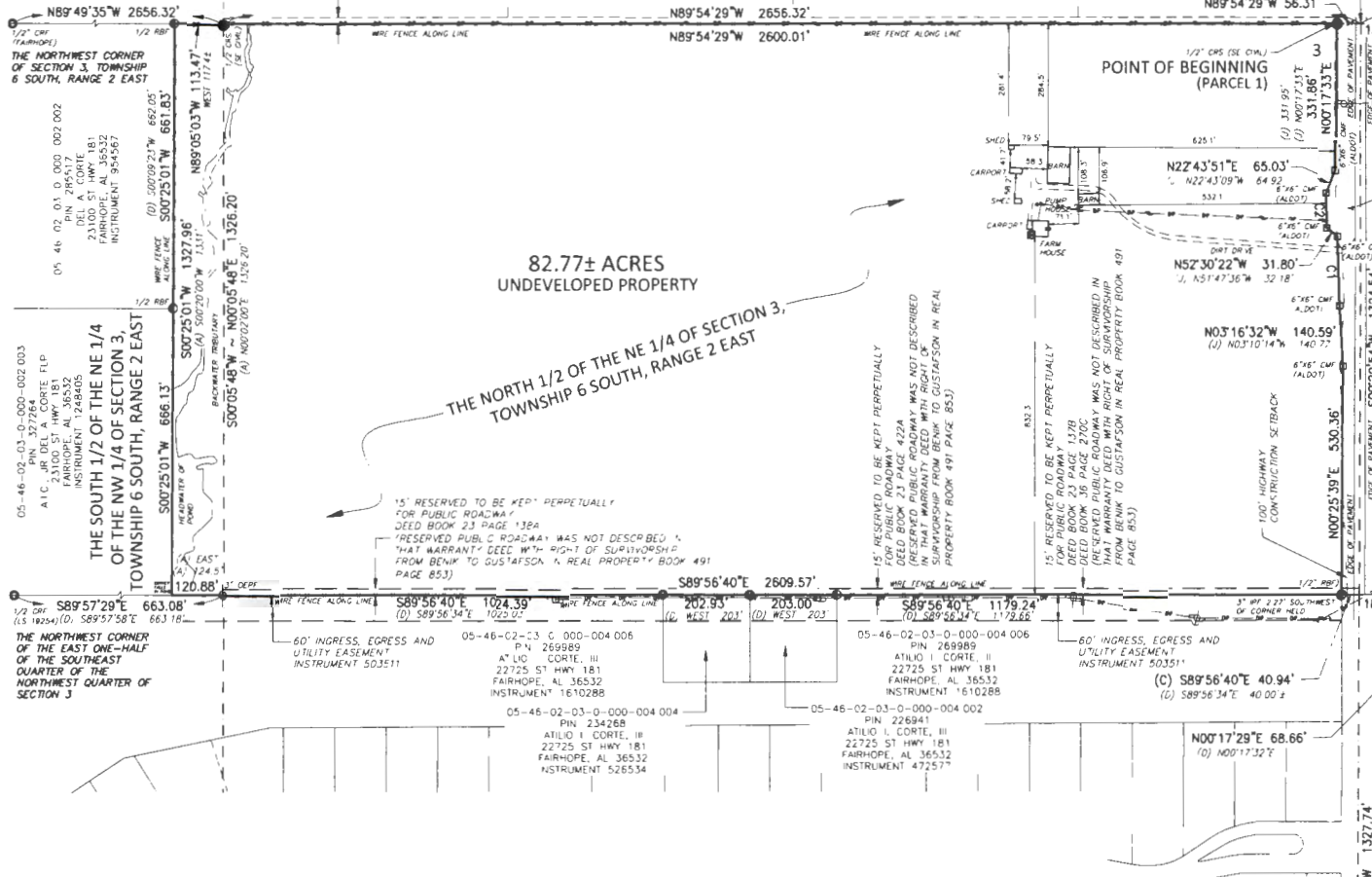
05-43-38-34-0-000-002 002
P.N. 8595
ADD CORTE, I.P.
23100 ST HWY 181
FAIRHOPE, AL 36532
INSTRUMENT 1127132

SEE SURVEYOR'S
NOTE 13

15' UNNAMED STREET/ALLEY, HIGHLAND FARMS
SUBDIVISION RECORDED IN DEED BOOK 1 PAGE 290 -
LOCATED IN THAT DECLARATION OF VACATION OF CERTAIN
STREETS OR ALLEYS WITHIN A PORTION OF HIGHLAND
FARMS SUBDIVISION IN BALDWIN COUNTY, ALABAMA,
RECORDED AT INSTRUMENT 99557

05-43-38-34-0-000 002 003
P.N. 8602
ADD CORTE, I.P.
23100 ST HWY 181
FAIRHOPE, AL 36532
INSTRUMENT 1127132

POINT OF COMMENCEMENT
(PARCEL 1)(PARCEL 2)
THE NORTHEAST CORNER OF SECTION 3 (NORTHWEST
CORNER OF SECTION 2), TOWNSHIP 6 SOUTH,
RANGE 2 EAST - DESTROYED BY HIGHWAY
CONSTRUCTION AND COMPLETED FROM
ALABAMA DEPARTMENT OF TRANSPORTATION,
DESIGN BUREAU SECTION D3, REFERENCE
PROJECT NO BP-002-181-011
STPAA-018(504)



PROPERTY ADDRESS:
22855 STATE HIGHWAY 181
FAIRHOPE, ALABAMA 36532

LEGAL DESCRIPTIONS:

PARCEL 1

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 56.31 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY 181 FOR THE POINT OF BEGINNING, THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2600.01 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE NORTH 89 DEGREES 05 MINUTES 03 SECONDS WEST, A DISTANCE OF 113.47 FEET TO A 1/2" REBAR, THENCE RUN SOUTH 00 DEGREES 25 MINUTES 01 SECONDS WEST, ALONG A WIRE FENCE, A DISTANCE OF 1327.96 FEET TO A POINT (POINT FALLS IN POND) ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, THENCE RUN SOUTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 120.88 FEET TO A 3" OPEN END PIPE, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2809.57 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, THENCE RUN NORTH 00 DEGREES 25 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 530.36 FEET TO A 6"x6" ALDOT (ALABAMA DEPARTMENT OF TRANSPORTATION) CONCRETE MONUMENT, THENCE RUN NORTH 03 DEGREES 16 MINUTES 32 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 140.59 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTHERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.44 FEET, AN ARC LENGTH OF 161.60 FEET, (CHORD BEARS NORTH 01 DEGREES 28 MINUTES 24 SECONDS WEST, A DISTANCE OF 161.60 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 52 DEGREES 30 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 31.80 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTHERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7754.44 FEET, AN ARC LENGTH OF 81.12 FEET, (CHORD BEARS NORTH 00 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 81.12 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 22 DEGREES 45 MINUTES 51 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 85.03 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 331.85 FEET TO THE POINT OF BEGINNING TRACT CONTAINS 82.77 ACRES MORE OR LESS

PARCEL 2

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1337.2 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF ALABAMA HIGHWAY 181 FOR THE POINT OF BEGINNING, THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE SOUTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1193.19 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN SOUTH 00 DEGREES 15 MINUTES 02 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1323.34 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN SOUTH 89 DEGREES 42 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1339.67 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1322.14 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1330.30 FEET TO A 1/2" CAPPED REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, CONTINUE THENCE NORTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1079.73 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) AT THE SOUTHEAST CORNER OF LANDS HERETOFORE CONVEYED TO THE STATE OF ALABAMA IN THAT WARRANTY DEED, RECORDED AT INSTRUMENT 1316996, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, THENCE DEPARTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, RUN NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 242.69 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN NORTH 89 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 63.45 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, THENCE RUN NORTH 00 DEGREES 25 MINUTES 29 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 97.84 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) TO THE SOUTHWEST CORNER OF SAID STATE OF ALABAMA LANDS, THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 37 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE OF ALABAMA LANDS, A DISTANCE OF 76.49 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, ALONG SAID STATE OF ALABAMA LANDS, A DISTANCE OF 113.96 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN NORTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 76.69 FEET TO A 1/2" CAPPED REBAR (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, THENCE RUN NORTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF SAID ALABAMA HIGHWAY 181, A DISTANCE OF 4.81 FEET TO A 6"x6" ALDOT (ALABAMA DEPARTMENT OF TRANSPORTATION) CONCRETE MONUMENT, THENCE RUN NORTH 05 DEGREES 15 MINUTES 51 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 273.24 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 00 DEGREES 09 MINUTES 28 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 261.14 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 09 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 143.91 FEET TO A 1/2" CAPPED REBAR (SE CIVIL), THENCE RUN NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7509.44 FEET, AN ARC LENGTH OF 312.96 FEET, (CHORD BEARS NORTH 00 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 312.94 FEET) TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 11 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 143.90 FEET TO A 6"x6" ALDOT CONCRETE MONUMENT, THENCE RUN NORTH 00 DEGREES 17 MINUTES 33 SECONDS EAST, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING TRACT CONTAINS 110.25 ACRES, MORE OR LESS

LEGEND:

- AC = AIR CONDITIONER
- FI = FIRE HYDRANT
- SV = SEWER VALVE
- GV = GAS VALVE
- GR = GAS REGULATOR
- GW = GUY WIRE
- UP = UTILITY POLE
- UM = UTILITY MARKER
- CMF = CONCRETE MONUMENT FOUND
- IPF = IRON PIPE FOUND
- RFB = REBAR FOUND
- CRF = CONCRETE FOUND
- OEFP = OPEN END IRON PIPE FOUND
- CRS = CAPPED REBAR SET (SE CIVIL)
- (A) = P-PHASE AGREEMENT BEARING AND DISTANCE
- (C) = RECORD DEED BEARING AND DISTANCE
- (D) = CONSENT JUDGEMENT FOR CONDEMNATION BEARING AND DISTANCE
- (P) = PLAT BEARING AND DISTANCE (CORRE SUBJ. ASSON. SLIDE 253)-D
- AL = ARC LENGTH
- BSL = BUILDING SETBACK LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- FLP = FAMILY LIMITED PARTNERSHIP
- PLS = PROFESSIONAL LAND SURVEYOR
- RCAP = REINFORCED CONCRETE ARCH PIPE
- LRP = REINFORCED CONCRETE PIPE
- HW = HEADWALL
- = POST & WIRE FENCE
- = OVERMEASUREMENT LINE
- = GAS

FLOOD STATEMENT
PROPERTY LIES IN FLOOD
NUMBER 015000, PANEL

SURVEYOR'S NOTI

1. THERE WAS NO ATTEMPT TO LOCATE THE POINT OF BEGINNING
2. THE LINES REPRESENT NOT SURVEYED UNLESS NOTED OTHERWISE
3. SURVEY WAS CONDUCTED BY ME AND MY ASSISTANT
4. BEARINGS AND DISTANCES WERE OBTAINED BY ME AND MY ASSISTANT
5. THE LITTLE INFORMATION WAS OBTAINED BY ME AND MY ASSISTANT
6. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE STATE OF ALABAMA, 1901 ACT
7. THERE WERE NO FENCIBLES OR PROPERTY MARKERS FOUND
8. THERE WAS NO EVIDENCE OF A PREVIOUS SURVEY EXCEPT IN THE AREA
9. THERE ARE NO APPARENT ENCUMBRANCES
10. THERE ARE NO APPARENT ENCUMBRANCES
11. A 2" GAS MAIN MAY BE LOCATED UNDER PARCEL TWO AS SHOWN ON THE PLAT

Revised 06/2006



CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
251/928-2136

PETITION FOR ANNEXATION

STATE OF ALABAMA)
COUNTY OF BALDWIN)

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

This petition is for R-1 Zoning

Planned Unit

X The condition of the Petition is that zoning be established as Development
Concurrent with Annexation. (Zoning Request)

Is this property colony property? Yes X No. If this property is colony property the Fairhope Single Tax Office must sign as a petitioner.

Only parcel
05-46-01-02-0-000-001.51
is colony property.

[Signature]
Signature of Petitioner
(for Fairhope Single Tax)

Lee Turner
Print petitioner's name
(for Fairhope Single Tax)

[Signature] 5/21/21
Signature of Petitioner
(for Silverhill Enterprises, L.L.C.)

ERIC GUSTAFSON
Print petitioner's name
(for Silverhill Enterprises L.L.C.)

