

RESOLUTION ZA22-000028
The Village at Craft Farms Phase 2 Subdivision
Final Plat

THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN SPECIAL SESSION ON JUNE 28, 2021 as follows:

By a vote of ?-?, the Gulf Shores Planning Commission approved the Final Plat for The Village at Craft Farms Phase 2 Subdivision with the following conditions:

1. Revised estimates shall be submitted for the costs of the construction of Balgove Drive and completion of the landscaping within Phase 2 (including the landscaping along Balgove Drive). Upon approval of the cost estimates, a Financial Guarantee of Performance shall be submitted for review and approval by the City prior to recordation of the plat.
2. After the issuance of a completion certificate for 100% completion of all required improvements for Phase 2 and prior to the release of any Performance Surety, a Maintenance Surety Document shall be submitted and approved. The Maintenance Surety Document shall be in the form of irrevocable letter of credit or cashier's check, and shall meet all requirements of the Subdivision Regulations.
3. The following issues from an inspection of the subdivision shall be addressed prior to recordation of the final plat:
 - a) The stockpile of material on the property and around protected trees shall be removed prior to Building Permit application. The grade of each lot shall comply with the Preliminary Plat construction plans dated February 15, 2018, and approved by the Planning Commission February 27, 2018, and re-approved to add a phasing line on February 8, 2021.
 - b) Install street signs at Swillcan Lane/ Augusta Drive and Cartgate Drive/ Montague Drive.
 - c) Repair the broken sidewalk panels.
 - d) Restore, compact, and stabilize eroded area at north end of retention pond dam near outfall and install filtration devices to prohibit silt from entering stormwater drainage system.
4. Construction traffic shall not utilize the existing roadways within Craft Farms North. Construction traffic shall continue to utilize the existing construction entrance from Coastal Gateway Boulevard until the streets in Phase 2 of the subdivision are accepted by the City Council for maintenance.

This resolution shall become effective upon its adoption.

ADOPTED this 28th day of June, 2022.

Robert Steiskal, Jr.
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission