

**CITY OF FOLEY
PLANNING COMMISSION**

**WORK SESSION
JANUARY 8, 2025
City Hall
Council Chambers
At 5:30 p.m.**

&

**MEETING
JANUARY 15, 2025
City Hall
Council Chambers
At 5:30 p.m.**

**PLANNING COMMISSION
WORK SESSION AGENDA JANUARY 8, 2025
&
MEETING AGENDA JANUARY 15, 2025
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission will hold a work session on January 8, 2025 at 5:30 p.m. and a meeting on January 15, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the December 4, 2024 and December 11, 2024 meeting minutes.

AGENDA ITEMS:

1. *Foley Pointe Phase 1- Preliminary Extension 1 Year and Name Change

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension and subdivision name change for Foley Pointe Phase 1 formally Cove at Cotton Bayou which consists of 35.27 +/- acres and 53 lots. Property is located E. of County Rd. 65 and S. of Dairy Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Jade Consulting, LLC.

Planning Commission Action:

2. Outpost Orchard Phase 3 & Phase 4- Preliminary Extension 6 months

The City of Foley Planning Commission has received a request for approval of a 6 month preliminary extension for Outpost Orchard Phases 3 & 4 which consists of 20.38 acres and 116 lots. Property is located S. of E. Michigan Ave. and W. of S. Pecan St. Applicant is S.E. Civil, LLC.

Planning Commission Action:

3. Cox Pools- Site Plan Extension 1 Year

The City of Foley Planning Commission has received a request for approval of a 1 year site plan extension for Cox Pools. Property is located S. of US Hwy. 98 and E. of the Foley Beach Express. Applicant is Pillar, LLC.

Planning Commission Action:

4. Bella Vista Townhomes Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Bella Vista Townhomes Subdivision a minor subdivision which consists of 19.34 +/- acres and 3 lots. Property is located at 105 Cody Ln. Applicant is Ramsey Land Surveying LLC.

Public Hearing:

Planning Commission Action:

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&
MEETING AGENDA JANUARY 15, 2025
(Council Chambers of City Hall) 5:30 P.M.**

5. Haley Subdivision a Resub of Lots 3 & 4 Foley Professional Park and Lot 4 Peachtree Center Commercial Center Commercial Park Unit 2- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Haley Subdivision a Resubdivision of Lots 3 & 4 Foley Professional Park and Lot 4 Peachtree Center Commercial Park Unit 2 which consists of 9.14 +/- acres and 6 lots. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Public Hearing:

Planning Commission Action:

6. Wolf Ridge-Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.44 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development), with a higher density than previously approved. Property is located N. of County Rd. 12 and E. and W. of Clarke Ridge Rd. Applicant is Lieb Engineering Company.

Public Hearing:

Planning Commission Action:

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES DECEMBER 4, 2024
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a work session on December 4, 2024 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Bill Swanson. Absent members were: Deborah Mixon, Vera Quaites and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

AGENDA ITEMS:

1. Resubdivision of Lots 200 & 201 of Roberts Cove Phase 3- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of lots 200 & 201 of Roberts Cove Phase 3, a minor subdivision which consists of 0.38 +/- acres and 2 lots. Property is located S. of County Rd. 12 and E. of the Foley Beach Express. Applicant is the Engineering Design Group.

Mrs. Miriam Boone stated no new lots are being created. She explained staff is recommending approval.

Mr. Michael Johnson with Engineering Design Group stated the minor is being done to correct an error in mislabeling on the original plat.

2. Resubdivision of Lot 30 Angie Baldwin Subdivision 2nd Addition- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 30 Angie Baldwin Subdivision 2nd Addition, a minor subdivision which consists of 0.86 +/- acres and 2 lots. Property is located at 13223 Lymon Ln. Applicant is Weygand Wilson Surveying, LLC.

Mrs. Boone explained the original recommendation was denial. She stated her understanding is there have been corrections made to the plat.

Mrs. Angie Eckman stated staff has changed the recommendation to approval. She explained the plat has been updated to include the septic tank locations and health department certification block.

3. A Replat of Lot 3A Togogo Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Replat of Lot 3A Togogo Subdivision which consists of 11 +/- acres and 1 lots. Property is located N. of 9th Ave. and W. of S. McKenzie St. Applicant is the City of Foley.

Mrs. Boone explained staff is recommending approval of agenda items 3 and 4.

Mr. Christian stated agenda items 3 and 4 are being done to create right of way for a future road build.

4. Replat of Lot 2B of the Resubdivision of Lot 2 of Broadway-Lawson Avenue- Minor

The City of Foley Planning Commission has received a request for approval of the Replat of Lot 2B of the Resubdivision of Lot 2 of Broadway-Lawson Avenue which consists of 11

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+/- acres and 1 lots. Property is located S. of W. Lawson Ave. and W. of S. McKenzie St.
Applicant is the City of Foley.

Discussed with agenda item #3.

5. Zoning Ordinance Amendments

Mrs. Boone stated Wayne Dyess presented the amendments at last month's meeting.

Mrs. Eden Lapham explained the amendments proposed to the PO zone.

6. 2025 By-Laws

7. Election of 2025 Officers

ADJOURN:

Chairman Abrams adjourned the meeting at 5:36 p.m.

**PLANNING COMMISSION
MEETING MINUTES DECEMBER 11, 2024
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on December 11, 2024 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Ralph Hellmich, Wes Abrams, Calvin Hare, Vera Quaites, Phillip Hinesley and Bill Swanson. Absent members were: Deborah Mixon and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Wayne Dyess, Executive Director of Infrastructure and Development; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler Recording Secretary.

Chairman Wes Abrams called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the November 6, 2024 and November 13, 2024 meeting minutes.

Commissioner Swanson made a motion to approve the November 6, 2024 and November 13, 2024 meeting minutes. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the November 5, 2024 and November 13, 2024 meeting minutes passes.

AGENDA ITEMS:

1. Resubdivision of Lots 200 & 201 of Roberts Cove Phase 3- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of lots 200 & 201 of Roberts Cove Phase 3, a minor subdivision which consists of 0.38 +/- acres and 2 lots. Property is located S. of County Rd. 12 and E. of the Foley Beach Express. Applicant is the Engineering Design Group.

Mrs. Boone explained staff is recommending approval. She stated the request is to shift lot lines and no new lots are being created.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the requested minor subdivision. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

2. Resubdivision of Lot 30 Angie Baldwin Subdivision 2nd Addition- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 30 Angie Baldwin Subdivision 2nd Addition, a minor subdivision which consists of 0.86 +/- acres and 2 lots. Property is located at 13223 Lymon Ln. Applicant is Weygand Wilson Surveying, LLC.

Public Hearing:

Chairman Abrams asked if there were any members of the public to speak on the item. There were none.

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Planning Commission Action:

Mrs. Boone stated staff is recommending approval. She explained the original recommendation was denial due to information needing to be added to the plat which has been completed.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Quaites seconded the motion. Commissioner Hare abstained and all other Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

3. A Replat of Lot 3A Togogo Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Replat of Lot 3A Togogo Subdivision which consists of 11 +/- acres and 1 lots. Property is located N. of 9th Ave. and W. of S. McKenzie St. Applicant is the City of Foley.

Planning Commission Action:

Mrs. Boone stated agenda items 3 & 4 are separate items but both are being done to accommodate future road construction.

Mr. Chad Christian stated the city is gaining row along the western margin.

Commissioner Hellmich stated the subdivision is being done for a future planned road that will help with connectivity and relieve some pressure off of Oak Street. He explained the road will be located beside the Aaronville Park. He stated there may possibly have to be improvements to reduce speed and that will be determined after the road is in place and the amount of traffic is evaluated.

Mr. Dyess stated the road will increase visibility to the park.

Commissioner Hellmich stated a lot of complaints are received from residents on Oak Street in regards to traffic. He explained they are hoping the new road will help lessen the traffic on Oak Street.

Commissioner Engel made a motion to approve the requested minor subdivision. Commissioner Quaites seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

4. Replat of Lot 2B of the Resubdivision of Lot 2 of Broadway-Lawson Avenue- Minor

The City of Foley Planning Commission has received a request for approval of the Replat of Lot 2B of the Resubdivision of Lot 2 of Broadway-Lawson Avenue which consists of 11 +/- acres and 1 lots. Property is located S. of W. Lawson Ave. and W. of S. McKenzie St. Applicant is the City of Foley.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Swanson seconded the motion.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Engel asked if there were any plans for the larger parcels.

Commissioner Hellmich stated the larger parcels are owned by the Foley's and he is not aware of any plans for the parcels at this time.

All Commissioners voted aye. Motion to approve the requested minor subdivision passes.

5. Zoning Ordinance Amendments

Public Hearing:

Chairman Abrams asked if there were any members of the public to speak on the item. There were none.

Planning Commission Action:

Mrs. Boone stated staff is recommending approval of the proposed amendments.

Commissioner Hinesley made a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to recommend the requested zoning ordinance amendments to the Mayor and Council passes.

6. 2025 By-Laws

Planning Commission Action:

Commissioner Hellmich made a motion to approve the 2025 by-laws. Commissioner Quaites seconded the motion. All Commissioners voted aye.

Motion to approve the 2025 by-laws.

7. Election of 2025 Officers

Planning Commission Action:

Commissioner Hellmich made a motion for the current officers Chairman Wes Abrams and Vice Chairman Calvin Hare to serve for 2025. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion for the current officers Chairman Wes Abrams and Vice Chairman Calvin Hare to serve for 2025 passes.

ADJOURN:

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

Motion to adjourn the meeting at p.m. passes. 5:43



PLANNING COMMISSION JOINT STAFF REPORT: January 2025

STAFF RECOMMENDATION: Approval
PROJECT NAME: Foley Pointe Ph 1- Formally Cove at Cotton Bayou Ph 1
REQUEST: Application for 1 Year Preliminary Extension
SUB TYPE: Application for Extension

OWNER / APPLICANT: Jade Consulting, LLC-
Perry "Trey" Jinright, III, PE

ACREAGE: 35.27
NUMBER OF LOTS: 53

PIN#(s): 66266

LOCATION: E of Co Rd 65, S of Dairy Ln

PROJECT DESCRIPTION: Foley Pointe Ph 1

CURRENT CITY ZONING: Not in City

OVERLAY DISTRICT: N/A

REQUESTED ZONING: N/A

ADJACENT ZONING: N & S: City R-1D; E:
Unzoned BC Dist 34; W: City PID

COUNTY ZONING: Unzoned BC Dist 34

COUNTY LOT SIZE: 7,500 sf

FUTURE LAND USE: RL - Residential Low
Density (2 - 4)

EXISTING LAND USE: Infrastructure under
construction



12/16/24, 12:56 PM

Activity Details | Citizenseve

UTILITY LETTERS RECEIVED: No
DEED RECEIVED: No
AGENT AUTHORIZATION: Yes

Reviewer: Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department
Review Status: Approved

1. This is the formally named Cove at Cotton Bayou, Ph 1, 2/16/22- Received Preliminary, 1/17/24- Received a 1-year extension, 85% complete.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org;cchristian@cityoffoley.org, Engineering
Review Status: Approved

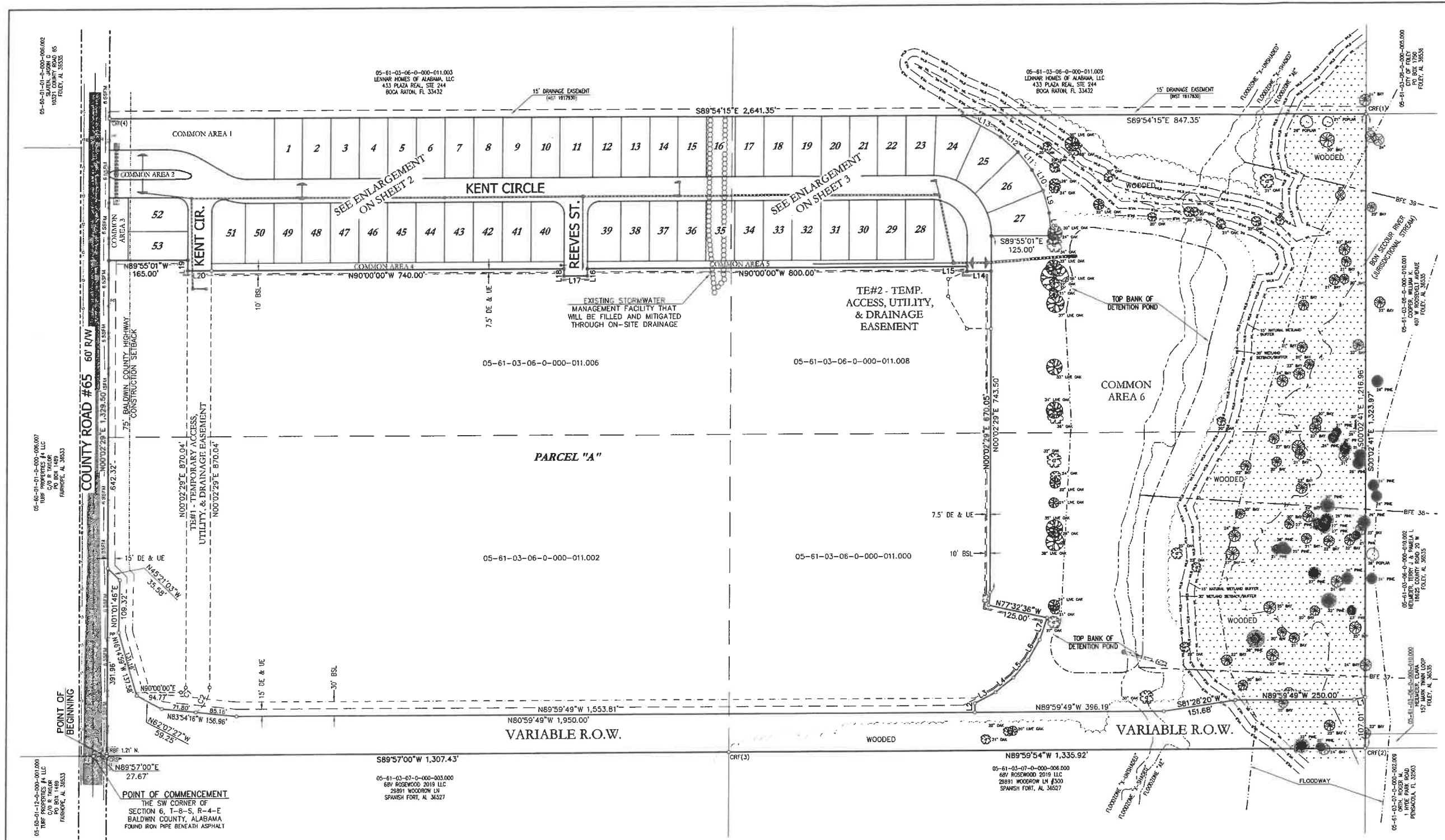
1. Engineering recommends extension. The construction is ongoing and asphalt has been placed.

Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Approved

1. Environmental recommends approval of the Foley Pointe extension request. The stormwater pond is being permanently stabilized with sod. There are no significant outstanding compliance issues with the site.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved



LOT & COMMON AREA DATA

LOT 1	7,628 SF	0.175 AC
LOT 2	7,622 SF	0.175 AC
LOT 3	7,616 SF	0.175 AC
LOT 4	7,610 SF	0.175 AC
LOT 5	7,604 SF	0.175 AC
LOT 6	7,598 SF	0.174 AC
LOT 7	7,592 SF	0.174 AC
LOT 8	7,586 SF	0.174 AC
LOT 9	7,580 SF	0.174 AC
LOT 10	7,574 SF	0.174 AC
LOT 11	8,228 SF	0.203 AC
LOT 12	7,561 SF	0.174 AC
LOT 13	7,555 SF	0.173 AC
LOT 14	7,549 SF	0.173 AC
LOT 15	7,543 SF	0.173 AC
LOT 16	7,537 SF	0.173 AC
LOT 17	7,531 SF	0.173 AC
LOT 18	7,525 SF	0.173 AC
LOT 19	7,518 SF	0.173 AC
LOT 20	7,512 SF	0.172 AC
LOT 21	7,506 SF	0.172 AC
LOT 22	7,500 SF	0.172 AC
LOT 23	7,494 SF	0.172 AC
LOT 24	9,372 SF	0.215 AC
LOT 25	8,997 SF	0.207 AC
LOT 26	8,997 SF	0.207 AC
LOT 27	8,959 SF	0.206 AC
LOT 28	7,500 SF	0.172 AC
LOT 29	7,500 SF	0.172 AC
LOT 30	7,500 SF	0.172 AC
LOT 31	7,500 SF	0.172 AC
LOT 32	7,500 SF	0.172 AC
LOT 33	7,500 SF	0.172 AC
LOT 34	7,500 SF	0.172 AC
LOT 35	7,500 SF	0.172 AC
LOT 36	7,500 SF	0.172 AC
LOT 37	7,500 SF	0.172 AC
LOT 38	7,500 SF	0.172 AC
LOT 39	8,616 SF	0.198 AC
LOT 40	8,616 SF	0.198 AC
LOT 41	7,500 SF	0.172 AC
LOT 42	7,500 SF	0.172 AC
LOT 43	7,500 SF	0.172 AC
LOT 44	7,500 SF	0.172 AC
LOT 45	7,500 SF	0.172 AC
LOT 46	7,500 SF	0.172 AC
LOT 47	7,500 SF	0.172 AC
LOT 48	7,500 SF	0.172 AC
LOT 49	7,500 SF	0.172 AC
LOT 50	7,500 SF	0.172 AC
LOT 51	8,962 SF	0.206 AC
LOT 52	8,616 SF	0.198 AC
LOT 53	7,500 SF	0.172 AC
PARCEL "A"	1,727,525 SF	39.659 AC
C.A. 1	30,787 SF	0.707 AC
C.A. 2	3,189 SF	0.073 AC
C.A. 3	5,201 SF	0.119 AC
C.A. 4	11,100 SF	0.255 AC
C.A. 5	19,541 SF	0.449 AC
C.A. 6	940,746 SF	21.597 AC

LEGEND

- CRF(1) CAPPED REBAR FOUND (EDS)
- CRF(2) CAPPED REBAR FOUND (FW RASER)
- CRF(3) CAPPED REBAR FOUND (HMR)
- CRF(4) CAPPED REBAR FOUND (WATTIER)
- RBF 1/2" REBAR FOUND
- IPF IRON PIPE FOUND UNDER ASPHALT ROADWAY
- CRS CAPPED REBAR SET
- CRS CAPPED REBAR SET UNLESS OTHERWISE NOTED
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- BFE BASE FLOOD ELEVATION
- UP UTILITY POLE W/ANCHOR
- SS SANITARY SEWER MARKER
- OH OVERHEAD UTILITIES
- WL WATER LINE
- SFM SANITARY SEWER FORCE MAIN
- NG NATURAL GAS LINE
- SD STORM DRAIN PIPE
- WF WIRE FENCE
- WBL WETLAND BOUNDARY LINE
- WB WETLAND BUFFER
- BFR BON SECOUR RIVER FLOWLINE
- TL TREE LINE
- SIGN SIGN
- LOT 1-53 (various symbols) LIVE OAK TREE, OAK TREE, PINE TREE, POPLAR TREE, UNKNOWN TREE

SITE DATA
 TOTAL PARENT TRACT ACREAGE: 80.46 AC±
 DEDICATED ROW AREA: 8.16 AC±
 LINEAR FEET OF STREETS: 2,288 LF
 NUMBER OF LOTS: 54
 SMALLEST LOT SIZE: 7,500 SF
 AVERAGE LOT SIZE: 39,604 SF
 COMMON AREAS: 1,009,966 SF
 TOTAL AREA: 3,504,903 SF
 ZONING CLASSIFICATION: UNZONED AND PLANNING DISTRICT 34
 SIDEWALK WIDTH = 5'

LOT DRAINAGE/UTILITY EASEMENTS
 FRONT & REAR: 15'
 SIDE: 15' (7.5' EACH SIDE OF LOT LINE)

REQUIRED SETBACKS
 FRONT: 30'
 REAR: 20'
 SIDE: 10'
 CORNER LOT SIDE: 20'

UTILITIES
 WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATION SERVICES:
 RIVERA UTILITIES - (251) 943-5001
 413 E. LAUREL AVE.; FOLEY, AL 36536

PARENT PARCELS (PPIN):
 05-61-03-06-0-000-011.000 (66266)
 05-61-03-06-0-000-011.002 (201476)
 05-61-03-06-0-000-011.006 (201480)
 05-61-03-06-0-000-011.008 (214657)

FLOOD CERTIFICATE:
 THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO.S. 01003C0927 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONES "X-UNSHADED", "X-SHADED" & "AE"

ENGINEER:
 JADE CONSULTING, LLC.
 P.O. BOX 1929
 FAIRHOPE, AL 36533
 251-928-3443
 PERRY C. JINRIGHT, III, PE

SURVEYOR:
 WATTIER SURVEYING, INC.
 4318 DOWNTOWNER LOOP N., SUITE H
 MOBILE, AL 36609
 251-342-2640
 MARK A. WATTIER, PLS

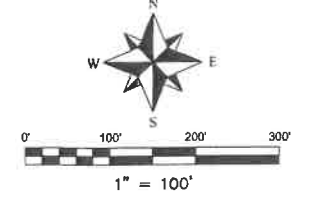
DEVELOPER/OWNER:
 TURN KEY HOMES, LLC
 PO BOX 130932
 BIRMINGHAM, AL 35213
 COBY LAKE

LINE DATA

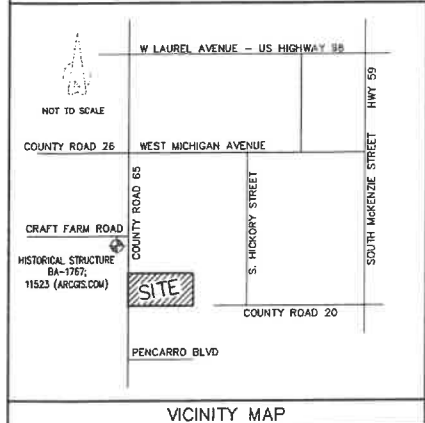
LINE	BEARING	DISTANCE
L1	S78°41'35" W	23.14
L2	N00°00'00" W	19.02
L3	N62°20'01" E	48.31
L4	N51°14'39" E	48.31
L5	N40°09'16" E	48.31
L6	N28°03'54" E	48.31
L7	N17°58'32" E	48.31
L8	N05°02'12" W	47.38
L9	N16°00'46" W	48.31
L10	N27°06'08" W	48.31
L11	N38°11'30" W	48.31
L12	N44°16'52" W	48.31
L13	N60°22'15" W	91.84
L14	N89°57'31" W	50.00
L15	N00°02'29" E	10.00
L16	S00°02'29" W	15.00
L17	N90°00'00" W	50.00
L18	N00°02'29" E	15.00
L19	N00°02'29" E	22.27
L20	N89°57'31" W	50.00
L21	N00°02'29" E	1.50
L22	S00°02'29" W	5.40
L23	S00°02'29" W	5.44

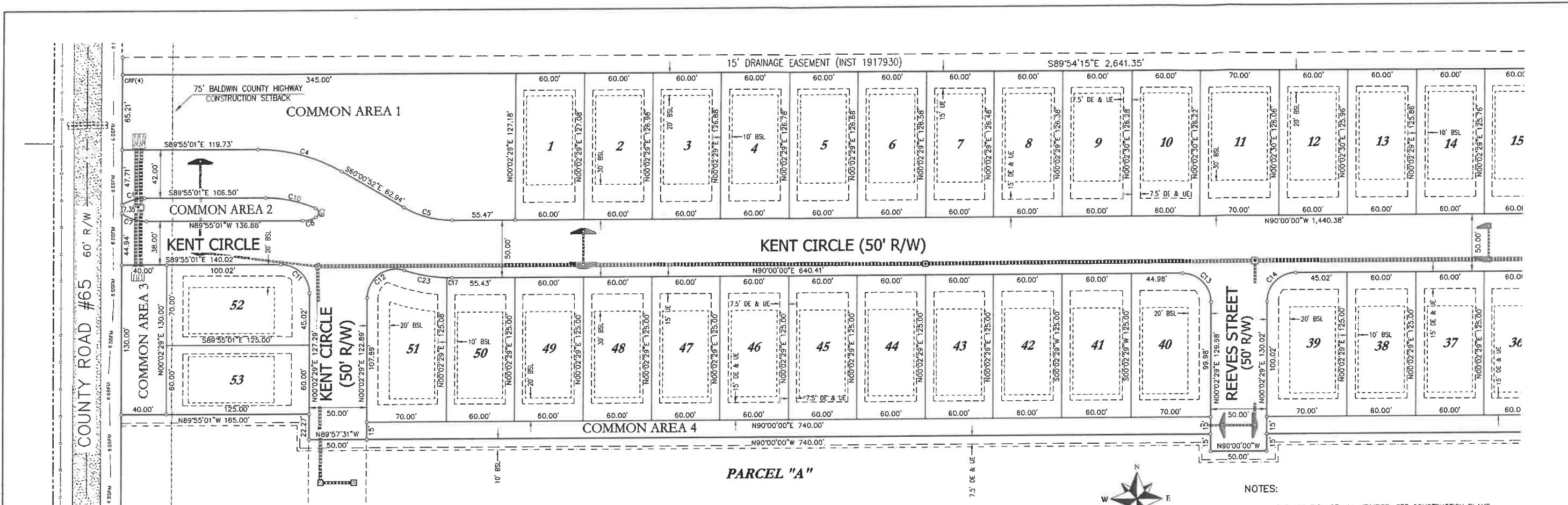
CURVE DATA

CURVE	DELTA ANGLE	RAIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°57'31"	10.00	15.70	S45°01'14" W	14.14
C2	59°04'46"	60.00	61.87	N29°34'53" E	59.16
C3	12°21'49"	125.00	26.97	N06°13'24" E	26.92

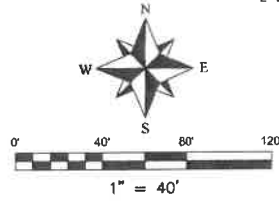


FOLEY POINTE PHASE ONE PRELIMINARY PLAT





PARCEL "A"



SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF TURN KEY HOMES, LLC SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE BENEATH ASPHALT AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°-57'-00" EAST A DISTANCE OF 27.67 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 65 (60' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 00°-02'-29" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1,329.50 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE RUN SOUTH 89°-54'-15" EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 2,641.35 FEET TO CAPPED REBAR (EDS) AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE RUN SOUTH 00°-02'-41" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 1,323.97 FEET TO A CAPPED REBAR (FW RABER) AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE RUN NORTH 89°-59'-54" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 1,335.92 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 89°-57'-00" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 A DISTANCE OF 1,307.43 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 80.46 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS AS HEREON SHOWN. I FURTHER 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.

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____

SURVEYOR _____
ALABAMA LICENSE #20364

LINE DATA

LINE	BEARING	DISTANCE
L1	S78°41'35" W	23.14
L2	N00°00'00" W	19.02
L3	N62°20'01" E	48.31
L4	N51°14'39" E	48.31
L5	N40°09'16" E	48.31
L6	N29°03'54" E	48.31
L7	N17°58'32" E	48.31
L8	N05°02'12" W	47.38
L9	N16°00'45" W	48.31
L10	N27°06'08" W	48.31
L11	N38°11'30" W	48.31
L12	N49°16'52" W	48.31
L13	N60°22'15" W	91.84
L14	N89°57'31" W	50.00
L15	N00°02'29" E	10.00
L16	S00°02'29" W	15.00
L17	N90°00'00" W	50.00
L18	N00°02'29" E	15.00
L19	N00°02'29" E	22.27
L20	N89°57'31" W	50.00
L21	N00°02'29" E	1.50
L22	S00°02'29" W	5.40
L23	S00°02'29" W	5.44

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°57'31"	10.00	15.70	S45°01'14" W	14.14
C2	S8°04'45"	60.00	61.87	N29°34'53" E	59.16
C3	122°14'49"	125.00	28.97	N06°13'24" E	26.92
C4	25°54'09"	146.00	76.20	S74°57'57" E	75.34
C5	25°59'08"	85.00	44.48	S75°00'26" E	43.98
C6	31°35'24"	38.50	21.23	N74°17'17" E	20.96
C7	34°56'01"	38.50	23.47	S72°27'00" E	23.11
C8	28°46'46"	23.50	11.80	N75°41'36" E	11.68
C9	127°37'55"	4.50	16.62	N92°30'45" W	8.08
C10	23°35'09"	108.00	44.46	S78°07'17" E	44.15
C11	89°57'31"	25.00	39.25	S44°56'16" E	35.34
C12	108°00'36"	25.00	47.13	N45°02'48" E	40.45
C13	90°02'29"	25.00	39.29	S44°58'45" E	35.37
C14	89°57'31"	25.00	39.25	N45°01'15" E	35.34
C15	03°51'51"	75.00	5.06	S88°04'05" E	5.06
C16	86°10'39"	75.00	112.61	S43°02'50" E	102.47
C17	01°36'20"	135.00	4.57	N89°01'50" W	4.57
C18	21°37'29"	125.00	47.18	N10°46'15" W	46.90
C19	22°10'44"	125.00	48.39	N32°40'22" W	48.09
C20	22°10'44"	125.00	48.39	N54°51'06" W	48.09
C21	22°10'44"	125.00	48.39	N77°01'51" W	48.09
C22	01°52'47"	125.00	4.10	N89°03'36" W	4.10
C23	16°06'46"	135.00	37.95	S80°00'17" E	37.84

NOTES:

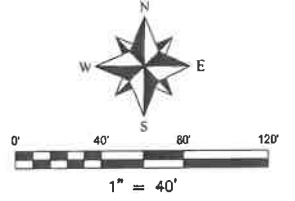
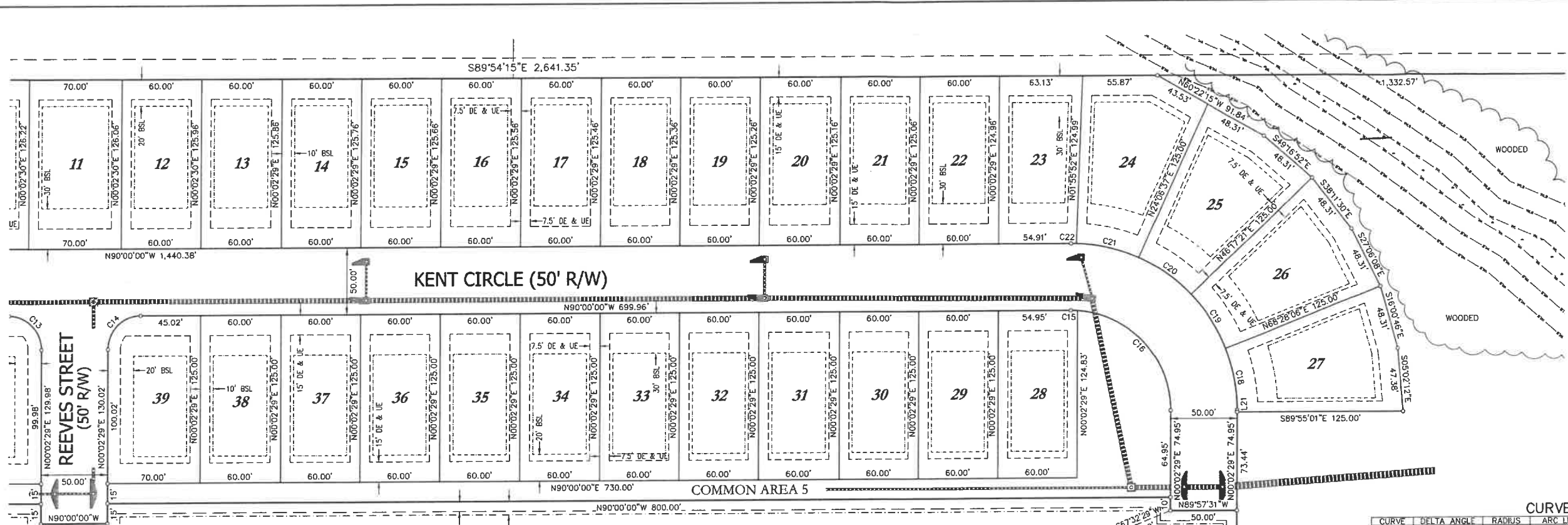
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2, 3, 4, 5 & 6.
- A HOME OWNERS ASSOCIATION (HOA) IS REQUIRED TO BE FORMED. THE HOA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY. THE HOA IS RESPONSIBLE FOR COMMON AREA MAINTENANCE.
- STORM WATER DETENTION AREAS AND OTHER WATER BODIES OR WATERCOURSES INCLUDING THE BON SECOUR RIVER ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FOLEY TO MAINTAIN.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS AND ARE NOT GEODETIC BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 06' 25".
- CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- TEMPORARY ACCESS, UTILITY, & DRAINAGE EASEMENTS TE#1 & TE#2 ARE TO BE VACATED IN R.O.W. EXTENSION OF FUTURE PHASES.
- PROJECT IS DEDICATING R.O.W. ALONG THE SOUTHERN BOUNDARY FOR EXTENSION OF COUNTY ROAD 20 TO COUNTY ROAD 65.
- PROJECT PROVIDES FOR 75' HIGHWAY CONSTRUCTION SETBACK FROM CENTERLINE OF COUNTY ROAD 65.
- R.O.W. WITHIN THE DEVELOPMENT WILL BE PUBLIC R.O.W.
- PROPOSED STREETS TO PROVIDE 10' LANES WITH 30" VALLEY GUTTER.
- ALL LOTS HAVE 15' DRAINAGE AND UTILITY EASEMENTS, INTERIOR LOT LINES HAVE THE EASEMENT SPLIT 7.5' ON EACH SIDE.
- PROJECT PROPOSES NO OVERHEAD UTILITIES.
- SIDEWALKS WILL BE INSTALLED IN R.O.W. AND THE WIDTH WILL BE 5'.
- ALL OR PART OF THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION LIES IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEDERAL INSURANCE RATE MAP. PURCHASERS OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS.

FOLEY POINTE
PHASE ONE
PRELIMINARY PLAT

JULY 12, 2023

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downtown Loop N., Suite H
Mobile, Alabama 36609 251-342-2640



LINE DATA

LINE	BEARING	DISTANCE
L1	S78°41'35\"/>	

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°57'31\"/>				

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
 THE WITHIN PLAT OF FOLEY POINTE, PHASE ONE, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING AND ZONING COMMISSION, THIS THE _____ DAY OF _____ 20____.

 CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
 THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 CITY ENGINEER

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES – POWER:
 THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES – WATER & SANITARY SEWER:
 THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES – GAS:
 THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES – TELECOMMUNICATIONS:
 THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITH PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITH PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
 THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF BALDWIN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

 COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING DIRECTOR:
 THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE _____ DAY OF _____ 20____.

 PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE FLOODPLAIN MANAGER:
 THE UNDERSIGNED, AS BALDWIN COUNTY FLOODPLAIN MANAGER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE _____ DAY OF _____ 20____.

 FLOODPLAIN MANAGER

CERTIFICATION OF OWNERSHIP AND DEDICATION
 THIS IS TO CERTIFY THAT TURN KEY HOMES, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND 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 ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES 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 _____ 20____.

OWNER: TURN KEY HOMES, LLC
 BY: COBY LAKE – ITS _____

CERTIFICATION BY NOTARY PUBLIC
 STATE OF ALABAMA
 COUNTY OF BALDWIN

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ 20____.

 NOTARY PUBLIC

**FOLEY POINTE
 PHASE ONE
 PRELIMINARY PLAT**

JULY 12, 2024

WATTIER SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 4318 Downtowner Loop N., Suite H
 Mobile, Alabama 36689 251-342-2640



PLANNING COMMISSION JOINT STAFF REPORT: January 2025

STAFF RECOMMENDATION: Approval
PROJECT NAME: Outpost Orchard Phase 3 & 4
REQUEST: Application for 6 Month Preliminary Extension
SUB TYPE: Application for Extension

OWNER / APPLICANT: S.E. Civil, LLC

ACREAGE: 20.38
NUMBER OF LOTS: 116

PIN#(s):

LOCATION: S of E Michigan Ave, W of S Pecan St

PROJECT DESCRIPTION: Outpost Orchard

CURRENT CITY ZONING: TH-1 (Townhouses Planned Zone)

OVERLAY DISTRICT: N/A

REQUESTED ZONING: N/A

ADJACENT ZONING: N: R-3; E:R-1D; S: R-1C; W: GPH-1, AO, & R-1D

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: RM, Residential Med. Density (4-7)

EXISTING LAND USE: Construction in Progress



12/19/24, 10:14 AM

Activity Details | Citizenseve

UTILITY LETTERS RECEIVED: No
DEED RECEIVED: No
AGENT AUTHORIZATION: Yes

Reviewer: Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department
Review Status: Approved

1. 1/19/22- Outpost Orchard received Preliminary, 10/23- Phase 1 received Final Plat, 1/24- Phases 2-4 received a 1 year extension, 6/24- Phase 2 received Final Plat

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org;cchristian@cityoffoley.org, Engineering
Review Status: Approved

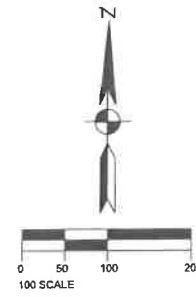
1. Engineering recommends extension. Construction work is progressing, and staff have been working with the development team on completion of phases.

Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Approved

1. Construction is complete, final inspections are being conducted, and punch list items are being addressed. Environmental recommends approval of the extension request.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Review Not Required

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved



SITE DATA

CURRENT ZONING: TH-1
 MINIMUM LOT SIZE: 2400 SF
 LIN. FT. STREETS: 8,807 LF
 NUMBER OF LOTS: 247
 SMALLEST LOT: 4442 sf (Lot 67)
 LARGEST LOT: 7305 sf (Lot 226)
 COMMON AREAS: 21.86 AC (37%)
 TOTAL AREA: 59.16 AC.

BUILDING SETBACKS:

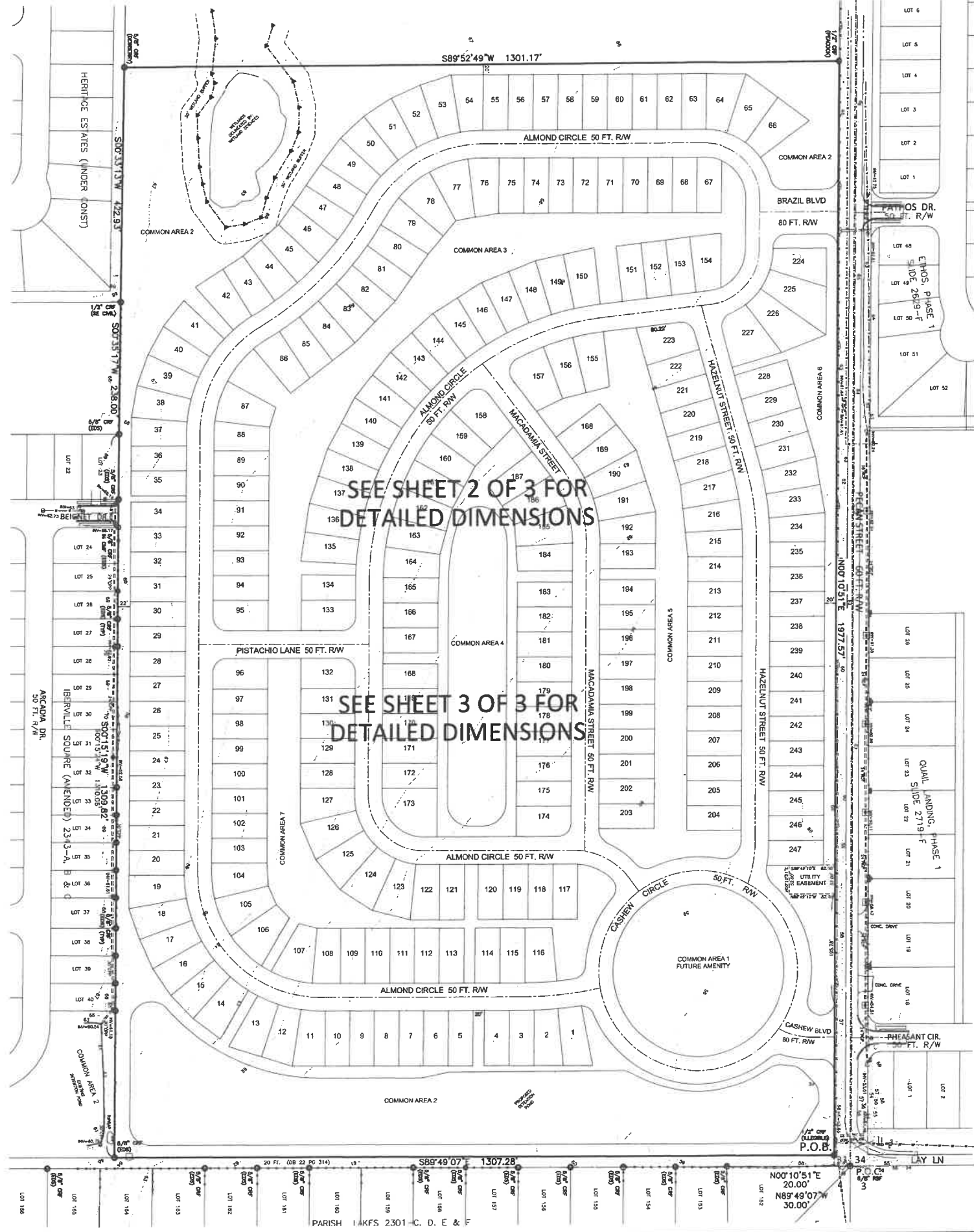
FRONT YARD = 20 FEET
 REAR YARD = 15 FEET
 SIDE YARD = 5 FEET
 SIDE STREET = 15 FEET

UTILITY PROVIDERS

WATER SERVICE - RIVIERA UTILITIES
 SEWER SERVICE - RIVIERA UTILITIES
 ELECTRIC SERVICE - RIVIERA UTILITIES
 GAS SERVICE - RIVIERA UTILITIES
 TELEPHONE - CENTURYLINK

LEGEND

- CONCRETE MONUMENT F.D.
- REBAR F.D.
- CAPPED REBAR F.D.
- DRAINAGE INLET
- POWER POLE
- CITY WIRE ANCHOR
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER METER
- SECTION LINE
- BURIED GAS MAIN
- BURIED SEWER MAIN
- BURIED WATER MAIN
- OVERHEAD POWER LINE
- WOOD FENCE
- WIRE FENCE
- WETLAND MARKER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- PG PAGE
- DB DEED BOOK
- MB MAP BOOK
- RCR REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- INV INVERT



SEE SHEET 2 OF 3 FOR DETAILED DIMENSIONS

SEE SHEET 3 OF 3 FOR DETAILED DIMENSIONS

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
 THE WITHIN PLAT OF HERITAGE LANDING, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION,
 THIS THE ____ DAY OF _____, 20__.

CITY PLANNING COMMISSION CHAIRMAN

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,
 THIS THE ____ DAY OF _____, 20__.

CITY ENGINEER

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 ____.

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 ____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP
 WE, THE UNDERSIGNED, _____ AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HERITAGE LANDING, FOLEY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
 DATED THIS ____ DAY OF _____, 20__.

PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:
 STATE OF ALABAMA
 COUNTY OF BALDWIN

_____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ AS OWNER OF THE LANDS PLATTED HEREON 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 LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY OF _____, 20__.

NOTARY PUBLIC BY COMMISSION EXPIRES

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 ____.

AUTHORIZED SIGNATURE

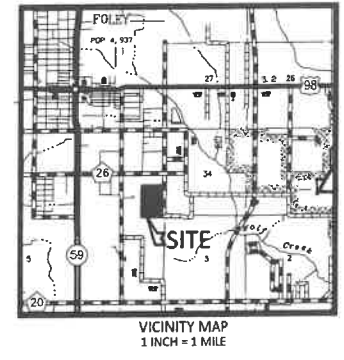
CERTIFICATE OF APPROVAL BY CENTURYLINK
 THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
 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 ____.

AUTHORIZED REPRESENTATIVE

FLOOD STATEMENT
 PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01000001010M, COMMUNITY NUMBER 010007, PANEL 0818, SUFFIX "M", DATED APRIL 19, 2019.



- GENERAL NOTES:**
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
 - ALL COMMON AREAS, INCLUDING ALL STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
 - ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
 - THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
 - AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.
 - THE DEVELOPER HAS PROVIDED TO THE CITY OF FOLEY A PERFORMANCE BOND AS DEFINED IN PARAGRAPH 3.2 OF THE CITY OF FOLEY SUBDIVISION REGULATIONS IN LIEU OF CONSTRUCTING SIDEWALKS PRIOR TO THE RECORDING OF THIS PLAT. THIS BOND IS FOR A ONE YEAR PERIOD AT THE END OF WHICH THE SIDEWALKS WILL HAVE BEEN CONSTRUCTED OR WILL BE CONSTRUCTED AT THAT TIME. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE R.O.W. ALONG THE FRONT OF ALL LOTS AND COMMON AREAS, AND ALL SUCH SIDEWALKS SHALL BE COMPLIANT WITH THE CITY OF FOLEY CONSTRUCTION MANUAL AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICH MEANS THE SLOPE OF ALL DRIVEWAYS INSTALLED OVER THE PATH OF THE SIDEWALKS MUST MEET THE ADA.
 - THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL COMMON AREA SIDE LOT LINES, UNLESS OTHERWISE SHOWN HERON.
 - ALL LOTS SHALL ACCESS INTERIOR STREETS ONLY AND SHALL NOT HAVE DIRECT ACCESS TO PECAN STREET.

- 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.
 - THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
 - THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
 - SURVEY WAS CONDUCTED ON MARCH 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
 - BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERS, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
 - ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.V.D. 1988 DATUM.
 - THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
 - 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.

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.

COMMENCE AT A 5/8 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 89 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A CAPPED REBAR FOUND (LLEIGLE) ON THE WEST RIGHT OF WAY OF PECAN STREET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1977.57 FEET TO A CAPPED REBAR FOUND (PEACOCK); THENCE DEPARTING SAID WEST RIGHT OF WAY, RUN SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 1301.17 FEET TO A CAPPED REBAR FOUND (DEWBERRY); THENCE RUN SOUTH 00 DEGREES 33 MINUTES 13 SECONDS WEST, A DISTANCE OF 422.93 FEET TO A CAPPED REBAR FOUND (SE CML); THENCE RUN SOUTH 00 DEGREES 35 MINUTES 17 SECONDS WEST, A DISTANCE OF 238.00 FEET TO A CAPPED REBAR FOUND (EDS) AT THE NORTHEAST CORNER OF IBERVILLE SQUARE (AMENDED) AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2343-A, 2343-B, AND 2343-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF SAID IBERVILLE SQUARE, A DISTANCE OF 1309.82 FEET TO A CAPPED REBAR FOUND (EDS); THENCE RUN SOUTH 89 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 1307.28 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 59.16 ACRES, MORE OR LESS, AND LIES IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)
 AND THAT THE MAP OR PLAT CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBERS SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH AND WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (o) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

David E. Diehl 11-23-2021
 DAVID E. DIEHL AL. P.L.S. NO. 26014 DATE
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



OUTPOST ORCHARD
 PRELIMINARY PLAT - NOT FOR FINAL RECORDING

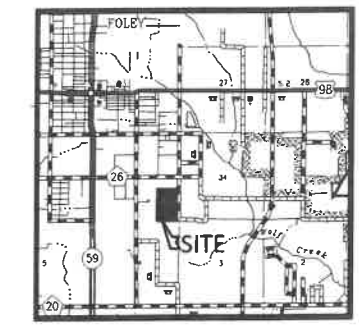
OWNER/DEVELOPER
 OQAL OWNER, LLC
 133 N JEFFERSON ST.
 CHICAGO, IL 60661

SURVEYOR / ENGINEER
 S.E. CIVIL
 880 HOLCOMB BLVD
 FAIRHOPE, AL 36532



DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20210926
FILE	20210926-PRELIM
SHEET	1 OF 3

PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 4 EAST BALDWIN COUNTY, ALABAMA.



VICINITY MAP 1 INCH = 1 MILE

SITE DATA
CURRENT ZONING: TH-1
MINIMUM LOT SIZE: 2400 SF
LIN. FT. STREETS: 1,412 LF
NUMBER OF LOTS: 50
SMALLEST LOT: 4,500 SF
LARGEST LOT: 5,869 SF (LOT 106)
COMMON AREAS: 0.20 AC.
TOTAL AREA: 7.25 AC

OWNER/DEVELOPER
OFAL OWNER, LLC
133 N JEFFERSON ST.
CHICAGO, IL 60661
SURVEYOR / ENGINEER
S.E. CIVIL
9969 WINDMILL ROAD
FAIRHOPE, AL 36532

BUILDING SETBACKS:
FRONT YARD = 20 FEET
REAR YARD = 15 FEET
SIDE YARD = 5 FEET
SIDE STREET = 15 FEET

UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
ELECTRIC SERVICE - BALDWIN EMC
GAS SERVICE - RIVIERA UTILITIES
TELEPHONE - RIVIERA UTILITIES

CERTIFICATION OF OWNERSHIP AND DEDICATION:
WE, THE UNDERSIGNED, OFAL OWNER LLC AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS OUTPOST ORCHARD PHASE 3, FOLEY, ALABAMA, AND THAT THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
DAIED THIS ___ DAY OF ___ 202__

PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:
STATE OF ___
COUNTY OF ___
NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT AS OWNER OF THE LANDS PLATTED HEREON 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 LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ___ DAY OF ___ 202__

GENERAL NOTES:
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS, INCLUDING ALL STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS A DEDICATED 4' FOOT UTILITY EASEMENT ON ALL LOTS AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 5' FOOT UTILITY EASEMENT ON EACH SIDE OF ALL COMMON AREAS UNLESS OTHERWISE NOTED.
5. AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.
6. THE DEVELOPER HAS PROVIDED TO THE CITY OF FOLEY A PERFORMANCE BOND AS REQUIRED IN PARAGRAPH 3.2 OF THE CITY OF FOLEY SUBDIVISION REGULATIONS IN LIEU OF CONSTRUCTING SIDEWALKS PRIOR TO THE RECORDING OF THIS PLAT. THIS BOND IS FOR A ONE YEAR PERIOD AT THE END OF WHICH THE SIDEWALKS WILL HAVE BEEN CONSTRUCTED OR WILL BE CONSTRUCTED AT THE END OF THE SIDEWALKS WILL BE CONSTRUCTED WITHIN THE R.O.W. ALONG THE FRONT OF ALL LOTS AND COMMON AREAS, AND ALL SUCH SIDEWALKS SHALL BE COMPLIANT WITH THE CITY OF FOLEY CONSTRUCTION MANUAL AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICH MEANS THE SLOPE OF ALL DRIVEWAYS INSTALLED OVER THE PATH OF THE SIDEWALKS MUST MEET THE ADA.

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF OUTPOST ORCHARD PHASE 3, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.
THIS THE ___ DAY OF ___ 20__

CITY PLANNING COMMISSION CHAIRMAN

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.
THIS THE ___ DAY OF ___ 20__

CITY ENGINEER

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 ___ 202__

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 ___ 202__

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 ___ 202__

AUTHORIZED REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC:
ACKNOWLEDGEMENT, STATE OF ___ COUNTY
I, ___ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT ___ OF ___ IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK, GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF ___ 202__

NOTARY PUBLIC COUNTY

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
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 ___ 202__

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA INTERNET
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA INTERNET HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ___ DAY OF ___ 202__

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 ___ 202__

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 ___ 202__

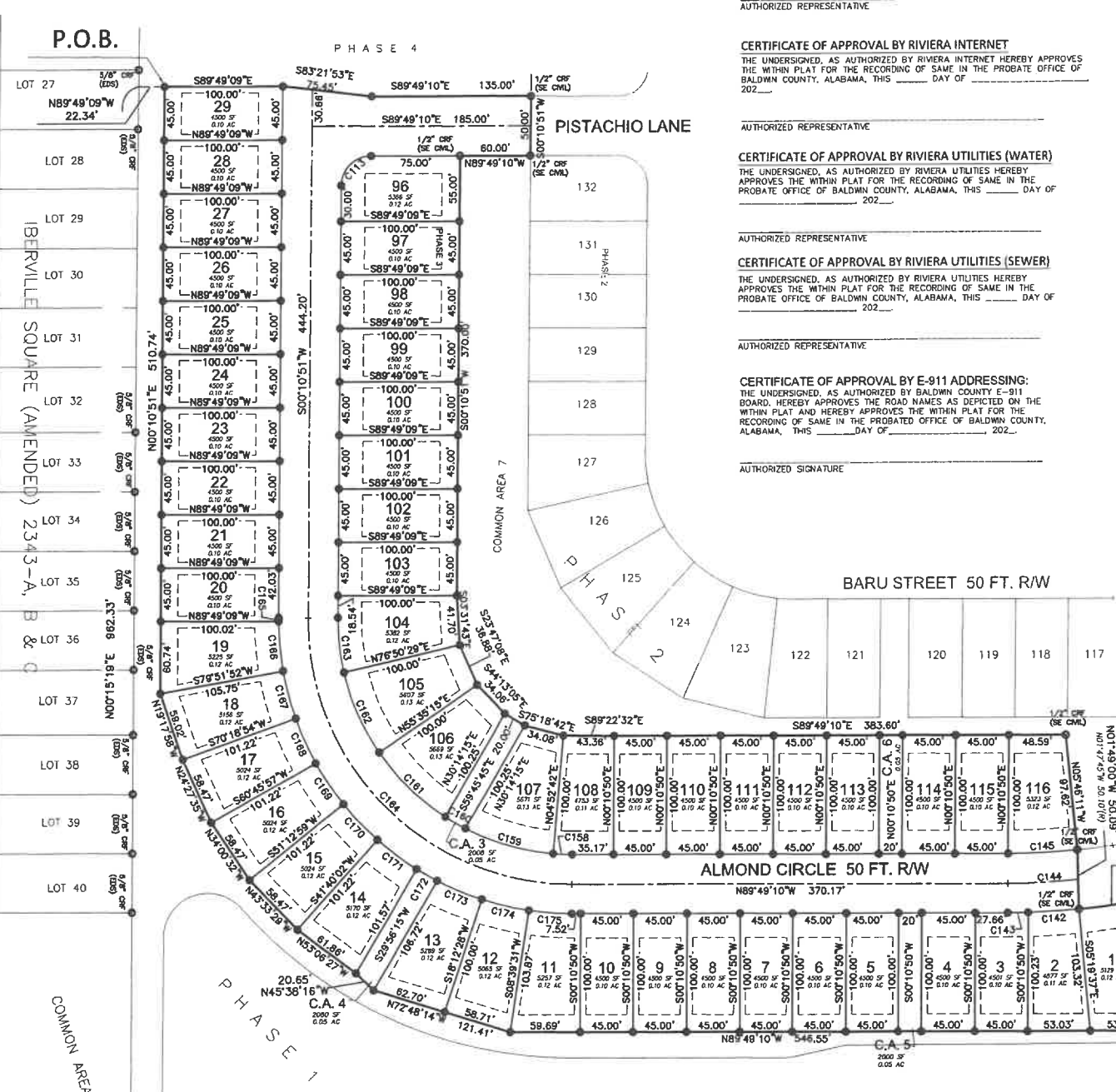
AUTHORIZED REPRESENTATIVE

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 ___ 202__

AUTHORIZED REPRESENTATIVE

CERTIFICATION BY NOTARY PUBLIC:
ACKNOWLEDGEMENT, STATE OF ___ COUNTY
I, ___ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT ___ OF ___ IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK, GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF ___ 202__

NOTARY PUBLIC COUNTY



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.

COMMENCE AT A FIVE-EIGHTHS INCH REBAR FOUND (NO CAP) AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 1307.28 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (EDS) AT THE SOUTHEAST CORNER OF COMMON AREA 2, IBERVILLE SQUARE SUBDIVISION, AS RECORDED IN SLIDE 2313-B THRU SLIDE 2313-D, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 15 MINUTES 19 SECONDS EAST, ALONG THE EAST MARGIN OF SAID SUBDIVISION, A DISTANCE OF 962.33; THENCE DEPARTING SAID EAST MARGIN OF IBERVILLE SQUARE SUBDIVISION DEGREES 15 MINUTES 19 SECONDS EAST, A DISTANCE OF 75.48 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 00 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 370.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 03 DEGREES 31 MINUTES 43 SECONDS EAST, A DISTANCE OF 41.70 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 23 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 35.88 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 44 DEGREES 13 MINUTES 05 SECONDS EAST, A DISTANCE OF 34.05 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 59 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 75 DEGREES 18 MINUTES 42 SECONDS EAST, A DISTANCE OF 34.08 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 43.36 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 05 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF 97.62 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 01 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.10 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 644.26 FEET, AN ARC LENGTH OF 38.51 FEET, (CHORD BEARS NORTH 83 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 38.50 FEET); THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 4.64 FEET, (CHORD BEARS NORTH 86 DEGREES 41 MINUTES 07 SECONDS EAST, A DISTANCE OF 4.63 FEET) TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN SOUTH 10 DEGREES 47 MINUTES 37 SECONDS EAST, A DISTANCE OF 109.89 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 546.55 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 72 DEGREES 48 MINUTES 14 SECONDS WEST, A DISTANCE OF 121.41 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 45 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 20.65 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 53 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 61.86 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 34 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 58.47 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 24 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 58.47 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 19 DEGREES 17 MINUTES 58 SECONDS WEST, A DISTANCE OF 59.02 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (SE CIVIL); THENCE RUN NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 510.74 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 7.25 ACRES, MORE OR LESS. (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

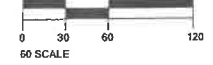
AND THAT THE MAP OR PLAT CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBERS SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH AND WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (O) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

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



Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various points in the survey.

SURVEYOR'S NOTES:
1. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. 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.
4. SURVEY WAS CONDUCTED ON MARCH 21 & FEBRUARY 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE 'COMPUTED' FROM ACTUAL FIELD TRAVELERS, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. 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.



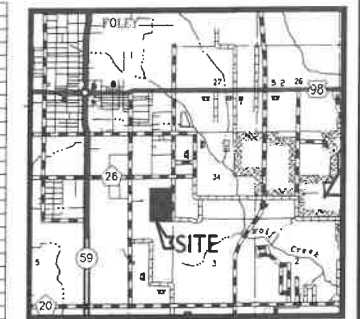
OUTPOST ORCHARD PHASE 3

FINAL PLAT



Table with columns: DRAWN, CHKD., PRJ/MGR, SCALE, PROJECT, FILE, SHEET. Lists project details and sheet information.

PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP 1"=1 MILE

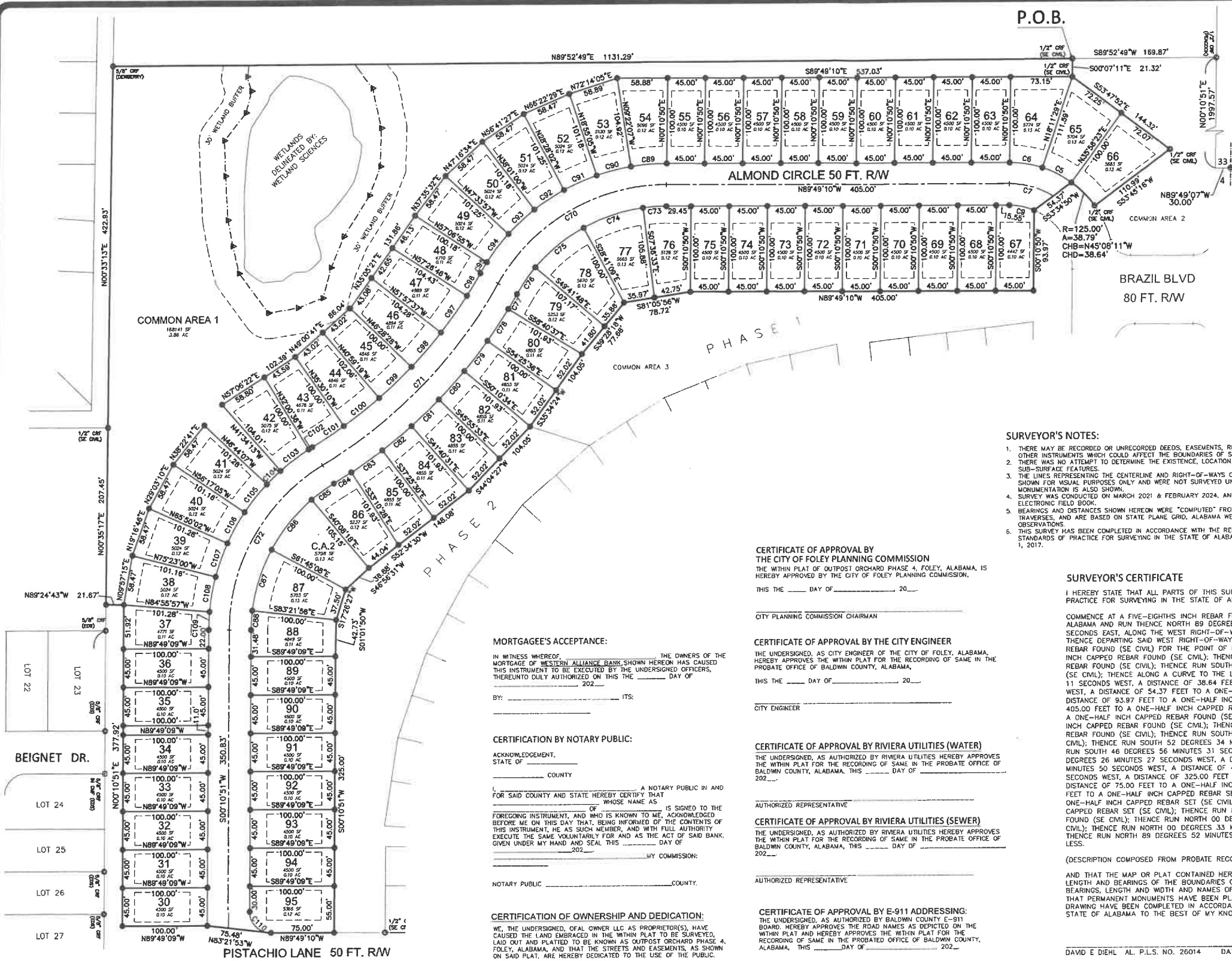


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for curves C5 through C110.

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. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. 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.
4. SURVEY WAS CONDUCTED ON MARCH 2021 & FEBRUARY 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE 'COMPUTED' FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. 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, INCLUDING ALL STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
3. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
4. 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 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES UNLESS OTHERWISE NOTED.
5. AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.
6. THE DEVELOPER HAS PROVIDED TO THE CITY OF FOLEY A PERFORMANCE BOND AS DEFINED IN PARAGRAPH 3.2 OF THE CITY OF FOLEY SUBDIVISION REGULATIONS IN LIEU OF CONSTRUCTING SIDEWALKS PRIOR TO THE RECORDING OF THIS PLAT. THIS BOND IS FOR A ONE YEAR PERIOD AT THE END OF WHICH TIME SIDEWALKS WILL HAVE BEEN CONSTRUCTED OR WILL BE CONSTRUCTED AT THAT TIME. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE R.O.W ALONG THE FRONT OF ALL LOTS AND COMMON AREAS, AND ALL SUCH SIDEWALKS SHALL BE COMPLIANT WITH THE CITY OF FOLEY CONSTRUCTION MANUAL AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICH MEANS THE SLOPE OF ALL DRIVEWAYS INSTALLED OVER THE PATH OF THE SIDEWALKS MUST MEET THE ADA.

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION THE WITHIN PLAT OF OUTPOST ORCHARD PHASE 4, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.

CITY PLANNING COMMISSION CHAIRMAN

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.

CITY ENGINEER

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 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 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 REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC): 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

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

AUTHORIZED REPRESENTATIVE

MORTGAGEE'S ACCEPTANCE: IN WITNESS WHEREOF, THE OWNERS OF THE MORTGAGE OF WESTERN ALLIANCE BANK SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS DAY OF 2022.

CERTIFICATION BY NOTARY PUBLIC: ACKNOWLEDGEMENT, STATE OF COUNTY I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT WHOSE NAME AS OF IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY, EXECUTE THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK. GIVEN UNDER MY HAND AND SEAL THIS DAY OF 2022.

NOTARY PUBLIC COUNTY. MY COMMISSION: PRINT NAME SIGNATURE STATE OF COUNTY OF NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT AS OWNER OF THE LANDS PLATTED HEREON 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 LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY OF 2022.

CERTIFICATION OF OWNERSHIP AND DEDICATION: WE, THE UNDERSIGNED, OFAL OWNER LLC AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS OUTPOST ORCHARD PHASE 4, FOLEY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. DATED THIS DAY OF 2022.

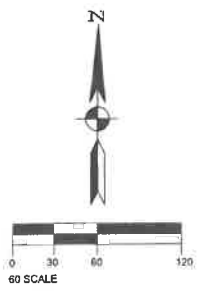
PRINT NAME SIGNATURE STATE OF COUNTY OF

CERTIFICATE OF NOTARY PUBLIC: STATE OF COUNTY OF NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT AS OWNER OF THE LANDS PLATTED HEREON 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 LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY OF 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES AUTHORIZED REPRESENTATIVE

SITE DATA CURRENT ZONING: TH-1 MINIMUM LOT SIZE: 2400 SF LIN. FT. STREETS: 1,579 LF NUMBER OF LOTS: 66 SMALLEST LOT: 4,442 SF (LOT 67) LARGEST LOT: 5,774 SF (LOT 64) COMMON AREAS: 3.99 AC (30%) TOTAL AREA: 13.13 AC BUILDING SETBACKS: FRONT YARD = 20 FEET REAR YARD = 15 FEET SIDE YARD = 5 FEET SIDE STREET = 15 FEET

UTILITY PROVIDERS WATER SERVICE - RIVIERA UTILITIES SEWER SERVICE - RIVIERA UTILITIES ELECTRIC SERVICE - BALDWIN EMC GAS SERVICE - RIVIERA UTILITIES TELEPHONE - RIVIERA UTILITIES OWNER/DEVELOPER OFAL OWNER, LLC 133 N JEFFERSON ST. CHICAGO, IL 60661 SURVEYOR/ENGINEER S.E. CIVIL 9969 WINDMILL ROAD FAIRHOPE, AL 36532



- LEGEND CONCRETE MONUMENT FD. REBAR FD. CAPPED REBAR FD. WETLAND MARKER P.O.B. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING 1/2" CAPPED REBAR SET (SE CIVIL)

OUTPOST ORCHARD PHASE 4

6/25/2024

FINAL PLAT



Table with columns: DRAWN, PROJ MGR, SCALE, PROJECT, FILE, SHEET. Lists drawing and project details.



DAVID E DIEHL AL. P.L.S. NO. 26014 DATE REBAR NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



PLANNING COMMISSION JOINT STAFF REPORT:

January 2025

STAFF RECOMMENDATION: Denial

PROJECT NAME: Cox Pools - Commercial Site Plan

REQUEST: Application for 1 Year Site Plan Extension

SUB TYPE: Application for Site Plan Extension

OWNER / APPLICANT: Pillar, LLC

ACREAGE: 5 acres

NUMBER OF LOTS: 1

PIN#(s): 120260

LOCATION: S of US Hwy 98, E of Foley Beach Express

PROJECT DESCRIPTION: Cox Pools - Commercial Site Plan

CURRENT CITY ZONING: B-3

OVERLAY DISTRICT: FBEOD, Foley Beach Express Overlay District

REQUESTED ZONING: N/A

ADJACENT ZONING: N: B-1A; E: B-3; S: M-1; W: MH-1

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: RCC - Retail Commercial Concentration

EXISTING LAND USE: Vacant



12/19/24, 10:03 AM

Activity Details | Citizenseve

UTILITY LETTERS RECEIVED: No
DEED RECEIVED: No
AGENT AUTHORIZATION: Yes

Reviewer: Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department
Review Status: Approved

.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org;cchristian@cityoffoley.org, Engineering
Review Status: Denied

1. Engineering recommends denial per 12/18/24 staff meeting discussion. The Land Development Permit was issued 4/25/24 but staff has not been informed of construction activities commencing.

Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Approved

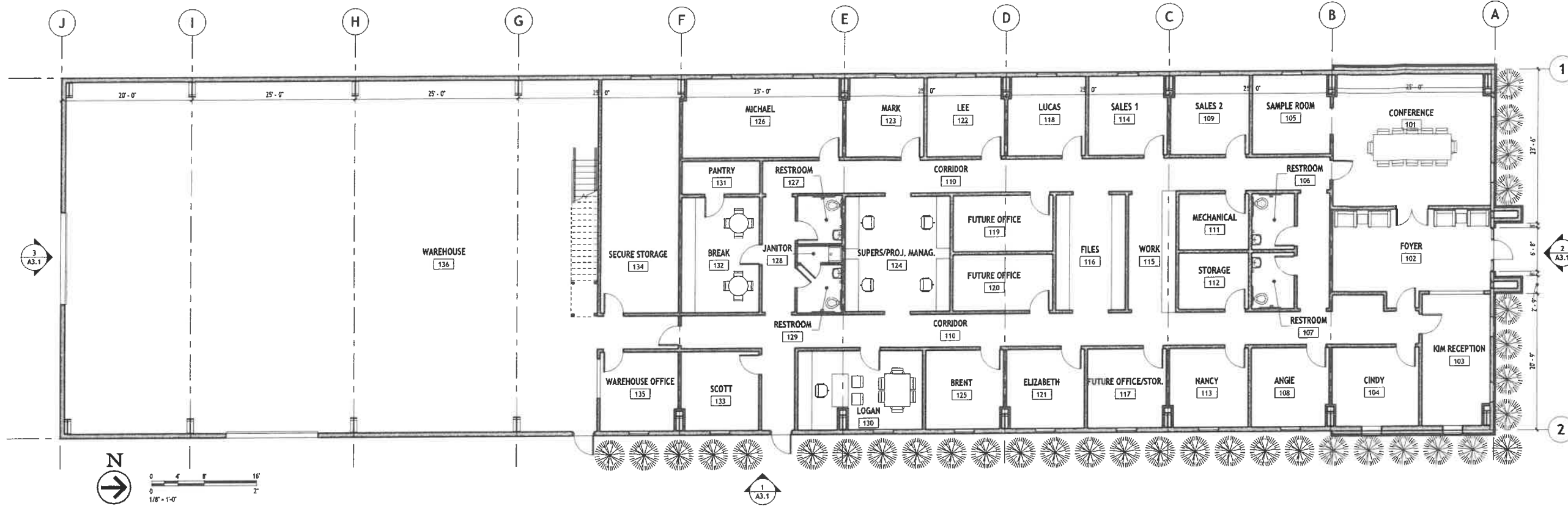
1. The provided site plan is meeting environmental requirements of the LDO; extension approval is recommended.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

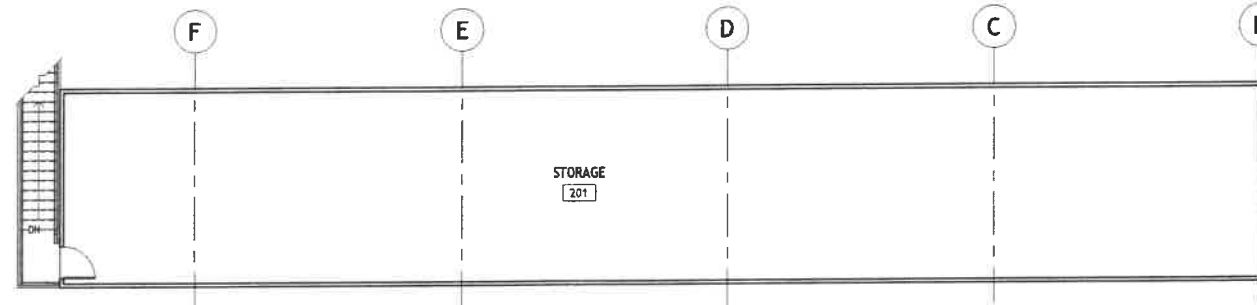
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Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved

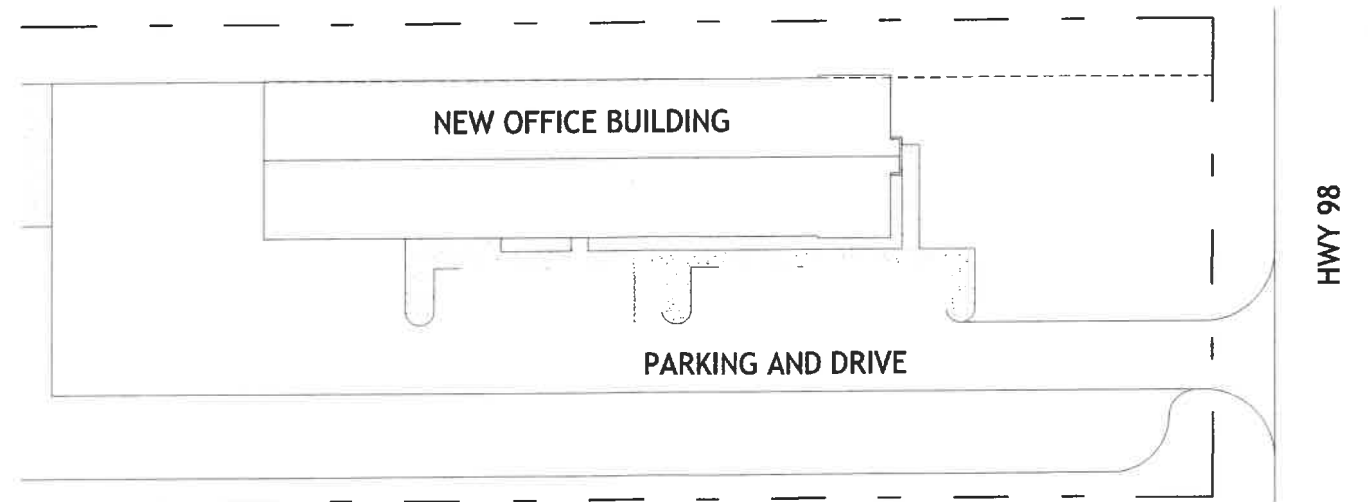
.



1 First Floor Architectural Plan
1/8" = 1'-0"



2 Second Floor Architectural Plan
1/8" = 1'-0"



3 Site Plan
1" = 30'-0"



McColloUGH
ARCHITECTURE, INC.
P.O. BOX 6310
GULF SHORES, ALABAMA
36547-6310
PHONE: 251-968-7222

NOT FOR
CONSTRUCTION

A NEW OFFICE BUILDING
FOR
COX POOLS
BALDWIN COUNTY, ALABAMA

JOB NO.:
DRAWN: CLT
CHECKED: SBM
DATE: 2023.10.31
REVISION:

SCALE: NA

SHEET NO.:

A1.1

BUILDING PLANS



McCULLOUGH ARCHITECTURE, INC.
P.O. BOX 6110
GULF SHORES, ALABAMA
36547-4310
PHONE: 251-968-7222

NOT FOR CONSTRUCTION

A NEW OFFICE BUILDING
FOR
COX POOLS
BALDWIN COUNTY, ALABAMA

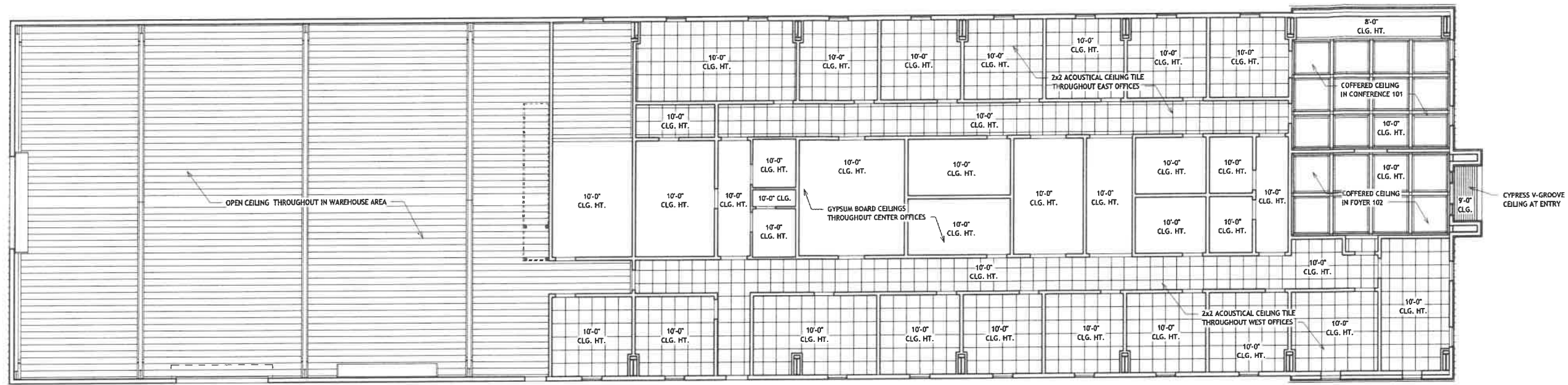
JOB NO.:
DRAWN: CLT
CHECKED: SBM
DATE: 2023.10.31
REVISION:

SCALE: NA

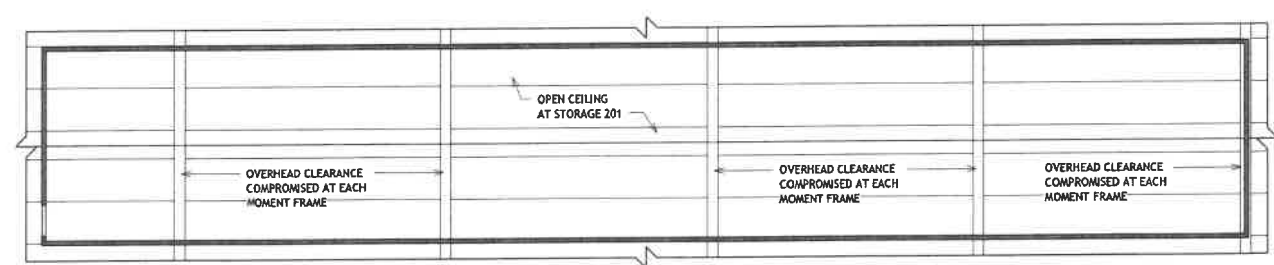
SHEET NO.:

A1.2

CEILING PLANS



1 First Floor Architectural Ceiling Plan
1/8" = 1'-0"

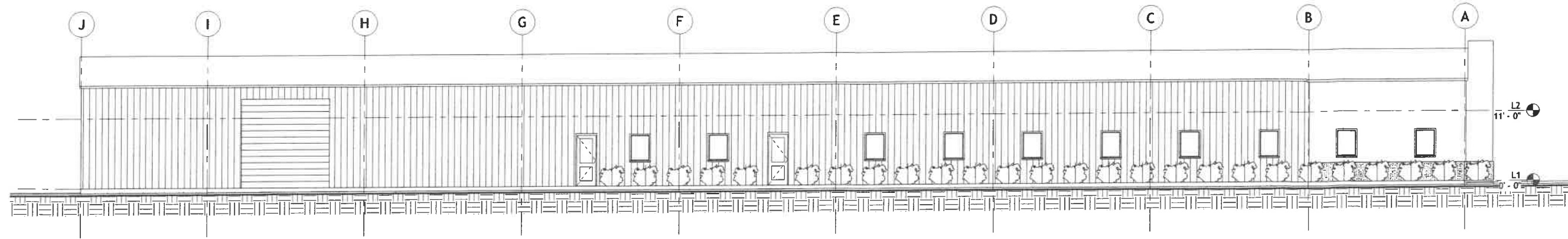


2 Second Floor Architectural Ceiling Plan
1/8" = 1'-0"

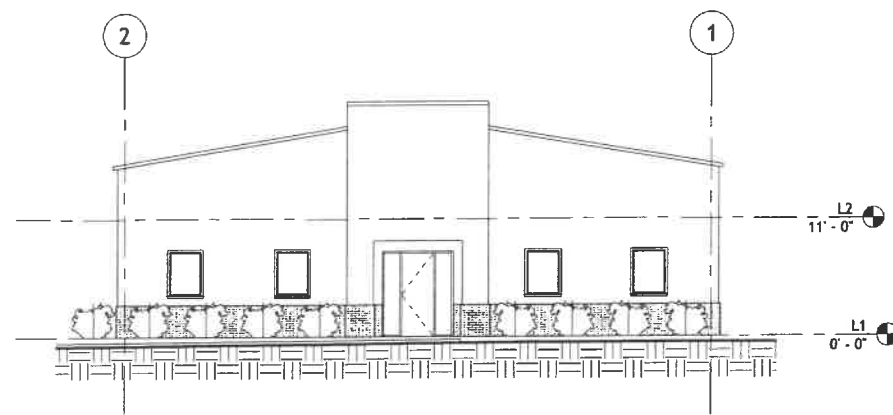


McCULLOUGH
ARCHITECTURE, INC.
P.O. BOX 6310
GULF SHORES, ALABAMA
36547-6310
PHONE: 251-968-7222

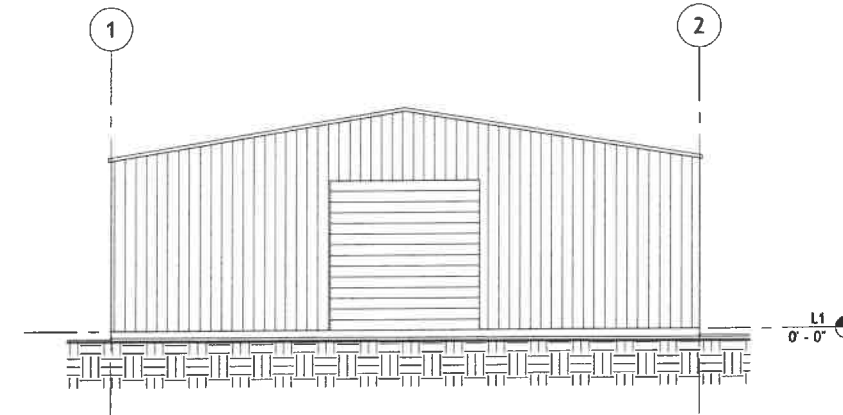
NOT FOR
CONSTRUCTION



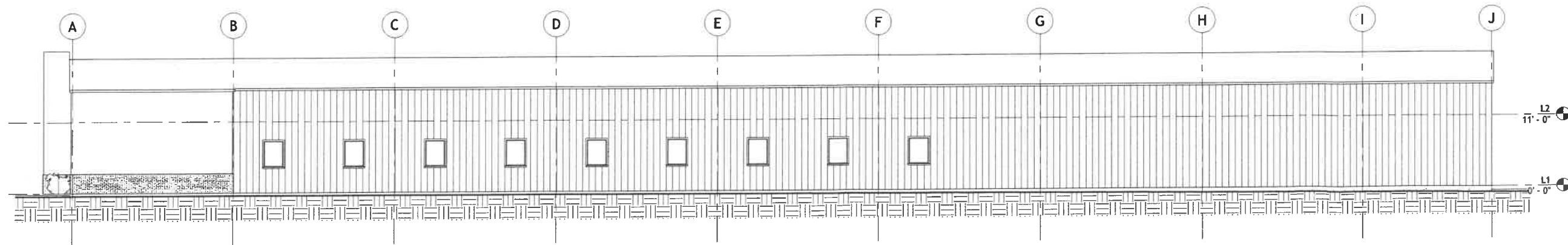
1 East Architectural Building Elevation
1/8" = 1'-0"



2 North Architectural Building Elevation
1/8" = 1'-0"



3 South Architectural Building Elevation
1/8" = 1'-0"



4 West Architectural Building Elevation
1/8" = 1'-0"

A NEW OFFICE BUILDING
FOR
COX POOLS
BALDWIN COUNTY, ALABAMA

JOB NO.:
DRAWN: CLT
CHECKED: SBM
DATE: 2023.10.31
REVISION:

SCALE: NA

SHEET NO.:

A3.1

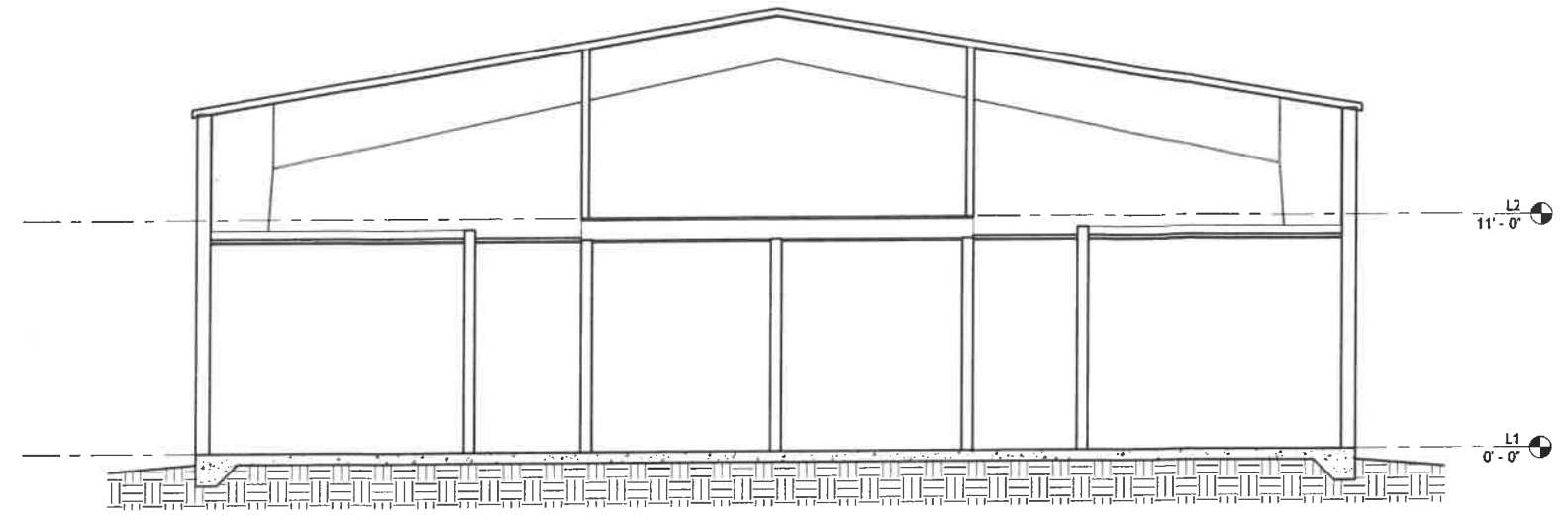
BUILDING ELEVATIONS



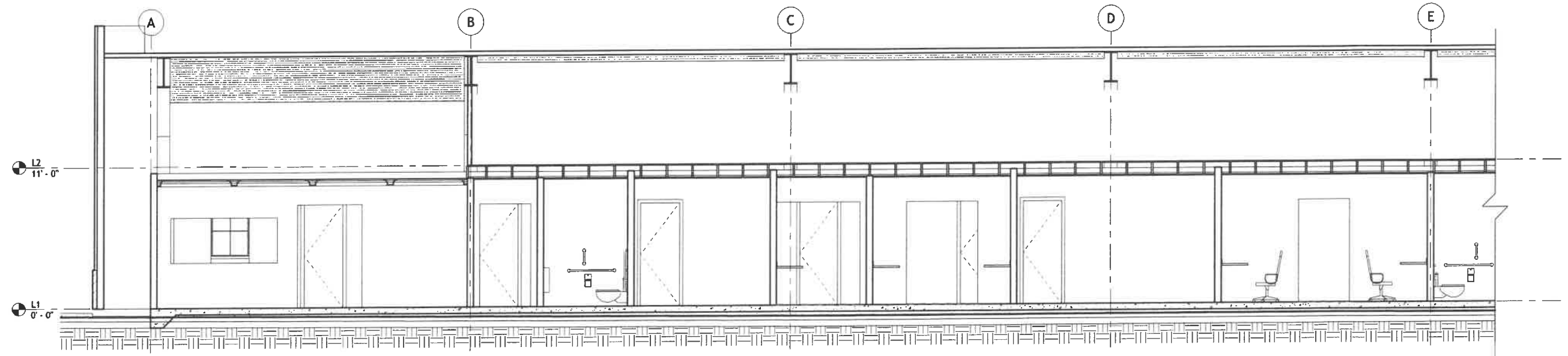
McCOLLOUGH
ARCHITECTURE, INC.
P.O. BOX 6316
GULF SHORES, ALABAMA
36547-6316
PHONE: 251-968-7222

NOT FOR
CONSTRUCTION

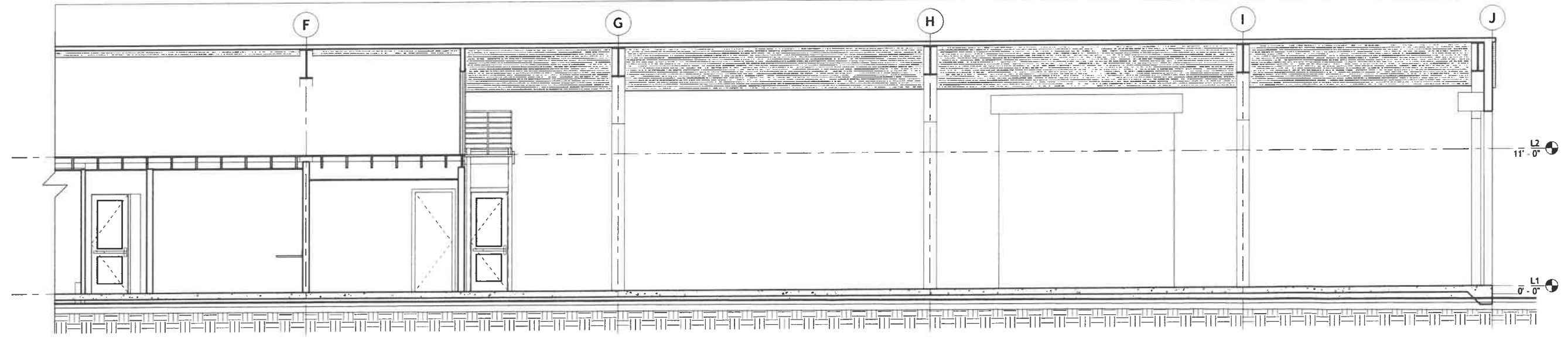
A NEW OFFICE BUILDING
FOR
COX POOLS
BALDWIN COUNTY, ALABAMA



1 Cross Section
1/4" = 1'-0"



2 Long Section Left
1/4" = 1'-0"



3 Long Section Right
1/4" = 1'-0"

JOB NO.:
DRAWN: CLT
CHECKED: SBM
DATE: 2023.10.31
REVISION:

SCALE: NA

SHEET NO.:

A4.1

BUILDING SECTIONS



PLANNING COMMISSION JOINT STAFF REPORT: January 2025

STAFF RECOMMENDATION: Conditional

PROJECT NAME: Bella Vista Townhomes Subdivision-Creating a separate parcel around existing townhouses from a larger parcel

REQUEST: Subdivision

SUB TYPE: Minor

OWNER / APPLICANT: Ramsey Land Surveying LLC

ACREAGE: 19.34
NUMBER OF LOTS: 3

PIN#(s): 2308

LOCATION: 105 CODY LN

PROJECT DESCRIPTION: Bella Vista Townhomes Subdivision-Creating a separate parcel around existing townhouses from a larger parcel

CURRENT CITY ZONING: PUD - Planned Unit Development

OVERLAY DISTRICT: N/A

REQUESTED ZONING: N/A

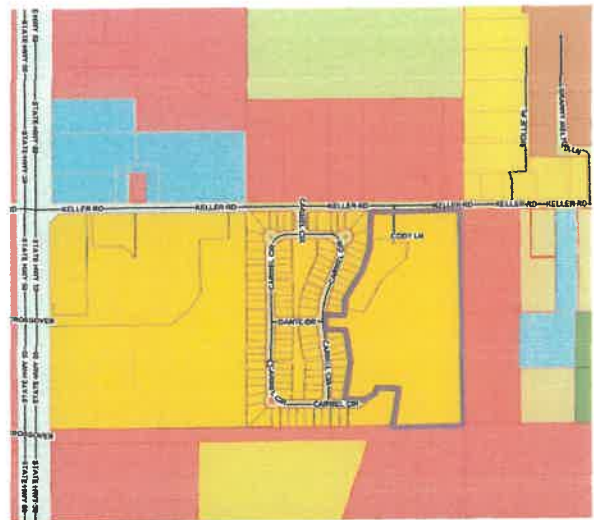
ADJACENT ZONING: N, E, & S: B-1A; W: Bella Vista PUD

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: MXU, Mixed Use Commercial/Residential

EXISTING LAND USE: Townhomes at front, remainder vacant



12/19/24, 10:35 AM

Activity Details | Citizenseve

UTILITY LETTERS RECEIVED: Yes
DEED RECEIVED: Yes
AGENT AUTHORIZATION: Yes

Reviewer: Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department
Review Status: Approved

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org;cchristian@cityoffoley.org, Engineering
Review Status: Approved

1. Engineering recommends approval subject to Fire Dept. and Building Dept. requirements pertaining to the existing structure.
2. Remove "Lot 3" from the plat; the common area must be stand alone and not labeled as a lot.

Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Approved

1. Environmental recommends approval upon departmental conditions being met. Previous environmental comments concerning the wetlands have been addressed.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

1. It is our understanding that these townhomes may be reclassified as condos. This will require the transfer of the units to utilize the Existing Building code, and the most current adopted version of the Building and Fire Codes. This reclassification of the townhomes may require a more stringent code requirement than that of its current Residential Code requirements. The applicant needs to be aware that any life safety requirements must be in place, tested and approved by Fire before occupancy of the units.

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Under Review



PLANNING COMMISSION JOINT STAFF REPORT: January 2025

STAFF RECOMMENDATION: Conditional

PROJECT NAME: Haley Commercial Subdivision- A Re-Subdivision of Lots 3 & Lot 4 Foley Professional Park and Lot 4 Peachtree Center Commercial Park Unit 2

REQUEST: Subdivision

SUB TYPE: Preliminary

OWNER / APPLICANT: Lieb Engineering Company

ACREAGE: 9.14

NUMBER OF LOTS: 6

PIN#(s): 89381

LOCATION: S of E Peachtree, E of N McKenzie St

PROJECT DESCRIPTION: Haley Commercial Subdivision- A Re-Subdivision of Lots 3 & Lot 4 Foley Professional Park and Lot 4 Peachtree Center Commercial Park Unit 2

CURRENT CITY ZONING: PUD - Planned Unit Development

OVERLAY DISTRICT: FMOD, Foley Medical Overlay District

REQUESTED ZONING: N/A

ADJACENT ZONING: N: B-1A & R-1A; E: R-1A; S: R-1A, M-1, B-1A; W: B-1A & PO

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: RCC - Retail Comm Concentration & RM - Res Med Density (4-7)

EXISTING LAND USE: Medical Office and Vacant



12/19/24, 11:24 AM

Activity Details | Citizenseve

UTILITY LETTERS RECEIVED: Yes
DEED RECEIVED: Yes
AGENT AUTHORIZATION: Yes

Reviewer: Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department
Review Status: Approved

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org;cchristian@cityoffoley.org, Engineering
Review Status: Approved

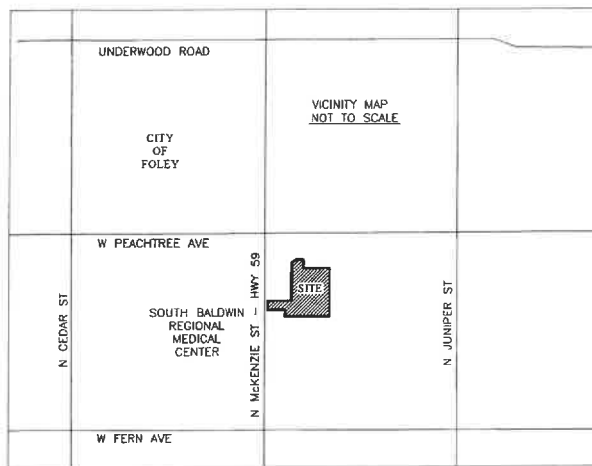
1. Engineering Department is working with the applicant to ensure the new street tree amendment to the subdivision regulations is being applied.

Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Approved

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved

A Re-Subdivision of Lot 3 & Lot 4 Re-Subdivision of Lots 3 & 4, Foley Professional Park (Instrument No. 1989363) and Lot 4 Peachtree Center Commercial Park Unit 2 (Slide: 1878-A) and Metes and Bounds Parcels A Planned Unit Development



SITE DATA TABLE

OWNER: FOLEY PROFESSIONAL PARK LLC
CHRIS HALEY
561 FAIRHOPE AVENUE, SUITE 201, FAIRHOPE, AL 36532
PARCEL ID: 05-54-05-21-2-000-002.003
05-54-05-21-2-000-002.041
05-54-05-21-2-000-002.008

OWNER: CLEARPOINT PROPERTIES LLC
HEATHER HALEY
19051 SCENIC HWY. 98, FAIRHOPE, AL 36532
PARCEL ID: 05-54-05-21-2-000-002.006
05-54-05-21-2-000-002.007

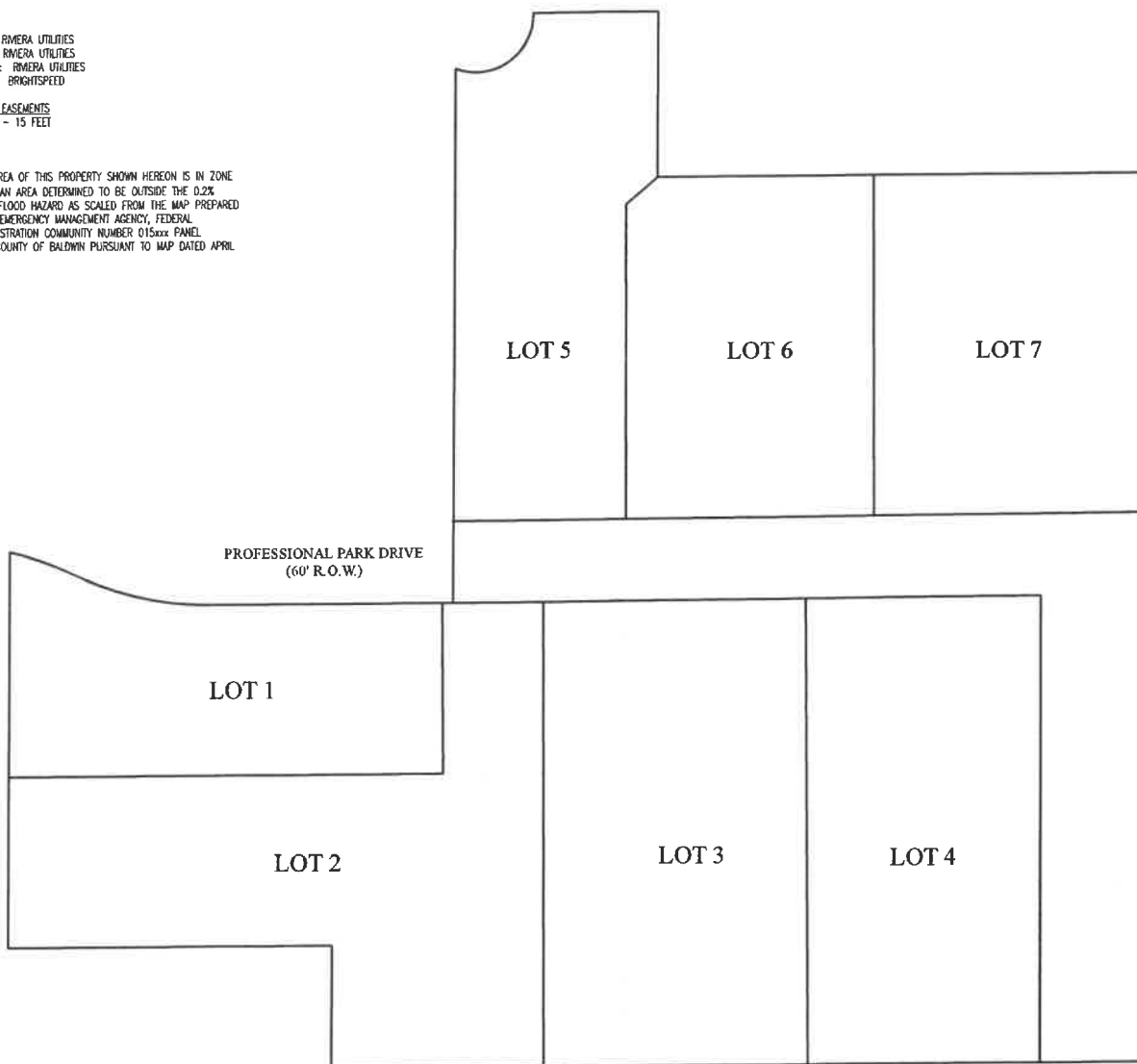
TOTAL SUBDIVISION AREA: 440,179 SQ. FEET
10.1054 ACRES
CURRENT ZONING: B1-A - EXTENDED BUSINESS DISTRICT
PO - PREFERRED OFFICE DISTRICT
NUMBER OF LOTS: 7
SMALLEST LOT SIZE: 42,020 SQ. FEET
0.9654 ACRES

UTILITIES:
WATER SERVICE: RIVERA UTILITIES
SEWER SERVICE: RIVERA UTILITIES
ELECTRIC SERVICE: RIVERA UTILITIES
COMMUNICATIONS: BRIGHTSPEED

REQUIRED UTILITY EASEMENTS
FRONT AND REAR - 15 FEET
SIDE - 10 FEET

FLOOD STATEMENT
THE BUILDABLE AREA OF THIS PROPERTY SHOWN HEREON IS IN ZONE "X" (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY NUMBER 015xxx PANEL NUMBER 0xxxx, COUNTY OF BALDWIN PURSUANT TO MAP DATED APRIL 19, 2019.

MCKENZIE STREET
A.K.A. ALABAMA HIGHWAY 59
(100' R.O.W.)



BALDWIN COUNTY
ALABAMA

LOT 3, RE-SUBDIVISION OF LOTS 3 & 4, FOLEY PROFESSIONAL PARK, AS RECORDED ON INSTRUMENT NO. 1989363 IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPTING THE PROPERTY TAKEN FOR RIGHT OF WAY AS RECORDED IN REAL PROPERTY BOOK 546, PAGE 1745, IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LOT 4, RE-SUBDIVISION OF LOTS 3 & 4, FOLEY PROFESSIONAL PARK, AS RECORDED ON INSTRUMENT NO. 1989363 IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LOT 4, PEACHTREE COMMERCIAL PARK, UNIT 2, AS RECORDED ON SLIDE 1878-A IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPTING THE PROPERTY TAKEN FOR RIGHT OF WAY AS RECORDED IN REAL PROPERTY BOOK 546, PAGE 1773, IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

PARCEL 1:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 00°24'06" EAST A DISTANCE OF 1,079.59 FEET TO A POINT; THENCE NORTH 89°35'02" EAST A DISTANCE OF 57.55 FEET TO A POINT; THENCE CONTINUE NORTH 89°35'02" EAST A DISTANCE OF 262.79 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°12'13" EAST A DISTANCE OF 89.93 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°35'21" EAST A DISTANCE OF 87.26 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°36'47" EAST A DISTANCE OF 125.02 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); AND THE POINT OF BEGINNING; THENCE NORTH 00°09'12" WEST A DISTANCE OF 332.40 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 83°32'41" WEST A DISTANCE OF 24.56 FEET TO THE POINT OF CURVATURE OF A 654.59' RADIUS CURVE TO THE LEFT MARKED BY AN IRON ROD (REBAR); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.76 FEET (CHORD BEARS NORTH 86°58'19" WEST, 78.72') TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 89°33'38" WEST A DISTANCE OF 21.88 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE NORTH 00°08'56" WEST A DISTANCE OF 310.10 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE NORTH 89°37'05" EAST A DISTANCE OF 511.25 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°09'49" EAST A DISTANCE OF 650.16 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°37'49" WEST A DISTANCE OF 386.94 FEET TO THE POINT OF BEGINNING, CONTAINING 290,536 SQUARE FEET (6.670 ACRES), MORE OR LESS.

PARCEL 2:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 00°24'06" EAST A DISTANCE OF 1,079.59 FEET TO A POINT; THENCE NORTH 89°35'02" EAST A DISTANCE OF 57.55 FEET TO A POINT; THENCE CONTINUE NORTH 89°35'02" EAST A DISTANCE OF 262.79 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR) AND THE POINT OF BEGINNING OF THE PROPERTY HEREBY DESCRIBED; THENCE CONTINUE NORTH 89°35'02" EAST A DISTANCE OF 87.37 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 00°08'01" EAST A DISTANCE OF 89.93 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°35'21" WEST A DISTANCE OF 87.26 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°12'13" WEST A DISTANCE OF 89.93 FEET TO THE POINT OF BEGINNING, CONTAINING 7,852 SQUARE FEET (0.180 ACRES), MORE OR LESS.

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

ACKNOWLEDGMENT OF OWNER

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF FOLEY PROFESSIONAL PARK, LLC, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS ____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE FOLEY PROFESSIONAL PARK, LLC

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS OF FOLEY PROFESSIONAL PARK, LLC, AN ALABAMA DOMESTIC LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2024.

ACKNOWLEDGMENT OF OWNER

THIS IS TO CERTIFY THAT THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF CLEARPOINT PROPERTIES, LLC, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SUBDIVIDED HEREON.

DATED THIS ____ DAY OF _____, 2024.

AUTHORIZED REPRESENTATIVE CLEARPOINT PROPERTIES, LLC

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF ALABAMA
COUNTY BALDWIN

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS OF FOLEY PROFESSIONAL PARK, LLC, AN ALABAMA DOMESTIC LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE, IN SUCH CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2024.

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (ELECTRIC)

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

THIS THE ____ OF _____, 2024.

AUTHORIZED REPRESENTATIVE OF RIVERA UTILITIES

CERTIFICATE OF APPROVAL BY BRIGHTSPEED

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

THIS THE ____ OF _____, 2024.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER)

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

THIS THE ____ OF _____, 2024.

AUTHORIZED REPRESENTATIVE OF RIVERA UTILITIES

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION

THIS THE ____ OF _____, 2024.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER)

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

THIS THE ____ OF _____, 2024.

AUTHORIZED REPRESENTATIVE OF RIVERA UTILITIES

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

DATED THIS ____ DAY OF _____, 2024.

CITY ENGINEER

NOTES:

- TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION
- RETRORED DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA:
 - 8 - PLAT OF SUBDIVISION RECORDED AS INSTRUMENT NO. 1989363
 - 11 - THAT INSTRUMENT DEED AS RECORDED IN MAP BOOK 328, PAGE 333.
- THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
- THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NOT TO BE REPRODUCED TO ANY OTHER PARTY, IF ANY NOT TO BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
- THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
- ALDOT R.O.W. INFORMATION ESTABLISHING THE WEST PROPERTY LINE IS FOUND ON ALDOT RIGHT OF WAY PROJECT NO. ST-175-1A, DATED 1992, ALONG WITH THE RIGHT OF WAY TRADING BEARS PLOTTED AND SHOWN HEREON.
- BASES OF BEARING BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDOT COGS NETWORK.

DATE:	CHECKED:	APPROVED:
4/9/24	HW	DC
DRAWING NUMBER:	SCALE:	FILE NO.:
23-249	1"=60'	203/82

SUBDIVISION
A 7 LOT COMMERCIAL SUBDIVISION
N. MCKENZIE STREET
FOLEY, ALABAMA



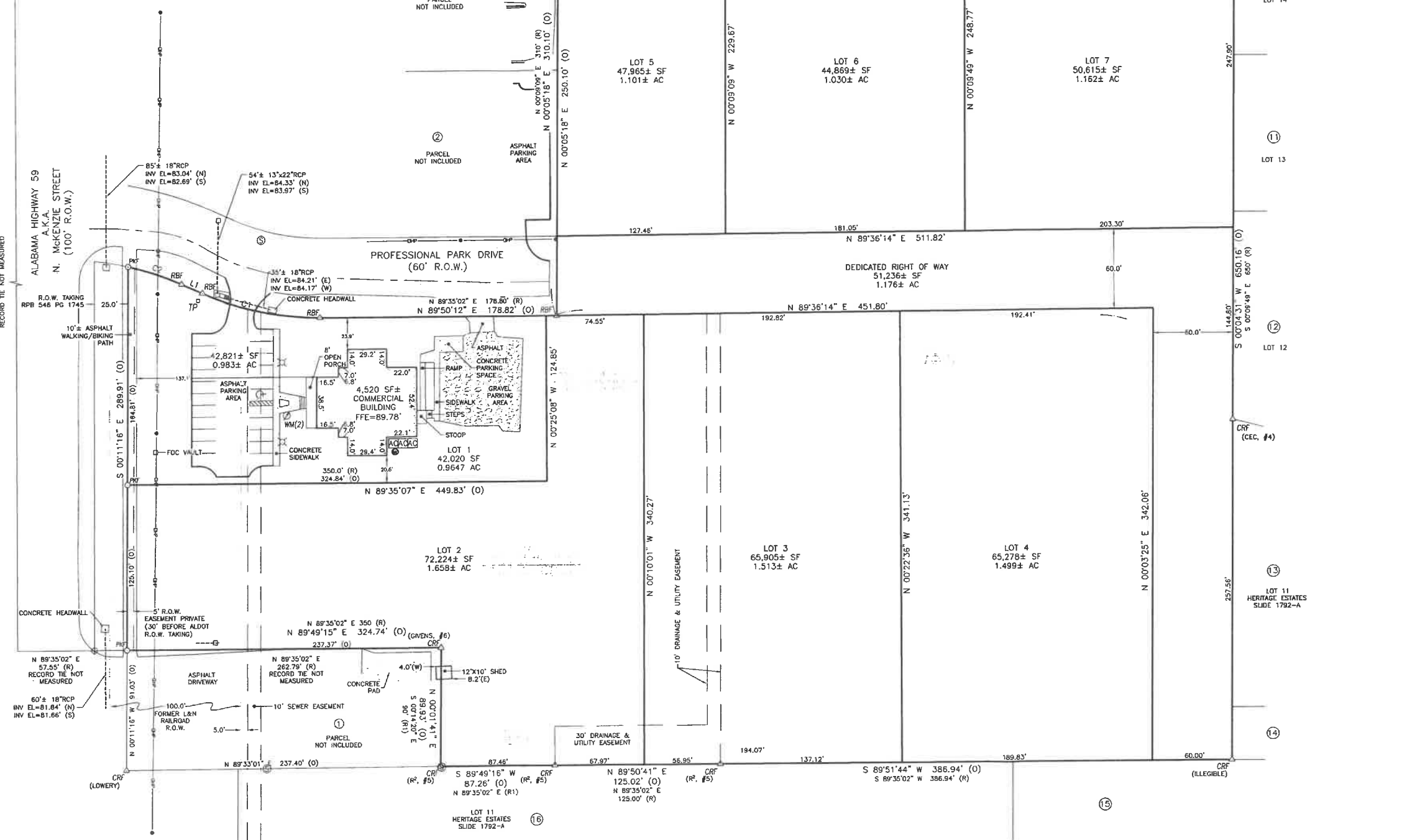
Physical Address:
11111 U.S. Hwy 31 Ste A
Spanish Fort, AL 36527
(251) 626-0404

Mailing Address:
30941 Mill Lane
Suite G, Box 258
Spanish Fort, AL 36527

- ① 54-05-21-2-000-002.002
PIN: 89980
STAR TREK ENTERPRISES LLC
1600 N MCKENZIE ST. (MA)
FOLEY, AL 36535
- ② 54-05-21-2-000-002.005
PIN: 100881
FOLEY BONE SET LLC
P.O. BOX 1186 (MA)
FAIRHOPE, AL 36533
- ③ 54-05-21-2-000-002.004
PIN: 99223
1624 N MCKENZIE STREET LLC
et al TIN ROOF LLC
309 N WATER STREET
SUITE 500 (MA)
MILWAUKEE, WI 53202
- ④ 54-05-21-2-000-002.011
PIN: 120300
FRANKLIN PRIMARY HEALTH CENTER INC
1303 DR MARTIN LUTHER KING JR AVE (MA)
MOBILE, AL 36603
- ⑤ 54-05-21-2-000-002.040
PIN: 225366
ROMAN, KATHLEEN A
12056 KNOLL ROAD (MA)
NORTHPORT, AL 35475
- ⑥ 54-05-21-2-000-002.031
PIN: 220174
BAKER, MICHAEL et al BAKER, BILLIE
206 MADISON LANE (MA)
FOLEY, AL 36535
- ⑦ 54-05-21-2-000-002.030
PIN: 220173
RUDISILL, JOHN R III et al RUDISILL, DIAN
204 MADISON LANE (MA)
FOLEY, AL 36535
- ⑧ 54-05-21-2-000-002.029
PIN: 220172
OWENS, BILLIE C AS TRUSTEE OF THE
BILLIE C OWENS REVOCABLE TRUST
DATED APRIL 6th 2022
1293 SURREY LOOP (MA)
FOLEY, AL 36535
- ⑨ 54-05-21-2-000-002.027
PIN: 220170
WARTHEN, VAUGHN JAMES JR et al
WARTHEN, BARBARA S
107 WASHINGTON BLVD (MA)
FOLEY, AL 36535
- ⑩ 54-05-21-2-000-002.026
PIN: 220169
SHOOTS, VINCE et al
SHOOTS, SUSIE A
109 WASHINGTON BLVD (MA)
FOLEY, AL 36535
- ⑪ 54-05-21-2-000-002.025
PIN: 100881
MARTIN, DAVID
111 WASHINGTON BLVD (MA)
FOLEY, AL 36535
- ⑫ 54-05-21-2-000-002.024
PIN: 220167
BRUNN, HARRY N et al
BRUNN, KAREN E
113 WASHINGTON BLVD (MA)
FOLEY, AL 36535
- ⑬ 54-05-21-2-000-002.023
PIN: 220166
DANIELS, WILLIAM T JR et al
DANIELS, LISA
115 WASHINGTON BLVD (MA)
FOLEY, AL 36535
- ⑭ 54-05-21-2-000-002.021
PIN: 120300
HERITAGE ESTATES PROPERTY
OWNER ASSOCIATION INC.
106 WASHINGTON BLVD (MA)
FOLEY, AL 36535
- ⑮ 54-05-21-2-000-003.001
PIN: 13780
FOLEY, CITY OF
P.O. BOX 1750 (MA)
FOLEY, AL 36536
- ⑯ 54-05-21-2-000-003.000
PIN: 120300
PROFESSIONAL CENTER NORTH LLC
1300 N MCKENZIE ST. (MA)
FOLEY, AL 36535

NOTES:
1. TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION
2. RECORD DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA
B - PLAN OF SUBDIVISION RECORDED AS INSTRUMENT NO. 1989363
R1 - THAT INSTRUMENT DEED AS RECORDED IN MAP BOOK 328, PAGE 333
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN THAT COMPLETED BY THE CLIENT'S CONVEYANCE. EASEMENT LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NOT TRANSFERABLE TO ANY OTHER PARTY, IF ANY NOT BE USED WITHOUT PROPER CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24x36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
6. ALDUT R.O.W. INFORMATION ESTABLISHING THE WEST PROPERTY LINE IS FOUND ON ALDUT RIGHT OF WAY PROJECT NO. ST-175-18, DATED 1992, ALONG WITH THE RIGHT OF WAY DRAWING DEEDS PLATTED AND SHOWN HEREON.
7. BASIS OF BEARING: BEARINGS ESTABLISHED HEREON ARE REFERENCED TO THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM AND ESTABLISHED BY REAL TIME KINEMATIC GPS OBSERVATIONS MADE USING THE ALDUT CORS NETWORK.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	220.79' (O)	92.45' (O)	91.78' (O)	S 78°07'56" E
C2	220.79' (O)	42.74' (O)	42.67' (O)	S 71°40'54" E
C3	42.52' (O)	82.43' (O)	70.12' (O)	S 54°31'40" W



BALDWIN COUNTY
ALABAMA

LOT 3, RE-SUBDIVISION OF LOTS 3 & 4, FOLEY PROFESSIONAL PARK, AS RECORDED ON INSTRUMENT NO. 1989363 IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPTING THE PROPERTY TAKEN FOR RIGHT OF WAY AS RECORDED IN REAL PROPERTY BOOK 546, PAGE 1745, IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LOT 4, RE-SUBDIVISION OF LOTS 3 & 4, FOLEY PROFESSIONAL PARK, AS RECORDED ON INSTRUMENT NO. 1989363 IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LOT 4, PEACHTREE COMMERCIAL PARK, UNIT 2, AS RECORDED ON SLIDE 1878-A IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPTING THE PROPERTY TAKEN FOR RIGHT OF WAY AS RECORDED IN REAL PROPERTY BOOK 546, PAGE 1773, IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA.

PARCEL 1:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 00°24'06" EAST A DISTANCE OF 1,079.59 FEET TO A POINT; THENCE NORTH 89°35'02" EAST A DISTANCE OF 57.55 FEET TO A POINT; THENCE CONTINUE NORTH 89°35'02" EAST A DISTANCE OF 262.79 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°12'13" EAST A DISTANCE OF 89.93 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°35'21" EAST A DISTANCE OF 87.26 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°36'47" EAST A DISTANCE OF 125.02 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); AND THE POINT OF BEGINNING; THENCE NORTH 00°09'12" WEST A DISTANCE OF 332.40 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 83°32'41" WEST A DISTANCE OF 24.56 FEET TO THE POINT OF CURVATURE OF A 654.59' RADIUS CURVE TO THE LEFT MARKED BY AN IRON ROD (REBAR); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.76 FEET (CHORD BEARS NORTH 86°58'19" WEST, 78.72') TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 89°33'38" WEST A DISTANCE OF 21.98 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE NORTH 00°08'38" WEST A DISTANCE OF 310.10 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE NORTH 89°37'05" EAST A DISTANCE OF 511.75 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°09'49" EAST A DISTANCE OF 850.16 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE CONTINUE NORTH 89°35'02" EAST A DISTANCE OF 87.37 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 00°08'01" EAST A DISTANCE OF 89.93 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°35'21" WEST A DISTANCE OF 87.26 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°12'13" WEST A DISTANCE OF 89.93 FEET TO THE POINT OF BEGINNING, CONTAINING 290,536 SQUARE FEET (6.670 ACRES), MORE OR LESS.

PARCEL 2:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 00°24'06" EAST A DISTANCE OF 1,079.59 FEET TO A POINT; THENCE NORTH 89°35'02" EAST A DISTANCE OF 57.55 FEET TO A POINT; THENCE CONTINUE NORTH 89°35'02" EAST A DISTANCE OF 262.79 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°35'02" EAST A DISTANCE OF 87.37 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 00°08'01" EAST A DISTANCE OF 89.93 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°35'21" WEST A DISTANCE OF 87.26 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°12'13" WEST A DISTANCE OF 89.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2,852 SQUARE FEET (0.180 ACRES), MORE OR LESS.

- BOUNDARY LEGEND
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CRIMPED TOP PIPE FOUND
 - △ CWF CONCRETE MARKMENT FOUND
 - △ DTF DIRT TOP IRON PIPE FOUND
 - △ RFB REBAR FOUND
 - △ RFP IRON PIN FOUND
 - CRF CAPPED IRON ROD SET
 - CRF (MASONRY) NAIL FOUND
 - RFB RECORD
 - RFB OBSERVED
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.B.S. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WOOD FENCE

- UTILITY LEGEND
- LIGHT POLE
 - POWER POLE
 - ELECTRICAL BOX
 - AIR CONDITIONING CONDENSER
 - OVERHEAD POWER
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER WAVE
 - GAS METER
 - WATER METER
 - WATER WAVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - TELEPHONE PEDestal

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

DATE: 04/09/24	SCALE: 1"=40'	PROJECT: SUBDIVISION - P.U.D. N. MCKENZIE STREET FOLEY, ALABAMA	CLIENT: HALEY DEVELOPMENT LLC
DRAWING NUMBER: 23-249-03	DATE: 203/82		

SMITH CLARK ASSOCIATES
land surveyors
Physical Address: 11111 U.S. Hwy 31 S/A Spanish Fort, AL 36527 (251) 828-0404
Mailing Address: 30841 Mill Lane Suite G, Box 258 Spanish Fort, AL 36527



PLANNING COMMISSION JOINT STAFF REPORT: December 2024

STAFF RECOMMENDATION: **Conditional** - Careful consideration should be given before allowing increased density in an environmentally sensitive area. Applicant needs to confirm greenspace calculations and show landscape buffering and street trees on plans.

PROJECT NAME: Wolf Ridge PUD Rezoning

REQUEST: Zoning Application

SUB TYPE: Re-Zoning Application

OWNER / APPLICANT: Christopher Lieb

ACREAGE: 43.45
NUMBER OF LOTS:

PIN#(s): 45500

LOCATION: N of Co Rd 12, E & W of Clarke Ridge Rd

PROJECT DESCRIPTION: Wolf Ridge PUD Rezoning

CURRENT CITY ZONING: PUD

OVERLAY DISTRICT: N/A

REQUESTED ZONING: PUD

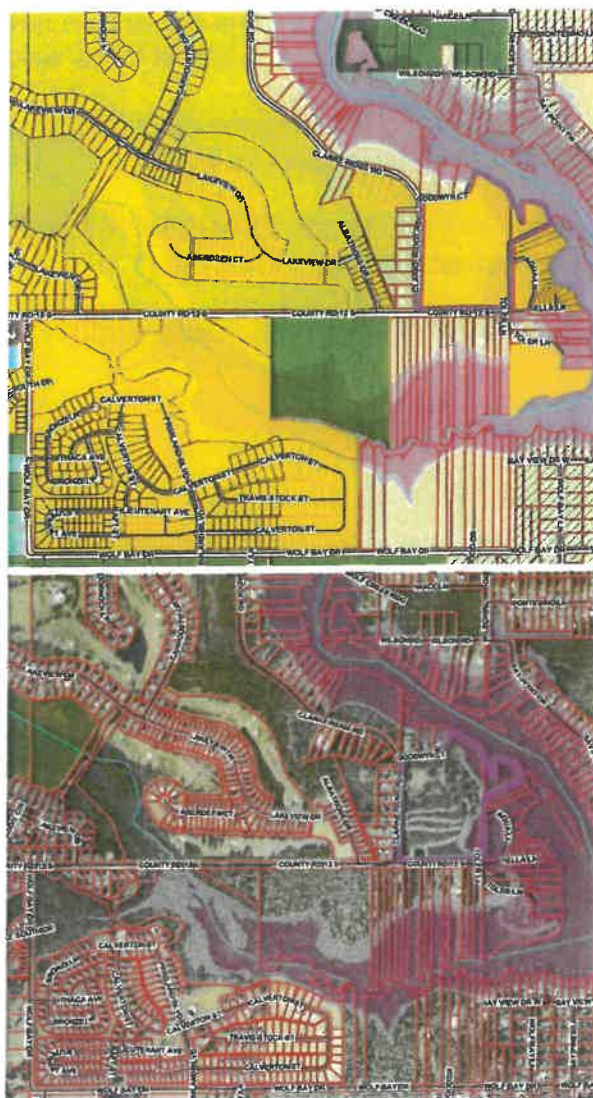
ADJACENT ZONING: N, S, & W: BC Dist 30 RSF-1; E: PUD

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: RM, Residential Med. Density (4-7)

EXISTING LAND USE: Vacant/Wooded



UTILITY LETTERS RECEIVED: Yes
DEED RECEIVED: Yes
AGENT AUTHORIZATION: Yes

Reviewer: Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department
Review Status: Approved

1. The proposed revision increases the # of lots on the east side of Clark Ridge Road by 7 lots (from 17 to 24 lots). The smallest lot is .69 acres or 30,056 sf. A greenbelt is not required in this area.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org;cchristian@cityoffoley.org, Engineering
Review Status: Denied

1. Engineering recommends denial per 12/18/24 staff meeting discussion. As submitted, a new Land Development Permit fee and review would be required and all new requirements including landscape buffering and street trees would be required.
- The proposed greenspace calculation has increased in acreage and percentage, while the lot density has increased as well?

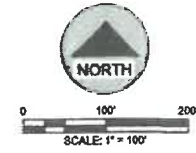
Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Denied

1. Environmental recommends denial.

Previously approved | current POD

ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	OWNER NAME	ADDRESS
A 05-01-01-12-0-000-059.000	QUINLAN, JIM ETAL QUINLAN, YVONNE	9185 CLARK RIDGE RD, FOLEY, AL 36535
B 05-01-01-12-0-000-059.001	JOHNSON, GARY LEE ETAL JOHNSON, SUSAN JE	9175 CLARK RIDGE RD, FOLEY, AL 36535
C 05-01-01-12-0-000-059.002	ROBSON, ERVAN H ETAL RANSON, LAURA T	9145 CLARK RIDGE RD, FOLEY, AL 36535
D 05-01-01-12-0-000-059.003	LEIGH, DAVID ETAL LEIGH, GENEVIEVE	9105 CLARK RIDGE RD, FOLEY, AL 36535
E 05-01-01-12-0-000-059.004	YOUNG, MARY ANN	9099 CLARK RIDGE RD, FOLEY, AL 36535
F 05-01-01-12-0-000-059.005	FOSTER, THOMAS WYOME ETAL FOSTER, MARA	9095 CLARK RIDGE RD, FOLEY, AL 36535
G 05-01-01-12-0-000-059.006	REYNOLDS, ROBERT ETAL REYNOLDS, KERRI BR	9043 CLARK RIDGE RD, FOLEY, AL 36535
H 05-01-01-12-0-000-059.007	MOONILEY, GARY A ETAL MOONILEY, GLENDA	9011 CLARK RIDGE RD, FOLEY, AL 36535
I 05-01-01-12-0-000-059.008	YOUNG, MARY ANN	9009 CLARK RIDGE RD, FOLEY, AL 36535
J 05-01-01-12-0-000-059.009	CHAUDRON, CURTIS M ETAL CHAUDRON, KAREN	9004 ALBROSS DR, FOLEY, AL 36535
K 05-01-01-12-0-000-059.010	JENKINS, MICHAEL F	9106 ALBROSS DR, FOLEY, AL 36535
L 05-01-01-12-0-000-059.011	GEORGINA, DANNY ALEXSEDOACH ETAL DAK	9118 ALBROSS DR, FOLEY, AL 36535
M 05-01-01-12-0-000-059.012	DRAKE, DANIEL SCOTT	9130 ALBROSS DR, FOLEY, AL 36535
N 05-01-01-12-0-000-059.013	STYRES, DANIEL E ETAL STEELE, JUDY K	9142 ALBROSS DR, FOLEY, AL 36535



FLOOD ZONE MAP: THIS PROPERTY IS IN ZONE "X" SHADDED ZONE "X" "X" "10"
 AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL
 INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 955 FOR BALDWIN
 COUNTY AND MAP NUMBER 0100300255M AS PER REVISED MAP DATED APRIL 19,
 2019

ROADS WILL BE PUBLICLY MAINTAINED

WETLANDS ARE SHOWN ON SITE BASED THE ATTACHED WETLANDS DELINEATION

DRAINAGE & UTILITY EASEMENTS WILL BE LOCATED AND PLACED BEFORE
 DEVELOPMENT PERMIT APPLICATION

WOLF BAY

LEGAL DESCRIPTION:
 435'(D) 700'(S) X 505' IRR FM SW COR OF
 SEC 7 RUN N 1265'(S) 1291'(D) TO S MAR
 OF WOLF CREEK & POB, TH S 491', TH NE
 505' * TO S MAR OF WOLF CREEK, TH NWLY
 ALG WOLF CREEK TO POB SEC 7-TBS-R4E (WD)

FOLEY PLANNING JURISDICTION
 BALDWIN COUNTY PLANNING DISTRICT 22

LEGAL DESCRIPTION:
 10.7 AC(C) FM SE COR OF SEC 12 RUN N
 40' TH W 1310' TH N540' (S) FOR POB TH
 RUN W 232'(S), TH NWLY 768'(S), TH SW 1
 00'(S), TH NE'LY 366'(S), TH E'LY SE'LY
 AND 57'LY 872'(S), TH W 24' B(S), TH S
 714'(S) TO POB SEC 12-TBS-R4E (WD)

SITE DATA:

- PROPOSED USE: PUD (RESIDENTIAL)
- EXISTING ZONING: RA, RURAL AGRICULTURAL
- PLANNING JURISDICTION: PLANNING DISTRICT 30 (BALDWIN COUNTY)
- CITY OF FOLEY
- PROPERTY PPN#: 45500, 72378, 45501
- PROPERTY TAX #: 05-02-03-07-0-001-024.000
05-01-01-12-0-000-060.000
05-01-01-12-0-000-059.000
- TOTAL AREA: 43.45± AC. (1,892,887 S.F.)
- SETBACKS:
FRONT 30'-0"
SIDE 10'-0"
REAR 30'-0"
ACREAGE WEST= 10.71 ACRES
ACREAGE EAST= 32.73 ACRES
TOTAL ACREAGE = 43.44 ACRES
25% OF 43.44 ACRES = 10.86 ACRES

A. GREENSPACE:

EAST SIDE ROAD:
GREEN SPACE = 8.72 ACRES
8.72/32.73 = 26.65%

WEST SIDE ROAD:
GREEN SPACE = 1.21 ACRES
1.21/10.71 = 11.30%

TOTAL GREEN SPACE = 23.37%

UTILITY PROVIDERS

WATER: RMERA UTILITIES
 POWER: BALDWIN EMC
 SEWER: ORANGE BEACH SEWER

PROJECT CONTACT INFORMATION:

OWNER:
 ROBERT ANDERSON
 23901 GOODWYN COURT
 FOLEY, AL 36535

REVISIONS	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	02/20/2023

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: 2022-079
 DRAWN BY: JLG DATE: 10/26/2022 SCALE: 1"=100'
 CHECKED BY: C.J.L. APPROVED BY: C.J.L. ENGR: C.J.L.

WOLF CREEK SUBDIVISION
 PUD PLAN
 FOLEY, AL
 OWNER: CREEK RIDGE, LLC

SHEET NUMBER: 1 OF 2

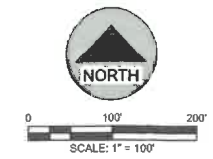
ISSUED FOR REVIEW



Proposed new PUD

ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	OWNER NAME	ADDRESS
A 05-61-01-12-0-000-059.000	QUINLAN, JIM ETAL QUINLAN, YVONNE	9195 CLARK RIDGE RD, FOLEY, AL 36535
B 05-61-01-12-0-000-059.001	JOHNSON, GARY LEE ETAL JOHNSON, SUSAN JE	9175 CLARK RIDGE RD, FOLEY, AL 36535
C 05-61-01-12-0-000-059.002	RHODEN, BRYAN H ETAL RHODEN, LAURA T	9149 CLARK RIDGE RD, FOLEY, AL 36535
D 05-61-01-12-0-000-059.003	LEIGH, DAVID ETAL LEIGH, GENEVEVE	9105 CLARK RIDGE RD, FOLEY, AL 36535
E 05-61-01-12-0-000-059.004	YOUNG, MARY ANN	9099 CLARK RIDGE RD, FOLEY, AL 36535
F 05-61-01-12-0-000-059.005	FOSTER, THOMAS WAYNE ETAL FOSTER, MARA	9065 CLARK RIDGE RD, FOLEY, AL 36535
G 05-61-01-12-0-000-059.006	REYNOLDS, ROBERT ETAL REYNOLDS, KERRY BR	9043 CLARK RIDGE RD, FOLEY, AL 36535
H 05-61-01-12-0-000-059.007	MCKINLEY, GARY A ETAL MCKINLEY, ORLINDA	9011 CLARK RIDGE RD, FOLEY, AL 36535
I 05-61-01-12-0-000-059.008	YOUNG, MARY ANN	9099 CLARK RIDGE RD, FOLEY, AL 36535
J 05-61-01-12-0-000-050.231	CHAUDRON, CURTIS M ETAL CHAUDRON, KAREN	9094 ALBATROSS DR, FOLEY, AL 36535
K 05-61-01-12-0-000-050.232	JENKINS, MICHAEL F	9106 ALBATROSS DR, FOLEY, AL 36535
L 05-61-01-12-0-000-050.233	GERASIMENKO, DMITRY ALEKSEEVICH ETAL DRK	9118 ALBATROSS DR, FOLEY, AL 36535
M 05-61-01-12-0-000-050.234	DRAKE, DANIEL SCOTT	9130 ALBATROSS DR, FOLEY, AL 36535
N 05-61-01-12-0-000-050.235	SYMES, DANIEL E ETAL STEELE, JUDY K	9142 ALBATROSS DR, FOLEY, AL 36535



FLOOD ZONE MAP: THIS PROPERTY IS IN ZONE "X", "SHADED ZONE X", "AE 10" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 955 FOR BALDWIN COUNTY AND MAP NUMBER 01003C0555M AS PER REVISED MAP DATED APRIL 19, 2019

ROADS WILL BE PUBLICLY MAINTAINED

WETLANDS ARE SHOWN ON SITE BASED THE ATTACHED WETLANDS DELINEATION.

DRAINAGE & UTILITY EASEMENTS WILL BE LOCATED AND PLACED BEFORE DEVELOPMENT PERMIT APPLICATION.

WOLF BAY

LEGAL DESCRIPTION:
435'(D) 700'(S) X 505' IRR FM SW COR OF SEC 7 RUN N 1265'(S) 1291'(D) TO S MAR OF WOLF CREEK & POB, TH S 491', TH NE 505' TO S MAR OF WOLF CREEK, TH NWLY ALG WOLF CREEK TO POB SEC 7-T8S-R4E (WD)



LEGAL DESCRIPTION:
10.7 AC(C) FM SE COR OF SEC 12 RUN N 40' TH W 1310' TH N540' (S) FOR POB TH RUN W 232'(S), TH NWLY 768'(S), TH SW 1 00' (S), TH NE'LY 366'(S), TH E'LY SE'LY AND S'LY 872'(S), THW 24 8'(S), TH S 714'(S) TO POB SEC 12-T8S-R4E (WD)

SITE DATA:

- PROPOSED USE: PUD (RESIDENTIAL)
- EXISTING ZONING: RA RURAL AGRICULTURAL PLANNING DISTRICT 30 (BALDWIN COUNTY)
- PLANNING JURISDICTION: CITY OF FOLEY
- PROPERTY PPN#: 45500, 72378, 45501
- PROPERTY TAX #: 05-62-03-07-0-001-024.000
05-61-01-12-0-000-060.000
05-61-01-12-0-000-058.000
- TOTAL AREA: 43.45± AC. (1,892,887 S.F.)
- SETBACKS: FRONT 30'-0"
SIDE 10'-0"
REAR 30'-0"
- GREENSPACE: ACRES: WEST= 10.71 ACRES
ACRES: EAST= 32.13 ACRES
TOTAL ACRES = 42.84 ACRES
25% OF 43.44 ACRES = 10.71 ACRES

EAST SIDE ROAD:
GREEN SPACE = 9.91 ACRES
9.91/32.13 = 30.84%

WEST SIDE ROAD:
GREEN SPACE = 1.50 ACRES
1.50/10.71 = 14.00%

TOTAL GREEN SPACE = 26.62%

UTILITY PROVIDERS

WATER:	RIVIERA UTILITIES
POWER:	BALDWIN EMC
SEWER:	BALDWIN COUNTY SEWER SERVICE

PROJECT CONTACT INFORMATION:

OWNER:
ROBERT ANDERSON
23901 GOODWYN COURT
FOLEY, AL 36535

REVISIONS

NO.	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	12/10/2024



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: 2022-079
DRAWN BY: JLG DATE: 12/10/2024 SCALE: 1"=100'
CHECKED BY: CJL APPROVED BY: CJL ENGR: CJL

ISSUED FOR REVIEW

PUD NARRATIVE:
WOLF CREEK SUBDIVISION IS A PROPOSED LARGE LOT DEVELOPMENT INTENDED TO ACCOMMODATE THE CONTINUALLY GROWING HOUSING MARKET IN OUR AREA. WITH ITS CLOSE PROXIMITY TO THE FOLEY SPORTS TOURISM COMPLEX AND OMA, THIS DEVELOPMENT WILL OFFER ANOTHER LOOKING OPPORTUNITY FOR FOLEY'S RESIDENTS TO ENJOY OUR FINE CITY. BESIDES ITS PROXIMITY TO MANY LOCAL DESTINATIONS, WOLF CREEK SUBDIVISION MAY PROVIDE MANY ONSITE AMENITIES FOR ITS HOMEOWNERS, INCLUDING A PIER WITH BOAT DOCKS AND RECREATION AMENITIES, WALKING TRAIL, LUSH LANDSCAPING, AND ONSITE STORAGE FOR BOATS AND RV'S. BEING TUCKED AWAY AT THE END OF COUNTY ROAD 12 AND NESTLED ALONG WOLF CREEK IT WILL QUIETLY HOST ITS RESIDENTS IN THE LARGE LOT RURAL FEEL DEVELOPMENT. THE SUBDIVISION WILL BE A GREAT COMPLIMENT TO THE SURROUNDING AREA AND FOLEY AS A WHOLE.

SPECIFIC TO THE ORDINANCE, ADDITIONAL INFORMATION IS ADDRESSED BELOW:

PUBLIC BENEFITS:
JOB CREATION, DURING CONSTRUCTION AND PRESERVATION OF A MORE RURAL AND OPEN FEEL THAT INTEGRATES WELL WITH THE SURROUNDING DEVELOPMENT.

PRIVATE BENEFITS:
A PIER WITH BOAT DOCKS
RECREATION AMENITIES
WALKING TRAIL
LUSH LANDSCAPING
ONSITE STORAGE FOR BOATS AND RV'S

SITE LOCATION AND SIZE WITH LEGAL DESCRIPTION:
SURVEY INCLUDED IN APPLICATION SET AS SHEET 2 OF 2
OWNERSHIP INTERESTS:
THE DEED HAS BEEN SUBMITTED. THE COMMON SPACE WILL BE OWNED AND MAINTAINED BY THE HOA.

SITE CONTEXT:
(THE RELATIONSHIP OF THE SITE TO EXISTING DEVELOPMENT IN THE AREA INCLUDING STREETS, UTILITIES, RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND PHYSICAL FEATURES OF THE LAND INCLUDING PERTINENT ECOLOGICAL FEATURES)
SITE CONTEXT MAP FROM CITY GIS IS INCLUDED AS SHEET 2 OF 3 IN APPLICATION SET.

SITE DATA TABLE:
(THE DENSITY OR INTENSITY OF LAND USE TO BE ALLOCATED TO ALL PARTS OF THE SITE TO BE DEVELOPED TOGETHER WITH TABULATIONS BY ACRES AND PERCENTAGES THEREOF.)
SEE CHART THIS SHEET.

COMMON INTERESTS:
(THE LOCATION, SIZE AND CHARACTER OF ANY COMMON OPEN SPACE, COMMON OWNED FACILITIES AND THE FORM OF ORGANIZATION PROPOSED TO OWN AND MAINTAIN ANY COMMON OPEN SPACE AND COMMON OWNED FACILITIES.)
THE LOTS WILL BE SOLD FEE-SIMPLE. THE COMMON AREAS WILL BE OWNED BY THE HOMEOWNERS' ASSOCIATION AND MAINTAINED BY THE HOA.

BUILDINGS:
(THE USE AND TYPE OF BUILDINGS, I.E., SINGLE-FAMILY DETACHED, TOWNHOUSES, OR GARDEN APARTMENTS, PROPOSED FOR EACH PORTION OF THE AREA INCLUDED WITHIN THE OUTLINE DEVELOPMENT PLAN.)
THE PROPOSED BUILDINGS ON SITE ARE NOTED ON THE PLAN AND NAMED DESCRIPTIVELY.

ENGINEERING FEASIBILITY:
(THE ENGINEERING FEASIBILITY AND PROPOSED METHOD OF PROMISING REQUIRED IMPROVEMENTS SUCH AS STREETS, WATER SUPPLY AND STORM DRAINAGE AND SEWAGE COLLECTION.)
STREETS ARE TO BE PUBLICLY OWNED. WATER, SEWER AND ELECTRIC TO BE CONNECTED TO ON EITHER CR12 OR CLARKE RIDGE ROAD. STORM DRAINAGE TO BE HANDLED TO SATISFY CURRENT JURISDICTIONAL REQUIREMENTS.

COVENANTS, ETC:
(THE SUBSTANCE OF COVENANTS, GRANTS OR EASEMENTS OR OTHER RESTRICTIONS PROPOSED TO BE IMPOSED ON THE USE OF THE LAND, BUILDINGS AND STRUCTURES INCLUDING PROPOSED EASEMENTS FOR PUBLIC UTILITIES.)
THE COVENANTS OR RESTRICTIONS WILL BE SUPPLIED WITH THE PRELIMINARY PLAT APPLICATION.

PARKING/PEDESTRIAN ACCOMMODATIONS:
(THE PROVISIONS FOR PARKING VEHICLES AND THE FUNCTION AND LOCATION OF VEHICULAR AND PEDESTRIAN SYSTEM FACILITIES.)
THE SUBDIVISION PROVIDES PARKING ON EACH LOT AS THE HOMEOWNER BUILDS THE HOME. PEDESTRIANS WILL WALK ALONG THE TRAIL SYSTEM THAT WILL LOOP THE PROPERTY AND CONNECT TO THE AMENITIES.

OPEN SPACE:
(THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE INCLUDING ITS DEVELOPMENT OR NON-DEVELOPMENT CHARACTER AND FUNCTION.)
OPEN SPACE IS SHOWN GRAPHICALLY ON PLAN FOR THE RV RESORT. % CALCULATIONS ARE INDICATED IN THE SITE DATA TABLE.

PHASE DEVELOPMENT:
(IN THE CASE OF PLANS WHICH CALL FOR DEVELOPMENT OVER A PERIOD OF YEARS, A SCHEDULE SHOWING THE PROPOSED THIS WILL BE SUBDIVIDED AND DEVELOPED ALL AT ONE TIME.)

ADDITIONAL INFO:
(ANY ADDITIONAL DATA, PLANS OR SPECIFICATIONS AS THE APPLICANT OR THE CITY MAY BELIEVE ARE PERTINENT TO THE PROPOSED PLANNED UNIT DEVELOPMENT.)
NOTHING AT THIS TIME.

APPLICATION AND FEES:
INCLUDED AS SEPARATE DOCUMENTATION.
MASTER SIGNAGE PLAN
(A MASTER SIGNAGE PLAN MEETING THE CRITERIA OF ARTICLE XXX, SECTION 21. 7.)
THERE WILL BE A SUBDIVISION SIGN AT THE ENTRANCE THAT COMPLIES WITH THE CITY CODE.

THE REASON A PLANNED UNIT DEVELOPMENT WOULD BE CONSISTENT WITH THE CITY'S STATEMENT OR PURPOSE ON PLANNED UNIT DEVELOPMENT:
THE MAIN REASON IS THAT THIS PUD FITS THIS PROPERTY LOCATION IS AS FOLLOWS:
THE LOTS BEING CREATED MATCH THE SURROUNDING LOTS IN SIZE AND CHARACTER.
WE ARE NOT INSTALLING SIDEWALKS NOR CURBS AND GUTTER TO HAVE A RURAL, OPEN FEEL TO MATCH CLARKE RIDGE ROAD AND COUNTY ROAD 12.
THE STORMWATER WILL BE HANDLED IN OPEN DITCHES IN LEIU OF CLOSED CONDUITS OR HARDSCAPE TO ALLOW FOR MORE INFILTRATION AND TREATMENT OF THE RUNOFF BEFORE IT IS DISCHARGED OF SITE INTO WOLF CREEK.

WOLF RIDGE PUD	
PUD PLAN	
FOLEY, AL	
OWNER: CREEK RIDGE, LLC	
SHEET NUMBER	EX 1.0 B
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