

**CITY OF FOLEY  
PLANNING COMMISSION  
WORK SESSION &  
MEETING**

**November 12, 2025**

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

**PLANNING COMMISSION  
WORK SESSION AGENDA NOVEMBER 12, 2025  
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on November 12, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

**WORK SESSION:**

**1. Shadow Lakes Apartments- Site Plan**

The City of Foley Planning Commission has received a request for approval of Shadow Lakes Apartments site plan. Property is located at the NW Corner of Co Rd 20 and S. Pine St. Applicant is Forrest Daniell and Associates- Michael Triplett.

**2. Zoning Ordinance Amendments**

**3. 2026 Meeting & Deadline Calendar**

**PLANNING COMMISSION  
MEETING AGENDA NOVEMBER 12, 2025  
(Council Chambers of City Hall)  
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on November 12, 2025 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

**MEETING MINUTES:**

Approval of the October 15, 2025 work session and meeting minutes.

**AGENDA ITEMS:**

**1. Shadow Lakes Apartments- Site Plan**

The City of Foley Planning Commission has received a request for approval of Shadow Lakes Apartments site plan. Property is located at the NW Corner of Co Rd 20 and S. Pine St. Applicant is Forrest Daniell and Associates- Michael Triplett.

**Planning Commission Action:**

**2. Zoning Ordinance Amendments**

**Public Hearing:**

**Planning Commission Action:**

**3. 2026 Meeting & Deadline Calendar**

**Planning Commission Action:**

**PLANNING COMMISSION  
WORK SESSION MINUTES OCTOBER 15, 2025  
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission held a work session on October 15, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Bill Swanson, Tommy Gebhart and Calvin Hare. Absent members were: Phillip Hinesley and Vera Quaites. Staff present were: Miriam Boone, Planning Director; Eden Lapham, Planner 1, Shawn Mitchell, Planning Manager; Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Taylor Davis, Deputy City Engineer; Jackie McGonigal, Environmental Manager and Amanda Cole, Acting Recording Secretary.

**WORK SESSION:**

**1. \*Driftwood Lakes- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Driftwood Lakes. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry Engineers Inc.

Mrs. Miriam Boone stated staff is recommending approval, this is their first extension request.

Chairman Abrams asked how long it was actually going to take to finish up the subdivision seeing as the construction was almost complete.

Cathy Barnette with Dewberry stated they didn't need a year and the Commission could change the time frame.

Commissioner Hellmich asked if 6 months would be sufficient.

Ms. Barnette stated yes.

**2. Keystone Phase 1- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Keystone Phase 1. Property is located S. of US Hwy. 98 and W. of Venice Blvd. Applicant is Jade Consulting LLC.

Mrs. Boone stated staff is recommending approval, they are requesting a 1 year extension and they are 50% complete.

**3. Lot 3C Industrial Parkway- Site Plan**

The City of Foley Planning Commission has received a request for the approval of Lot 3C Industrial Parkway site plan. Property is located at 1738 Industrial Parkway Lot 3C. Applicant is Lieb Engineering.

Mrs. Boone stated staff is recommending approval and there were no comments from staff for this item.

**4. Foley RV and Boat Storage- Site Plan**

The City of Foley Planning Commission has received a request for approval of Foley RV and Boat storage site plan. Property is located E. of the Foley Beach Express and N. of Roscoe Rd. Applicant is S.E. Civil, LLC.

Mrs. Boone stated staff is recommending approval. There were comments from Engineering and Environmental regarding landscaping that can be designed and finalized with the Land Development Permit.

Commissioner Hellmich asked if that item would be caught during the permitting process.

Mrs. Boone stated yes.

Commissioner Gebhart asked if staff was ok with the aesthetics of the structures from the Beach Express.

Mrs. Boone stated the project is located in the Foley Beach Express Overlay District and has been reviewed by staff to make sure it is meeting those requirements.

**5. Dream Center Calvary Chapel Fellowship of Foley Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Dream Center Calvary Chapel Fellowship of Foley a minor subdivision which consists of 15 +/- acres and 2 lots. Property is located at 18464 Underwood Rd. Applicant is Calvary Chapel Fellowship of Foley.

Mrs. Boone stated staff is recommending approval with the following condition: prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted. Mrs. Boone stated the applicant was aware of the condition.

**6. Resubdivision of Lot 7 Foley Crossroads Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 7 Foley Crossroads Subdivision a minor subdivision which consists of 4 +/- acres and 2 lots. Property is located W. of the Foley Beach Express and S. of Progress Way. Applicant is Engineering Design Group.

Mrs. Boone states staff is recommending approval. There is a positive note from Engineering stating Note 7 on the plat has been modified to ensure cross access is honored for Lots 7A, 7B and Lot 8 for futures connectivity to Progress Way and Discovery Way.

**7. Second Resubdivision of Lot 3-B of Foley Beach Express Industrial Park- Minor**

The City of Foley Planning Commission has received a request for approval of the Second Resubdivision of Lot 3-B of Foley Beach Express Industrial Park a minor subdivision which consists of 14.88 +/- acres and 2 lots. Property is located E. of the Foley Beach

Express and S. of Industrial Pkwy. Applicant is Engineering Design Group, LLC.

Mrs. Boone stated staff is recommending approval and there were no comments from staff for this item.

**8. McAnderson Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the McAnderson Subdivision which consists of 2.19 +/- acres and 6 lots. Property is located N. of E. Michigan Ave. and E. of S. Juniper St. Applicant is Lieb Engineering Company.

Mrs. Boone stated staff is recommending approval and there were no comments from staff for this item.

**9. Zoning Ordinance Amendments**

Staff went over the proposed amendments with the Planning Commission.

Chairman Abrams asked about item J under the site plan contents. Has concern regarding the location of utilities because there will not be a utility plan designed yet.

Mrs. Boone stated she believes the intent of that language was for the HVAC unit locations and enclosures however we can change the language to make that more clear.

**ADJOURN:**

The work session ended at 4:30 p.m.

**PLANNING COMMISSION  
MEETING MINUTES OCTOBER 15, 2025  
(Council Chambers of City Hall)  
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on October 15, 2025 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Bill Swanson, Tommy Gebhart and Calvin Hare. Absent members were: Phillip Hinesley and Vera Quaites. Staff present were: Miriam Boone, Planning Director; Eden Lapham, Planner 1; Shawn Mitchell, Planning Manager; Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Taylor Davis, Deputy City Engineer; Jackie McGonigal, Environmental Manager and Amanda Cole, Acting Recording Secretary.

Chairman Abrams called the meeting to order at 4:30 p.m.

**MEETING MINUTES:**

Approval of the September 17, 2025 work session and meeting minutes.

Commissioner Gebhart made a motion to approve the September 17, 2025 work session and meeting minutes. Commissioner Engel seconded the motion.

All Commissioners voted aye.

**Motion to approve the September 17, 2025 work session and meeting minutes passes.**

**AGENDA ITEMS:**

**1. \*Driftwood Lakes- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Driftwood Lakes. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry Engineers Inc.

Mrs. Miriam Boone stated staff is recommending approval and the applicant has agreed to a 6 month extension as stated during the work session.

**Planning Commission Action:**

Commissioner Hellmich made a motion to extend the preliminary extension 6 months. Commissioner Swanson seconded the motion.

All Commissioner voted aye.

**Motion to extend the preliminary extension 6 months passes.**

**2. Keystone Phase 1- Preliminary Extension**

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Keystone Phase 1. Property is located S. of US Hwy. 98 and W. of Venice Blvd. Applicant is Jade Consulting LLC.

Mrs. Boone stated staff is recommending approval.

**Planning Commission Action:**

Commissioner Gebhart made a motion to approve the requested preliminary extension. Commissioner Hare seconded the motion.

Commissioner Engel asked if Environmental has been to the site after a heavy rain.

Jackie McGonigal stated they went out there last week and the site does need further stabilization for their ponds. Mrs. McGonigal stated she understands there is a good working relationship with the developer and if there are issues they work quickly to get them fixed.

All Commissioners voted aye.

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

**3. Lot 3C Industrial Parkway- Site Plan**

The City of Foley Planning Commission has received a request for the approval of Lot 3C Industrial Parkway site plan. Property is located at 1738 Industrial Parkway Lot 3C. Applicant is Lieb Engineering.

Mrs. Boone stated staff was recommending approval.

**Planning Commission Action:**

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Engel seconded the motion.

All Commissioners voted aye.

**Motion to approve the requested site plan passes.**

**4. Foley RV and Boat Storage- Site Plan**

The City of Foley Planning Commission has received a request for approval of Foley RV and Boat storage site plan. Property is located E. of the Foley Beach Express and N. of Roscoe Rd. Applicant is S.E. Civil, LLC.

Mrs. Boone stated staff is recommending approval. There were comments for the item just noting that with the Land Development Permit the landscaping would be finalized.

Commissioner Hellmich asked if there were any sidewalk requirements for this project.

Wayne Dyess stated he believed in the Land Development Ordinance anything would require a sidewalk or a multi-use path.

Mr. Taylor Davis stated sidewalks and street lighting would be a requirement in the Land Development Ordinance.

**Planning Commission Action:**

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Mixon seconded the motion.

All Commissioners voted aye.

**Motion to approve the requested site plan passes.**

**5. Dream Center Calvary Chapel Fellowship of Foley Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Dream Center Calvary Chapel Fellowship of Foley a minor subdivision which consists of 15 +/- acres and 2 lots. Property is located at 18464 Underwood Rd. Applicant is Calvary Chapel Fellowship of Foley.

**Public Hearing:**

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

Mrs. Boone stated staff is recommending approval with the following condition: prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted.

**Planning Commission Action:**

Commissioner Engel made a motion to approve the requested minor subdivision with the condition of prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted. Commissioner Swanson seconded the motion.

All Commissioners voted aye.

**Motion to approve the requested minor subdivision with the condition of: prior to official subdivision of the lot, a subdivision plat will need to be submitted to the City that reflects the survey submitted passes.**

**6. Resubdivision of Lot 7 Foley Crossroads Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 7 Foley Crossroads Subdivision a minor subdivision which consists of 4 +/- acres and 2 lots. Property is located W. of the Foley Beach Express and S. of Progress Way. Applicant is Engineering Design Group.

**Public Hearing:**

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

Mrs. Boone stated staff is recommending approval.

**Planning Commission Action:**

Commissioner Gebhart made a motion to approve the requested minor subdivision. Commissioner Hare seconded the motion.

All Commissioners voted aye.

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

**7. Second Resubdivision of Lot 3-B of Foley Beach Express Industrial Park- Minor**

The City of Foley Planning Commission has received a request for approval of the Second Resubdivision of Lot 3-B of Foley Beach Express Industrial Park a minor subdivision which consists of 14.88 +/- acres and 2 lots. Property is located E. of the Foley Beach Express and S. of Industrial Pkwy. Applicant is Engineering Design Group, LLC.

**Public Hearing:**

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

Mrs. Boone stated staff is recommending approval.

**Planning Commission Action:**

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

All Commissioners voted aye.

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

**8. McAnderson Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the McAnderson Subdivision which consists of 2.19 +/- acres and 6 lots. Property is located N. of E. Michigan Ave. and E. of S. Juniper 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.

Mrs. Boone stated staff is recommending approval.

**Planning Commission Action:**

Commissioner Engel made a motion to approve the requested preliminary subdivision. Commissioner Mixon seconded the motion.

Commissioner Hare abstained. All other Commissioners voted aye.

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

**9. Zoning Ordinance Amendments**

**Public Hearing:**

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

Mrs. Boone stated staff is recommending approval with the condition of changing item J under site plan contents to “Location of mechanical systems including screening and dumpster enclosures”.

**Planning Commission Action:**

Commissioner Hellmich made a motion to recommend the requested Zoning Ordinance Amendments to the Mayor and Council with the condition to change item J under site plan contents to “Location of mechanical systems including screening and dumpster enclosures”. Commissioner Hare seconded the motion.

All Commissioners voted aye.

**Motion to recommend the requested Zoning Ordinance Amendments to the Mayor and Council with the condition to change item J under site plan contents to “Location of mechanical systems including screening and dumpster enclosures” passes.**

Commissioner Hellmich thanked staff for the work that is being done. He explained after November 1<sup>st</sup> Commissioner Engel will be the Council representative and Commissioner Quaites will a citizen representative for the Planning Commission.

**ADJOURN:**

Chairman Abrams adjourned the meeting at 4:50 p.m.



## PLANNING COMMISSION JOINT STAFF REPORT NOVEMBER 2025

**STAFF RECOMMENDATION:** Approval  
**PROJECT NAME:** Shadow Lake Apartments  
**REQUEST:** Zoning - Site Plan Approval  
**SUBTYPE:** Property is in a PUD  
**OWNER / APPLICANT:** Forrest Daniell and Associates - Michael Triplett

**ACREAGE:** 10.17

**NUMBER OF LOTS:**

**PIN#(s):** 304687

**LOCATION:**

NW Corner of Co Rd 20 & S Pine St

**PROJECT DESCRIPTION:**

Shadow Lake Apartments

**CURRENT CITY ZONING:**

PUD - Planned Unit Development

**OVERLAY DISTRICT:**

N/A

**REQUESTED ZONING:**

N/A

**ADJACENT ZONING:**

N & W: PUD E: B-1A S: R-3

**COUNTY ZONING:**

N/A

**COUNTY LOT SIZE:**

N/A

**FUTURE LAND USE:**

RM, Residential Med. Density (4-7)

**EXISTING LAND USE:**

Vacant with previously installed Infrastructure



**PC JOINT STAFF REPORT****Permit #:** ZSP25-000011**Reviewer:** Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering**Review Status:** Approved

1. Engineering recommends approval.

**Reviewer:** Reese Newton, 2519793098, rnewton@cityoffoley.org, Environmental**Review Status:** Approved**Reviewer:** Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved with Comments

1. An automatic sprinkler system shall be installed in townhouses -2024 IRC 309.1
2. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D - 2024 IFC 903.3.1.3

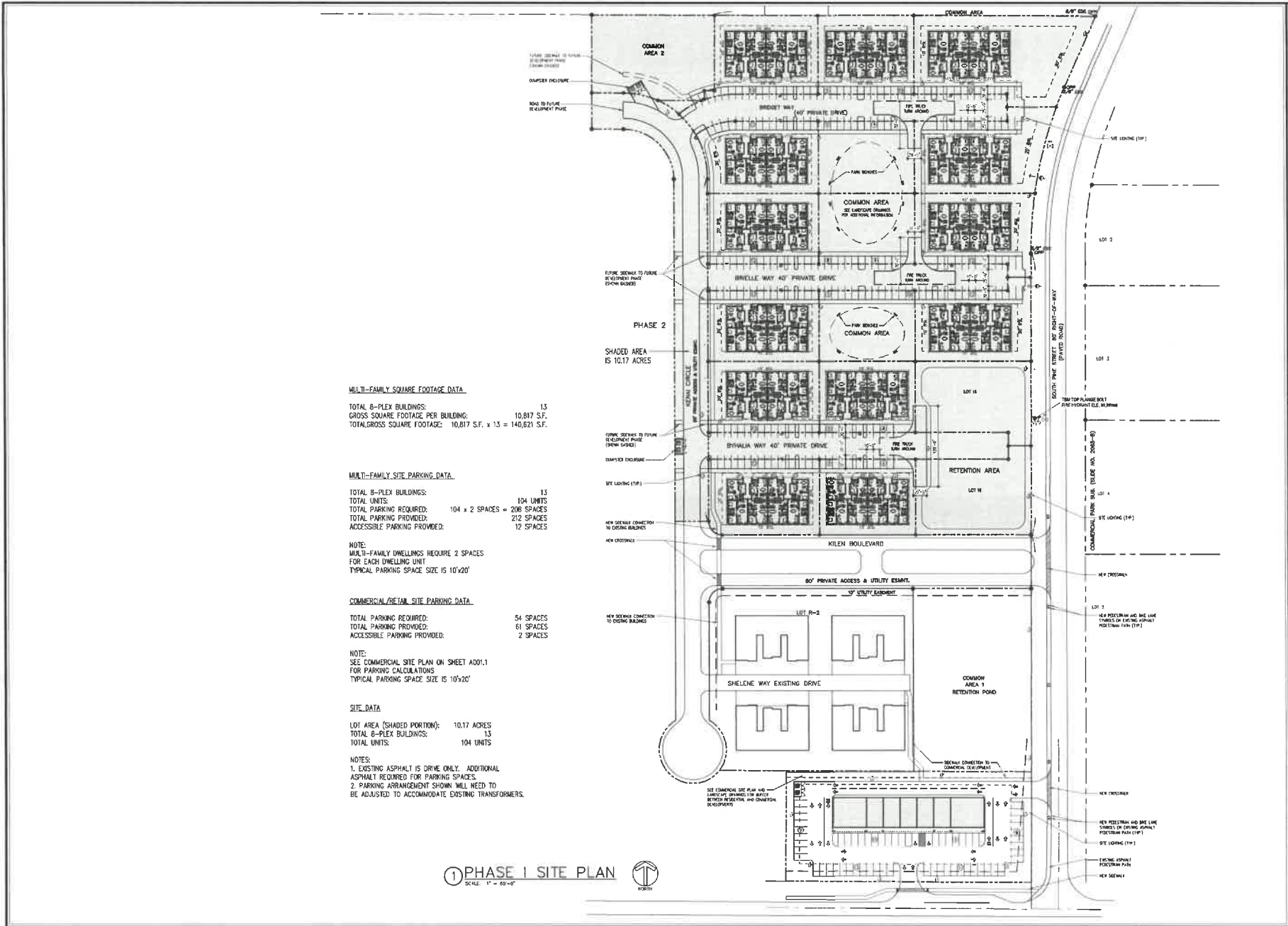
**Reviewer:** Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved with Comments

1. Please note: An automatic fire sprinkler system will be required for Group R occupancies based on section 420.4 of the 2024 IBC. All buildings shall be designed to the current City of Foley code adoption (2024 IBC, IMC, IPC, 2017 ICCA117.1, and 2023 NEC)

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Planning and Zoning**Review Status:** Approved

**SCOPE AND PURPOSE:** The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the

City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.



**MULTI-FAMILY SQUARE FOOTAGE DATA**

TOTAL 8-PLEX BUILDINGS: 13  
 GROSS SQUARE FOOTAGE PER BUILDING: 10,817 S.F.  
 TOTAL GROSS SQUARE FOOTAGE: 10,817 S.F. x 13 = 140,621 S.F.

**MULTI-FAMILY SITE PARKING DATA**

TOTAL 8-PLEX BUILDINGS: 13  
 TOTAL UNITS: 104 UNITS  
 TOTAL PARKING REQUIRED: 104 x 2 SPACES = 208 SPACES  
 TOTAL PARKING PROVIDED: 212 SPACES  
 ACCESSIBLE PARKING PROVIDED: 12 SPACES

NOTE:  
 MULTI-FAMILY DWELLINGS REQUIRE 2 SPACES FOR EACH DWELLING UNIT  
 TYPICAL PARKING SPACE SIZE IS 10'x20'

**COMMERCIAL/RETAIL SITE PARKING DATA**

TOTAL PARKING REQUIRED: 54 SPACES  
 TOTAL PARKING PROVIDED: 61 SPACES  
 ACCESSIBLE PARKING PROVIDED: 2 SPACES

NOTE:  
 SEE COMMERCIAL SITE PLAN ON SHEET A001.1 FOR PARKING CALCULATIONS  
 TYPICAL PARKING SPACE SIZE IS 10'x20'

**SITE DATA**

LOT AREA (SHADED PORTION): 10.17 ACRES  
 TOTAL 8-PLEX BUILDINGS: 13  
 TOTAL UNITS: 104 UNITS

NOTES:  
 1. EXISTING ASPHALT IS DRIVE ONLY. ADDITIONAL ASPHALT REQUIRED FOR PARKING SPACES.  
 2. PARKING ARRANGEMENT SHOWN WILL NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING TRANSFORMERS.

**PHASE I SITE PLAN**  
 SCALE: 1" = 60'-0"  
 NORTH

# Shadow Lake

Foley, Alabama

FORREST DANIELL & Associates, P.C.



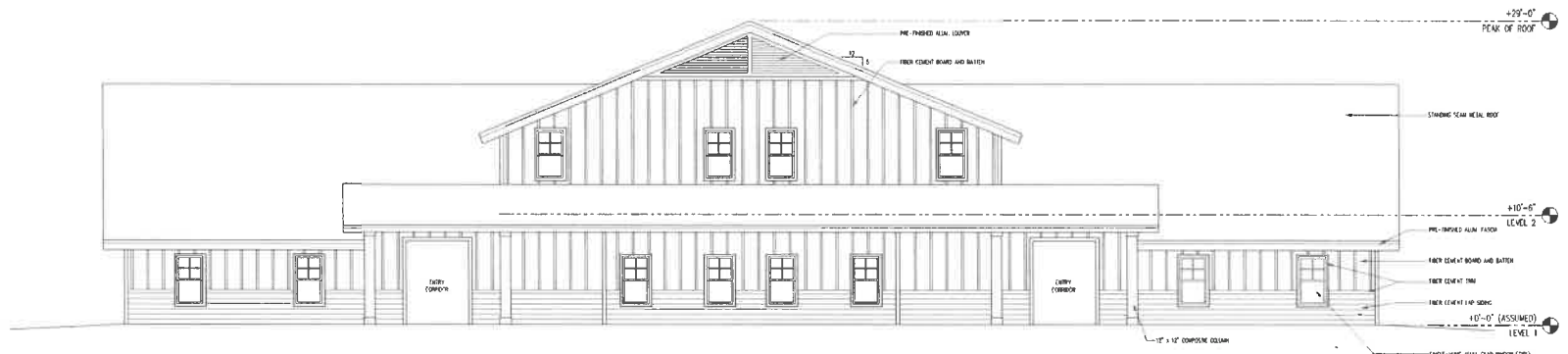
1807 American Way  
 Daphne, AL 36526  
 (251) 625-6400  
 (251) 625-6406 Fax  
 www.fdanall.com

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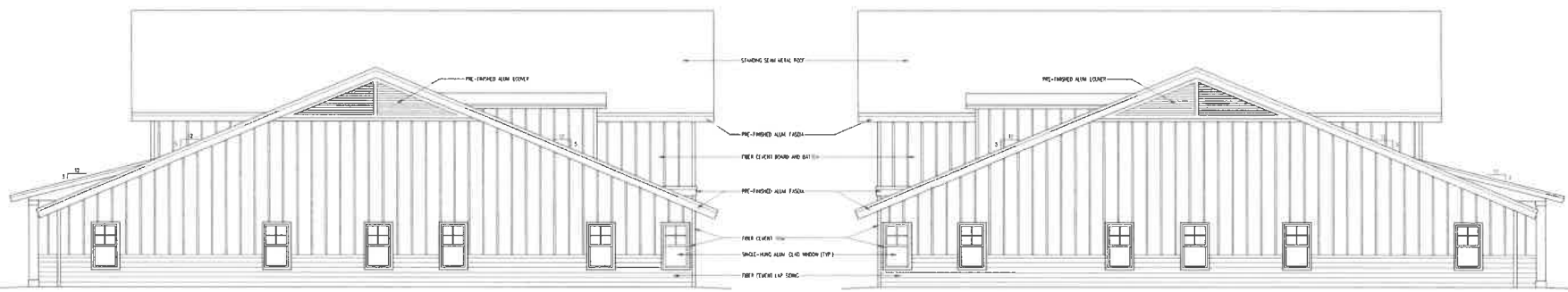
REVISIONS:  
 #1/25: RESPONSE TO COMMENTS  
 #3/25: REVISED  
 #5/25: REVISED

FILE: F02-A002  
 DATE: AUGUST 25, 2025

**A001**  
 PHASE I SITE PLAN

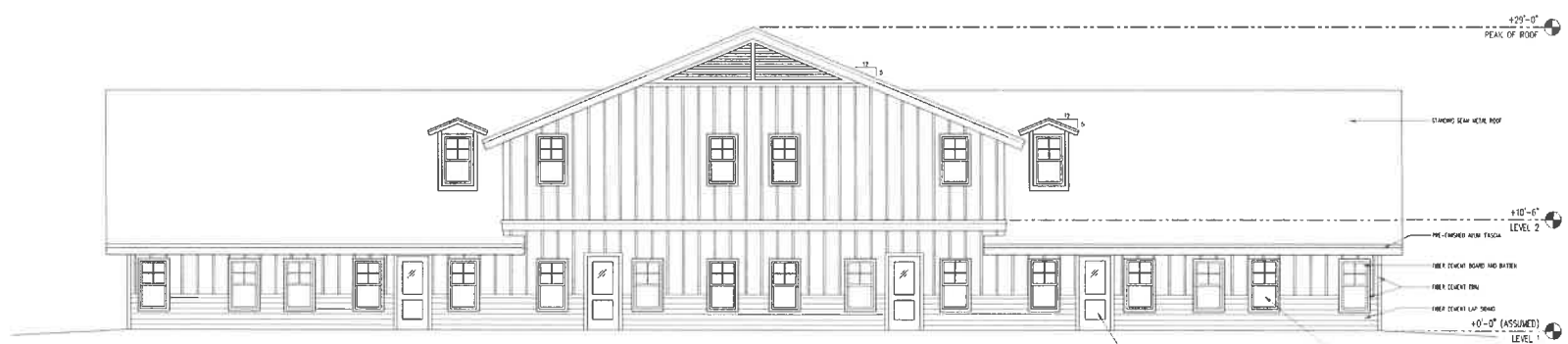


① FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



② RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

③ LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



④ REAR ELEVATION  
SCALE: 3/16" = 1'-0"

Shadow Lake  
Foley, Alabama



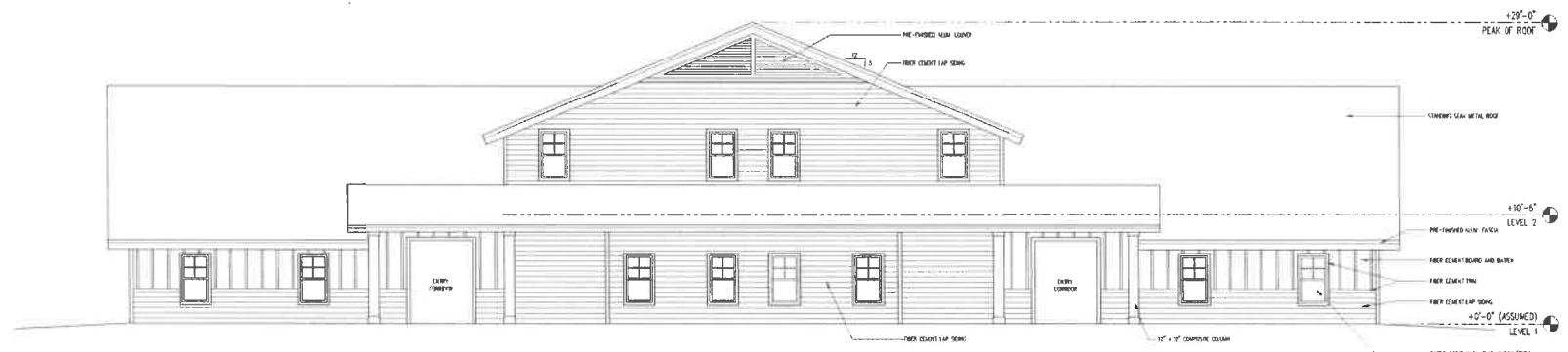
8007 American Way  
Daphne, AL 36526  
(251) 625-9490  
(251) 625-9490 Fax  
www.fdanuel.com

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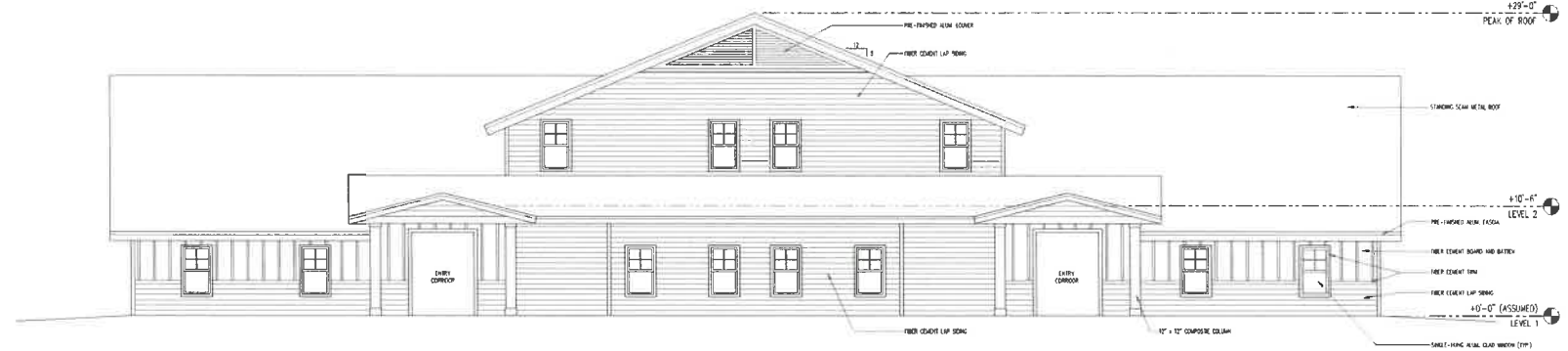
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| REVISIONS |  |
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FILE: F024002  
DATE: AUGUST 25, 2025

A201  
EXTERIOR ELEVATIONS



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



② ALTERNATE FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

NOTE: DIMENSIONS IN BRACKETING CALLINGS TO BE ADJUSTED BY CHANGES IN SIDING MATERIAL, PANEL/SHED COLORS AND WINDOW COORDS. IN FOOTING LINE.

Shadow Lake  
Foley, Alabama

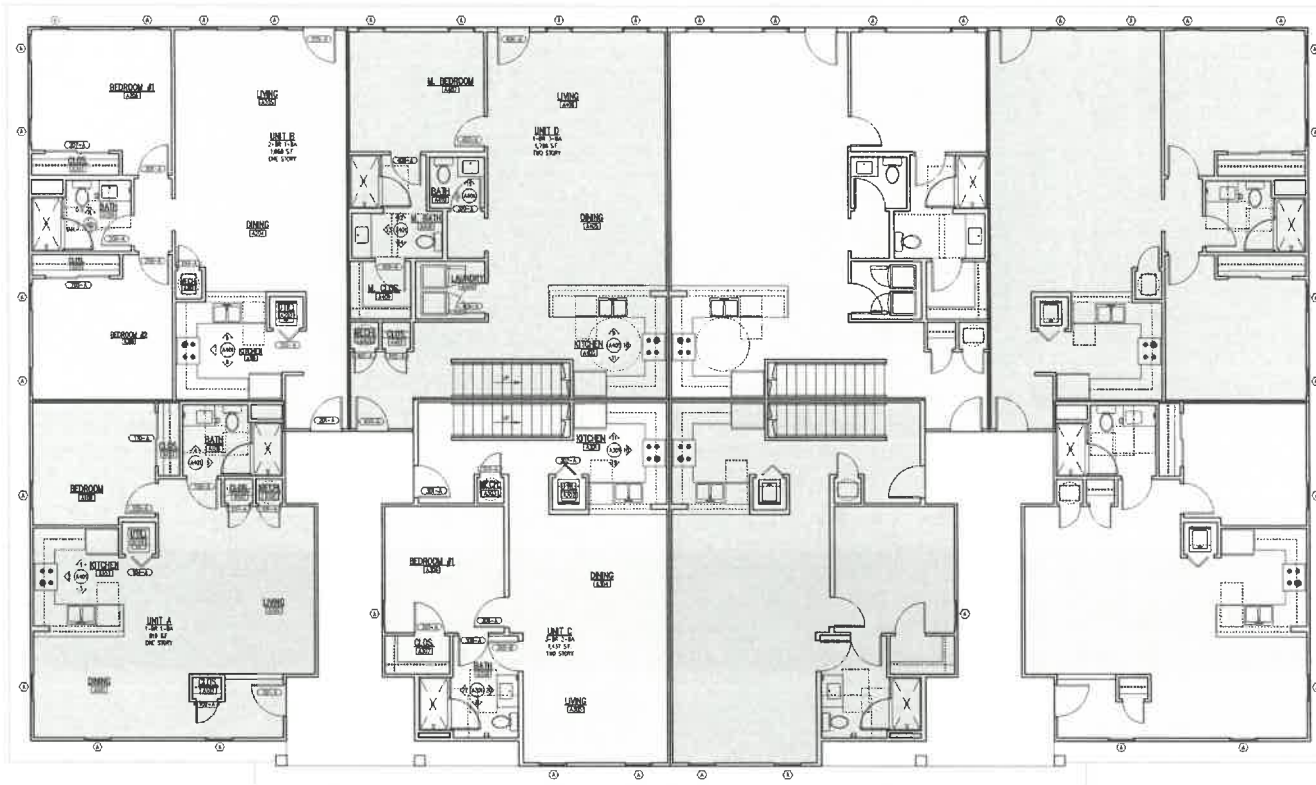
FORREST DANIELL & Associates, P.C.  
  
 Architecture & Planning  
 8007 American Way  
 Daphne, AL 36626  
 (251) 475-6699  
 (251) 923-6494 fax  
 www.fdanell.com

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| FILE NAME |

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| REVISIONS |
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|------|-----------------|
| FILE | FD24002         |
| DATE | AUGUST 25, 2025 |

A202  
EXTERIOR ELEVATIONS



FOOTPRINT AREA: 8,142 S.F.  
**1 FLOOR PLAN - LEVEL 1**  
 SCALE: 3/16" = 1'-0"  
 NORTH

**Shadow Lake**  
 Foley, Alabama

FORREST DANIELL  
 & Associates, P.C.

Architecture & Planning

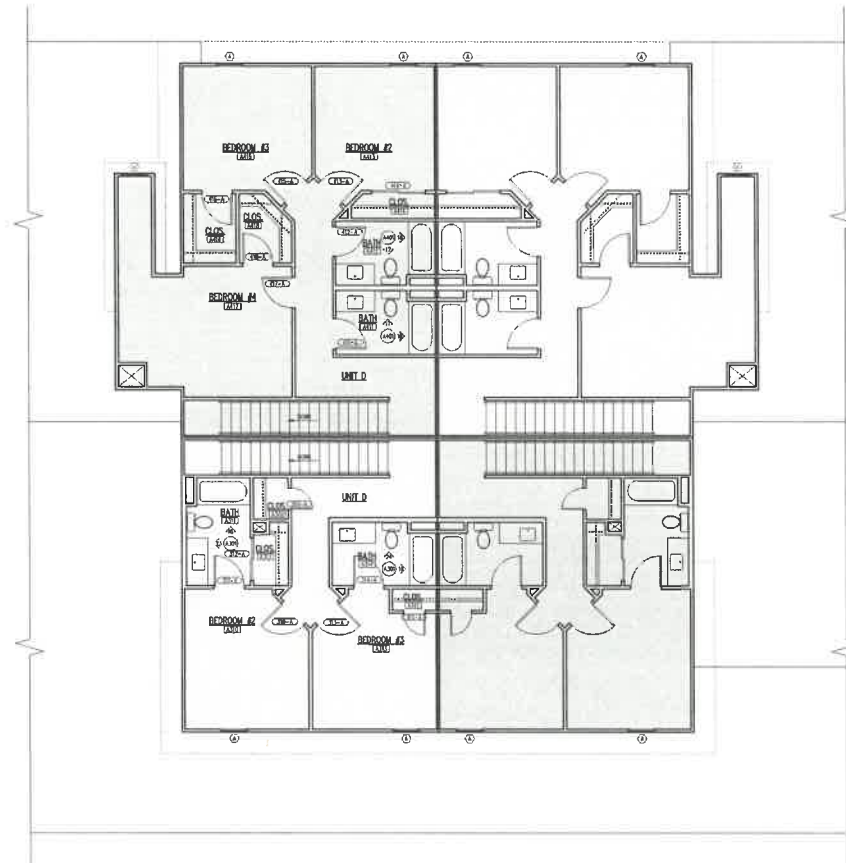
907 American Way  
 Daphne, AL 36526  
 (251) 625-6490  
 (251) 625-6494 fax  
 www.fdnai.com

DATA  
 SCALE  
 FILE NAME

REVISIONS

FILE: F024002  
 DATE: AUGUST 25, 2025

**A101**  
 FLOOR PLAN  
 LEVEL 1



① FLOOR PLAN – LEVEL 2  
 SCALE: 3/16" = 1'-0"  
 NORTH

# Shadow Lake

Foley, Alabama

FORREST DANIELL  
 & Associates, P.C.



8007 American Way  
 Daphne, AL 36526  
 (251) 625-6400  
 (251) 625-0994 fax  
 www.fdanell.com

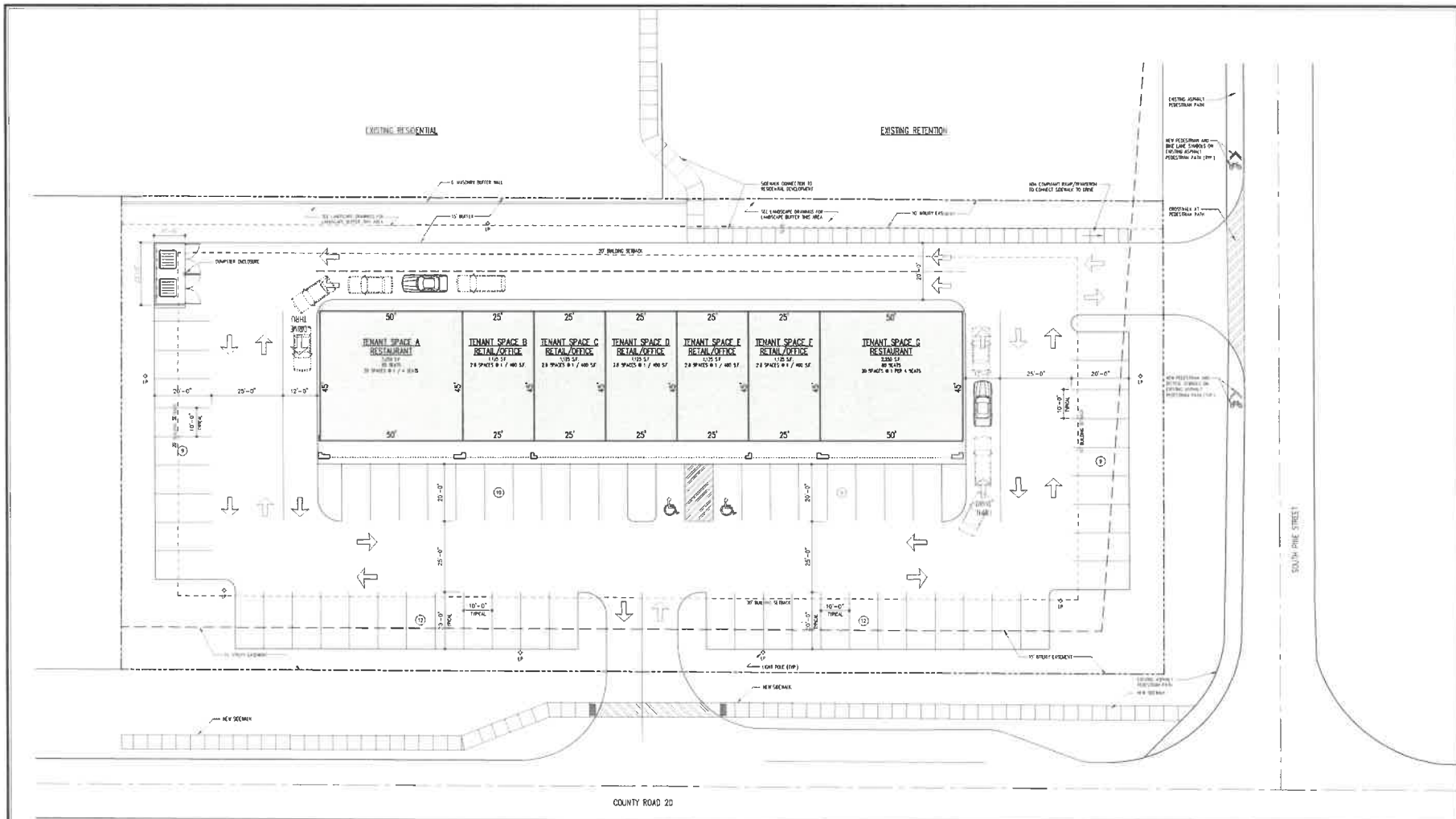
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REVISIONS

FILE: T224002  
 DATE: 08/05/25 2025

A102

FLOOR PLAN  
 LEVEL 2



COUNTY ROAD 20

SOUTH PINE STREET

**SITE DATA:**

|                         |                                 |
|-------------------------|---------------------------------|
| LOT AREA:               | APPROX. 60,407 SF. (1.39 ACRES) |
| RESTAURANT AREA:        | 4,500 SF.                       |
| RETAIL AREA:            | 5,825 SF.                       |
| TOTAL BUILDING AREA:    | 10,325 SF.                      |
| RESTAURANT PARKING:     | 160 SEATS @ 1/4 SEATS           |
| RETAIL PARKING:         | 5,825 SF. @ 1/400 SF.           |
| TOTAL PARKING REQUIRED: | 54 SPACES                       |
| TOTAL PARKING PROVIDED: | 81 SPACES                       |

① SITE PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

# Shadow Lake Retail

Foley, Alabama

FORREST DANIELL & Associates, P.C.



4087 American Way  
Duglake, AL 36526  
(251) 625-6490  
(251) 625-6494 fax  
www.fdanell.com

DATA  
SCALE  
FILE NAME

REVISIONS  
8/10/25 RESPONSE TO COMMENTS  
10/10/25

FILE: FB24006  
DATE: AUGUST 29, 2025

**A001.1**  
SITE PLAN

# Shadow Lake Retail

Foley, Alabama

FORREST DANIELL & Associates, P.C.



8007 American Way  
 Prichard, AL 36068  
 (205) 833-8400  
 (205) 623-9494 Fax  
 www.fdanall.com

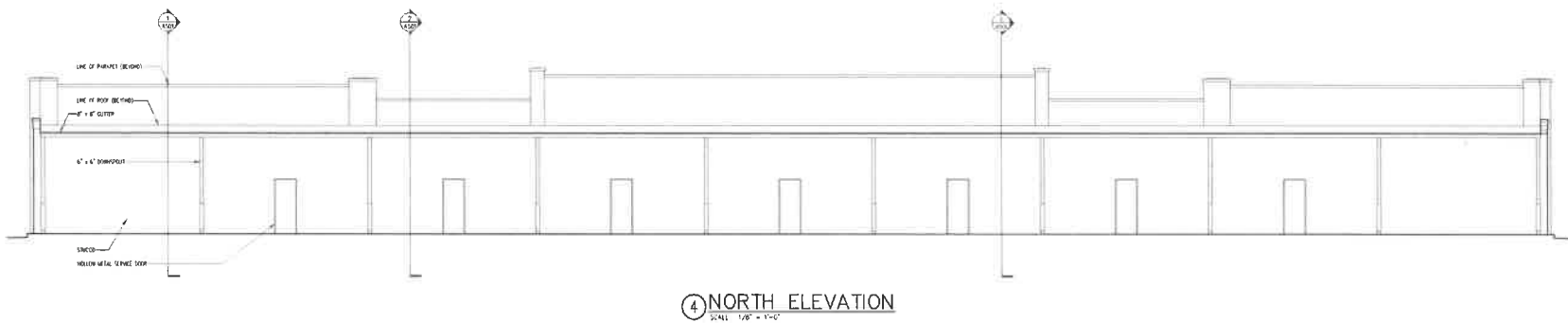
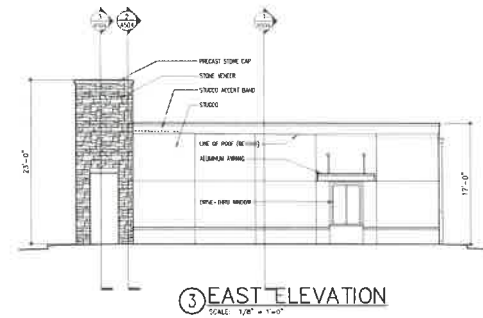
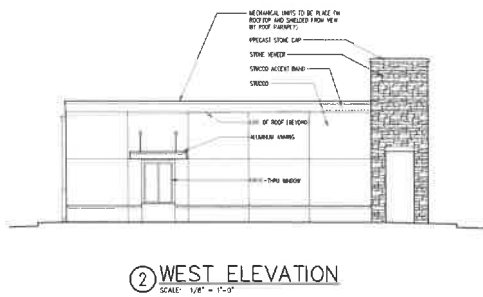
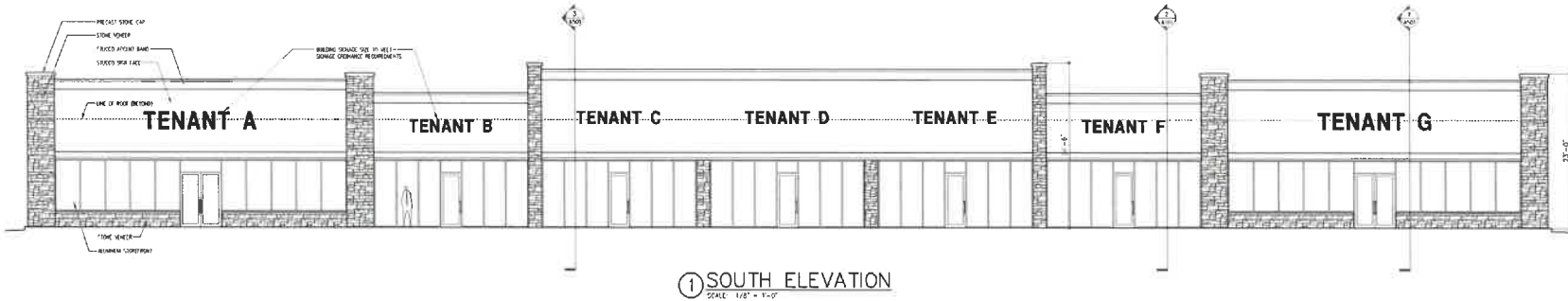
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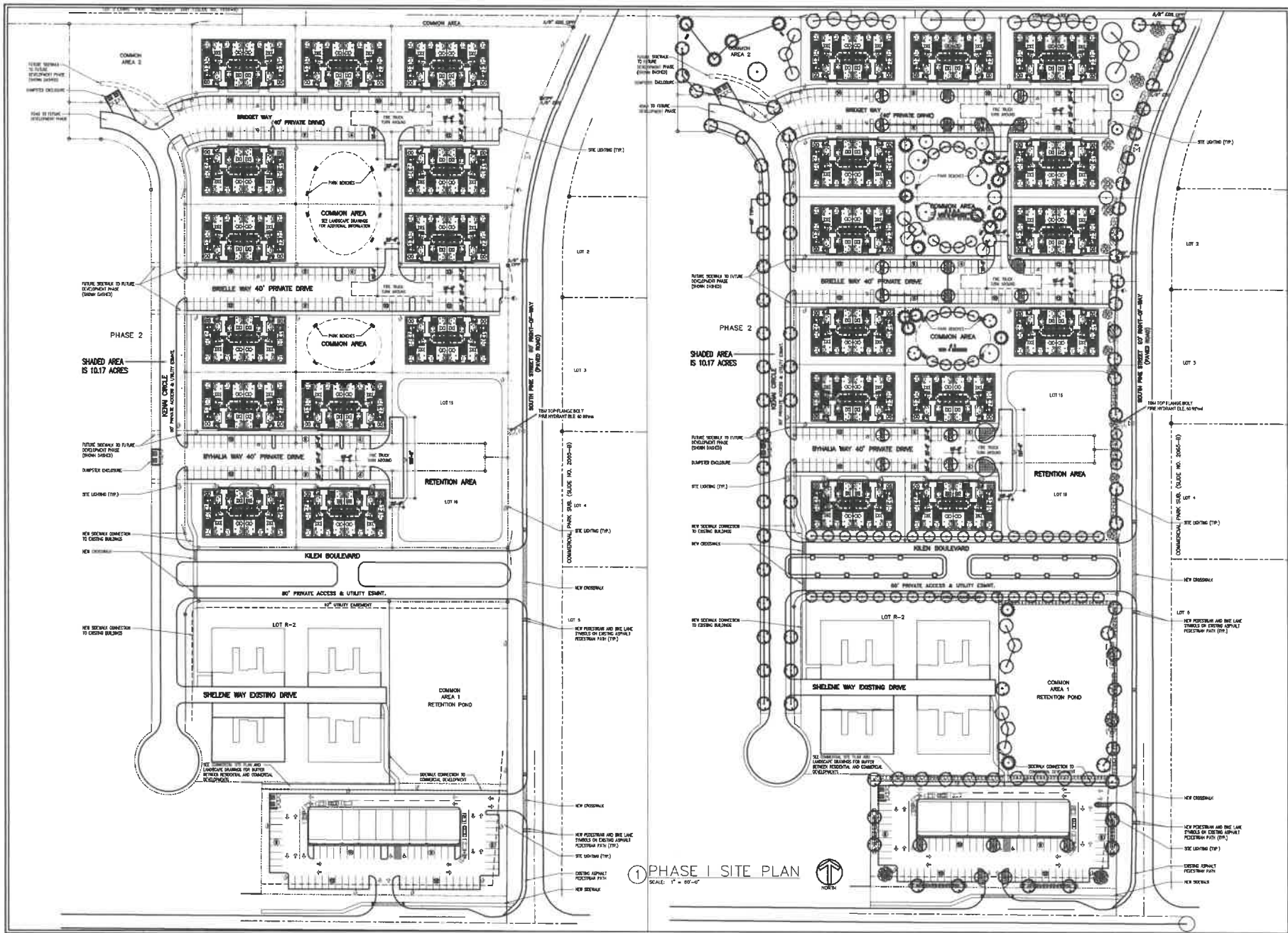
REVISIONS

FILE: FSD4006  
 DATE: AUGUST 23, 2025

**A203**

EXTERIOR ELEVATIONS





① PHASE I SITE PLAN  
SCALE: 1" = 80'-0"

# Shadow Lake

foley, alabama



8007 American Way  
Daphne, AL 36526  
(251) 625-6490  
(251) 625-6494 Fax  
www.fdanell.com

DATE: \_\_\_\_\_  
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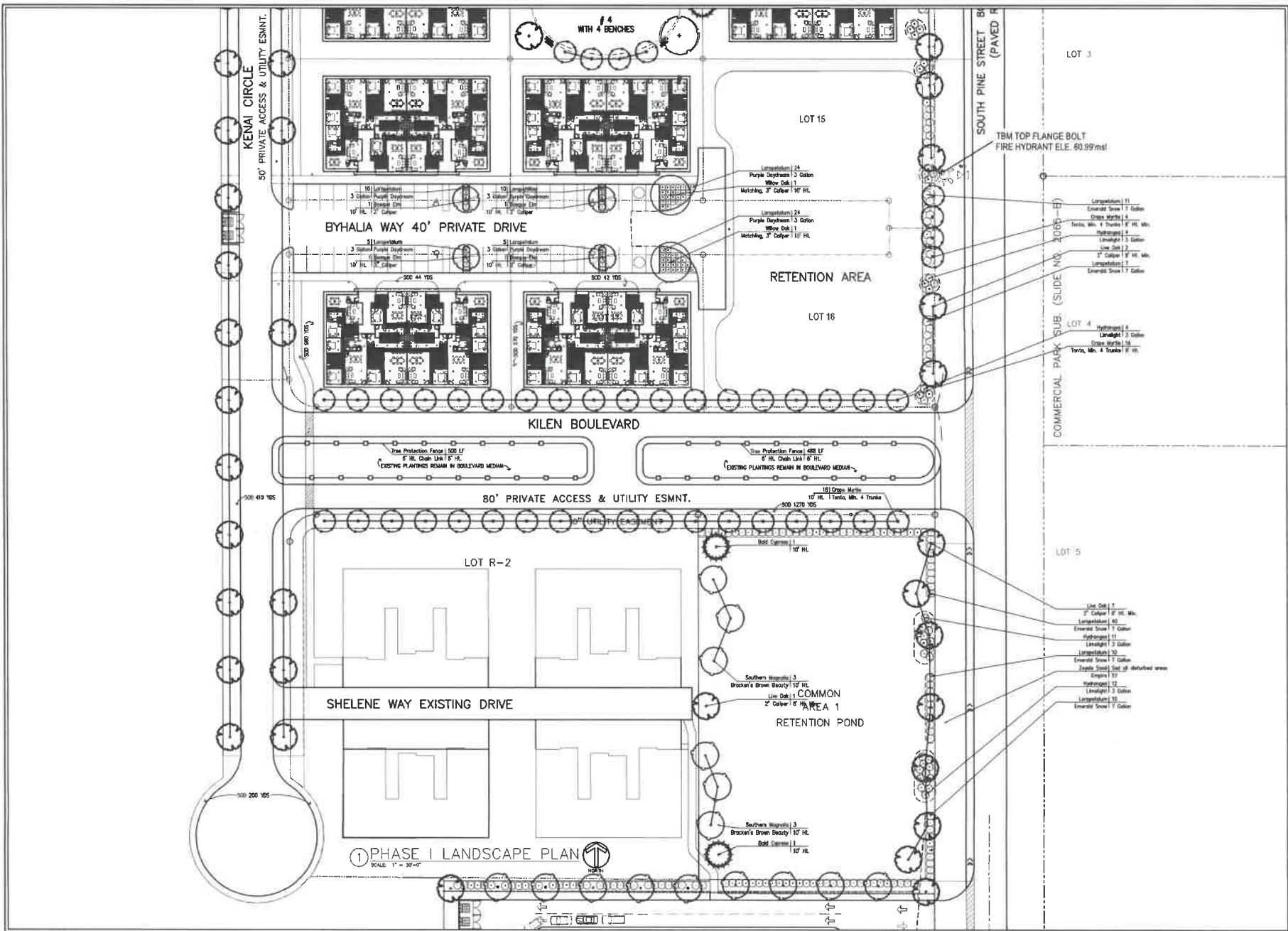
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1/11/25

FILE: PSD4002  
DATE: SEPTEMBER 15, 2025

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PHASE I SITE PLAN  
LANDSCAPE PLAN







# Shadow Lake

foley, alabama



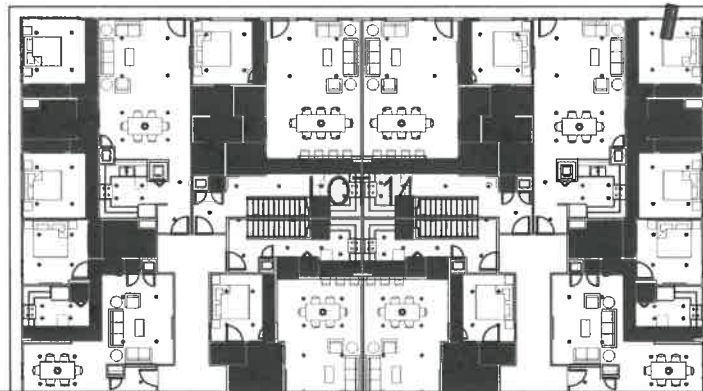
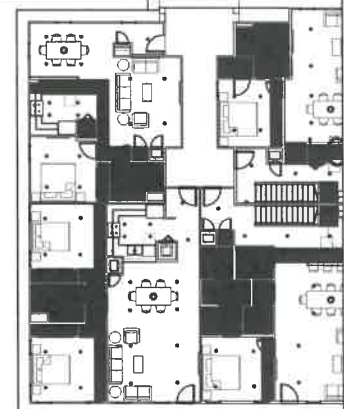
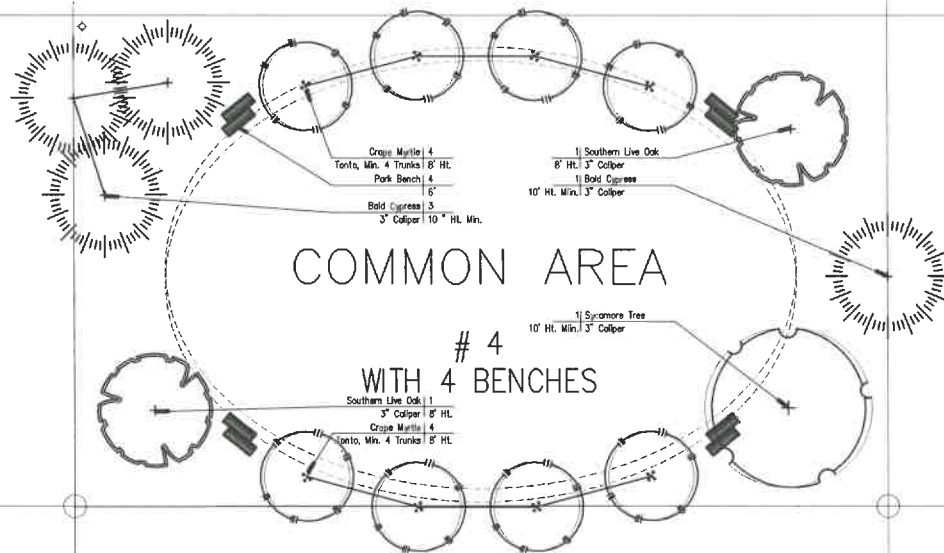
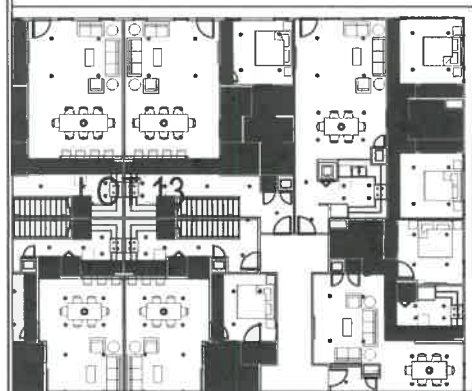
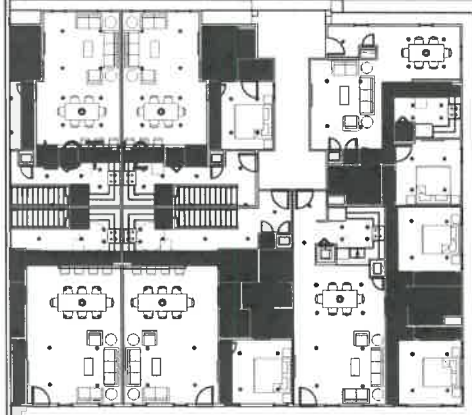
FORREST DANIEL & ASSOCIATES, P.C.  
 Architecture & Planning  
 8007 American Way  
 Florence, AL 36526  
 (334) 673-6490  
 (334) 623-6494 fax  
 www.fdanield.com

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| 7/2/25    |  |

FILE: 1724002  
 DATE: SEPTEMBER 18, 2025

L-4.0  
 PHASE I LANDSCAPE PLAN

E WAY 40' PRIVATE DRIVE



Shadow Lake  
foley, alabama

FERRIS DANIELL & ASSOCIATES, P.C.



8407 American Way  
Puyhac, AL 36926  
(251) 625-8490  
(251) 625-8494 Fax  
www.fdmad.com

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| 10/2/25   |
| 10/2/25   |

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DATE: SEPTEMBER 15, 2025

L-5.0

PHASE I LANDSCAPE PLAN

① PHASE I LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



# Shadow Lake

foley, alabama



4837 American Way  
Birmingham, AL 35226  
(205) 825-6490  
(205) 825-6494 Fax  
www.fdanelli.com

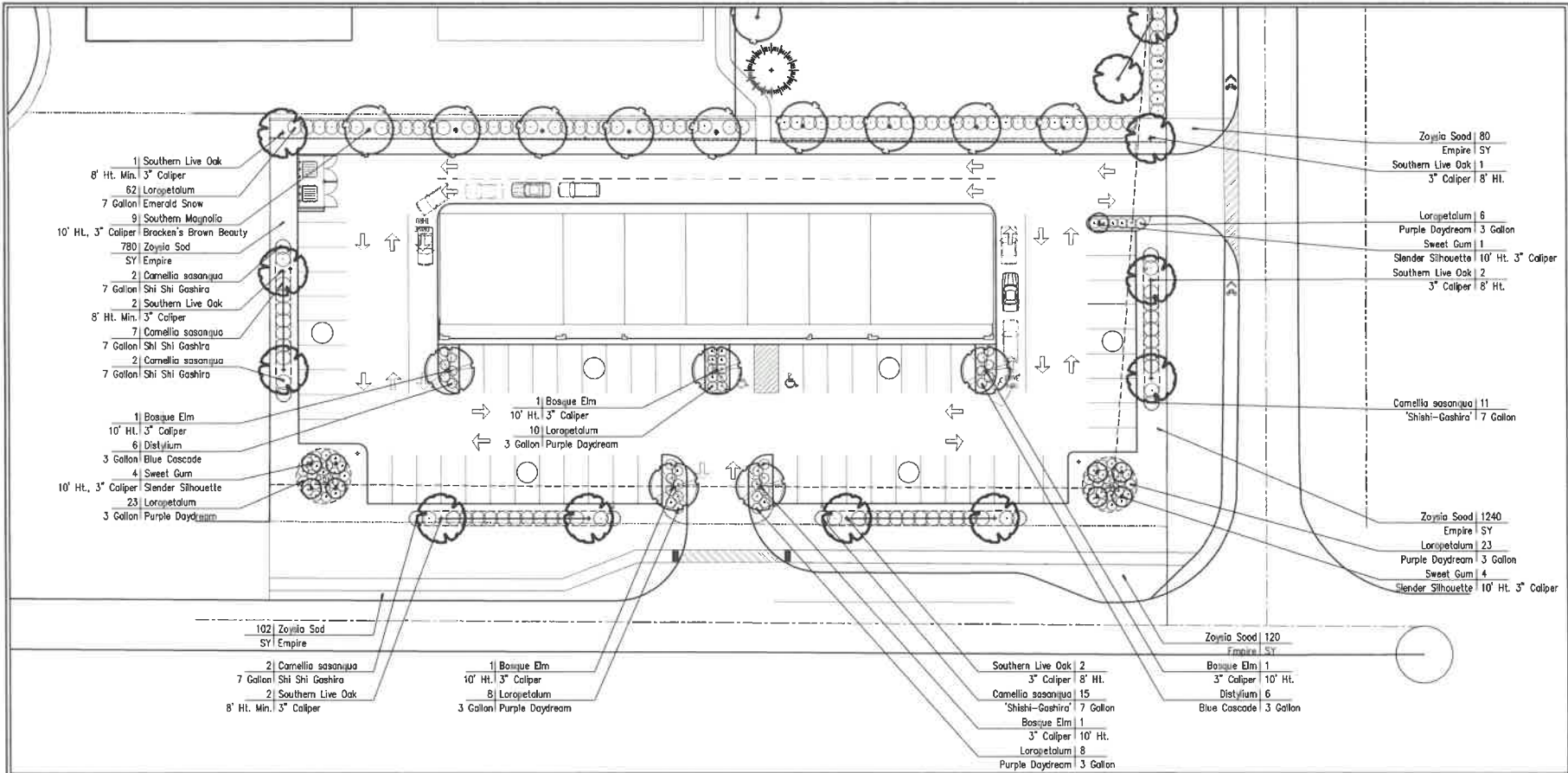
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BY: \_\_\_\_\_

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DATE: SEPTEMBER 15, 2025

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PHASE I LANDSCAPE PLAN



### PLANTING LEGEND

| QTY.                               | BOTANICAL NAME            | COMMON NAME                 | TYPE  | SIZE         |                                                                                 |
|------------------------------------|---------------------------|-----------------------------|-------|--------------|---------------------------------------------------------------------------------|
| <b>TREES :</b>                     |                           |                             |       |              |                                                                                 |
| 56                                 | Lagerstroemia indica      | Tonto Crape Myrtle          | Tree  | MIN. 8' HL.  | Min. 4 Equal Cones, Matching specimen Florida Fancy, 1" Caliper/Cone, 30 Gallon |
| 9                                  | Liquidambar styraciflua   | Slender Silhouette          | Tree  | MIN. 10' HL. | Matching 3" Caliper                                                             |
| 36                                 | Magnolia grandiflora      | Bracken's Brown Beauty      | Tree  | MIN. 10' HL. | Min. 3" Caliper, 5' Straight Trunk, Well Branched and Matching, Min. 45 Gallon  |
| 4                                  | Platanus occidentalis     | Sycamore Tree               | Tree  | MIN. 10' HL. | Min. 3" Caliper, 5' Straight Trunk, Well Branched and Matching, Min. 45 Gallon  |
| 7                                  | Quercus phellos           | Willow Oak                  | Tree  | MIN. 10' HL. | Min. 3" Caliper, 5' Straight Trunk, Well Branched and Matching, Min. 45 Gallon  |
| 1                                  | Quercus shumardii         | Shumard Oak                 | Tree  | MIN. 10' HL. | Min. 3" Caliper, 5' Straight Trunk, Well Branched and Matching, Min. 45 Gallon  |
| 72                                 | Quercus virginiana        | Southern Live Oak           | Tree  | MIN. 8' HL.  | Min. 3" Caliper, Seedling, Well Branched and Matching, Min. 45 Gallon           |
| 19                                 | Taxodium distichum        | Bald Cypress-Single Leader  | Tree  | MIN. 10' HL. | Min. 3" Caliper, 5' Straight Trunk, Well Branched and Matching, Min. 45 Gallon  |
| 22                                 | Ulmus parvifolia 'Boisue' | Boisue Elm                  | Tree  | MIN. 10' HL. | Min. 3" Caliper, 5' Straight Trunk, Well Branched and Matching, Min. 45 Gallon  |
| <b>SHRUBS</b>                      |                           |                             |       |              |                                                                                 |
| 39                                 | Camellia Sasanqua         | Shi Shi Gashira             | Shrub | 7 Gallon     | Full Plants, Matching                                                           |
| 12                                 | Distylium Hybrid          | Distylium, Blue Cascade     | Shrub | 3 Gallon     | Full Plants, Matching                                                           |
| 86                                 | Hydrangea paniculata      | LimeLight Hydrangea         | Shrub | 3 Gallon     | Full Plants, Matching                                                           |
| 275                                | Loropetalum Hybrid        | Purple Daydream Loropetalum | Shrub | 3 Gallon     | Full Plants, Matching                                                           |
| 34                                 | Loropetalum Hybrid        | Purple Pixie Loropetalum    | Shrub | 3 Gallon     | Full Plants, Matching                                                           |
| 206                                | Loropetalum Hybrid        | Emerald Snow Loropetalum    | Shrub | 7 Gallon     | Full Plants, Matching                                                           |
| <b>GROUND COVERS &amp; GRASSES</b> |                           |                             |       |              |                                                                                 |
| 26,493 +                           | Zoyaia Sod                | Zoyaia Empire Sod           | Grass | Solid Sod    | Sod all disturbed areas, no open dirt areas will be allowed                     |

#### Project Notes:

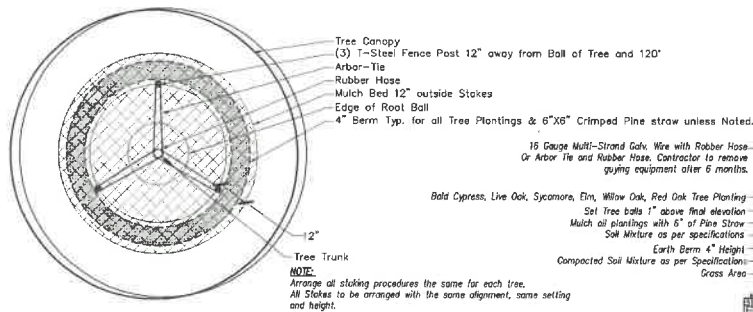
The Landscape Contractor is responsible for the plant counts on the plans based on qty. of symbols and spacing of plants. The Plant Legend is for reference only regarding plant counts. Plant Quality, remarks and spacing specifications for each plant are as per plant legend and will be Florida Fancy. Should there be any discrepancies on the plan, the Landscape Architect shall be notified in writing. No substitutions for plant materials, mulch, soil amendments or nursery supplier will be accepted unless Landscape Architect approves the substitution. The Landscape Architect has the right to reject any plant that does not meet the minimum criteria specification for each plant. Each plant species will match quality, size, character, color, form and texture for each species of same container size. All material will be grown and shipped in the containers as specified.

**Plant Spacing:** Plant spacing is based on a triangular spacing. Plants 24", 40", 48" o.c. etc. are arranged in a 45 degree lay out. The center of these plantings will be no closer than 30" from sidewalks, curbs, buildings, lawn edges etc. to start or end their spacing.

**MULCHING:** Mulch all plantings with 6" of compacted Pine Straw.

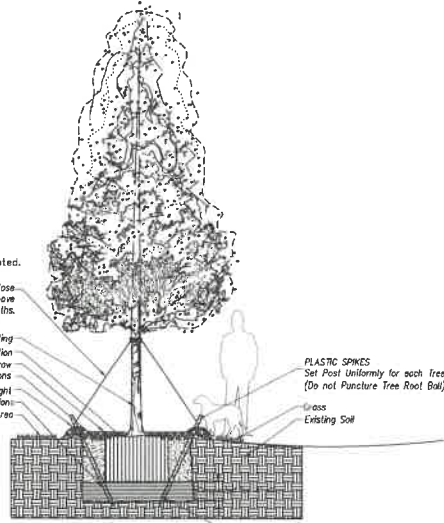
Plant all trees as per detail.  
Stake all trees as per detail.  
Hand water all plants.

**THE SITE DOES NOT HAVE ANY HERITAGE TREES THAT ARE 24" DBH.  
ALL PLANTINGS WILL BE IRRIGATED WITH 100% COVERAGE. DO NOT ALLOW  
WATER FROM IRRIGATION SYSTEM SPRAY OVER DRIVEWAYS, PARKING AREAS  
ROADS, BUILDINGS AND SIDEWALKS.**



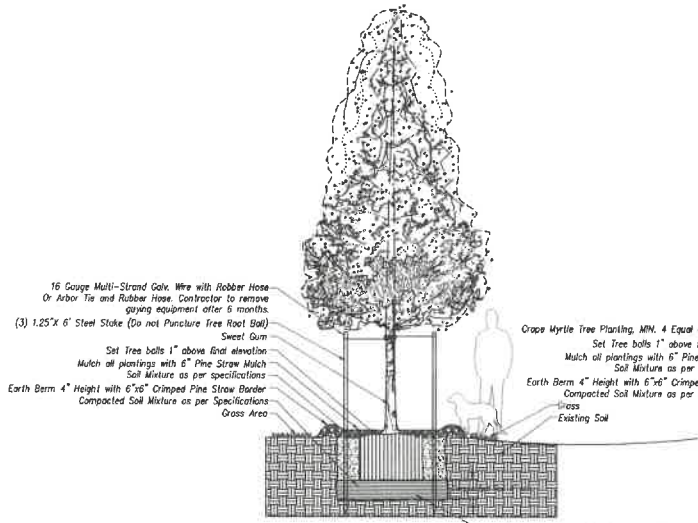
16 Gauge Multi-Strand Galv. Wire with Rubber Hose Or Arbor Tie and Rubber Hose. Contractor to remove guying equipment after 6 months.

Bald Cypress, Live Oak, Sycamore, Elm, Willow Oak, Red Oak Tree Planting  
Set Tree balls 1" above final elevation  
Mulch all plantings with 6" of Pine Straw  
Soil Mixture as per specifications  
Earth Berm 4" Height  
Compacted Soil Mixture as per Specifications  
Gross Area



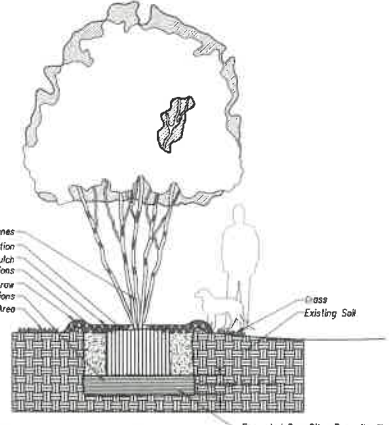
**Excavated Tree Pit:** Tree pit will excavated 2 times larger than diameter of plant ball and centered on excavated hole. Excavate and remove all material detrimental to good plant root growth. Remove all clay, concrete, stone 1" or greater, rebar, wire, brick, mortar, asphalt and any contaminated soil.

**Soil Mixture:**  
- 75% Sandy Loam Topsoil (50% Topsoil-50% Mason Sand)  
- 25% Soil Additives: Peat, Decayed Composted Bark, Treated Manure



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① PHASE I LANDSCAPE PLANTING DETAIL  
SCALE: NTS

Shadow Lake  
foley, alabama

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Architecture & Planning  
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Tunica, AL 36526  
(251) 673-6490  
(251) 623-6494 fax  
www.fdanill.com

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DATE: SEPTEMBER 15, 2005

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PHASE I LANDSCAPE DETAIL

# City of Foley Planning Commission Meeting Schedule - 2026

2026

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 17-Nov        |    | 8-Dec         |    |    |    |    |
| January       |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    |               |    | 1  | 2  | 3  |
| 4             | 5  | 6             | 7  | 8  | 9  | 10 |
| 11            | 12 | 13            | 14 | 15 | 16 | 17 |
| 18            | 19 | 20            | 21 | 22 | 23 | 24 |
| 25            | 26 | 27            | 28 | 29 | 30 | 31 |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 23-Feb        |    | 16-Mar        |    |    |    |    |
| April         |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    |               | 1  | 2  | 3  | 4  |
| 5             | 6  | 7             | 8  | 9  | 10 | 11 |
| 12            | 13 | 14            | 15 | 16 | 17 | 18 |
| 19            | 20 | 21            | 22 | 23 | 24 | 25 |
| 26            | 27 | 28            | 29 | 30 |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 22-May        |    | 15-Jun        |    |    |    |    |
| July          |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    |               | 1  | 2  | 3  | 4  |
| 5             | 6  | 7             | 8  | 9  | 10 | 11 |
| 12            | 13 | 14            | 15 | 16 | 17 | 18 |
| 19            | 20 | 21            | 22 | 23 | 24 | 25 |
| 26            | 27 | 28            | 29 | 30 | 31 |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 31-Aug        |    | 11-Sep        |    |    |    |    |
| October       |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    |               |    | 1  | 2  | 3  |
| 4             | 5  | 6             | 7  | 8  | 9  | 10 |
| 11            | 12 | 13            | 14 | 15 | 16 | 17 |
| 18            | 19 | 20            | 21 | 22 | 23 | 24 |
| 25            | 26 | 27            | 28 | 29 | 30 | 31 |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 22-Dec        |    | 12-Jan        |    |    |    |    |
| February      |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
| 1             | 2  | 3             | 4  | 5  | 6  | 7  |
| 8             | 9  | 10            | 11 | 12 | 13 | 14 |
| 15            | 16 | 17            | 18 | 19 | 20 | 21 |
| 22            | 23 | 24            | 25 | 26 | 27 | 28 |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 30-Mar        |    | 20-Apr        |    |    |    |    |
| May           |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    |               |    |    | 1  | 2  |
| 3             | 4  | 5             | 6  | 7  | 8  | 9  |
| 10            | 11 | 12            | 13 | 14 | 15 | 16 |
| 17            | 18 | 19            | 20 | 21 | 22 | 23 |
| 24            | 25 | 26            | 27 | 28 | 29 | 30 |
| 31            |    |               |    |    |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 29-Jun        |    | 20-Jul        |    |    |    |    |
| August        |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    |               |    |    |    | 1  |
| 2             | 3  | 4             | 5  | 6  | 7  | 8  |
| 9             | 10 | 11            | 12 | 13 | 14 | 15 |
| 16            | 17 | 18            | 19 | 20 | 21 | 22 |
| 23            | 24 | 25            | 26 | 27 | 28 | 29 |
| 30            | 31 |               |    |    |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 21-Sep        |    | 12-Oct        |    |    |    |    |
| November      |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
| 1             | 2  | 3             | 4  | 5  | 6  | 7  |
| 8             | 9  | 10            | 11 | 12 | 13 | 14 |
| 15            | 16 | 17            | 18 | 19 | 20 | 21 |
| 22            | 23 | 24            | 25 | 26 | 27 | 28 |
| 29            | 30 |               |    |    |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 26-Jan        |    | 13-Feb        |    |    |    |    |
| March         |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
| 1             | 2  | 3             | 4  | 5  | 6  | 7  |
| 8             | 9  | 10            | 11 | 12 | 13 | 14 |
| 15            | 16 | 17            | 18 | 19 | 20 | 21 |
| 22            | 23 | 24            | 25 | 26 | 27 | 28 |
| 29            | 30 | 31            |    |    |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 27-Apr        |    | 18-May        |    |    |    |    |
| June          |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               | 1  | 2             | 3  | 4  | 5  | 6  |
| 7             | 8  | 9             | 10 | 11 | 12 | 13 |
| 14            | 15 | 16            | 17 | 18 | 19 | 20 |
| 21            | 22 | 23            | 24 | 25 | 26 | 27 |
| 28            | 29 | 30            |    |    |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 27-Jul        |    | 12-Aug        |    |    |    |    |
| September     |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    | 1             | 2  | 3  | 4  | 5  |
| 6             | 7  | 8             | 9  | 10 | 11 | 12 |
| 13            | 14 | 15            | 16 | 17 | 18 | 19 |
| 20            | 21 | 22            | 23 | 24 | 25 | 26 |
| 27            | 28 | 29            | 30 |    |    |    |

| 1st Submittal |    | 2nd Submittal |    |    |    |    |
|---------------|----|---------------|----|----|----|----|
| 19-Oct        |    | 9-Nov         |    |    |    |    |
| December      |    |               |    |    |    |    |
| S             | M  | T             | W  | T  | F  | S  |
|               |    | 1             | 2  | 3  | 4  | 5  |
| 6             | 7  | 8             | 9  | 10 | 11 | 12 |
| 13            | 14 | 15            | 16 | 17 | 18 | 19 |
| 20            | 21 | 22            | 23 | 24 | 25 | 26 |
| 27            | 28 | 29            | 30 | 31 |    |    |

*TENTATIVE DEADLINE SCHEDULE to start 2027. Dates will be confirmed at Nov 2026 PC Meeting*

 Work Session & Planning Commission Meeting

*January 2027 Meeting: 1st Submittal = 16-Nov, 2nd Submittal = 11-Dec*

*February 2027 Meeting: 1st Submittal = 14-Dec, 2nd Submittal = 17-Jan*

**Submittal deadlines identified above are due by noon**