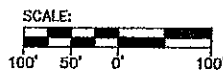
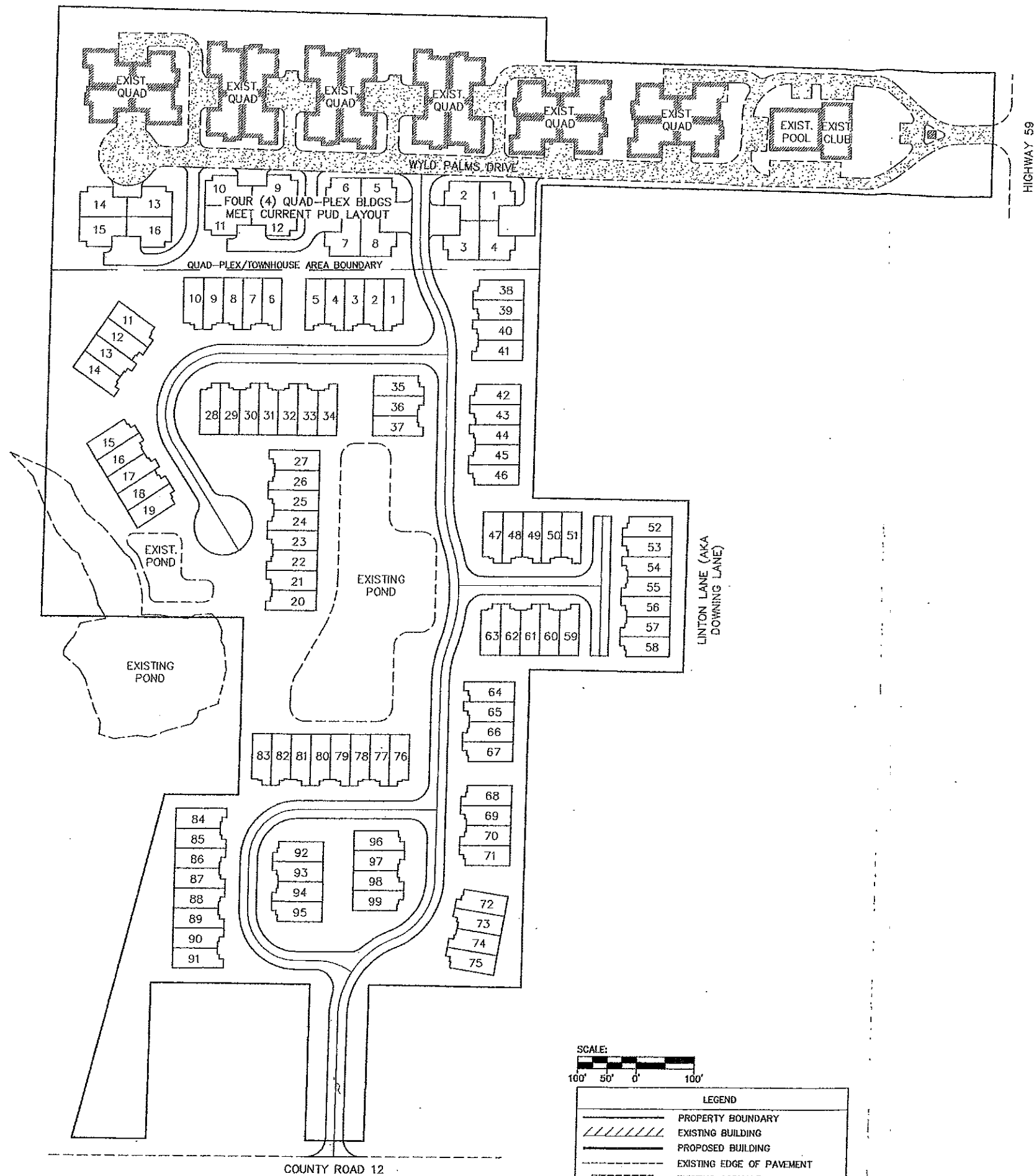


D:\BARTON ENGINEERING\PROJECTS\17273 - Wyld Palms\17273 - PUDSITE (Wyld).dwg Sep 25, 2017 - 8:32am



LEGEND	
	PROPERTY BOUNDARY
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING ASPHALT
	PROPOSED DRIVE

SITE DATA:

ZONING = PUD

AREA:

TOTAL PROPERTY = 21.7 AC
EXISTING QUAD-PLEX AREA = 7.5 AC
PROPOSED MULTI-FAMILY (TOWNHOMES) = 14.2 AC

PARKING:

QUAD-PLEX:
GARAGE = 80 (2/UNIT)
STREET = 20
TOWNHOUSE:
GARAGE = 99 (1/UNIT)
STREET = 99 (1/UNIT)

POND AREA = 59,000± SQ FT

PROPOSED LOTS/UNITS:

QUAD-PLEX = 40 UNITS TOTAL
EXISTING QUAD-PLEX = 24 UNITS
PROPOSED QUAD-PLEX = 16 UNITS
TOWNHOUSE = 99 UNITS TOTAL
TOTAL PROPOSED = 139 UNITS (6.4 UNITS/ACRE)

EXISTING APPROVAL:

QUAD-PLEX:
100 UNITS/20.27 ACRES = 4.93 UNITS/ACRE

TOWNHOUSE AREA:

AREA = 14.2± AC

BUILDING DATA:

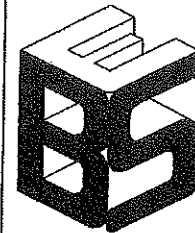
UNIT FOOTPRINT = 1,730 SF
UNIT WIDTH = 25 FT
UNIT SF = 2,400 SF

TOWNHOUSE DEVELOPMENT AREA:

BUILDINGS = 171,270 SF (28%)
PAVEMENT = 130,200 SF (21%)
FONDS = 59,000 SF (10%)
OPEN/LANDSCAPE = 256,250 SF (41%)

GENERAL NOTES:

- BOUNDARY AND IMPROVEMENTS ARE BASED ON EXISTING DRAWINGS AND AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
- PROPOSED DEVELOPMENT OF THE PROPERTY WILL REQUIRE DESIGN THAT MEETS THE CURRENT REQUIREMENTS OF THE CITY OF FOLEY PRIOR TO RECEIVING A LAND DISTURBANCE AND/OR BUILDING PERMIT.
- PROPOSED QUAD-PLEX UNITS ARE TO BE THE SMALLER FOOTPRINT DESIGN BASED ON ORIGINAL PUD LAYOUT.
- A PERMIT FROM THE BALDWIN COUNTY HIGHWAY DEPARTMENT WILL BE REQUIRED FOR WORK WITHIN THE CR-12 RIGHT-OF-WAY.



**BARTON & SUMMER
ENGINEERING, LLC**

3213 MIDTOWN PARK SOUTH
MOBILE, ALABAMA 36606
251-219-4942

PUD SITE PLAN

WYLD PALMS

FOLEY, ALABAMA

LOCATION:

REVISIONS:

DRAWN BY: DMS

DESIGNED BY: DMS

DATE:
25 SEPT 2017

PROJECT#:
17273

SHEET

1 OF 1