



CITY COUNCIL AGENDA ITEM

SUBJECT: The Village at Craft Farms Phases 1 & 2 – Acceptance of Streets for Maintenance

STAFF CONTACT: Jenny Wolfschlag, Engineering

COUNCIL MEETING CYCLE: February 16, 2026

RECOMMENDED COUNCIL ACTION:

Accept The Village at Craft Farms Phases 1 & 2 Subdivision rights-of-way improvements excluding utilities and common areas as shown on the attached plat. The streets included with this recommendation are:

- Gailes Rd (portion)
- Cartgate Dr
- Montague Dr
- Dorset Ln
- Swilcan Ln (portion)
- Balgove Dr

BACKGROUND/SUMMARY:

The Village at Craft Farms Phase 1 was completed in 2020 and The Village at Craft Farms Phase 2 was completed in 2023. The developer has requested the City accept the streets for maintenance. The Engineering Department has recently re-inspected the rights-of-way improvements and found them to be in satisfactory condition. The development has met both the 24 month waiting period and has more than 50% lot occupancy.

The action will release the following maintenance (warranty) sureties:

- BND21-03 for \$475,500 and BND21-04 for \$30,975 from DR Horton for The Village at Craft Farms Phase 1
- BND23-12 for \$26,192.25 from 68 Ventures and BND25-03 for \$95,175 from DR Horton for The Village at Craft Farms Phase 2

RELATED ISSUES: None



SMALL TOWN, BIG BEACH™

PREVIOUS COUNCIL ACTIONS: None

FINANCIAL IMPACT:

Ongoing maintenance costs of this additional infrastructure are included in the current and future Public Works operations budgets

