

**CITY OF FOLEY
PLANNING COMMISSION**

WORK SESSION

August 10, 2022

City Hall

Conference Room

At 5:30 p.m.

&

MEETING

August 17, 2022

City Hall

Council Chambers

At 5:30 p.m.

1
**PLANNING COMMISSION
WORK SESSION AGENDA AUGUST 10, 2022
&
MEETING AGENDA AUGUST 17, 2022
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission will hold a work session August 10, 2022 at 5:30 p.m. and a meeting August 17, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the July 13, 2022 and July 20, 2022 meeting minutes.

AGENDA ITEMS:

1. Public Projects - North Pecan Street Extension

The City of Foley Planning Commission has received a public projects request for the North Pecan Street Extension.

Planning Commission Action:

2. Public Projects - Farmers Market Pickleball Park

The City of Foley Planning Commission has received a public projects request for a Farmers Market Pickleball Park.

Planning Commission Action:

3. AAM Equipment Rentals - Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan for AAM Equipment Rentals. Property is located E of the Foley Beach Express and S of Doc McDuffie Rd. Applicant is OTK Architecture/Kipp Trawick.

Planning Commission Action:

4. Las Colinas Townhomes - Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan for Las Colinas Townhomes. Property is located S of CR 20 and W of James Rd. Applicant is Lieb Engineering

Planning Commission Action:

5. Scooter's Addition to South McKenzie Street - Request for Minor

The City of Foley Planning Commission has received a request for Scooter's Addition to South McKenzie Street, a minor subdivision which consists of 5.9+/- acres and 2 lots. Property is located W of S McKenzie St and N of W Michigan Ave. Applicant is Carter Engineering Consultants, Inc.

Public Hearing:

Planning Commission Action:

**PLANNING COMMISSION
WORK SESSION AGENDA AUGUST 10, 2022
&
MEETING AGENDA AUGUST 17, 2022
(Council Chambers of City Hall) 5:30 P.M.**

6. Swindle Subdivision - Request for Minor

The City of Foley Planning Commission has received a request for Swindle Subdivision, a minor subdivision which consists of 2.08+/- acres and 2 lots. Property is located at 710 W Michigan Ave. Applicant is Engineering Design Group.

Public Hearing:

Planning Commission Action:

7. Beach Express RV and Self Storage - A Resubdivision of Lot 6 Providence- Request for Minor

The City of Foley Planning Commission has received a request for Beach Express RV and Self Storage - A Resubdivision of Lot 6 Providence, a minor subdivision which consists of 26.55+/- acres and 4 lots. Property is located S of CR 20 and W of the Foley Beach Express. Applicant is S.E. Civil.

Public Hearing:

Planning Commission Action:

8. Powers Investments, LLC - Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 9.12+/- acres. Property is currently zoned RV Park (Recreational Vehicle Park District). Proposed zoning is B-1A (Extended Business District). Property is located S of CR 20 and W of the Foley Beach Express. Applicant is S.E. Civil.

Public Hearing:

Planning Commission Action:

9. The Reserve of Foley, LLC and The Reserve West of Foley, LLC - Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.2+/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is R-3 (Residential Multi Family). Property is located S of Co Rd 12 and W of the Foley Beach Express. Applicant is Phil Noonan.

Public Hearing:

Planning Commission Action:

**PLANNING COMMISSION
WORK SESSION AGENDA AUGUST 10, 2022
&
MEETING AGENDA AUGUST 17, 2022
(Council Chambers of City Hall) 5:30 P.M.**

10. *Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh and Rebecca Rapier - Request for Pre-Zoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the pre-zoning of 35.27+/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located on the E of State Hwy 59 and S of Hadley Rd. Applicant is S.E. Civil.

Public Hearing:

Planning Commission Action:

11. A Resubdivision of Parcel 1 Wilson Pecan Property Subdivision - Request for Preliminary

The City of Foley Planning Commission has received a request for A Resubdivision of Parcel 1 Wilson Pecan Property Subdivision, a preliminary subdivision which consists of 16.2+/- acres and 7 lots. Property is located between Kenny Stabler Ave and CR 20. Applicant is Engineering Design Group.

Public Hearing:

Planning Commission Action:

12. *Eastgate Subdivision - Request for Preliminary

The City of Foley Planning Commission has received a request for Eastgate Subdivision, a preliminary subdivision which consists of 30+/- acres and 101 lots. Property is located NW Corner of Bender Rd and Springsteen Ln. Applicant is Dewberry.

Public Hearing:

Planning Commission Action:

ADJOURN:

4

**PLANNING COMMISSION
WORK SESSION MINUTES JULY 13, 2022
(Council Chambers of City Hall) 5:30 P.M.**

Page 1 of 5

The City of Foley Planning Commission held a work session on July 13, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Ralph Hellmich. Staff present were: Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

AGENDA ITEMS:

1. *Magnolia Springs Station Phase II- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Magnolia Springs Station Phase 2 which consists of 18.04 +/- acres and 6 lots. Property is located between Grantham Rd. and Poser Road and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development, LLC.

Mrs. Miriam Boone stated a portion of the property was subdivided last month and a master plan was submitted at that time. She explained the request is for a preliminary approval. She stated the applicant will request final approval after utilities are in place.

Commissioner Hinesley asked about the surrounding roads.

Mr. Aaron Collins with S.E. Civil stated Poser Road is currently paved. He explained Baldwin County is working on paving Grantham Road.

Mrs. Boone stated staff recommends approval of the requested preliminary.

2. 410 W Persimmon Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of 410 W Persimmon Subdivision which consists of 1.37 +/- acres and 4 lots. Property is located N. of W. Satsuma Ave. and W. of N. Oak St. Applicant is Weygand Wilson Surveying LLC.

Mrs. Boone explained the applicant has requested to carry over the item for the Planning Commission and Board of Adjustment and Appeals. She stated staff received approximately 15 opposition letters, emails, pictures and videos regarding flooding. She explained the applicant is aware of the concerns and is getting an Engineer involved to address the drainage concerns.

Mr. Wayne Dyess stated he received numerous calls concerning drainage. He stated the applicant has requesting a lot width variance from the Board of Adjustment and Appeals which he feels is a self-imposed hardship.

3. *Kipling Meadows Phase 2- Request for Preliminary Extension

The City of Foley Planning Commission has received a one year preliminary extension request for Kipling Meadows Phase 2. Property is located S. of County Rd. 16, W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry

5

**PLANNING COMMISSION
WORK SESSION MINUTES JULY 13, 2022
(Council Chambers of City Hall) 5:30 P.M.**

Page 2 of 5

Mrs. Boone stated staff recommends approval of the requested extension. She explained this is the first extension request for the subdivision.

4. U-Haul- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for U-Haul. Property is located at 8220 State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Mrs. Boone explained staff are recommending approval of the site plan. She stated a pre-application meeting was held with staff in December 2021. She explained a use variance to allow storage was approved by the Board of Adjustment and Appeals on January 10, 2022. She stated the Engineering Department has noted that access modifications to Highway 59 must be permitted through ALDOT.

Mrs. Amanda Thompson with Goodwyn Mills Cawood stated they will be going through ALDOT with any access modifications.

5. 2020 Subdivision- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Brookwood Development LLC.

Mrs. Boone stated staff has recommended denial of the requested PDD Modification.

The applicant explained the request is for a multi-level storage unit that will be completely enclosed with internal access. He stated the building will look more like an office than a storage facility.

Commissioner Hinesley asked if they could possibly rezone the property.

Mrs. Bonne explained the proposed development would be located on two lots of a multi lot PDD. She explained all the lot owners of the PDD would have to agree upon a rezoning.

Mr. Wayne Dyess stated the approved uses for a PDD are listed in the Zoning Ordinance and does not include storage units.

The applicant explained the business would create very little noise or traffic.

Chairman Abrams stated he likes the current zoning which provides more of a mixed use. He explained the larger storage building could potentially block a smaller retail building or restaurant located on a lot behind it.

The applicant stated they are open to suggestions and willing to work with the city on the aesthetics and landscaping of the building.

Commissioner Hinesley stated as long as the building looks nice he has no issues with the request.

Commissioner Gebhart stated he would be concerned if the intent of the current PDD was to create commercial uses to benefit from one another through foot traffic.

Mr. Dyess stated the PDD zone is geared more towards hotels, motels and tourist type uses. He explained the property is located on a major thoroughfare. He stated in his opinion the area is more suitable for traveling public tourist related businesses. He stated he feels the mini storages are needed but this location is not the best option.

Mrs. Boone stated the Engineering Department noted the plat references 30' shared driveway easements and are recommended right in right out access points.

Commissioner Quaite asked about the possibility of locating the building on a lot further back off the main street.

The applicant stated a six story hotel could currently be built on the site. He explained they look for property that is on a high traffic road. He stated most of their tenants are renters and apartments are located adjacent to the property.

Chairman Abrams explained a hotel would bring in people and foot traffic to other potential businesses in the PDD. He stated he appreciates the concept and likes that it is close to apartments but doesn't feel this use is what was planned for the area.

The applicant asked if the storage units were to be located on a rear parcel within the PDD if it would be an issue.

Chairman Abrams explained he would be more open to the request if it was off the main frontage. He stated he would lean more towards staying out of a PDD zoned area.

Commissioner Engel stated storage units are hard to find in the area. He likes the concept and that it would not create a lot of traffic.

Mrs. Boone stated most storage developments within the city are located in a B-1A zone.

6. J 1 Housing/City of Foley- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for J 1 Housing. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is International Residence Hall.

Mrs. Boone explained the request is for site plan approval.

Chairman Abrams asked about the proposed fencing around the buildings.

Mr. Brad Boettcher stated the fencing will be added around the buildings as they are completed. He explained the fencing will be moved around and connected as other phases are completed. He stated the fencing will probably be a black chain link with some of the gates to be accessed through a knox box for emergency vehicles only. He explained the dumpster will be outside the

fence for the time being and will be moved inside the fencing as they progress with the development.

Mrs. Boone stated staff is recommending approval of the site plan.

Commissioner Hare asked if the development will be landscaped.

Mr. Boettcher stated the buildings will be architecturally pleasing with different colors and textures. He explained the area will be landscaped. He stated he would be happy to share pictures of a recently finished project.

Commissioner Quaites asked about the green space.

Mr. Boettcher stated he has been working with Mrs. Leslie Gahagan about creating active green spaces. He explained in other projects they have added volleyball courts and different active spaces for the residents. He stated most residence will not have vehicles and will use bikes or a shuttle as a means of transportation. He explained he has been working with the City Engineer regarding additional sidewalks, bike paths and lighting in the area.

7. Public Projects- Downtown Wayfinding Signage

The City of Foley has received a public projects request for downtown wayfinding signage.

Planning Commission Action:

Mrs. Darrelyn Dunmore stated they are proposing to install the wayfinding signage in the downtown area. She explained the signs will include a QR code which will open to a google map. She stated the signage material will be metal and the post will be similar to the lamp post in the area.

Mr. Dyess asked if a resin material could be used for the signage instead of metal.

Mrs. Dunnmore stated she would be happy to get a quote for a different signage material.

WORK SESSION ONLY:

8. Jeff Windham- Discuss possible RV Park

The City of Foley Planning Commission has received a request to discuss the possibility of a RV Park to be located E. of the Foley Beach Express and S. of County Rd. 32. Applicant is Jeff Windham.

Mrs. Boone explained the applicant would like to get the Commission's feedback regarding a possible rezoning of the property to an RV park zone.

Commissioner Abrams stated he did not see any real issues with the possibility of a rezone of the property.

Commissioner Hinesley asked if they would be connecting to sewer or septic.

PLANNING COMMISSION
WORK SESSION MINUTES JULY 13, 2022
(Council Chambers of City Hall) 5:30 P.M.

Page 5 of 5

The applicant stated he is unsure of the utility availability for the property. He explained there are a lot of things that will need to be addressed but he wanted to get the Commission's feedback before he invested a lot of time or money.

Chairman Abrams stated there doesn't seem to be any objections to a possibly rezoning of the property from the Commission.

9. Wayne Dyess- Discuss Green Space Location & Design

Mr. Dyess discussed green space location and design.

10. Wayne Dyess- Discuss B-1 (Central Business District)

Mr. Dyess discussed the B-1 (Central Business District) zone.

ADJOURN:

Meeting adjourned at 7:00

**PLANNING COMMISSION
MEETING AGENDA MINUTES July 20, 2022
(Council Chambers of City Hall) 5:30 P.M.**

Page 1 of 4

The City of Foley Planning Commission held a meeting on July 20, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1 and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 5:01 p.m.

MINUTES:

Approval of the June 8, 2022 and June 15, 2022 meeting minutes.

Commissioner Gebhart made a motion to approve the June 8, 2022 and June 15, 2022 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the June 8, 2022 and June 15, 2022 meeting minutes passes.

AGENDA ITEMS:

1. *Magnolia Springs Station Phase II- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Magnolia Springs Station Phase 2 which consists of 18.04 +/- acres and 6 lots. Property is located between Grantham Rd. and Poser Road and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development, LLC.

Public Hearing:

Mr. Aaron Collins with S. E. Civil stated he was present to answer any question regarding the request.

Mr. Steve Mobley stated he has property directly to the north and doesn't want water from the development coming through his property. He explained he did not see any detention shown on the plans and wants to make sure the runoff water is addressed.

Mr. Collins explained the calculations were done and showed the amount of runoff is not substantial enough to require a retention pond. He stated the lots will be large single family lots with minimal impervious service. He explained there is no anticipated growth in the water shed off the property. He stated since detention is not required anything developed on the lots will require a Civil Engineer to evaluate the site development.

Mr. Dyess stated if predevelopment and post development runoff changes at all retention would be required.

Mrs. Boone stated the property is located in district 21 which has a 3 acre minimum lot requirement.

Mr. Mobley stated the culvert currently under County Rd. 26 is undersized.

Note: *Denotes property located in the Planning Jurisdiction

10

**PLANNING COMMISSION
MEETING AGENDA MINUTES July 20, 2022
(Council Chambers of City Hall) 5:30 P.M.**

Page 2 of 4

Commissioner Hellmich stated he knows Baldwin County has been working on trying to upgrade some of the culverts within the County.

Mr. Vince Emmons asked what the plans are for the property.

The applicant stated the lots are all larger and suspects that nice large homes will be built on the lots.

Mr. Collins stated they will be coming back at a later date for phase 3. He explained they have dedicated the right of way to facilitate the paving of Grantham Rd.

Planning Commission Action:

Commissioner Hare made a motion to approve the requested preliminary. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

2. 410 W Persimmon Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of 410 W Persimmon Subdivision which consists of 1.37 +/- acres and 4 lots. Property is located N. of W. Satsuma Ave. and W. of N. Oak St. Applicant is Weygand Wilson Surveying LLC.

Public Hearing:

Chairman Abrams stated the applicant has requested to carry the item over to next month's meeting. He asked if there were any members of the public to speak on the item. There were none.

Planning Commission Action: no one to speak on the item

Commissioner Gebhart made a motion to approve the request to carry over the item to next month's meeting. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the request to carry over the item to next month's meeting passes.

3. *Kipling Meadows Phase 2- Request for Preliminary Extension

The City of Foley Planning Commission has received a one year preliminary extension request for Kipling Meadows Phase 2. Property is located S. of County Rd. 16, W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested extension passes.

4. U-Haul- Request for Site Plan

Note: *Denotes property located in the Planning Jurisdiction

11

**PLANNING COMMISSION
MEETING AGENDA MINUTES July 20, 2022
(Council Chambers of City Hall) 5:30 P.M.**

Page 3 of 4

The City of Foley Planning Commission has received a request for a site plan approval for U-Haul. Property is located at 8220 State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Planning Commission Action:

Mrs. Boone explained the use was approved by the Board of Adjustment and Appeals in January 2022.

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Quaites seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan passes.

5. 2020 Subdivision- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Brookwood Development LLC.

Planning Commission Action:

Chairman Abrams stated the applicant has requested to withdraw the item.

6. J 1 Housing/City of Foley- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for J 1 Housing. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is International Residence Hall.

Planning Commission Action:

Commissioner Gebhart made a motion to approve the requested site plan. Commissioner Hare seconded the motion.

Mrs. Boone explained the Planning Commission approved a PDD modification for the site and use on 5/18/22.

Commissioner Hinesley asked about the landscaping plans and fencing.

Mrs. Boone stated they will have to meet the City's landscape requirements. She stated they will have to select a style of fencing from the allowable fencing types.

Commissioner Hellmich stated staff has been on site and performed a tree survey which shows there are no live oaks located on the property.

Commissioner Hinesley stated he would like to see some of the trees on the property saved.

Mr. Dyess explained they will only be allowed to clear 25 acres at a time.

Commissioner Hellmich stated the entire site is 25 acres.

12

**PLANNING COMMISSION
MEETING AGENDA MINUTES July 20, 2022
(Council Chambers of City Hall) 5:30 P.M.**

Page 4 of 4

Mr. Ron Kempkers stated they are here to help the community and want to work with the community. He explained the project is not about how much money can be made or how many rooms can be developed on the lots. He stated if the City would like to see trees left on the site they will leave more trees. He explained they have no intentions of clear cutting the entire property and will begin construction and site clearing at this time only for phase 1.

Commissioner Hellmich stated they are working on additional sidewalks being added in the area to assist in walkability.

Mr. Kempkers stated there will also be a shuttle pickup and drop off location. He stated he has worked with municipalities all over and the experience he has had with the City of Foley has been truly humbling.

All Commissioners voted aye.

Motion to approve the requested site plan passes.

7. Public Projects- Downtown Wayfinding Signage

The City of Foley has received a public projects request for downtown wayfinding signage.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the public project for downtown wayfinding signage. Commissioner Engel seconded the motion.

Mr. Dyess stated he is working with LaDonna Hinesley and Darrelyn Dunmore on the material type for the signage.

All Commissioners voted aye.

Motion to approve the requested public project for wayfinding signage passes.

ADJOURN:

Chairman Abrams made a motion to adjourn the meeting at 6:05 p.m.



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

13

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: North Pecan Street Extension

REQUEST: Public Project Approval

OWNER / APPLICANT:
City of Foley

ACREAGE: ±2 ac

PIN#(s): Right of Way between
263678, 356611 &
67633

LOCATION: Between Pecan St
and Fern Ave

DESCRIPTION: Pave a new
section of road extending N
Pecan south to E Fern within
existing ROW

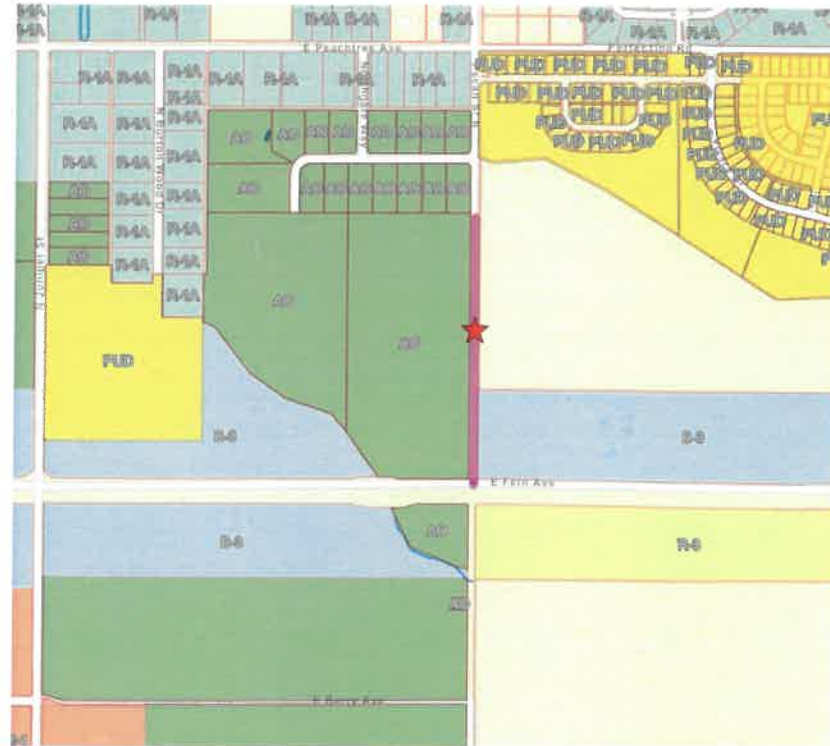
CURRENT ZONING: N/A

REQUESTED ZONING: N/A

ADJACENT ZONING:
A/O, B-3, & unzoned BC

FUTURE LAND USE:
MxU, Mixed Use
Commercial/Residential

EXISTING LAND USE:
Vacant ROW



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
This is a public project requiring a recommendation to Council.

ENGINEERING:
OK - Chad Christian

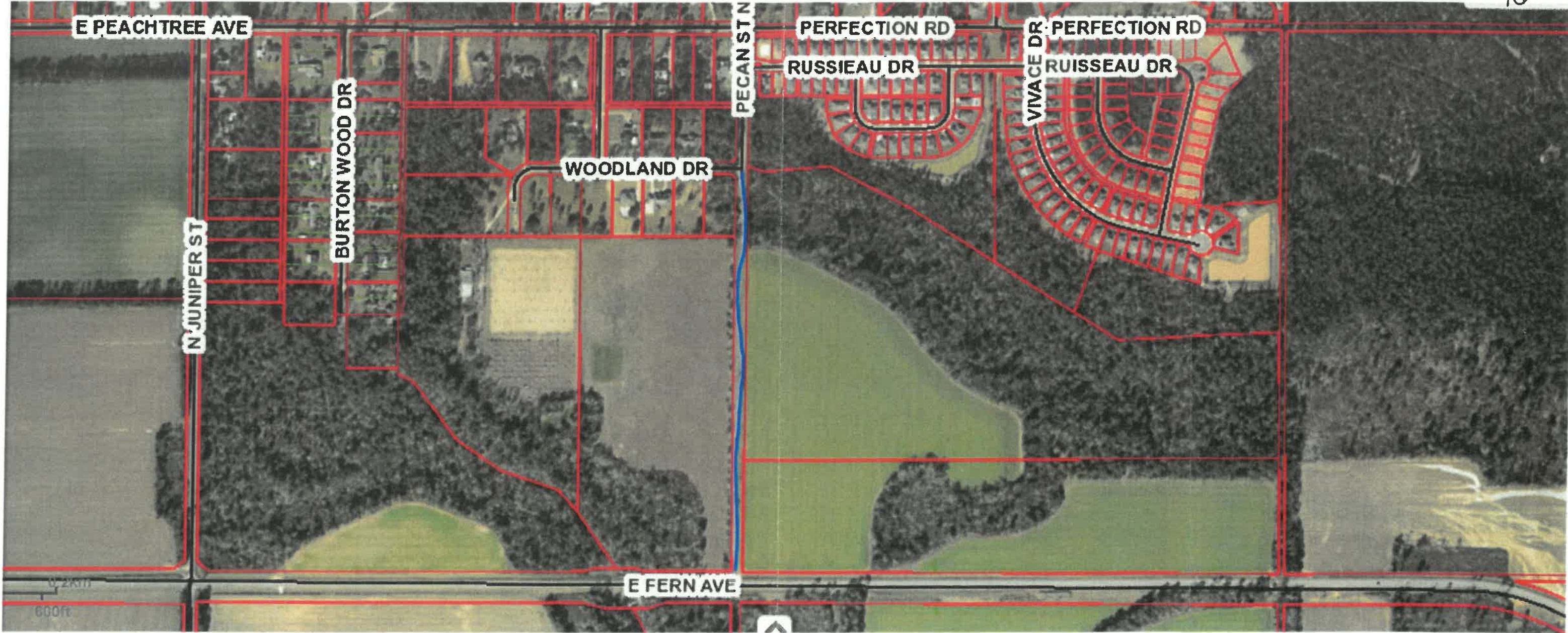
ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay

NORTH PECAN STREET EXTENSION

This road will benefit the citizens of Foley as another North/South connection. We will build the road internally, then contract the asphalt application. We will start ASAP





**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

17

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Farmers Market Pickleball Park

REQUEST: Public Project Approval

OWNER / APPLICANT:
City of Foley

ACREAGE: < 1ac

PIN#(s): 351320, 352422
(SD also in process this month)

LOCATION: South of Kenny
Stabler Ave, north of CR 20

DESCRIPTION: To create a
public Pickleball Park north of
the existing Farmers Market
building.

CURRENT ZONING: PDD

REQUESTED ZONING: N/A

ADJACENT ZONING: N/A

FUTURE LAND USE: CPB,
Civic Public Benefit/Greenspace

EXISTING LAND USE:
Vacant



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
This item requires a recommendation to Council.

ENGINEERING:
OK - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay

The purpose of this project is to develop the former CAFFM property with additional amenities including a road north of the market, pickleball courts, and other park amenities. The road work is expected to cost about \$285,000 and would be completed internally. We are hoping that addition to the park will help with the J1 workers experience, provide more foot traffic for the farmers market and surrounding retailers, and provide more use of the facility during non-market hours. The expectation is to build pickleball courts with the impact fees for \$400,000 using existing impact fee cash.



David Thompson

Executive Director of Leisure Services

Foley Sports Tourism

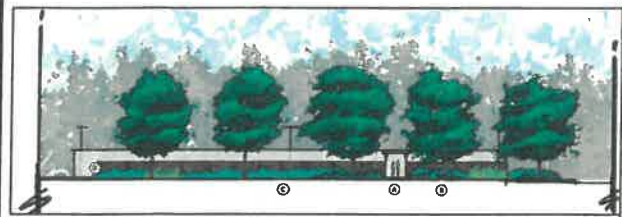
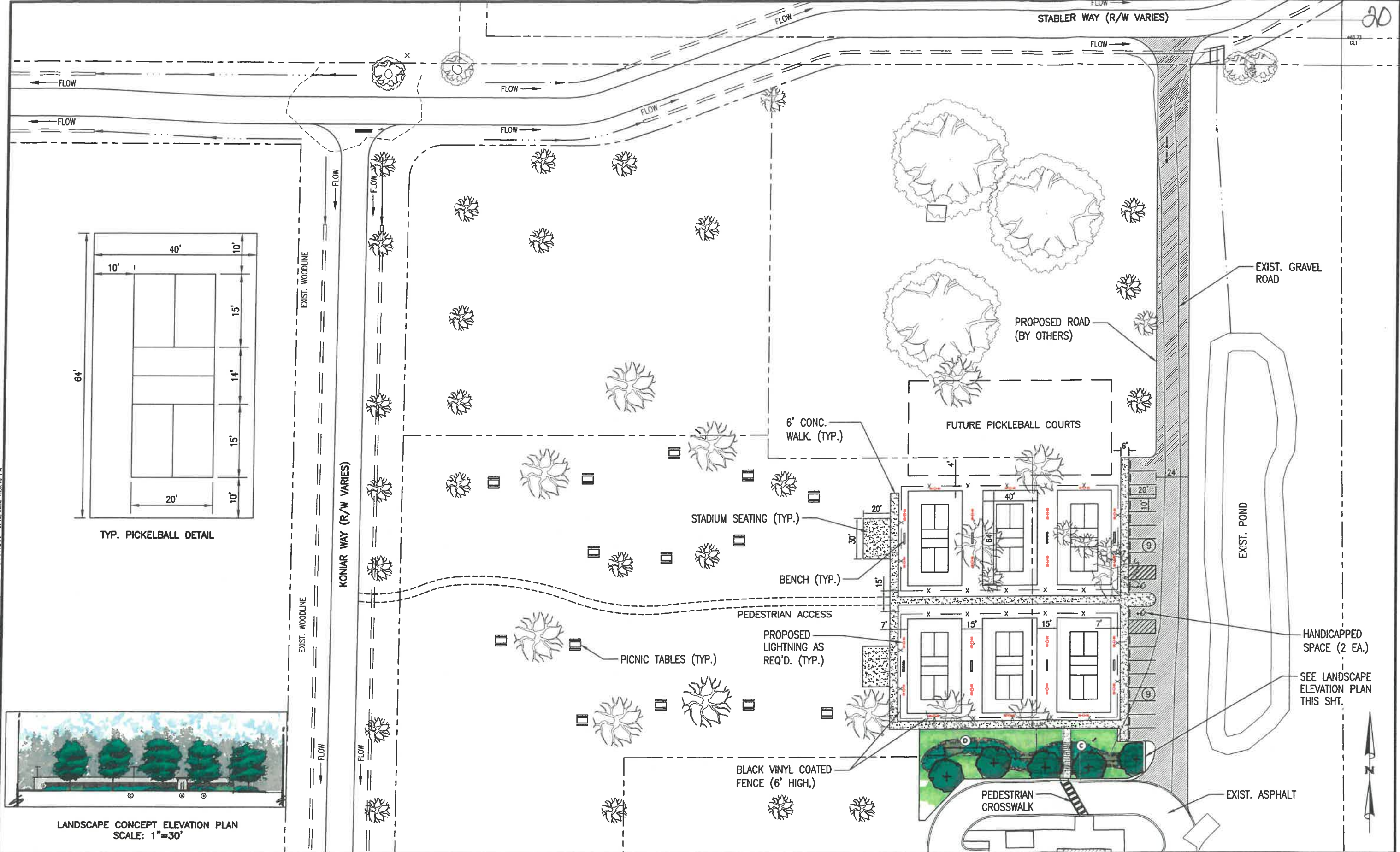
(o) 251-970-3697

dthompson@cityoffoley.org

www.FoleySportsTourism.com



DWG INFO: \SOPHOMORE\SHARES\1-CLIENTS\22-098 FOLEY PICKLEBALL CITY OF FO CIVIL ENGINEERING PRODUCTION DWGS\PICKLEBALL LAYOUT.DWG -6/10/2022 1:23:18 PM



LANDSCAPE CONCEPT ELEVATION PLAN
SCALE: 1"=30'

NUMBER:	REVISION:	DATE:





ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. I. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 544-7900

CONCEPTUAL LAYOUT

FARMERS MARKET PICKLEBALL PARK

FOLEY, ALABAMA

SCALE: 1"=30'
DATE: 5-23-22
DRAWN BY: JC
CHECKED BY: SD
SHEET: 1 OF 1



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

21

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: AAM Equipment Rentals

REQUEST: Site Plan

OWNER / APPLICANT:
OTK Architecture

ACREAGE: 15.88

PIN#(s): 50087

LOCATION: East of FBE, south
of Doc McDuffie Rd

DESCRIPTION:
Construction Equipment Rental

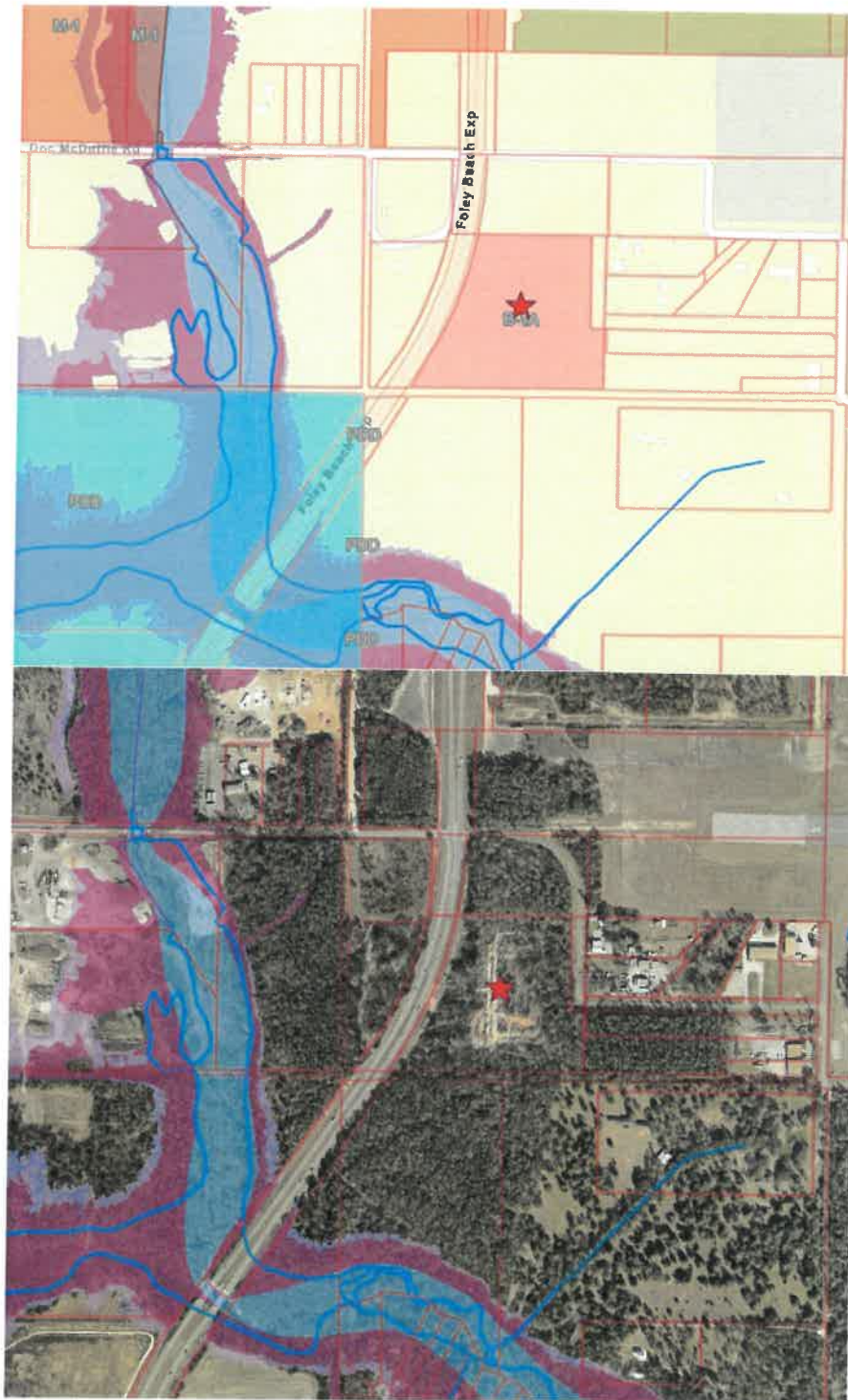
CURRENT ZONING:
B1A - Extended Business District

REQUESTED ZONING:
NA

ADJACENT ZONING:
Unzoned BC

FUTURE LAND USE:
NA

EXISTING LAND USE:
Vacant



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

The property is zoned for this use. The building is setback 131'5" from the FBE. The building will have a fiber cement facade. The rental vehicles will be stored within a 6' chain link fence.

ENGINEERING:

Not Opposed- Chad Christian

ENVIRONMENTAL:

Ok- Angie Eckman

FIRE:

Ok- Brad Hall

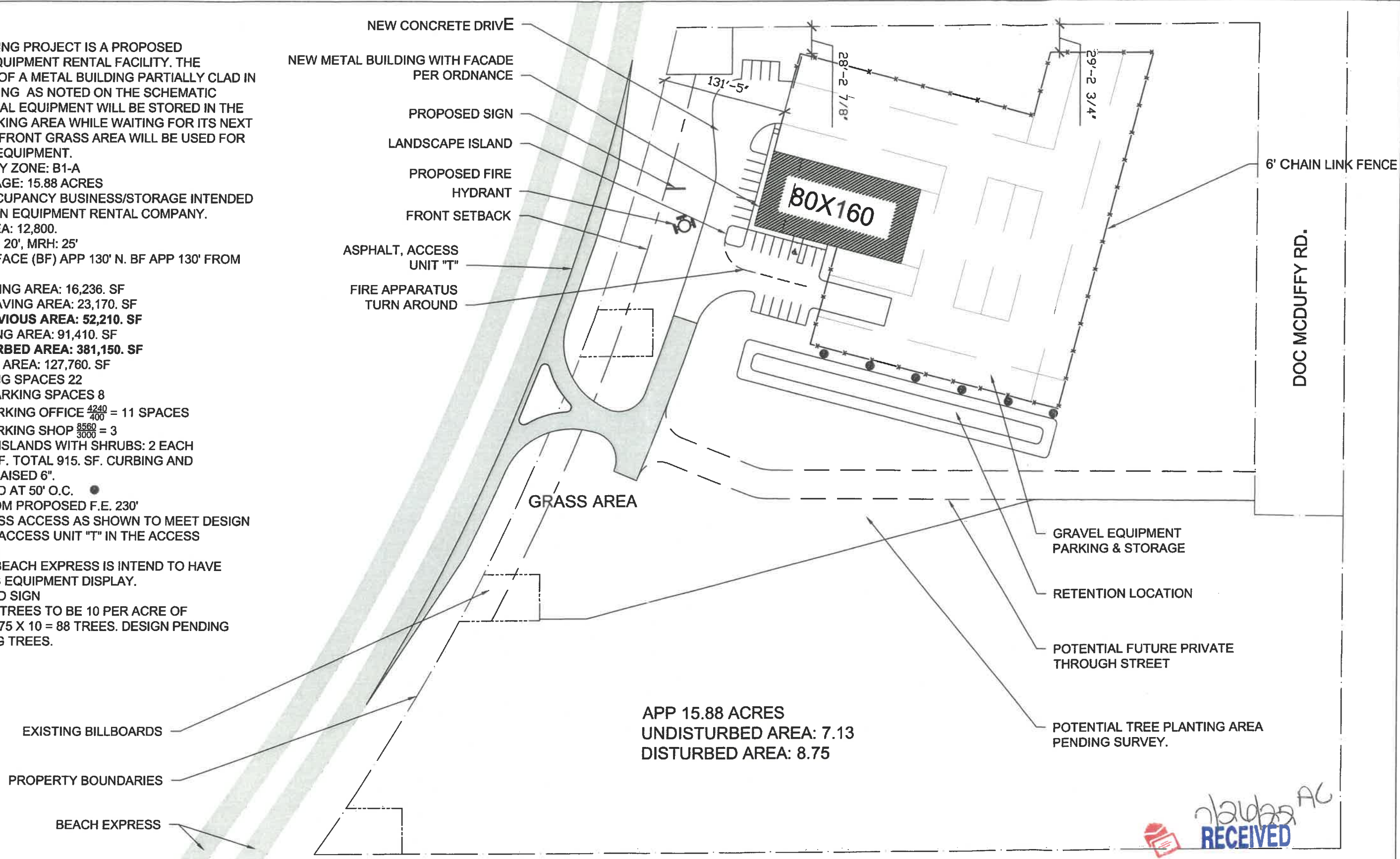
FLOODPLAIN ADMINISTRATOR:

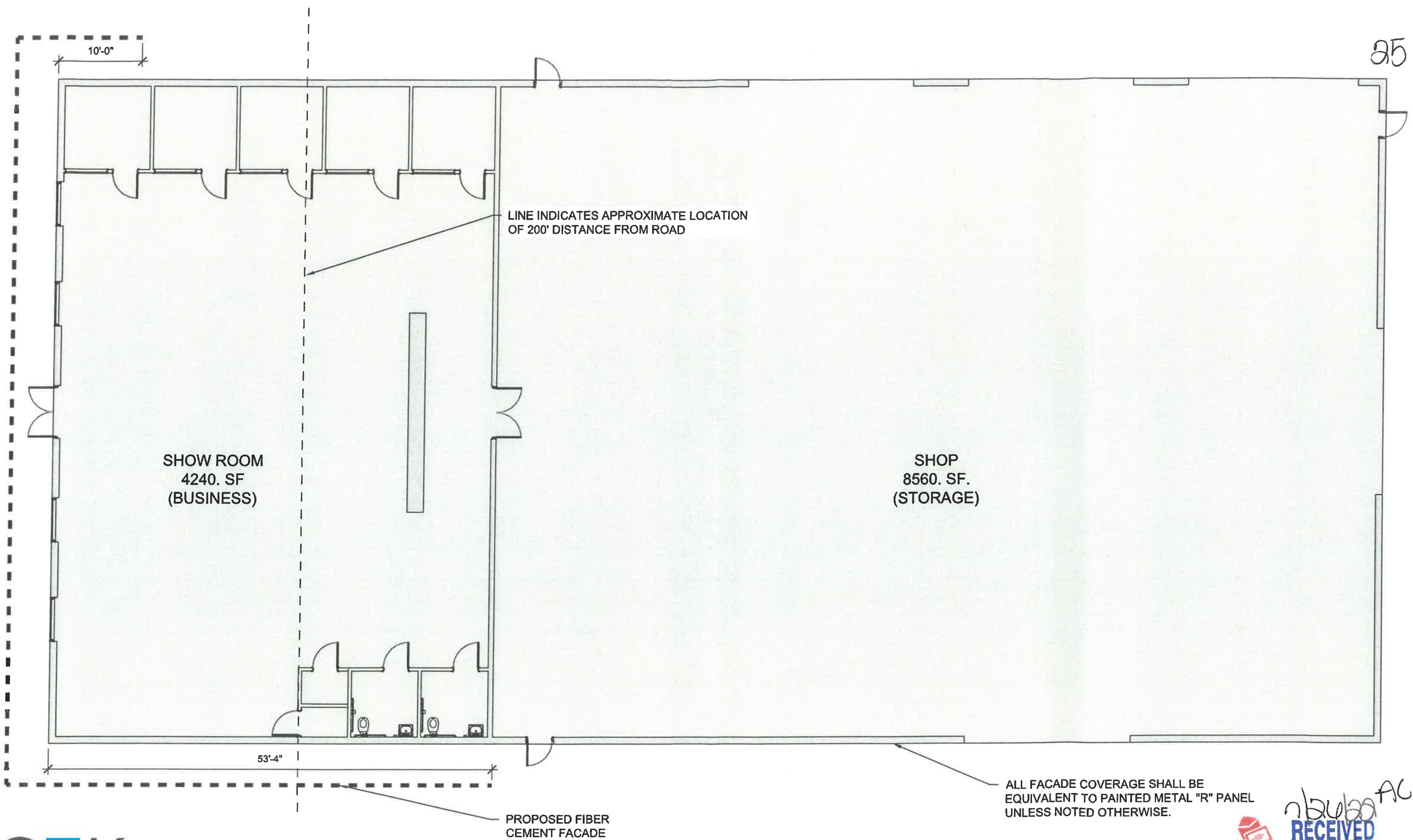
Ok- Chuck Lay

THE FOLLOWING PROJECT IS A PROPOSED CONSTRUCTION EQUIPMENT RENTAL FACILITY. THE FACILITY WILL CONSIST OF A METAL BUILDING PARTIALLY CLAD IN FIBER CEMENT SIDING AS NOTED ON THE SCHEMATIC FLOOR PLAN. RENTAL EQUIPMENT WILL BE STORED IN THE BACK GRAVEL PARKING AREA WHILE WAITING FOR ITS NEXT ASSIGNMENT. THE FRONT GRASS AREA WILL BE USED FOR DISPLAY OF SOME EQUIPMENT.

OTK
ARCHITECTURE

- NOTES:
1. THE FOLLOWING PROJECT IS A PROPOSED CONSTRUCTION EQUIPMENT RENTAL FACILITY. THE FACILITY CONSIST OF A METAL BUILDING PARTIALLY CLAD IN FIBER CEMENT SIDING AS NOTED ON THE SCHEMATIC FLOOR PLAN. RENTAL EQUIPMENT WILL BE STORED IN THE BACK GRAVEL PARKING AREA WHILE WAITING FOR ITS NEXT ASSIGNMENT. THE FRONT GRASS AREA WILL BE USED FOR DISPLAY OF SOME EQUIPMENT.
 2. CITY OF FOLEY ZONE: B1-A
 3. TOTAL ACREAGE: 15.88 ACRES
 4. BUILDING OCCUPANCY BUSINESS/STORAGE INTENDED FOR CONSTRUCTION EQUIPMENT RENTAL COMPANY.
 3. BUILDING AREA: 12,800.
 4. EAVE HEIGHT: 20', MRH: 25'
 5. W. BUILDING FACE (BF) APP 130' N. BF APP 130' FROM PROPERTY LINE.
 6. ASPHALT PAVING AREA: 16,236. SF
 7. CONCRETE PAVING AREA: 23,170. SF
 8. **TOTAL IMPERVIOUS AREA: 52,210. SF**
 9. GRAVEL PAVING AREA: 91,410. SF
 10. **TOTAL DISTURBED AREA: 381,150. SF**
 11. TOTAL OTHER AREA: 127,760. SF
 12. TOTAL PARKING SPACES 22
 13. MAX INLINE PARKING SPACES 8
 14. REQUIRED PARKING OFFICE $\frac{4240}{400} = 11$ SPACES
 15. REQUIRED PARKING SHOP $\frac{8560}{3000} = 3$
 16. LANDSCAPED ISLANDS WITH SHRUBS: 2 EACH GREATER THAN 16SF. TOTAL 915. SF. CURBING AND SIDEWALKS TO BE RAISED 6".
 17. TREES SPACED AT 50' O.C. ●
 18. DISTANCE FROM PROPOSED F.E. 230'
 19. BEACH EXPRESS ACCESS AS SHOWN TO MEET DESIGN REQUIREMENTS OF ACCESS UNIT "T" IN THE ACCESS MANAGEMENT PLAN.
 20. AREA ALONG BEACH EXPRESS IS INTEND TO HAVE SECONDARY USE AS EQUIPMENT DISPLAY.
 21. SEE PROPOSED SIGN
 22. TOTAL NATIVE TREES TO BE 10 PER ACRE OF DISTURBED AREA. $8.75 \times 10 = 88$ TREES. DESIGN PENDING SURVEY OF EXISTING TREES.





210



RECEIVED
7/26/2016



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

၁၅

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Las Colinas Townhomes

REQUEST: Site Plan Approval

OWNER / APPLICANT:
Las Colinas Townhomes, LLC

ACREAGE: 8.7 acres (Total
PUD = 41.51ac)

PIN#(s): 385866, 386530,
386531 (6/15/22 - PC approved
Minor/Exempt SD to make all one
lot)

LOCATION: South of CR20,
West of James Rd

DESCRIPTION: Site plan for
multi-family

CURRENT ZONING:
Part of Grand Riviera PUD

ADJACENT ZONING:
N - PUD, B1A & B3
E - AO & R-1A
S&W - PUD

FUTURE LAND USE:
MxU - Mixed Use

EXISTING LAND USE:
Vacant



28

UTILITY LETTERS RECEIVED: YES / NO / **NOT APPLICABLE**
DEED RECEIVED: YES / NO / **NOT APPLICABLE**
AGENT AUTHORIZATION: YES / NO / **NOT APPLICABLE**

ZONING: The PUD modification was approved by the Planning Commission on 4/20/22. The Planning Commission also approved a Minor/Exempt Subdivision to combine the 3 lots on 6/15/22. The site plan meets zoning requirements.

ENGINEERING:

OK - LDP required. Chad Christian

ENVIRONMENTAL:

OK - Angie Eckman

FIRE:

OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:

OK - Chuck Lay

Las Colinas Townhomes

Las Colinas Townhomes will be 100-unit townhome development on 8.7 acres in Foley. This complex is located off James Road. The entrance is approximately 1,500 ft south of the intersection of Mifflin Road and James Road.

There will be 92 two-bedroom three-bathroom units and 8 three-bedroom three-bathroom units. Eight of the units will have a garage and all the townhomes have a front porch.

This complex will have a clubhouse. The clubhouse will have an office, a meeting room, a fitness center, restrooms, a screened in porch, and an open back porch.

The townhome development will also have a pool, a kid's park, a dog park and a dog wash.

200 parking spaces are required, and 205 parking spaces will be provided. There will be a mailbox kiosk provided at the entrance.



SITE PLAN DATA:

UNIT SIZE: 8.43 AC.±
PARCEL ID: 05-61-02-09-0-001-002.013
USE: TOWNHOMES
NUMBER OF UNITS: 100
PARKING SPACES: 200
DENSITY: 11.86 UNITS/ACRE
COUNTY: BALDWIN
CITY & STATE: FOLEY, AL
STREET: JAMES ROAD
ZONING: PUD
OPEN SPACE: 2.89 AC/34.26%
GREEN SPACE: 1.28 AC/15.13%
ACTIVE OPEN SPACE: 1.28 AC/15.13%
FRONT SETBACK: 20'
REAR SETBACK: 15'
SIDE SETBACK: 10'
WETLAND SETBACK: 10'

UTILITY PROVIDERS

WATER: RIVIERA
POWER: BALDWIN EMC
GAS: N/A
SEWER: RIVIERA UTILITIES

LEGEND

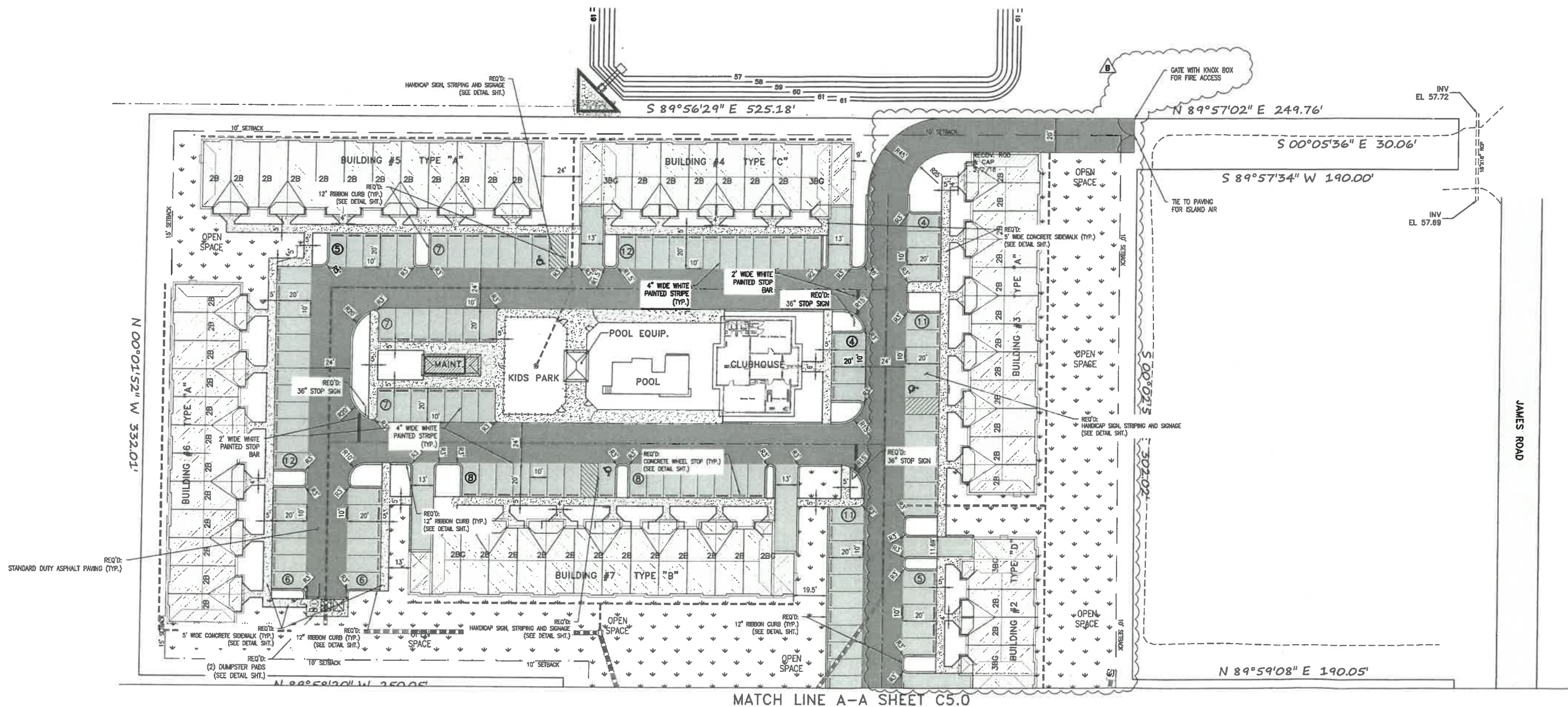
- EXISTING ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- MEDIUM DUTY ASPHALT PAVING
- ASPHALT PAVING WITHIN THE R.O.W.
- CONCRETE PAVING



0 30' 60'
SCALE: 1" = 30'

NOTES:

1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.



MATCH LINE A-A SHEET C5.0

REVISIONS			
A	ISSUED FOR REVIEW	6/16/22	
B	ADDRESSING CITY COMMENTS	7/27/22	



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER 2022-018
DRAWN BY: NTB
CHECKED BY: CJL
DATE: 6/16/22
APPROVED BY: CJL
SCALE: 1"=30'
ENGR: CJL

LAS COLINAS
SITE PLAN
FOLEY, AL
OWNER: LAS COLINAS TOWNHOMES, LLC

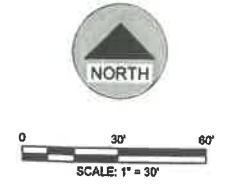
SHEET NUMBER
4 OF 16

C4.0

B

ISSUED
FOR
REVIEW

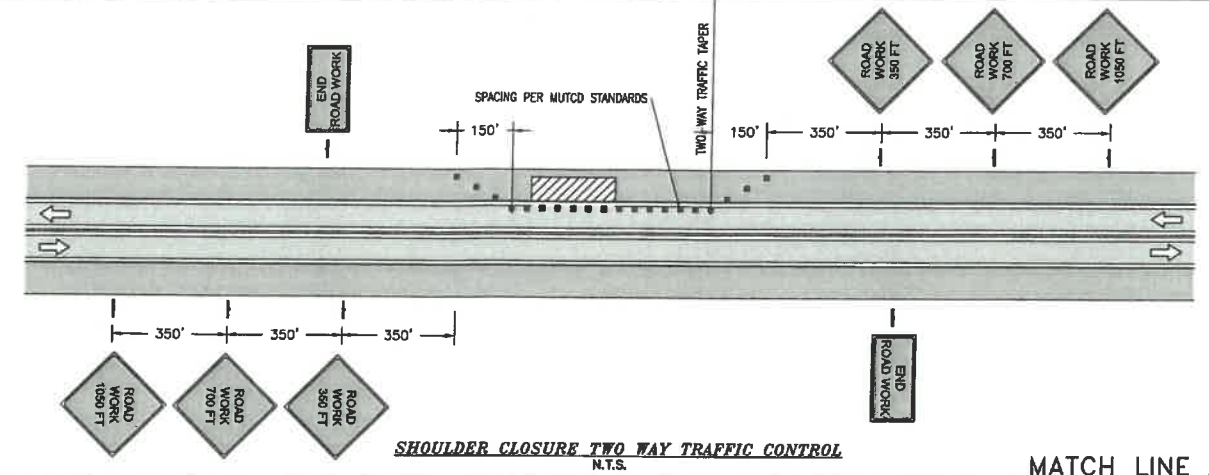




NOTES:
1. SEE SHEET C2.0 FOR ALL GENERAL NOTES.

LEGEND

- EXISTING ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- MEDIUM DUTY ASPHALT PAVING
- ASPHALT PAVING WITHIN THE R.O.W.
- CONCRETE PAVING



SHOULDER CLOSURE TWO-WAY TRAFFIC CONTROL
N.T.S.

MATCH LINE A-A SHEET C4.0

N 89°58'20" W 250.05'

N 00°01'45" W 182.36'

N 00°00'42" W 182.42'

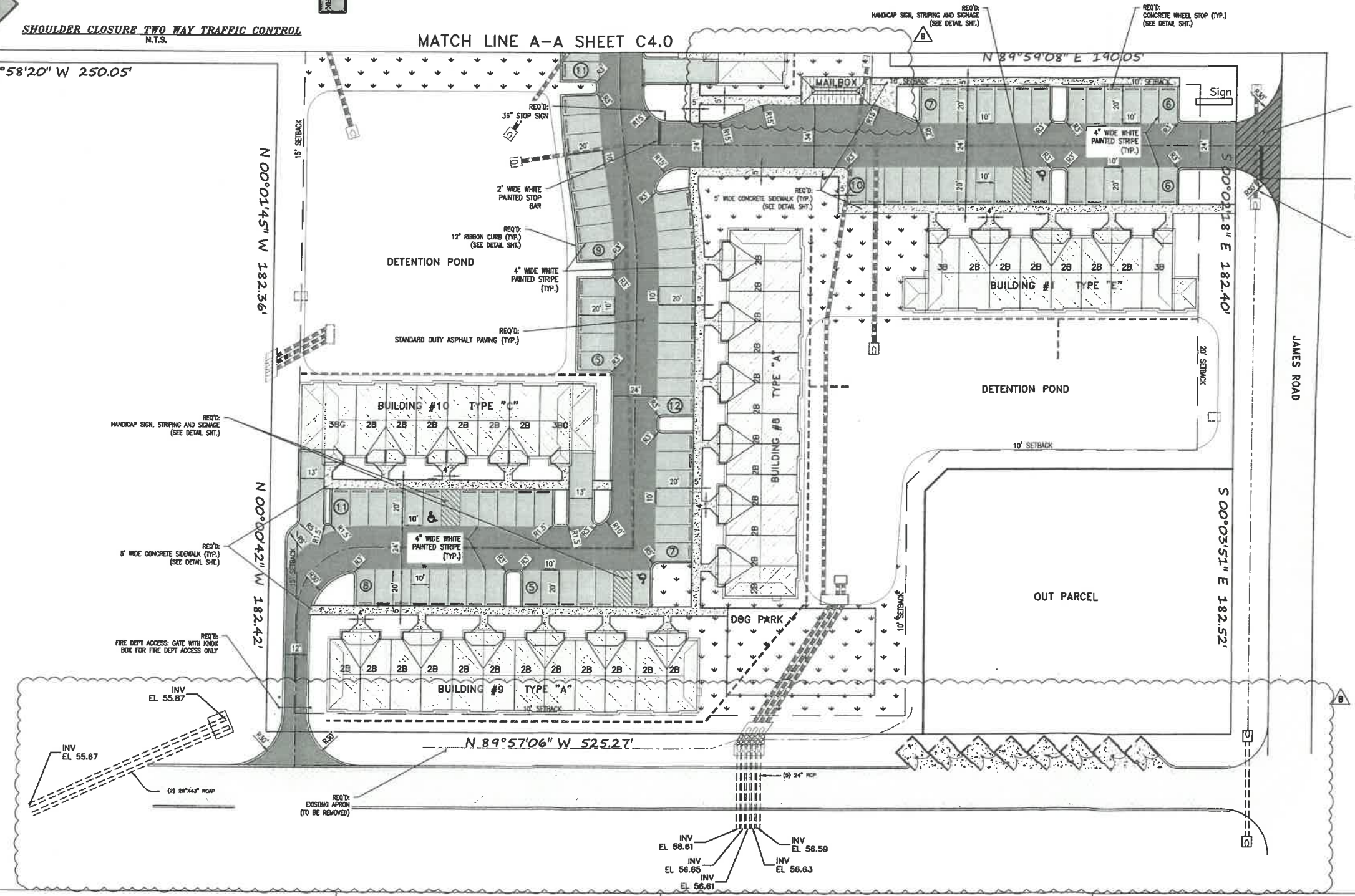
N 89°57'06" W 525.27'

N 89°59'08" E 140.05'

S 00°01'18" E 182.40'

S 00°03'51" E 182.52'

JAMES ROAD



REVISIONS		
A	ISSUED FOR REVIEW	6/16/22
B	ADDRESSING COMMENTS FROM THE CITY	7/27/22



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

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ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
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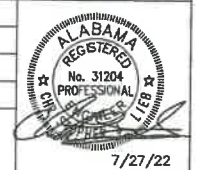
JOB NUMBER: 2022-018
DRAWN BY: NTB
CHECKED BY: C.J.L.
DATE: 6/16/22
APPROVED BY: C.J.L.
SCALE: 1"=30'
ENGR: C.J.L.

LAS COLINAS
SITE PLAN
FOLEY, AL
OWNER: LAS COLINAS TOWNHOMES, LLC

SHEET NUMBER
5 OF 16

C5.0 B

ISSUED
FOR
REVIEW





ESPALIER
landscape architecture

Espalier, LLC
P.O. Box 1247
Fairhope, Alabama 36533
P: 251.454.3500
espalierdesign.com

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LAS COLINIAS

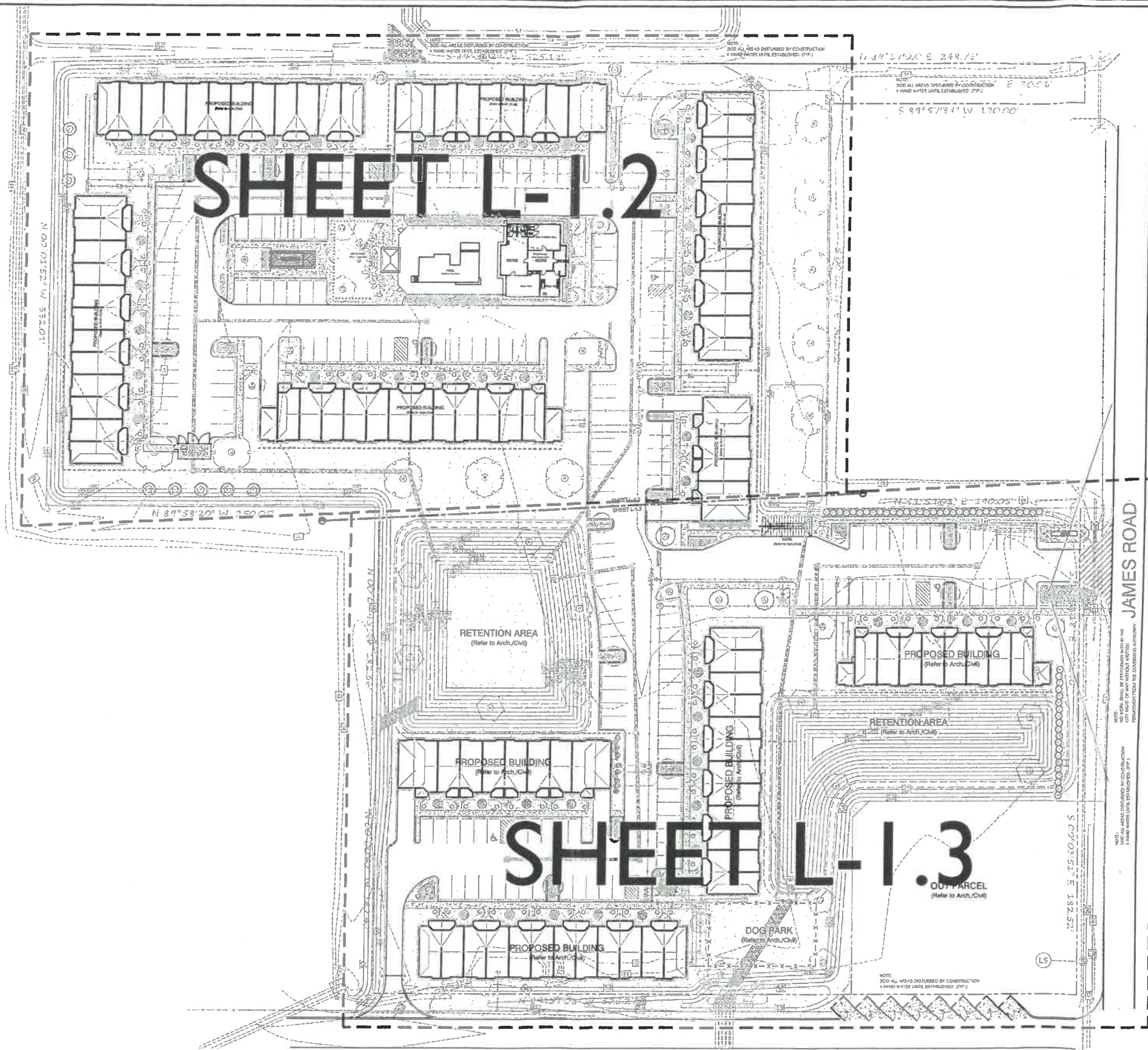
JAMES ROAD
FOLEY, AL



ISSUED/REVISED	
For Permit 6/14/22	
For Permit 7/1/22	
For Permit 7/28/22	

OVERALL
LANDSCAPE
PLAN

DESIGNED BY JC	FILE NAME LASCOLIA
DRAWN BY JC	SHEET L-1.1
CHECKED BY JC	
PROJECT NO. 2226	
DATE 6/13/22	



Know what's below.
Call before you dig.

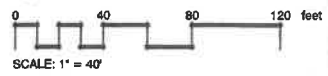
- NOTES:
1. BASE SURVEY PROVIDED BY HRG DESIGN BUILD.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.

All areas disturbed by construction
shall be sodded or mulched unless
otherwise noted. (Typ.)

Landscape Contractor shall coordinate tree planting
locations with general contractor prior to utility
installation. Field adjust as needed. (typ.)



Revision
RECEIVED
6/13/22

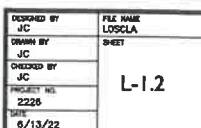


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**JAMES ROAD
FOLEY, AL**



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[illegible]

N 00° 01' 52" W 332.01'

N 89°58'20" W 250.05'



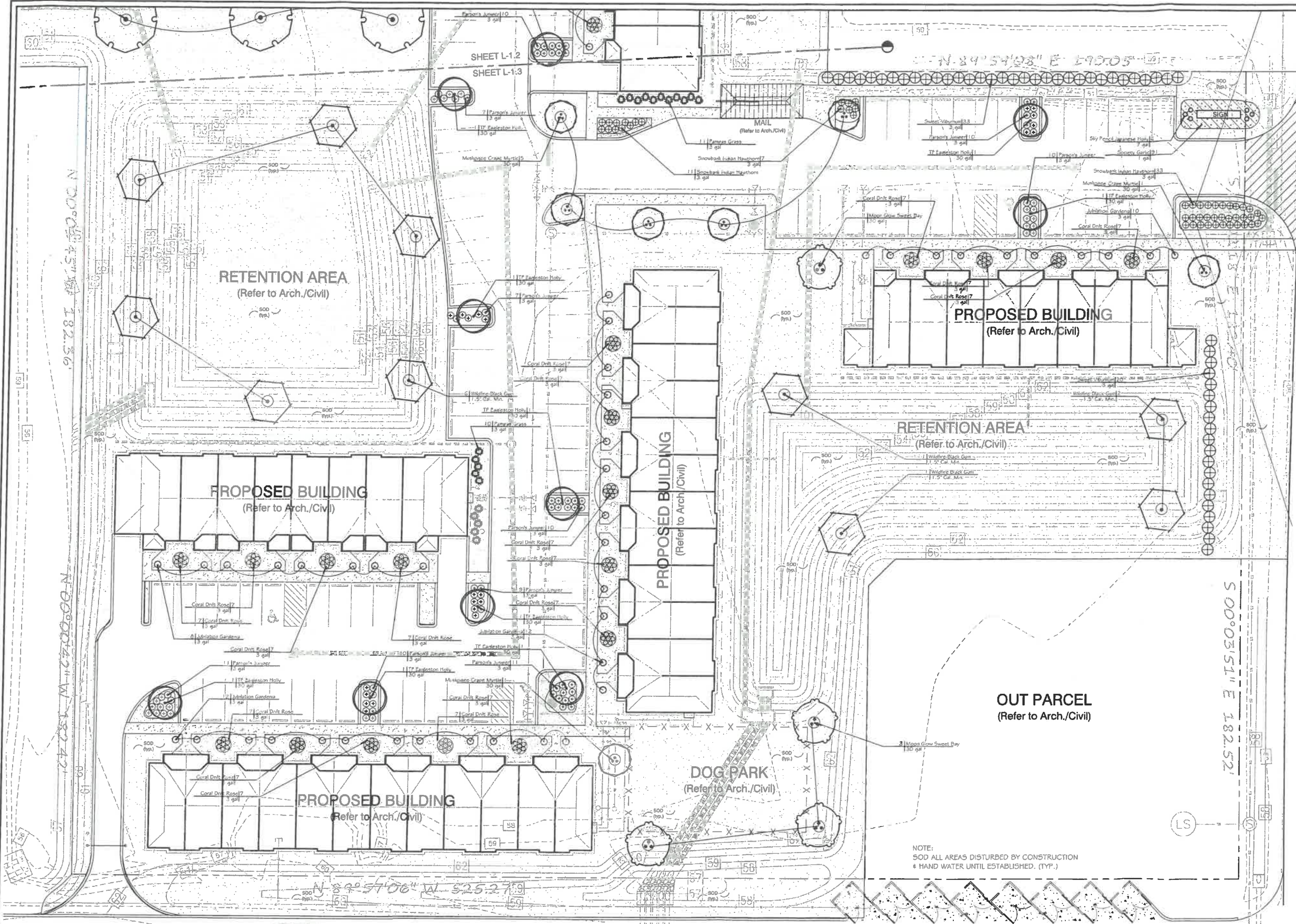
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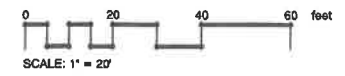


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All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)

Landscape Contractor shall coordinate tree planting locations with general contractor prior to utility installation. Field adjust as needed. (typ.)



JAMES ROAD

NOTE: NO WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.

NOTE: SOD ALL AREAS DISTURBED BY CONSTRUCTION & HAND WATER UNTIL ESTABLISHED. (TYP.)

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landscape architecture

Espalier, LLC
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Fairhope, Alabama 36533
P: 251.454.3500
espalierdesign.com

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LAS COLINIAS

JAMES ROAD
FOLEY, AL

ISSUED/REVISED

For Permit 6/14/22
For Permit 7/1/22
For Permit 7/28/22

PROJECT TITLE

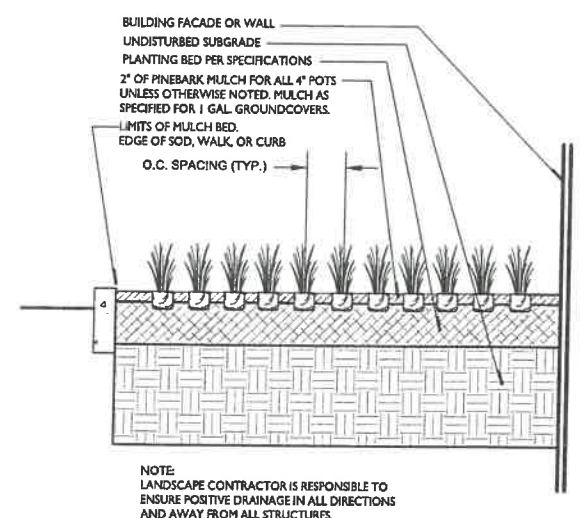
LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME LASCOLA
DRAWN BY JC	SHEET L-1.3
CHECKED BY JC	
PROJECT NO. 2229	
DATE 6/13/22	

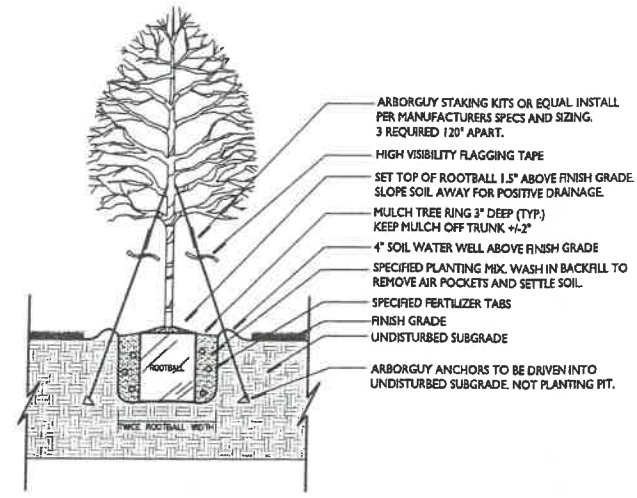
LANDSCAPE NOTES:

1. This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
2. Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
3. Contractor is made aware of active existing underground utilities. It is the contractors responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
4. Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
5. Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architects attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
6. The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
7. Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
8. Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
9. All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
10. Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
11. Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
12. The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
13. Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
14. Quantities shown on plant list are for convenience only.
15. All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
16. All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
17. All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
18. All beds shall receive Freshhand pre-emergent herbicide or equal.
19. Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
20. All bed lines shall have 3" V-Shaped trenches. See detail.
21. All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
22. All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
23. All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
24. All disturbed areas shall be irrigated and sodded.
25. Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
26. Brown or defoliated plants shall be removed and replaced immediately.
27. All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
28. No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

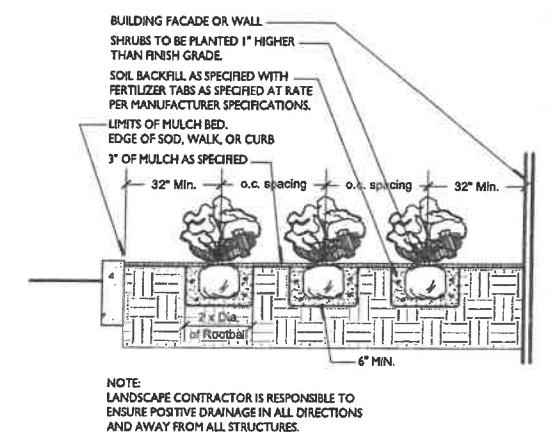
1 LANDSCAPE NOTES
N.T.S. LA-16



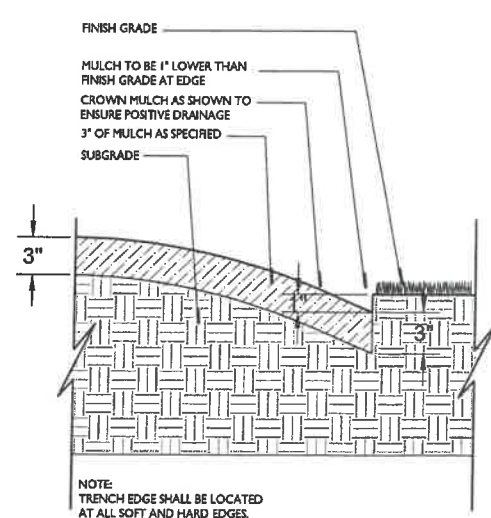
4 GROUNDCOVER PLANTING DETAIL
N.T.S. LA-03



2 TREE PLANTING
N.T.S. LA-01























3 SHRUB PLANTING DETAIL
N.T.S. LA-02



5 TRENCH BED EDGE
N.T.S. LA-04

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	SIZE	SIZE	REMARKS	
	IE	19	TF Eagleston Holly	30 gal		1.5" Cal., 8'Ht. Min., Single Trunk, Tree Form	
	LW	11	Muskogee Crape Myrtle	30 gal		Multi Trunk, 3-11" Cal. Canes Min., 10-12' Ht. Min.	
	MS	9	Moon Glow Sweet Bay	30 gal		Multi Trunk, 3-11" Cal. Canes Min., 10-12' Ht. Min., City Required Tree, Greenforest Nursery	
	MT	10	Teddy Bear Southern Magnolia	15 gal	1.5" Cal.	1.5" Cal. Min., 8' Ht. Min., Greenforest Nursery	
	NW	10	Wildfire Black Gum	1.5" Cal. Min.		1.5" Cal. Min., 8' Ht. Min., Greenforest Nursery	
	QV	12	Live Oak	3" DBH		8' Clear Trunk Ht. Min., City Required Tree	
	SS	19	Cabbage Palmetto	10-12' CT		Thick Heavy Trunks, Slick, City Required	
SHRUBS	CODE	QTY	COMMON NAME	SIZE	FIELD3	SPACING	REMARKS
	CP	21	Pampas Grass	3 gal		48" o.c.	
	GL	105	Jubilant Gardenia	3 gal		36" o.c.	
	JP	192	Parson's Juniper	3 gal		36" o.c.	
	LB	40	Breeze Grass	3 gal		48" o.c.	
	MS2	16	Mahonia Soft Caress	3 gal		30" o.c.	
	R4	315	Coral Drift Rose	3 gal		24" o.c.	
	RS	72	Snowbank Indian Hawthorn	3 gal		36" o.c.	
	SP	6	Sky Pencil Japanese Holly	7 gal		24" o.c.	
	VO	53	Sweet Viburnum	3 gal		60" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	CONT	FIELD3	SPACING	REMARKS
	CT	162,799 sf	419 Bermuda Grass	sod			
	LG	104	New Gold Lantana	4" pot		24" o.c.	
	LSP	44	Spicata Liriope	1 gal		18" o.c.	Do Not Sub Other Varieties Doug Young Nursery or Plant Ceaux
	TV	123	Society Garlic	1 gal		24" o.c.	

NOTES:

1. MULCH ALL TREE RINGS & PLANTINGS 3 GAL. & LARGER WITH LONG LEAF PINESTRAW.
2. MULCH ALL PLANTINGS & GROUNDCOVER 1 GAL. & SMALLER WITH SHREDDED PINEBARK MULCH.
3. SOD ALL AREAS DISTURBED BY CONSTRUCTION NOT SHOWN TO BE PLANTED.
4. NO OVERSTORY TREE SHALL BE PLANTED WITHIN 20' OF OVERHEAD ELECTRICAL LINES.
5. ALL PLANTINGS THAT DIE OR ARE DESTROYED MUST BE REPLACED DURING THE NEXT PLANTING SEASON.
6. THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
7. SEE LANDSCAPE NOTES & SPECIFICATIONS.

CITY OF FOLEY LANDSCAPE REQUIREMENTS:

TREE REQUIREMENTS:
Minimum tree density of ten (10) trees per acre
Site Acreage = 8.98 x 10 = 90 Trees Required
1 Tree per 50' of interior parking = 2150/50' = 43 Trees & 5 Shrubs/tree Required
Total Trees Required = 90
Total Shrubs Required = 215

All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)

Landscape Contractor shall coordinate tree planting locations with general contractor prior to utility installation. Field adjust as needed. (typ.)

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landscape architecture

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espalierdesign.com

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LAS COLINIAS

JAMES ROAD
FOLEY, AL

ISSUED/REVISED

For Permit 6/14/22
For Permit 7/1/22
For Permit 7/28/22

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME LOSCOLA
CHECKED BY JC	SHEET
PROJECT NO. 2228	L-1.4
DATE 6/13/22	



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

36

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Scooter's Addition to South McKenzie Street

REQUEST: Minor Subdivision

OWNER / APPLICANT:
D.I.D. Market Development
Co/Carter Engineering
Consultants

ACREAGE: 5.9 Acres

PIN#(s): 60434

LOCATION: West of McKenzie
St, north of Michigan Ave

DESCRIPTION:
Lot 2 (.603 acres) is being split
for Scooter's Coffee

CURRENT ZONING:
B1A - Extended Business
District

REQUESTED ZONING: NA

ADJACENT ZONING: NA

FUTURE LAND USE: NA

EXISTING LAND USE:
Parking Lot in front of old Trees
& Trends retail area



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING: We held a pre-app meeting with the end user on 7/5/22. They are now subdividing the lot out of the master parcel.

ENGINEERING:
OK - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay

SCOOTER'S ADDITION TO SOUTH MCKENZIE STREET

A MINOR SUBDIVISION PLAT

LOCATED IN
SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, ST. STEPHENS PRINCIPAL MERIDIAN,
BALDWIN COUNTY, ALABAMA
AS PREVIOUSLY RECORDED IN
DEED BOOK 217, PAGE 1739

PREPARED BY:



ESP Associates AL, Inc.
251A Cahaba Valley Parkway North
Pelham, AL 35124
205-884-8488 (AL)
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-883-4949 (NC)
803-602-2440 (SC)
www.espsurvey.com

CADD FILE: KQ.800.000 BRAVO Sooters Foley AL.dwg
CADD OPERATOR: BBT
JUNE 2022

THE STATE OF ALABAMA COUNTY OF BALDWIN

The undersigned, Jeffery N. Lucas, Registered Land Surveyor, State of Alabama, and The Undersigned Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made of the instance of said Owner(s); that this plat or map is a true and correct map of land shown therein and known as or to be known as "SCOOTER'S ADDITION TO SOUTH MCKENZIE STREET"; showing subdivision into which it is proposed to divide said land; giving the length and the angles of the boundaries of each lot and its number; showing the streets, alleys and public grounds, giving the length, width, and name of each street, as well as the number of each lot and block; also showing the relations of the lands to the platted and government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner further certify that they are the owners of said property and that the same is subject to a mortgage held by Trustmark National Bank.

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.

BY: _____ DATE _____
Jeffery N. Lucas, Surveyor
PLS NO. 16680

OWNER:

By: _____
D.I.D.-Market Development Company
Position:

OWNER:

By: _____
Bay Market Development Company
Position:

MORTGAGE HOLDER:

By: _____
Trustmark National Bank
Position:

STATE OF ALABAMA COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that Jeffery N. Lucas, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such Land Surveyor and with full authority thereof.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public (seal)
My commission expires: _____

STATE OF ALABAMA COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that _____, whose name is signed as owner of D.I.D.-Market Development Company, the Owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily and with full authority thereof.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public (seal)
My commission expires: _____

STATE OF ALABAMA COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that _____, whose name is signed as owner of Bay Market Development Company, the Owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily and with full authority thereof.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public (seal)
My commission expires: _____

STATE OF ALABAMA COUNTY

I, _____, as Notary Public in and for said County and State, do hereby certify that _____, whose name is signed as owner of Trustmark National Bank, the Mortgage Holder, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily and with full authority thereof.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public (seal)
My commission expires: _____

OVERALL LEGAL DESCRIPTION DEED BOOK 217, PAGE 1739

Commence at the Southeast Corner of the Northeast Quarter of Section 32, Township 7 South, Range 4 East; run thence South 89 degrees 59 minutes 34 seconds West for 71.82 feet; run thence North 00 degrees 39 minutes 00 seconds East for 40 feet to a point that intersects the north right of way of Michigan Avenue and the West right of way of Alabama Number 59; run thence South 89 degrees 59 minutes 34 seconds West along the North right of way of Michigan Avenue for 615 feet to a point; run thence North 00 degrees 39 minutes 00 seconds East 420 feet to the POINT AND PLACE OF BEGINNING; continue thence North 00 degrees 39 minutes 00 seconds East 47 feet to a point; run thence North 89 degrees 59 minutes 34 seconds East 55 feet to a point; run thence South 00 degrees 39 minutes 00 seconds West 91 feet to a point; run thence North 89 degrees 59 minutes 34 seconds East 477 feet to a point; run thence North 00 degrees 39 minutes 00 seconds East 44 feet to a point; run thence North 89 degrees 59 minutes 34 seconds East 333 feet to a point; run thence South 00 degrees 39 minutes 00 seconds West 20 feet to a point; run thence North 89 degrees 59 minutes 34 seconds East 50 feet to a point on the West right of way of Alabama Highway Number 59; run thence North 00 degrees 39 minutes 00 seconds East 398 feet to a point; run thence South 89 degrees 59 minutes 34 seconds West 675 feet to a point; run thence South 00 degrees 39 minutes 00 seconds East 378 feet to a point; run thence North 89 degrees 59 minutes 34 seconds East 60 feet to the POINT AND PLACE OF BEGINNING. Said property lying and being in Section 32, Township 7 South, Range 4 East, City of Foley, Baldwin County, Alabama.

PID: 54-09-32-1-000-003.002
OWNER: DID, INC
DEED BOOK 187, PAGE 1274

S 89°58'17" E 674.94'

LOT 1
234,784 SQ. FT.
5.390 ACRES
A PORTION OF PROPERTY
DESCRIBED IN
DEED BOOK 217, PAGE 1739

O'REILLY'S
PID: 54-09-32-1-000-003.011
OWNER: DID FOLEY LLC
INST# 753233

APPROXIMATE LOCATION
PEDESTRIAN AND VEHICULAR
INGRESS/EGRESS EASEMENT
INSTRUMENT# 715428

LOT 2
26,280 SQ. FT.
0.603 ACRES
A PORTION OF PROPERTY
DESCRIBED IN
DEED BOOK 217, PAGE 1739

PID: 54-09-32-1-000-003.005
OWNER: DID MARKET DEVELOPMENT CO
DEED BOOK 30, PAGE 1645

LEGEND	
REBAR	MAG NAIL FOUND
REBAR	REBAR FOUND
IPF	IRON PIN FOUND
CRF	CAPPED REBAR FOUND
CRF	CAPPED REBAR SET "LUCAS"
●	MONUMENT FOUND
△	CALCULATED POINT
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE

WETLAND NOTICE

By approval of this Plat, the City of Foley, the Developer, the Engineer, and the Surveyor, makes no representation or warranty, either expressed or implied, that any lot delineated on this Plat which may be encumbered by any wetlands is or will be suitable for improvement or other development, purchasers are on notice that improvement of the property encumbered by wetlands will require separate permitting by Federal and/or State authorities under such law and regulations governing wetlands as may be in effect from time to time.

OWNER'S DEDICATION

I, _____, have caused the land embraced in the within Plat to be surveyed, staked, and platted to be known as Scooter's Addition to South McKenzie Street, and that the (streets, drives, alleys, easements, etc.) as shown on Plat are hereby dedicated use by the Public.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES--SEWER

The undersigned, as authorized by Riviera Utilities, hereby approves the Sewer services as installed and represented on this Plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this the _____ day of _____, 20____.

Representative _____ Date: _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES--WATER

The undersigned, as authorized by Riviera Utilities, hereby approves the Water services as installed and represented on this Plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this the _____ day of _____, 20____.

Representative _____ Date: _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES--GAS

The undersigned, as authorized by Riviera Utilities, hereby approves the Gas services as installed and represented on this Plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this the _____ day of _____, 20____.

Representative _____ Date: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

The within resubdivision of property recorded in Deed Book 217, Page 1739 is hereby approved by the City of Foley Planning Commission, this the _____ day of _____, 20____.

City Planning Commission _____ Date: _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

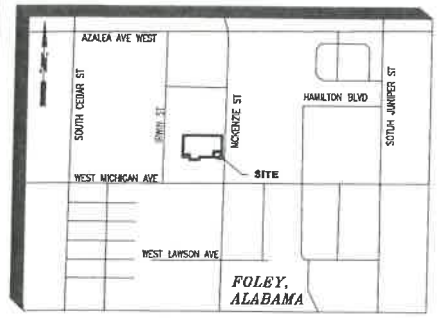
The undersigned, as City Engineer for the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this the _____ day of _____, 20____.

City Engineer _____ Date: _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES--CABLE & INTERNET

The undersigned, as authorized by Riviera Utilities, hereby approves the Cable and Internet services as installed and represented on this Plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this the _____ day of _____, 20____.

Representative _____ Date: _____



CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES--ELECTRICAL

The undersigned, as authorized by Riviera Utilities, hereby approves the Electrical services as installed and represented on this Plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this the _____ day of _____, 20____.

Representative _____ Date: _____

Jeffery N. Lucas, Surveyor
PLS NO. 16680

Representative _____ Date: _____



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

39

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Swindle SD

REQUEST: Minor SD

OWNER / APPLICANT:

Jack Swindle

ACREAGE: 2.08

PIN#(s): 35436

LOCATION: East of Hickory St,
north of Michigan Ave

DESCRIPTION: The request is for a
2 lot subdivision

CURRENT ZONING:

AO - Agricultural Open Space

REQUESTED ZONING:

N/A

ADJACENT ZONING:

AO - Agricultural Open Space

FUTURE LAND USE:

RM - Residential Medium Density
(4-7 Units per acre)

EXISTING LAND USE:

SFR



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

The existing structure meets the AO zoning designation. The layout shows a 30' front & rear yard setback but it is 50' for each. It still meets the zoning. The shed on Lot 2 can be 10' from the lot line so it is okay too.

ENGINEERING:

OK - Chad Christian

ENVIRONMENTAL:

OK - Angie Eckman

FIRE:

OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:

OK - Chuck Lay

41

DATE _____

REVISIONS

DRAWN BY: MBA

PROJECT No.: F_SWIND001

SCALE: 1" = 30'

A circular professional seal for a land surveyor in Alabama. The outer ring contains the text "ALABAMA" at the top and "B.C. JOHNSON" at the bottom. Inside this ring, the word "LICENSED" is at the top and "SURVEYOR" is at the bottom. The center of the seal features the text "No. 23004" and "PROFESSIONAL LAND" in a bold, sans-serif font.

OWNERSHIP & DEDICATION

SIGNED AND SEALED IN THE PRESENCE OF:

PROPERTY OWNER

WITNESS

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS OWNER, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION,

NOTARY PUBLIC

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE DAY OF 2022.

CERTIFICATE OF APPROVAL BY THE CITY COMMUNITY DEVELOPMENT DIRECTOR

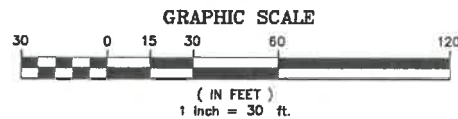
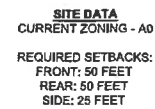
COMMUNITY DEVELOPMENT DIRECTOR

1000 L. DORRILL AVENUE (FOLEY)
FOLEY, AL. 36535
(251) 943-8960
120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL. 35124
TEL - (205) 403-9158



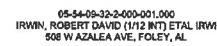
ENGINEERING DESIGN GROUP, LLO
 CIVIL ENGINEERS - LAND SURVEYORS
 (304) 408-4764 FAX (304) 443-6900

1 OF 1



54-09-32-2-000-005.000
REED, PHILLIP J & ELSIE S
808 MICHIGAN AVE W, FOLEY, AL

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO QUANTIFIED STATE OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE DEED.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 0100302814M, EFFECTIVE DATE 04/19/2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
6. SURVEY PREPARED FOR: JACK SWINDLE.
7. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.



LOT 2
46907 SF
1.08 AC

LOT 1
43754SF
1.00 AC

54-09-32-2-000-006.001
BASILE, CHRISTOPHER ETUX JODY
704 MICHIGAN AVE W. FOLEY, AL.

W MICHIGAN AVENUE
70' R.O.W.

