HMR

Project Spotlight

Opal Condominiums

Opus Ventures, LLC contracted Hutchinson, Moore & Rauch, LLC to provide engineering, surveying and permit- ting services for their $24 million dollar Opal Condominium project located in Orange Beach, Alabama. The Opal is a 14-story, 13-unit, ultra-luxury condominium and is one of the most high-profile and unique projects in the Orange Beach area.

Boasting only one residence per floor, five bedrooms, five and a half baths and a total floor area of 5,320 square feet, Opal presents luxury and distinctive living to Alabama's Gulf Coast community. Instrumental in the key develop- ment phases of the Opal project, HMR provided the following services to Opus Ventures, LLC:

- Boundary and Topographic Survey
- Rezoning of property
- Vacation of Right-of-Way
- Adjoining of property into one parcel
- Civil Site Construction Plans Site Grading and Drainage Stormwater Calculations Detention Design
- Utility Plan
- Erosion Control Plan
- Wave Height Study - Eroded Beach Profile for Coastal Consistency Permit

Client:
Opus Ventures, LLC

Constructed Value:
$24 Million

Project Duration:
February 2005 through November 2006

HMR Services:
Surveying, Civil Engineering, Permitting Services

Opus Ventures, LLC faced a critical setback to the project when it was discovered they needed the right-of-way parcel belonging to the City of Orange Beach to connect the two major land parcels Opal would be built on. Without the right-of-way, the project could not be developed. HMR's team assisted by completing all necessary documentation and compiling all utility and appraisal analysis information for the property. This enabled the City of Orange Beach and Opus Ventures, LLC to successfully negotiate the price and the sale of the needed right -of- way.

Additionally, Opus Ventures, LLC, together with HMR, agreed to refurbish the local public beach access which was destroyed by recent hurricanes. HMR continues to raise the bar by remaining committed to quality service, innovative solutions and community focus.

HMR
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