

**CITY OF FOLEY  
PLANNING COMMISSION**

**WORK SESSION  
&  
MEETING  
JULY 16, 2025**

**City Hall  
Council Chambers  
At 4:00 p.m.**

**PLANNING COMMISSION  
WORK SESSION AGENDA JULY 16, 2025**  
(Council Chambers of City Hall)  
**4:00 P.M.**

The City of Foley Planning Commission will hold a work session on July 16, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 Laurel Avenue.

**WORK SESSION:**

**1. 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 S.E. Civil, LLC.

**2. BJ's- Site Plan**

The City of Foley Planning Commission has received a request for approval of the BJ's site plan. Property is located E. of S. McKenzie St. and N. of S. Juniper St. Applicant is Mullins, LLC.

**3. Foley Beach Express West Industrial Park Phase 2- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Foley Beach Express West Industrial Park Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie Rd. and W. of the Foley Beach Express. Applicant is the City of Foley.

**4. Zoning Ordinance Amendments**

Note:

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**PLANNING COMMISSION**  
**MEETING AGENDA JULY 16, 2025**  
**(Council Chambers of City Hall)**  
**Immediately following Work Session**

The City of Foley Planning Commission will hold a meeting on July 16, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue.

**MEETING MINUTES:**

Approval of the June 18, 2025 work session and meeting minutes.

**AGENDA ITEMS:**

**1. 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 S.E. Civil, LLC.

**Planning Commission Action:**

**2. BJ's- Site Plan**

The City of Foley Planning Commission has received a request for approval of the BJ's site plan. Property is located E. of S. McKenzie St. and N. of S. Juniper St. Applicant is Mullins, LLC.

**Planning Commission Action:**

**3. Foley Beach Express West Industrial Park Phase 2- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Foley Beach Express West Industrial Park Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie Rd. and W. of the Foley Beach Express. Applicant is the City of Foley.

**Public Hearing:**

**Planning Commission Action:**

**4. Zoning Ordinance Amendments**

**Public Hearing:**

**Planning Commission Action:**

**ADJOURN:**

**PLANNING COMMISSION  
WORK SESSION MINUTES JUNE 18, 2025  
(Council Chambers of City Hall)  
4:00 P.M.**

3

The City of Foley Planning Commission held a work session on June 18, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley, Calvin Hare and Tommy Gebhart. Absent members were: Deborah Mixon, Larry Engel and Bill Swanson. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Shawn Mitchell, Planning Manager; Chad Christian, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

**WORK SESSION:**

**1. Magnolia Walk Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Magnolia Walk Subdivision which consists of 2.168 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of the Foley Beach Express. Applicant is Burton Property Group.

Mrs. Miriam Boone stated staff is recommending approval of the requested subdivision.

Mr. Andrew Prescott stated the requested preliminary is being done for the dedication of right-of-way for Creekview Blvd. to the City of Foley.

Mr. Chad Christian stated the construction of Creekview Blvd. is nearing completion.

**2. Second Minor Resubdivision of Magnolia Walk- Minor**

The City of Foley Planning Commission has received a request for approval of the Second Minor Resubdivision of Magnolia Walk a minor subdivision which consists of 1.061 +/- acres and 1 lot. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Bowman Consulting Group.

Mrs. Boone explained the lot being requested is for the proposed Jiffy Lube which will be accessed by a service road.

**3. Zoning Ordinance Amendments**

Mrs. Boone stated the proposed revisions regarding unrelated people have be in process for approximately a year.

Mr. Wayne Dyess stated the city attorney assisted with the amendments.

Commissioner Hinesley stated his neighbors have expressed concerns over short term rentals being allowed within residential areas.

Commissioner Hellmich stated short term rentals being allowed in the city has been discussed. He explained at the time it was discussed Council was not in favor of restricting allowable areas. He stated there has been procedures and policies put into place through the revenue department and licensing. He

explained there hasn't been many issues he is aware of regarding short term rentals. He stated if an issue arises the owner's business license can be revoked. He explained if there become issues they will look at possible restrictions but at this time there do not appear to be issues.

Commissioner Abrams adjourned the meeting at 4:21 p.m.

**PLANNING COMMISSION**  
**MEETING MINUTES JUNE 18, 2025**  
**(Council Chambers of City Hall)**  
**Immediately following Work Session**

5

The City of Foley Planning Commission held a meeting on June 18, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Deborah Mixon, Larry Engel and Bill Swanson. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Shawn Mitchell, Planning Manager; Chad Christian, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:42 p.m.

**MEETING:**

**MINUTES:**

Approval of the May 14, 2025 and May 21, 2025 meeting minutes.

Commissioner Gebhart made a motion to approve the May 14, 2025 and May 21, 2025 meeting minutes. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

**Motion to approve the May 14, 2025 and May 21, 2025 meeting minutes passes.**

**1. Magnolia Walk Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Magnolia Walk Subdivision which consists of 2.168 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of the Foley Beach Express. Applicant is Burton Property Group.

**Public Hearing:**

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

**Planning Commission Action:**

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

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

**2. Second Minor Resubdivision of Magnolia Walk- Minor**

The City of Foley Planning Commission has received a request for approval of the Second Minor Resubdivision of Magnolia Walk a minor subdivision which consists of 1.061 +/- acres and 1 lot. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Bowman Consulting Group.

**Public Hearing:**

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

Page 1 of 2

Note: \*Denotes property located in the Planning Jurisdiction

**Planning Commission Action:**

Commissioner Hinesley made a motion to approve the requested Minor subdivision. Commissioner Gebhart seconded the motion.

Commissioner Hellmich asked when construction of the Jiffy Lube is expected to start.

A representative stated they are expecting to start construction within the next 30 days.

All Commissioner voted aye.

**Motion to approve the requested minor subdivision passes.**

**3. Zoning Ordinance Amendments**

**Public Hearing:**

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

**Planning Commission Action:**

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

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

**4. Discuss Revised Meeting Schedule**

Commissioner Hinesley made a motion to approve combining the monthly work session and meetings to begin at 4:00 p.m. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to approve combining the monthly work session and meetings to begin at 4:00 p.m.**

**ADJOURN:**

Chairman Abrams adjourned the meeting at 4:34 p.m.

**Meeting adjourned at 4:34 p.m.**



# PLANNING COMMISSION JOINT STAFF REPORT: July 2025

## STAFF

**RECOMMENDATION:**

**PROJECT NAME:** Grasslands

**REQUEST:** Application for 6 month Preliminary Extension

**SUB TYPE:** Application for Preliminary 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: E: R-1C; N, W, & S: Unzoned BC Dist 34**

**COUNTY ZONING: N/A**

COUNTY LOT SIZE: N/A

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

## **EXISTING LAND USE: Infrastructure under construction**



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

8

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

1. The applicant has requested a 6 month extension. "Final stages of site inspection. I hope the application is not necessary."  
The item received Preliminary on 10/20/02- Received 1 year extension on 9/20/23- Received 6 month extension on 9/18/24 & received 6 month extension on 2/19/25.

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

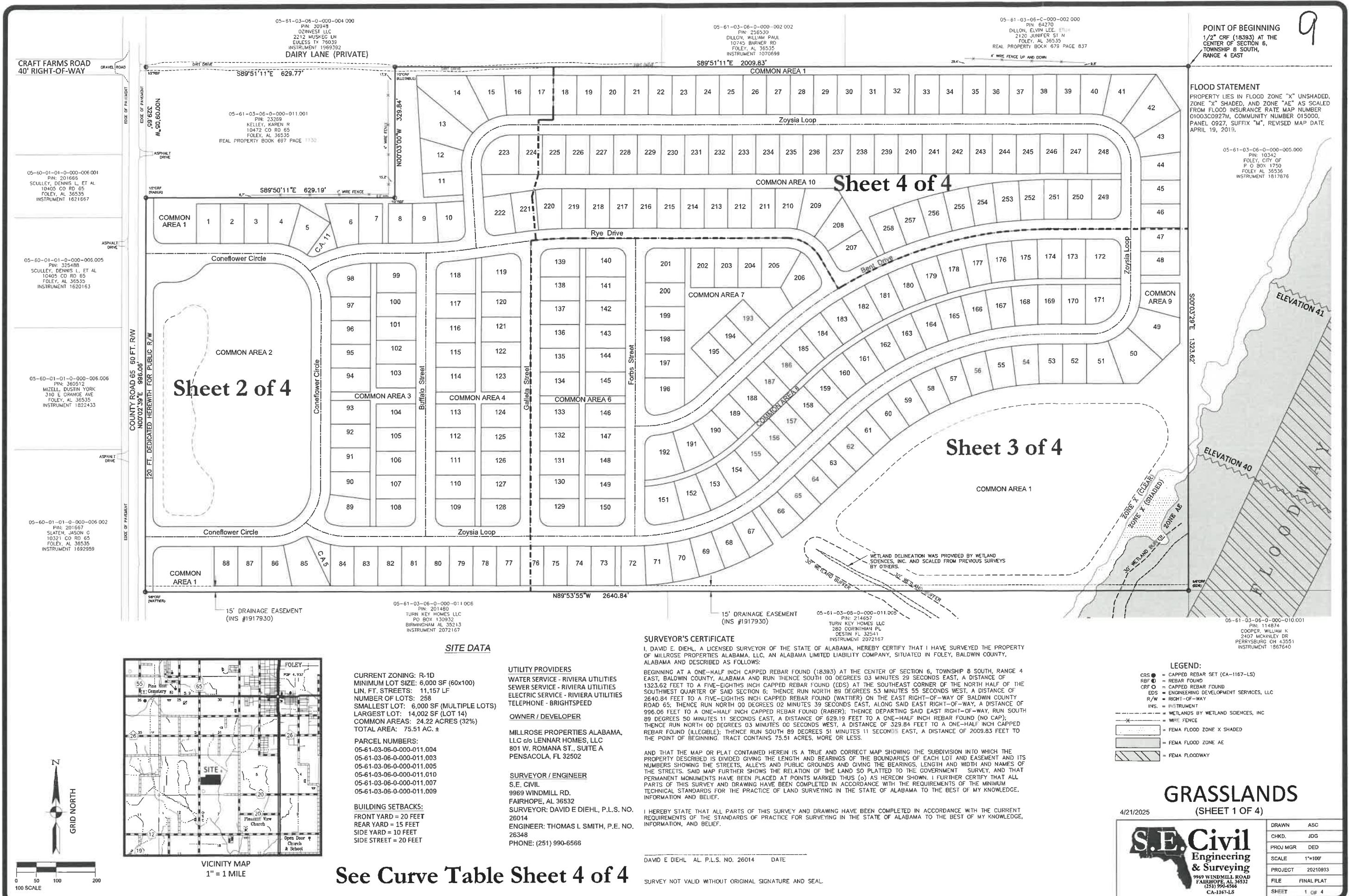
1. Engineering recommends approval of the extension request.

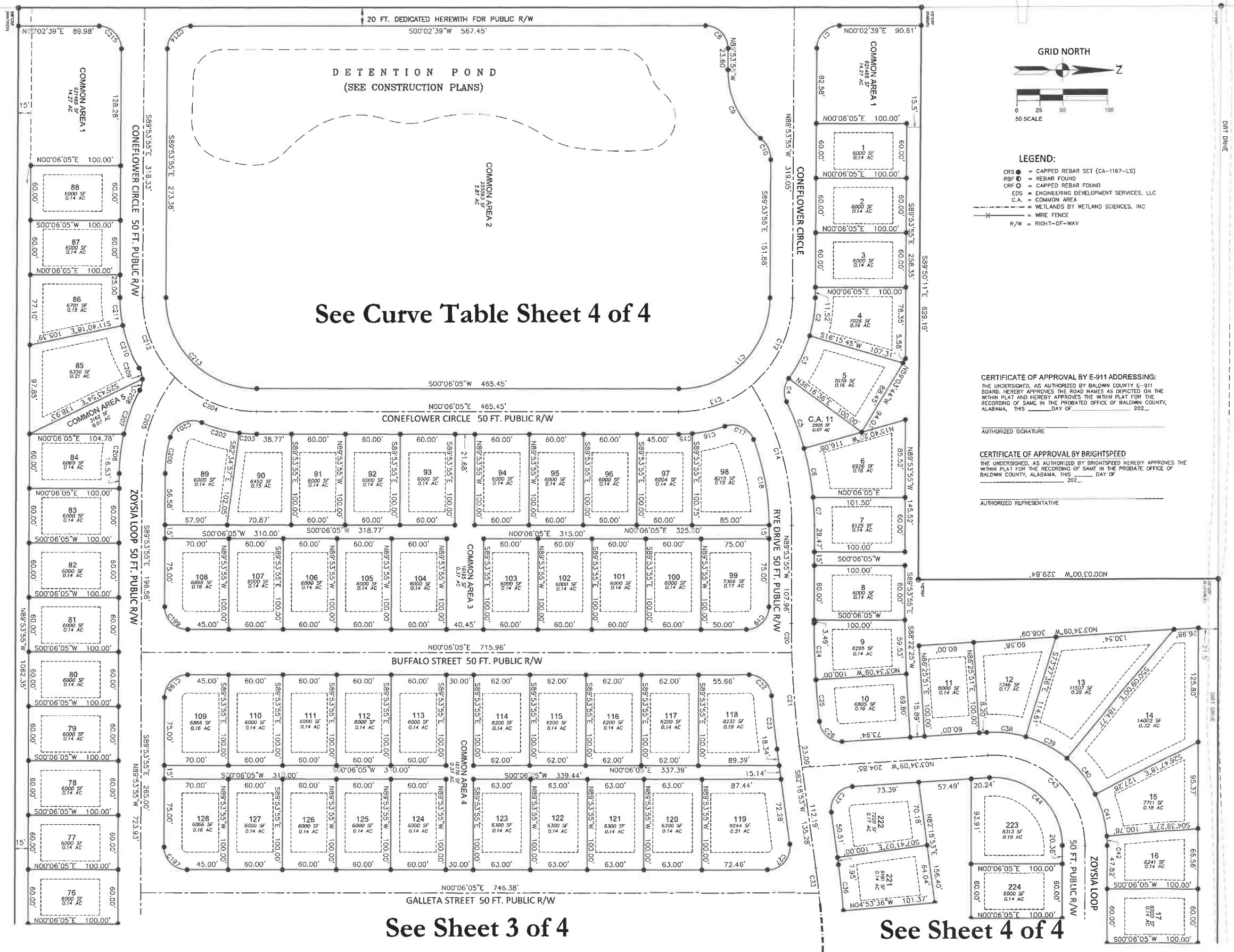
**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Approved

1. Environmental final punchlist items are being addressed

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

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





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  
BROWNSVILLE, ALABAMA, THIS 202 DAY OF

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)  
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES  
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF  
BROWN COUNTY, ALABAMA, THIS 202 DAY OF

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  
LOWDIN COUNTY, ALABAMA, THIS 202 DAY OF

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY  
THE CITY OF FOLEY PLANNING COMMISSION  
THE WITHIN PLAT OF GRASSLANDS, FOLEY, ALABAMA, IS HEREBY APPROVED  
BY THE CITY OF FOLEY PLANNING COMMISSION.  
IS THE        DAY OF        20

Y PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER  
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA,  
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE  
CLERK'S OFFICE OF BALDWIN COUNTY, ALABAMA.  
IS THE        DAY OF        20

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER  
I, THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA,  
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN  
THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA. THIS THE \_\_\_\_  
DAY OF \_\_\_\_\_, 2021.

## UNTY ENGINEER

**CERTIFICATE OF OWNERSHIP**  
IS TO CERTIFY THAT I (WE), AS PROPRIETOR, HAVE CAUSED  
THE LAND ENGRAVED IN THE WITHIN PLAT TO BE SURVEYED, LAID  
OUT AND PLATTED TO BE KNOWN AS GRASSLANDS, A PART OF  
SECTION 6, FOLEY, BALDWIN COUNTY, ALABAMA, AND THAT THE  
STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY  
DEDICATED TO THE USE OF THE PUBLIC.

NAUD JOEL COLEMAN, ITS AUTHORIZED AGENT

ERTIFICATE OF NOTARY PUBLIC:  
ATE OF ( \_\_\_\_\_ )  
OUNTY OF ( \_\_\_\_\_ )  
  
NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY  
CERTIFY THAT DONALD JOEL COLEMAN, WHOSE NAME AS AUTHORIZED  
ENT OF MILLROSE PROPERTIES ALABAMA, LLC, AN ALABAMA  
LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING  
TRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE  
ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE  
DOCUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY,  
EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID  
COMPANY.

VEN UNDER MY HAND AND NOTARIAL SEAL THIS        DAY  
202

NOTARY PUBLIC MY COMMISSION EXPIRES

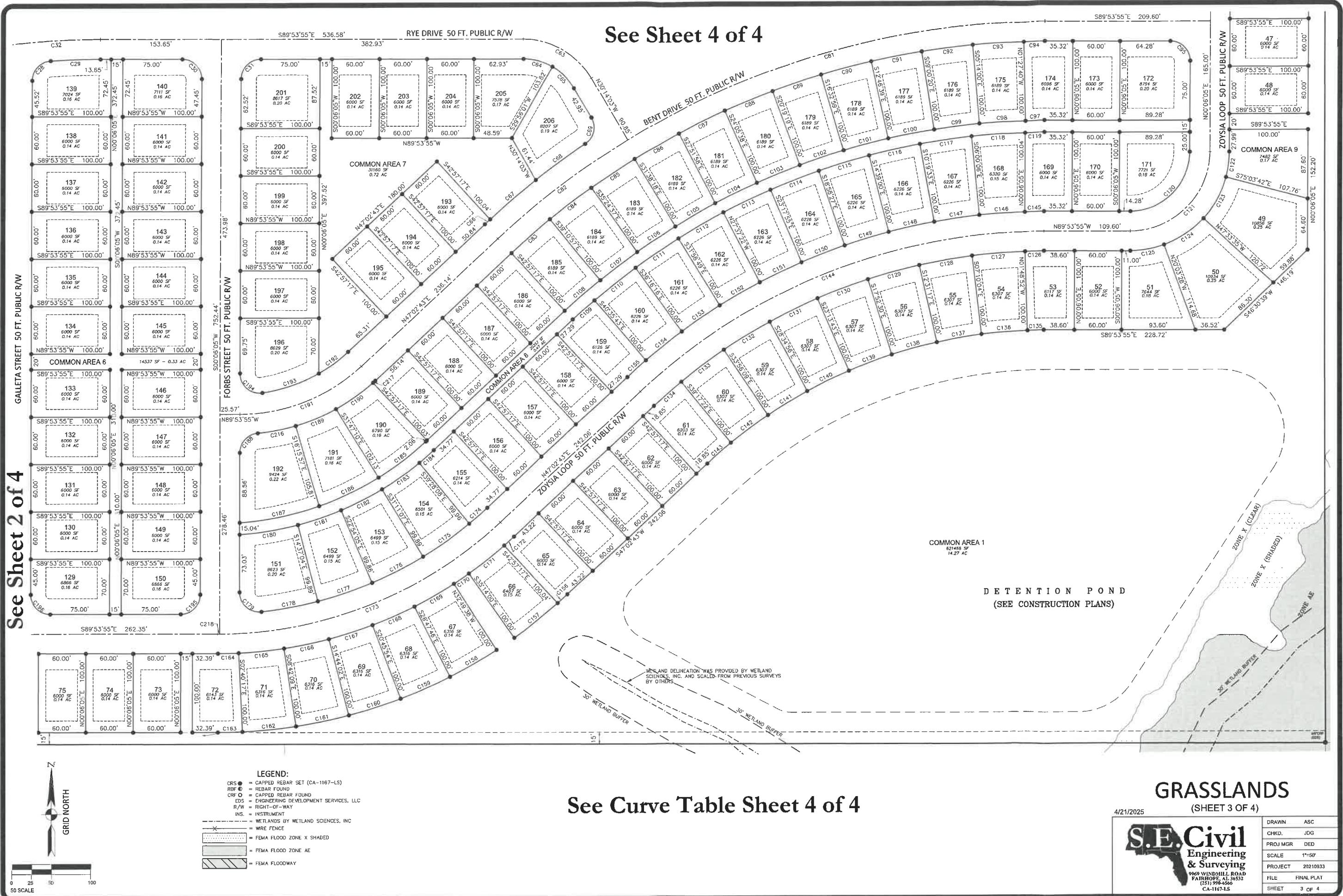
# GRASSLANDS

(SHEET 2 OF 4)

(SHEET 2 OF 4)

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	DRAWN	ASC
	CHKD.	JDG
	PROJ MGR	DED
	SCALE	1"=50'
	PROJECT	20109
	FILE	FINAL PLA
	SHEET	2 of 4



See Sheet 2 of 4



0 25 50 100  
50 SCALE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	59.00'	39.25'	N89°51'11"E	35.34'	C42	125.00'	10.38'	N43°15'58"E	145.88'	C83	990.00'	65.18'	S48°58'53"E	56.17'	C124	125.00'	50.00'	S56°11'29"W	59.43'	
C2	150.00'	42.31'	N81°49'05"W	42.17'	C43	100.00'	163.49'	N43°15'58"E	109.41'	C84	990.00'	65.18'	S52°42'13"W	65.17'	C125	125.00'	43.98'	N80°01'19"W	43.75'	
C3	150.00'	52.40'	N63°43'50"W	52.13'	C44	74.98'	60.00'	N56°28'33"E	65.18'	C85	990.00'	65.18'	N89°06'37"E	65.17'	C126	725.00'	24.24'	N72°15'02"E	57.87'	
C4	25.00'	27.09'	N84°45'43"E	25.78'	C45	75.00'	117.81'	N44°53'55"W	106.07'	C86	990.00'	65.18'	S85°30'32"W	67.72'	C127	725.00'	67.74'	N72°15'02"E	57.87'	
C5	310.83'	54.95'	N69°15'49"E	54.88'	C46	100.00'	157.08'	N44°53'55"W	141.42'	C87	990.00'	65.18'	S87°09'19"E	67.72'	C128	725.00'	67.74'	N80°11'18"E	57.87'	
C6	310.83'	54.99'	S79°23'46"E	54.92'	C47	125.00'	27.09'	N83°41'21"W	27.04'	C88	990.00'	65.18'	N74°48'06"E	67.72'	C129	725.00'	67.74'	C10	150.00'	50.44'
C7	310.83'	30.58'	N87°16'58"E	30.57'	C48	125.00'	51.03'	S65°47'06"E	50.67'	C89	990.00'	65.18'	N69°26'53"E	67.72'	C130	725.00'	67.74'	C11	150.00'	30.82'
C8	25.00'	39.29'	N45°04'22"E	35.37'	C49	125.00'	51.05'	S42°23'28"E	50.69'	C90	990.00'	65.18'	S75°20'11"W	65.17'	C131	725.00'	67.74'	C11	150.00'	30.77'
C9	95.00'	86.18'	S64°06'49"W	83.25'	C50	125.00'	51.07'	N18°59'12"W	50.72'	C91	990.00'	65.18'	N79°06'31"E	65.17'	C132	725.00'	67.74'	C12	125.00'	96.90'
C10	30.00'	27.21'	N64°06'49"E	26.29'	C51	125.00'	16.11'	S03°35'24"E	16.10'	C92	990.00'	65.18'	N82°52'50"E	65.17'	C133	725.00'	67.74'	C13	25.00'	38.05'
C11	100.00'	157.08'	N44°53'55"W	141.42'	C52	114.00'	9.68'	N89°51'29"E	9.68'	C93	990.00'	65.18'	N86°39'10"E	65.17'	C134	725.00'	46.38'	C14	25.00'	47.23"
C12	125.00'	109.54'	S64°47'38"E	106.07'	C53	114.00'	65.54'	S87°58'05"W	65.53'	C94	990.00'	27.00'	S89°19'12"W	27.00'	C135	625.00'	20.90'	C15	50.00'	49.09'
C13	125.00'	86.81'	N19°47'38"W	85.08'	C54	114.00'	65.12'	N84°41'04"W	65.11'	C95	25.00'	39.27'	N44°53'55"W	35.36'	C136	625.00'	58.40'	C16	50.00'	49.09'
C14	285.83'	182.58'	S73°48'25"W	160.39'	C55	114.00'	65.12'	NB1°24'41"E	65.11'	C96	25.00'	39.27'	S45°06'05"W	35.36'	C137	625.00'	58.40'	C17	50.00'	49.09'
C15	150.00'	15.03'	N02°08'06"W	15.02'	C56	114.00'	65.12'	N78°08'19"E	65.11'	C97	890.00'	24.27'	N89°19'12"E	24.27'	C138	625.00'	58.40'	C18	40.00'	52.86'
C16	150.00'	36.60'	N12°37'41"W	36.51'	C57	114.00'	65.12'	S74°51'56"W	65.11'	C98	890.00'	58.59'	S86°39'10"W	58.58'	C139	625.00'	58.40'	C19	40.00'	53.34'
C17	25.00'	38.63'	S24°38'40"W	34.90'	C58	114.00'	65.12'	N51°55'33"W	65.11'	C99	890.00'	58.59'	N82°52'50"E	58.58'	C140	625.00'	58.40'	C20	40.00'	53.34'
C18	260.83'	96.49'	S79°30'15"W	95.94"	C59	114.00'	65.12'	N68°19'11"E	65.11'	C100	890.00'	58.59'	N79°06'31"E	58.58'	C141	625.00'	58.40'	C21	40.00'	53.34'
C19	25.00'	39.27'	N44°53'55"W	35.36'	C60	125.00'	54.21'	S42°39'34"E	53.79'	C101	890.00'	58.59'	N75°20'11"E	58.58'	C142	625.00'	58.40'	C22	40.00'	53.34'
C20	1000.00'	32.05'	S89°11'00"W	32.05'	C61	125.00'	49.89'	N66°31'06"W	49.56'	C102	890.00'	58.59'	N71°33'51"E	58.58'	C143	625.00'	39.98'	C23	40.00'	53.34'
C21	1000.00'	103.85'	S85°17'24"E	103.81'	C62	125.00'	26.06'	S67°47'32"W	58.58'	C103	890.00'	58.59'	N68°34'24"E	55.63'	C144	750.00'	563.60'	C24	40.00'	53.34'
C22	25.00'	37.31'	N42°51'38"E	33.95'	C63	100.00'	104.13'	S56°03'59"W	99.49'	C104	890.00'	58.59'	N64°01'12"W	58.58'	C145	750.00'	24.68'	C25	40.00'	53.34'
C23	1025.00'	59.13'	N83°58'02"E	59.12'	C64	75.00'	39.05'	S74°58'57"E	38.61'	C105	890.00'	58.59'	N60°14'52"E	58.58'	C146	775.00'	57.87'	C26	40.00'	53.34'
C24	975.00'	62.46'	S88°15'58"W	62.45'	C65	75.00'	39.05'	S45°09'01"E	38.61'	C106	890.00'	58.59'	N56°28'33"E	58.58'	C147	775.00'	57.87'	C27	40.00'	53.34'
C25	975.00'	45.00'	N85°04'45"E	46.00'	C66	104.00'	9.16'	S47°17'52"W	9.16'	C107	890.00'	58.59'	N52°42'13"E	58.58'	C148	775.00'	58.58'	C28	40.00'	53.34'
C26	25.00'	36.53'	S41°51'50"W	33.37'	C67	104.00'	76.55'	S49°39'32"W	76.54'	C108	890.00'	58.59'	N79°06'31"E	58.58'	C149	775.00'	58.49'	C29	40.00'	53.34'
C27	25.00'	42.67'	N48°47'31"W	37.67'	C68	104.00'	77.06'	S53°53'25"W	77.04'	C109	875.00'	36.03'	N48°13'30"E	58.48'	C150	775.00'	58.49'	C30	40.00'	53.34'
C28	25.00'	37.70'	N43°17'51"E	34.22'	C69	25.00'	37.83'	N12°53'22"E	34.18'	C110	875.00'	66.04'	N51°34'00"E	66.02'	C151	775.00'	58.49'	C31	40.00'	53.34'
C29	1000.00'	62.96'	N88°17'51"E	62.95'	C70	25.00'	38.56'	N74°25'09"W	34.85'	C111	875.00'	66.04'	S55°53'29"W	66.02'	C					



**PLANNING  
COMMISSION  
JOINT STAFF  
REPORT:  
July 2025**

**STAFF**

**RECOMMENDATION:**

Approval

**PROJECT NAME:**

BJs Wholesale Club

**REQUEST:**

Zoning - Site Plan Approval

**SUB TYPE:**

Commercial developments where the total structure area exceeds fifty thousand (50,000) square feet

**OWNER / APPLICANT:** Mullins, LLC- Hudson Pugh

**ACREAGE:** 14.27

**NUMBER OF LOTS:** 1

**PIN#(s):** 625839, 621258

**LOCATION:** E of S McKenzie St, N of S Juniper St Extension

**PROJECT DESCRIPTION:** BJs Wholesale Club

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

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:** N & W: B-1A, E: PUD, S: PDD & PUD

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** RCC - Retail Commercial Concentration

**EXISTING LAND USE:** Vacant



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

14

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

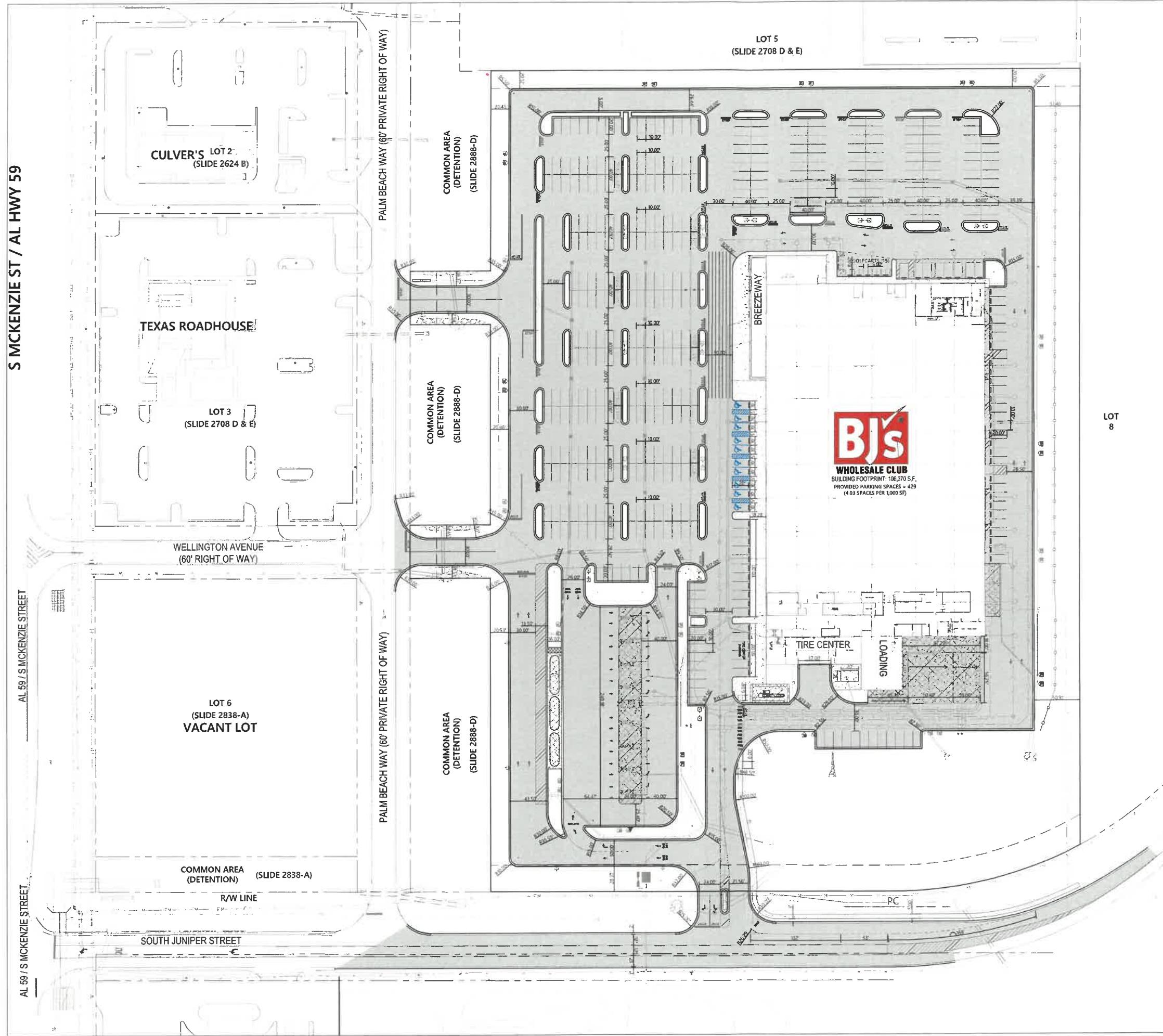
**Reviewer:** Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering  
**Review Status:** Approved

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

1. Environmental recommends approval. The most recent landscape plan exceeds the 10 trees per acre LDO requirement.

**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



GENERAL LEGEND	
●	IRON PIN (IN CORNER) FOUND
○	50' REAR SET-BACK CAP STANDED
—	ACCORDING TO THE RECORD PLAT
—	ACCORDING TO GROUND SURVEY MEASUREMENT
—	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE
BE	BURIED ELECTRICAL LINE
FO	FIBER OPTIC LINE
SC	SANITARY SEWER CLEAN OUT
CO	COMBINED TRAP/BACKFITTER
EP	ELECTRIC TRANSFORMER
PP	POWER POLE
GT	GAS STUB
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FH	FEAR HYDRANT
SPH	SLOPED PAVED HEADWALL
Q/A	QUADRANT/ANGLE/CURB INLET
DM	DOUBLE WING STORM INLET
DP	DRIPPLED CONCRETE PIPE
RCF	REFINISHED CONCRETE PIPE
SP	SIGN
AC	AIR CONDITIONER UNIT
ADA	ADA SPACE

REVISIONS  
15

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the Client and Firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Such documents are not intended to be resold by the Client or otherwise on any extension of the Project or on any other project. Any extension without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

## Site Notes:

1. Property line bearings are based on state plan coordinates, NAD 1983, as determined by CEGS, GIA. Distances are based on actual field survey. All bearing and distances are plan and measured.
2. All traffic control devices shall be erected and maintained in conformance with the Manual on Uniform Traffic Control Devices and any revisions thereto.
3. All drainage catchers shall be centered on property lines unless otherwise shown.
4. All utilities are underground.
5. If adverse conditions on the site are uncovered during construction, the City Engineer may require modification to these plans to the extent necessary to assure compliance with the City's Construction Specifications.
6. All lots shall be graded so that runoff will be directed to the Street or to drainage ways in a dedicated easement.
7. Required Are flows cannot be determined precisely until the specific building use, construction type, and other factors have been disclosed and reviewed. The applicant will supply with the fire flow and fire safety and suppression requirements of all adopted City codes and regulations.
8. Plaza areas shall be hard surface areas of concrete, pavers, or some other durable, consistent material, compliant with ADA accessible surface patterns & materials to be further refined through the design and construction process.
9. Contractor shall coordinate with site Engineer for ADA ramp layout prior to construction to ensure compliance with design and ADA requirements.
10. Special maintenance agreement for utilities under streetcape conditions/elements/materials (pavers, walls, trees, etc.) may be required prior to issuance of C.O.

## Layout Notes:

1. All dimensions to back of curb, building face, or edge of concrete unless otherwise indicated.
2. Min. distance from building face to nearest property line/ROW shown.
3. Sidewalks to have max cross slope of 2%.

## Site Information:

Lot 1 of Resubdivision of Woburn's Two Lots	
Total Lot Area:	
Lot 1 Zoning:	±14.27 Ac. (±521,601 sf) B-1A Extended Business District
Building Info:	
Type of Construction:	Non-Contributing, 1-Hr Rate
Sprinkler System:	YES
Stories:	1
Building Height:	34 feet
Occupancy Type:	M
Total Disturbed Area:	±14.27 Ac.

NOTES:  
1. All streets must be accepted in the City's Maintenance Program before any Certificates of Occupancy can be approved.

## Parking &amp; Loading Information:

Required Parking:	1 space / 400 sf	106,370 sf / 400	266 spaces req'd
		Total Req'd Parking	266 spaces req'd
		Including	7 req'd ADA spaces
Parking Provided:		429 total spaces	(including 10 ADA)
Parking Breakout:			
- Public Parking	370		
- Employee Spaces	41		
- Tire Center Parking	6		
- Pickup Parking	10		
- Propane Parking	4		
Required Loading (per Article X, 10.14):			
A 60,000 - 120,000 sf Warehouse		3 spaces req'd	
Current Plan provides:		3 spaces	

Lot Coverage Information:	
Total Lot	621,601 sf
Building	106,370 sf = 17.1%
Parking	352,068 sf = 56.6%
Buildings + Parking	458,458 sf = 73.7%
Open Space	101,069 sf = 16.2%
Stormwater Facility	62,074 sf = 9.9%

FOR APPROVAL

**BJ's WHOLESALE CLUB**

PREPARED FOR: BJ's Wholesale Club, Inc.

FOR APPROVAL

Layout Plan

Job No: 24-187  
Date: 5/16/2025  
Drawn By: RHP  
Checked By: JWM

SHEET NUMBER

**C5**

50 0 50 100 150

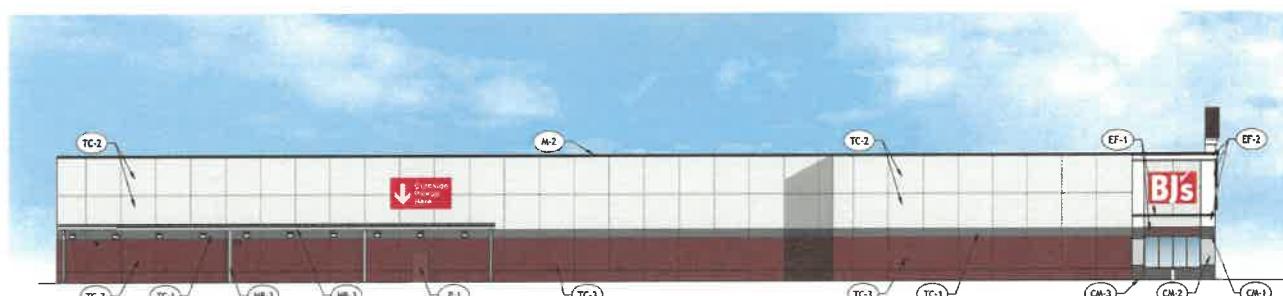
Scale: 1" = 50'

ALABAMA  
LICENSED  
OBERT H. PUGH  
ENGINEER  
6/16/2025

## FOR REFERENCE ONLY

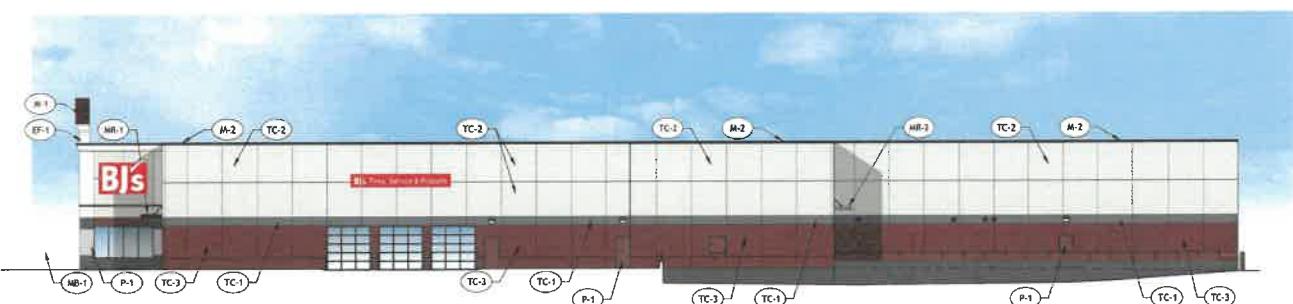
## EXTERIOR MATERIAL LEGEND

NO	DESCRIPTION
TC-1	BENJAMIN MOORE 'TROUT GRAY' #2124-20 ON CONCRETE WALL PANELS
TC-2	BENJAMIN MOORE 'GRAY OWL' #2137-60 ON CONCRETE WALL PANELS
TC-3	BENJAMIN MOORE 'RED ROCK' #2005-10 ON CONCRETE WALL PANELS
CM-1	CENTER-SCORE, GROUND FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'
CM-2	SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #509 SP 'SILVER GRAY'
CM-3	CENTER SCORED, SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #34N 'DARK GRAY'
EF-1	EIFS COLOR TO MATCH DRYVIT #310 'CHINA WHITE'
EF-2	EIFS COLOR TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
EF-3	EIFS COLOR TO MATCH DRYVIT #104 'DOVER SKY'
ST-1	ALUMINUM - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
ST-2	AUTOMATIC SLIDING DOOR - COLOR TO MATCH CLEAR ANODIZED
M-1	COPING - PAC-CLAD 'COLONIAL RED'
M-2	COPING - PAC-CLAD 'CHARCOAL'
P-1	PAINT TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
MR-1	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
MR-2	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'BONE WHITE'
MR-3	METAL CANOPY - COLOR TO MATCH 'GALVANIZED STEEL'



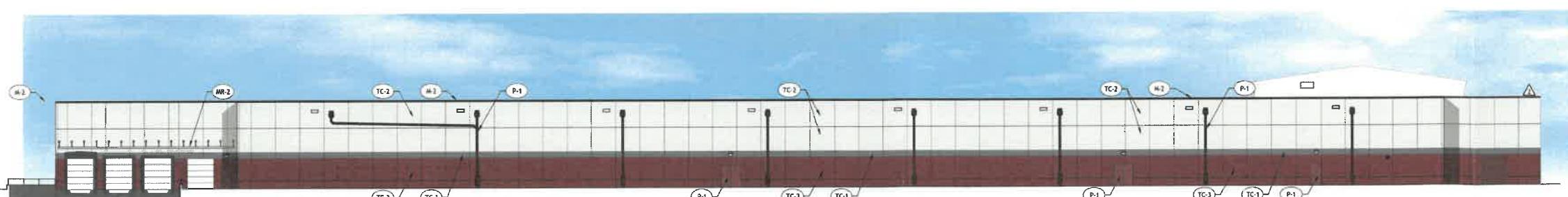
4 LEFT SIDE ELEVATION (NORTH)

SCALE: 1/16" = 1'-0"



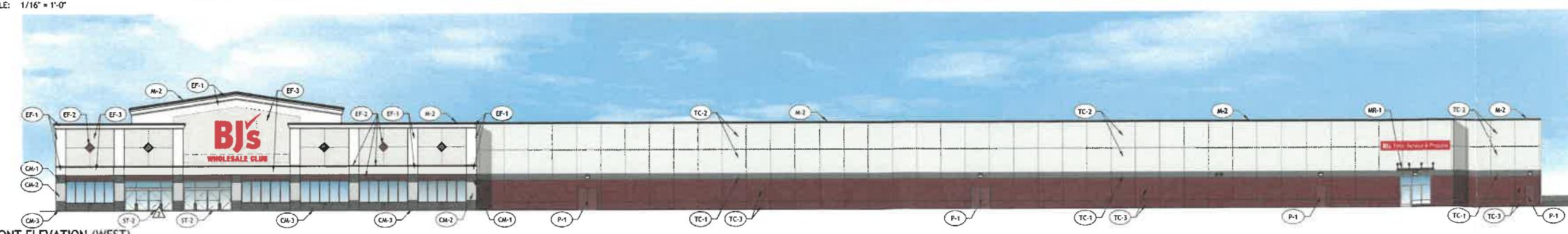
3 RIGHT SIDE ELEVATION (SOUTH)

SCALE: 1/16" = 1'-0"



2 REAR ELEVATION (EAST)

SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION (WEST)

SCALE: 1/16" = 1'-0"

350 Campus Drive  
Marlborough, MA 01752

Store Number #277

Issue:

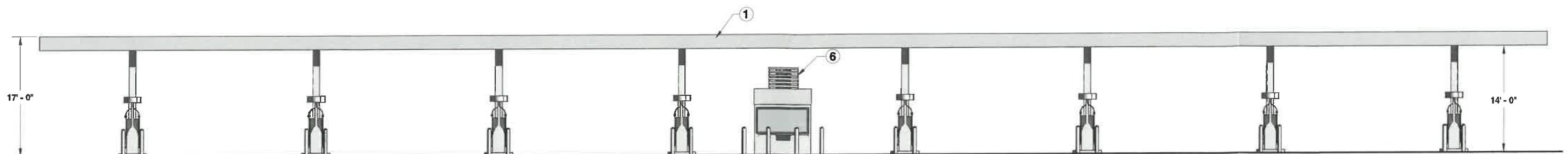
Drawn: A.TUCKER  
Reviewed: M.SIDES  
Sheet Date: 05/01/25  
Proj. Number: BJW.

Model File: COLORED RENDERING

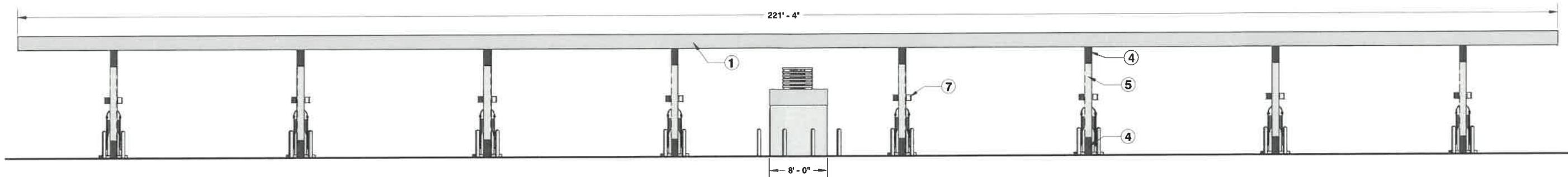
Model Name:

F2

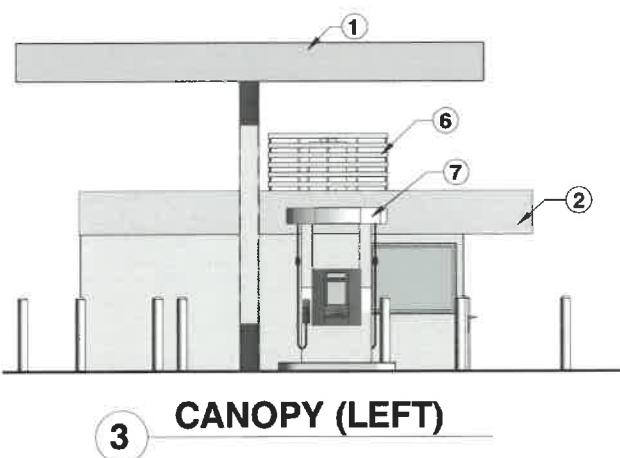
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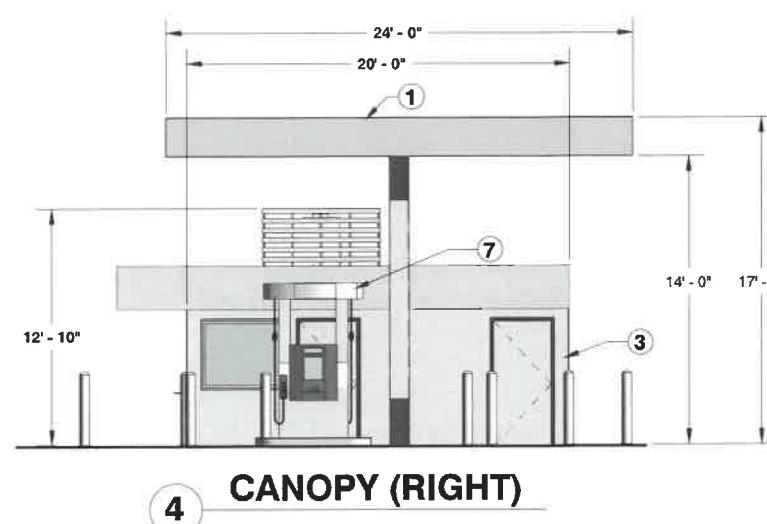
1 CANOPY (FRONT)



2 CANOPY (BACK)



3 CANOPY (LEFT)



4 CANOPY (RIGHT)

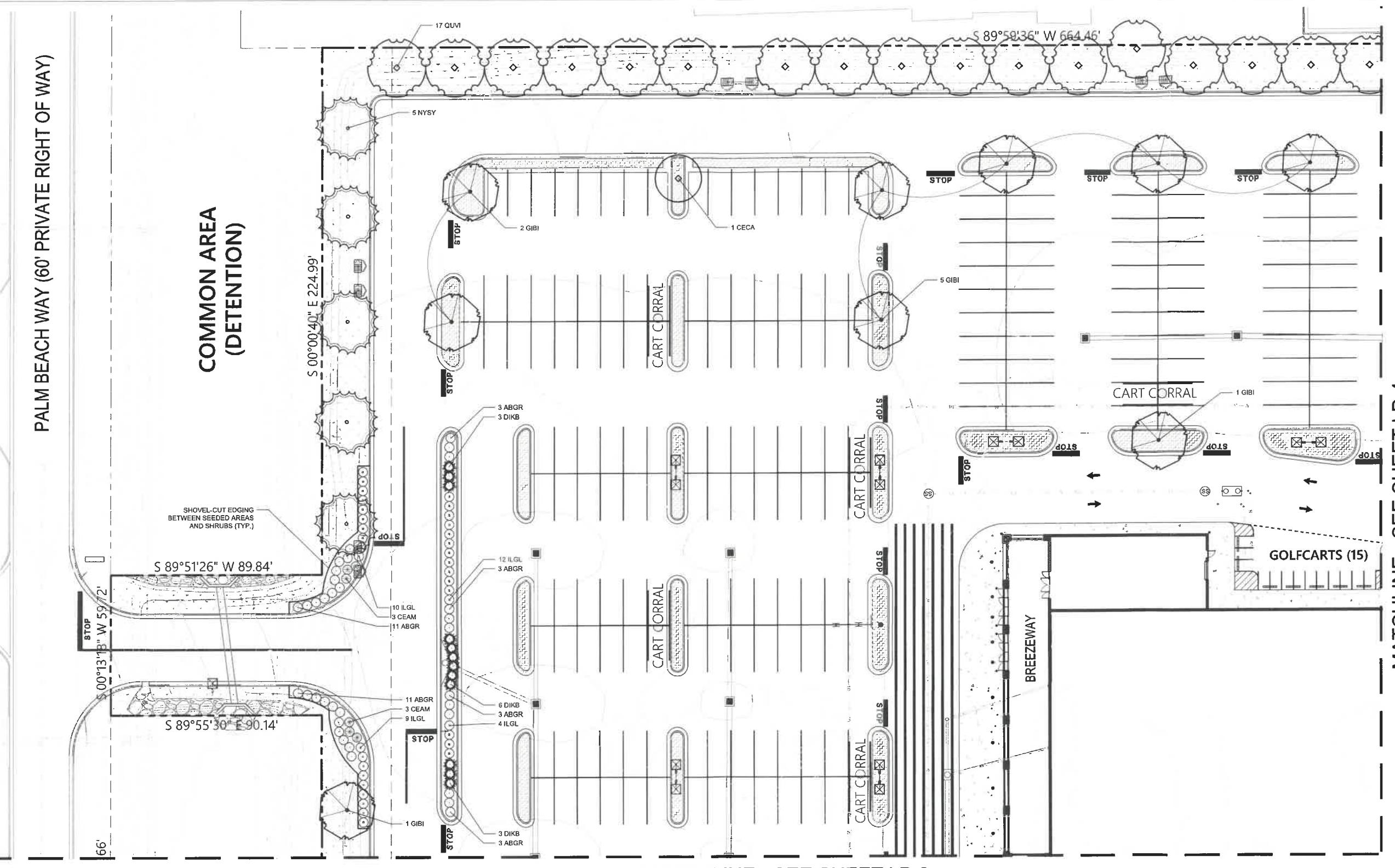
## LEGEND

- 1 - CANOPY FASCIA - ALUMINUM COMPOSITE MATERIAL - "ANODIZED CLEAR"
- 2 - KIOSK FASCIA - ALUMINUM COMPOSITE MATERIAL - "ANODIZED CLEAR"
- 3 - KIOSK EXTERIOR - METAL PANEL PAINTED SHERWIN WILLIAMS "REPOSE GRAY - SW7015"
- 4 - CANOPY COLUMN - PAINTED SHERWIN WILLIAMS - "CITYSCAPE - SW7067"
- 5 - CANOPY COLUMN - PAINTED SHERWIN WILLIAMS - "REPOSE GRAY - SW7015"
- 6 - EQUIPMENT SCREEN - PAINTED SHERWIN WILLIAMS - "REPOSE GRAY - SW7015"
- 7 - DISPENSERS (8 TOTAL)

# PROPOSED FUELING FACILITY

## FOLEY, AL

## PALM BEACH WAY (60' PRIVATE RIGHT OF WAY)

COMMON AREA  
(DETENTION)

## MULCH AND GRAVEL

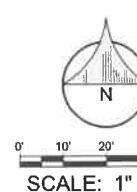
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS, AND AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SHREDDED WOOD MULCH ONLY (TYPE AS NOTED ABOVE), 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)

## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS



PLANTING PLAN  
SHEET NUMBER

LP-1

ONE OF SIX

25007 - APTS AT GREENLAWN  
© 2025 ALAN D. HOLT, ASLA  
LANDSCAPE ARCHITECT

SOURCE DATA FOR SITE PLAN PROVIDED BY MULCH, LLC  
ALLA#512  
PO BOX 2549 PANAMA CITY, FL 32402  
TELEPHONE: (850) 914-9066 • E-MAIL: alan@alandholtasla.com

**BJ'S WHOLESALE  
CLUB**

FOLEY, AL

DATE

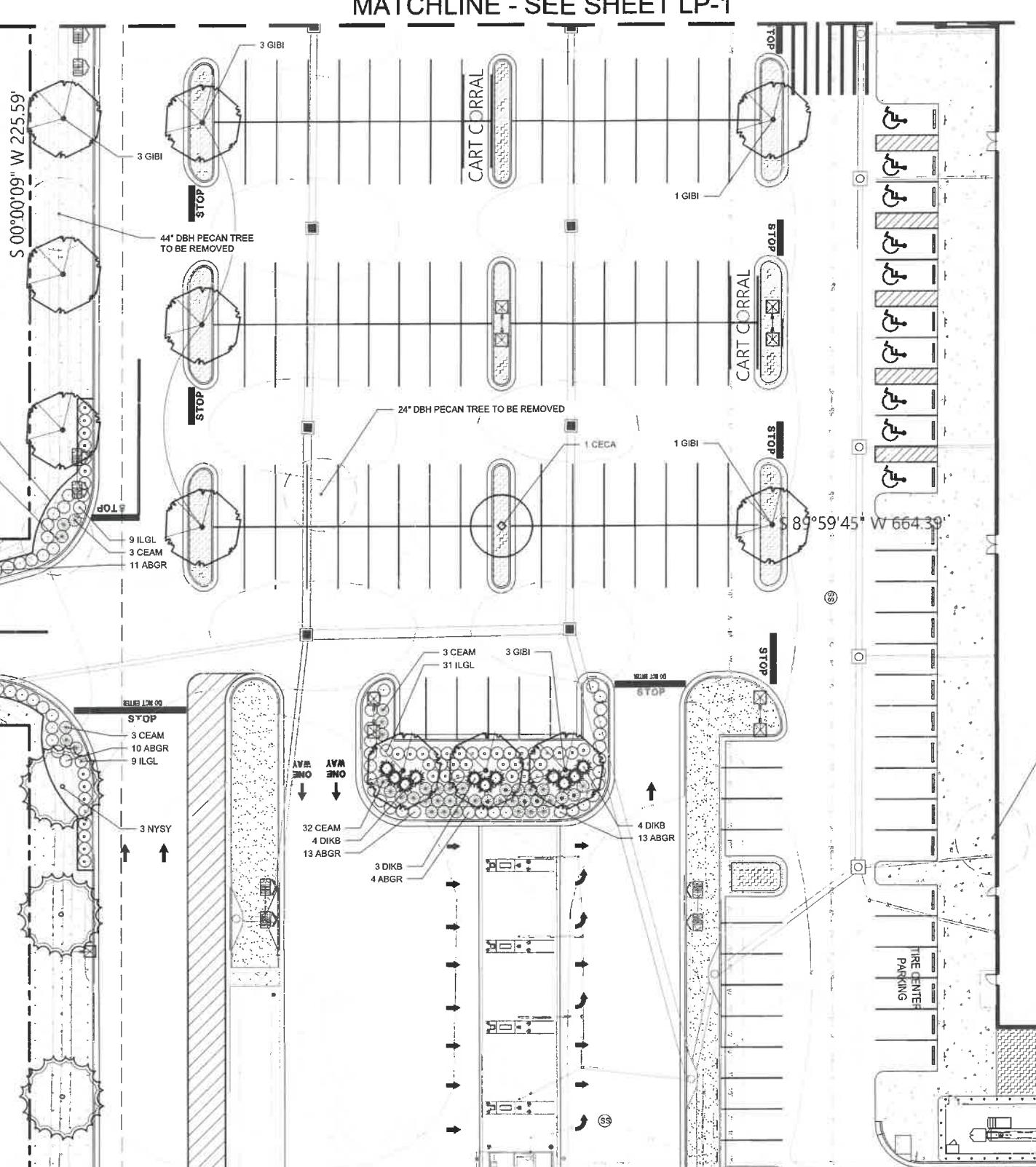
ISSUE/REVISION



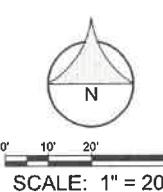
PALM BEACH WAY (60' PRIVATE RIGHT OF WAY)

S 00° 01' 35" E 225

## COMMON AREA (DETENTION)



SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS

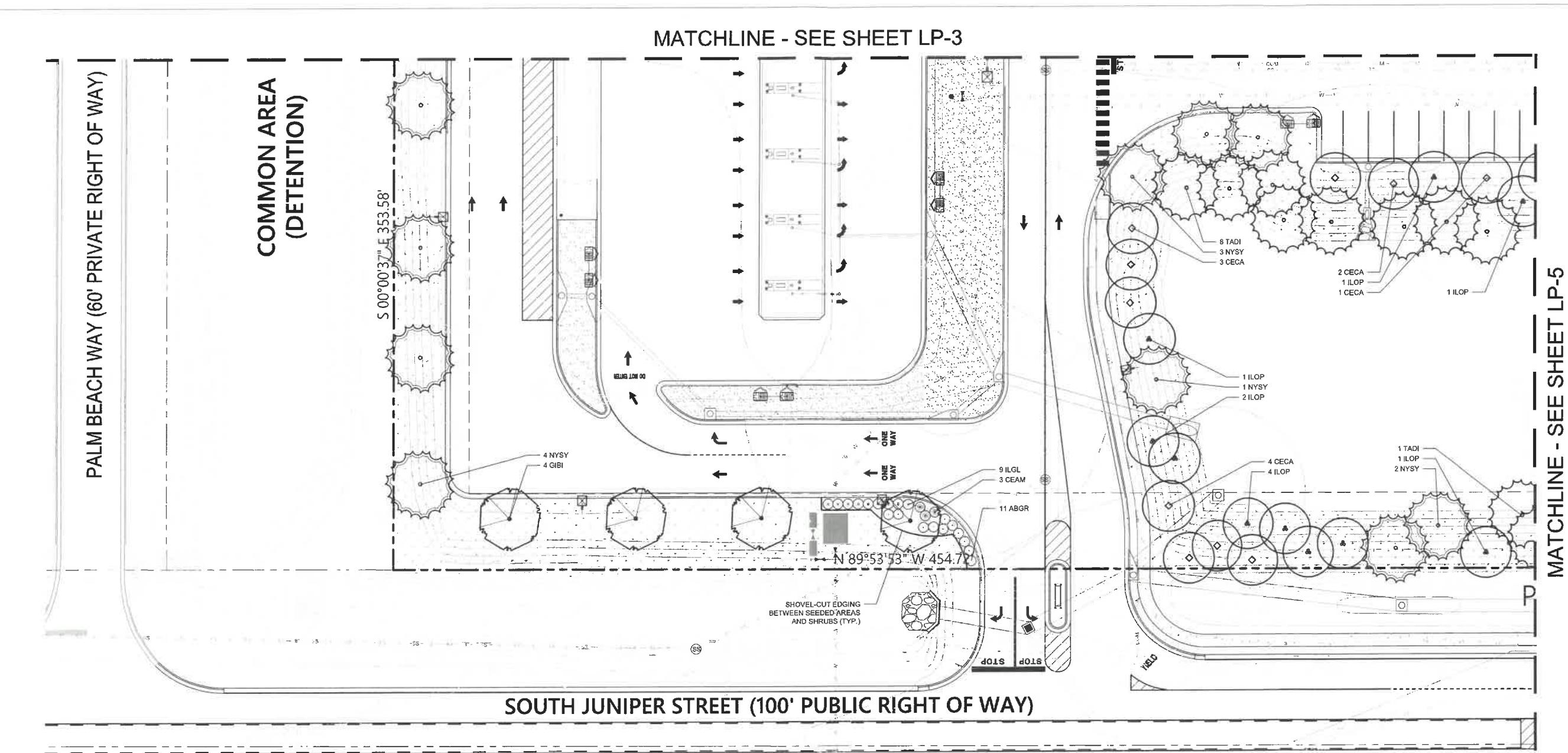


TWO OF SIX

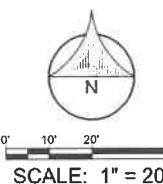
PLANTING PLAN  
SHEET NUMBER

LP-2

SOURCE DATA FOR SITE PLAN PROVIDED BY MULLINS, LLC  
ALAN D. HOLT, ASLA  
LANDSCAPE ARCHITECT  
A.L.A.#512  
PO BOX 2549 PANAMA CITY, FL 32402  
TELEPHONE: (850) 914-9066 • E-MAIL: alan@alanmholtaslal.com



SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS



LP-3

PLANTING PLAN  
SHEET NUMBER

ST2

JUNE 9, 2025

30

THREE OF SIX

25007 - APTS AT GREENAWN
© 2025 ALAN D. HOLT, ASLA
LANDSCAPE ARCHITECT
ALA#512
PO BOX 2549 PANAMA CITY, FL 32402
TELEPHONE: (850) 914-9006 • E-MAIL: alan@alanandholstasla.com

**BJ'S WHOLESALE  
CLUB**

FOLEY, AL

**Alan D. Holt, A.S.L.A.**  
LANDSCAPE ARCHITECT  
ALLA#512

**BJ'S WHOLESALE  
CLUB**

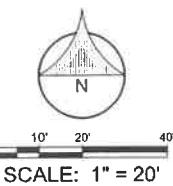
FOLEY, AL

DATE	ISSUE/REVISION

STATE OF ALABAMA  
ALABAMA  
S12  
REGISTERED LANDSCAPE  
JUNE 9, 2025

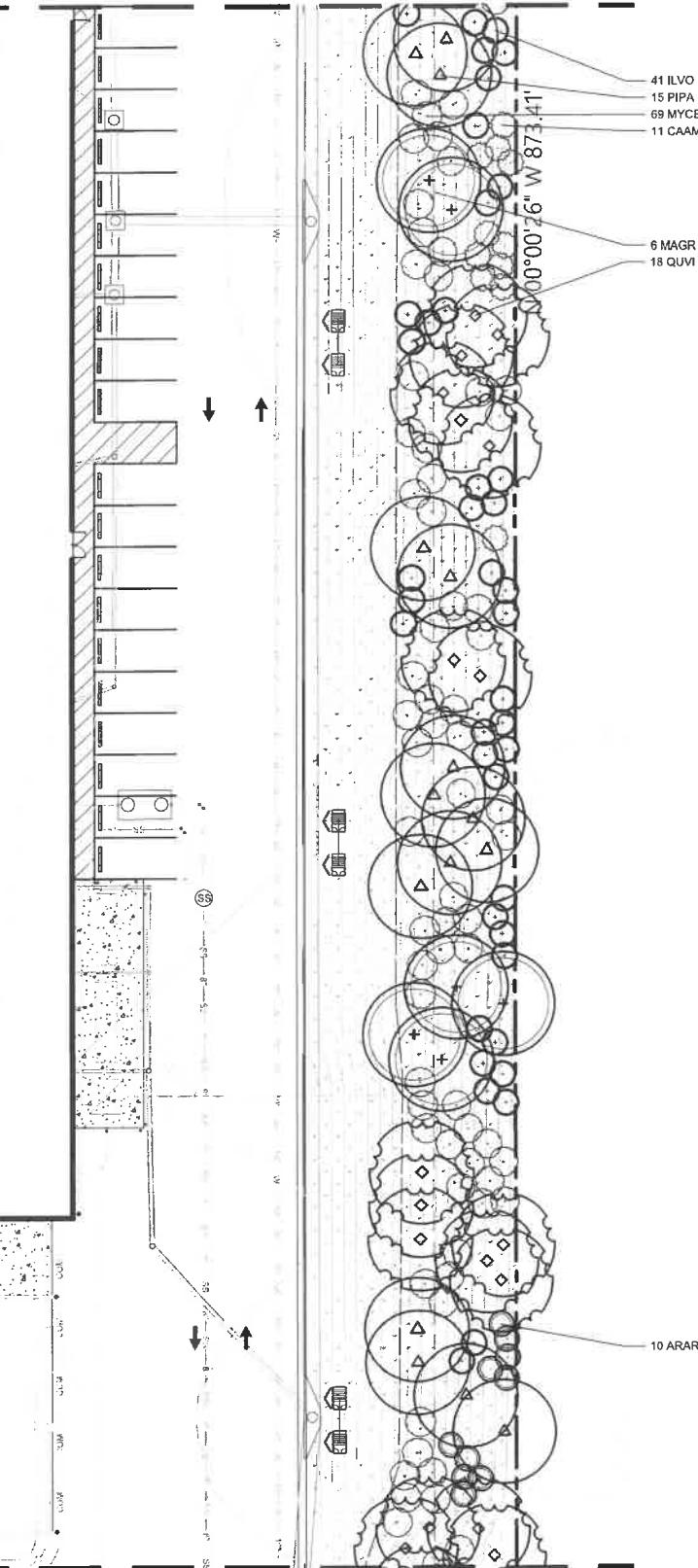
PLANTING PLAN  
SHEET NUMBER

LP-4



FOUR OF SIX

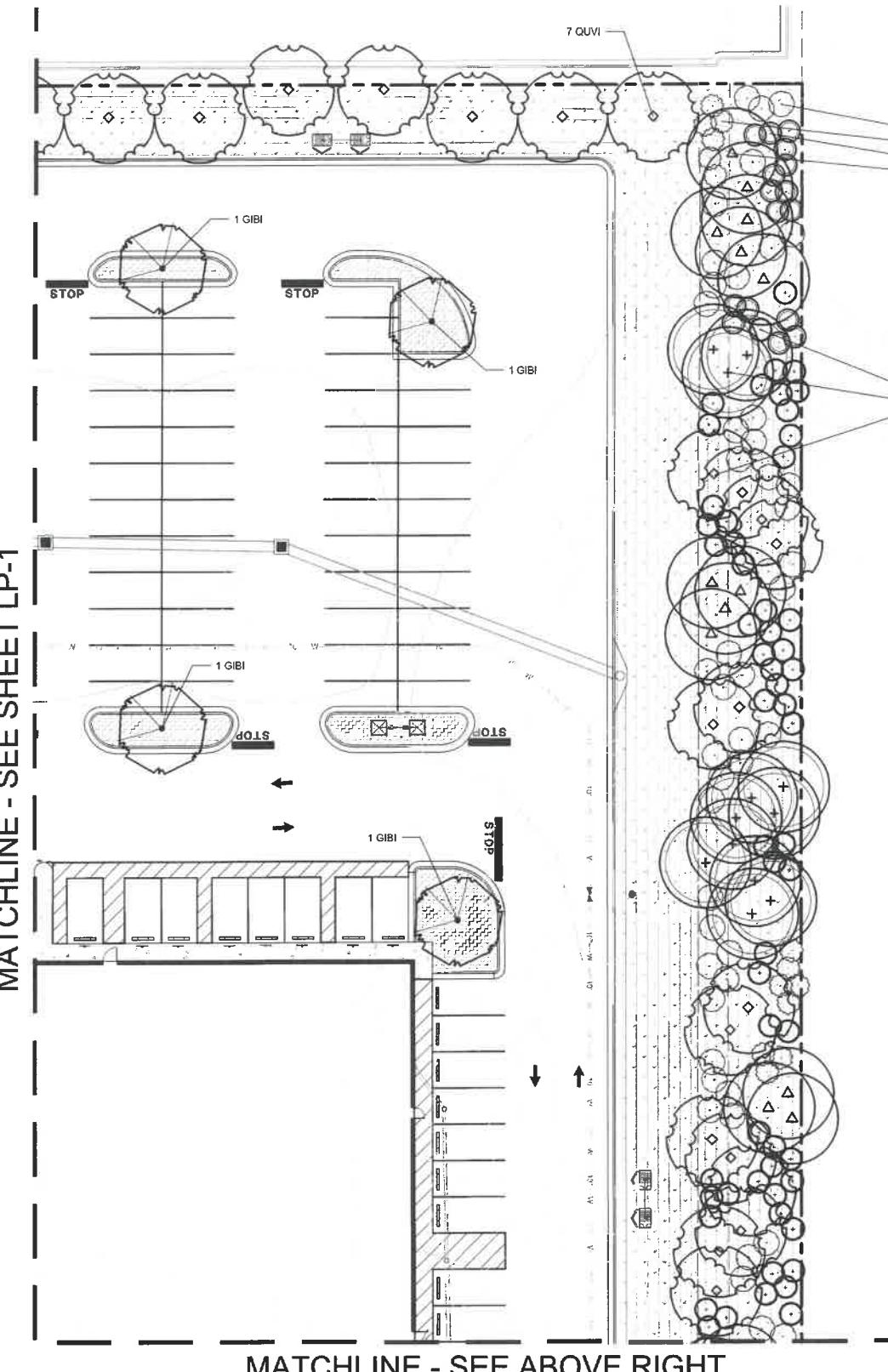
**MATCHLINE - SEE BELOW LEFT**



**MATCHLINE - SEE SHEET LP-5**

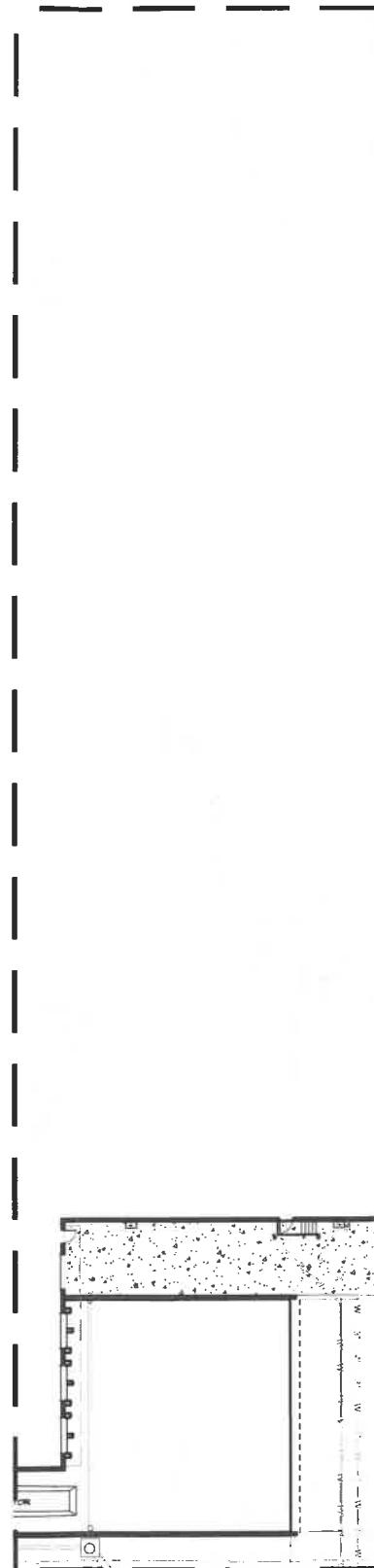
**SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS**

**MATCHLINE - SEE SHEET LP-1**



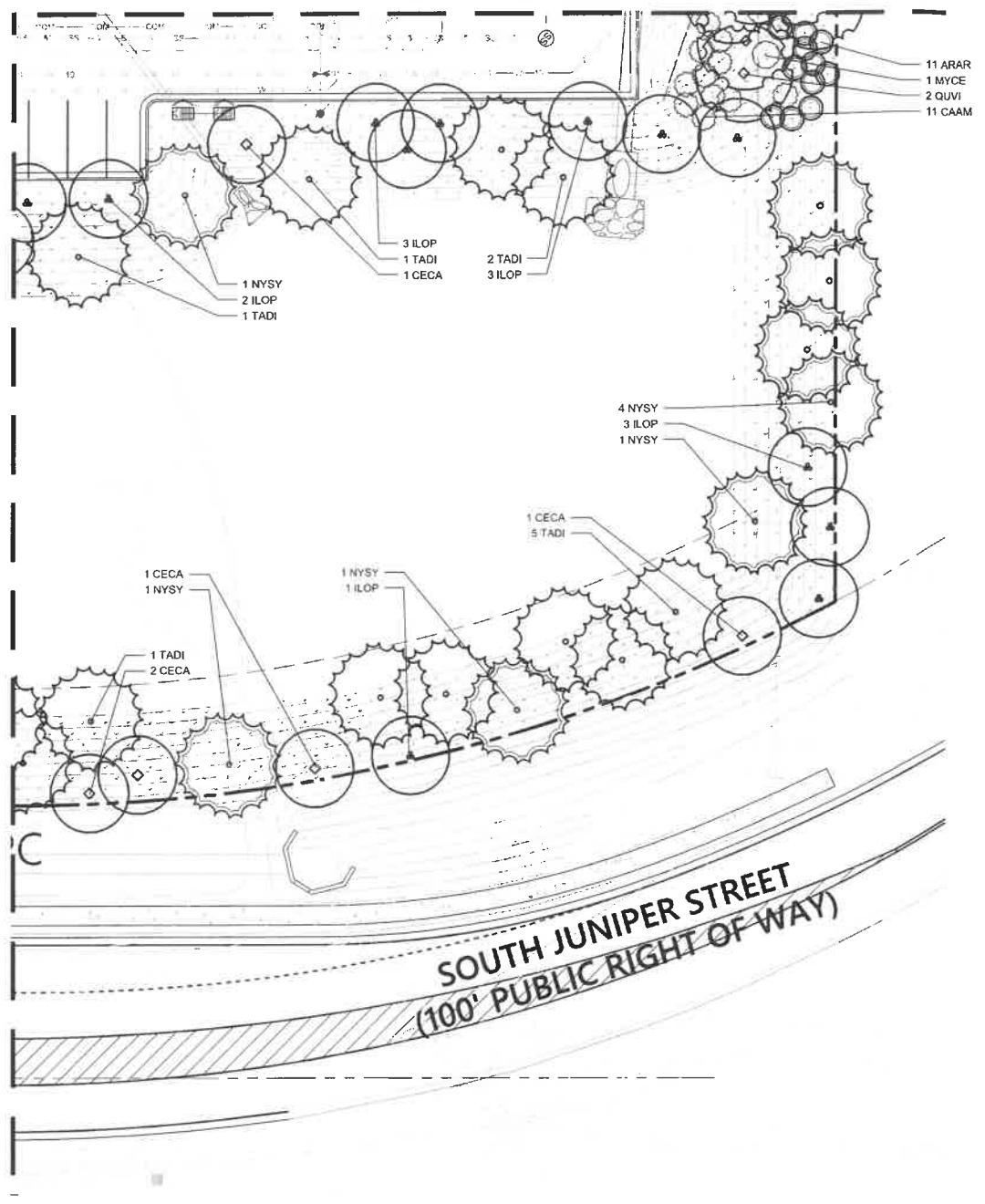
**MATCHLINE - SEE ABOVE RIGHT**

**MATCHLINE - SEE SHEET LP-2**



MATCHLINE - SEE SHEET LP-4

MATCHLINE - SEE SHEET LP-3



#### PLANT LEGEND

YMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
EES						
ECA	<i>Cercis canadensis</i>	Eastern Redbud	1.5" cal., 6" h. min.	Per plan	17	
IBI	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal., 10' h. min.	Per plan	28	
OP	<i>Ilex opaca</i>	American Holly	1.5" cal., 6" h. min.	Per plan	22	
AGR	<i>Magnolia grandiflora</i>	Southern Magnolia	3" cal., 10' h. min.	Per plan	18	Buffer tree
YSY	<i>Nyssa sylvatica</i>	Tupelo	3" cal., 10' h. min.	Per plan	26	
IPA	<i>Pinus palustris</i>	Longleaf Pine	6" high min.	Per plan	28	Buffer tree
UVI	<i>Quercus virginiana</i>	Live Oak	3" cal., 10' h. min.	Per plan	58	Buffer tree
ADI	<i>Taxodium distichum</i>	Bald Cypress	3" cal., 10' h. min.	Per plan	20	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

RUBS						
BGR	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	#5 cont.	4' o.c.	96	
RAR	Aronia arbutifolia	Red Chokeberry	#5 cont. min.	Per plan	37	24" high at planting
AAM	Celtis carpa americana	Beautyberry	#5 cont. min.	Per plan	36	24" high at planting
EAM	Ceanothus americanus	New Jersey Tea	#5 cont.	4' o.c.	50	
IKB	Diervilia 'Kodiak Black'	Kodiak Black Bush Honeysuckle	#5 cont.	4' o.c.	23	
GL	Ilex glabra 'Shamrock'	Shamrock Inkberry	#5 cont.	4' o.c.	93	
VO	Ilex vomitoria	Yaupon Holly	#5 cont. min.	Per plan	100	30" high at planting
YCE	Myrica cerifera	Waxmyrtle	#5 cont. min.	Per plan	117	30" high at planting

LAWN SURF AND SEED					
1	Cynodon dactylon	Common Bermuda Grass	Sod	---	~9,975 sf
	Cynodon dactylon	Common Bermuda Grass	Hydrosed	---	~98,030 sf

## LANDSCAPE CALCULATIONS

**NERAL**  
**TOTAL SITE AREA:** 621,728 SF (14.27 ACRES)  
**TEN SPACES AREA REQUIRED:** 93,255 SF (15% OF SITE)  
**NUMBER OF SPACES AREA PROVIDED:** 124,006 SF (20.1%)  
**TOTAL TREES REQUIRED OVERALL:** 143 TREES (10 PER ACRE)  
**NATIVE TREES BOUNDARY:** 189 TREES

WORKING-

**TOTAL PARKING AREA:** 307,738 SF  
**LANDSCAPE AREA REQUIRED:** 30,774 SF (10% OF PARKING AREA)  
**LANDSCAPE AREA PROVIDED:** 30,341 SF (12.8%)

LANDSCAPE AREA PROVIDED: 39,344 SF (12.0%)  
 RIMETER LENGTH: 1,140 LF  
 EES REQUIRED: 23 TREES (1 PER 50 LF)  
 TREES PROVIDED: 23 TREES  
 RUBS REQUIRED: 115 SHRUBS (5 PER TREE)  
 PROVIDED: 146 SHRUBS

FFFF0B

**E ZONING:** B-1A (RETAIL)  
**ADJACENT PROPERTIES (NORTH AND WEST):** B-1A (RETAIL) - NO BUFFERS REQUIRED  
**ADJACENT PROPERTY (EAST):** PUD (VACANT) - BUFFER TYPE B, 85' WIDTH\*

* BUFFER WIDTH REDUCED UP TO 50% DUE TO FENCE AND BERM (PER SEC 10.2.2.B)	
FFER LENGTH:	726 LF
EE'S REQUIRED:	80 TREES (11 PER 100 LF)
TREES PROVIDED:	80 TREES
RUBS REQUIRED:	290 SHRUBS (40 PER 100 LF)
SHRUBS PROVIDED:	290 SHRUBS
X. DECIDUOUS SHRUBS ALLOWED:	73 SHRUBS (25% OF TOTAL REQUIRED)

#### GENERAL GRADING AND PLANTING NOTES

BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

- a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.

SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

## BJ'S WHOLESALE CLUB

11



PLANTING PLAN  
SHEET NUMBER

LP-5



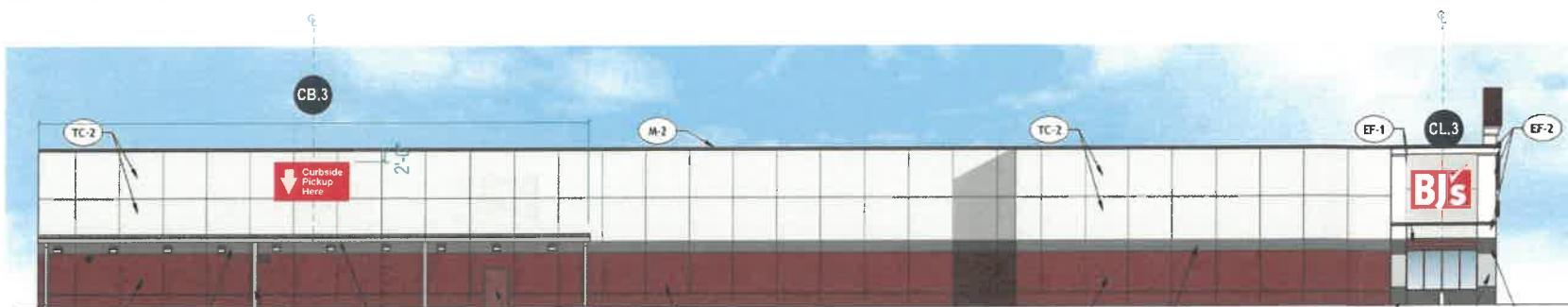
## SITEPLAN



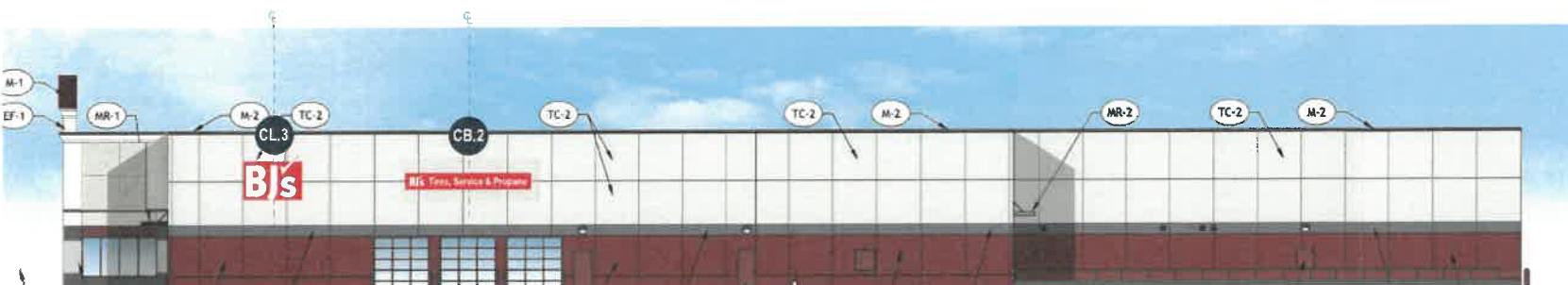
SCALE: NTS

<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>		<b>JOB #:</b> 305326_R1 <b>DATE:</b> 05.29.2025 <b>DESIGNER:</b> S. WEIL <b>SALES REP:</b> P. BALLAS <b>PROJ MGR:</b> M. GARVES	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b> _____	LANDLORD APPROVAL  CLIENT APPROVAL	DATE  DATE		BJ'S WHOLESALE CLUB 370 S MACKENZIE ST FOLEY, AL	SHEET NUMBER <b>3.0</b>
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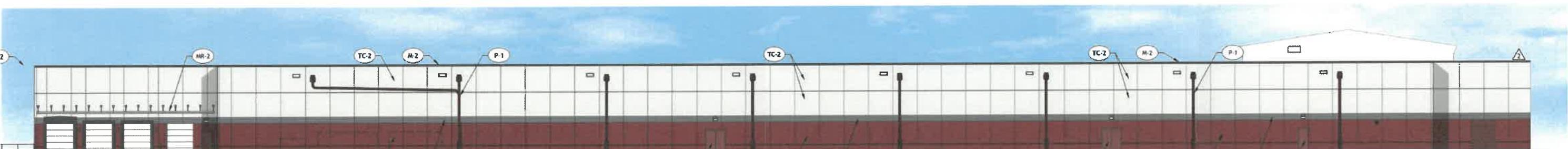
## ELEVATION



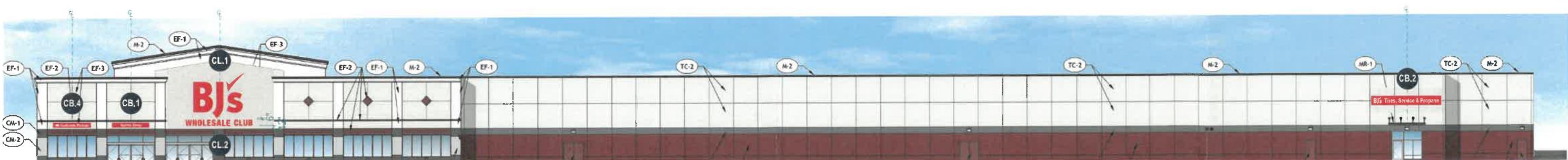
LEFT SIDE ELEVATION (WEST)  
SCALE: 1/32" = 1'-0"



RIGHT SIDE ELEVATION (EAST)  
SCALE: 1/32" = 1'-0"



REAR ELEVATION (SOUTH)  
SCALE: 1/32" = 1'-0"

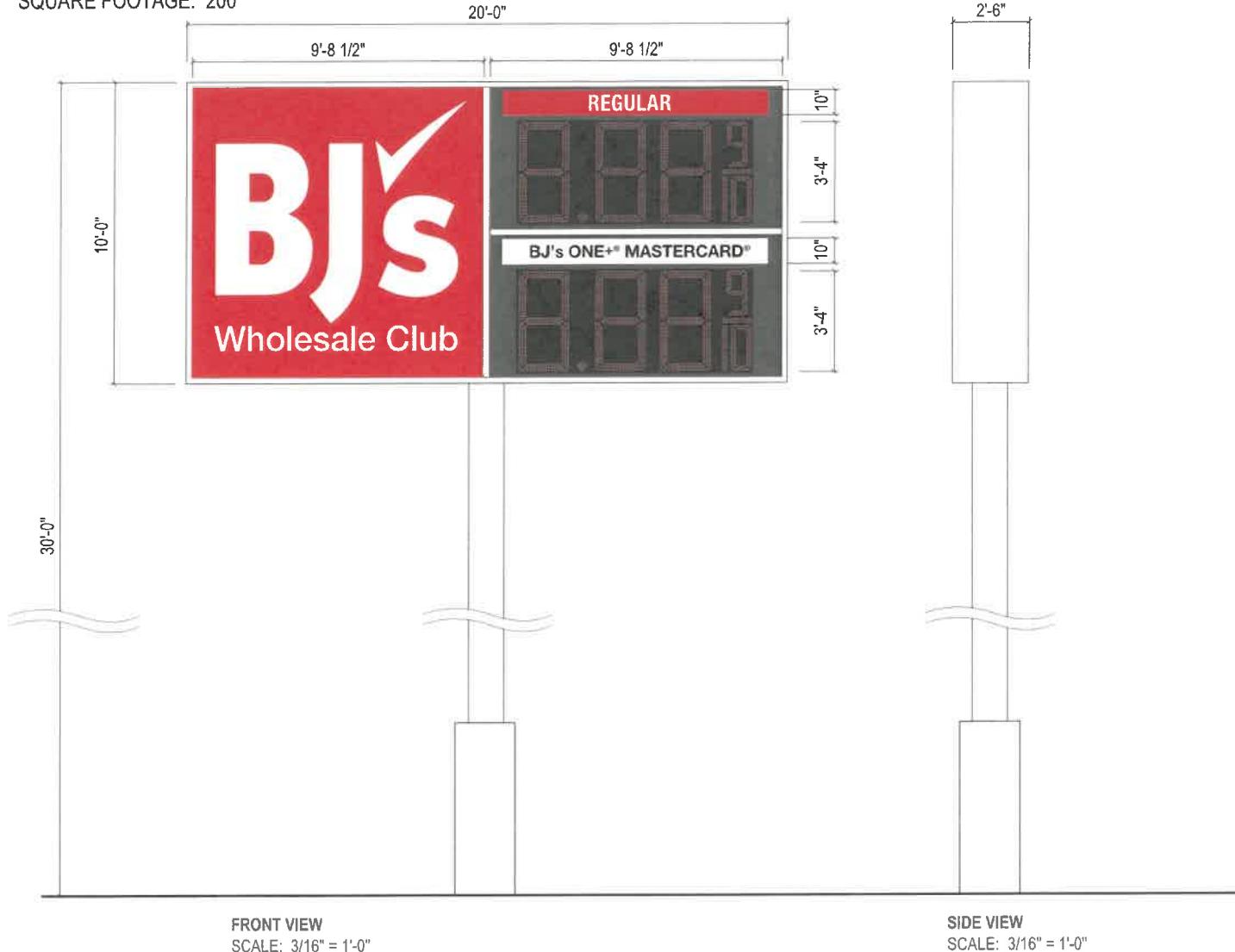


FRONT ELEVATION (NORTH)  
SCALE: 1/32" = 1'-0"

<b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: <b>305326_R1</b> DATE: 05.29.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b> _____	LANDLORD APPROVAL  CLIENT APPROVAL	DATE  DATE	 <b>BJ'S WHOLESALE CLUB</b> 370 S MACKENZIE ST FOLEY, AL	SHEET NUMBER  <b>5.0</b>
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## PS.1 D/F PYLON SIGN (QTY 1)

SQUARE FOOTAGE: 200

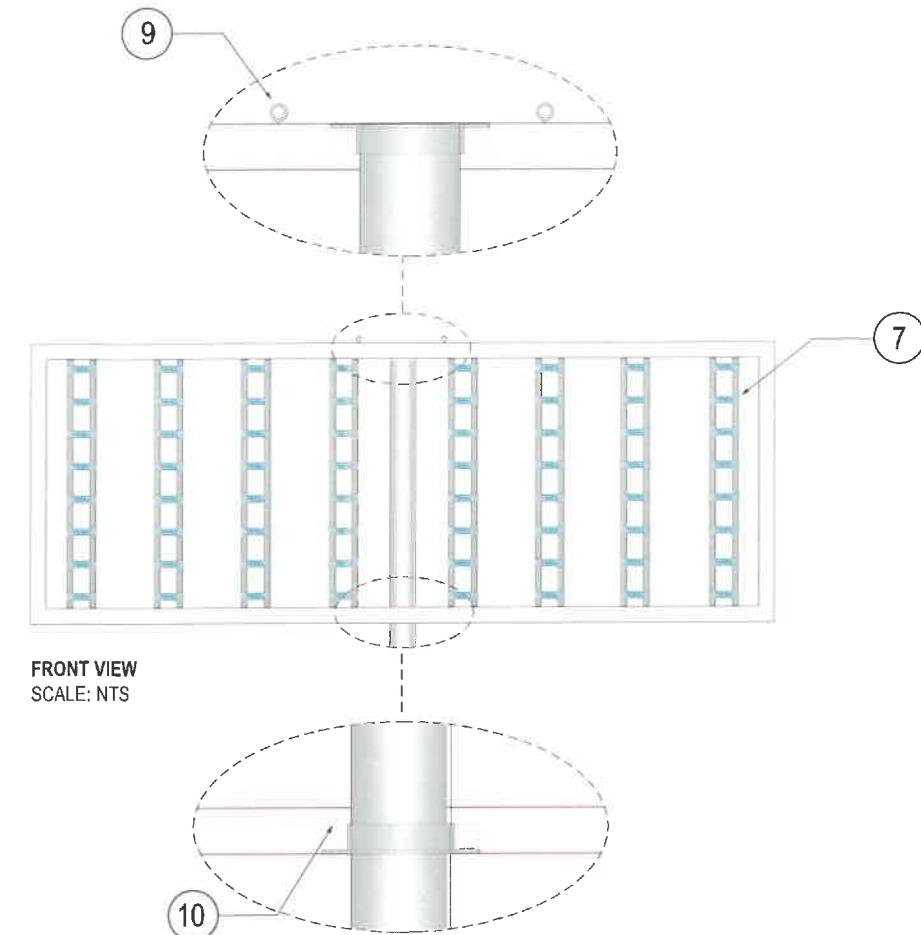
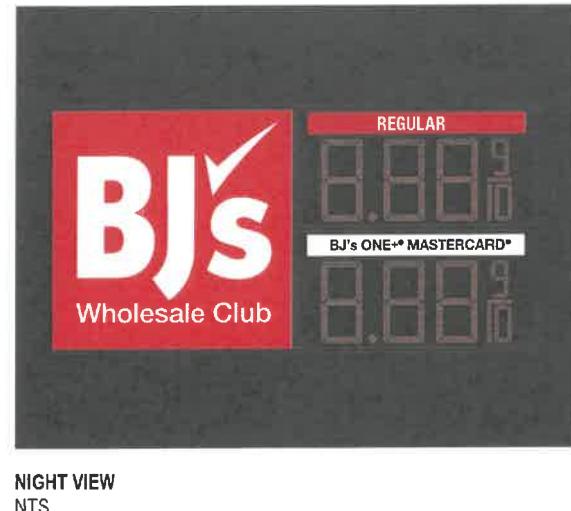
FRONT VIEW  
SCALE: 3/16" = 1'-0"

## SPECIFICATIONS:

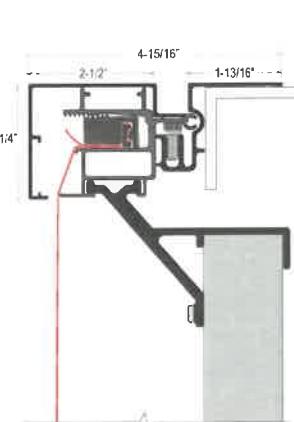
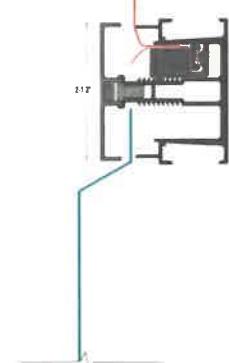
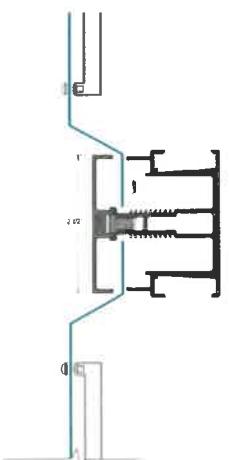
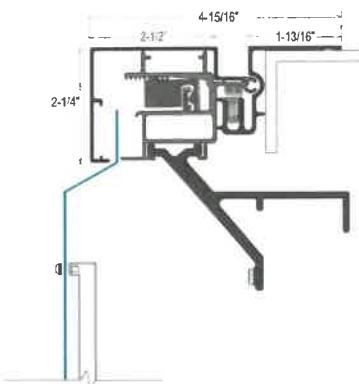
- 2" X 2" X 3/16" ALUM. ANGLE FRAME WITH K2040/65 HINGEABLE FOR FACES FACES PAINTED P-2
- .080 ALUM. RETURNS INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2
- INTERIOR BRACING WHERE REQUIRED PAINTED P-5
- .150 CLEAR POLYCARBONATE PAN FACE WITH V-8, V-7, V-3, V-1 APPLIED SECOND SURFACE (PRICER FACE). PRICERS MOUNTED TO INSIDE OF PAN FACE WITH CLINCH NUTS
- FLEX FACE WITH V-1 APPLIED FIRST SURFACE (BJ's FACE)
- K2142/46 2.5" DUAL DIVIDER KIT (VERTICAL AND HORIZONTAL DIVIDERS)
- 7100K GE TETRASNAP LED'S
- LED POWER SUPPLY
- LIFTING EYES
- POLE SIZE TBD P-2 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
- FOOTING (TO BE VERIFIED BY ENGINEERING)
- (4) DROP IN RED DIGITAL COLOR 40" NUMBER GAS PRICE MESSAGE BOARDS
- VENT ON BOTH ENDS, ACCESS PANEL ON NON STREET SIDE OF SIGN CABINET
- REINFORCED HAND HOLE AT 2'-0" ABOVE GRADE. 1" X 6" HOLE BELOW GRADE FOR CONDUIT TO ENTER

NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING  
EACH SIDE OF THE SIGN WILL LOOK THE SAME, BJ's ON THE LEFT, PRICERS ON THE RIGHT

<b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 305326_R1  DATE: 05.29.2025  DESIGNER: S. WEIL  SALES REP: P. BALLAS  PROJ MGR: M. GARVES	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING  <b>OTHER:</b>	LANDLORD APPROVAL	DATE		BJ'S WHOLESALE CLUB 370 S MACKENZIE ST FOLEY, AL	SHEET NUMBER <b>16.0</b>
			CLIENT APPROVAL	DATE			

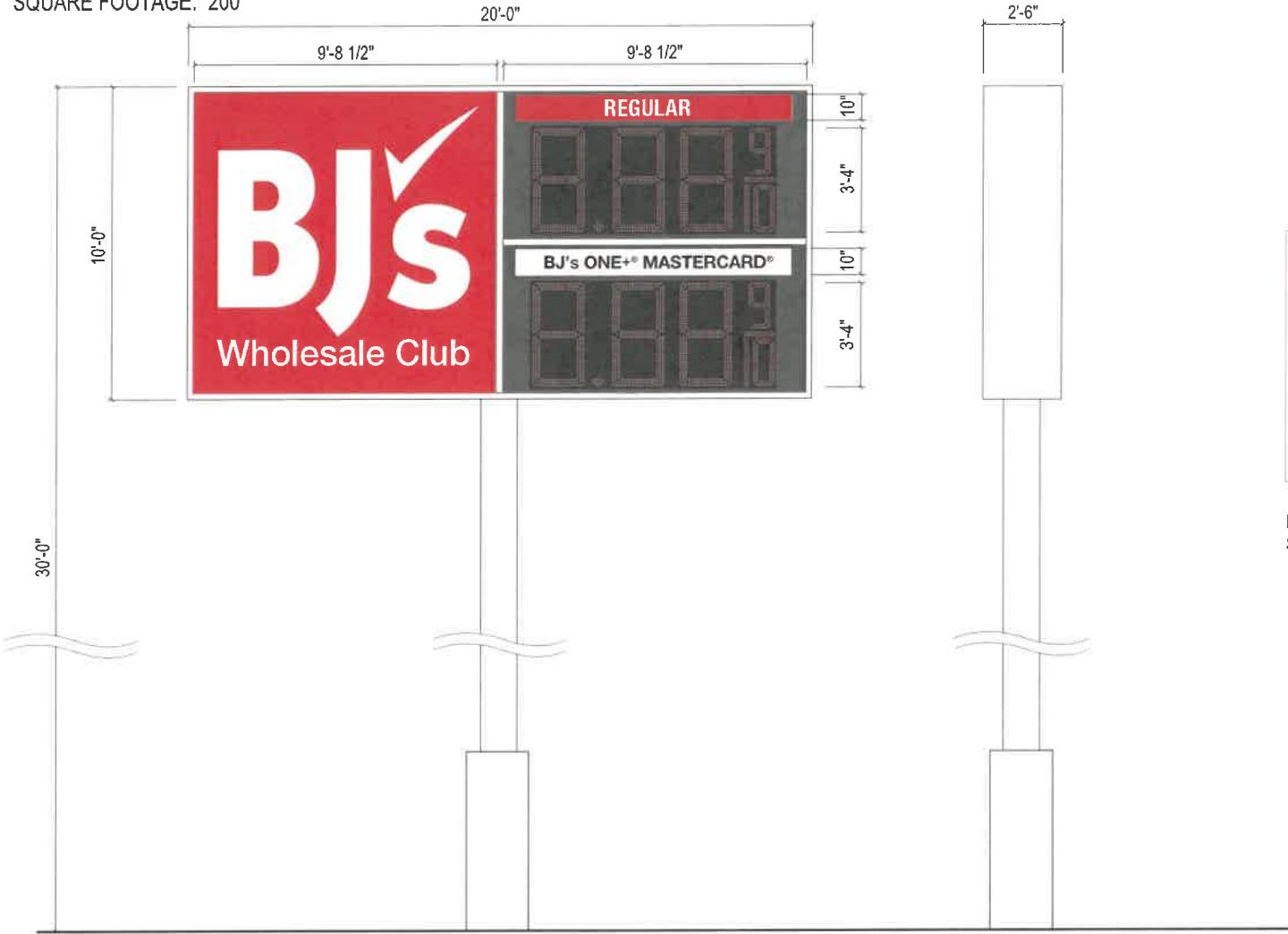
FRONT VIEW  
SCALE: NTSNIGHT VIEW  
NTS

**NOTE:**  
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

SECTION VIEW  
(FLEX FACE)  
SCALE: NTSTOP VIEW  
(VERTICAL DIVIDER)  
SCALE: NTSSECTION VIEW  
(HORIZONTAL DIVIDER/PRICERS)  
SCALE: NTSSECTION VIEW  
(PAN FACE WITH PRICERS)  
SCALE: NTS

## PS.2 D/F PYLON SIGN (QTY 1)

SQUARE FOOTAGE: 200



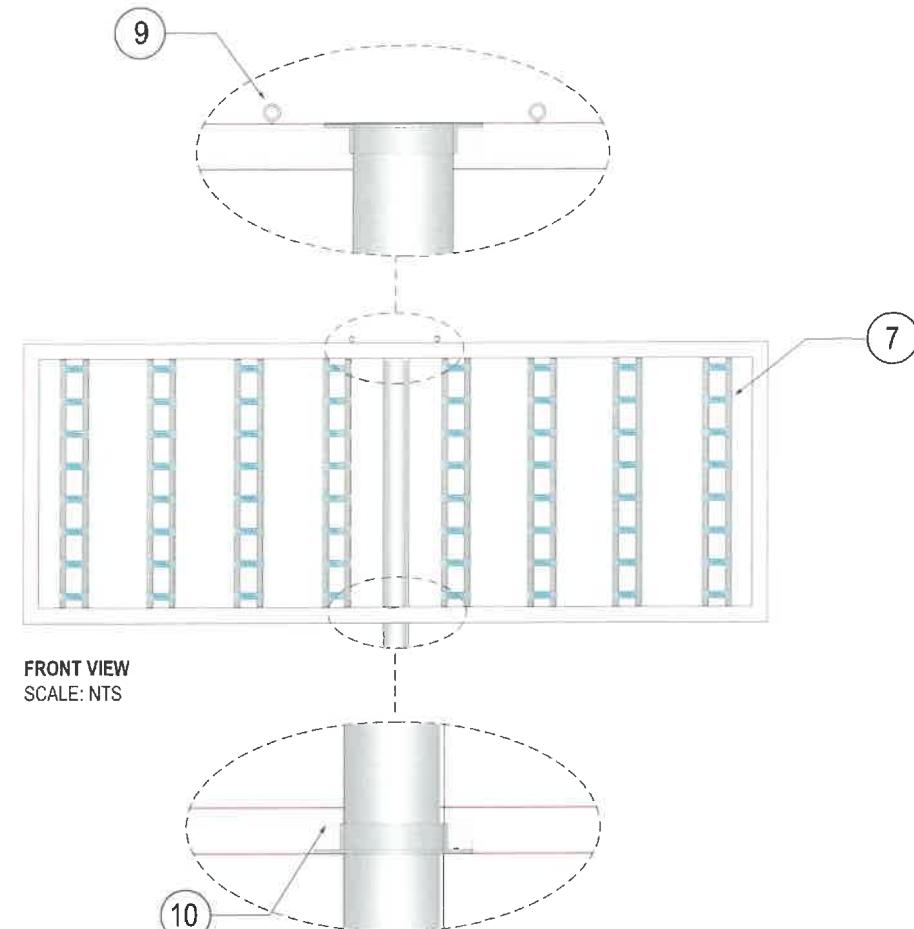
FRONT VIEW  
SCALE: 3/16" = 1'-0"

## SPECIFICATIONS:

- 2" X 2" X 3/16" ALUM. ANGLE FRAME WITH K2040/65 HINGEABLE FOR FACES FACES PAINTED P-2
- .080 ALUM. RETURNS INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2
- INTERIOR BRACING WHERE REQUIRED PAINTED P-5
- .150 CLEAR POLYCARBONATE PAN FACE WITH V-8, V-7, V-3, V-1 APPLIED SECOND SURFACE (PRICER FACE). PRICERS MOUNTED TO INSIDE OF PAN FACE WITH CLINCH NUTS
- FLEX FACE WITH V-1 APPLIED FIRST SURFACE (BJ's FACE)
- K2142/46 2.5" DUAL DIVIDER KIT (VERTICAL AND HORIZONTAL DIVIDERS)
- 7100K GE TETRASNAP LED'S
- LED POWER SUPPLY
- LIFTING EYES
- POLE SIZE TBD P-2 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
- FOOTING (TO BE VERIFIED BY ENGINEERING)
- (4) DROP IN RED DIGITAL COLOR 40" NUMBER GAS PRICE MESSAGE BOARDS
- VENT ON BOTH ENDS, ACCESS PANEL ON NON STREET SIDE OF SIGN CABINET
- REINFORCED HAND HOLE AT 2'-0" ABOVE GRADE. 1" X 6" HOLE BELOW GRADE FOR CONDUIT TO ENTER

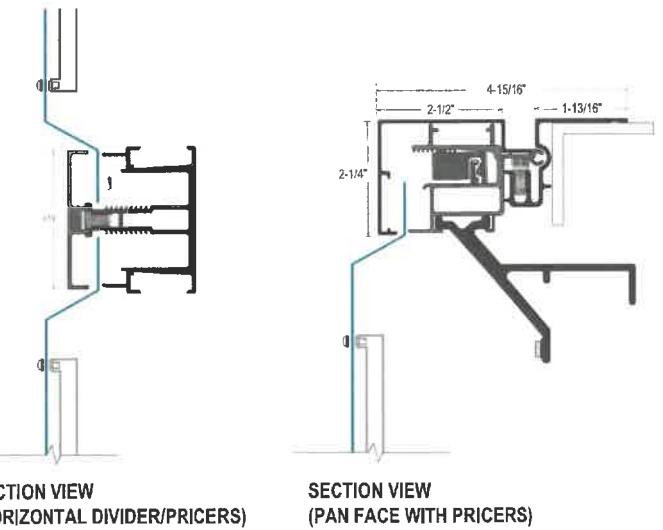
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING  
EACH SIDE OF THE SIGN WILL LOOK THE SAME, BJ's ON THE LEFT, PRICERS ON THE RIGHT

<b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: <b>305326_R1</b> DATE: 05.29.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b> _____	LANDLORD APPROVAL  CLIENT APPROVAL	DATE  DATE		BJ'S WHOLESALE CLUB 370 S MACKENZIE ST FOLEY, AL	SHEET NUMBER <b>17.0</b>
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NIGHT VIEW  
NTS

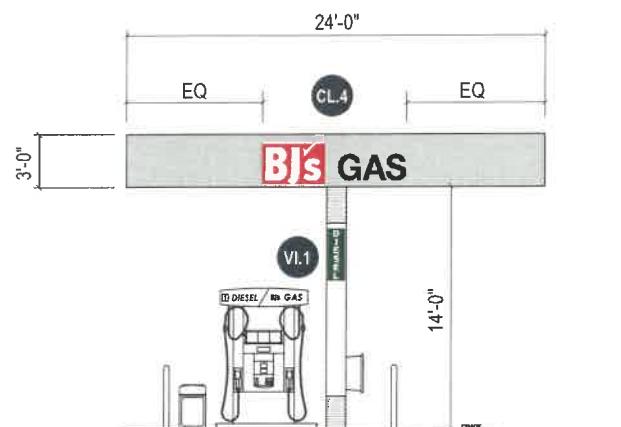
**NOTE:**  
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.



SECTION VIEW  
(PAN FACE WITH PRICERS)  
SCALE: NTS

## ELEVATION

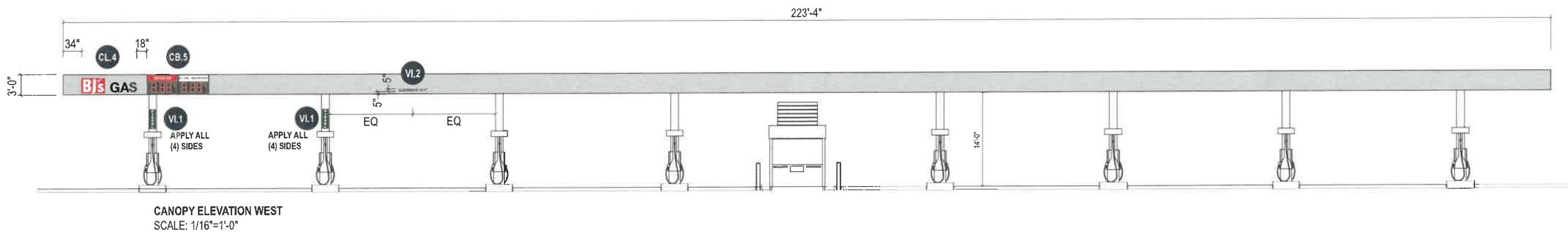
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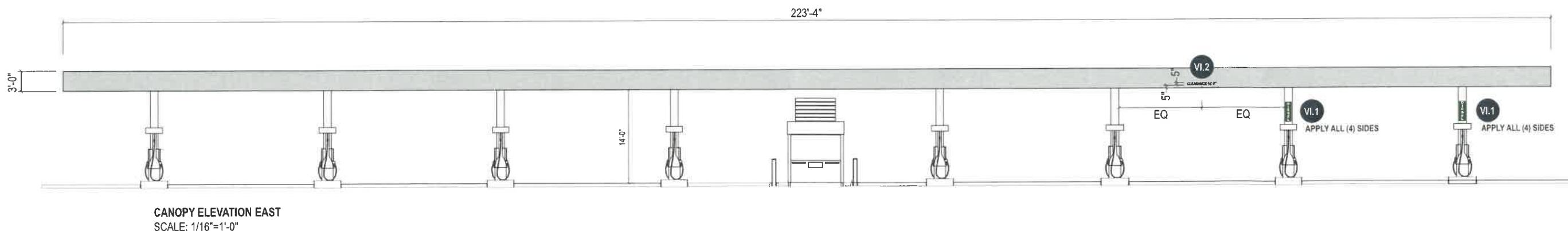
CANOPY SIDE ELEVATION NORTH  
SCALE: 3/32"=1'-0"



CANOPY SIDE ELEVATION SOUTH  
SCALE: 3/32"=1'-0"



CANOPY ELEVATION WEST  
SCALE: 1/16"=1'-0"



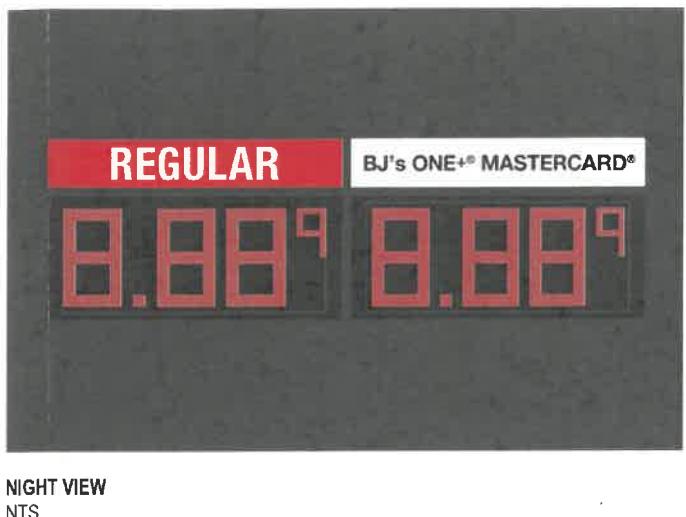
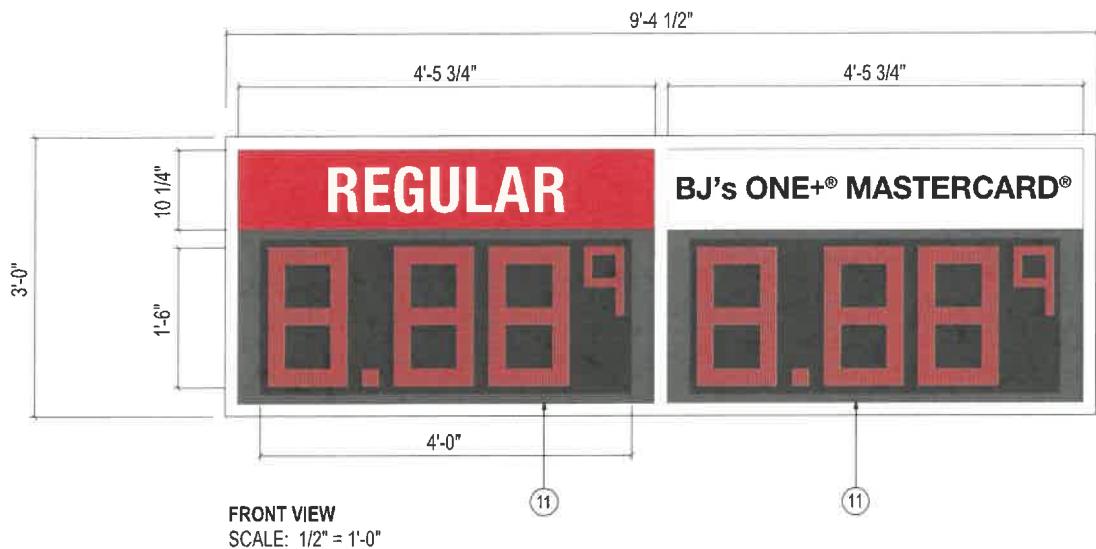
CANOPY ELEVATION EAST  
SCALE: 1/16"=1'-0"

<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: <b>305326_R1</b> DATE: 05.29.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b> _____	LANDLORD APPROVAL DATE  CLIENT APPROVAL DATE	 <b>BJ'S WHOLESALE CLUB</b> 370 S MACKENZIE ST FOLEY, AL	SHEET NUMBER <b>6.0</b>
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## CB.5 FACE LIT CABINET SIGN WITH DIGITAL PRICE (QTY 1)

SQUARE FOOTAGE: 28.1

28

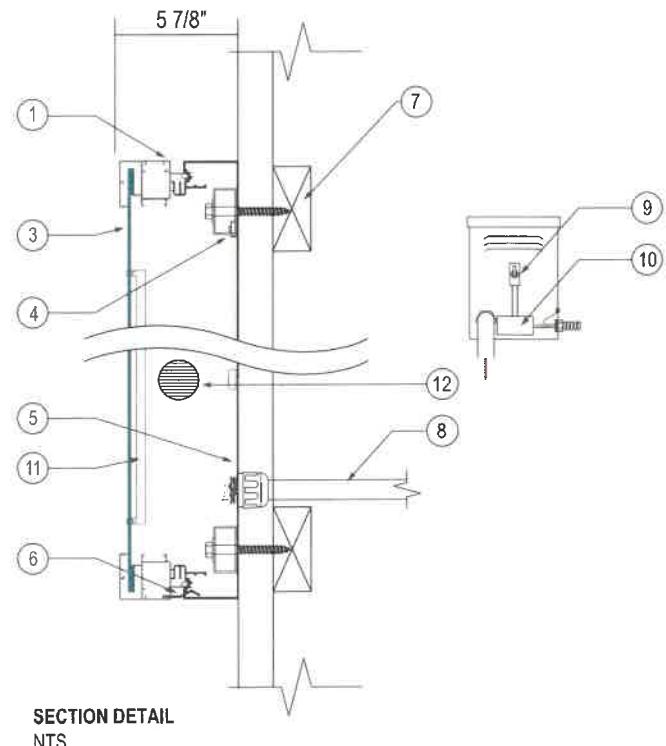


## SPECIFICATIONS:

1. SIGNCOMP K2021/45 HINGEABLE EXTRUSION INTERIOR PAINTED P-5, EXTERIOR PAINTED P-2
2. SIGNCOMP 2138 DIVIDER PAINTED P-2
3. .150 CLEAR POLYCARBONATE WITH V-1, V-3, V-7, V-8 SECOND SURFACE FOR GRAPHICS PANELS
4. LED GE TETRA POWERMAX 24V 6500K
5. 3MM ACM BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE - INTERIOR PAINTED P-5.
6. WEEP HOLE WITH LIGHT BAFFLE
7. MOUNTING TBD BY CONDITIONS. BLOCKING (PROVIDED BY G.C.) AS REQUIRED.
- (2) 1" X 2" X .125" HORIZONTAL BRACES FOR MOUNTING TO GAS STATION CANOPY.
8. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL.
- 15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE
9. POWER SWITCH
10. POWER SUPPLY INSIDE VENTED POWER SUPPLY BOX
11. (2) DROP IN RED DIGITAL COLOR 30" NUMBER GAS PRICE MESSAGE BOARDS
12. VENTS ON BOTH ENDS

## COLORS / FINISHES:

P-2	MP TO MATCH BENJAMIN MOORE SUPER WHITE
P-5	MP WHITE LIGHT ENHANCEMENT
V-1	3M 3730-53L TRANSLUCENT CARDINAL RED VINYL
V-3	3M 3032-22 BLACK VINYL
V-7	3M IJ3630-20 TRANSLUCENT WHITE
V-8	3M 220-41 DARK GRAY OPAQUE



NOTE:  
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT  
THAT RUNS 24/7 FOR THE OPERATION OF THE LED  
PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT  
FOR THE BACKLIGHTING OF THE SIGN FOR  
PROPER OPERATION.

<b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: <b>305326_R1</b>
DATE: 05.29.2025	REQUIRED:
DESIGNER: S. WEIL	<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING
SALES REP: P. BALLAS	OTHER:
PROJ MGR: M. GARVES	

REQUIRED:
<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING
OTHER:

LANDLORD APPROVAL	DATE
CLIENT APPROVAL	DATE



BJ'S WHOLESALE CLUB  
370 S MACKENZIE ST  
FOLEY, AL

SHEET NUMBER  
**15.0**



**PLANNING  
COMMISSION  
JOINT STAFF  
REPORT:  
July 2025**

**STAFF**

**RECOMMENDATION:**

Approval

**PROJECT NAME:**

Foley Beach Express West Industrial Park Phase 2

**REQUEST:**

Preliminary Subdivision

**SUB TYPE:**

Preliminary Subdivision

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

**ACREAGE:** 114

**NUMBER OF LOTS:** 2

**PIN#(s):** 13764

**LOCATION:** N of Doc McDuffle Rd, W of FBE

**PROJECT DESCRIPTION:** Foley Beach Express West Industrial Park Phase 2

**CURRENT CITY ZONING:** M-1

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

**REQUESTED ZONING:** N/A

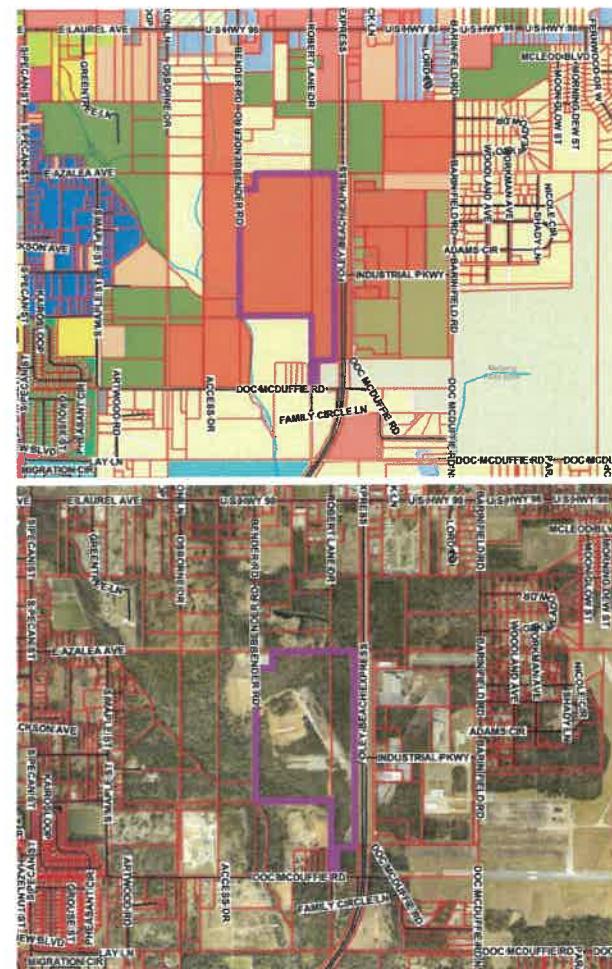
**ADJACENT ZONING:** M-1 & PID

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** IN - Industrial

**EXISTING LAND USE:** Vacant



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**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 appears to meet the zoning requirements.

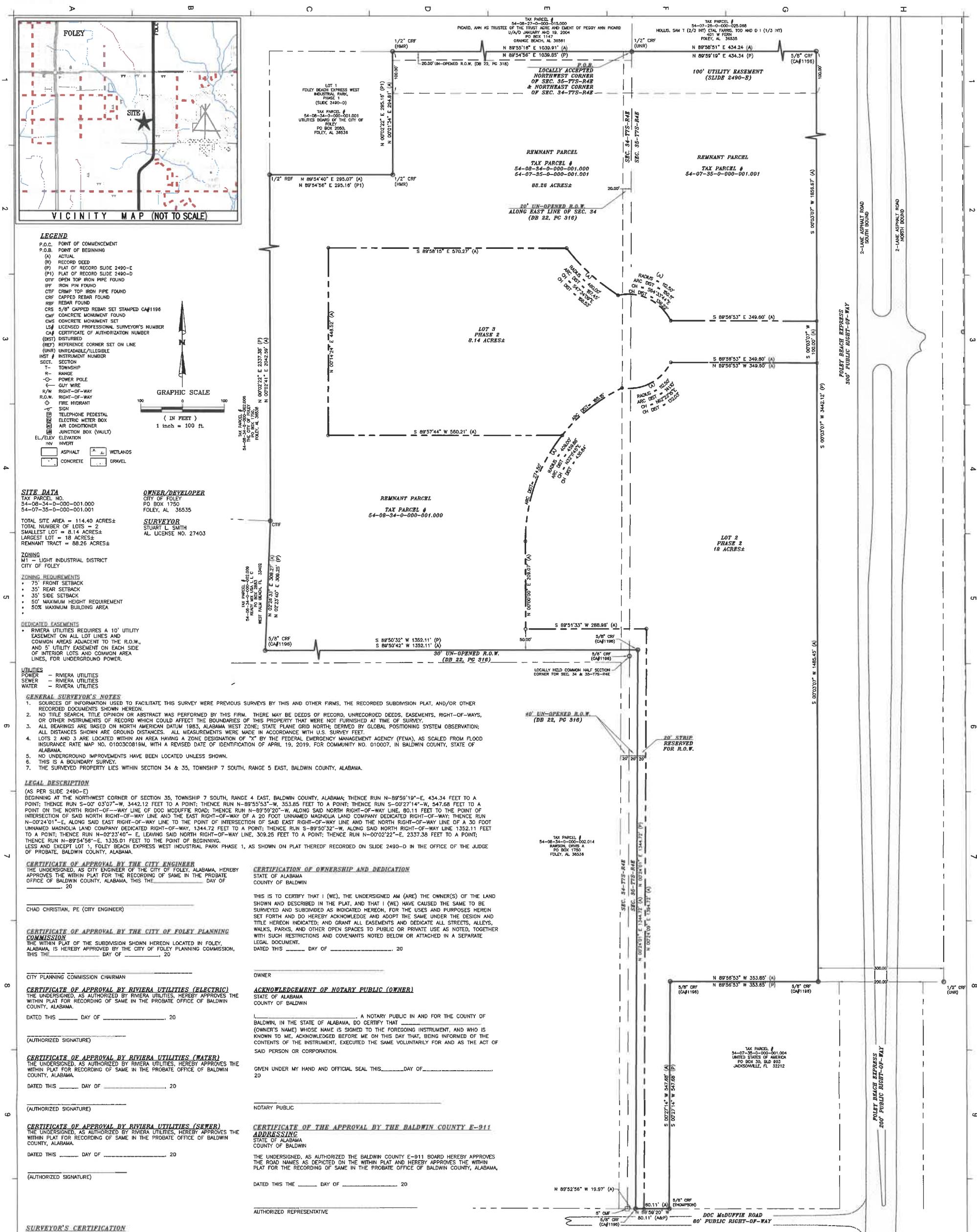
**Reviewer:** Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering  
**Review Status:** Approved

1. Engineering recommends approval. Utility will serve letters have been requested, however existing utility infrastructure is in place in Foley Beach Express right of way based on conversation with Riviera Utilities.

**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



*FOLEY BEACH EXPRESS WEST INDUSTRIAL PARK  
PHASE 2*

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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

2039 Main Street  
Daphne, AL 36526  
T 251.626.2626

GMC

**PRELIMINARY/FINAL PLAT  
FOLEY BEACH EXPRESS WEST  
INDUSTRIAL PARK  
PHASE 2**

CITY OF FOLEY  
SEC. 34 & 35-T7S-R4E  
BALDWIN COUNTY, AL  
GMC Project #

2039 Main Street  
Daphne, AL 36526  
T 251.626.2626

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