RECEIVED
7/25/50

45

DATE _____

REVISIONS

DRAWN BY: MBA

710 W MICHIGAN AVE

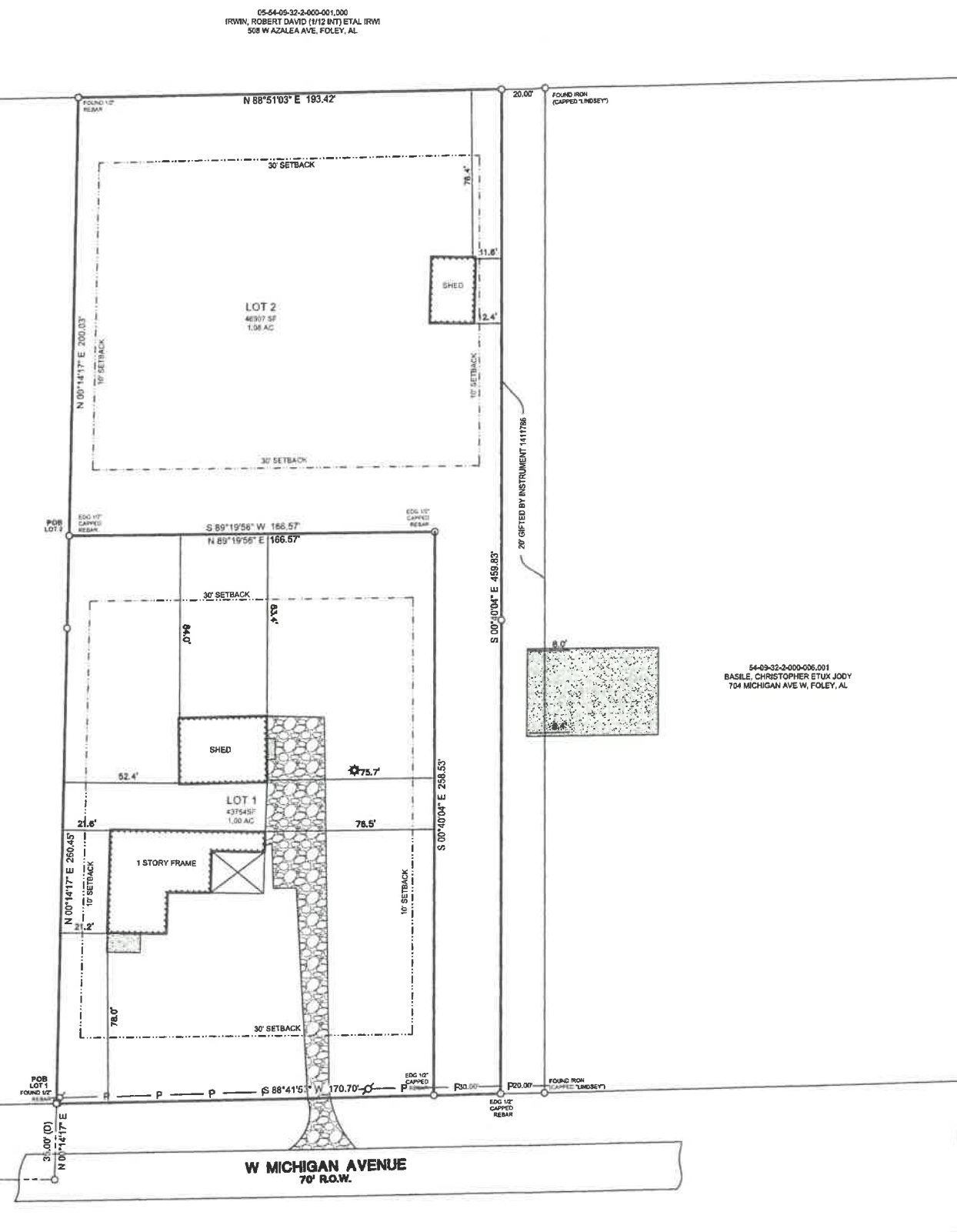
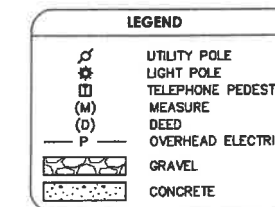
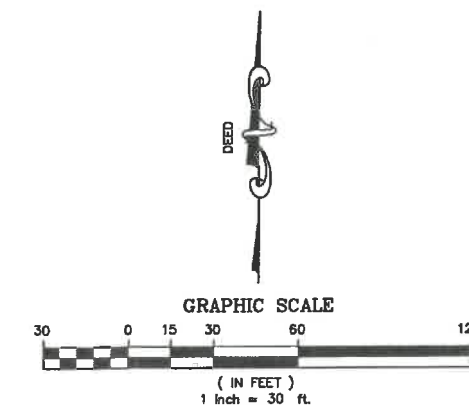
QUEST:

1000 E. LAUREL AVENUE (FOLEY)
FOLEY AL 3652E

EDU

1

SHEET 1



RECEIVED
7/25/02 AL



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

43

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Beach Express RV and Self Storage - A Re-Subdivision of Lot 6
Providence

REQUEST: Minor
Subdivision

OWNER / APPLICANT:
Powers Investments LLC/
SE Civil

ACREAGE: 26.55 ac

PIN#(s): 67636

LOCATION: West of FBE,
south of CR 20

DESCRIPTION:
4 lots total

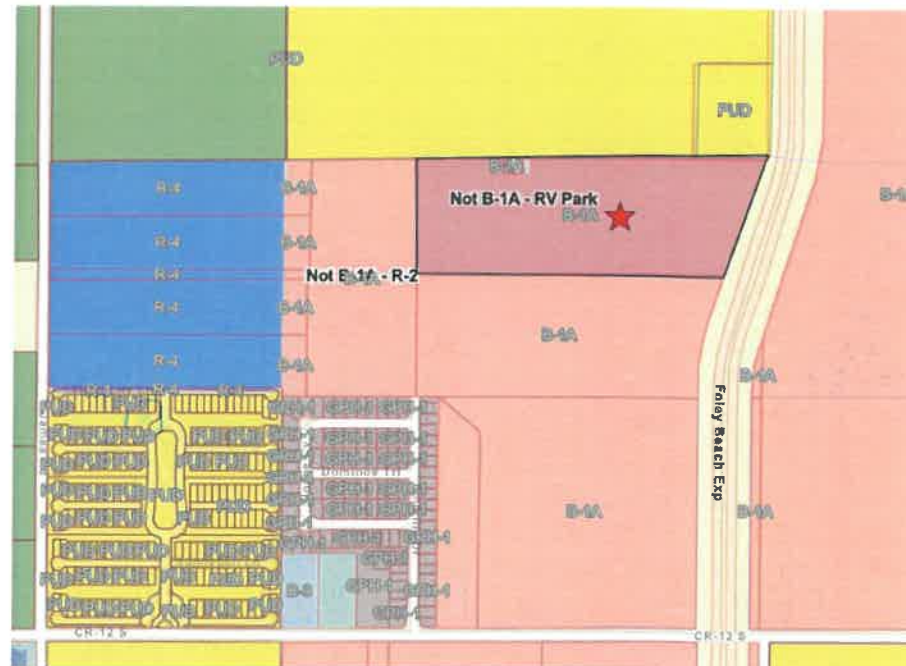
CURRENT ZONING:
RV Park

REQUESTED ZONING:
B1A rezoning request for 3 of
the 4 lots is being requested of
PC concurrently this month.

ADJACENT ZONING:
N = PUD
E & S = B-1A
W = R-2

FUTURE LAND USE:
MXU, Mixed Use
Commercial/Residential

EXISTING LAND USE:
Vacant



44

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
The lots meet/exceed the zoning requirements.

ENGINEERING:
Single access to serve all lots from Foley Beach Express - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

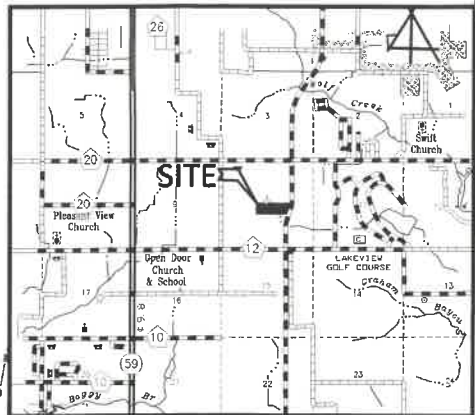
FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay

PROPERTY IS LOCATED IN THE XX QUARTER OF SECTION XX,
TOWNSHIP XX SOUTH, RANGE XX EAST, BALDWIN COUNTY, ALABAMA.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X (UNSHADE)" AS
SCALED FROM FLOOD INSURANCE RATE MAP NUMBER
01003C0931M AND 01003C0932M, COMMUNITY NUMBER
010007, PANEL 0931 AND 0932, SUFFIX "M", MAP
REVISED DATE APRIL 19, 2018.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1068.62'	78.07'	S15°20'58"W	78.05'



VICINITY MAP
1 Inch = 1 Mile

SITE DATA

Parcel ID: 05-61-02-10-0-000-006.000
PPIN: 67636
Total Acres: 26.55 AC.
Zoning: RV
Planning District: 21
Total Lots: 4
Density: 0.23 / AC.
Smallest Lot: 0.96 AC.
Largest Lot: 17.45 AC.
Streets: PRIVATE
Building Setbacks: As Shown Hereon

UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
POWER SERVICE - BALDWIN EMC

SURVEYOR
DAVID DIEHL
9969 WINDMILL ROAD
FAIRHOPE AL. 36532

OWNER/DEVELOPER
POWERS INVESTMENTS, LLC
3558 OAK TREE DRIVE, SUITE D
SEMMESE, AL. 36575

SURVEYOR'S CERTIFICATE

I HEREBY STATE 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,
INFORMATION, AND BELIEF.

LOT 6, PROVIDENCE COMMERCIAL PARK, ACCORDING TO THE PLAT
THEREOF AS RECORDED ON SLIDE 2700-C, PROBATE COURT
RECORDS, BALDWIN COUNTY, ALABAMA.

DAVID E. DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



*THE SETBACKS SHOWN HEREON FOR
LOTS 2, 3 AND 4 REFLECT THE
PROPOSED ZONING FOR B-1A.
SETBACKS FOR LOT 1 REFLECT THE
CURRENT ZONING FOR RV.

RECEIVED
Revision

BEACH EXPRESS RV AND
SELF STORAGE
A RE-SUBDIVISION OF
LOT 6 PROVIDENCE
PAGE 1 OF 1

PROPERTY BOUNDARY &
SUBDIVISION

POWERS INVESTMENTS, LLC

S.E. Civil
Engineering & Surveying
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 999-2566

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20221093
FILE	20221093
SHEET	1 OF 1

LEGEND:

B.S.L. = BUILDING SETBACK LINE
(A & R) = ACTUAL & RECORD BEARING/DISTANCE
CRF = CAPPED REBAR FOUND
CMF = CONCRETE MONUMENT FOUND
RBF = REBAR FOUND (NO CAP)
RFB = REAL PROPERTY BOOK
PG = PAGE
PG = TEMPORARY BENCH MARK
● = 1/2" CAPPED REBAR SET (SEE CIVIL - CA-1167-LS)
— OF — = OVERHEAD POWER LINE
— E — = OVERHEAD TRANSMISSION LINE
— RI — = FIBER OPTIC LINE
— UT — = UTILITY POLE
— GUY — = GUY WIRE
▲ = FIBER OPTIC MARKER
□ = TELEPHONE PEDESTAL
▲▲ = WETLANDS

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I, ME COTTON BAYOU DEVELOPMENT, LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE
WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS
A PART OF (SECTION CALL OUT),
BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON
SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, OR PRIVATE USE AS NOTED, TOGETHER
WITH SUCH RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS DAY OF

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN
I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT
WHOSE NAME AS
OF THE
IS SIGNED TO THE FOREGOING
INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT,
BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH
FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID
CORPORATION.

THIS DAY OF

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS,
RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE
BOUNDARIES OF SAID PROPERTIES.
2. 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 MONUMENTATION IS ALSO SHOWN.
3. SURVEY WAS CONDUCTED IN MAY 2022, AND IS RECORDED IN AN ELECTRONIC
FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL
FIELD TRAVERSES, AND ARE BASED ON RECORD PLAT.
5. ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON
N.A.S.D. 1988 DATUM.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND
PLOTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE
GEOPHYSICAL SURFACE MARKINGS BY OTHERS.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS
OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA,
EFFECTIVE JANUARY 1, 2017.

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE
FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO
MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY
OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND
RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
3. THERE IS A DEDICATED HERETHWITH A 10 FOOT UTILITY EASEMENT ON
ALL LOT LINES AND COMMON AREAS ADJACENT TO THE
RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF
LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
4. THERE IS DEDICATED HERETHWITH A 15 FOOT DRAINAGE EASEMENT ALONG
THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA
CONTAINING DRAINAGE INFRASTRUCTURE.
5. ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
6. THE PORTION OF THE COMMON DRIVEWAY OUTSIDE THE PUBLIC
RIGHT-OF-WAY AS SHOWN HEREON IS PRIVATE AND WILL NOT BE
MAINTAINED BY BALDWIN COUNTY.
7. THE BUILDING SETBACK LINE FROM JURISDICTIONAL WETLANDS SHALL BE
30 FEET, WITHIN WHICH A MINIMUM 5 FOOT NATURAL BUFFER SHALL BE
PROVIDED UP-AND OF ALL JURISDICTIONAL WETLANDS.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS THE CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA, THIS DAY OF 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY FOLEY UTILITY DEPARTMENT HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA, THIS DAY OF 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT
FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS
DAY OF 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA, THIS DAY OF 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES
THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT
FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS
DAY OF 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAT
FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS
DAY OF 2022.

AUTHORIZED REPRESENTATIVE



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

46

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Powers Investments LLC / Beach Express RV and Self Storage Rezoning

REQUEST: Rezoning for 3 of the 4 new parcels

OWNER / APPLICANT:
Powers Investments LLC/
SE Civil

ACREAGE: 9.12 ac of the
total 26.55 ac

PIN#(s): 67636

LOCATION: West of FBE,
south of CR 20

DESCRIPTION:
Rezoning for 3 of the 4 new
lots

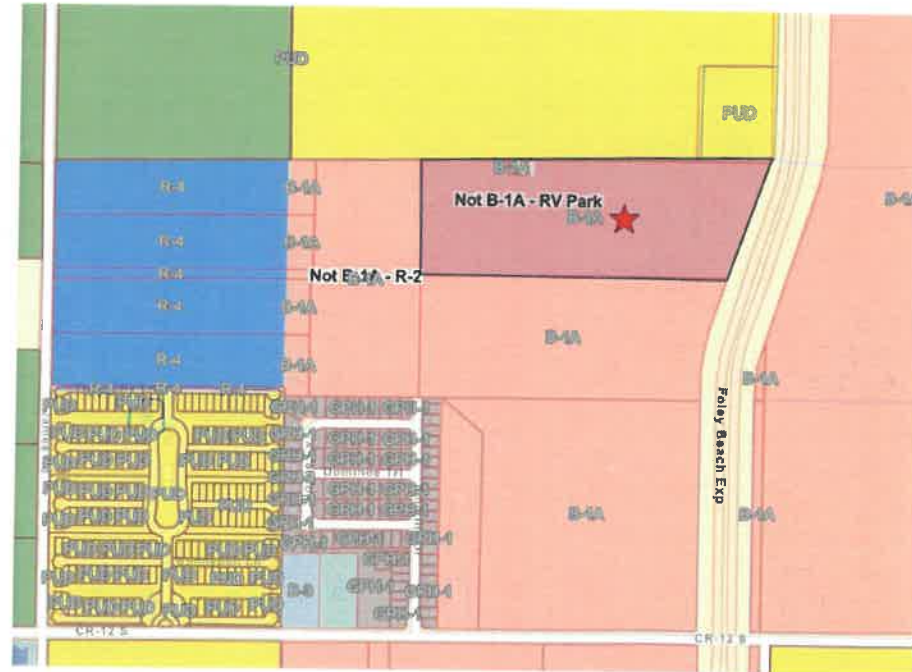
CURRENT ZONING:
RV Park

REQUESTED ZONING:
B-1A

ADJACENT ZONING:
N = PUD
E & S = B-1A
W = R-2

FUTURE LAND USE:
MXU, Mixed Use
Commercial/Residential

EXISTING LAND USE:
Vacant



47

UTILITY LETTERS RECEIVED: YES / NO / **NOT APPLICABLE**
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

A pre-app meeting was held on 6/29/22. Proposed Lots 2, 3 & 4 are being rezoned, proposed Lot 1 is remaining RV Park. The RV Park plan would have to be resubmitted for that use. Once rezoned, the storage use will come to the Board of Adjustment & Appeals for a Use Permitted on Appeal. This is not in the FBE Overlay District.

ENGINEERING:

Not opposed - Chad Christian

ENVIRONMENTAL:

OK - Angie Eckman

FIRE:

OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:

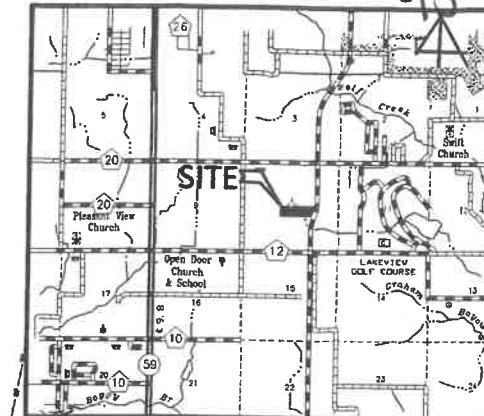
OK - Chuck Lay

PROPERTY IS LOCATED IN THE XX QUARTER OF SECTION XX,
TOWNSHIP XX SOUTH, RANGE XX EAST, BALDWIN COUNTY, ALABAMA.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X (UNSHADE)" AS
SCALED FROM FLOOD INSURANCE RATE MAP NUMBER
010030931M AND 010030932M, COMMUNITY NUMBER
010007, PANEL 0931 AND 0932, SUFFIX "M", MAP
REVISED DATE APRIL 15, 2015.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1068.62'	78.07'	S15°20'58"W	78.05'



VICINITY MAP
1 Inch = 1 Mile

SITE DATA

Parcel ID: 05-61-02-10-0-000-006.000
PPIN: 67636
Total Acres: 26.55 AC.
Zoning: RV
Planning District: 21
Total Lots: 4
Density: 0.23 / AC.
Smallest Lot: 0.96 AC.
Largest Lot: 17.45 AC.
Streets: PRIVATE
Building Setbacks: As Shown Hereon

UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
POWER SERVICE - BALDWIN EMC

SURVEYOR
DAVID DIEHL
9969 WINDMILL ROAD
FAIRHOPE AL. 36532

OWNER/DEVELOPER
POWERS INVESTMENTS, LLC
3558 OAK TREE DRIVE, SUITE D
SEMMES, AL. 36575

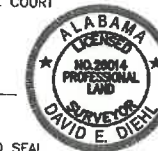
SURVEYOR'S CERTIFICATE

I HEREBY STATE 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,
INFORMATION, AND BELIEF.

LOT 6, PROVIDENCE COMMERCIAL PARK, ACCORDING TO THE PLAT
THEREOF AS RECORDED ON SLIDE 2700-C, PROBATE COURT
RECORDS, BALDWIN COUNTY, ALABAMA.

DAVID E. DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



*THE SETBACKS SHOWN HEREON FOR
LOTS 2, 3 AND 4 REFLECT THE
PROPOSED ZONING FOR B-1A.
SETBACKS FOR LOT 1 REFLECT THE
CURRENT ZONING FOR RV.

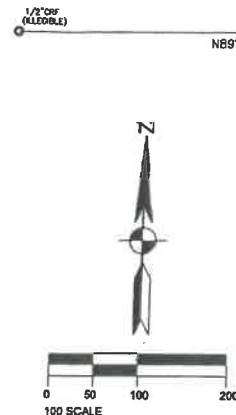
RECEIVED
Revision

BEACH EXPRESS RV AND
SELF STORAGE
A RE-SUBDIVISION OF
LOT 6 PROVIDENCE
PAGE 1 OF 1

PROPERTY BOUNDARY &
SUBDIVISION
POWERS INVESTMENTS, LLC

S.E. Civil
Engineering
& Surveying
1969 WINDMILL ROAD
FAIRHOPE, AL 36532
(251) 996-5554

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20221093
FILE	20221093
SHEET	1 OF 1



- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
 - (A & R) = ACTUAL & RECORD BEARING/DISTANCE
 - CRF = CAPPED REBAR FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - RDF = REBAR FOUND (NO CAP)
 - RFB = REAL PROPERTY BOOK
 - PG = PAGE
 - = TEMPORARY BENCH MARK
 - = 1/2" CAPPED REBAR SET (SEE CIVIL = CA-1167-LS)
 - = OVERHEAD POWER LINE
 - = OVERHEAD TRANSMISSION LINE
 - = FIBER OPTIC LINE
 - = UTILITY POLE
 - = GUY WIRE
 - = FIBER OPTIC MARKER
 - = TELEPHONE PEDESTAL
 - = WETLANDS

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I, ONE COTTON BAYOU DEVELOPMENT, LLC, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE
WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS
BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON
SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, OR PRIVATE USE AS NOTED, TOGETHER
WITH SUCH RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____

CERTIFICATION BY NOTARY PUBLIC:

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE HEREBY CERTIFY THAT
_____ OF THE
INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT
BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH
FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID
CORPORATION.

THIS _____ DAY OF _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS THE CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA, THIS _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY FOLEY UTILITY DEPARTMENT HEREBY APPROVES THE WITHIN
PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS
_____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS,
RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE
BOUNDARIES OF SAID PROPERTIES.
- 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 MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED IN MAY 2022, AND IS RECORDED IN AN ELECTRONIC
FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL
FIELD TRAVERSES, AND ARE BASED ON RECORD PLAT.
- ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON
N.A.S.D. 1988 DATUM.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND
PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES COMBINED WITH THE
GEOGRAPHICAL SURFACE MARKINGS BY OTHERS.
- NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
- THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS
OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA,
EFFECTIVE JANUARY 1, 2017.

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE
FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO
MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY
OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND
RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
- THERE IS A DEDICATED HERETHWITH A 10 FOOT UTILITY EASEMENT ON
ALL LOT LINES AND COMMON AREAS ADJACENT TO THE
RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF
LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
- THERE IS DEDICATED HERETHWITH A 15 FOOT DRAINAGE EASEMENT ALONG
THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA
CONTAINING DRAINAGE INFRASTRUCTURE.
- ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
- THE PORTION OF THE COMMON DRIVEWAY OUTSIDE THE PUBLIC
RIGHT-OF-WAY AS SHOWN HEREON IS PRIVATE AND WILL NOT BE
MAINTAINED BY BALDWIN COUNTY.
- THE BUILDING SETBACK LINE FROM JURISDICTIONAL WETLANDS SHALL BE
30 FEET, WITHIN WHICH A MINIMUM 5 FOOT NATURAL BUFFER SHALL BE
PROVIDED UPLAND OF ALL JURISDICTIONAL WETLANDS.



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

49

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: The Reserve of Foley LLC/The Reserve West of Foley LLC

REQUEST: Rezone to R3 - Residential Multi-Family

OWNER / APPLICANT:
Phil Noonan Vice-President of
Wesscorp LLC

ACREAGE: 43.2+/-

PIN#(s):
374494, 378456, 17065

LOCATION: South of CR 12,
west of FBE

DESCRIPTION: Existing
multi-family development

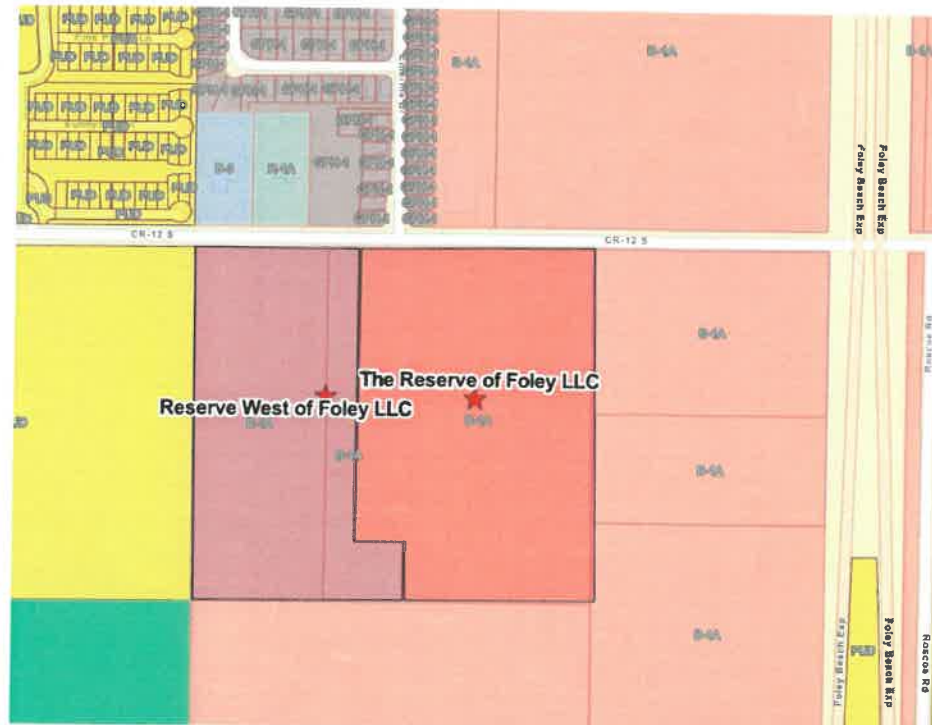
CURRENT ZONING: B1A
- Extended Business District

REQUESTED ZONING:
R3 - Residential Multi-Family

ADJACENT ZONING:
B1A - Extended Business
District, R1A - Residential
Single Family, B3 - Local
Business District, PUD -
Planned Unit Development &
R1D - Residential Single Family

FUTURE LAND USE:
MxU - Mixed Use

EXISTING LAND USE:
Multi-Family



50

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

The Reserve of Foley was built in a B1A zone. They requested a zoning verification letter & realized that stand-alone multi-family is no longer allowed in this zone. This makes the existing use Legal Non-Conforming in B1A so they would like to rezone to an appropriate zone in case of fire, hurricane, etc. This existing use has been reviewed & meets the R3 designation. There is a storage component that was approved by the Board of Adjustment & Appeals so that use could be continued as well.

ENGINEERING:

Not opposed - Chad Christian

ENVIRONMENTAL:

OK - Angie Eckman

FIRE:

OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:

OK - Chuck Lay



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

52

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Hadley Village PUD

REQUEST: Pre-Zoning of Property

OWNER / APPLICANT:

Daniel Ray Pugh, Sandra Pugh
Norwood, Vickie Wilkinson, John
Ricky Pugh, Rebecca Rapier

ACREAGE: ±35.27 ac

PIN#(s): 34907

LOCATION: East of Hwy 59,
south of Hadley Rd

DESCRIPTION:

Pre-Zoning Request, Annexation
Petition will follow at a later date

CURRENT ZONING:

Unzoned BC

REQUESTED ZONING: PUD

ADJACENT ZONING:

N = B-1A & Unzoned BC

E= Unzoned BC

S = B-1A & M-1

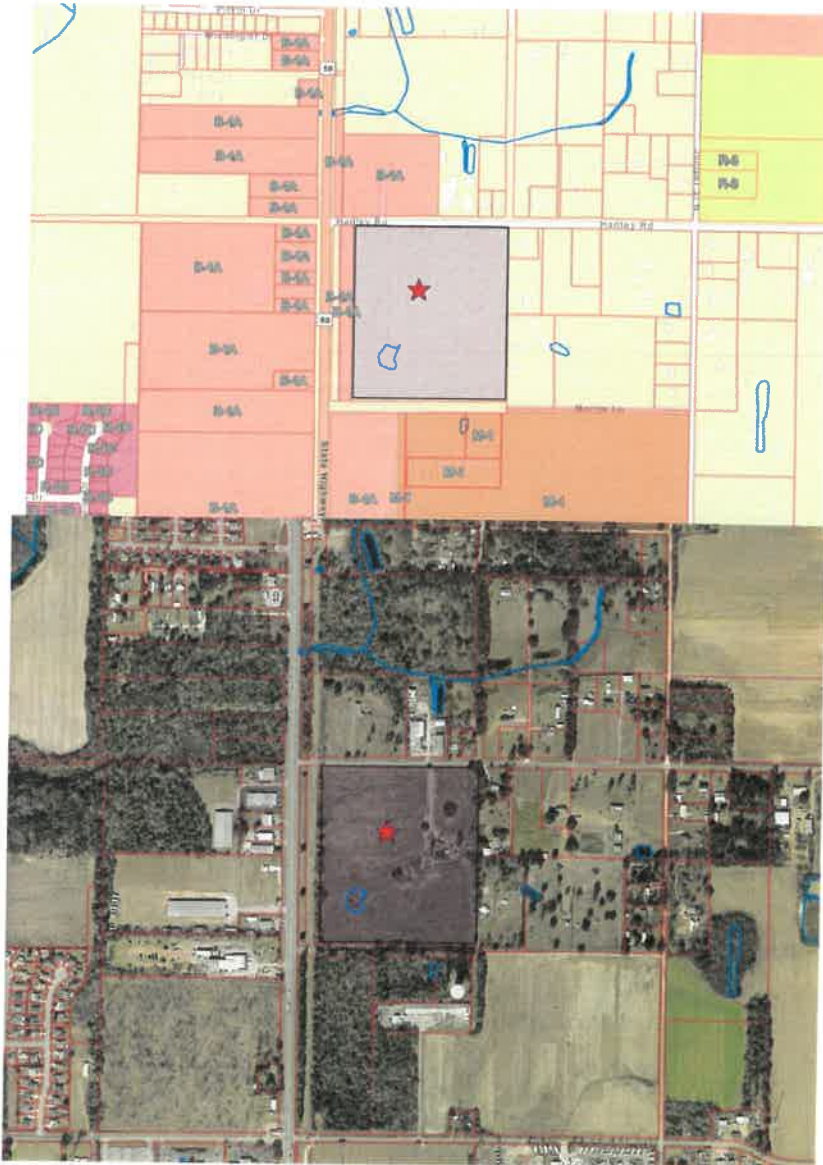
W = B-1A

FUTURE LAND USE:

RM,
Residential Med. Density (4-7)

EXISTING LAND USE:

Vacant



53

PROPOSED BUFFER: The developer is proposing a 45' buffer with trees along the east side of the property along with a fence.

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

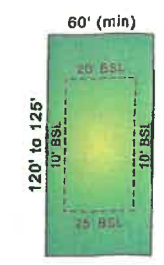
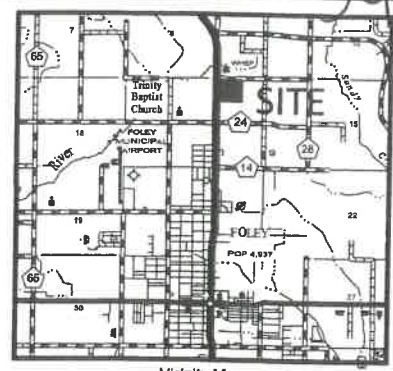
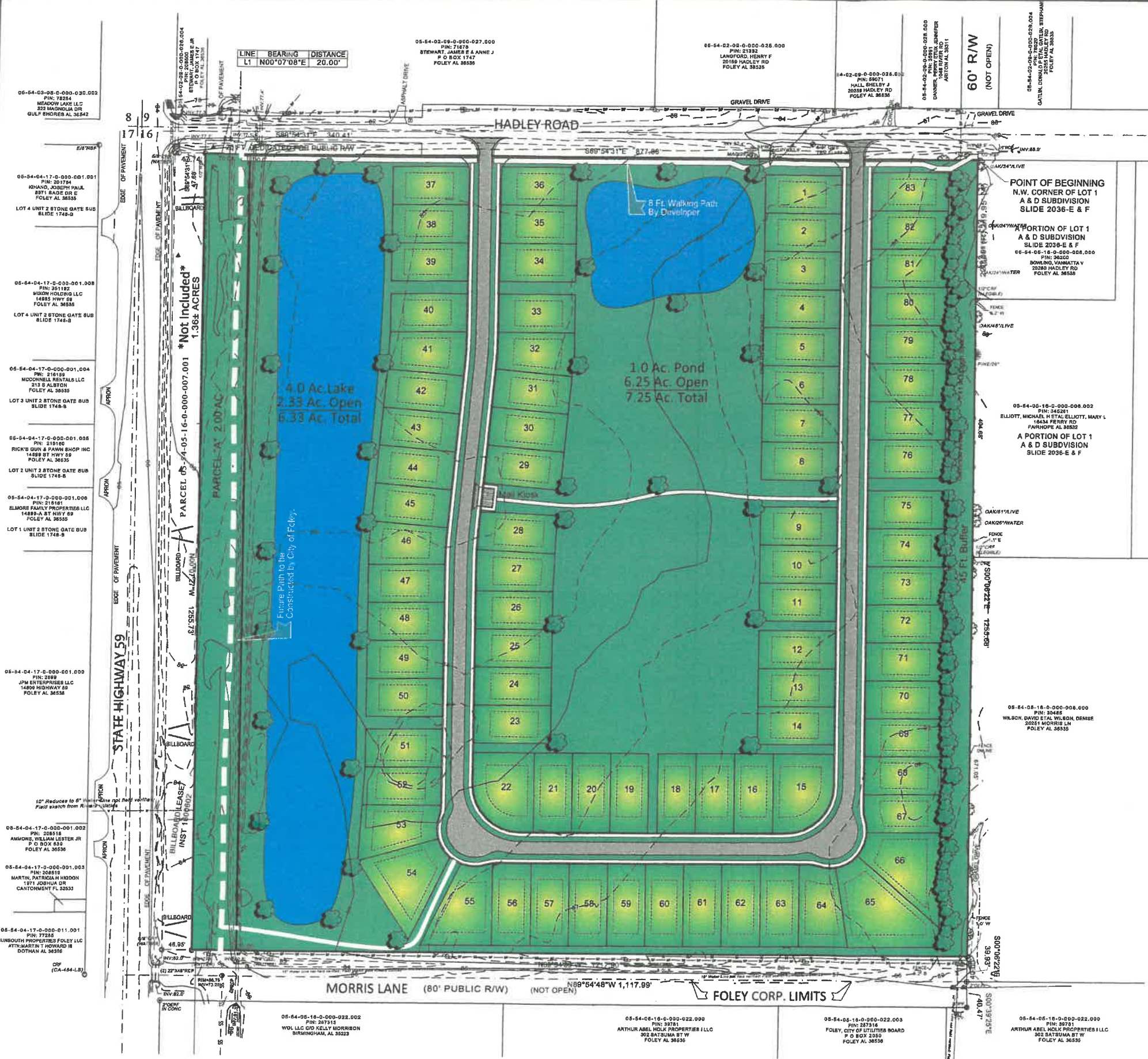
ZONING:
The City held pre-app meetings with the engineering firm on 10/11/21 & 6/2/22. The developer has agreed to constructing an 8' sidewalk along Hadley Road. The developer will donate a 2 acre strip along the western boundary to the City for a multi-use path on the old railroad bed. The overall density is 2.35 units an acre. There will be 5' sidewalks on both sides of the interior road. The overall open space is 15 acres with 8.5 acres open to the residents. The interior lots will be restricted to a 4' rear yard fence.

ENGINEERING:
OK - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay



Typical Lot

- General Notes:
- 1) All Street to be designed and constructed to City of Foley Standards.
 - 2) All Open Space to be maintained by Home Owners as outlined in the Covenants & Restrictions recorded at Final Plat.
 - 3) A Drainage Maintenance Fund will be established at Final Plat, 20% of which will be funded by developer as outlined in the Foley Land Development Ordinance.
 - 4) Trees will be planted at a rate of 10 per acre of Common Area as outlined in the Foley Land Development Ordinance, as designed by the Landscape Architect and submitted with the Preliminary Plat application. Trees shown hereon are for illustration purposes only.
 - 5) A 45 foot wide buffer strip, along the East side of the development, shall be landscaped with minor openings to allow the flow of drainage from the properties to the East.
 - 6) A 70 foot wide strip of land, shown as Parcel "A" hereon, shall be conveyed to the City of Foley at Final Plat.
 - 7) Lots 1 through 54 will be restricted to a 4 foot fence height along the rear property line.

SITE DATA
CURRENT ZONING: NONE
PROPOSED ZONING: PUD
LIN. FT. STREETS: 2,711 LF
NUMBER OF LOTS: 83
SMALLEST LOT: 7,200 SF
LARGEST LOT: 14,789 SF (LOT 65)
COMMON AREAS: 15.0 ACRES ± (42.5%)
TOTAL AREA: 35.27 AC ±

BUILDING SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 20 FEET
SIDE YARD = 10 FEET
SIDE STREET = 20 FEET

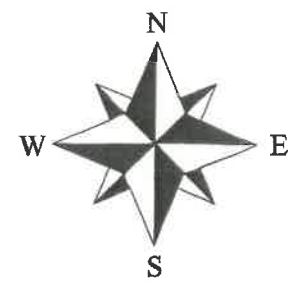
UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
GAS SERVICE - RIVIERA UTILITIES
TELEPHONE - CENTURYLINK

SURVEYOR'S CERTIFICATE
I HEREBY STATE 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, INFORMATION, AND BELIEF.

BEGINNING AT A 1/2 INCH REBAR FOUND (NO CAP) AT THE NORTHWEST CORNER OF LOT 1, A & D SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED ON SLIDE 2038-E AND 2038-F, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 06 MINUTES 22 SECONDS EAST, A DISTANCE OF 1255.68 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER) ON THE NORTH RIGHT-OF-WAY MORRIS LANE (80 FT R/W); THENCE RUN NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1217.90 FEET TO A 5/8 INCH CAPPED REBAR FOUND (WATTIER); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 07 MINUTES 27 SECONDS WEST, A DISTANCE OF 1255.73 FEET TO A 1/2 INCH REBAR FOUND (NO CAP); THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HADLEY ROAD; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 340.41 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 31 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 877.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 35.27 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E DIEHL 06-04-2022 DATE
AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 010505010M, COMMUNITY NUMBER 016000, PANEL 0810, SUFFIX "M", DATED APRIL 19, 2019.

HADLEY VILLAGE

A Planned Unit Development



DRAWN	DED
CHKD.	DED
PROJ MGR	DED
SCALE	1"=80'
PROJECT	20211011
FILE	OVERALL
SHEET	1 OF 2



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

55

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Wilson Pecan

REQUEST: Preliminary SD

OWNER / APPLICANT:
City of Foley

ACREAGE: 16.2 ac

PIN#(s):
351320, 352422, 352424

LOCATION: Between Kenny
Stabler Ave & CR 20

DESCRIPTION: Request is
for 7 lots

CURRENT ZONING:
PDD

REQUESTED ZONING:
N/A

ADJACENT ZONING:
B-1A & PDD

FUTURE LAND USE:
CPB, Civic Public
Benefit/Greenspace

EXISTING LAND USE:
Farmer's Market



56

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

This is a preliminary plat for the City of Foley property around the Farmer's Market.

ENGINEERING:

OK - Chad Christian

ENVIRONMENTAL:

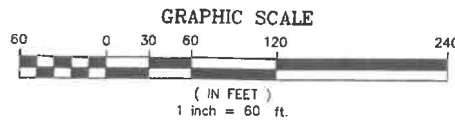
OK - Angie Eckman

FIRE:

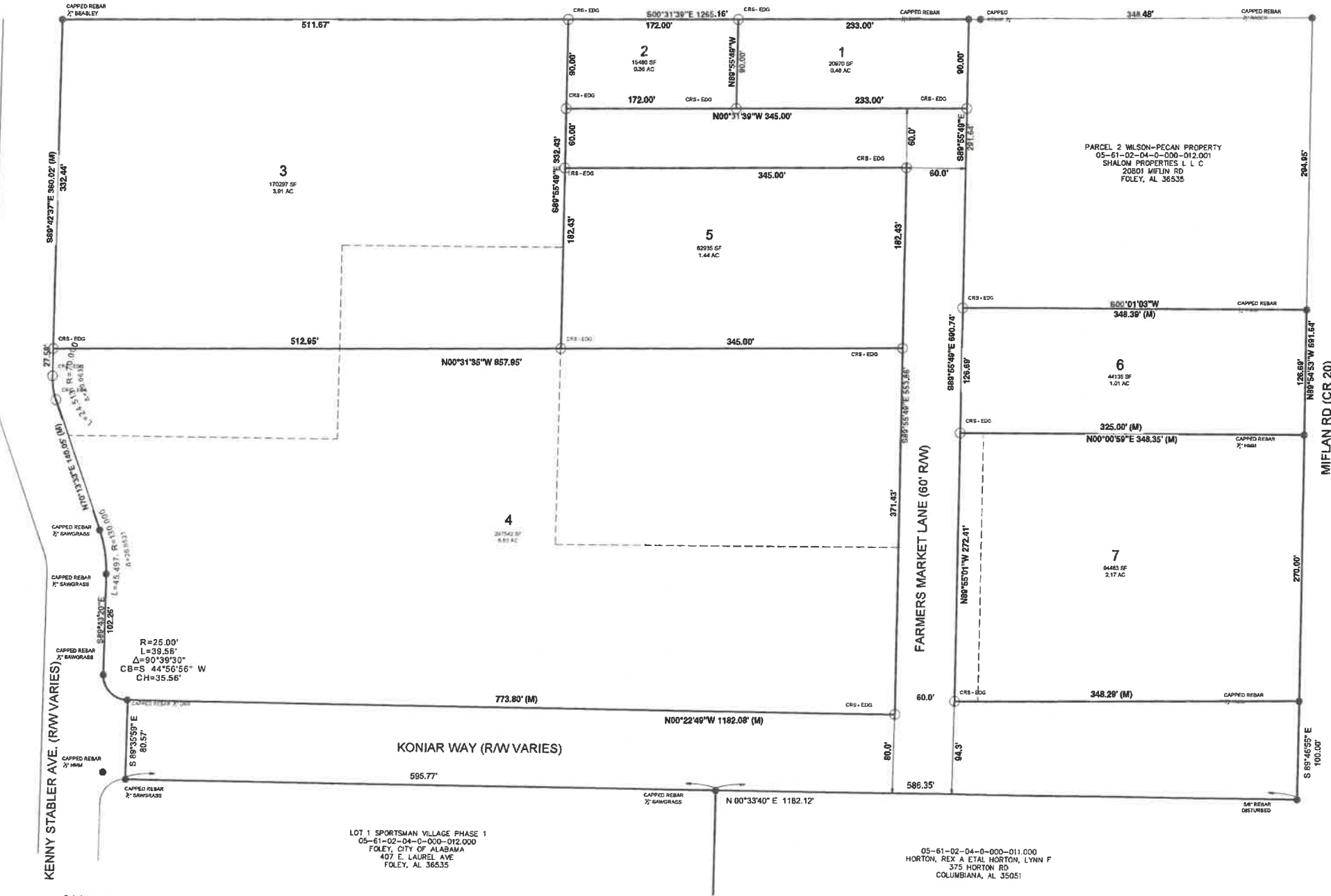
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:

OK - Chuck Lay



05-61-02-04-0-000-015.000
BC FOLEY L L C
100 BROOKWOOD RD
ATMORE AL 36502



OWNER
THE CITY OF FOLEY PUBLIC FACILITIES
COOPERATIVE DISTRICT,
AN ALABAMA PUBLIC CORPORATION
AND
COASTAL ALABAMA FARMERS' AND
FISHERMEN'S MARKET, INC.,
AN ALABAMA NONPROFIT CORPORATION,
407 EAST LAUREL AVENUE,
FOLEY, AL 36536

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT THAT (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____ 2022.

THE CITY OF FOLEY PUBLIC FACILITIES
COOPERATIVE DISTRICT,
an Alabama public corporation

PRINTED NAME

COASTAL ALABAMA FARMERS' AND
FISHERMEN'S MARKET, INC.,
an Alabama nonprofit corporation,
407 East Laurel Avenue,
Foley, AL 36536

PRINTED NAME

SURVEYOR
ENGINEERING DESIGN GROUP, LLC
1000 EAST LAUREL
FOLEY, AL 36535
(251) 943-8960
CONTACT: CRAIG JOHNSON, P.L.S.

ZONING
PLANNED UNIT DEVELOPMENT (PUD)
CITY OF FOLEY, AL 36535

SITE DATA
TOTAL ACREAGE = 16.2 AC.
NUMBER OF LOTS = 7
ZONED = PDD

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY
CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN
TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY,
GIVEN UNDER MY HAND AND OFFICIAL SEAL.

THIS _____ DAY OF _____ 2022.

SIGNATURE OF NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY
CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN
TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY,
GIVEN UNDER MY HAND AND OFFICIAL SEAL.

THIS _____ DAY OF _____ 2022.

SIGNATURE OF NOTARY PUBLIC

FOLEY FARMERS MARKET A RESUBDIVISION OF PARCEL 1 WILSON-PECAN PROPERTY MINOR SUBDIVISION

SITUATED IN SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF
SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

SIGNED THIS _____ DAY OF _____ 2022.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF FOLEY FARMERS MARKET A RESUBDIVISION OF PARCEL 1 WILSON-PECAN PROPERTY
MINOR SUBDIVISION, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION THIS THE _____ DAY OF _____ 2022.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN ELECTRIC (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN ELECTRIC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE
MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN
COUNTY, ALABAMA, THIS _____ DAY OF _____ 2022.

AUTHORIZED REPRESENTATIVE

NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01003C814M, EFFECTIVE DATE APRIL 19, 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

DESCRIPTION OF RECORD:

PARCEL 1, OF WILSON PECAN PROPERTY, A MINOR SUBDIVISION, AS RECORDED ON SLIDE 2497-F OF THE PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT:

LOT 1 SPORTSMAN VILLAGE SUBDIVISION PHASE 1, AS RECORDED ON SLIDE 2604-B OF THE PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

I HEREBY STATE 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, INFORMATION AND BELIEF.

SURVEYOR:

B.C. JOHNSON DATE: July 20, 2022
ALABAMA LICENSE NO. 23004



DATE	
REVISIONS	
DRAWN BY: CAW	CHECKED BY: BCJ
PROJECT NO.: F-FOLE0006	DATE: July 20, 2022
SCALE: 1" = 60'	
FOLEY FARMERS MARKET	
A RESUBDIVISION OF PARCEL 1 WILSON-PECAN PROPERTY MINOR SUBDIVISION	
1000 E. LAUREL AVENUE FOLEY, AL 36535 TEL. - (251) 943-8960	
EDG ENGINEERING DESIGN GROUP, LLC ONE LAUREL AVENUE FOLEY, AL 36536 (251) 943-8960	
SHEET NO. 1 OF 1	

58



**PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022**

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Eastgate SD

REQUEST: Preliminary Subdivision

OWNER / APPLICANT:

John Foley / Foley Land
Development

ACREAGE: 30 Acres

PIN#(s): 18291

LOCATION: Northwest corner of
Bender Rd & Springsteen Ln

DESCRIPTION: 101 Lots

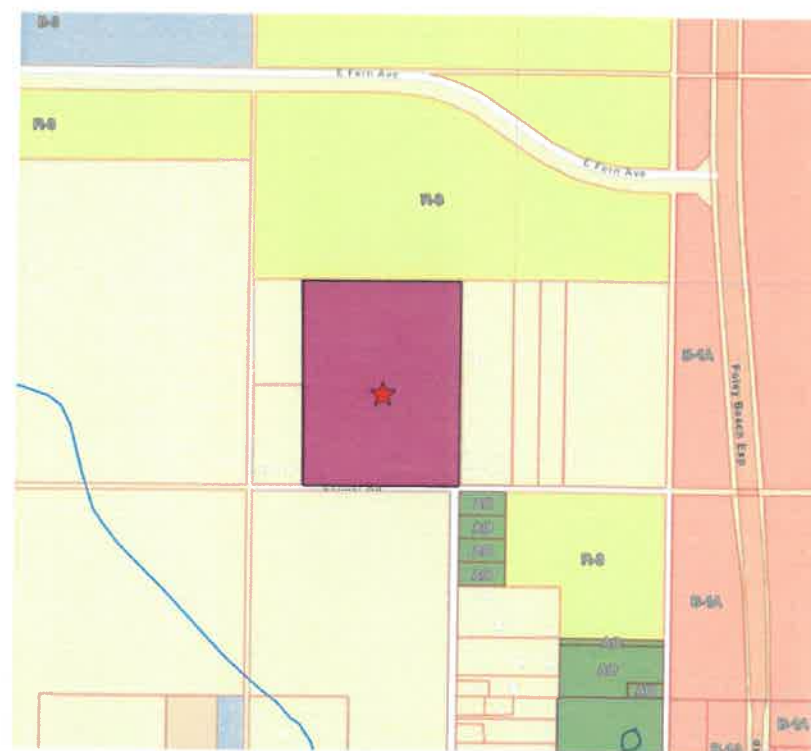
CURRENT ZONING:
Unzoned BC

REQUESTED ZONING: NA

ADJACENT ZONING:
Unzoned BC & R3 - Residential
Multi Family

FUTURE LAND USE:
MxU - Mixed Use

EXISTING LAND USE:
Vacant



59

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

This subdivision is located in Unzoned Baldwin County. The Comp Plan shows this area as Mixed Use. It is not located within the FBE Overlay District. The proposed density is 3.2 units per acre.

ENGINEERING:

OK - Chad Christian

ENVIRONMENTAL:

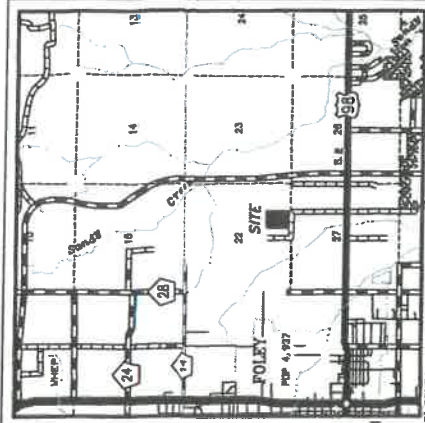
OK - Angie Eckman

FIRE:

OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:

OK - Chuck Lay



PROPERTY IS LOCATED IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

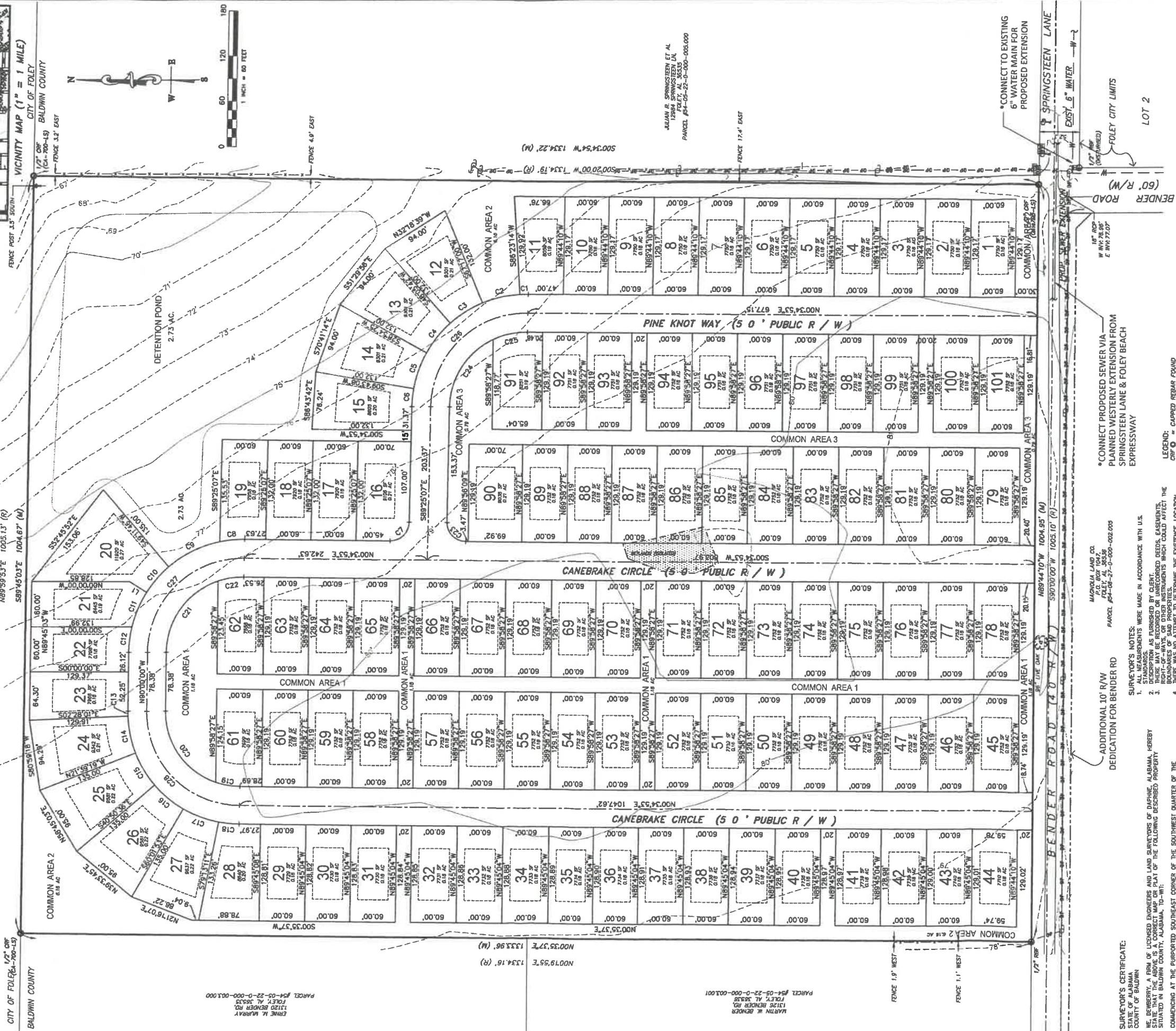
SITE DATA
CURRENT ZONING: UNZONED, PLANNING DISTRICT 34
COUNTY: BALDWIN
NUMBER OF LOTS: 101
DENSITY: 3.2 UNITS/AC
SMALLEST LOT: 7,614 SF
LARGEST LOT: 12,076 SF
COMMON AREA: 8.13 AC (2.4%)
DETENTION: 2.73 AC
TOTAL AREA: 3,077 AC

SURVEYOR:
DEWBERRY
25353 FRIENDSHIP ROAD DAPHNE, AL 36526
VICTOR L. GERMAIN, PLS. LIC. NO. 38473
JASON N. ESTES, PE LIC. NO. 22714

OWNER:
FOLEY LAND DEVELOPMENT, LLC
P.O. BOX 1047
FOLEY, AL 36536
05-54-03-22-0-000-004.000

UTILITY PROVIDERS:
WATER SERVICE: RIVERA UTILITIES
SEWER SERVICE: RIVERA UTILITIES
ELECTRIC SERVICE: RIVERA UTILITIES
TELEPHONE SERVICE: CENTURION

SPRINGSTEEN OFFICE, INC.
A.D. 804 W. 11TH
MOBILE, AL 36686
PARCEL #04-03-22-0-000-001.001



LEGEND:
CURVED REBAR FOUND
REBAR CHAIN IRON FOUND
DANGER CHAIN IRON FOUND
(M) - MEASURED BEARING & DISTANCE
(R) - RECORDED BEARING & DISTANCE
(C) - CALCULATED BEARING & DISTANCE
(P) - PLAT BEARING & DISTANCE
(W) - WATER METER
(T) - TELEPHONE
(E) - ELEVATION
(S) - SECTION LINE
(F) - FENCE
(O) - OAK TREE

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. CUSTOMARY UNITS.
2. DESCRIPTIONS ARE FURNISHED BY CLIENT.
3. THERE MAY BE RECORDS OR UNRECORDED DEEDS, EASEMENTS, OR OTHER INTERESTS IN THE PROPERTY WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR CONDITION OF ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS IN THE PROPERTY.
5. THE LINES REPRESENTING THE CONTIGUOUS AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT MEASURED OR SURVEYED.
6. SURVEY WAS CONDUCTED ON NOVEMBER 4, 2021, AND IS RECORDED IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
7. BEARINGS AND DISTANCES SHOWN HEREIN WERE COMPUTED FROM THE STATE PLANE COORDINATE SYSTEM FOR ALABAMA (NAD 83).
8. THE ELEVATIONS SHOWN HEREIN ARE REFERENCED TO NAVD 83 (1988).
9. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN THE FIELD AND DOES NOT PURPORT TO BE A RECONSTRUCTION AND PROPORTIONING OF THE ORIGINAL DOCUMENT SURVEY.

SURVEYOR'S CERTIFICATE:
WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, 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, INFORMATION, AND BELIEF.



DATE: AL NO. 38473

EASTGATE SUBDIVISION

JUNE 20, 2022 - SHEET 1 OF 2 SHEETS
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.N.E.	DRAWN	A.E.F.	SURVEYOR	V.L.G.	PROJ. MGR	B.A.
ENG	J.N.E.						

Dewberry
25353 Friendship Road Daphne, AL 36526
2519909950 fax: 251994985