Signature of Petitioner

Print petitioner's name

Physical Address of property being annexed: ST HWY 181

Petitioner's Current Physical Address:

112 Bay Circle Drive
Holland, MI 49424

(tel) 616-403-1191

Petitioner's Current Mailing Address:

336 Fairhope Avenue
Fairhope, AL 36532

(tel) 251-928-8162

Telephone Number(s): _____

Home

Work

County Tax Parcel Number: 05-46-01-02-0-000-001.508 05-46-01-02-0-000-002.000
05-46-02-03-0-000-001.000

U.S JUSTICE DEPARTMENT INFORMATION

Size of property (acres or square feet) 193.03 Acres

If property is occupied, give number of housing units 1 Residence

Number of Persons residing in each unit, and their race 1

If property is unoccupied, give proposed use Mixed Use Residential

If property is being developed as a subdivision, give subdivision name

Fairhope Farms, A Planned Unit Development

Number of lots within proposed subdivision 375 Units

I, Jeanne Bishop a Notary Public in and for said State and County, hereby certify that Eric Gustafson whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 21st day of May, 2021.

(Seal)

Jeanne Bishop
Notary Public

My commission expires 08/11/2024

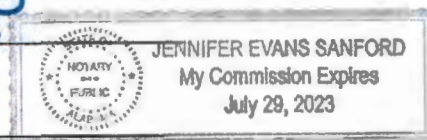
I, Jennifer Evans Sanford a Notary Public in and for said State and County, hereby certify that Lee Turner whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this 05th day of May, 2021.

(Seal)

Jennifer Evans Sanford
Notary Public

My commission expires



I, _____ a Notary Public in and for said State and County, hereby certify that _____ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this _____ day of _____, 20____.

(Seal)

Notary Public

My commission expires _____



May 6, 2021

Sherry Sullivan
Mayor

Council Members

Kevin G. Boone

Robert A. Brown

Jack Burrell, ACMO

Jimmy Conyers

Corey Martin

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Civil Engineering
Mr. Larry Smith, PE
880 Holcomb Blvd, Suite 2F
Fairhope, AL 36532

Dear Mr. Smith,

Regarding your availability request for the proposed Hwy 181 Development.

Water: Is available with main extensions. Capacity is not an issue through the City of Fairhope.

Sewer: Is available with sewer main extensions. Upgrades to existing lift station to meet capacity of development may be required through the City of Fairhope.

Gas: PPIN 17737 would be a state bore and high pressure under Hwy 181 so it will most definitely depend on gas usage and a cost involved.

PPIN 17735 gas is available through the City of Fairhope.

PPIN 77776 gas is available through the City of Fairhope.

Sincerely,
City of Fairhope, AL

Jason Langley, Superintendent, Water and Wastewater Department

Terry Holman, Superintendent, Gas Department

161 North Section Street

P.O. Drawer 429

Fairhope, Alabama 36533

251-928-2136

251-928-6776 Fax

www.fairhopeal.gov

Printed on recycled paper



May 11, 2021

S.E. Civil Engineering & Surveying
Larry Smith, PE
880 Holcomb Blvd., Ste 2F
Fairhope, AL 36532
251-990-6566 phone
www.secivil.pro

Re: Fairhope Farms East PIN 17735 & 77776

Dear Mr. Smith,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the proposed development Fairhope Farms East at PIN 17735 & 77776. Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This development may require a road bore and/or a line extension which will be at the developers expense. A \$50.00 per lot review fee will be due to have preconstruction plans reviewed and a \$1500.00 impact fee per lot will need to be paid to Baldwin County Service LLC before a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. This letter is not to be used to obtain a building permit. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.

**A franchise fee may apply in franchise areas.*

The wastewater will be treated at our Summerdale Treatment Plant.

Sincerely,

Angela Foley

Baldwin County Sewer Service, LLC
(251) 971-3022
angela@baldwincountysewer.com



RIVIERA UTILITIES

413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

5/6/2021

Larry Smith, PE
S.E. Civil
880 Holcomb Blvd, Suite 2F
Fairhope, AL 36532

RE: PPIN 17737 – 149 lots, 17735 & 77776 – 225 lots

This letter is to confirm that Riviera Utilities is currently able to provide Electric service to the proposed development, located at on SR 181.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Scott Sligh	Electric	ssligh@rivierautilities

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace