



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

February 20, 2025

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on February 20, 2025 and the following action was taken:

McAnderson- Rezoning

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

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion. Commission Hare abstained. All other Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler

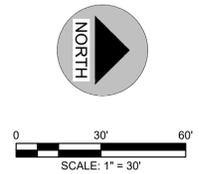
Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



SITE PLAN DATA:	
TOTAL ACRES:	2.19 AC.±
PARCEL ID:	05-54-08-33-1-000-043.001
PROPOSED USE:	PUD (RESIDENTIAL)
SMALLEST LOT SIZE:	6,004 S.F.
TOTAL NUMBER OF LOTS:	6
LINEAR FEET OF PUBLIC ROADS:	318 L.F.
ZONING:	PUD
FRONT SETBACK:	20'
REAR SETBACK:	15'
SIDE SETBACK:	10'
OPEN SPACE:	0.59 AC (25,503 SF)
	0.59/ 2.19 = 26.7%

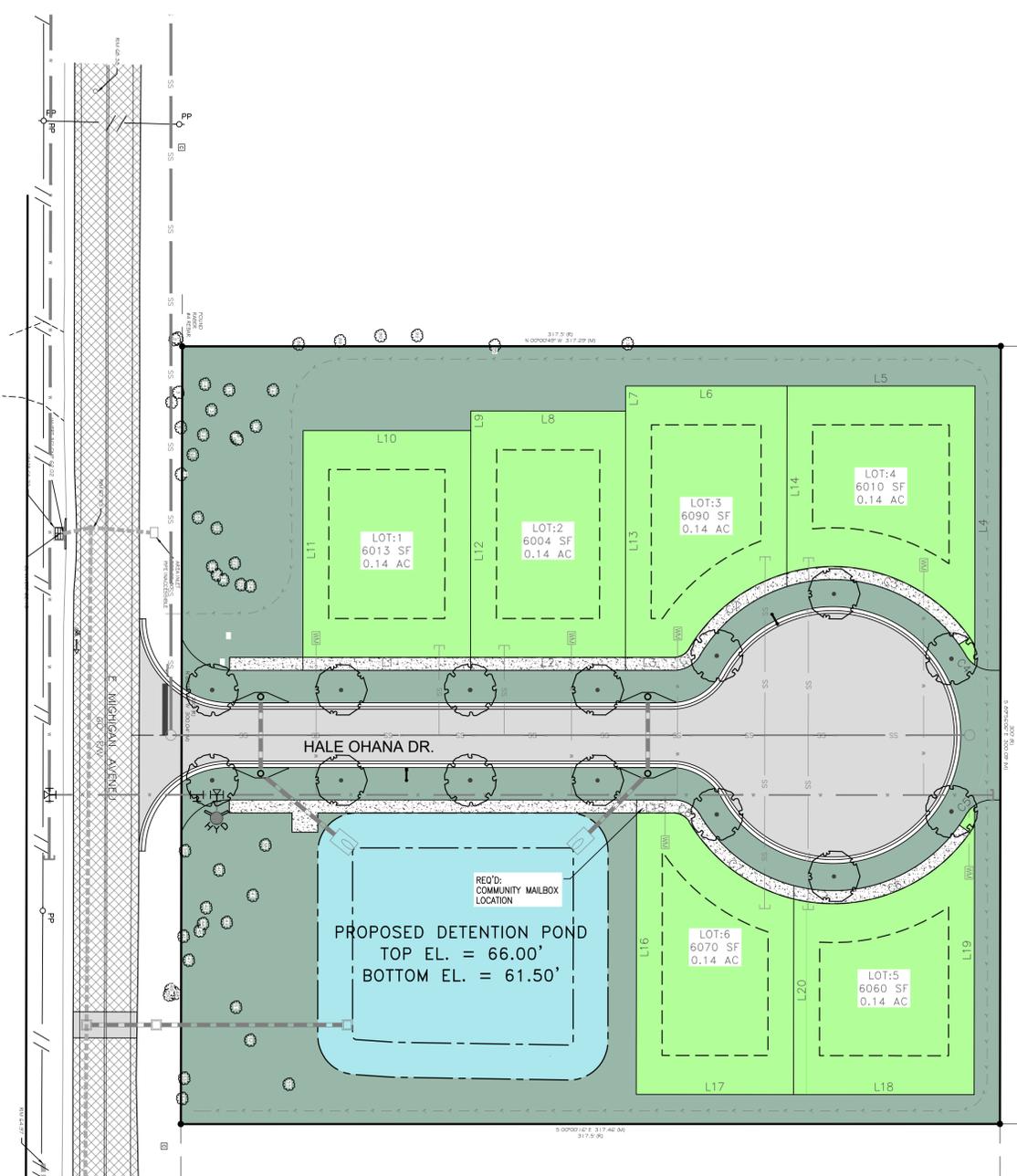
LEGAL:
 LOT 13, FIRST ADDITION TO BUELAH HEIGHTS, AS RECORDED IN SLIDE 400-B, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	EXISTING ASPHALT PAVING

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	12.37	12.00	59.08	N29° 32' 18"W	11.83	
C2	43.62	60.00	41.66	N38° 14' 51"W	42.67	
C3	80.11	60.00	76.50	S20° 49' 45"W	74.29	
C4	5.07	12.00	24.21	S46° 58' 23"W	5.03	
C5	4.99	12.00	23.85	S47° 09' 09"E	4.96	
C6	77.22	60.00	73.74	S22° 12' 19"E	72.00	
C7	46.51	60.00	44.41	S36° 52' 18"W	45.35	
C8	12.37	12.00	59.08	S29° 32' 18"W	11.83	

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	65.00	N0° 00' 01.44"E	L13	100.03	S89° 56' 06.30"E
L2	60.00	N0° 00' 00.00"E	L14	77.47	S89° 56' 06.53"E
L3	18.73	N0° 00' 04.99"W	L15	14.39	S0° 00' 16.24"W
L4	107.56	S89° 56' 06.30"E	L16	113.55	S89° 56' 06.30"E
L5	72.90	N0° 00' 10.57"E	L17	61.00	N0° 03' 53.70"E
L6	62.50	S0° 00' 12.33"E	L18	70.00	N0° 03' 53.70"E
L7	9.68	S89° 56' 06.30"E	L19	111.50	N89° 56' 06.30"W
L8	60.00	S0° 03' 53.70"W	L20	80.58	S89° 56' 06.30"E
L9	7.59	S89° 56' 06.30"E			
L10	65.00	S0° 00' 00.00"E			
L11	92.51	S89° 56' 06.30"E			
L12	92.24	S89° 56' 06.30"E			



PUD NARRATIVE
 McANDERSON SUBDIVISION IS A PROPOSED 6 LOT DEVELOPMENT INTENDED TO ACCOMMODATE THE CONTINUALLY GROWING HOUSING MARKET IN OUR AREA. WITH ITS CLOSE PROXIMITY TO THE FOLEY SPORTS TOURISM COMPLEX AND OWA, THIS DEVELOPMENT WILL OFFER ANOTHER LODGING OPPORTUNITY FOR FOLEY'S RESIDENTS TO ENJOY OUR FINE CITY. McANDERSON SUBDIVISION WILL UTILIZE EXISTING VEGETATION ALONG THE FRONT PROPERTY LINE TO SHIELD IT FROM EAST MICHIGAN AVENUE. THE SUBDIVISION WILL BE A GREAT COMPLEMENT TO THE SURROUNDING AREA AND FOLEY AS A WHOLE.
 SPECIFIC TO THE ORDINANCE, ADDITIONAL INFORMATION IS ADDRESSED BELOW:

PUBLIC BENEFITS
 JOB CREATION, DURING CONSTRUCTION AND LOWER IMPACT DEVELOPMENT BY LEAVING AN UNDISTURBED BUFFER ALONG WITH PLANTING A BUFFER ON THE EAST AND WEST SIDE OF THE SITE.

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

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

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

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

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

ENGINEERING FEASIBILITY
 (THE ENGINEERING FEASIBILITY AND PROPOSED METHOD OF PROVIDING REQUIRED IMPROVEMENTS SUCH AS STREETS, WATER SUPPLY AND STORM DRAINAGE AND SEWAGE COLLECTION.)
 STREETS ARE TO BE PUBLICLY OWNED. WATER, SEWER AND ELECTRIC TO BE CONNECTED TO ON EAST MICHIGAN AVE. STORM DRAINAGE TO BE HANDLED TO SATISFY CURRENT JURISDICTIONAL REQUIREMENTS

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

PARKING/PEDESTRIAN ACCOMMODATIONS
 (THE PROVISIONS FOR PARKING VEHICLES AND THE FUNCTION AND LOCATION OF VEHICULAR AND PEDESTRIAN SYSTEM FACILITIES.)
 THE SUBDIVISION PROVIDES PARKING ON EACH LOT AS THE HOMEOWNER BUILDS THE HOME. PEDESTRIANS WILL WALK ALONG THE SIDEWALKS THAT RUN DOWN EITHER SIDE OF THE PROPOSED ROADWAY.

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

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

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

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

THE REASON A PLANNED UNIT DEVELOPMENT WOULD BE CONSISTENT WITH THE CITY'S STATEMENT OR PURPOSE ON PLANNED UNIT DEVELOPMENT
 THE MAIN REASON IS THAT THIS PUD FITS THIS PROPERTY LOCATION IS AS FOLLOWS:
 THE LOTS BEING CREATED MATCH THE SURROUNDING LOTS IN SIZE AND CHARACTER
 THE STORMWATER WILL BE HANDLED IN CLOSED CONDUITS THAT WILL CONVEY THE STORM WATER TO THE DETENTION POND THAT WILL THEN TREAT THE REQUIRED RUNOFF AND DISCHARGE INTO THE CITY'S DRAINAGE SYSTEM.

UTILITY PROVIDERS	
WATER:	RIVIERA UTILITIES
POWER:	BALDWIN EMC
SEWER:	RIVIERA UTILITIES

PROJECT CONTACT INFORMATION:	
OWNER:	ELBERT & BERNICE HARE 5258 COVEN WOOD DR FAYETTEVILLE, NC 28303

REVISIONS			
A	ISSUED FOR REVIEW	02/3/2025	

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

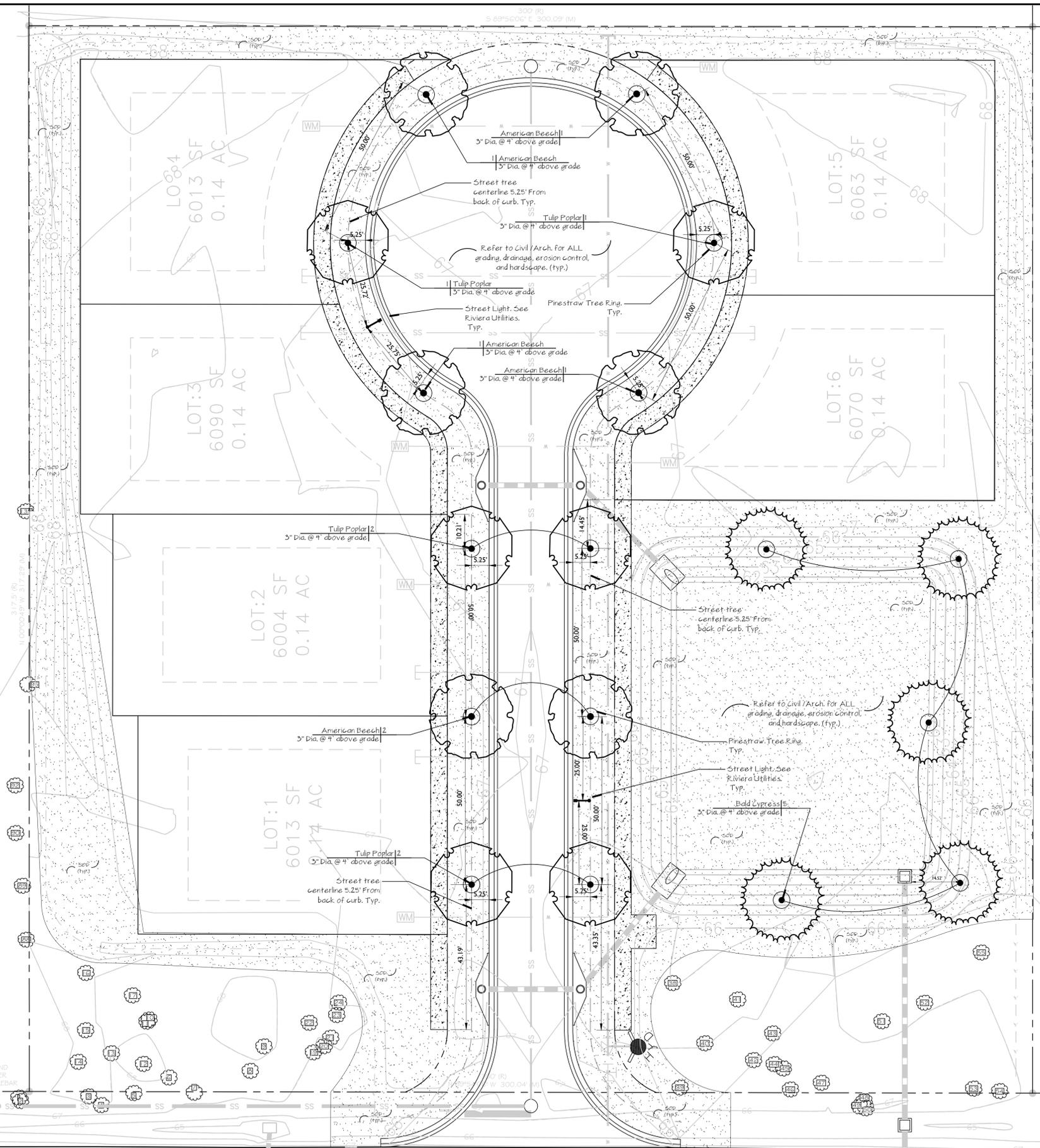
NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
 ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER	DRAWN BY: NTB	DATE: 02/3/2025	SCALE: 1"=30'
2023-055	CHECKED BY: CJL	APPROVED BY: CJL	ENGR: CJL

McANDERSON PUD	
PUD PLAN	
FOLEY, AL	
OWNER: ELBERT & BERNICE HARE	
SHEET NUMBER	1 OF 1
EX1.0	A
2/3/2025	

MCANDERSON SUBDIVISION

E. Michigan Ave.
Foley, AL

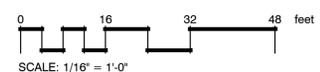


- NOTES:**
- All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)
 - NO WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
 - See sheet L-1.2 for details & schedule.
 - Refer to Civil / Architectural drawings for all grading, drainage, utilities, hardscape, & structures.

INSTALLATION NOTE:
These plans shall not be changed or modified without approval from the landscape architect.

Changes made without approval may result in denial of certificate of occupancy.

Persons making changes without approval shall be responsible for providing a final as-built drawing as required by the governing authority.



- NOTES:**
- BASE SURVEY PROVIDED BY LIEB ENGINEERING.
 - LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 - VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 - PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 - CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 - NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 - REFER TO ARCH. / CIVIL FOR ALL UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.



Know what's below.
Call before you dig.

EAST MICHIGAN AVE.



ISSUED/REVISED

Permitting	2/3/25

SHEET TITLE

LANDSCAPE PLAN

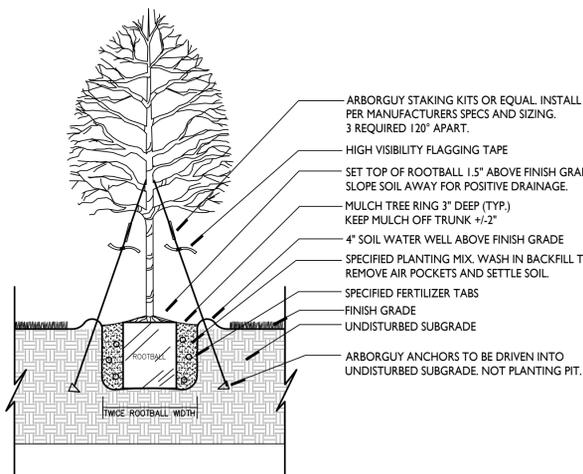
DESIGNED BY JC	FILE NAME MCANLA
DRAWN BY JC	SHEET
CHECKED BY JC	
PROJECT NO. 2507	L-1.1
DATE 2/1/25	

LANDSCAPE NOTES:

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

1 LANDSCAPE NOTES

NTS LA-16



2 TREE PLANTING

N.T.S. LA-01

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	REMARKS	
TREES							
	6	Fagus grandifolia	American Beech	3" Dia. @ 4' above grade		Single Trunk Tree Form 8' Min. of Clear Trunk Hunter Trees	
	6	Liriodendron tulipifera	Tulip Poplar	3" Dia. @ 4' above grade		Single Trunk Tree Form 8' Min. of Clear Trunk	
	5	Taxodium distichum	Bald Cypress	3" Dia. @ 4' above grade		Single Trunk Tree Form 8' Min. of Clear Trunk	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DETAIL	REMARKS
GROUND COVERS							
	36,606 sf	Cynodon dactylon 'Tif 419'	419 Bermuda Grass	sod			

- GENERAL NOTES:**
- LONG LEAF PINESTRAW ALL TREE RINGS & BEDS EXCEPT 4" GAL. POTS.
 - 4" GAL. POTS TO BE PLANTED IN 3" OF PLANTING MIX AND TOP DRESSED WITH GROUND PINEBARK.
 - USE WOODACE FERTILIZER TABS IN ALL PLANTING PITS. SEE NOTES.
 - PREP. PLANTING PITS & GROUND COVER AREAS WITH PLANTING MIX. SEE NOTES.
 - THIS PLANT LIST IS FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY.
 - SEE LANDSCAPE NOTES.

- TREE NOTES:**
- All trees shall be container grown unless otherwise noted or approved.
 - Approve photos of ALL plant material with Landscape Architect.
 - Trees must meet size specifications regardless of container size.

- APPROVED NURSERIES:**
- GREEN FOREST NURSERY
 - FLOWERWOOD NURSERY
 - WATERS NURSERY
 - CHERRY LAKE NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

EXISTING TREE SCHEDULE

TREE #	SPECIES	DBH	TREE #	SPECIES	DBH	TREE #	SPECIES	DBH	TREE #	SPECIES	DBH
Save 1	OAK	15"	Save 52	OAK	12"	Remove 103	PINE	18"	Remove 154	OAK	15"
Save 2	OAK	15"	Save 53	PINE	15"	Remove 104	OAK	10"	Remove 155	OAK	11"
Save 3	OAK	11"	Save 54	PINE	13"	Remove 105	PINE	14"	Remove 156	OAK	11"
Save 4	OAK	12"	Save 55	OAK	22"	Remove 106	OAK	15"	Remove 157	OAK	22"
Save 5	OAK	17"	Remove 56	OAK	12"	Remove 107	OAK	12"	Remove 158	OAK	15"
Save 6	OAK	11"	Remove 57	OAK	12"	Remove 108	OAK	12"	Remove 159	OAK	8"
Save 7	OAK	15"	Remove 58	OAK	35"	Remove 109	OAK	12"	Remove 160	OAK	18"
Save 8	PINE	18"	Remove 59	OAK	20"	Remove 110	PINE	18"	Remove 161	OAK	17"
Save 9	PINE	30"	Remove 60	OAK	10"	Remove 111	OAK	11"	Remove 162	OAK	25"
Save 10	OAK	10"	Remove 61	OAK	17"	Remove 112	PINE	10"	Remove 163	PINE	15"
Save 11	OAK	10"	Remove 62	OAK	24"	Remove 113	PINE	17"	Remove 164	OAK	10"
Save 12	PINE	25"	Remove 63	OAK	13"	Remove 114	OAK	10"	Remove 165	OAK	11"
Save 13	OAK	19"	Remove 64	PINE	25"	Remove 115	PINE	14"	Remove 166	PINE	12"
Save 14	OAK	10"	Remove 65	PINE	24"	Remove 116	OAK	10"	Remove 167	PINE	13"
Save 15	PINE	21"	Remove 66	OAK	10"	Remove 117	PINE	22"	Remove 168	OAK	11"
Save 16	PINE	18"	Remove 67	PINE	16"	Remove 118	PINE	17"	Remove 169	OAK	15"
Save 17	OAK	10"	Remove 68	OAK	11"	Remove 119	OAK	11"	Remove 170	OAK	11"
Save 18	OAK	22"	Remove 69	PINE	15"	Remove 120	PINE	10"	Remove 171	PINE	17"
Save 19	OAK	10"	Remove 70	OAK	12"	Remove 121	PINE	20"	Remove 172	PINE	11"
Save 20	OAK	13"	Remove 71	OAK	11"	Remove 122	PINE	12"	Remove 173	OAK	11"
Save 21	OAK	10"	Remove 72	OAK	24"	Remove 123	PINE	24"	Remove 174	OAK	13"
Save 22	PINE	12"	Remove 73	PINE	20"	Remove 124	OAK	12"	Remove 175	OAK	25"
Save 23	PINE	18"	Remove 74	PINE	24"	Remove 125	OAK	16"	Remove 176	PINE	18"
Save 24	PINE	10"	Remove 75	PINE	15"	Remove 126	PINE	12"	Remove 177	OAK	11"
Remove 25	PINE	24"	Remove 76	PINE	17"	Remove 127	OAK	12"	Remove 178	OAK	20"
Remove 26	OAK	13"	Remove 77	OAK	19"	Remove 128	OAK	12"	Remove 179	OAK	12"
Remove 27	OAK	20"	Remove 78	PINE	12"	Remove 129	OAK	17"	Remove 180	PINE	27"
Remove 28	PINE	23"	Remove 79	OAK	11"	Remove 130	OAK	11"	Remove 181	OAK	11"
Remove 29	PINE	27"	Remove 80	PINE	22"	Remove 131	OAK	13"	Remove 182	OAK	11"
Remove 30	OAK	24"	Remove 81	OAK	12"	Remove 132	PINE	11"	Remove 183	OAK	15"
Remove 31	OAK	24"	Remove 82	PINE	24"	Remove 133	OAK	2"	Remove 184	OAK	13"
Remove 32	OAK	18"	Remove 83	OAK	11"	Remove 134	OAK	11"	Remove 185	OAK	0"
Remove 33	OAK	14"	Remove 84	OAK	22"	Remove 135	OAK	11"	Remove 186	OAK	15"
Remove 34	OAK	10"	Remove 85	OAK	17"	Remove 136	OAK	14"	Remove 187	OAK	22"
Remove 35	OAK	10"	Remove 86	OAK	10"	Remove 137	OAK	14"	Remove 188	OAK	11"
Remove 36	OAK	11"	Remove 87	OAK	10"	Remove 138	OAK	16"	Remove 189	OAK	14"
Remove 37	OAK	12"	Offsite 88	OAK	11"	Offsite 139	OAK	11"			
Save 38	OAK	13"	Offsite 89	OAK	13"	Remove 140	OAK	10"			
Save 39	OAK	12"	Offsite 90	PINE	13"	Remove 141	OAK	10"			
Save 40	OAK	19"	Remove 91	OAK	22"	Remove 142	OAK	12"			
Save 41	OAK	12"	Offsite 92	PINE	12"	Remove 143	OAK	11"			
Save 42	OAK	22"	Remove 93	OAK	9"	Remove 144	OAK	10"			
Save 43	OAK	12"	Remove 94	OAK	29"	Remove 145	PINE	15"			
Save 44	OAK	11"	Offsite 95	OAK	14"	Remove 146	OAK	12"			
Save 45	OAK	16"	Remove 96	OAK	11"	Remove 147	PINE	22"			
Save 46	OAK	15"	Remove 97	OAK	11"	Remove 148	OAK	10"			
Save 47	OAK	11"	Remove 98	OAK	11"	Remove 149	PINE	22"			
Save 48	OAK	15"	Remove 99	OAK	11"	Remove 150	OAK	26"			
Save 49	OAK	16"	Remove 100	OAK	14"	Remove 151	OAK	11"			
Save 50	OAK	15"	Remove 101	OAK	13"	Remove 152	OAK	23"			
Save 51	OAK	10"	Remove 102	OAK	13"	Remove 153	OAK	23"			



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

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MCANDERSON SUBDIVISION

E. Michigan Ave.
Foley, AL



ISSUED/REVISED

Permitting 2/3/25

SHEET TITLE
LANDSCAPE DETAILS

DESIGNED BY: JC
DRAWN BY: JC
CHECKED BY: JC
PROJECT NO.: 2507
DATE: 2/1/25

FILE NAME: MCANLA SHEET
L-1.2

PUD NARRATIVE

MCANDERSON SUBDIVISION IS A PROPOSED 6 LOT DEVELOPMENT INTENDED TO ACCOMMODATE THE CONTINUALLY GROWING HOUSING MARKET IN OUR AREA. WITH ITS CLOSE PROXIMITY TO THE FOLEY SPORTS TOURISM COMPLEX AND OWA, THIS DEVELOPMENT WILL OFFER ANOTHER LODGING OPPORTUNITY FOR FOLEY'S RESIDENTS TO ENJOY OUR FINE CITY. MCANDERSON SUBDIVISION WILL UTILIZE EXISTING VEGETATION ALONG THE FRONT PROPERTY LINE TO SHIELD IT FROM EAST MICHIGAN AVENUE. THE SUBDIVISION WILL BE A GREAT COMPLEMENT TO THE SURROUNDING AREA AND FOLEY AS A WHOLE.

SPECIFIC TO THE ORDINANCE, ADDITIONAL INFORMATION IS ADDRESSED BELOW:

PUBLIC BENEFITS

JOB CREATION, DURING CONSTRUCTION AND LOWER IMPACT DEVELOPMENT BY LEAVING AN UNDISTURBED BUFFER ALONG WITH PLANTING A BUFFER ON THE EAST AND WEST SIDE OF THE SITE.

STATE OF ALABAMA

WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

COUNTY OF BALDWIN

KNOW ALL MEN BY THESE PRESENTS: That CALVIN HARE and LINDA HARE, husband and wife, hereinafter referred to as Grantors, for and in consideration of the sum of \$1.00 (One Dollar) and other good and valuable consideration this day cash in hand paid to them by ELBERT HARE and BERNICE HARE, hereinafter referred to as Grantees, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, subject to any matters set out below, the following described real estate situated in Baldwin County, Alabama, viz:

Lots 12 and 13, according to the plat thereof recorded in Map Book 5, page 148 in the Office of the Judge of Probate of Baldwin County, Alabama.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantees during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor, FOREVER.

And, except for any matters set forth above and taxes hereafter falling due, the Grantors, for themselves and their heirs, executors and administrators, hereby covenant and warrant with and unto the Grantees and their assigns, and to the heirs and assigns of the survivor of them, that they are seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that the same is free from all liens and encumbrances; that they have a good right to sell and convey the same as herein conveyed; that they will guarantee the peaceable possession thereof and they will and their heirs, executors and administrators shall, forever warrant and defend the same unto the Grantees and their assigns, and to the heirs and assigns of the survivor of them, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 18th day of August, 1988.

Calvin Hare (SEAL)
CALVIN HARE

Linda Hare (SEAL)
LINDA HARE

FILED 343 PAGE 1244

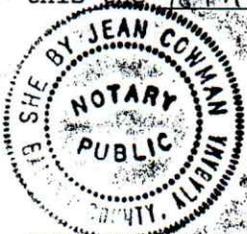
7502
RECORDED
STATE OF ALABAMA
BALDWIN COUNTY
CERTIFY THIS INSTRUMENT WAS
FILED AND TAXES COLLECTED ON
JAN 11 11 09 AM '88
12.00
RP 343/1244-45
JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Shelby Jean Cowman, a Notary Public, in and for said county and state, hereby certify that CALVIN HARE and LINDA HARE, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal hereto affixed by me on this the 18th day of August, 1988.



Shelby Jean Cowman
Notary Public, Baldwin County, Alabama
My Commission Expires: 2/13/91

GRANTORS' ADDRESS:

700 East Jackson Ave.
Foley, AL 36535

GRANTEES' ADDRESS:

906 S. PCCAN ST.
Foley, ALABAMA

This instrument prepared by:

EATON G. BARNARD
Attorney at Law
STONE, GRANADE, CROSBY & BLACKBURN, P.C.
Post Office Drawer 1509
Bay Minette, Alabama 36507

RLH
343
PAGE 1245

STATE OF ALABAMA

EASEMENT

BALDWIN COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to ELBERT HARE and BERNICE HARE, husband and wife, whose address is c/o Calvin L. Hare, 700 East Jackson Avenue, Foley, Alabama, 36536, hereinafter referred to as Grantors, this day cash in hand paid, the receipt whereof is hereby acknowledged, have and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the CITY OF FOLEY, a municipal corporation, whose address is Post Office Box 400, Foley, Alabama, 36536, hereinafter referred to as Grantee, a right-of-way and easement to construct, maintain, operate, repair and replace storm sewers, drainage ditches, water ways, culverts, pipelines, etc., and appurtenances thereto as are necessary or convenient for the channeling and movement of surface water, along with rights of ingress and egress in, under, over and along the following described lands, situated and being in Baldwin County, Alabama, viz:

A Permanent Easement over and along a strip of land thirty (30) feet in width off of the south side of Lot 12 of Beulah Heights Subdivision, First Addition, as recorded in Map Book 5, page 148, of the records of the Probate Court, Baldwin County, Alabama.

ALSO, a Temporary Easement 15 feet in width, lying north of, adjacent to, and parallel with the above described permanent drainage easement.

The temporary easement described above is for construction purposes only and will be permanently abandoned and will revert to owner upon completion and acceptance of the drainage and storm sewer line by the City of Foley.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, FOREVER.

Grantors agree not to change the grade or alter or amend the water ways, canals, ditches, culverts or other appurtenances in any manner which would interfere with the free and unimpeded flow of water.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the 21 day of Sept, 1990.

Elbert Hare POA (SEAL)
Elbert Hare
Bernice Hare (SEAL)
Bernice Hare

STATE OF ~~ALABAMA~~ Fayetteville North Carolina
~~BALDWIN~~ Cumberland COUNTY

I, Melanie Burt, a Notary Public in and for said County in said State, hereby certify that ELBERT HARE and BERNICE HARE, husband and wife, whose names are signed to the foregoing instrument, and who are

known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and Notarial Seal hereto affixed by me on this 21 day of Sept, 1990.

Melann Bitt
Notary Public, ~~Baldwin County~~
State of ~~Alabama~~ ^{Lumberland}
North Carolina

(Affix Seal)

My Commission Expires 6-12-95

This instrument prepared by
Thomas W. Underwood, Jr.
Chason and Underwood
Attorneys at Law
Post Office Drawer 458
Foley, Alabama 36536



CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Lieb Engineering Company to act as My/Our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 05-54-08-33-1-000-043.001

I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/We release the City of Foley from any liability resulting from actions made on My/Our behalf by the authorized agent and representative. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application and any work performed will be at the risk of the applicant.

*Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

PROPERTY OWNER(S):

Name(s) printed
ELBERT M. HARE

Address
5258 COVENWOOD DRIVE

City/State
FAYETTEVILLE, NORTH CAROLINA 28303

Phone
757-218-2104

Email
ELBERTHARE@GMAIL.COM

Fax

Signature(s) Elbert M. Hare [Handwritten Signature]

Date 10/23/2024

PROPERTY OWNER(S):

Name(s) printed
Paula and Trujillo McAnderson

Address
113 Tinker Drive

City/State
Honolulu, Hawaii 96818

Phone
404-395-4538

Email
paulamcanderson@gmail.com

Fax

Signature(s) Paula Hare-McAnderson

Date 10/23/2024

Legal Description for McAnderson Subdivision:

300'X317.5' LOT 13 FIRST ADDN TO BEULAH HEIGHTS MB5 PG148

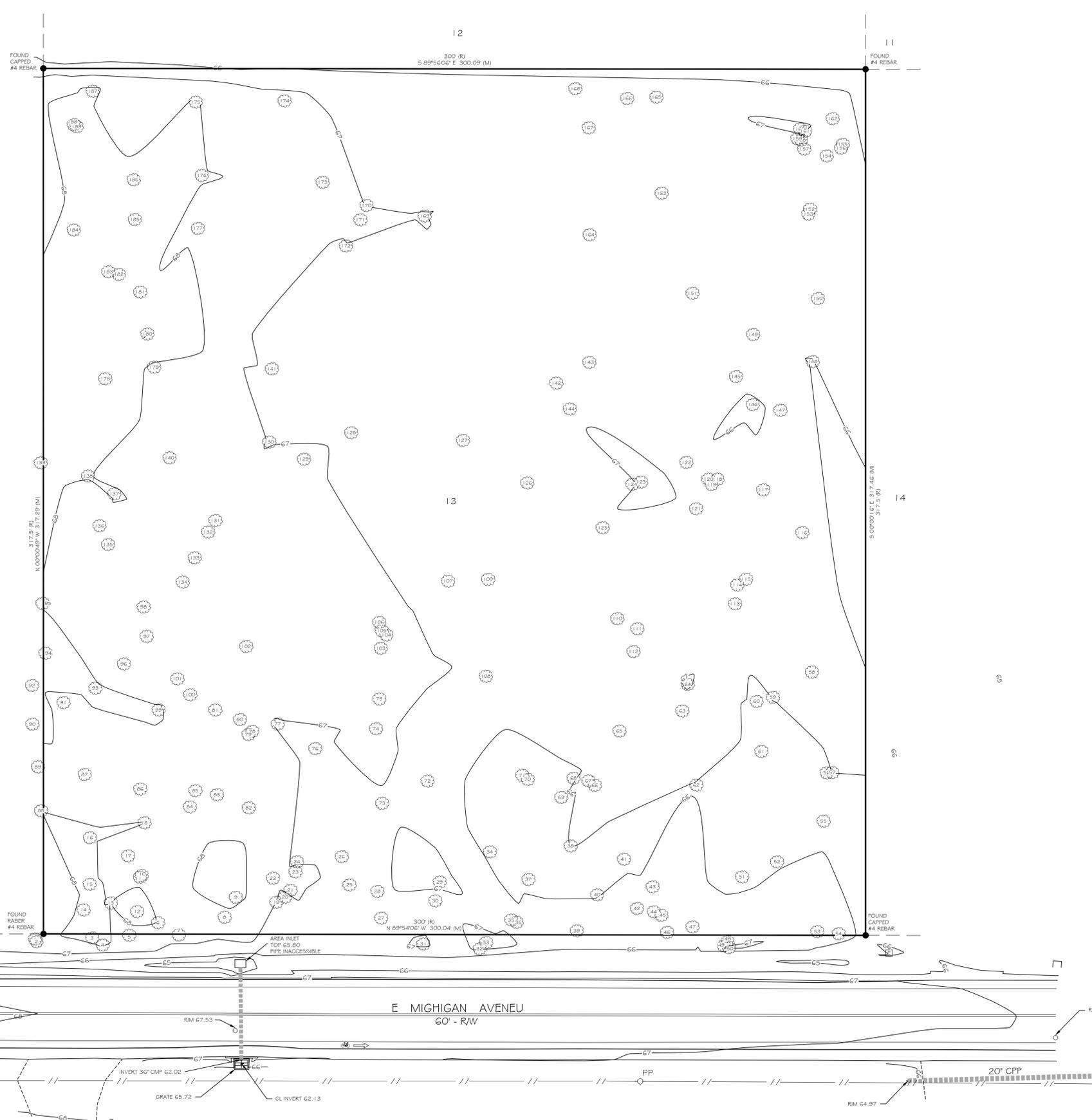
LEGEND

BLDG	BUILDING
CALC	CALCULATED
CH	CHORD
D	DELTA
M	MANHOLE
R	RADIUS
RAW	RIGHT OF WAY
S.F.	SQUARE FEET
AC	AIR CONDITIONER
UF	UTILITY POLE
A	ANCHOR
W	WALL
CONC	CONCRETE
WM	WATER METER
SB	SEWER BOX
ICB	IRRIGATION CONTROL BOX
WB	WATER VALVE
FH	FIRE HYDRANT
CB	COMMUNICATION BOX
EB	ELECTRIC BOX
FB	FIBER OPTIC BOX
LF	LIGHT POLE
SP	STAKING POINT
M	MEASURED
RR	RECORDED
CM	CONCRETE MONUMENT
F	FENCE
OU	OVERHEAD UTILITIES

TREE #	SPECIES	DBH									
1	OAK	15"	52	OAK	12"	103	PINE	18"	154	OAK	15"
2	OAK	15"	53	PINE	15"	104	OAK	10"	155	OAK	11"
3	OAK	11"	54	PINE	13"	105	PINE	14"	156	OAK	11"
4	OAK	12"	55	OAK	22"	106	OAK	16"	157	OAK	22"
5	OAK	17"	56	OAK	12"	107	OAK	12"	158	OAK	15"
6	OAK	11"	57	OAK	12"	108	OAK	17"	159	OAK	18"
7	OAK	15"	58	OAK	38"	109	OAK	12"	160	OAK	18"
8	PINE	18"	59	OAK	20"	110	PINE	18"	161	OAK	17"
9	PINE	30"	60	OAK	10"	111	OAK	11"	162	OAK	25"
10	OAK	10"	61	OAK	17"	112	PINE	10"	163	PINE	15"
11	OAK	10"	62	OAK	24"	113	PINE	17"	164	OAK	10"
12	PINE	25"	63	OAK	13"	114	OAK	10"	165	OAK	11"
13	OAK	19"	64	PINE	25"	115	PINE	14"	166	PINE	12"
14	OAK	10"	65	PINE	24"	116	OAK	10"	167	PINE	13"
15	PINE	21"	66	OAK	10"	117	PINE	22"	168	OAK	11"
16	PINE	18"	67	PINE	16"	118	PINE	17"	169	OAK	15"
17	OAK	10"	68	OAK	11"	119	OAK	11"	170	OAK	11"
18	OAK	22"	69	PINE	15"	120	PINE	10"	171	PINE	17"
19	OAK	10"	70	OAK	12"	121	PINE	20"	172	PINE	11"
20	OAK	13"	71	OAK	11"	122	PINE	12"	173	OAK	11"
21	OAK	10"	72	OAK	24"	123	PINE	24"	174	OAK	13"
22	PINE	12"	73	PINE	20"	124	OAK	12"	175	OAK	25"
23	PINE	18"	74	PINE	24"	125	OAK	16"	176	PINE	18"
24	PINE	10"	75	PINE	15"	126	PINE	12"	177	OAK	11"
25	PINE	24"	76	OAK	17"	127	OAK	12"	178	OAK	20"
26	OAK	13"	77	OAK	19"	128	OAK	12"	179	OAK	12"
27	OAK	20"	78	PINE	12"	129	OAK	17"	180	PINE	27"
28	PINE	23"	79	OAK	11"	130	OAK	11"	181	OAK	11"
29	PINE	27"	80	PINE	22"	131	OAK	13"	182	OAK	11"
30	OAK	24"	81	OAK	12"	132	PINE	11"	183	OAK	15"
31	OAK	24"	82	PINE	24"	133	OAK	12"	184	OAK	13"
32	OAK	18"	83	OAK	11"	134	OAK	11"	185	OAK	10"
33	OAK	14"	84	OAK	22"	135	OAK	11"	186	OAK	15"
34	OAK	10"	85	OAK	17"	136	OAK	14"	187	OAK	22"
35	OAK	10"	86	OAK	10"	137	OAK	14"	188	OAK	11"
36	OAK	11"	87	OAK	10"	138	OAK	16"	189	OAK	14"
37	OAK	12"	88	OAK	11"	139	OAK	11"			
38	OAK	13"	89	OAK	13"	140	OAK	10"			
39	OAK	12"	90	PINE	13"	141	OAK	10"			
40	OAK	19"	91	OAK	22"	142	OAK	12"			
41	OAK	12"	92	PINE	12"	143	OAK	11"			
42	OAK	22"	93	OAK	93"	144	OAK	10"			
43	OAK	12"	94	OAK	29"	145	PINE	15"			
44	OAK	11"	95	OAK	14"	146	OAK	12"			
45	OAK	16"	96	OAK	11"	147	PINE	22"			
46	OAK	15"	97	OAK	11"	148	OAK	10"			
47	OAK	11"	98	OAK	11"	149	PINE	22"			
48	OAK	15"	99	OAK	11"	150	OAK	26"			
49	OAK	16"	100	OAK	14"	151	OAK	11"			
50	OAK	15"	101	OAK	13"	152	OAK	23"			
51	OAK	10"	102	OAK	13"	153	OAK	23"			



NOTES:
 1. BEARINGS BASED ON ASTRONOMIC NORTH
 AS OBTAINED BY GPS OBSERVATION.
 2. ELEVATIONS BASED ON NAVD 1988 AS OBTAINED
 BY GPS OBSERVATION.



STATE OF ALABAMA
 BALDWIN COUNTY
 Property Boundary Survey

I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 13, FIRST ADDITION TO BUELAN HEIGHTS, as recorded in Slide 400-B, in the Office of the Judge of Probate, Baldwin County, Alabama, and hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of 1/11/2024. Survey invalid if not sealed in red.

Order No.: 10596
 Client:
 Address: 717 E Michigan Ave

Trent Wilson PLS #34764
 Weygand Wilson Surveying LLC
 229 E. 20th Ave., Suite 112
 Gulf Shores, AL 36542
 Phone: (251)-975-7555



Note:
 (a) No title search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights or way and/or restrictions whether or not of record.
 (b) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted.
 (c) This survey is intended for the sole use of the client shown hereon, valid for a period of 6 years from the date of survey and non-transferable.