

**BON SECOUR VILLAGE
PUD STANDARDS
(Revised 12-9-19)**

Bon Secour Village West is the 7.31 acre site that was approved in September, 2017 as an addition to the existing Bon Secour Village Planned Unit Development (PUD). This is a modification to that portion of the PUD.

The original Bon Secour Village Phase 1 of the PUD, approved in 2005, consisted of 83 single family lots. In September, 2017, the original PUD was modified to add Bon Secour Village West, adding 21 single family lots, bringing the overall total to 104 lots. Recently a request was made for an administrative approval to resubdivide 15 lots in Bon Secour Village Phase 1 to 10 lots, reducing the total number of lots in Phase 1 from 83 to 78 lots. This modification is a request to increase the number of lots in Bon Secour Village West from 21 lots to 28 lots. The result of the administrative request and this modification request is an addition of 2 lots to the overall PUD, with the proposed total being 106 lots.

In 2012, Bon Secour Village South, adjacent to but not zoned as a part of the original PUD, was approved with 19 single family lots and 6 duplex lots. The total number of lots within the proposed PUD modification and Bon Secour Village South will now be 137 lots/units. There was also a revision made to the Bon Secour Village South subdivision to increase the amenity area to 1.34 acres. The amenity area consists of a pool/cabana and parking area and is for the use of the Bon Secour Village PUD and Bon Secour Village South residents.

The lot sizes for the 28 lots in the revised Bon Secour Village West, range from 5,222 square feet to 9,966 square feet. The total area for the Bon Secour Village PUD and Bon Secour Village South is 32.78 acres. The total open/green space for the Bon Secour Village PUD and Bon Secour Village South is 3.87 acres or 11.81% of the total 32.78 acres.

All the following PUD standards that were part of the previously approved PUD modification remain unchanged and still apply to this modification.

The residential lots shall have the following standards: The setbacks will be 12' minimum or 18' maximum for the front, 15' minimum for the rear, 12' total or 0' attached for the side, and 12' street side. The maximum height for principal buildings for all residential lots is to be 30'. The maximum building coverage of each residential lot is to be 75%. Accessory buildings are allowed with a maximum building height of 30'.

The roadway within the development will be public and will be constructed in accordance with City design standards. The City of Gulf Shores Subdivision Regulations requires 6' wide sidewalks. A waiver is requested from this requirement to allow 5' wide brick sidewalks, to match the existing sidewalks within the existing PUD. Sidewalks will be located on both sides of the proposed roadway, required to be ADA compliant and constructed in accordance to the standards of the City of Gulf Shores. Sidewalks will be installed during subdivision construction

of the infrastructure and will be maintained by the property owners association and not the City of Gulf Shores.

All utilities will be constructed underground and in accordance to the standards of the respective utility companies. Street lights will be maintained by the property owners association and not the City of Gulf Shores.

The stormwater management system will be designed in accordance with the standards of the City of Gulf Shores. All stormwater facilities and structures outside of public right-of-ways will be maintained by the property owners association and not the City of Gulf Shores.

Landscape plans are provided with this PUD application. All landscaping will be installed during construction of the infrastructure unless bonding of the street trees are allowed by the City.

A Declaration to amend the existing Covenants and Restrictions will provide for the addition of this phase of development to provide for maintenance responsibilities of the drainage infrastructure outside of public roadways, and maintenance of the common areas.

The original Bon Secour Village PUD was designed with the Bon Secour West property to eventually be a part of the overall PUD. With the changes in the market and changes in ownership those plans ultimately went away. This revision to add this to the existing PUD is in keeping with the original plan. Lot sizes and design standards are very similar to the existing development.