

**CITY OF FOLEY  
PLANNING COMMISSION**

**WORK SESSION  
February 12, 2025  
City Hall  
Council Chambers  
At 5:30 p.m.**

**&**

**MEETING  
February 19, 2025  
City Hall  
Council Chambers  
At 5:30 p.m.**

**PLANNING COMMISSION  
WORK SESSION AGENDA FEBRUARY 12, 2025  
&  
MEETING AGENDA FEBRUARY 19, 2025  
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission will hold a work session on February 12, 2025 at 5:30 p.m. and a meeting on February 19, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

**MINUTES:**

Approval of the January 8, 2025 and January 15, 2025 meeting minutes.

**AGENDA ITEMS:**

**1. \*Foley Crossings- 3 month Preliminary Extension**

The City of Foley Planning Commission has received a request for a 3 month preliminary extension for Foley Crossings which consists of 66.18 +/- acres and 18 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Smith Clark and Associates, LLC.

**Planning Commission Action:**

**2. Grasslands- 6 month Preliminary Extension**

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Grasslands which consists of 75.51 +/- acres and 258 lots. Property is located E. of County Rd. 65 and S. of Dairy Ln. Applicant is SE Civil, LLC.

**Planning Commission Action:**

**3. Vier Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Vier Subdivision a minor subdivision which consists of 37.77 +/- acres and 3 lots. Property is located at the SE corner of N. McKenzie St. and County Rd. 24. Applicant is S.E. Civil, LLC.

**Public Hearing:**

**Planning Commission Action:**

**4. \*Emerald Coast Estates- Minor**

The City of Foley Planning Commission has received a request for approval of Emerald Coast Estates a minor subdivision which consists of 34.09 +/- acres and 3 lots. Property is located at the NE corner of County Rd. 65 and Dairy Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Goodwyn Mills Cawood, LLC.

**Public Hearing:**

**Planning Commission Action:**

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**5. 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 2 lots. Property is located at 105 Cody Ln. Applicant is Ramsey Land Surveying LLC.

**Public Hearing:**

**Planning Commission Action:**

**6. Airport Drive Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Airport Drive Subdivision which consists of 16.84 +/- acres and 7 lot. Property is located S. of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

**Public Hearing:**

**Planning Commission Action:**

**7. Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive a minor subdivision which consists of 14.82 +/- acres and 2 lot. Property is located S of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

**Planning Commission Action:**

**8. McAnderson- Rezoning**

The City of Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2.2 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Juniper St. and N. of E. Michigan Ave. Applicant is Lieb Engineering Company.

**Public Hearing:**

**Planning Commission Action:**

**9. Fern Medical Complex- PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group.

**Planning Commission Action:**

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**10. The Waters at OWA- PDD Modification**

The City of Foley Planning Commission has received a request for a PDD modification. Property is located N. of Mifflin Rd and W. of the Foley Beach Express. Applicant is Stoa Group.

**Planning Commission Action:**

**WORK SESSION:**

**11. Comprehensive Plan- Discussion**

**ADJOURN:**

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

The City of Foley Planning Commission held a work session on January 8, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Vera Quaites, Wes Abrams, Calvin Hare and Tommy Gebhart. Absent members were: Ralph Hellmich, Larry Engel, Phillip Hinesley and Bill Swanson. Staff present were: Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Director of Infrastructure and Development; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

**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.

Mrs. Eden Lapham explained the request is for a 1 year preliminary extension and to formally recognize the subdivision name change from the Cove at Cotton Bayou to Foley Pointe. She stated the development is 85% complete and staff is recommending approval.

**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.

Chairman Abrams stated the applicant has requested the item to be removed from the agenda due to the subdivision receiving final approval.

**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.

Mrs. Lapham explained staff is recommending denial due to no construction activity being started since the Land Development Permit was issued on April 25, 2024.

Mr. Tom Granger stated he is present on the behalf of Cox Pools. He explained his client has had a busy year in the pool business which prevented him from being available to oversee the project. He stated his client also has received three estimates which were out of his budget at the time.

Mr. Wayne Dyess asked if there have been any changes to the regulations that would affect the project since it received approval.

Mrs. Lapham stated there have been no changes since the site plan approval but there is concern there could be future changes in the regulations.

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Mr. Granger stated a variance was issued for the buffer. He stated the fence has been installed which was part of the site plan and landscaping.

Mr. Dyess asked staff to discuss and determine if the construction of the fence is considered starting construction. He stated the decision needs to be consistent with how past extensions were handled.

**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.

Mrs. Lapham explained staff is recommending a conditional approval. She stated the Engineering Department noted lot 3 needs to be removed from the plat, the common area must stand alone and not be labeled as a lot. She explained that although the application under consideration is only for the minor subdivision, we understand it is their future intent to condo the townhomes so the Fire Department has noted if the townhomes are 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. The Fire Department also noted the reclassification of the townhomes may require more stringent code requirements 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 the Fire Department before occupancy of the units in the event they do proceed with the future plan to condo.

**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.

Mrs. Lapham stated staff is recommending a conditional approval. She explained the Engineering Department noted they are working with the applicant to ensure the new street tree amendments are being applied.

Mr. Christian stated they have modified the plan and are meeting the requirements.

Mr. Dyess stated the applicant has done a good job with the landscaping of the subdivision and this will be a model for other applicants.

**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.



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Mrs. Lapham explained staff is recommending a conditional approval. She explained the requested rezoning is to increase the density by 7 lots on the east side of Clarke Ridge Road. She stated the greenbelt zone is not required in this area. She stated there is concern regarding no access provided to lot 9 as well as the wetland percentages of lots 9 and 10. She explained the area is an environmentally sensitive area.

Chairman Abrams stated residents in the area currently have issues with flooding and drainage. He stated he has concerns with anything that may add to a problem that already exists.

Mr. Chris Lieb stated lots 9 and 10 will have a shared driveway. He stated if needed he can slide lots 6, 7 and 8 in order to provide access and to ensure the green space requirements are still being met.

Mrs. Lapham explained the existing PUD density is .67 units per acre and the proposed PUD density is .83 units per acre.

Chairman Abrams asked about the retention pond and drainage.

Mr. Lieb stated there are several methods the water can be handled in order not to affect the existing homes.

Mrs. Lapham stated a letter was provided from a concerned citizen regarding the drainage and a proposed road being added beside their home being gravel.

Mr. Christian stated the proposed road will have to be paved and meet minimum standards.

**ADJOURN:**

Chairman Abrams adjourned the meeting at 5:49 p.m.

**PLANNING COMMISSION  
MEETING MINUTES JANUARY 15, 2025  
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on January 15, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was Bill Swanson. Staff present were: Wayne Dyes, Director of Infrastructure and Development; Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Nelson Bauer, Infrastructure and Development Program Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

**MINUTES:**

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

Commissioner Hinesley made a motion to approve the December 4, 2024 and December 11, 2024 meeting minutes. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

**Motion to approve the December 4, 2024 and December 11, 2024 meeting minute's passes.**

**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.

Mrs. Miriam Boone stated staff is recommending approval of the requested 1 year preliminary extension and subdivision name change.

**Planning Commission Action:**

Commissioner Hellmich made a motion to approve the request based on the fact that it is nearing completion. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested 1 year preliminary extension and subdivision name change passes.**

**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:**

Chairman Abrams stated the item has been withdrawn from the agenda by the applicant.



**PLANNING COMMISSION  
MEETING MINUTES JANUARY 15, 2025  
(Council Chambers of City Hall) 5:30 P.M.**

**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.

Mrs. Boone stated the original staff report recommended denial which has been changed to approval. She explained they have gone vertical with a fence which is a structure and shows progress.

**Planning Commission Action:**

Commissioner Gebhart made a motion to approve the requested 1 year site plan extension. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to approve the requested 1 year site plan extension passes.**

**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:**

Chairman Abrams asked if there were any members of the public to speak on the item.

Ms. Deb Swiontek resident of 8169 Carmel Circle stated she lives adjacent to the property. She asked how the request will impact Bella Vista and who currently owns the retention pond.

Mrs. Angie Eckman explained the pond is owned by the current property owner, not Bella Vista. She stated she has reached out to the owner and they are going to start maintaining the pond.

Ms. Swiontek stated it has been a struggle finding out who owns the pond and getting it maintained. She explained Bella Vista Home Owners Association has had to pay to have the pond cleaned. She had questions regarding the proposed development and potential roads within the proposed subdivision.

A representative was not present at the meeting.

**Planning Commission Action:**

Mrs. Boone stated there were comments from the Engineering Department regarding the labeling of lots which has been addressed. She explained the Fire Department had comments on the staff report in regards to the Fire Code.

Commissioner Engel asked about the plans for the property. He stated it appears some of the property includes wetlands.

Mrs. Eckman stated the wetlands are located within the common area.

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Commissioner Hellmich made a motion to approve the requested subdivision to include staff comments particularly the Fire Department comments and all conditions being met. Commissioner Hinesley seconded the motion.

Commissioner Engel stated he has several questions in regards to the request and is not in favor until conditions are met and questions can be answered.

Commissioner Hellmich stated it does concern him the applicant is not present to answer questions.

Commissioner Hellmich and Commissioner Hinesley rescinded their motion. Commissioner Hellmich made a motion to carry the item over to next month's meeting. Commissioner Engel seconded the motion. All Commissioners voted aye.

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

**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:**

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 had previously recommended a conditional approval. She explained the applicant has addressed staff comments regarding street trees and they are now recommended for approval.

Mr. Dyess stated the applicant has done a very good job on the street tree plan.

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

**Motion to approve the requested preliminary passes.**

**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.

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**Public Hearing:**

Mr. Curtis Chaudoin resident of 9094 Albatross Dr. asked about the number of lots in the new proposed plan. He stated the common area was proposed to be a gravel lot for boats, campers and RV'S. He explained his house is to the west of this common area. He asked if all lots would have access to the common area and if there would be any types of restrictions. He explained he does not want to have to look at what will be a trailer park. He stated if every house has a boat and RV they could possibly be looking at 70 boats and RV's parked on the lot. He asked if they thought about paving the common area rather than using gravel and if there would be security installed. He asked if there would be any type of buffer between the proposed common area and existing houses.

Mrs. Boone explained the proposed change in density is for the eastern portion off of Clarke Ridge Rd. She stated the proposed change is to modify the current approved lots from 17 to 23.

Commissioner Hinesley explained any restrictions on the common area would be handled through a Home Owners Association.

Mrs. Sarah Filley resident of 9071 Albatross Dr. stated the homeowners are asking for a buffer to be put into place between the two communities.

The attorney representing Mr. & Mrs. Jim Quinlan residents of 9195 Clarke Ridge Rd. stated the resident's property currently has serious flooding issues. He asked that the Commissioners consider the type of road construction being proposed beside Mr. & Mrs. Quinlan's property. He asked if the proposed gravel road to the common area is adequate and can support the expected amount of traffic. He stated his clients ask the Commissioners to consider storm water management and that a buffer be provided.

Mr. Chad Christian stated the road will have to be built to minimum standards and asphalted.

Mr. Wayne Dyess stated at this time construction plans for the road and drainage details have not been submitted and will be reviewed with the subdivision submittal.

Mr. Scott Murry resident of 3920 Aqua Ln. stated the revised plan puts a walking trail, pavilion and golf cart path at his front door. He explained the revised plans created an eye sore for him. He stated the previous plan had this area as green space. He bought his property because it is peaceful and quiet. He asked how much added traffic will be created from another 35 homes in the area.

Mr. Zan Blue resident of 3922 Aqua Ln. stated the home owners in the area have come and talked with the City Council previously about water run off issues in this area. He explained the area has serious drainage and road problems. He explained the added traffic and construction vehicles will cause further road issues.

Ms. Orlinda McKinley stated the current construction vehicles are coming in front of her house behind her mailbox instead of using the construction entrance which is causing ruts and standing water. She explained with the detour on County Rd. 20 traffic on Clarke Ridge Road has increased. She stated the added traffic has made it difficult for her to get in and out of her driveway. Commissioner Hellmich stated the road construction being done on County Rd. 20 is being done

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through Baldwin County.

Mr. Tom Foster resident of 9065 Clarke Ridge Rd. stated the traffic on Clarke Ridge Rd. is a constant problem with no enforcement.

Commissioner Hellmich suggested the residents talk with Baldwin County. He explained the city cannot enforce a County maintained roadway.

Mr. Chris Lieb explained the buffer area on the east common area has been increased. He stated the west common area will have a dedicated landscape buffer. He explained the City does have landscape and buffer requirements which will have to be met. He stated it is his job to ensure no storm water goes onto anyone else's property. He explained if additional retention is needed it will be added.

Mr. Murry stated he requests if the retention area is needing to be increased it is done more towards County Rd. 12 and not by the existing residents.

Mr. Dyess asked why they are requesting to increase the density.

Mr. Lieb stated they may potentially have a new owner and they would like more lots to sell. He explained the PUD is below the allowed density.

**Planning Commission Action:**

Commissioner Hellmich made a motion to deny the request based on what was originally planned for the area. Commissioner Engel seconded the motion.

Commissioner Hellmich stated he would like to add that the buffer on the proposed PUD is larger than previously proposed. He stated they have committed to a vegetated buffer. He explained the common area was proposed to be gravel rather than paved due to help with run off.

All Commissioners voted aye.

**Motion to deny the requested rezoning passes.**

**ADJOURN:**

Chairman Abrams adjourned the meeting at 6:26 p.m.

**Motion to adjourn the meeting at 6:26 p.m. passes.**



# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF  
RECOMMENDATION:** Approval  
**PROJECT NAME:** Foley Crossings  
**REQUEST:** Application for 3 Month Extension  
**SUB TYPE:** Application for Extension

**OWNER / APPLICANT:** Smith & Clark Associates

**ACREAGE:** 66.186  
**NUMBER OF LOTS:** 18

**PIN#(s):** 396811

**LOCATION:** NE Corner of Co Rd 65 & Co Rd 26

**PROJECT DESCRIPTION:** Foley Crossings

**CURRENT CITY ZONING:** Not in City

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

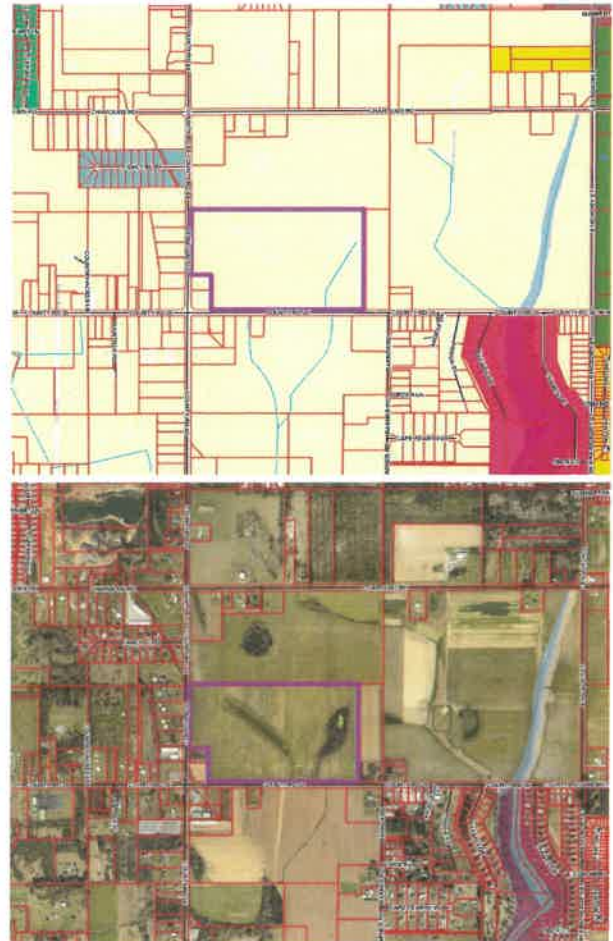
**ADJACENT ZONING:** Unzoned BC Dist 34

**COUNTY ZONING:** Unzoned BC Dist 34

**COUNTY LOT SIZE:** ETJ: 30,000 sf & 100'  
frontage

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

**EXISTING LAND USE:** Vacant





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

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

1. Received Preliminary approval on 3/15/23. They are asking for a 90 day extension.

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

1. Engineering recommends approval

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

1. Environmental recommends approval.

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

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# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF  
RECOMMENDATION:** Approval  
**PROJECT NAME:** Grasslands  
**REQUEST:** Application for Extension  
**SUB TYPE:** Application for Extension

**OWNER / APPLICANT:** S.E. Civil, LLC., Aaron Collins

**ACREAGE:** 75.51  
**NUMBER OF LOTS:** 258

**PIN#(s):** 201477

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

**PROJECT DESCRIPTION:** Grasslands

**CURRENT CITY ZONING:** R-1D

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

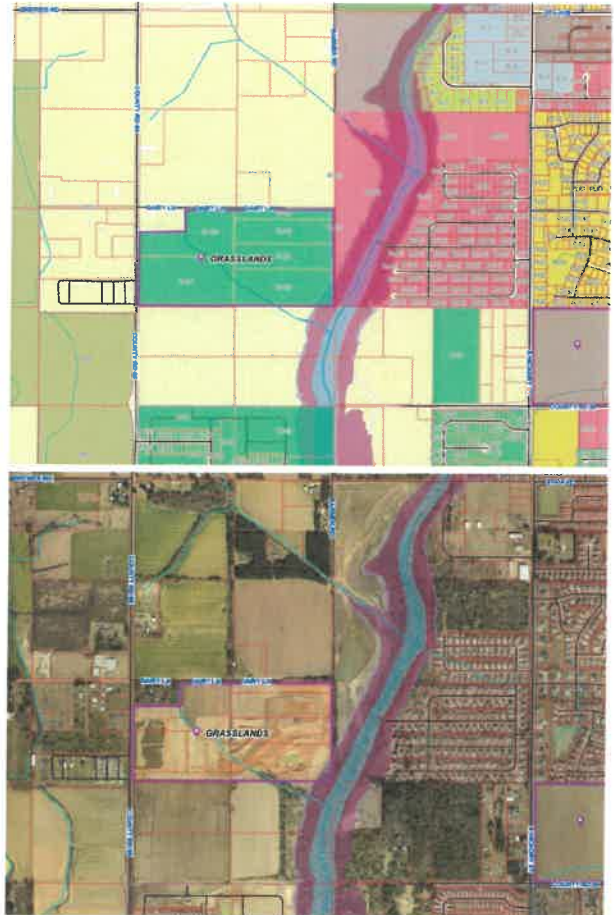
**ADJACENT ZONING:** N, S, W: Unzoned BC Dist 34; E: R-1C

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

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

**EXISTING LAND USE:** Vacant, site work in progress



**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. Received Preliminary on 10/20/202
2. Received 1 year extension on 09/20/2023
3. Received a 6 month extension on 09/18/24
4. The application states they are almost finished, they are requesting 6 months.

**Reviewer:** Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering**Review Status:** Resolved

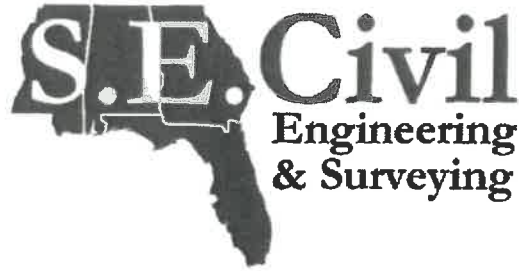
1. The Engineer of Record needs to provide a progress report for work completed during the last six months. A construction schedule for completion needs to be provided as well.

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

1. Environmental seconds engineering's request for a project update. The site continues to have stabilization and erosion issues as well as BMP maintenance. An updated scope of work has been submitted; environmental will continue working with the contractor to ensure BMPs are maintained as needed.

**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





February 4, 2025

**City of Foley**  
**120 S. McKenzie Street**  
**Foley, AL 36535**

**Re: Grassland Subdivision**  
**SE Civil Project No. 20210933**

To Whom it May Concern:

Below are the items that have occurred over the last 6 months, since the last extension:

1. Graded, Topsoiled, and seeded several areas within the lots.
2. Placed Riprap in the detention ponds.
3. Finished curbing within the development
4. Poured S-inlet tops.
5. Installed asphalt binder in the rest of the subdivision

During the six-month period, the contractor recorded 77 rain-fall days.

The Contractor's schedule to complete is as follows:

- 2/3 – 2/7: Complete Lift Station
- 2/10 – 2/14: Install wearing surface on CR65
- 2/17 – 2/21: Finish sidewalks and ADA ramps
- 2/24 – 2/28: Finish entrances and Mailbox Kiosk
- 3/3 – 3/7: Install wearing surface within subdivision
- 3/10 – 3/14: General cleanup, stabilization, etc.
- 3/17 – 3/21: Permanent striping in the County R/W & EOR Punch list inspection
- 3/24 – 3/28: City/County Inspections

If you have any questions, please let me know.

Sincerely,

**Larry Smith, PE**  
[lsmith@secivileng.com](mailto:lsmith@secivileng.com)



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LEGEND:

- = BOLLARD/POST
- = GAS VALVE
- = GUY WIRE
- = TELEPHONE PEDESTAL
- ⊕ = TEMPORARY BENCH MARK
- ⊕ = UTILITY POLE
- ⊕ = REBAR FOUND
- ⊕ = CAPPED REBAR FOUND
- ⊕ = CORRUGATED METAL PIPE
- ⊕ = REINFORCE CONCRETE PIPE
- ⊕ = ENGINEERING DEVELOPMENT SERVICES, LLC
- FM = FORCE MAIN (SEWER)
- G = GAS LINE
- HP = OVERHEAD POWER LINE
- HP = WETLANDS BY WETLAND SCIENCES, INC.
- X = WIRE FENCE
- = FEMA FLOOD ZONE X SHADED
- = FEMA FLOOD ZONE AE
- = FEMA FLOODWAY

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 APRIL 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, 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.D. 1988 DATUM.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- 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.

BEGINNING AT A ONE-HALF INCH CAPPED REBAR (18393) AT THE CENTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS EAST, A DISTANCE OF 1323.62 FEET TO A CAPPED REBAR (FDS) AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE RUN NORTH 89 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 2640.84 FEET TO A CAPPED REBAR (WATNER) ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY 65; THENCE RUN NORTH 00 DEGREES 02 MINUTES 39 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 396.06 FEET TO A CAPPED REBAR (RABER); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 629.19 FEET TO A REBAR (NO CAP); THENCE RUN NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 329.84 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 2009.83 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 75.51 ACRES, MORE OR LESS.

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 (○) 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



FLOOD STATEMENT

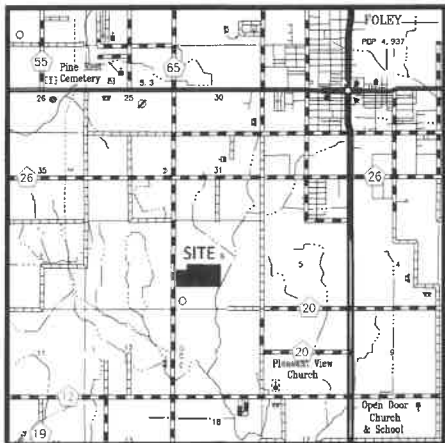
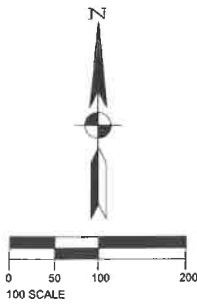
PROPERTY LIES IN FLOOD ZONE "X(CLEAR)", ZONE "X(SHADED)", AND ZONE AE AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0927M, COMMUNITY NUMBER 010000, PANEL 0927, SUFFIX "M". REVISED MAP DATE APRIL 19, 2019.

GRASSLANDS

PRELIMINARY PLAT (NOT FOR FINAL RECORDING)  
(SHEET 1 OF 4)

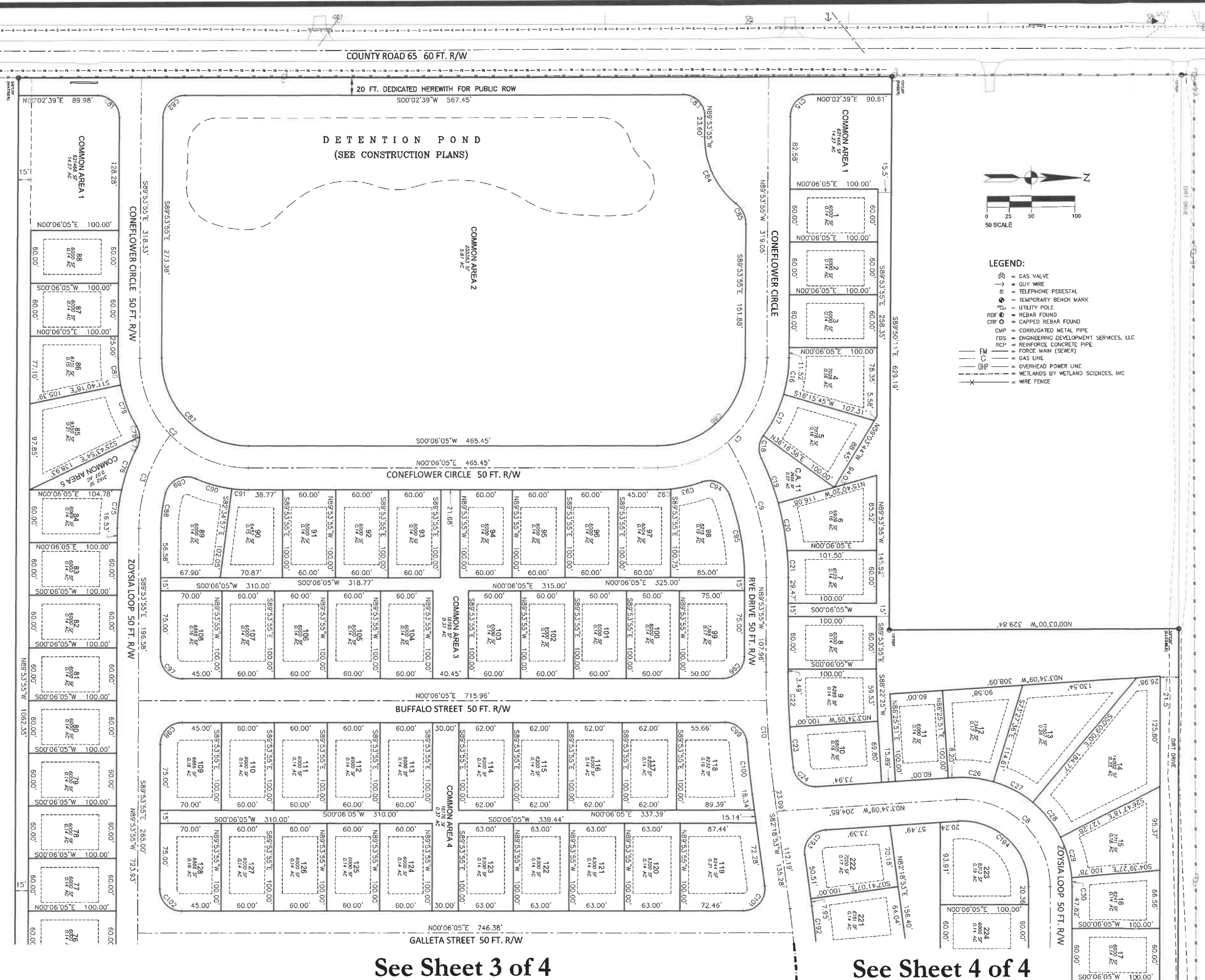


DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20210933
FILE	20210933-PRELIM
SHEET	1 OF 4



VICINITY MAP  
1" = 1 MILE





CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00	196.35	N44°53'55" W	176.78
C2	125.00	196.35	N45°06'05" E	176.78
C3	175.00	113.79	N71°16'13" W	111.80
C4	525.00	394.52	S68°34'24" W	385.30
C5	750.00	563.60	S68°34'24" W	550.43
C6	100.00	157.08	S45°06'05" W	141.42
C7	100.00	157.08	S44°53'55" E	141.42
C8	100.00	163.49	N43°15'58" E	145.86
C9	285.83	162.58	N73°48'25" E	160.39
C10	1000.00	135.90	N86°12'29" E	135.80
C11	1025.00	139.30	S86°12'29" W	139.19
C12	100.00	104.13	S60°03'59" E	99.49
C13	1015.00	762.74	S68°34'24" W	744.92
C14	225.00	169.08	N68°34'24" E	165.13
C15	25.00	39.25	S44°55'38" E	35.34
C16	150.00	42.31	S81°49'05" E	42.17
C17	150.00	52.40	S83°43'50" E	52.13
C18	25.00	27.09	S84°45'43" E	25.78
C19	310.83	54.95	S69°15'49" W	54.88
C20	310.83	54.99	S79°23'46" W	54.92
C21	310.83	30.58	S87°16'58" W	30.57
C22	975.00	62.46	N88°15'58" E	62.45
C23	975.00	46.00	N85°04'45" E	46.00
C24	25.00	38.09	S40°04'45" W	34.51
C25	1015.00	205.63	N52°50'58" E	205.28
C26	125.00	43.87	N06°29'07" E	43.65
C27	125.00	50.85	S28°11'42" W	50.50
C28	125.00	50.97	N51°31'51" E	50.62
C29	125.00	48.28	S74°16'37" W	47.98
C30	125.00	10.38	S87°43'19" W	10.38
C31	125.00	27.09	S83°41'21" E	27.04
C32	125.00	51.03	S65°47'06" E	50.67
C33	125.00	51.05	N42°23'28" W	50.69
C34	125.00	51.07	N18°59'12" W	50.72
C35	125.00	16.11	N03°58'24" W	16.10
C36	125.00	32.37	S07°31'12" W	32.28
C37	125.00	60.00	N28°41'22" E	59.43
C38	125.00	60.00	N56°11'29" E	59.43
C39	125.00	43.98	N80°01'19" E	43.75
C40	725.00	24.24	S89°08'37" W	24.24
C41	725.00	67.74	N85°30'32" E	67.72
C42	725.00	67.74	S80°09'19" W	67.72
C43	725.00	67.74	S74°48'06" W	67.72
C44	725.00	67.74	S69°26'53" W	67.72
C45	725.00	67.74	S64°05'41" W	67.72
C46	725.00	67.74	S58°44'28" W	67.72
C47	725.00	67.74	S53°23'15" W	67.72
C48	725.00	46.38	S48°52'41" W	46.37
C49	550.00	16.79	S47°55'11" W	16.79
C50	550.00	57.33	N51°46'49" E	57.31
C51	550.00	23.10	S55°58'11" W	23.10
C52	550.00	57.89	N60°11'18" E	57.87
C53	550.00	57.89	S66°13'10" W	57.87
C54	550.00	57.89	S72°15'02" W	57.87
C55	550.00	57.89	N78°16'54" E	57.87
C56	550.00	57.89	N84°18'47" E	57.87
C57	550.00	26.62	S88°42'54" W	26.61
C58	650.00	31.46	N88°42'54" E	31.45
C59	650.00	68.42	S84°18'47" W	68.39
C60	650.00	68.42	S78°16'54" W	68.39
C61	650.00	68.42	N72°15'02" E	68.39
C62	650.00	68.42	N66°13'10" E	68.39
C63	650.00	68.42	N60°11'18" E	68.39
C64	650.00	70.81	S51°38'45" W	70.77
C65	650.00	16.79	S47°47'07" W	16.79
C66	625.00	39.98	S48°52'41" W	39.98
C67	625.00	58.40	N53°23'15" E	58.38
C68	625.00	58.40	N58°44'28" E	58.38
C69	625.00	58.40	N64°05'41" E	58.38
C70	625.00	58.40	N69°26'53" E	58.38
C71	625.00	58.40	N74°48'06" E	58.38
C72	625.00	58.40	S80°09'19" W	58.38
C73	625.00	58.40	S85°30'32" W	58.38
C74	625.00	20.90	N89°08'37" E	20.90
C75	200.00	43.82	S83°37'21" E	43.73
C76	200.00	51.47	S69°58'25" E	51.33
C77	25.00	12.73	N77°11'06" W	12.59
C78	25.00	12.73	N73°38'48" E	12.59
C79	150.00	50.44	N68°41'43" E	50.20
C80	150.00	30.82	N84°12'29" E	30.77
C81	25.00	39.29	N45°04'22" E	35.37
C82	25.00	39.25	N44°55'38" W	35.34
C83	25.00	39.29	N45°04'22" E	35.37
C84	95.00	86.11	N64°06'49" E	83.25
C85	30.00	27.21	N64°06'49" E	26.29
C86	100.00	157.08	N44°53'55" W	141.42
C87	100.00	157.08	N45°06'05" E	141.42
C88	150.00	40.39	S62°11'08" E	40.26
C89	150.00	42.05	N52°50'58" W	37.85
C90	150.00	43.04	S15°38'14" W	42.89
C91	150.00	19.15	S03°45'34" W	19.14
C92	150.00	15.03	N02°46'06" W	15.02
C93	150.00	36.60	N12°37'41" W	36.51
C94	25.00	38.63	N24°38'40" E	34.90
C95	260.83	96.49	S79°30'15" W	95.94
C96	25.00	39.27	S44°53'55" E	35.36
C97	25.00	39.27	S45°06'05" W	35.36
C98	25.00	39.27	N44°53'55" W	35.36
C99	25.00	37.31	N42°15'38" E	33.95
C100	1025.00	9.13	S83°58'02" W	59.12
C101	25.00	42.67	N48°47'31" W	37.67
C102	25.00	39.27	N45°06'05" E	35.36
C103	25.00	39.27	N44°53'55" W	35.36
C104	25.00	37.70	N43°17'51" E	34.22
C105	1000.00	62.96	S88°17'51" W	62.95
C106	25.00	39.27	N44°53'55" W	35.36
C107	25.00	39.27	N45°06'05" E	35.36
C108	25.00	42.05	N48°04'50" W	37.28
C109	500.00	72.91	S76°33'35" W	72.85
C110	500.00	72.26	S72°14'25" W	72.23
C111	500.00	72.29	S62°57'24" W	72.23
C112	500.00	72.28	S54°40'23" W	72.23

GRASSLANDS

PRELIMINARY PLAT (NOT FOR FINAL RECORDING)  
(SHEET 2 OF 4)

**S.E. Civil**  
Engineering  
& Surveying  
850 HORCOME BLVD  
FAIRBOLT, AL 36532  
(251) 990-6666

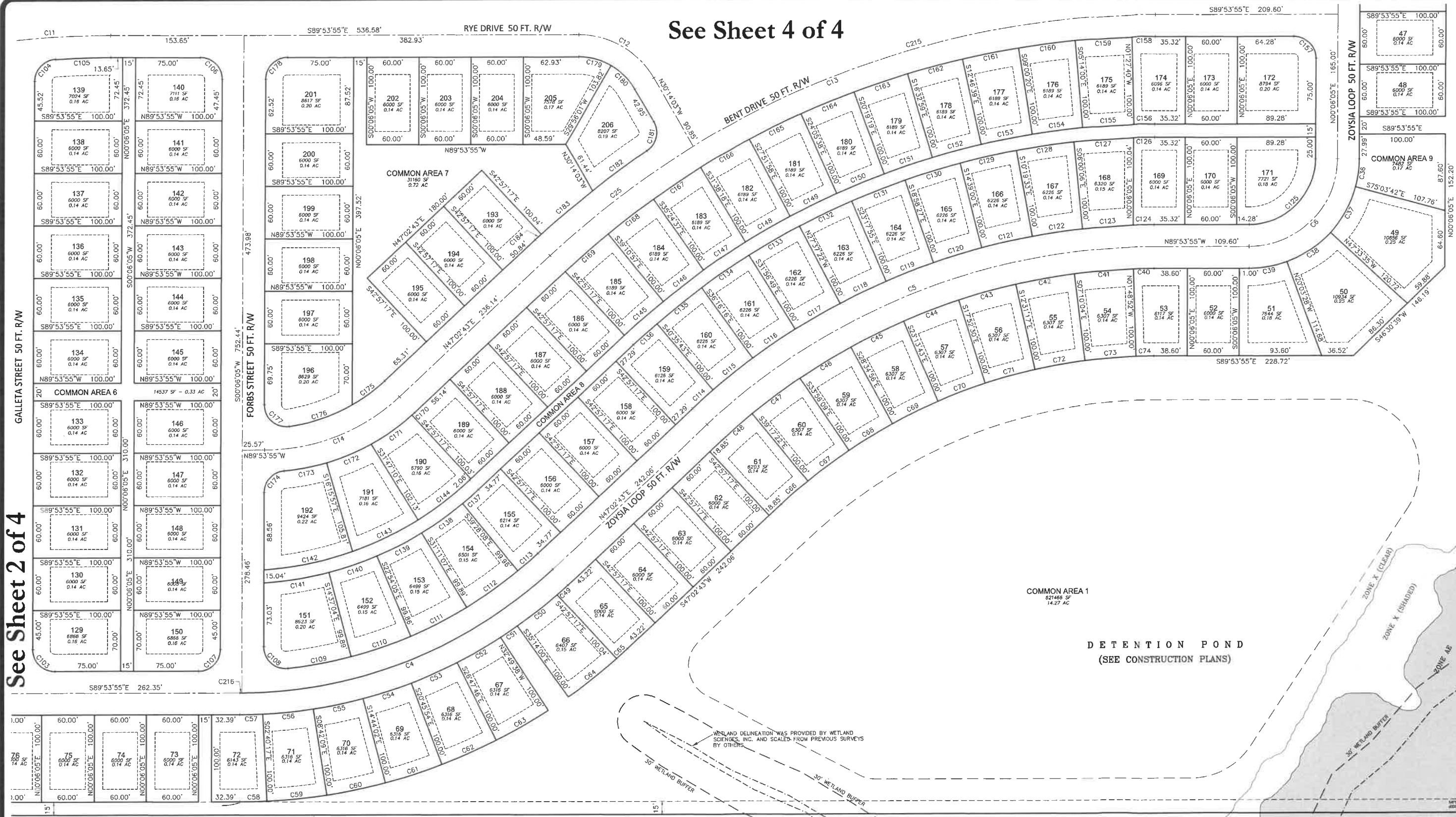
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CHKD.	JAF
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20210933
FILE	20210933_PRELIM
SHEET	2 OF 4

See Sheet 3 of 4

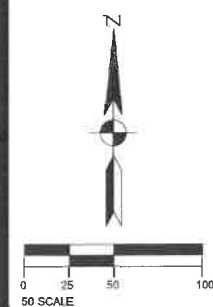
See Sheet 4 of 4



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See Sheet 2 of 4



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C113	500.00	30.42	S48°47'18\"	30.41
C114	775.00	31.91	N48°13'30\"	31.91
C115	775.00	58.49	N51°34'00\"	58.48
C116	775.00	58.49	S55°53'28\"	58.48
C117	775.00	58.49	N60°12'55\"	58.48
C118	775.00	58.49	N64°32'22\"	58.48
C119	775.00	58.49	N68°51'49\"	58.48
C120	775.00	58.49	S73°11'16\"	58.48
C121	775.00	58.49	S77°30'43\"	58.48
C122	775.00	58.49	N81°50'10\"	58.48
C123	775.00	57.87	S86°08'15\"	57.86
C124	775.00	24.68	S89°11'20\"	24.68
C125	75.00	117.81	S45°06'05\"	106.07
C126	75.00	24.68	S89°17'36\"	24.68
C127	875.00	68.52	S86°14'30\"	68.50
C128	875.00	66.04	S81°50'10\"	66.02
C129	875.00	66.04	S77°30'43\"	66.02
C130	875.00	66.04	S73°11'16\"	66.02
C131	875.00	66.04	N68°51'49\"	66.02

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C132	875.00	66.04	N64°32'22\"	66.02
C133	875.00	66.04	S60°12'55\"	66.02
C134	875.00	66.04	N55°53'28\"	66.02
C135	875.00	66.04	N51°34'00\"	66.02
C136	875.00	36.03	N48°13'30\"	36.03
C137	397.78	24.34	N48°41'04\"	24.33
C138	397.78	57.84	S54°30'11\"	57.79
C139	397.78	57.85	S62°58'07\"	57.80
C140	397.78	57.85	N71°16'04\"	57.80
C141	397.78	75.10	N80°50'33\"	74.98
C142	385.00	103.32	N78°17'40\"	103.01
C143	385.00	83.27	S64°24'36\"	83.11
C144	385.00	77.11	S52°28'35\"	76.98
C145	890.00	58.59	N48°55'53\"	58.58
C146	890.00	58.59	S52°42'13\"	58.58
C147	890.00	58.59	N56°28'33\"	58.58
C148	890.00	58.59	S60°14'52\"	58.58
C149	890.00	58.59	S64°01'12\"	58.58
C150	890.00	58.59	S67°47'32\"	58.58

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C151	890.00	58.59	S71°33'51\"	58.58
C152	890.00	58.59	N75°20'11\"	58.58
C153	890.00	58.59	N79°06'31\"	58.58
C154	890.00	58.59	N82°52'50\"	58.58
C155	890.00	58.59	N86°39'10\"	58.58
C156	890.00	24.27	N89°19'12\"	24.27
C157	25.00	39.27	N44°53'55\"	35.36
C158	890.00	27.00	N89°19'12\"	27.00
C159	890.00	65.18	S86°39'10\"	65.17
C160	890.00	65.18	S82°52'50\"	65.17
C161	890.00	65.18	S79°06'31\"	65.17
C162	890.00	65.18	S75°20'11\"	65.17
C163	890.00	65.18	S71°33'51\"	65.17
C164	890.00	65.18	N67°47'32\"	65.17
C165	890.00	65.18	S64°01'12\"	65.17
C166	890.00	65.18	N56°28'33\"	65.17
C167	890.00	65.18	S52°42'13\"	65.17
C168	890.00	65.18	N48°55'53\"	65.17
C169	890.00	65.18	S45°06'05\"	65.17

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C170	250.00	3.86	S47°29'14\"	3.86
C171	250.00	57.47	S54°30'51\"	57.34
C172	250.00	55.13	N67°25'00\"	55.02
C173	250.00	49.17	N79°22'09\"	49.09
C174	25.00	37.05	N42°33'10\"	33.75
C175	200.00	46.23	S53°40'01\"	46.12
C176	200.00	76.05	N71°10'56\"	75.99
C177	25.00	42.77	S48°54'42\"	37.74
C178	25.00	39.27	N45°06'05\"	35.36
C179	75.00	39.05	S74°58'57\"	38.61
C180	75.00	39.05	S45°09'01\"	38.61
C181	25.00	37.63	N12°53'22\"	34.18
C182	1040.00	77.06	N53°53'25\"	77.04
C183	1040.00	76.55	N49°39'32\"	76.54
C184	1040.00	9.16	S47°17'52\"	9.16
C185	25.00	38.56	S74°58'57\"	34.85
C186	125.00	4.33	S31°13'32\"	4.33
C187	125.00	49.89	S43°39'03\"	49.96
C188	125.00	49.89	S66°31'06\"	49.96

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C189	125.00	26.06	S83°55'32\"	26.02
C190	1050.00	32.80	N89°12'23\"	32.80
C191	1050.00	58.73	S86°42'32\"	58.72
C192	1050.00	51.16	N83°42'38\"	51.16
C193	25.00	41.07	S50°37'38\"	36.60
C194	75.00	122.61	S43°15'58\"	109.41
C195	75.00	117.81	S44°53'55\"	106.07
C196	25.00	39.27	S45°06'05\"	35.36
C197	1040.00	9.68	S89°50'05\"	9.68
C198	1040.00	58.94	N87°56'40\"	58.93
C199	1040.00	59.41	N84°41'04\"	59.40
C200	1040.00	59.41	S81°24'41\"	59.40
C201	1040.00	59.41	N78°08'19\"	59.40
C202	1040.00	59.41	S74°51'56\"	59.40
C203	1040.00	59.41	N71°35'33\"	59.40
C204	1040.00	59.41	S68°19'11\"	59.40
C205	1040.00	20.09	N66°07'47\"	20.09
C206	1040.00	75.89	N63°29'10\"	75.87
C207	1140.00	65.12	N68°19'11\"	65.11

# GRASSLANDS

PRELIMINARY PLAT (NOT FOR FINAL RECORDING)  
(SHEET 3 OF 4)

**S.E. Civil**  
Engineering & Surveying  
8800 COMB BLVD  
FAIRHOPE, AL 36522  
(251) 990-6566

DRAWN	ROC
CHKD	JAF
PROJ MGR	DED
SCALE	1\"=40'
PROJECT	20210933
FILE	20210933_PRELIM
SHEET	3 OF 4



See Sheet 2 of 4



See Sheet 3 of 4

See Sheet 3 of 4

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 TO 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 DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
5. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL COMMON AREA SIDE LOT LINES, UNLESS OTHERWISE SHOWN HEREON.
6. AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C208	1140.00'	65.12'	N71°35'33"E	65.11'
C209	1140.00'	65.12'	N74°51'56"E	65.11'
C210	1140.00'	65.12'	N78°08'19"E	65.11'
C211	1140.00'	65.12'	N81°24'41"E	65.11'
C212	1140.00'	65.12'	S84°41'04"W	65.11'
C213	1140.00'	65.54'	N87°58'05"E	65.53'
C214	1140.00'	9.68'	S89°51'29"W	9.68'
C215	1015.00'	557.11'	N74°22'38"E	550.14'
C216	525.00'	2.65'	S89°57'24"W	2.65'

OWNER / DEVELOPER

OGAL OWNER, LLC  
c/o PHILLIP KAYDEN  
133 N JEFFERSON STREET, 4TH FLOOR  
CHICAGO, IL 60661

SURVEYOR / ENGINEER

S.E. CIVIL  
880 HOLCOMB BLVD  
FAIRHOPE, AL 36532

SITE DATA

CURRENT ZONING: R-1D  
MINIMUM LOT SIZE: 6,000 SF (60x100)  
LIN. FT. STREETS: 11,157 LF  
NUMBER OF LOTS: 258  
SMALLEST LOT: 6,000 SF (LOT 1)  
LARGEST LOT: 14,002 SF (LOT 14)  
COMMON AREAS: 24.19 ACRES (32%)  
TOTAL AREA: 75.51 AC. ±

BUILDING SETBACKS:

FRONT YARD = 20 FEET  
REAR YARD = 15 FEET  
SIDE YARD = 10 FEET  
SIDE STREET = 20 FEET

UTILITY PROVIDERS

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

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 SIGNATURE \_\_\_\_\_

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 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 \_\_\_\_\_, 202\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

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 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 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 GRASSLANDS, 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 \_\_\_\_\_, 202\_\_.

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, 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 \_\_\_\_\_

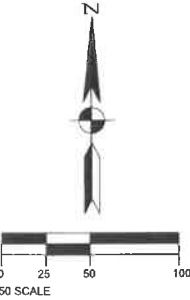
MY COMMISSION EXPIRES \_\_\_\_\_

GRASSLANDS

PRELIMINARY PLAT (NOT FOR FINAL RECORDING)  
(SHEET 4 OF 4)



DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20210933
FILE	20210933
SHEET	4 OF 4





# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF  
RECOMMENDATION:** Approval  
**PROJECT NAME:** Vier Subdivision  
**REQUEST:** Subdivision  
**SUB TYPE:** Minor

**OWNER / APPLICANT:** S.E. Civil, LLC

**ACREAGE:** 37.77  
**NUMBER OF LOTS:** 3

**PIN#(s):** 67649

**LOCATION:** SE Corner of N McKenzie St & Co Rd 24

**PROJECT DESCRIPTION:** Vier Subdivision 3-Lot Subdivision

**CURRENT CITY ZONING:** B-1A (480 ft on west side) & M-1 (787 ft on east side)

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:** N: B-1A & M-1; E: PUD & R-1A; S: R-1A & B-1A; W: B-1A

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** RCC - Retail Comm Concentration & IN - Industrial

**EXISTING LAND USE:** Vacant



**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. This property includes B1A & M1. The subdivision appears to meet zoning requirements.

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

1. Engineering recommends approval of this 3 lot minor subdivision. Each lot has road frontage on a publicly maintained right of way with adequate infrastructure.

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

1. Environmental recommends approval of the 3-lot subdivision.

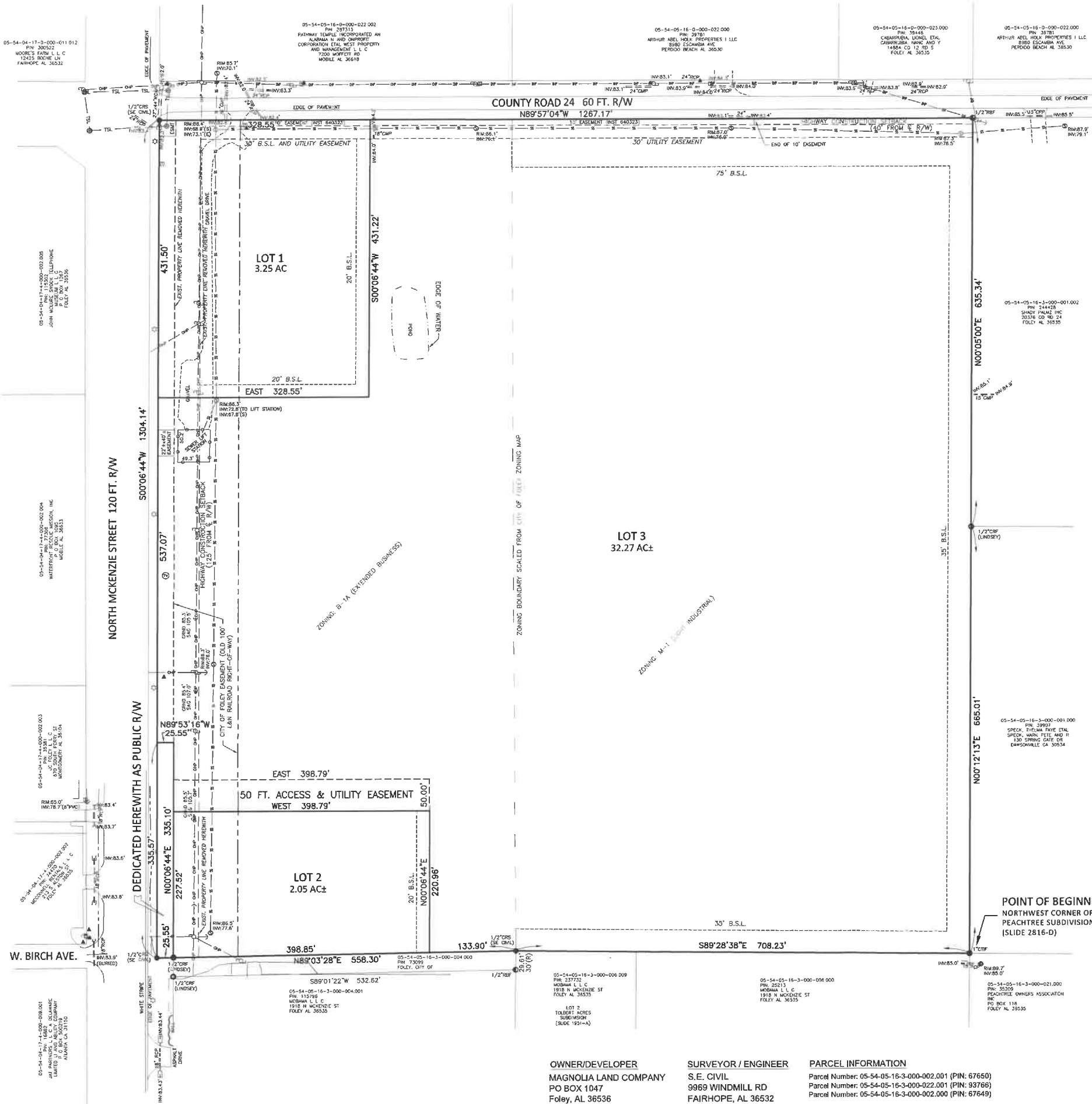
**Reviewer:** Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department  
**Review Status:** Approved

1. Fire is not opposed

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

.





FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE 'X' (UNSHADED)  
AS SCALED FROM FLOOD INSURANCE RATE MAP  
NUMBER 0100200816M, COMMUNITY NUMBER  
010007, PANEL 0816, SUFFIX 'M', MAP REVISED  
DATE APRIL 19, 2019.

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 (ELECTRIC):

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  
THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF HADLEY VILLAGE, FOLEY, ALABAMA, IS  
HEREBY APPROVED BY THE CITY OF FOLEY PLANNING  
COMMISSION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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 \_\_\_\_\_, 202\_\_.

CITY ENGINEER

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, MAGNOLIA LAND COMPANY AS PROPRIETOR(S),  
HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE  
SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HADLEY VILLAGE,  
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 \_\_\_\_\_, 202\_\_.

PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, 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 OWNER AND WITH FULL AUTHORITY,  
EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES

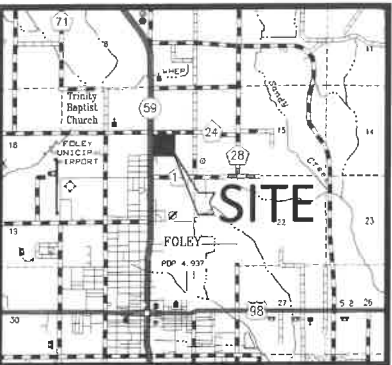
CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

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 \_\_\_\_\_, 202\_\_.

AUTHORIZED SIGNATURE

POINT OF BEGINNING  
NORTHWEST CORNER OF  
PEACHTREE SUBDIVISION  
(SLIDE 2816-D)

PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.



Vicinity Map  
1 inch = 1 Mile

SITE DATA

CURRENT ZONING: B-1A and M-1  
LIN. FT. STREETS: EXISTING  
NUMBER OF LOTS: 3  
SMALLEST LOT: 2.05 AC (Lot 2)  
LARGEST LOT: 35.52 AC (Lot 3)  
TOTAL AREA: 37.77 AC ±

M-1 SETBACKS: FRONT YARD = 75 FEET  
REAR YARD = 35 FEET  
SIDE YARD = 35 FEET  
B-1A SETBACKS: FRONT YARD = 30 FEET  
REAR YARD = 20 FEET  
SIDE STREET = 30 FEET

UTILITY PROVIDERS

WATER SERVICE - RIVIERA UTILITIES  
SEWER SERVICE - RIVIERA UTILITIES  
POWER - RIVIERA UTILITIES

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.
- SURVEY WAS CONDUCTED ON AUGUST 22, 2024, AND IS RECORDED IN AN  
ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL  
FIELD TRAVERSES, 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.S.D. 1988 DATUM.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING  
AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY FIRST AMERICAN TITLE  
INSURANCE COMPANY, ISSUED BY BEGGS & LANE, R.L.P. COMMITMENT NO.  
110301804 ON APRIL 23, 2024 @ 8:00 AM, RECEIVED ON 04 SEPTEMBER 2024.
- 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

WE, S.E. CIVIL, LLC, A FIRM OF LICENSED ENGINEERS AND LAND  
SURVEYORS OF FAIRHOPE, ALABAMA, HEREBY STATE THAT ALL PARTS OF  
THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH  
THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR  
SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE,  
INFORMATION, AND BELIEF.

BEGINNING AT A ONE INCH CRIMP TOP IRON PIPE FOUND AT THE  
NORTHWEST CORNER OF PEACHTREE SUBDIVISION, ACCORDING TO THE  
PLAT THEREOF AS RECORDED ON SLIDE 2816-D, PROBATE COURT  
RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00  
DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 665.01 FEET  
TO A ONE-HALF INCH CAPPED REBAR FOUND (LINDSEY); THENCE RUN  
NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF  
635.34 FEET TO A ONE-HALF INCH REBAR FOUND (NO CAP) ON THE  
SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 24; THENCE RUN NORTH  
89 DEGREES 57 MINUTES 04 SECONDS WEST, ALONG SAID SOUTH  
RIGHT-OF-WAY, A DISTANCE OF 1267.17 FEET TO A ONE-HALF INCH  
CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF NORTH  
MCKENZIE STREET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 44  
SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF  
1304.14 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL);  
THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES  
03 MINUTES 28 SECONDS EAST, A DISTANCE OF 558.30 FEET TO A  
ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89  
DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 708.23 FEET  
TO THE POINT OF BEGINNING. TRACT CONTAINS 37.76 ACRES, MORE OR  
LESS.

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

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



VIER SUBDIVISION

PROPERTY BOUNDARY &  
REPLAT OF PARCELS

MAGNOLIA LAND COMPANY



DRAWN	DED
CHKD.	ASC
PROJ MGR	DED
SCALE	1"=80'
PROJECT	20241398
FILE	20241398
SHEET	1 OF 1



# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF  
RECOMMENDATION:** Approval  
**PROJECT NAME:** Emerald Coast Estates  
**REQUEST:** Subdivision  
**SUB TYPE:** Minor

**OWNER / APPLICANT:** Goodwyn, Mills & Cawood Inc.

**ACREAGE:** 34  
**NUMBER OF LOTS:** 3

**PIN#(s):** 30948

**LOCATION:** NE Corner of Co Rd 65 & Dairy Ln

**PROJECT DESCRIPTION:** 3-lot subdivision

**CURRENT CITY ZONING:** Not in City

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:** N, E, S, W: Unzoned BC Dist 34

**COUNTY ZONING:** Unzoned BC Dist 34

**COUNTY LOT SIZE:** 40,000 sf

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

**EXISTING LAND USE:** Vacant farmland





**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. This is outside our corporate limits in unzoned BC so there is no city zoning.

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

1. Engineering recommends approval of this 3 lot subdivision. Each lot has road frontage on a publicly maintained right of way.

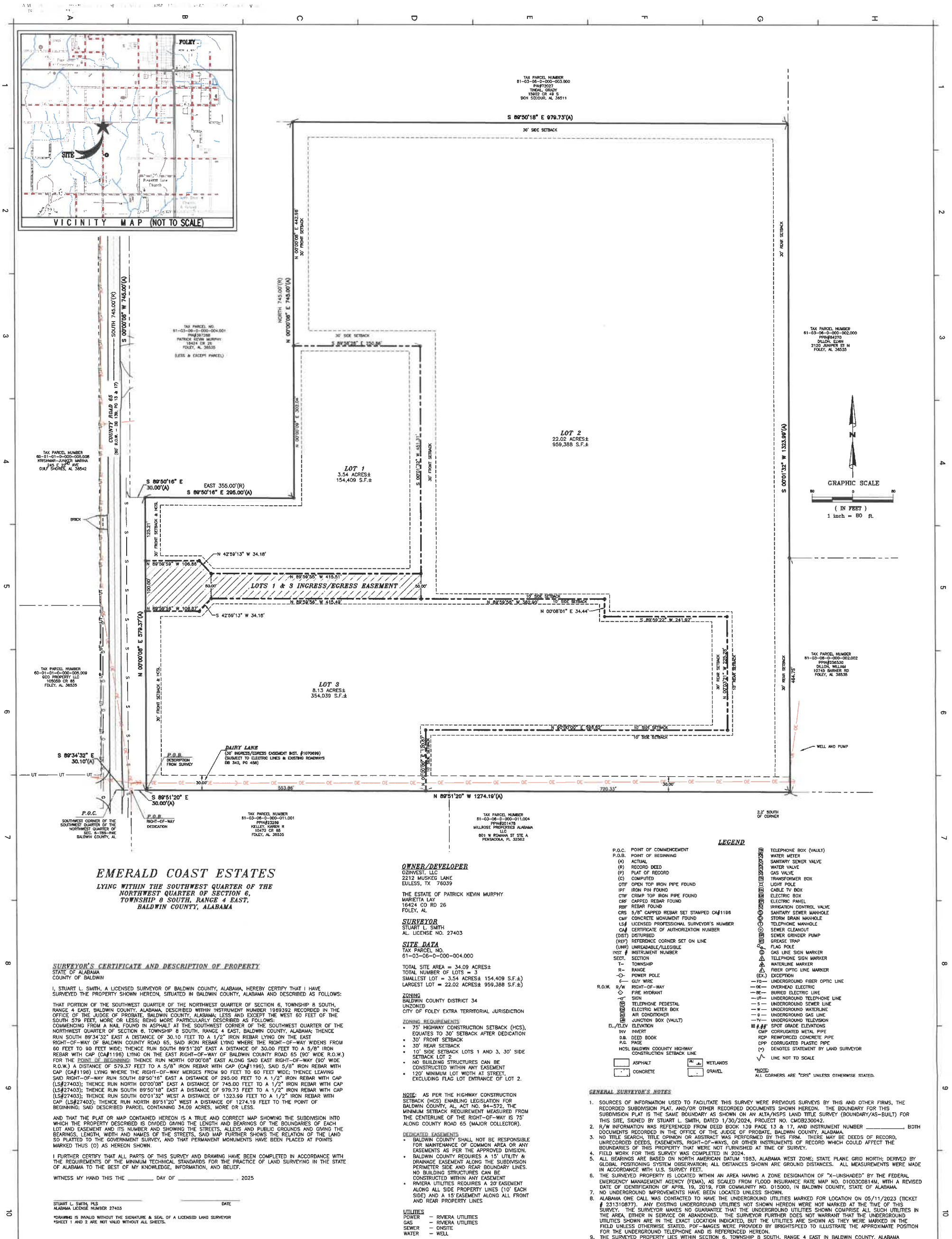
**Reviewer:** Reese Newton, 2519793098, rnewton@cityoffoley.org, Environmental  
**Review Status:** Approved

1. Environmental has no issues with the proposed plat and approves the project to move forward.

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

1. Have not received notification from county for fire review. Hydrants will be required in this space.

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



**EMERALD COAST ESTATES**  
LYING WITHIN THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 8 SOUTH, RANGE 4 EAST,  
BALDWIN COUNTY, ALABAMA

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY**

I, STUART L. SMITH, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, DESCRIBED WITHIN INSTRUMENT NUMBER 1989392 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; LESS AND EXCEPT THE WEST 60 FEET OF THE SOUTH 579 FEET, MORE OR LESS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A NAIL FOUND IN ASPHALT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°34'32" EAST A DISTANCE OF 30.10 FEET TO A 1/2" IRON REBAR LYING ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY ROAD 65, SAID IRON REBAR LYING WHERE THE RIGHT-OF-WAY WIDENS FROM 60 FEET TO 80 FEET WIDE; THENCE RUN SOUTH 89°51'20" EAST A DISTANCE OF 30.00 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196) LYING ON THE EAST RIGHT-OF-WAY OF BALDWIN COUNTY ROAD 65 (90' WIDE R.O.W.) FOR THE POINT OF BEGINNING; THENCE RUN NORTH 0°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY (90' WIDE R.O.W.) A DISTANCE OF 579.37 FEET TO A 5/8" IRON REBAR WITH CAP (CA#1196), SAID 5/8" IRON REBAR WITH CAP (CA#1196) LYING WHERE THE RIGHT-OF-WAY MERGES FROM 90 FEET TO 60 FEET WIDE; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 89°50'18" EAST A DISTANCE OF 295.00 FEET TO A 1/2" IRON REBAR WITH CAP (LS#27403); THENCE RUN NORTH 0°00'00" EAST A DISTANCE OF 745.00 FEET TO A 1/2" IRON REBAR WITH CAP (LS#27403); THENCE RUN SOUTH 89°50'18" EAST A DISTANCE OF 979.73 FEET TO A 1/2" IRON REBAR WITH CAP (LS#27403); THENCE RUN SOUTH 0°01'32" WEST A DISTANCE OF 1323.99 FEET TO A 1/2" IRON REBAR WITH CAP (LS#27403); THENCE RUN NORTH 89°51'20" WEST A DISTANCE OF 1274.19 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 34.09 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 (D) 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.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

STUART L. SMITH, PLS.  
ALABAMA LICENSE NUMBER 27403

DATE \_\_\_\_\_

\*DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR  
\*SHEET 1 AND 2 ARE NOT VALID WITHOUT ALL SHEETS.

**OWNER/DEVELOPER**  
OZINVEST, LLC  
2212 MUSKOGEE LANE  
BIRMINGHAM, AL 35203

THE ESTATE OF PATRICK KEVIN MURPHY  
MARRIETTA LAY  
16424 CO RD 26  
FOLEY, AL

**SURVEYOR**  
STUART L. SMITH  
AL LICENSE NO. 27403

**SITE DATA**  
TAX PARCEL NO. 01-03-06-0-000-004.000

TOTAL SITE AREA = 34.09 ACRES±  
TOTAL NUMBER OF LOTS = 3  
SMALLEST LOT = 3.54 ACRES± 154,409 S.F.±  
LARGEST LOT = 22.02 ACRES± 959,388 S.F.±

**ZONING**  
BALDWIN COUNTY DISTRICT 34  
UNZONED  
CITY OF FOLEY EXTRA TERRITORIAL JURISDICTION

**ZONING REQUIREMENTS**

- 75' HIGHWAY CONSTRUCTION SETBACK (HCS),
- EQUATES TO 30' SETBACK AFTER DEDICATION
- 30' FRONT SETBACK
- 30' REAR SETBACK
- 10' SIDE SETBACK LOTS 1 AND 3, 30' SIDE SETBACK LOT 2
- NO BUILDING STRUCTURES CAN BE CONSTRUCTED WITHIN ANY EASEMENT
- 120' MINIMUM LOT WIDTH AT STREET, EXCLUDING FLAG LOT ENTRANCE OF LOT 2.

**NOTE:** AS PER THE HIGHWAY CONSTRUCTION SETBACK (HCS) ENABLING LEGISLATION FOR BALDWIN COUNTY, AL, ACT NO. 94-572, THE MINIMUM SETBACK REQUIREMENT MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY IS 75' ALONG COUNTY ROAD 65 (MAJOR COLLECTOR).

**DEDICATED EASEMENTS**

- BALDWIN COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREA OR ANY EASEMENTS AS PER THE APPROVED DIVISION.
- BALDWIN COUNTY REQUIRES A 15' UTILITY & DRAINAGE EASEMENT ALONG THE SUBDIVISION PERIMETER SIDE AND REAR BOUNDARY LINES. NO BUILDING STRUCTURES CAN BE CONSTRUCTED WITHIN ANY EASEMENT
- RIVERA UTILITIES REQUIRES A 20' EASEMENT ALONG ALL SIDE PROPERTY LINES (10' EACH SIDE) AND A 15' EASEMENT ALONG ALL FRONT AND REAR PROPERTY LINES

**UTILITIES**

- POWER - RIVERA UTILITIES
- GAS - RIVERA UTILITIES
- SEWER - ONSITE
- WATER - WELL

**EMERALD COAST ESTATES**  
**3-LOT SUBDIVISION**  
**SKETCH**

OZINVEST, LLC  
10624 COUNTY ROAD 64  
FOLEY, AL

GMC Project #  
CMOB230042

2039 Main Street  
Daphne, AL 36526  
T 251.626.2626  
GMCNETWORK.COM

**GMC**  
GOODWYN, MILLS & CAYWOOD, INC.

DRAWN BY: RSK/KMK  
CHECKED BY: SLS







# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF RECOMMENDATION:** Approval  
**PROJECT NAME:** Bella Vista Townhomes Subdivision  
**REQUEST:** Subdivision  
**SUB TYPE:** Minor

**OWNER / APPLICANT:** Ramsey Land Surveying LLC

**ACREAGE:** 19.34  
**NUMBER OF LOTS:** 2

**PIN#(s):** 2308

**LOCATION:** 105 CODY LN

**PROJECT DESCRIPTION:** 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

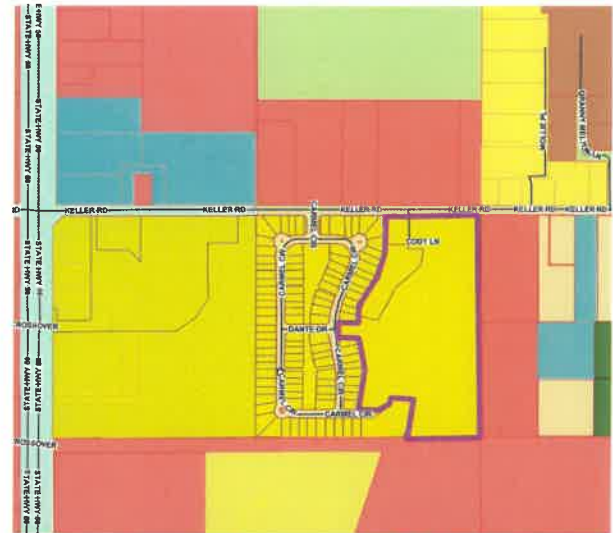
**ADJACENT ZONING:** N, E, & S: B-1A; W: Bella Vista PUD

**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



**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, Engineering

**Review Status:** Approved

1. Engineering recommends approval. Previous comments have been addressed.

**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.
2. 1/29/25 staff meeting - sprinkler will be required or engineer stamped drawing confirming full firewall separation between units.

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

**Review Status:** Approved

1. Parcel 2308 is mostly located in a FEMA Flood Hazzard area, no new vertical construction is allowed in a designated floodway, and any new development would be strictly controlled. Concur with Fire concerning reclassifying townhomes to condominiums

State of Alabama  
Balch County

[illegible][illegible]

CERTIFICATE OF APPROVAL BY BALDWIN EMC  
The undersigned, as Authorized by Baldwin EMC hereby approves the within plat for the recording of same in the Probate  
Office of Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Authorized Representative of Baldwin EMC

CERTIFICATE OF APPROVAL BY RIVERIA 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CERTIFICATE OF APPROVAL BY RM/ERA UTILITIES (GAS)  
The undersigned, as Authorized by Rivers Utilities hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICES**  
The undersigned, as Authorized by Baldwin County Sewer Services hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 11th day of June, 2011.

Authorized Representative of Baldwin County Sewer Services

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911 ADDRESSING  
The undersigned, as Authorized by Baldwin County E-911 ADDRESSING hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 1<sup>st</sup> day of \_\_\_\_\_, 20\_\_.

Authorized Representative of Baldwin County E-911 Addressing

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 Public Office of Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION  
The within plat of Bella Vista Townhomes, Foley, Alabama, is hereby approved by the City of Foley Planning Commission, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Planning Commission Chairman

Authorized Representative \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that Mark Lazar, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on the day that being in front of the contents of said certificate, that executed the same, voluntarily.

Notary Public  
My commission expires: \_\_\_\_\_


 OSWALD WINZERT SEZ

Dent Ramsey  
PO Box 971  
Montrose, AL 36651  
(251) 362-2741  
ramsey@dentramsey.com  
Alabama License No. 33671  
Excluded from all dental insurance plans 10/79

---

### LEGEND

These standard symbols will be found in the drawing.

- Capped Iron Pin Set  
R L S. CA #1029
- Found Monument
- △ No Measurement Set (Computed Path)
- △ SIF Capped Iron Pin Set
- △ Capped Iron Pin Found
- △ TOP Top Pipe Found
- △ CMF Concrete Monument Found
- △ CDF Capped Pipe Found
- △ Not To Scale
- △ Right of Way
- △ Light Pole
- △ Power Pole
- △ Electrical Box

Survey Notes

1. Type of Survey: Subdivision.
2. No improvements were located except those shown herein.
3. No underground improvement or easements have been located.
4. This survey was prepared without the benefit of a Title Search.
5. This drawing does not reflect any title or easement research by or other than what is visible on the ground or provided by the chain of conveyance.
6. Bearings are referenced to grid north from Alabama State Plane Coordinate Zone West.
7. Dated reference: August 14, 2014.
8. Survey References: Larkins Engineering & Surveying, LLC more or less 08/09/2014 and the Delta Vista plat, recorded in State 3203-8.

"I hereby state that I have surveyed the property shown hereon, being located in the Northeast Quarter of the Northwest Quarter of Section 21, Township 8 South, Range 4 East in Baldwin County, Alabama; 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; and that the undersigned owner of the property shown hereon, hereby accepts and adopts said survey and plan."

According to my survey this the 26th day of January 2024



  
Ramsey Land Surveying, LLC  
Dent Ramsey  
PO Box 971  
Monroeville, AL 36641  
(251)362-2741  
ramseylandsurveying@gmail.com  
Alabama License No. 33671  
Certificate of Authorization Exp. 10/09

  
ALABAMA  
LICENSED  
NO. 33671  
PROFESSIONAL  
LAND  
SURVEYOR  
Michael Dent Ramsey





# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF RECOMMENDATION:** Approval  
**PROJECT NAME:** Airport Drive Subdivision  
**REQUEST:** Subdivision  
**SUB TYPE:** Preliminary

**OWNER / APPLICANT:** City of Foley, Chad Christian

**ACREAGE:** 16.84  
**NUMBER OF LOTS:** 7

**PIN#(s):** 47588

**LOCATION:** S. of Underwood Rd, E & N of Fern Ave

**PROJECT DESCRIPTION:** Airport Drive Subdivision

**CURRENT CITY ZONING:** M-1

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

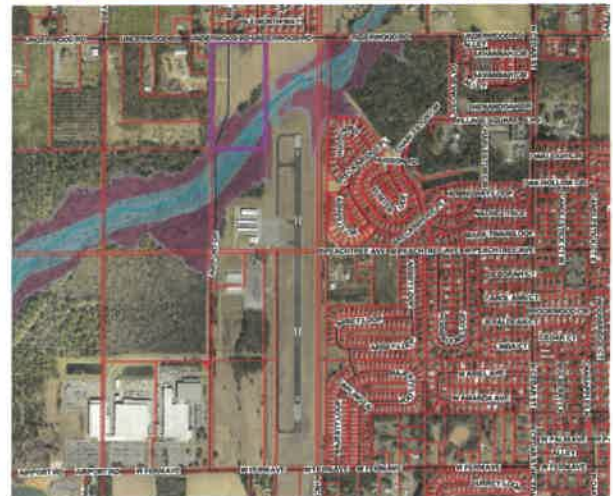
**ADJACENT ZONING:** N: Unzoned BC Dist 18; E, S & W: M-1

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** IN - Industrial

**EXISTING LAND USE:** Vacant



**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 property is zoned M1. The setback from Underwood is correct except the text still says 35', not 75'. The south end is shown as common area since the lot was not big enough to be usable.

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

1. Engineering recommends approval.

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

1. Environmental recommends approval of the subdivision.

**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



Preliminary Plat  
FOR: Airport Drive Subdivision

18840 Co.Rd.24  
Foley AL, 36555  
Parcel#05-54-04-18-0-000-006.000  
PIN#47586  
Owner/Developer - City of Foley  
PO Box 1750  
Foley AL, 36556

Site Data:  
Zoning - M-1 (City of Foley)  
Number of lots - 7  
Site Area Measured - 16.844 ac.  
Minimum Lot Area required - NA  
Minimum Lot Width @ front bsl - NA  
Maximum Bldg coverage - 50%  
Building Setbacks  
Front - 75'  
Rear - 35'  
Side -35'

Maximum Building Height - 50' (3 stories)  
Maximum Building Area - 50%  
BALDWIN EMC  
DRAINAGE/UTILITY EASEMENTS  
There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines. There is a 20 foot utility easement that is 10 foot on each side of the center line of existing overhead power upon and across all lots, unless otherwise noted.  
RIVIERA UTILITIES EASEMENTS  
Riviera Utilities requires a 10 foot easement along all side property lines and a 15 foot easement along all front and rear property lines.

Surveyor's Notes:  
- This survey was performed without an up to date Title Commitment, Title Search or abstract provided by client. There may be both recorded and unrecorded documentation which may have a direct effect upon the findings.  
- An attempt was made to discover any buried utilities. Utilities shown are based upon visible evidence and mapping provided by Utility Providers. No subsurface excavations were performed to confirm plan locations.  
- No Wetlands delineation has been performed and none provided. A portion of the property is shown as "Potential Wetlands" by the Baldwin County Parcel Viewer.  
- Road designations determined from ALDOT Highway Functional Classification mapping for Baldwin County.  
- The City of Foley & Baldwin County shall not be responsible for maintenance of common areas or drainage easements  
- a buffer strip at least 25' in depth shall be reserved for screening adjacent to highway building setback. The placement of structures hereon is prohibited.  
- This division lies within an area where the Municipal Planning Commission exercises exclusive jurisdiction over the review and approval of Subdivisions. This Subdivision has not been reviewed for compliance with the Baldwin County Subdivision Regulations. The provisions of Alabama Code Section 45-2-261-17 shall not apply to this Subdivision.  
- Common Area "A" to be retained by the City of Foley. Common Area "B" to be retained or transferred to Westerly contiguous owner.

FLOOD CERTIFICATE:  
THIS PROPERTY PARTIALLY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD FLOOD ZONE "X" AND ZONE AE AS SHOWN AND DESIGNATED ON FEMA FIRM, CITY OF FOLEY, BALDWIN COUNTY, ALABAMA, MAP#01003C0812M, COMMUNITY#010007, MAP EFFECTIVE DATE 4/19/2019

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

OWNER'S DEDICATION  
I/We \_\_\_\_\_, as proprietor(s), have caused the land embraced within

plat to be surveyed, laid out and platted to be known as Airport Drive Subdivision, a part of Section 18, Township 7 South, Range 4 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of the public.

Property Owner \_\_\_\_\_  
Signed and sealed in the presence of: \_\_\_\_\_  
Witness \_\_\_\_\_

CERTIFICATION BY NOTARY PUBLIC:  
STATE OF ALABAMA  
COUNTY OF BALDWIN

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES ON \_\_\_\_\_

Record Deed  
Instrument#812099  
The West Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 7 South, Range 4 East, Baldwin County, Alabama. Being more particularly described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 7 South, Range 4 East, Baldwin County, Alabama; thence run North 00°13'12" East, 1294.35 feet to a point on the South right-of-way line of County Highway Number 24; thence run North 90°00'00" East along said South right-of-way line of County Highway Number 24, 668.68 feet to a point; thence run South 00°13'12" West, leaving said South right-of-way line of County Highway Number 24, 1291.91 feet to a point; thence run South 89°47'25" West, 668.70 feet to the point of beginning, containing 19.85 acres, more or less.

Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

The Basis of Bearings for this survey is Alabama State Plane Grid (West Zone) determined by GNSS observations  
The centerlines and fence lines as depicted on this plat are shown graphically as straight lines between measured points. These lines may actually meander between these end points.

PERSON	DATE	PROJECT NO./REVISION
	04/22/2025	1
	05/01/2025	2
	05/01/2025	3
	05/01/2025	4
	05/01/2025	5
	05/01/2025	6
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	05/01/2025	15
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	05/01/2025	95
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	05/01/2025	97
	05/01/2025	98
	05/01/2025	99
	05/01/2025	100

Lot Area	Common Area "A"	Common Area "B"
259877.077 Sq. Feet 5.968 Acres	290143.973 Sq. Feet 6.681 Acres	21692.508 Sq. Feet 0.498 Acres

Northwest corner, Southeast Quarter, Section 18-7S-4E, Baldwin County, Alabama  
N00°00'28"E 40'

N89°52'29"E 15'

30' conveyed to Baldwin County for right of way RP22, Pg.314

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES: (WATER)  
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WATER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY EMC: (ELECTRIC)  
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES: (GAS)  
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE GAS SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING SYSTEM:  
THE UNDERSIGNED, AS AUTHORIZED BY THE 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 \_\_\_\_\_, 2025

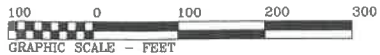
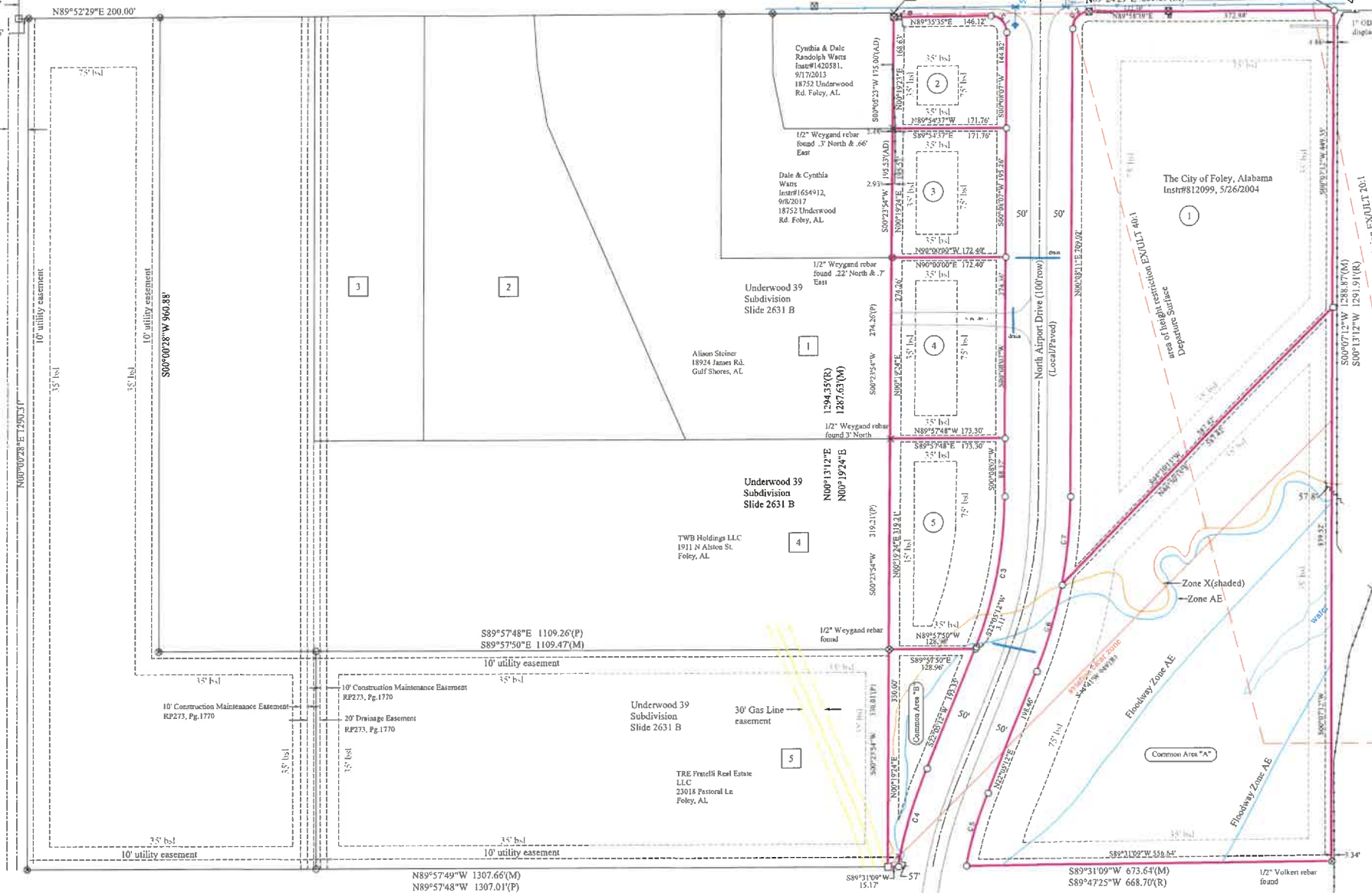
AUTHORIZED SIGNATURE \_\_\_\_\_

The lot(s) on this plat are subject to approval or deletion by the Baldwin County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out here on.

Authorized Signature \_\_\_\_\_

Relative Error of Closure  
Suburban  
1/77,500' & 20" X sub.root of # of angles

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	21.00'	24.15'	39.42'	90°21'05"	23°11'05"	31.46'	S44°51'50"E
C2	25.00'	24.88'	39.15'	89°45'18"	23°10'59"	33.27'	N45°08'09"E
C3	610.00'	118.30'	233.70'	21°55'05"	9°23'34"	232.28'	S11°06'39"W
C4	710.00'	77.78'	134.64'	12°30'14"	8°04'11"	134.64'	S15°50'04"W
C5	610.00'	93.84'	113.30'	10°48'56"	9°23'34"	115.15'	N16°40'13"E
C6	710.00'	68.67'	136.92'	11°02'56"	8°04'11"	136.70'	N16°33'44"E
C7	710.00'	67.75'	135.10'	10°54'09"	8°04'11"	134.90'	N05°35'11"E



- LEGEND
- = REBAR SET 1/2" DIA CAPPED MARKED BMS 40196-S (flush)
  - ⊗ = REBAR FOUND
  - = WOOD POST FOUND
  - × = SURVEY POINT, NO MONUMENT
  - ✕ = 3" ALUMINUM DISK IN CONCRETE
  - ⊠ = COMMUNICATIONS QUASITE
  - ⊞ = WATER METER
  - ⊞ = POWER POLE
  - ⊞ = COMMUNICATIONS PEDESTAL
  - ⊞ = GUY ANCHOR
  - ⊞ = FIRE HYDRANT
  - M = MEASURED DIMENSION
  - R = RECORD DIMENSION
  - P = PLATTED DIMENSION
  - = FIS PROFILE LINE
  - = FENCE LINE FOUND
  - = APPROXIMATE CENTERLINE
  - = APPARENT RIGHT-OF-WAY
  - = BUILDING SETBACK LINE (btl)
  - = AERIAL UTILITY LINE
  - = BURIED GAS LINE (by plan location)
  - = BURIED WATER LINE (by plan location)
  - = BOUNDARY LINE

Perimeter: Boundary Description

Part of the Southeast Quarter of Section Eighteen (18), Township Seven (7) South, Range Four (4) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a 3" Aluminum Disk in a concrete post on the South right of way of County Road 24 (Underwood Road), 46.41 feet South 00 Degrees 19 Minutes 23 Seconds West and 1330.00 North 89 Degrees 52 Minutes 29 Seconds East of the Northwest corner of said Southeast Quarter; THENCE North 89 Degrees 35 Minutes 35 Seconds East along said South right of way 146.12 feet to a 1/2" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar); THENCE following the Westerly right of way of Airport Drive North along a curve concave to the Southwest and having an arc length of 39.42 feet and a radius of 25.00 feet, and being subtended by a chord with a distance of 35.46 feet and a bearing of South 44 Degrees 53 Minutes 50 Seconds East to a BMS rebar; THENCE continuing along said Westerly right of way South 00 Degrees 08 Minutes 07 Seconds West 702.81 feet to a BMS rebar; THENCE continuing along said Westerly right of way along a curve concave to the West and having an arc length of 233.70 feet and a radius of 610.00 feet, and being subtended by a chord with a distance of 232.28 feet and a bearing of South 11 Degrees 06 Minutes 39 Seconds West to a BMS rebar; THENCE continuing along said Westerly right of way South 22 Degrees 05 Minutes 12 Seconds West 198.46 feet to a BMS rebar; THENCE continuing along said Westerly right of way along a curve concave to the East and having an arc length of 154.94 feet and a radius of 710.00 feet, and being subtended by a chord with a distance of 154.64 feet and a bearing of South 15 Degrees 50 Minutes 04 Seconds West to a BMS rebar; THENCE leaving said Westerly right of way and running South 89 Degrees 31 Minutes 09 Seconds West 15.17 feet to a wood corner post; THENCE North 00 Degrees 19 Minutes 24 Seconds East 1287.63 feet to the place of beginning, containing 4.217 acres, more or less.

ALSO:

Part of the Southeast Quarter of Section Eighteen (18), Township Seven (7) South, Range Four (4) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a 3" Aluminum Disk in a concrete post on the South right of way of County Road 24 (Underwood Road), 40.29 feet South 00 Degrees 00 Minutes 00 Seconds East and 1625.92 feet to a North 89 Degrees 52 Minutes 29 Seconds East of the Northwest corner of said Southeast Quarter; THENCE North 89 Degrees 58 Minutes 39 Seconds East along said right of way 372.88 feet to a 1/2" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar); THENCE leaving said South right of way and running South 00 Degrees 07 Minutes 12 Seconds West 1288.87 feet to a 1/2" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar); THENCE continuing along said Easterly right of way of Airport Drive North, THENCE following said Easterly right of way along a curve concave to the East and having an arc length of 115.33 feet and a radius of 810.00 feet, and being subtended by a chord with a distance of 115.15 feet and a bearing of North 16 Degrees 40 Minutes 13 Seconds East to a BMS rebar; THENCE continuing along said Easterly right of way North 22 Degrees 05 Minutes 12 Seconds East 198.46 feet to a BMS rebar; THENCE continuing along said Easterly right of way along a curve concave to the West and having an arc length of 272.02 feet and a radius of 710.00 feet, and being subtended by a chord with a distance of 270.36 feet and a bearing of North 11 Degrees 06 Minutes 39 Seconds East to a BMS rebar; THENCE continuing along said Easterly right of way North 00 Degrees 08 Minutes 11 Seconds East 709.02 feet to a BMS rebar; THENCE along a curve concave to the Southeast and having an arc length of 39.37 feet and a radius of 24.51 feet, and being subtended by a chord with a distance of 35.27 feet and a bearing of North 45 Degrees 08 Minutes 09 Seconds East to the place of beginning, containing 12.627 acres, more or less.

Subject to an Aviation Clear Zone and Drainage Easement recorded in Real Property Deed 111, Page 1757.  
Also, subject to areas of flight restrictions as shown on the plat of survey attached.  
Also, together with and subject to all other rights of way, covenants, easements and restrictions of record.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

CITY ENGINEER \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION CHAIRMAN  
The within plat of The Airport Drive Subdivision, Foley, Alabama, is hereby approved by the City of Foley Planning Commission, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025

City Planning Commission Chairman \_\_\_\_\_

Vicinity Map (not to scale)



SURVEYOR'S CERTIFICATE:  
I, hereby certify that all parts of this survey and drawing have been completed in accordance current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief

Reese Hangel

Reese Hangel

Surveyor's Signature  
Alabama License Number AL.PLS#40196-S  
1/22/2025  
Date





# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF RECOMMENDATION:** Approval  
**PROJECT NAME:** Lot 5 Underwood 39 and Common Area B Airport Dr  
**REQUEST:** Subdivision  
**SUB TYPE:** Minor

**OWNER / APPLICANT:** City of Foley, Chad Christian

**ACREAGE:** 14.82  
**NUMBER OF LOTS:** 2

**PIN#(s):** 477588 & 3390

**LOCATION:** Airport Dr- S of Underwood Rd, N of W Fern Ave

**PROJECT DESCRIPTION:** Lot 5 Underwood 39 and Common Area B Airport Dr

**CURRENT CITY ZONING:** M-1

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:** E, S, W: M-1; N: Unzoned BC Dist 18

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** IN - Industrial

**EXISTING LAND USE:** Vacant





**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. This subdivision is incorporating the "Common Area" lot that was part of the Airport Road SD on this agenda. This gives proposed Lot 5B frontage, proposed Lot 5A has access off of Underwood Road.

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

1. Engineering recommends approval of Lot 5 resubdivision and Common Area B from the Airport Drive subdivision plat.

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

1. Environmental recommends approval of the subdivision.

**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

Resubdivision of Lots 5 Underwood 39 Subdivision  
& Common Area "B" Airport Drive Subdivision

19648 Underwood Rd.  
Foley AL, 36535  
Parcel#05-54-04-18-0-000-007.000  
PIN 3390  
Owner/Developer - Conte Construction LLC  
23018 Pastoral Lane  
Foley AL, 36536

Site Data:  
Zoning - M-1 (City of Foley)  
Number of lots - 2  
Site Area Measured - 14.821 ac.  
Minimum Lot Area required - NA  
Minimum Lot Width @ front bsl - NA  
Maximum Bldg coverage - 50%  
Building Setbacks  
Front - 75'  
Rear - 35'  
Side - 35'

Maximum Building Height - 50' (3 stories)  
Maximum Building Area - 50%  
BALDWIN EMC  
DRAINAGE/UTILITY EASEMENTS

There is a dedicated herewith a 10 foot utility easement on all lot lines and common areas adjacent to the right-of-ways and a 10 foot utility easement on each side of lot and common area lines. There is a 20 foot utility easement that is 10 foot on each side of the center line of existing overhead power upon and across all lots, unless otherwise noted.  
RIVIERA UTILITIES EASEMENTS  
Riviera Utilities requires a 10 foot easement along all side property lines and a 15 foot easement along all front and rear property lines.

Surveyor's Notes:

- This survey was performed without an up to date Title Commitment, Title Search or abstract provided by client. There may be both recorded and unrecorded documentation which may have a direct effect upon the findings.
- No attempt was made to discover any buried utilities. Utilities shown are based upon visible evidence and mapping provided by Utility Providers. No subsurface excavations were performed to confirm plan locations.
- No Wetlands delineation has been performed and none provided. A portion of the property is shown as "Potential Wetlands" by the Baldwin County Parcel Viewer.
- Road designations determined from ALDOT Highway Functional Classification mapping for Baldwin County.
- The City of Foley & Baldwin County shall not be responsible for maintenance of common areas or drainage easements
- a buffer strip at least 25' in depth shall be reserved for screening adjacent to highway building setback. The placement of structures hereon is prohibited
- This division lies within an area where the Municipal Planning Commission exercises exclusive jurisdiction over the review and approval of Subdivisions. This Subdivision has not been reviewed for compliance with the Baldwin County Subdivision Regulations. The provisions of Alabama Code Section 45-2-261-17 shall not apply to this Subdivision.

FLOOD CERTIFICATE:

THIS PROPERTY PARTIALLY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD FLOOD ZONE "X" AND ZONE AE AS SHOWN AND DESIGNATED ON FEMA FIRM, CITY OF FOLEY, BALDWIN COUNTY, ALABAMA, MAP#010030812M, COMMUNITY#010607, MAP EFFECTIVE DATE 4/19/2019

WETLAND NOTICE

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

OWNER'S DEDICATION

I/We \_\_\_\_\_, as proprietor(s), have caused the land embraced within

plat to be surveyed, laid out and planned to be known as the Resubdivision of Lot 5 of Underwood 39 Subdivision and Common Area "B" of Airport Drive Subdivision, a part of Section 18, Township 7 South, Range 4 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, ect.) as shown on said plat are hereby dedicated to the use of the public.

Property Owner

Signed and sealed in the presence of:

Witness

CERTIFICATION BY NOTARY PUBLIC:  
STATE OF ALABAMA  
COUNTY OF BALDWIN

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES ON \_\_\_\_\_

Record Deed

Instrument#2009768  
Lot 5 of Underwood 39 Subdivision, according to the map or plat thereof recorded on Slide 2631-B in the records of the Office of the Judge of Probate of Baldwin County, Alabama.

Additions or deletions to survey drawings by any other person(s) than the signing party or parties is prohibited without written consent of the signing party or parties.

The Basis of Bearings for this survey is Alabama State Plane Grid (West Zone) determined by GNSS observations

The centerlines and fence lines as depicted on this plat are shown graphically as straight lines between measured points. These lines may actually meander between these end points.

REVISION	DATE	PROJECT HAS BEEN

Resubdivision	DATE: 1/31/2025
Lot 5 of Underwood 39 Subdivision and Common Area "B" of Airport Drive Subdivision	
Conte Construction, LLC	
18848 Col. Bl. St.	
FOLEY, AL 36536	

BEYOND MEASURE SURVEYING	18848 Col. Bl. St.
FOLEY, AL 36536	
www.beyondmeasure.com	

Relative Error of Closure	
Suburban	
1/7,500' & 20" X so root of # of angles	

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:  
(WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WATER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY EMC:  
(ELECTRIC)

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:  
(GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE GAS SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING SYSTEM:  
THE UNDERSIGNED, AS AUTHORIZED BY THE 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 \_\_\_\_\_, 2025

AUTHORIZED SIGNATURE

The lot(s) on this plat are subject to approval or deletion by the Baldwin County Health Department. No representation is made that any lot on this plat will accommodate an Onsite Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with the said health department and are made a part of this plat as if set out here on.

Authorized Signature

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	25.00'	25.15'	39.42'	80°21'05"	228°10'59"	35.46'	S44°53'50"E
C2	25.00'	24.88'	39.15'	80°43'18"	229°10'59"	35.32'	N61°09'09"E
C3	610.00'	118.30'	223.76'	21°5'20"	9°23'54"	232.28'	S11°06'39"W
C4	710.00'	77.78'	154.94'	12°30'14"	8°04'11"	154.64'	S13°50'04"W
C5	610.00'	57.84'	115.33'	10°49'56"	9°23'34"	115.13'	N16°40'13"E
C6	710.00'	68.67'	136.92'	11°02'45"	8°04'11"	136.70'	N16°13'44"E
C7	710.00'	67.76'	135.10'	10°52'09"	8°04'11"	134.90'	N05°35'11"E



- LEGEND
- = REBAR SET, 1/2" X 18" CAPPED MARKED
  - ⊙ = BMS 40196S (bair)
  - ⊗ = REBAR FOUND
  - ⊠ = WOOD POST FOUND
  - ⊕ = SURVEY POINT, NO MONUMENT
  - ⊞ = ALUMINUM DISK IN CONCRETE
  - ⊟ = COMMUNICATIONS QUASITE
  - ⊠ = WATER METER
  - ⊞ = POWER POLE
  - ⊟ = COMMUNICATIONS PEDESTAL
  - ⊞ = GUY ANCHOR
  - ⊞ = FIRE HYDRANT
  - ⊞ = MEASURED DIMENSION
  - ⊞ = RECORD DIMENSION
  - ⊞ = PLATTED DIMENSION
  - ⊞ = FIS PROFILE LINE
  - ⊞ = FENCE LINE FOUND
  - ⊞ = APPROXIMATE CENTERLINE
  - ⊞ = APPARENT RIGHT-OF-WAY
  - ⊞ = BUILDING SETBACK LINE (bair)
  - ⊞ = AERIAL UTILITY LINE
  - ⊞ = BURIED GAS LINE (by plan location)
  - ⊞ = BURIED WATER LINE (by plan location)
  - ⊞ = BOUNDARY LINES

The City of Foley, Alabama  
RP111, Pg.1759, 4/28/1982  
PO Box 1750  
Foley, AL



Perimeter Boundary Description

Part of the Southeast Quarter of Section Eighteen (18), Township Seven (7) South, Range Four (4) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a 1/2" capped rebar marked Weygand on the South right of way of County Road 24 (Underwood Road), 40.00 feet South 00 Degrees 00 Minutes 28 Seconds West and 15.00 feet North 89 Degrees 52 Minutes 29 Seconds East of the Northwest corner of said Southeast Quarter 46.41 feet South 00 Degrees 19 Minutes 23 Seconds West and 1330.00 North 89 Degrees 52 Minutes 29 Seconds East of the Northwest corner of said Southeast Quarter; THENCE North 89 Degrees 52 Minutes 29 Seconds East along said South right of way, 200.00 feet to a 1/2" capped rebar marked Weygand; THENCE leaving said South right of way and running South 00 Degrees 00 Minutes 28 Seconds West 960.88 feet to a 1/2" capped rebar marked Weygand; THENCE South 89 Degrees 57 Minutes 50 Seconds East 1238.43 feet to a 1/2" capped rebar marked BMS 40196S on the Westerly right of way of Airport Drive North; THENCE South 22 Degrees 05 Minutes 12 Seconds West along said Westerly right of way 195.33 feet to a 1/2" capped rebar marked BMS 40196S; THENCE continuing along said Westerly right of way along a curve concave to the East and having an arc length of 154.94 feet and a radius of 710.00 feet, and being subtended by a chord with a distance of 154.64 feet and a bearing of South 15 Degrees 50 Minutes 04 Seconds West to a 1/2" capped rebar marked BMS 40196S; THENCE leaving said Westerly right of way and running South 89 Degrees 31 Minutes 09 Seconds East 15.17 feet to a wood corner post; North 89 Degrees 57 Minutes 49 Seconds West 1307.66 feet to a 1/2" capped rebar marked Weygand; THENCE North 00 Degrees 00 Minutes 28 Seconds East 1290.31 feet to the place of beginning, containing 14.821 acres, more or less.

Subject to a 20 foot wide Drainage Easement as recorded in Real Property Deed 273, Page 1770.

Also Subject to a 10 foot wide Construction Maintenance Easement recorded in Real Property Deed 273, Page 1770.

Also Subject to a 30 foot wide Gas Line Easement.

Also, together with and subject to all other rights of way, covenants, easements and restrictions of record.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY  
PLANNING COMMISSION CHAIRMAN

The within plat of the Resubdivision of Lots#5 Underwood 39 Subdivision and Lot#7 of Airport Drive Subdivision, Foley, Alabama, is hereby approved by the City of Foley Planning Commission, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025

City Planning Commission Chairman

SURVEYOR'S CERTIFICATE:

I, hereby certify that all parts of this survey and drawing have been completed in accordance current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief

*Reese Harpel*  
Reese Harpel

Surveyor's Signature  
Alabama License Number AL PLS#40196-S

Date







# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF RECOMMENDATION:** Denial  
**PROJECT NAME:** McAnderson Subdivision  
**REQUEST:** Zoning Application  
**SUB TYPE:** Re-Zoning Application

**OWNER / APPLICANT:** Lieb Engineering Company

**ACREAGE:** 2.2  
**NUMBER OF LOTS:** 6

**PIN#(s):** 85388

**LOCATION:** N of E Michigan Ave, E of S Juniper St

**PROJECT DESCRIPTION:** McAnderson Subdivision

**CURRENT CITY ZONING:** R-1A

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** PUD

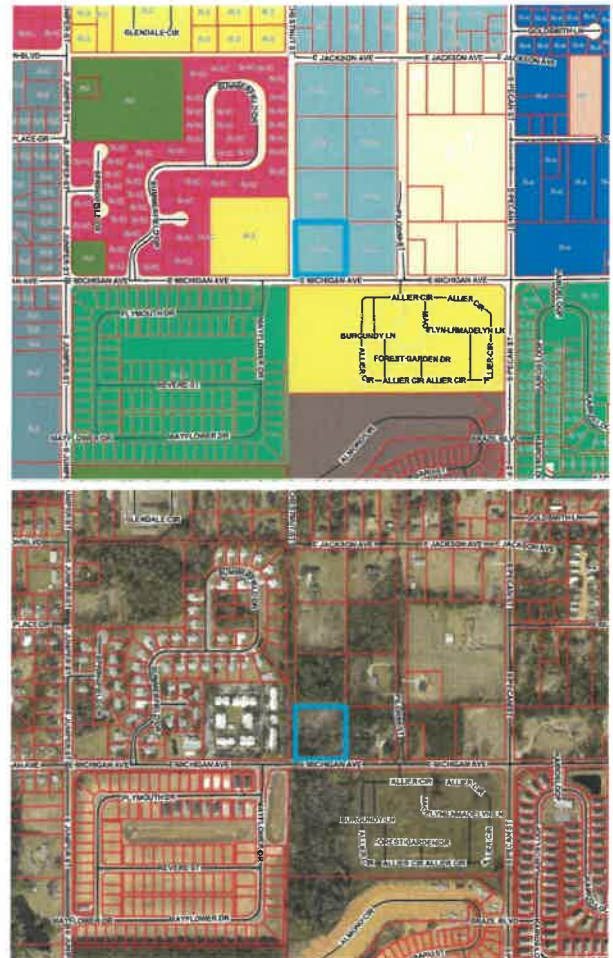
**ADJACENT ZONING:** N & E: R-1A; S & W: R-3

**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 plan appears to meet the PUD requirements. According to the BC GIS map, the right of way along the west boundary is unopened at this time. The plan indicates it will be constructed & will serve as the primary entrance to this future subdivision.

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

1. Provide minimum 10' common area width north of Lots 4 and 5 for maintenance access to large drainage ditch to the north
2. The detention pond location may be required to shift to the north and drain to the large drainage ditch in lieu of the closed drainage system along Michigan Avenue. A detailed review of the construction plans, drainage report, and geotechnical report will take place once the Land Development Permit is submitted for official review.
3. Define the width of potential future road extension to the north and corresponding right of way width. Ensure right of way width allows for street infrastructure including lighting, sidewalks, utilities, and street trees. Show right of way width and street width for current development as well.
4. Section 3-4.4.2 of the Land Development Ordinance requires left and right turn lanes for this development due to the functional classification of Michigan Avenue (Major Collector) and the proposed number of lots.
5. Applicant shall provide to staff the referenced section of the I.T.E. manual in the traffic letter for review.

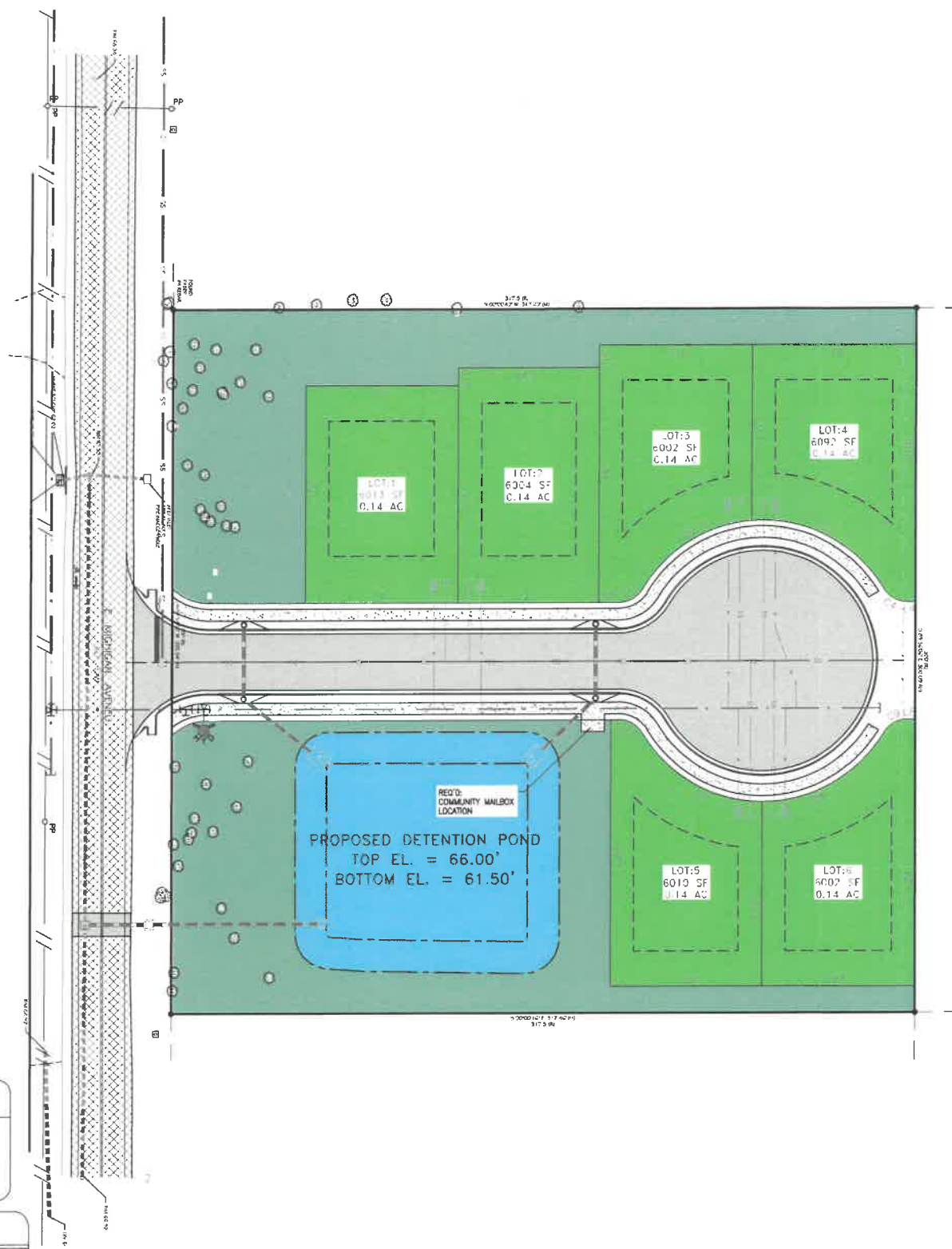
**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Denied

1. Street trees and a green belt zone will be required.

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

1. fire is not opposed

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



SITE PLAN DATA:	
TOTAL ACRES:	2.19 AC.±
PARCEL ID:	05-54-08-33-1-000-043.001
PROPOSED USE:	PUD (RESIDENTIAL)
SMALLEST LOT SIZE:	6,002 S.F.
TOTAL NUMBER OF LOTS:	6
LINEAR FEET OF PUBLIC ROADS:	318 L.F.
ZONING:	PUD
FRONT SETBACK:	20'
REAR SETBACK:	15'
SIDE SETBACK:	10'
OPEN SPACE:	0.60 AC (26,346 SF) 0.60/ 2.19 = 27.4%

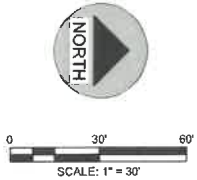
**LEGAL:**  
LOT 13, FIRST ADDITION TO BUELAH HEIGHTS, AS RECORDED IN SLIDE 400-B, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	EXISTING ASPHALT PAVING

- NOTES:**
- SEE SHEET C2.0 FOR ALL GENERAL NOTES.
  - FLOOD ZONE MAP: THIS PROPERTY IS IN ZONE "X" AS PER THE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 818 FOR BALDWIN COUNTY AND MAP NUMBER 01003C0818M AS PER REVISED MAP DATED APRIL 19, 2019
  - ROADS WILL BE PUBLICLY MAINTAINED
  - DRAINAGE AND UTILITY EASEMENTS WILL BE LOCATED AND PLACED BEFORE DEVELOPMENT PERMIT APPLICATION

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	12.37	12.00	59.08	N29° 32' 18"W	11.83	
C2	57.20	60.00	54.62	N31° 45' 52"W	55.06	
C3	66.53	60.00	63.53	N27° 18' 44"E	63.17	
C4	12.37	12.00	59.08	N29° 32' 18"E	11.83	
C6	12.37	12.00	59.08	S29° 32' 18"W	11.83	
C7	61.67	60.00	58.89	S29° 37' 51"W	58.99	
C8	62.06	60.00	59.26	N29° 26' 45"W	59.33	
C9	12.37	12.00	59.08	N29° 32' 18"W	11.83	

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	65.00	N0° 00' 01.44"E	L15	9.68	S89° 56' 06.30"E
L2	60.00	N0° 00' 00.00"E	L16	65.80	S0° 00' 00.00"E
L3	8.73	N0° 00' 00.00"E	L17	74.90	S89° 56' 06.53"E
L4	3.14	N0° 00' 00.00"E	L18	69.60	S0° 00' 00.00"E
L5	3.39	S0° 05' 44.86"E	L19	109.71	N89° 56' 06.30"W
L8	3.08	N0° 00' 00.00"E	L20	113.55	S89° 56' 06.30"E
L9	92.51	S89° 56' 06.30"E	L21	65.00	N0° 03' 53.70"E
L10	65.00	S0° 00' 00.00"E	L22	73.08	N89° 56' 06.30"W
L11	92.24	S89° 56' 06.30"E	L23	65.00	S0° 03' 53.70"W
L12	7.59	S89° 56' 06.30"E	L24	113.71	S89° 56' 06.30"E
L13	60.00	S0° 03' 53.70"W			
L14	100.03	S89° 56' 06.30"E			



**PUD NARRATIVE**  
MCANDERSON SUBDIVISION IS A PROPOSED 6 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 LODGING OPPORTUNITY FOR FOLEY'S RESIDENTS TO ENJOY OUR FINE CITY. MCANDERSON SUBDIVISION WILL UTILIZE EXISTING VEGETATION ALONG THE FRONT PROPERTY LINE TO SHIELD IT FROM EAST MICHIGAN AVENUE. THE SUBDIVISION WILL BE A GREAT COMPLEMENT 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 LOWER IMPACT DEVELOPMENT BY LEAVING AN UNDISTURBED BUFFER ALONG WITH PLANTING A BUFFER ON THE EAST AND WEST SIDE OF THE SITE.

**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 ACREAGE 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.)

**ENGINEERING FEASIBILITY**  
(THE ENGINEERING FEASIBILITY AND PROPOSED METHOD OF PROVIDING 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 EAST MICHIGAN AVE. 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 SIDEWALKS THAT RUN DOWN EITHER SIDE OF THE PROPOSED ROADWAY.

**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 SUBDIVISION. % 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 XX, 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  
THE STORMWATER WILL BE HANDLED IN CLOSED CONDUITS THAT WILL CONVEY THE STORM WATER TO THE DETENTION POND THAT WILL THEN TREAT THE REQUIRED RUNOFF AND DISCHARGE INTO THE CITY'S DRAINAGE SYSTEM.

UTILITY PROVIDERS

WATER:

RIMERA UTILITIES

POWER:

BALDWIN EMC

SEWER:

RIMERA UTILITIES

PROJECT CONTACT INFORMATION:

OWNER:

ELBERT & BERNICE HARE

5258 COVEN WOOD DR

FAYETTEVILLE, NC 28303

REVISIONS		
A	ISSUED FOR REVIEW	01/13/2025

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

2023-055

DRAWN BY:

NTB

CHECKED BY:

CJL

DATE:

01/13/2025

SCALE:

1"=30'

APPROVED BY:

CJL

ENGR:

CJL

McANDERSON PUD

PUD PLAN

FOLEY, AL

OWNER: ELBERT & BERNICE HARE

SHEET NUMBER

1 OF 1

EX1.0

A

1/13/2025





# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF RECOMMENDATION:** Approval  
**PROJECT NAME:** Fern Medical Complex  
**REQUEST:** PUD Modification  
**SUB TYPE:** PUD Modification

**OWNER / APPLICANT:** Engineering Design Group, Clayton Moore

**ACREAGE:** 12 acres  
**NUMBER OF LOTS:**

**PIN#(s):** 27287

**LOCATION:** E of N McKenzie St, N of E Berry Ave

**PROJECT DESCRIPTION:** Fern Medical Complex

**CURRENT CITY ZONING:** PUD

**OVERLAY DISTRICT:** FMOD, Foley Medical Overlay District

**REQUESTED ZONING:** N/A

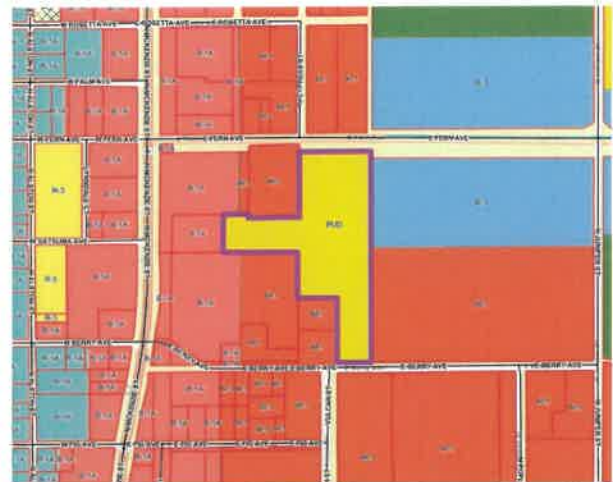
**ADJACENT ZONING:** M-1, B-3, B-1A

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** MXU - Mixed Use; RCC - Retail Commercial Concentration; IN - Industrial

**EXISTING LAND USE:** Vacant



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

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

1. The open space is at 19+% due to the increased parking spaces requested by the doctors.

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

1. Engineering recommends approval

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

1. Environmental recommends approval of the PUD modification. The site plan exceeds the LDO 15% open space requirement, and the use of LID techniques will reduce the amount of stormwater runoff.

**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

### PUD Narrative

Fern Medical Complex is a proposed office complex that will incorporate nineteen medical specialist offices. This complex is located approximately ¼ miles south of South Baldwin Medical Center, and it is located in Foley's Medical Overlay District. This project fulfills the PUD neighborhood requirements by its use, building setbacks, building areas, building heights, unit density, and parking spaces set by the current commercial PUD development requirements. Existing open space will be used to complement the current greenspace, helping to meet the minimum requirements through the addition of walkways, benches, a courtyard, and other green initiatives. The walkways between the building pads around the site will be constructed during the different phases of the project. Fountains will be incorporated into the ponds across the complex to create a more attractive feature. Fern Medical Complex will be under one ownership that will contain a POA and Architectural Review Comity.

### Public Benefits:

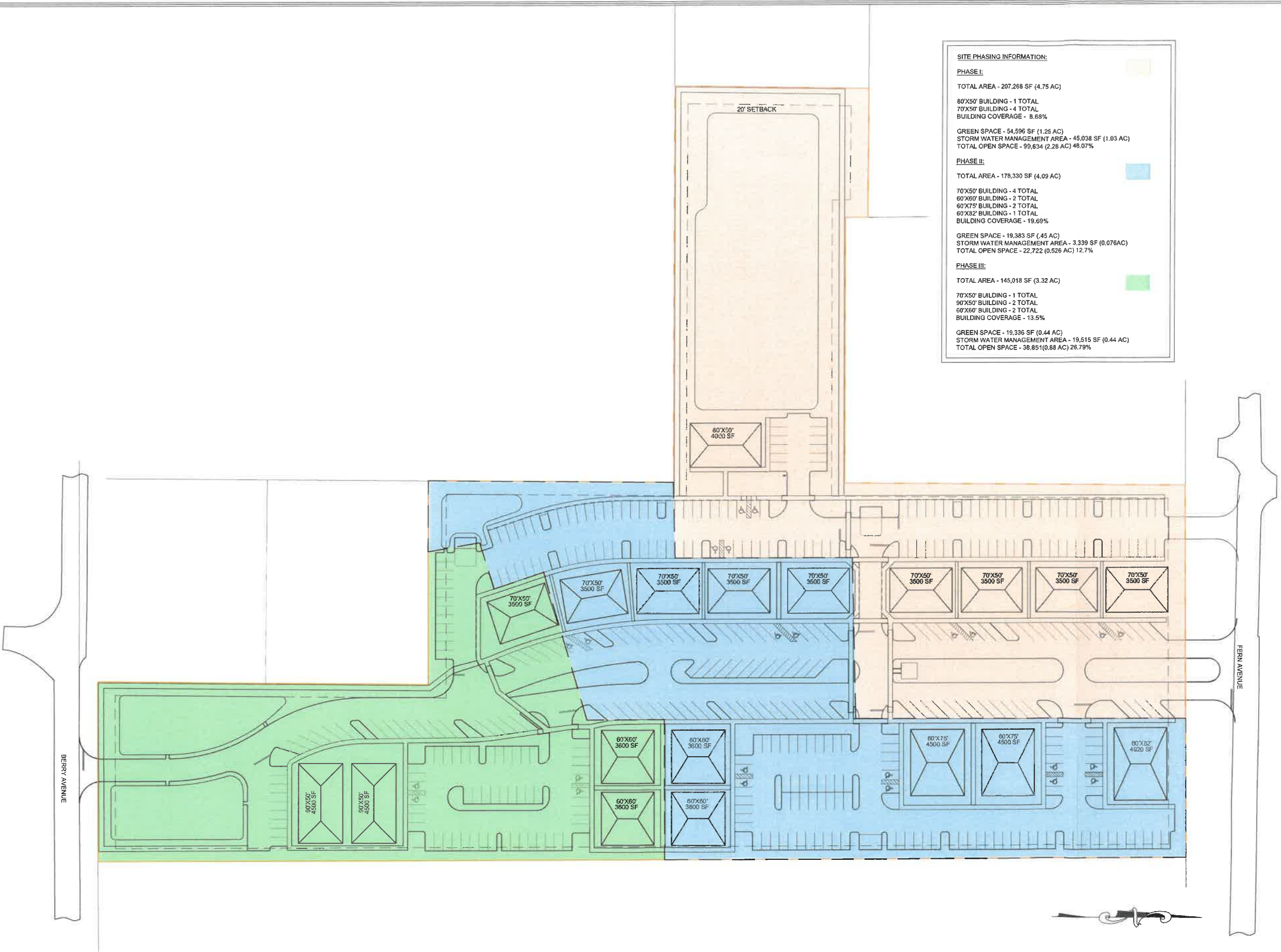
Fern Medical Complex will provide diverse medical specialist in Foley that will increase the overall health care for nearby residents. This complex will not only increase the healthcare provided, but also it will reduce residents travel by providing medical needs in the city they live. Fern Medical Complex will also open up new employment opportunities to the local area.

### Private Benefits:

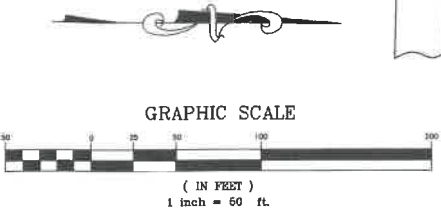
This project will provide an ample amount of open space, sidewalks connectivity, walking paths, benches, and sufficient parking. Traffic circulation will be provided with two entrances, one from Fern Avenue and the other from Berry Avenue. The property will be maintained by a POA to provide proper maintenance and upkeep.



I:\F\_FCP0001 - FERN AVE MEDICAL\ENGINEERING\DWG\DWG\PUD SITE PLAN NEW-FULL 2025-01-30.DWG - last plotted 1/31/25 by CLAY MOORE



SITE PHASING INFORMATION:	
PHASE I:	
TOTAL AREA - 207,268 SF (4.75 AC)	
80'X50' BUILDING - 1 TOTAL	
70'X50' BUILDING - 4 TOTAL	
BUILDING COVERAGE - 8.68%	
GREEN SPACE - 54,596 SF (1.25 AC)	
STORM WATER MANAGEMENT AREA - 45,038 SF (1.03 AC)	
TOTAL OPEN SPACE - 99,634 (2.28 AC) 48.07%	
PHASE II:	
TOTAL AREA - 178,330 SF (4.09 AC)	
70'X50' BUILDING - 4 TOTAL	
60'X60' BUILDING - 2 TOTAL	
60'X75' BUILDING - 2 TOTAL	
60'X82' BUILDING - 1 TOTAL	
BUILDING COVERAGE - 19.69%	
GREEN SPACE - 19,383 SF (.45 AC)	
STORM WATER MANAGEMENT AREA - 3,339 SF (0.076AC)	
TOTAL OPEN SPACE - 22,722 (0.526 AC) 12.7%	
PHASE III:	
TOTAL AREA - 145,018 SF (3.32 AC)	
70'X50' BUILDING - 1 TOTAL	
60'X60' BUILDING - 2 TOTAL	
60'X60' BUILDING - 2 TOTAL	
BUILDING COVERAGE - 13.5%	
GREEN SPACE - 19,336 SF (0.44 AC)	
STORM WATER MANAGEMENT AREA - 19,515 SF (0.44 AC)	
TOTAL OPEN SPACE - 38,851(0.88 AC) 26.79%	



PRELIMINARY - NOT FOR CONSTRUCTION 1/31/2025



PELHAM, AL  
120 BISHOP CIRCLE SUITE 300  
PELHAM, AL 35124  
(205) 403 - 9158  
FOLEY, AL  
1000 E LAUREL STREET  
FOLEY, AL 36535  
(251) 943 - 8960

ISSUE  
REVISIONS

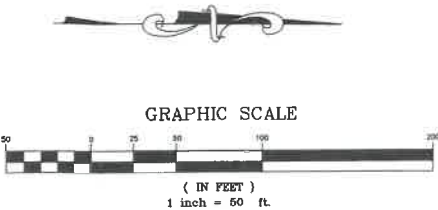
PROJECT ADDRESS:  
FERN AVENUE  
FOLEY, AL

SHEET TITLE:  
PUD PHASING PLAN

PROJECT NAME:  
FERN AVE MEDICAL  
PUD

DRAWN BY:  
SRA  
CHECKED BY:  
DJS  
PROJECT No.:  
F\_FCP0001  
DATE:  
January 31, 2025

SHEET NO:  
C2.0



ENGINEERING DESIGN GROUP

PELHAM, AL  
120 BISHOP CIRCLE SUITE 300  
PELHAM, AL 35124  
(205) 403 - 9158

FOLEY, AL  
1000 E. LAUREL STREET  
FOLEY, AL 36535  
(251) 943 - 8960

**C3.0**



LEGAL DESCRIPTION:

EXHIBIT "A" LEGAL DESCRIPTION  
LOTS 1 & 2, FIKES SUBDIVISION (A RESUBDIVISION OF LOT 1-B,  
FERN COMMERCIAL PARK, RECORDED IN SLIDE 2405-A), AS  
RECORDED IN SLIDE 2881-D OF THE RECORDS IN THE OFFICE OF  
THE JUDGE OF PROBATE OF BALDWIN COUNTY.

PUD NARRATIVE

FERN MEDICAL COMPLEX IS A PROPOSED OFFICE COMPLEX THAT WILL INCORPORATE NINETEEN MEDICAL SPECIALIST OFFICES. THIS COMPLEX IS LOCATED APPROXIMATELY 1/4 MILES SOUTH OF SOUTH BALDWIN MEDICAL CENTER, AND IT IS LOCATED IN FOLEY'S MEDICAL OVERLAY DISTRICT. THIS PROJECT FULFILLS THE PUD NEIGHBORHOOD REQUIREMENTS BY ITS USE, BUILDING SETBACKS, BUILDING AREAS, BUILDING HEIGHTS, UNIT DENSITY, AND PARKING SPACES SET BY THE CURRENT COMMERCIAL PUD DEVELOPMENT REQUIREMENTS. EXISTING OPEN SPACE WILL BE USED TO COMPLEMENT THE CURRENT GREENSPACE, HELPING TO MEET THE MINIMUM REQUIREMENTS THROUGH THE ADDITION OF WALKWAYS, BENCHES, A COURTYARD, AND OTHER GREEN INITIATIVES. THE WALKWAYS BETWEEN THE BUILDING PADS AROUND THE SITE WILL BE CONSTRUCTED DURING THE DIFFERENT PHASES OF THE PROJECT. FOUNTAINS WILL BE INCORPORATED INTO THE PONDS ACROSS THE COMPLEX TO CREATE A MORE ATTRACTIVE FEATURE. FERN MEDICAL COMPLEX WILL BE UNDER ONE OWNERSHIP THAT WILL CONTAIN A POA AND ARCHITECTURAL REVIEW COMITY.

PUBLIC BENEFITS:

FERN MEDICAL COMPLEX WILL PROVIDE DIVERSE MEDICAL SPECIALIST IN FOLEY THAT WILL INCREASE THE OVERALL HEALTH CARE FOR NEARBY RESIDENTS. THIS COMPLEX WILL NOT ONLY INCREASE THE HEALTHCARE PROVIDED, BUT ALSO IT WILL REDUCE RESIDENTS TRAVEL BY PROVIDING MEDICAL NEEDS IN THE CITY THEY LIVE. FERN MEDICAL COMPLEX WILL ALSO OPEN UP NEW EMPLOYMENT OPPORTUNITIES TO THE LOCAL AREA.

PRIVATE BENEFITS:

THIS PROJECT WILL PROVIDE AN AMPLE AMOUNT OF OPEN SPACE, SIDEWALKS CONNECTIVITY, WALKING PATHS, BENCHES, AND SUFFICIENT PARKING. TRAFFIC CIRCULATION WILL BE PROVIDED WITH TWO ENTRANCES, ONE FROM FERN AVENUE AND THE OTHER FROM BERRY AVENUE. THE PROPERTY WILL BE MAINTAINED BY A POA TO PROVIDE PROPER MAINTENANCE AND UPKEEP.

SITE DATA TABLE:

PROPERTY SIZE - 530,618 SF (12.18 AC)  
CURRENT ZONING - PUD  
PARCEL ID - 05-54-05-21-3-000-002.000

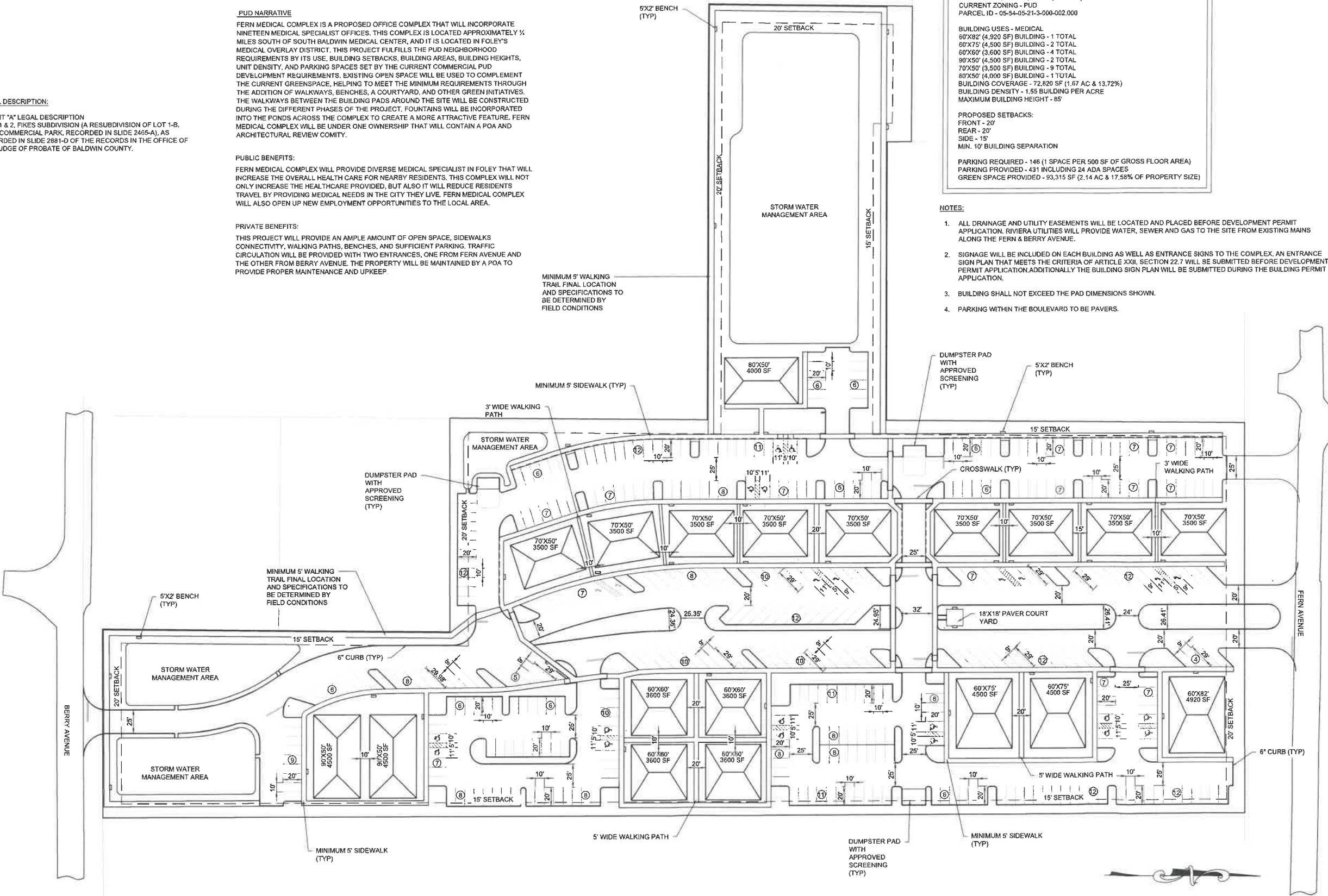
BUILDING USES - MEDICAL  
60'X82' (4,920 SF) BUILDING - 1 TOTAL  
60'X75' (4,500 SF) BUILDING - 2 TOTAL  
60'X60' (3,600 SF) BUILDING - 4 TOTAL  
90'X50' (4,500 SF) BUILDING - 2 TOTAL  
70'X50' (3,500 SF) BUILDING - 9 TOTAL  
60'X50' (4,000 SF) BUILDING - 1 TOTAL  
BUILDING COVERAGE - 72,820 SF (1.67 AC & 13.72%)  
BUILDING DENSITY - 1.55 BUILDING PER ACRE  
MAXIMUM BUILDING HEIGHT - 85'

PROPOSED SETBACKS:  
FRONT - 20'  
REAR - 20'  
SIDE - 15'  
MIN. 10' BUILDING SEPARATION

PARKING REQUIRED - 146 (1 SPACE PER 500 SF OF GROSS FLOOR AREA)  
PARKING PROVIDED - 431 INCLUDING 24 ADA SPACES  
GREEN SPACE PROVIDED - 93,315 SF (2.14 AC & 17.58% OF PROPERTY SIZE)

NOTES:

- ALL DRAINAGE AND UTILITY EASEMENTS WILL BE LOCATED AND PLACED BEFORE DEVELOPMENT PERMIT APPLICATION. RIVERA UTILITIES WILL PROVIDE WATER, SEWER AND GAS TO THE SITE FROM EXISTING MAINS ALONG THE FERN & BERRY AVENUE.
- SIGNAGE WILL BE INCLUDED ON EACH BUILDING AS WELL AS ENTRANCE SIGNS TO THE COMPLEX. AN ENTRANCE SIGN PLAN THAT MEETS THE CRITERIA OF ARTICLE XXII, SECTION 22.7 WILL BE SUBMITTED BEFORE DEVELOPMENT PERMIT APPLICATION. ADDITIONALLY THE BUILDING SIGN PLAN WILL BE SUBMITTED DURING THE BUILDING PERMIT APPLICATION.
- BUILDING SHALL NOT EXCEED THE PAD DIMENSIONS SHOWN.
- PARKING WITHIN THE BOULEVARD TO BE PAVERS.



PRELIMINARY - NOT FOR CONSTRUCTION 1/31/2025



PELHAM, AL  
120 BISHOP CIRCLE SUITE 300  
PELHAM, AL 35124  
(205) 403 - 9158

FOLEY, AL  
1000 E. LAUREL STREET  
FOLEY, AL 36535  
(251) 943 - 8960

ISSUE  
REVISIONS

PROJECT ADDRESS:  
FERN AVENUE  
FOLEY, AL

SHEET TITLE:  
PUD SITE PLAN

PROJECT NAME:  
FERN AVE MEDICAL  
PUD

DRAWN BY:  
SRA  
CHECKED BY:  
DJS  
PROJECT No.:  
F\_FCP0001  
DATE:  
January 31, 2025

SHEET NO.  
C1.0





landscape architecture  
land planning  
placemaking

Foley, Alabama  
P. 251.948.7181  
Mobile, Alabama  
P. 251.244.9223  
Jacksonville, Mississippi  
P. 501.730.0701  
Pensacola, Florida  
P. 850.203.4252  
www.was-design.com


**NOT**  
**FOR CONSTRUCTION**  
THESE PLANS HAVE NOT BEEN  
APPROVED AND ARE SUBJECT  
TO CHANGE.

A Landscape Development Plan for  
**Fern Avenue Medical Park**  
Foley, Alabama

Revisions		
No.	Date	Revisions / Submissions
1	01.27.25	PERMIT SUBMITTAL

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FA \_\_\_\_\_  
Drawn \_\_\_\_\_  
DM \_\_\_\_\_  
Project Manager \_\_\_\_\_  
CW \_\_\_\_\_  
Principal \_\_\_\_\_  
253035-001  
Project No. \_\_\_\_\_  
01.17.25  
Date \_\_\_\_\_

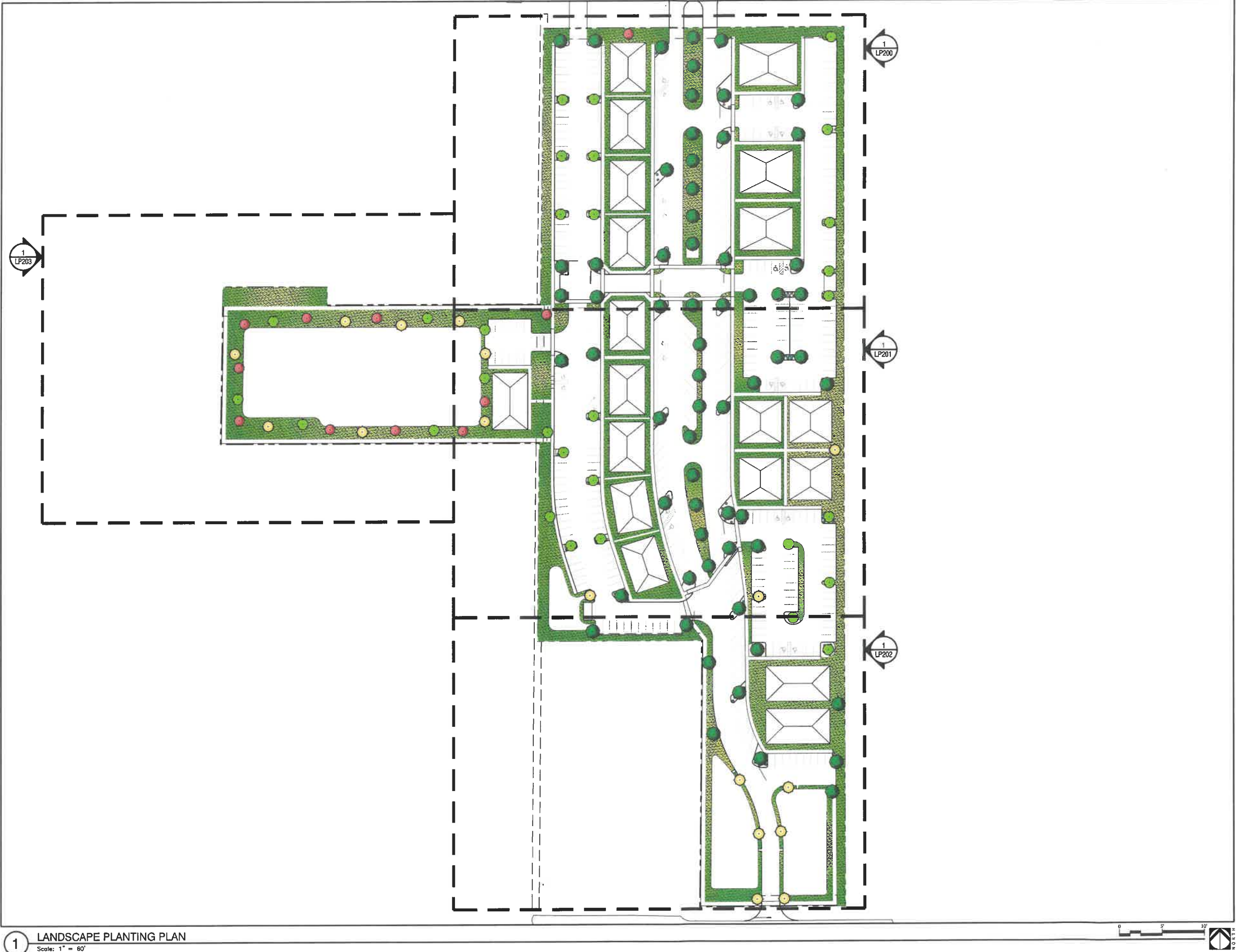
Registration  


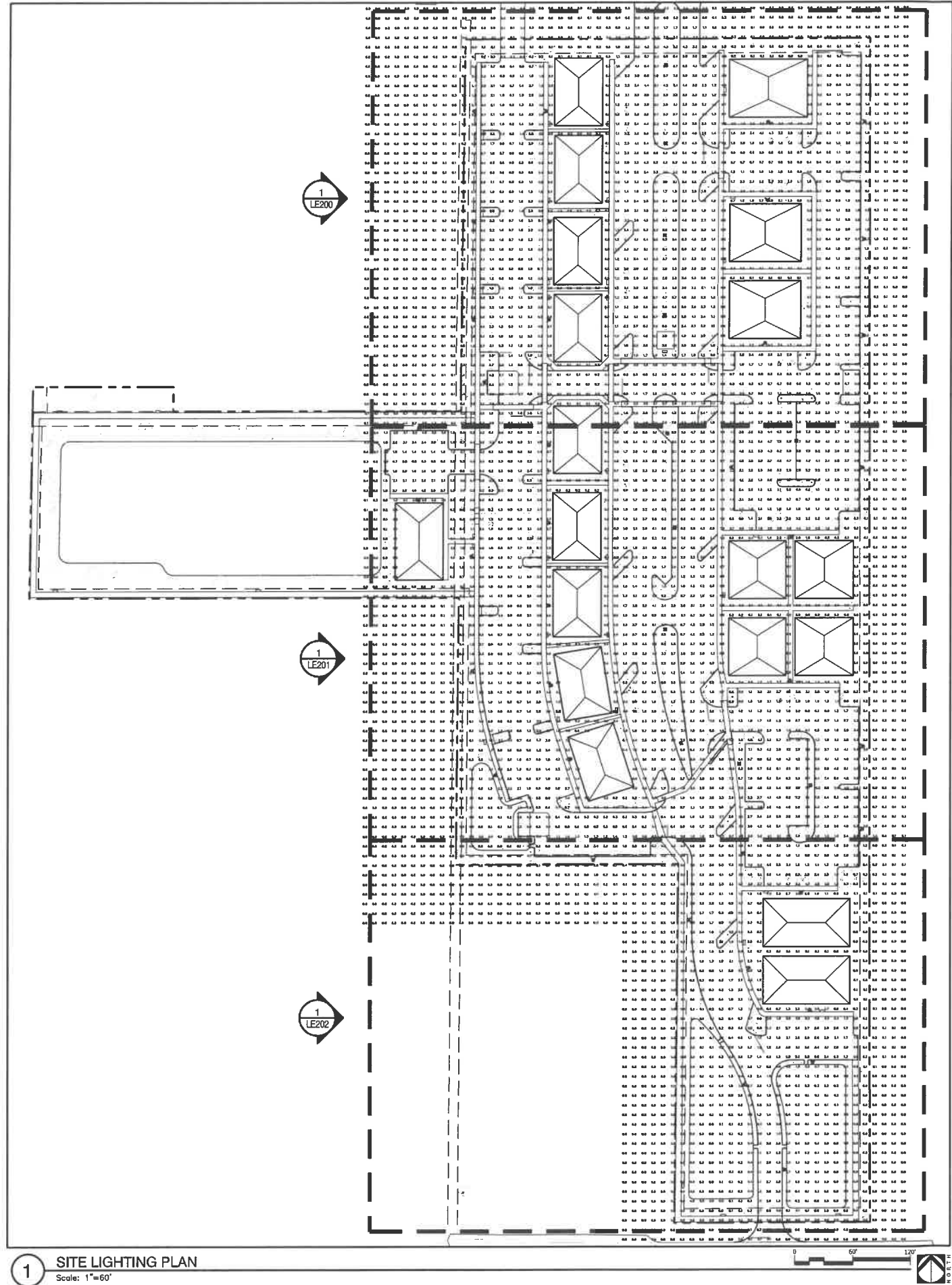
Sheet Title

**LANDSCAPE  
PLANTING PLAN**

Sheet No.

**LP100**





### LUSSO ARRAY M-PT LED Specifications

**M-PTB**  
Medium  
Post Top  
Single Arm

**M-PTD**  
Medium  
Post Top  
Double Arm

Project Name: \_\_\_\_\_  
Catalog Number: \_\_\_\_\_  
Type: \_\_\_\_\_

Contemporary design meets the new generation of LED green technology in the stunning Lusso Array. The Lusso Array series provides over fifty percent energy savings over traditional HID light sources, and offers excellent beam control and LED life beyond 100,000 hours for 1400 milliwatt systems. The Lusso Array is offered in ten special distributions.

The Lusso Array's fully sealed housing features an exceptionally well designed thermal management system that provides superior heat dissipation.

The Lusso Array fixture is built with cast aluminum.

The Lusso Array is the perfect companion to any university campus, business park, or walkway project where contemporary architectural design is desired.

#### Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
LSO-M	T1 Type 1	5L	2K 3000K	UNV 120-277V	PTS Post Top Single Arm	BK Black	PCR-120 Motion Sensor 15' Mounting Height	WSC-8 Motion Sensor 15' Mounting Height
	T2 Type 2	10L	4K 4000K	6 347V	PTD Post Top Double Arm	SBK Smooth Black	PCR-208 PCR-240 PCR-277 PCR-347 PCR-490 Photoacoustic & Biocircadian	WSC-20 Motion Sensor 0-20' Mounting Height
	T3 Type 3	20L	5K 5000K	5 480V		BZ Bronze	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	TS1 Type 1 Long	25L				GP Graphite	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	T4 Type 4					GY Gray	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	T4A Type 4A Automatic					SL Silver Metallic	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	T4L Type 4L Long					WH White	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	TS1R Type 1R Long Round					SWH Smooth White	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	TS1S Type 1S Long Square					FG Forest Green	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
	TS1R Type 1S Short Round					VD Vendage Green	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height
						CC Custom Color	PCR-490 Photoacoustic & Biocircadian	WSC-40 Motion Sensor 21-40' Mounting Height

#### LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE
P	☞	37	LSO-M-TS1-SL-3K-PTS-CLS	ELECTRONIC	POLE	Velaire Lighting LLC	120V 1P 2W	Velaire Lighting Photometric Laboratory, 06/28/2020, 06/17/20, 9723, 120 VAC, 99W, 62-103-03
P2	☞	12	LSO-M-TS1S-20L-3K-PTD	ELECTRONIC	POLE	Velaire Lighting LLC	120V 1P 2W	Velaire Lighting Photometric Laboratory, 10/28/2020, 06/23/20, 19277, 120 VAC, 145.2W, 94-10-04

ENGINEERING COORDINATION  
NOTE: CONTRACTOR IS  
RESPONSIBLE TO  
VERIFY/PROVIDE STRUCTURAL  
REQUIREMENTS AND/OR  
WIND LOADING.

LUMINAIRE, PER PLAN

POLE, PER PLAN

ANCHOR BOLTS, NUMBER,  
SIZE, AND LOCATION TO  
BE PER FIXTURE/POLE  
MANUFACTURER  
REQUIREMENTS.

VARIES  
±12"

GROUND ROD, GROUND AS  
REQ'D BY CODE AND  
MANUFACTURER

CONDUIT, TO LIGHT FIXTURE

FOOTING, PIP CONCRETE  
WITH VERTICAL REBAR AND  
HORIZONTAL TIES

2 STREET LIGHT DETAIL  
1/2" = 1'-0"

landscape architecture  
land planning  
placemaking

**was**  
DESIGN  
landscape architects

Foley, Alabama  
P. 251.948.7181  
M-Foley, Alabama  
P. 251.346.4023  
JACKSONVILLE, FLORIDA  
P. 904.790.0190  
MEMPHIS, TENNESSEE  
P. 901.513.4152  
www.was-design.com

## NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN  
APPROVED AND ARE SUBJECT  
TO CHANGE.

### A Landscape Development Plan for Fern Avenue Medical Park Foley, Alabama

Revisions	No.	Date	Revisions / Submissions
		01.27.25	PERMIT SUBMITTAL

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AS  
Drawn  
DM  
Project Manager  
CW  
Principal  
253035-001  
Project No.  
01.17.25  
Date

Registration  
**STATE OF ALABAMA**  
LESTER CHAD WATKINS  
MEMBER  
518  
REGISTERED LANDSCAPE ARCHITECT

## SITE LIGHTING PLAN

Sheet No. **LE100**







# PLANNING COMMISSION JOINT STAFF REPORT: February 2025

**STAFF RECOMMENDATION:** Conditional  
**PROJECT NAME:** The Waters at OWA Multi-Family Development  
**REQUEST:** PDD Modification  
**SUB TYPE:** Application for PDD Modification

**OWNER / APPLICANT:** Stoa Group, Heidi Spring

**ACREAGE:** 21 acres  
**NUMBER OF LOTS:**

**PIN#(s):** 395447

**LOCATION:** N of Miflin Rd, W of Foley Beach Express

**PROJECT DESCRIPTION:** The Waters at OWA Multi-Family Development

**CURRENT CITY ZONING:** PDD

**OVERLAY DISTRICT:** FBEOD, Foley Beach Express Overlay District

**REQUESTED ZONING:** N/A

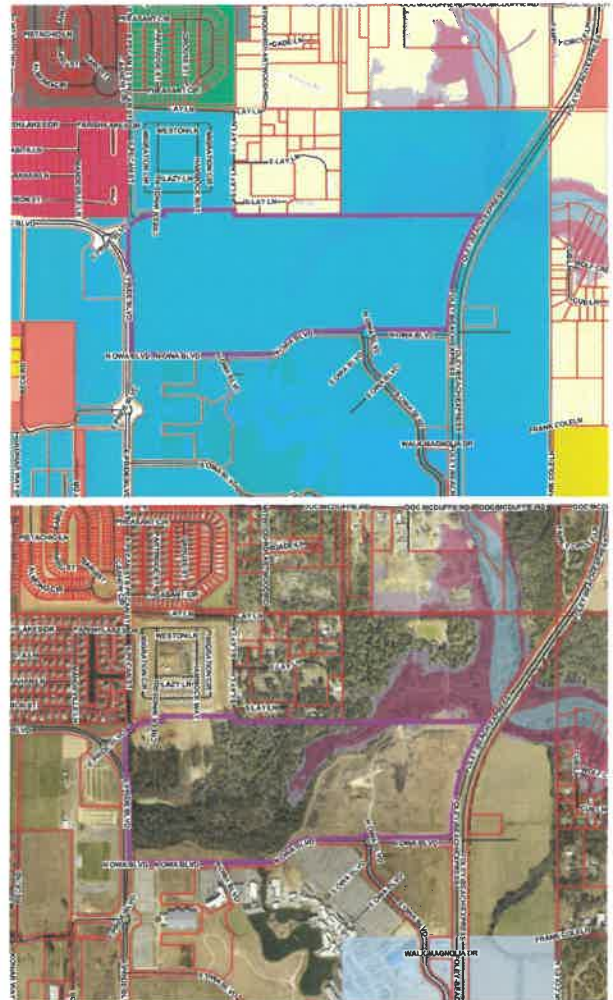
**ADJACENT ZONING:** portion of parcel to be developed is surrounded by PDD

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** MXU, Mixed Use Commercial/Residential

**EXISTING LAND USE:** Vacant





**UTILITY LETTERS****RECEIVED:** No**DEED RECEIVED:** Yes**AGENT AUTHORIZATION:** Yes**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department**Review Status:** Completed

1. See attached

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

1. Engineering recommends approval of the PDD modification. The existing detention pond will need to be analyzed for capacity availability with the official LDP submittal, and existing vegetation will need to be removed from the pond. The traffic consultant has been corresponding with Engineering.

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

1. Environmental recommends approval of the PDD modification. A more thorough review will be conducted during the LDP application process.

**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

**ZONING SITE PLAN:**

**DATE:** 2/2/25  
**NAME:** The Waters at OWA  
**OWNER:** Stoa Group - Heidi Spring  
**PIN#:** 395447  
**ACRES:** 21+/- Acres  
**ZONE:** PDD  
**OVERLAY DISTRICT:** FBE Overlay District  
**TYPE OF DEVELOPMENT:** Multifamily

**21.5 PDD – PLANNED DEVELOPMENT DISTRICT**

G. There shall be a minimum of at least twenty percent of the gross lot area (20%) designated open space in a PDD exclusive of all drives, walkways, parking areas and required drainage. Access roads and drainage infrastructure, water, sewer, electricity, telephone and other utilities shall be provided to serve the development at the completion of construction of each development phase. Performance bonds may not be posted for drainage and sewer work. The City's Land Development Ordinance also contains guidance and requirements for Conservation Green Space that must be met in conjunction with this Zoning Ordinance Open Space requirement.

**21.5.1 PDD – DEVELOPMENT STANDARDS A. Uses / Structures Permitted:** Hotel, motel, conference center, theater, indoor or outdoor entertainment center, recreation facility, museum, community center, restaurant, night club, bar, shopping center, retail store, retail service, personal service, craft studio, bank, professional office, business office, and other similar tourist related entertainment, recreation, service or commercial uses, class 4 clubs or lodges, churches; daycares and high density residential.

**D. Requirements:**

<b>Minimum District Area</b>	<b>5 Acres</b>
<b>Minimum Buffer on all Project Area Boundaries</b>	<b>30 feet</b>

<b>Maximum Building Area (% of Gross Project Area)</b>	<b>20%</b>
<b>Maximum Building Height (feet):</b>	<b>85 feet</b>
<b>Maximum Building Height (stories):</b>	<b>6 Stories</b>
<b>Maximum Residential Density per Acre</b>	<b>20 units*</b>
<b>Off-Street Parking (commercial):</b>	<b>See Article X, Section 10.1</b>
<b>Off-Street Parking (Residential):</b>	<b>2 per family unit</b>
<b>Off-Street Loading:</b>	<b>See Article X, Section 10.1.4</b>

**\* A minimum of 25% of the total project cumulative floor area must be mixed use. The use, building type, ratio of density and intensity and design characteristics of a mixed use project shall be determined through guidance contained in the Comprehensive Plan and with consideration of adjoining development patterns.**

**Unless a specific integration method of building type and use deemed compatible with adjacent development is specifically approved by the Planning Commission, Multi-family when located adjacent to single family residential, the minimum setbacks shall be a minimum of fifty (50') feet for 1 story. An additional 50' of setback will be required per story. A maximum of 2 stories can be built adjacent to single family residential. Planning Commission may require additional height and location restrictions adjacent to single family residential including but not limited to a berm & fence. Buffer areas cannot be clear cut without written approval from our Environmental Department (see Environmental regulations for landscaping). A landscape plan will be required as well.**

**E. Landscape Regulations: In addition to the landscape section contained in the Zoning Ordinance, native vegetation shall be preserved and incorporated into the development, ensuring the preservation of environmentally sensitive areas.**

**25.3 "FOLEY BEACH EXPRESS OVERLAY DISTRICT (FBEOD)" The FBEOD focuses on providing good traffic flow by incorporating limited access along the roadway and easy ingress/egress to developments. The FBEOD establishes a defined corridor for**



appropriate consideration of annexation, zoning, and overall consistency of architectural and streetscape elements. The Future Land Use map recommends the following land uses: Mixed Use: Commercial / Residential; Retail Commercial Nodes at Major Intersections; Greenspace/Greenway as Civic or Public Benefit; and Industrial Parks. The intent is to foster an atmosphere of creative development allowing the Foley Beach Express to become a destination for living, recreation and working.

**A. APPLICABILITY** The FBEOD is established to serve as an overlay to the established base zoning district. Except as modified by the FBEOD, the provisions of the base district shall apply to all development within the boundary. In the event the regulations conflict, the applicable FBEOD regulations shall apply.

**B. ESTABLISHMENT OF FBEOD BOUNDARIES** A map of the FBEOD overlay boundary is included in the Zoning Ordinance.

**C. LAND USES**

**1. Uses / Structure Permitted** based on individual zoning districts including: Stores selling food; restaurants / drive-in eating places; general merchandise such as apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair shops; offices; banks; post offices and similar services; automobile filling stations; auto repair, minor; major automobile dealerships with incidental repair services; any retail business not specifically restricted herein; places of amusement and assembly; hotels/motels; joint residential and commercial use; any residential use not prohibited; office / warehouses; professional offices; mixed uses based on approved PUD and PDD.

**D. SITE LAYOUT** Proposed development must submit to the Planning Commission for approval a detailed site layout plan or master plan. Each development should have an individualized layout and street grid pattern supporting internal traffic circulation with limited access to the Foley Beach Express and alternative access to feeder roads and adjacent residential areas. Site Plan Contents:

1. Most recent survey showing all property boundaries and easements.
2. All bordering streets, avenues, roadways, or other public ways.
3. Parking lots, ingress and egress, proposed and existing landscaping.
4. Placement and dimensions of proposed and existing structures.
5. Proposed colors and facades of structures.
6. Locations and types of signage.
7. Use / Occupancy type of the property and structures.
8. Tax parcel number of lot or lots proposed for use.
9. The site plan shall be of a scale not to be greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals one hundred (100) feet and of such accuracy that can readily interpret the site plan, and shall include more than one drawing where required for clarity.

**E. BUILDING SCALE** Building heights including parapets and other architectural embellishments should be varied reflecting the individualized character of retail architecture. All street level units should serve a retail or commercial purpose; upper stores may serve additional retail, commercial, professional office space or residential uses.

**F. BUILDING ORIENTATION** No matter which way a structure faces, buildings adjacent to the Foley Beach Express should present an architectural façade, or use landscaping areas, on the Foley Beach Express side of the structure for aesthetic appeal. In some developments it may be appropriate to incorporate service alleys for facilitating development of multiple-sided street frontages. However, other parts of a development may benefit from holding street activity to one side, while the back side may incorporate a parking deck or other parking facilities as well as service accommodations.

**G. ACCESS AND ENTRY POINTS** While primary entry points would relate to major intersections along the Foley Beach Express, site development patterns should facilitate internal traffic circulation and incorporate multiple options for gaining access to and from the development. This reduces the need for local traffic on the Foley

Beach Express by ensuring connection to the surrounding neighborhoods. Entry points should address the Foley Beach Express with Gateways. Entry streets should contain building facades oriented in a manner to provide interest to the Foley Beach Express travelers.

**H. ARCHITECTURAL STYLE AND EXTERIOR FINISHES** All exterior finishes should reflect local or regional design, consistent within the development. As with building heights, materials, size and placement of windows and doors, awnings, overhangs and paint selections should be varied throughout the development. The plan would discourage the City from approval of architectural specifications which contain repetitive features often referred to as “cookie cutter” design schemes.

**I. PARKING DESIGN WITH TREE CANOPY AND GREEN BUFFERS** Traditional street front parking should be incorporated for purposes of convenience and in keeping with the typical and desirable look of an active, populated, and vibrant town center. Additional parking should be buffered with landscape and vegetated material in accordance with City landscape standards.

**J. WALKABILITY, BIKING AND OTHER ALTERNATIVE MODES OF TRANSPORTATION**

The City encourages sidewalks, bicycle accommodations and other methods of alternative transportation. Sidewalks should be of comfortable width (in no case less than five (5') feet) and may have varied surfaces ranging from concrete to brick and stone. Sidewalks and bike lanes should connect throughout any development and adjacent neighborhoods. Attractive bicycle racks should be incorporated throughout the development. The adopted Bicycle and Pedestrian Plan should be used as a guideline.

**K. PROPOSED GREENWAYS** If applicable, each site review should include connection to the proposed greenway system adopted as part of the City of Foley Comprehensive Plan.

**L. SIGNS** Sandwich-type board signs are allowed on the sidewalk/right-of-way but shall not be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses.



The signs are only allowed during the hours the business is open to the public and must be placed in front of the store front. The signs cannot exceed six (6) square feet.

**M. DISPLAYS Merchandise** may be allowed on the sidewalk / right-of-way but shall not be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. Only merchandise permitted to be sold on the premises may be displayed outdoors. Merchandise is only allowed during the hours the business is open to the public and must be placed directly at the store front.

**N. OUTDOOR DINING** Sidewalk dining areas, extending from existing restaurants, on the public right-of-way must be approved by City staff. If City staff has any concerns with the request, it may be forwarded to City Council for a decision. The areas cannot be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. The number of allowable outdoor seats shall be no greater than thirty (30) percent of the total permitted occupancy inside the restaurant. This use may require temporary buffers for the safety of the diners.

**O. MOBILE MERCHANDISE VENDORS** Temporary approval may be granted on the sidewalk / right-of-way but must be approved by City Council. The vendors cannot be an impediment to pedestrian traffic or block required ingress / egress paths of existing businesses. Vendors must have proper licenses to operate including but not limited to a City of Foley business license.

**P. MOBILE FOOD / SIDEWALK / STREET VENDORS** Temporary approval may be granted on the sidewalk / right-of-way but must be approved by City Council. The vendors cannot be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. Vendors must have proper licenses to operate including but not limited to a City of Foley business license.

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	<b>REQUIRED:</b>	<b>PROPOSED:</b>
<b>MINIMUM OPEN SPACE</b>	<b>20%</b>	<b>53.056%</b>
<b>MAXIMUM DENSITY PER ACRE</b>	<b>20</b>	<b>15.43</b>
<b>MAXIMUM HEIGHT (Stories)</b>	<b>6 Stories</b>	<b>3</b>
<b>MAXIMUM HEIGHT (Height)</b>	<b>85'</b>	<b>42'-43'</b>
<b>REQUIRED PARKING</b>	<b>648 Sp (2 Per)</b>	<b>568 Sp (1.75)</b>

**AMENITIES:** Trail, Clubhouse, Pool Courtyard, Pickleball Court, Dog Park

**\*MODIFICATIONS MAY BE REQUIRED TO ENSURE ALL REGULATIONS ARE BEING MET.**

**NOTES:**

**Randy Roy with the Navy may have input**

200 W. Laurel Avenue  
P.O. Box 1750  
Foley, AL 36536



251-943-4141  
www.cityoffoley.org

## Infrastructure and Development

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January 29, 2025

To: Melissa Ringler, Planning and Zoning Coordinator

From: Nelson Bauer *WNB*

CC: Wayne Dyess, Miriam Boone

Re: The Waters at OWA PDD Modification – Project Review for Compliance

Applicable Documents: Zoning Ordinance Section 21.1.1.E and Land Development  
Ordinance 3-2.2. Green Space

### 1. Enhance the Internal Streetscape and Building Orientation

**Issue:** The current building layout is internally focused, with structures oriented around parking lots instead of engaging with the surrounding neighborhood or internal streets.

#### **Requirement:**

- Section 4(b): “Arrange buildings to provide functional public and private outdoor spaces. Avoid developments that are ‘facing inward’ and offer no relationship to the adjoining neighborhoods and greater community.”
- Section 4(c): “Orient multiple family buildings to the adjacent public streets by providing large windows, porches, balconies, and entryways or other entry features on the street side of the buildings.”

#### **Recommended Changes:**

- ✓ Orient buildings toward streets, internal drives and open spaces, ensuring primary entrances, balconies, and porches face the public realm.
- ✓ Introduce more varied setbacks and building placements to avoid a monotonous streetscape and repetitive appearance.
- ✓ Improve pedestrian pathways between buildings and parking areas to reduce pedestrian-vehicle conflicts.

### 2. Reconfigure Parking to Reduce Visual Prominence

**Issue:** The site design is dominated by large parking areas, particularly along the perimeter and between buildings, which reduces the development’s integration with the surrounding community.



**Requirement:**

- Section 5(a): “Off-street parking shall be designed in a way to minimize the visual prominence of vehicles and to minimize the potential pedestrian conflicts.”
- Section 5(b): “Parking shall not be located in the front yard of the development. The parking shall be located behind the street setback to the side and rear of the buildings, wherever possible.”

**Recommended Changes:**

- ✓ In conjunction with recommended changes in Section 1, establish a main internal entrance drive into the development that is framed by buildings, creating a defined streetscape. Incorporate street trees between the drive and the buildings to enhance aesthetics and walkability. Allow for limited parallel parking along the main drive if needed, while ensuring that the majority of parking is located behind buildings to prioritize the prominence of residential structures over surface lots. Emphasize minimizing the visual dominance of parking areas, ensuring they do not define the character of the development.
- ✓ Consider parallel parking along internal streets to provide convenient access while maintaining a pedestrian-friendly environment.
- ✓ Implement landscaped buffers and screening elements to reduce the visual impact of parking lots from the public right-of-way.

**3. Strengthen Landscaping to Screen Parking and Define Streetscape**

**Issue:** Provided appropriate screening of parking areas or provide an attractive streetscape.

**Requirement:**

- Section 5(c): “Parking areas visible from the public street rights-of-way and adjacent properties shall be screened from view with landscape elements, low-profile walls or berms, or other types of visual barriers and screens.”
- Section 7(a): “Adequate landscape screens shall be provided along the perimeter of all multiple family developments.”

**Recommended Changes:**

- ✓ Install landscaping or architectural screening for all public-facing parking areas to obscure vehicles from view and enhance the streetscape.
- ✓ Use shade trees and landscaped islands within parking lots to reduce heat gain and break up large expanses of pavement.
- ✓ Add streetscape plantings along internal roads to reinforce a neighborhood feel rather than a parking-lot-driven design.

**4. Green Space Types and Placement**

**Issue:** Lack of Well-Defined Active Green Spaces

The central pool and clubhouse area do not meet the ordinance’s definition of Neighborhood Greens, Squares, or Parks, which are intended to serve as structured community gathering

spaces. To address this, the pool and clubhouse should be used to define and provide structure for a Neighborhood Green or Square. Incorporating sidewalks and pathways around this space, along with additional amenities such as benches, seating, and pedestrian-scale lighting, will further enhance its functionality and accessibility.

**Requirement:**

- Table 3-1: Active Green Spaces must be accessible, functional spaces and must front at least one or two streets.
- Section 6(b): Storm water retention areas do not count toward the 25% open space requirement unless designed for recreational use.
- Section 3-2.2.2: Active recreational areas must be conveniently located for residents.

**Recommended Changes:**

- ✓ Convert part of the existing clubhouse green space into a Neighborhood Green or Square, ensuring it is fronted by buildings and serves as a central gathering space.
- ✓ Create a Pocket Park with benches, seating, and shaded areas near building clusters to improve accessibility.
- ✓ Enhance the storm water area by adding walking trails, seating, and natural overlooks, ensuring it functions as a passive recreational space.

## 5. Pedestrian Connectivity and Integration

**Issue:** Weak Internal Connectivity and Walkability

The plan lacks a well-defined pedestrian circulation system, making it difficult for residents to move safely between green spaces, residential buildings, and parking areas. Additionally, pedestrian connections should be planned for future development to the east, particularly at the stub-out road, to ensure long-term connectivity.

**Requirement:**

- Section 3-2.2.2: Pedestrian circulation systems must ensure safe and easy walkability, linking properties, green spaces, and adjacent developments.

**Recommended Changes:**

- ✓ Establish a dedicated pedestrian pathway system with sidewalks and trails linking residential buildings, open spaces, and parking areas.
- ✓ Ensure pedestrian connections to future development to the east, particularly at the stub-out road, as well as to adjacent green spaces, creating a continuous, integrated green network.

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City of Foley Planning Commission  
The Waters at OWA – PDD Modification  
Parcel: 05-61-02-03-0-000-009.002

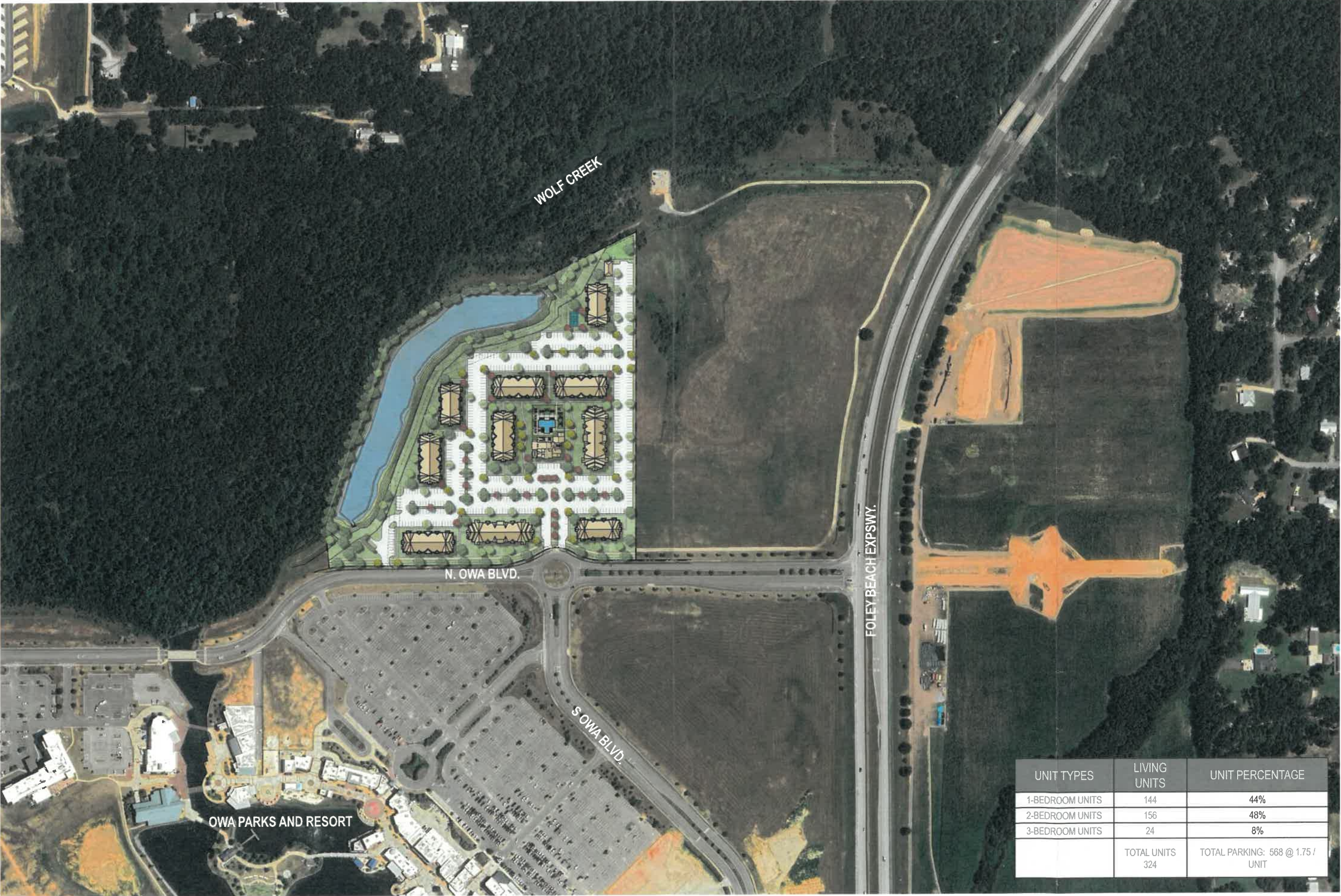
To Whom It May Concern:

The Waters at OWA site plan consists of ten multifamily buildings, one clubhouse and one maintenance building. There are 324 units on the site totaling 528 bedrooms. Per our previous conversation with the Planning and Zoning Department, our site provides 568 parking spaces, which is 1.75 spaces per unit in an effort to not overpark the site. Having developed numerous similar communities throughout the Southeast region, we have been able to analyze parking data across those developments and feel confident this ratio will adequately provide parking for this community. The site maintains the parking stall and drive aisle dimension requirements and meets the City of Foley multifamily building design guidelines.

Thank you,

Stoa Holdings, LLC









UNIT TYPES	LIVING UNITS	UNIT PERCENTAGE
1-BEDROOM UNITS	144	44%
2-BEDROOM UNITS	156	48%
3-BEDROOM UNITS	24	8%
	TOTAL UNITS 324	TOTAL PARKING: 568 @ 1.75 / UNIT

LEGEND	
1	TRAIL
2	CLUBHOUSE
3	POOL AMENITY COURTYARD
4	TRASH COMPACTOR
5	MAINTENANCE BUILDING
6	SWM POND
7	PICKLEBALL COURT
8	DOG PARK



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**FIFTH  
DIMENSION**  
ARCHITECTURE + INTERIORS, LLC



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**5** FIFTH  
DIMENSION

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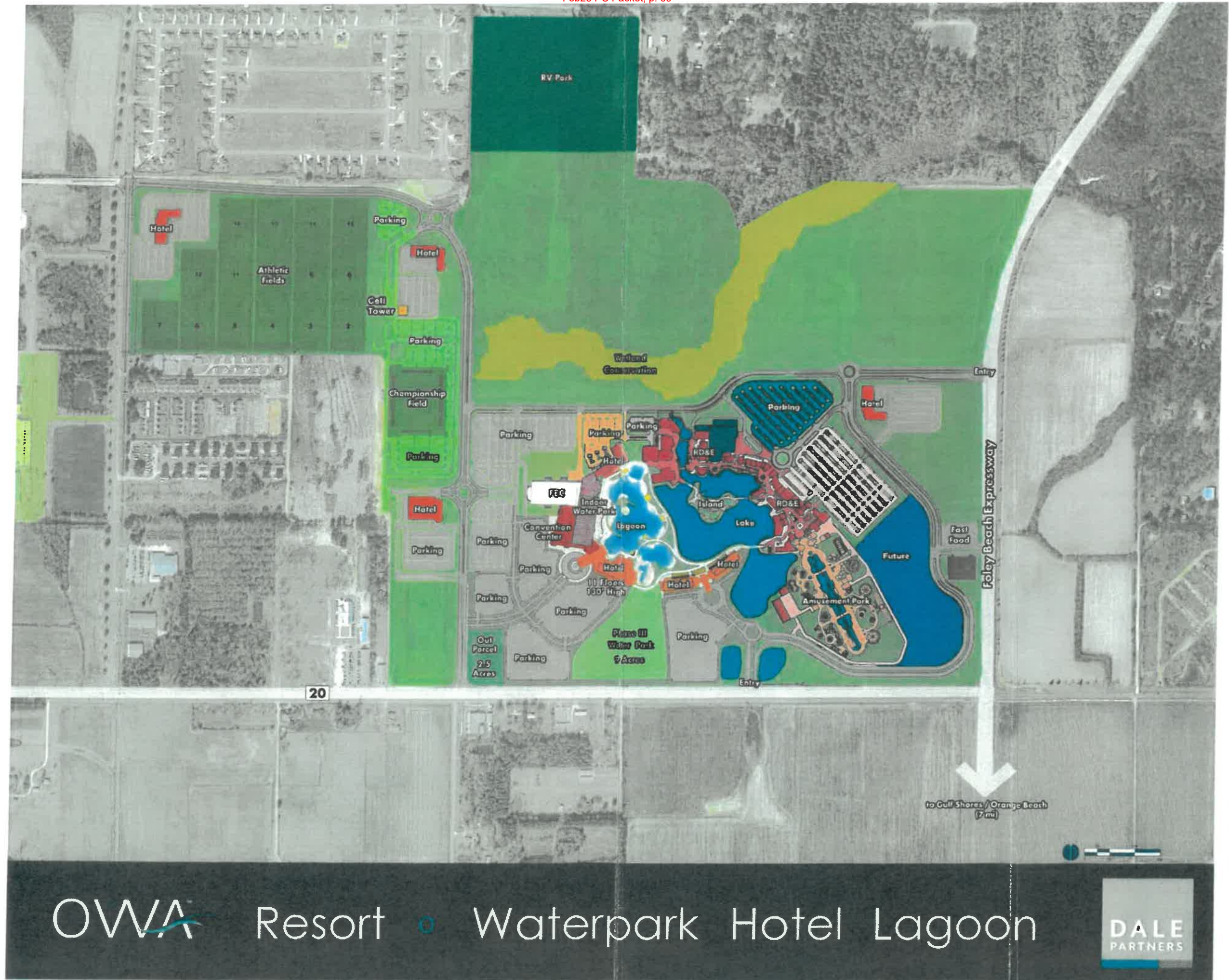


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# OWA Resort Waterpark Hotel Lagoon

DALE  
PARTNERS

RECEIVED  
JUL 12 2019  
BY: *Revised*

*Shifted hotel  
located across  
from parish lakes*