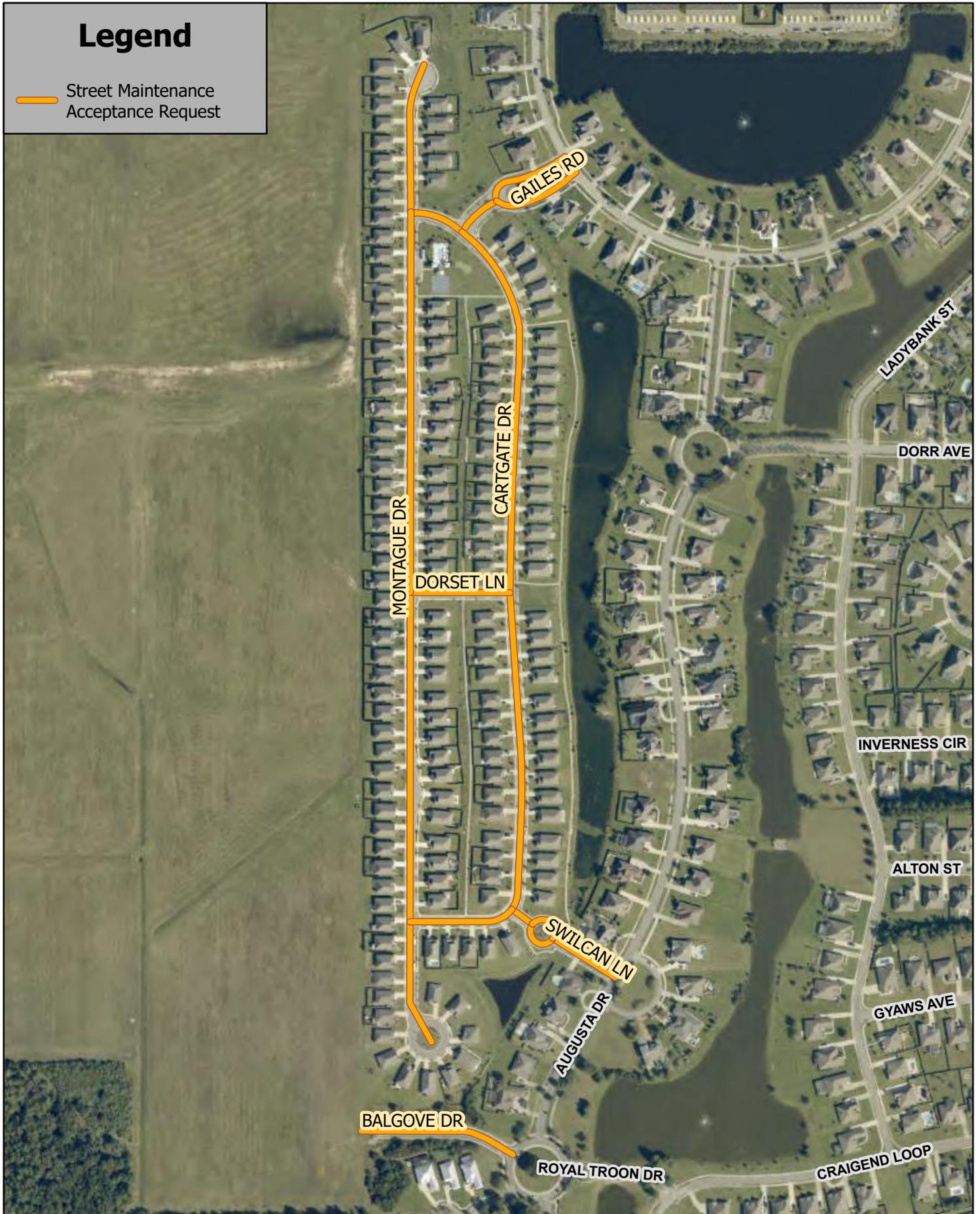
KEY DATES: n/a

ATTACHMENTS:

- Vicinity Map
- Subdivision Plats

Legend

— Street Maintenance
Acceptance Request



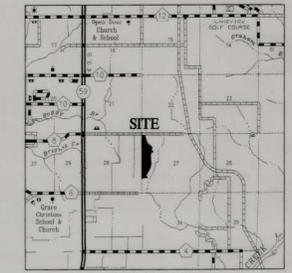
Street Maintenance Acceptance Request
The Village at Craft Farms
January 29, 2026



COASTAL GATEWAY BLVD
 (80' RIGHT-OF-WAY PUBLIC ROAD)
 500'± TO 17.1'±
 201613
 SLIDE 0002848-A

POINT OF COMMENCEMENT
 THE LONG ESTABLISHED AND LOCALLY ACCEPTED NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST
 602.102' OPEN END IRON PIPE FOUND IN NEAR BY

FLOOD CERTIFICATE:
 THIS PROPERTY LIES WITHIN ZONE "X"
 AS SCALED FROM THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY'S
 FLOOD INSURANCE RATE MAP OF
 BALDWIN COUNTY, ALABAMA, MAP
 NUMBER D100300333M, COMMUNITY
 NUMBER 010008, PANEL NUMBER 0933,
 SURVEY MAP EFFECTIVE DATE APRIL
 19, 2019.



MEASURED LINE TABLE

LINE BEARING	DISTANCE
N 17° 21' 13.00\"	124.00
S 88° 42' 36.00\"	187.00
S 88° 42' 36.00\"	187.00
N 17° 21' 13.00\"	124.00

RECORDED LINE TABLE

LINE BEARING	DISTANCE
N 17° 21' 13.00\"	124.00
S 88° 42' 36.00\"	187.00
S 88° 42' 36.00\"	187.00
N 17° 21' 13.00\"	124.00

MEASURED CURVE TABLE

CURVE LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
176.58	150.00	107.58	168.22	N 28° 42' 33.76\"
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LEGEND:
 CRF = CAPPED REBAR FOUND (CA0656LB)
 O = OPEN END IRON PIPE FOUND
 RBF = REBAR PIN FOUND
 CRF = 2.0\" CAPPED REBAR SET (CA-1109-LS)
 C = CENTER LINE
 (R) = RECORD BEARING AND DISTANCE
 (M) = MEASURED BEARING AND DISTANCE
 □ = 4\" x 4\" CONCRETE MONUMENT SET
 ⊙ = NAIL IN SHINER
 X = \"X\" IN CONCRETE
 P.R.M. = PERMANENT REFERENCE MARKER
 B.S.L. = BUILDING SETBACK LINE



SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO DEWEBCERTIFY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTS/TIES OR ALSO SHOWN WITHIN 2017; AND IS MEASURED IN YELLOW BOOK BOOK AT 1\"
- SURVEY WAS CONDUCTED ON JULY 10TH, 2022; AND IS MEASURED IN YELLOW BOOK BOOK AT 1\"
- BEARINGS SHOWN HEREIN ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES, WEST ZONE, NAD 83/03.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND REPRODUCTION OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN BALDWIN COUNTY RECORDS.
- ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 83 (EPSCH 2009/55), GEOID2019.
- IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.
- ALL FINAL LOT CORNERS WERE SET IN APRIL, 2022.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
 COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAN OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCE AT AN OLD 1/2\" OPEN END IRON PIPE MARKER FOUND AT THE \"LOCALLY ACCEPTED\" NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, SAINT STEPHENS MERIDIAN AND RUN THENCE SOUTH 02 DEGREES 02 MINUTES 12 SECONDS EAST ALONG THE WEST MARGIN OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, A DISTANCE OF 40.00 FEET TO A CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY MARGIN OF BALDWIN COUNTY HIGHWAY NO. 8 AND A NORTHWEST CORNER OF THE VILLAGE AT CRAFT FARMS PHASE ONE, RECORDED AT SLIDE 2789-A, B & C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°22'17\" EAST, A DISTANCE OF 938.44 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°02'17\" EAST, A DISTANCE OF 283.93 FEET; THENCE RUN NORTH 89°57'48\" EAST, A DISTANCE OF 49.91 FEET; THENCE RUN NORTH 71°39'37\" EAST, A DISTANCE OF 191.00 FEET; THENCE RUN NORTH 87°31'15\" EAST, A DISTANCE OF 132.64 FEET; THENCE RUN SOUTH 81°58'18\" EAST, A DISTANCE OF 97.83 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 93.44 FEET; (CHORD BEARS NORTH 29°03'15\" EAST, 91.10 FEET); THENCE RUN NORTH 40°34'36\" WEST, A DISTANCE OF 139.17 FEET; THENCE RUN NORTH 09°50'30\" EAST, A DISTANCE OF 121.90 FEET; THENCE RUN NORTH 30°52'02\" EAST, A DISTANCE OF 44.17 FEET; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 79.61 FEET, AN ARC DISTANCE OF 90.37 FEET; (CHORD BEARS NORTH 88°10'07\" WEST, 85.60 FEET); THENCE RUN SOUTH 59°19'33\" WEST, A DISTANCE OF 93.05 FEET; THENCE RUN SOUTH 89°57'43\" WEST, A DISTANCE OF 185.59 FEET; THENCE RUN NORTH 00°22'17\" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 05°44'55\" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 00°22'17\" WEST, A DISTANCE OF 155.00 FEET; THENCE RUN NORTH 04°59'38\" EAST, A DISTANCE OF 177.36 FEET; THENCE RUN NORTH 02°08'58\" EAST, A DISTANCE OF 86.96 FEET; THENCE RUN NORTH 08°12'38\" WEST, A DISTANCE OF 120.13 FEET; THENCE RUN NORTH 01°49'12\" WEST, A DISTANCE OF 84.93 FEET; THENCE RUN NORTH 00°22'17\" WEST, A DISTANCE OF 848.78 FEET; THENCE RUN NORTH 04°34'52\" EAST, A DISTANCE OF 66.11 FEET; THENCE RUN NORTH 07°29'11\" EAST, A DISTANCE OF 80.06 FEET; THENCE RUN NORTH 04°58'17\" EAST, A DISTANCE OF 66.89 FEET; THENCE RUN NORTH 09°28'35\" WEST, A DISTANCE OF 71.90 FEET; THENCE RUN NORTH 02°41'12\" WEST, A DISTANCE OF 117.19 FEET; THENCE RUN NORTH 00°22'17\" WEST, A DISTANCE OF 139.48 FEET; THENCE RUN SOUTH 89°57'42\" WEST, A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 00°22'17\" WEST, A DISTANCE OF 41.69 FEET; THENCE RUN SOUTH 89°57'43\" WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; TRACT CONTAINS 22.71 ACRES, MORE OR LESS.

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

Victor L. Germain 6/8/22
 DEWBERRY
 VICTOR L. GERMAIN AL P.L.S. NO 39473
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



DEVELOPER/OWNER:
 68V VILLAGES AT CRAFT FARMS 2018, LLC
 29891 WOODROW LANE SUITE 300
 SPANISH FORT, AL 36527

SITE DATA

ZONING: R-1-5
 PROPOSED USE: SINGLE FAMILY
 MINIMUM LOT SIZE: 6,000 SF
 LIN. FT. STREETS: 7,073 LF
 NUMBER OF LOTS: 79
 SMALLEST LOT: 7,500 SF
 LARGEST LOT: 15,772 SF
 COMMON AREAS: 3,66 AC (16.1%)
 TOTAL AREA: 22.71 AC.

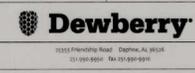
REQUIRED SETBACKS:
 FRONT: 30 FEET
 REAR: 10 FEET
 SIDE: 10 FEET
 SIDE STREET: 20 FEET

PURPOSE STATEMENT:
 THE SUBDIVISION IS FOR FINAL PLAT
 APPROVAL TO SUBDIVIDE 22.71 ACRES INTO 79 LOTS.

THE VILLAGE
 AT CRAFT FARMS
 PHASE TWO

FINAL PLAT
 JUNE 8, 2022 - SHEET 1 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVISION			
DATE	D.E.D.	A.E.F.	V.L.G.
DATE	J.N.E.	V.L.G.	J.N.E.
SCALE	1\" = 120'		
DATE	5/11/2020		
DATE	5/11/2020		
DATE	1 - 3		



WATER SERVICE: GULF SHORES UTILITIES
 SEWER SERVICE: GULF SHORES UTILITIES
 ELECTRIC SERVICE: BALDWIN EMC
 TELEPHONE SERVICE: CENTURYLINK